



**ORDINARY MEETING OF THE MAYORAL  
COMMITTEE**

**GEWONE VERGADERING VAN DIE  
BURGEMEESTERSKOMITEE**

**INTLANGANISO YESIQHELO YEKOMITI  
KASODOLOPHU**

**A G E N D A**

**I-AJENDA**

**DATE / DATUM / UMHLA : 26 AUGUST / AUGUSTUS /  
AGASTI 2020**

**VENUE / PLEK / INDAWO : VIRTUAL**

**TIME / TYD / IXESHA : 10:00**

## **MUNICIPALITY / MUNISIPALITEIT / UMASIPALA WE-OVERSTRAND**

Office of the Municipal  
Manager  
Municipal Offices  
HERMANUS

**21 August 2020**

### **NOTICE TO ALL ALDERMEN AND COUNCILLORS**

**NOTICE IS HEREBY GIVEN** that, due to the Covid-19 lockdown, an **ORDINARY MEETING** of the **MAYORAL COMMITTEE** will be held by means of a virtual platform on **WEDNESDAY, 26 AUGUST 2020** at **10:00** of which the agenda will be available on the Overstrand Website ([www.overstrand.gov.za](http://www.overstrand.gov.za)).

**C GROENEWALD**  
**MUNICIPAL MANAGER**

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**21 Augustus 2020**

### **KENNISGEWING AAN ALLE RAADSHERE EN RAADSLEDE**

**KENNIS WORD HIERMEE GEGEE** dat, weens die Covid-19 inperking, 'n **GEWONE VERGADERING** van die **BURGEMEESTERSKOMITEE** gehou sal word by wyse van 'n virtuele platform op **WOENSDAG, 26 AUGUSTUS 2020** om **10:00** welke agenda op die Overstrand Webtuiste beskikbaar sal wees ([www.overstrand.gov.za](http://www.overstrand.gov.za)).

**C GROENEWALD**  
**MUNISIPALE BESTUURDER**

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**21 Agasti 2020**

### **ISAZISO ESIYA KUBO BONKE OOCEBAKHULU NOOCEBA**

### **INTLANGANISO YESIQHELO YEKOMITI KASODOLOPHU WE-OVERSTRAND**

**OKU KUKWAZISA** ukuba, ngenxa yokuvalwa okubangelwe yintsolongwane i-Covid-19, intlanganiso **YESIQHELO yeKOMITI KASODOLOPHU**, izakubanjwa ngeqonga elibonakalisayo **NGOLWESITHATHU UMHLA, 26 AGASTI 2020** ngeye-**10:00** Apho i-ajenda iya kufumaneka kwiwebhusayithi ye-Overstrand.

**C GROENEWALD**  
**UMPHATHI KAMASIPALA**

**AGENDA/...**

# ORDINARY MAYORAL COMMITTEE MEETING

26 August 2020

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**1. OPENING**

**2. APPLICATIONS FOR LEAVE OF ABSENCE**

**3. CONFIRMATION OF MINUTES**

**3.1 Minutes of an Ordinary Meeting of the Mayoral Committee held on Wednesday, 29 July 2020 at 10:00**

**4. STATEMENTS AND COMMUNICATIONS BROUGHT FORWARD BY THE EXECUTIVE MAYOR / DEPUTY EXECUTIVE MAYOR**

**5.  
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS  
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: APRIL 2020 – JULY 2020**

15/3/11

R Kuchar

Senior Manager : Town & Spatial Planning

20 July 2020

(028) 3138900

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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 27 March 2020 – 20 July 2020.

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

Infrastructure and Planning  
Town- and Spatial Planning

**3. Compliance with Strategic Priority**

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

**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 27 March 2020 – 20 July 2020:

**Spatial Land Use Management Act (SPLUMA) Approvals**

1.	Erf 370, 41 Third Avenue, Sandbaai	8 June 2020
2.	Erf 8359, 34 Kuyasa Street, Kleinmond	8 June 2020
3.	Erf 8321, Kuyasa Street, Kleinmond	8 June 2020
4.	Erf 4530, 4 Third Street, Kleinmond	8 June 2020
5.	Erf 6164, 88 Fifth Avenue, Kleinmond	8 June 2020
6.	Erf 4577, 17 Fourth Avenue, Kleinmond	8 June 2020
7.	Erf 253, 60 Crest Road, Pearly Beach	8 June 2020
8.	Erf 576, 1010 Cilliers Street, Franskraal	8 June 2020
9.	Erf 196, 72 Marais Street, Franskraal	8 June 2020
10.	Erf 239 and Remainder Erf 241, cnr De Goede Street and Rocklands Road, Westcliff, Hermanus	8 June 2020
11.	Erf 7154, 115 Eleventh Street, Voëlklip, Hermanus	22 June 2020
12.	Erf 4823, 15 First Street, Voëlklip, Hermanus	22 June 2020
13.	Erf 74, 14 Van Dyk Street, Van Dyksbaai	22 June 2020
14.	Erf 824, 7 Joubert Street, Franskraal	22 June 2020
15.	Erf 423, 102 Cilliers Street, Franskraal	22 June 2020
16.	Erf 1153, 269 Main Road, Eastcliff, Hermanus	22 June 2020
17.	Erf 3053, 184 Tenth Street, Voëlklip, Hermanus	22 June 2020
18.	Erf 7545, 81 Nineth Street, Voëlklip, Hermanus	22 June 2020
19.	Erf 2991, 172 Fifth Street, Voëlklip, Hermanus	22 June 2020
20.	Erven 2149 and 2150, Stanford	22 June 2020
21.	Erven 1339 and 1345, 300 & 302 Main Road, Eastcliff, Hermanus	24 June 2020
22.	Erf 2096, 69 Viljoen Street, Onrustrivier	2 July 2020
23.	Erf 2269, 5 Cross Street, Onrustrivier	2 July 2020
24.	Unregistered Erf 5577 (portion of Erf 4374) 38 Yellow Wood Road, Onrustrivier	2 July 2020

**AGENDA OF THE MAYORAL COMMITTEE MEETING:****26 AUGUST 2020**

25.	Erf 2410, 25 Beyers Street, Onrustrivier	2 July 2020
26.	Portion 1 of Farm 586 (Volmoed)	2 July 2020
27.	Erf 9944, 200 Third Street, Voëlklip, Hermanus	2 July 2020
28.	Erf 2027, 13 Hill Road, Betty's Bay	2 July 2020
29.	Erf 2100, 73 Viljoen Street, Onrustrivier	6 July 2020
30.	Erf 12243, 88 Eighth Street, Voëlklip, Hermanus	7 July 2020
31.	Erf 512, 18 Klein Street, Gansbaai	7 July 2020
32.	Erven 2193 and 2194, 64 & 66 Ninth Street, Voëlklip, Hermanus	8 July 2020
33.	Erf 8457, 10 Madeliefie Street, Kleinmond	8 July 2020
34.	Erf 7453, 42 Aster Street, Mount Pleasant	13 July 2020
35.	Erven 2737 & 4771, Eighth Street, Voëlklip, Hermanus	13 July 2020
36.	Erf 3582, 1 Hester de Wet Street, Onrustrivier	13 July 2020
37.	Erf 4051, 282 Third Street, Voëlklip, Hermanus	17 July 2020
38.	Erf 1036, 9 Dekriet Street, Vermont	17 July 2020
39.	Erf 573, 3 Flying Dutchman Way, Fisherhaven	17 July 2020
40.	Erf 1632, 19 Arcc Street, Eastcliff, Hermanus	17 July 2020
41.	Erf 3135, 27 Viljoen Street, Onrustrivier	17 July 2020
42.	Erf 2962, 10 Disa Street, Onrustrivier	17 July 2020
43.	Erf 2138, 18 Turtle Close, Vermont	17 July 2020
44.	Erf 3505, 229 Eleventh Street, Voëlklip, Hermanus	17 July 2020
45.	Erf 2158, Klein River Estate, Stanford	17 July 2020
46.	Erf 7405, 49 Aster Road, Mount Pleasant	17 July 2020

**Municipal Planning Tribunal**

1.	Erf 9720, Sisulu Street, Zwelihle	25 June 2020
2.	Erf 10347, 17 Long Street, Northcliff, Hermanus	25 June 2020
3.	Erf 376, 5 Main Road, Gansbaai	25 June 2020
4.	Erf 120, 14 Geelbek Street, Van Dyksbaai	25 June 2020
5.	Portion 1 of the farm Wind Heuvel No 696	25 June 2020
6.	Erf 989, 31 Musson Street, Eastcliff, Hermanus	25 June 2020

**RESPONSIBLE OFFICIAL :****R VAN ANTWERP****TARGET DATE FOR IMPLEMENTATION :****9 SEPTEMBER 2020**

**Spatial Land Use Management Act (SPLUMA) Approvals**

- 1. ERF 370, 41 THIRD AVENUE, SANDBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE: MESSRS ME PLANNERS ON BEHALF OF L ENGELBRECHT**

**370 HSB (4231)**

**H van der Stoep**

**21 January 2020**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

The following applications, applicable to Erf 370, Sandbaai have been received on 4 June 2019 from Messrs ME Planners on behalf of L Engelbrecht:

- a) Removal of restrictive title conditions 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 conditions B.2.(a); (c); and (d) as contained in Title Deed T2999/2014 in order to accommodate a second dwelling unit on the property, as well as to be in line with the development rules and primary rights as contained in the Overstrand Zoning Scheme Regulations;
- b) Application for consent use for tourist accommodation in terms of Section 16(2)(o) of the By-Law in order to utilize the one bedroom second dwelling unit on the property as a self-catering unit for tourists; and
- c) Application for departure in terms of Section 16.(2)(b) of the By-Law for the following:
  - i) to relax the western lateral building line from 2m to  $\pm 1,349\text{m}$ ,  $\pm 1,222\text{m}$  and 0m to respectively accommodate a second dwelling unit, sunroom and a carport; and
  - ii) to relax the southern lateral building line from 2m to 0m to accommodate a portion of an enclosed patio.

**RESOLVED :**

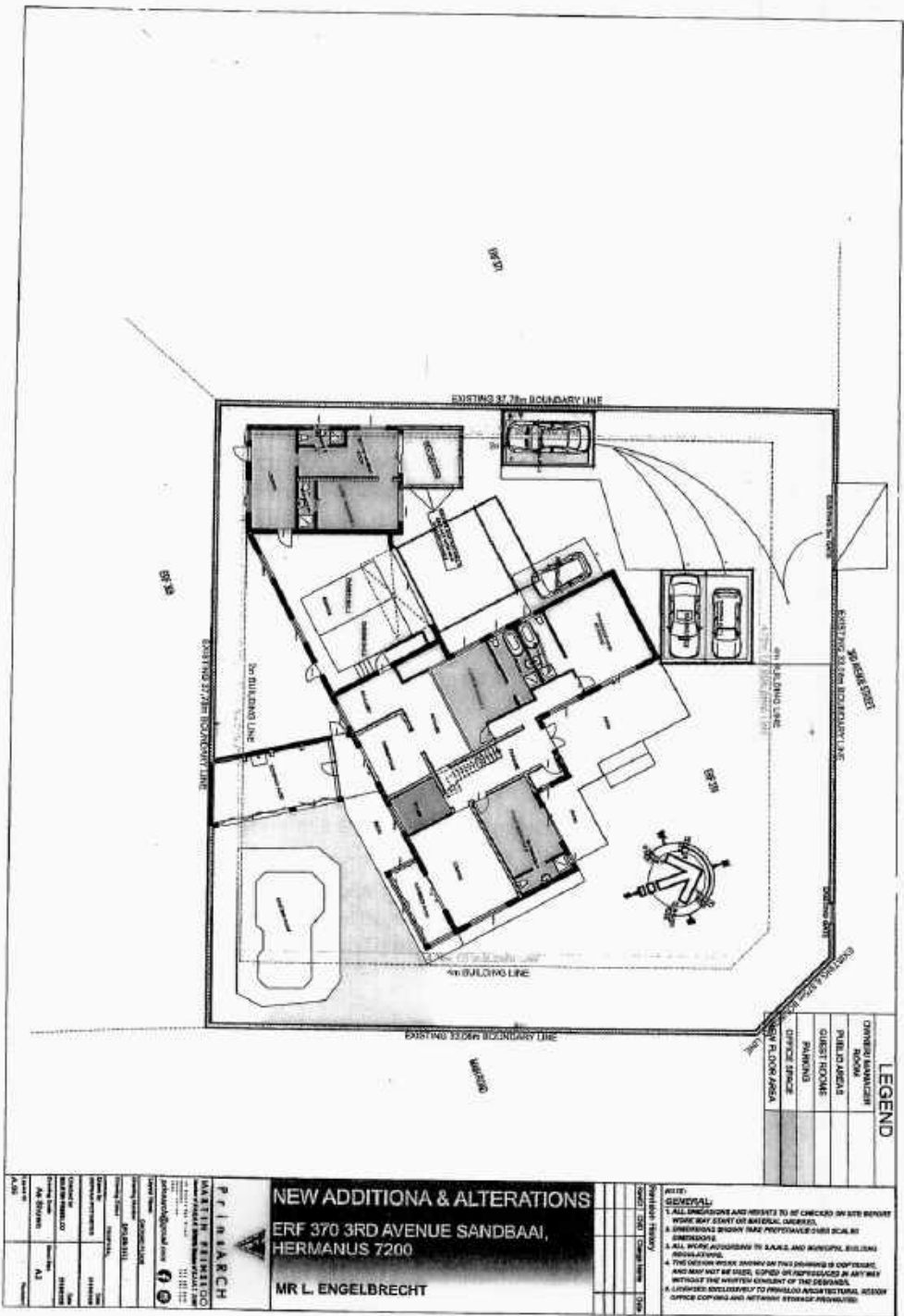
1. that the application in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the removal of restrictive title deed Conditions B.2.(a), (c), and (d) as contained in Title Deed T2999/2014 applicable to Erf 370, Sandbaai in order to accommodate a second dwelling unit on the property, as well as to be in line with the development rules and primary rights as contained in the Overstrand Zoning Scheme Regulations, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application for consent use for tourist accommodation in terms of Section 16(2)(o) of the By-Law in order to utilize the one (1) bedroom second dwelling unit on the property as a self-catering unit for tourists, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application for departure in terms of Section 16(2)(b) of the By-Law in order to relax the western lateral building line from 2m to  $\pm 1,349\text{m}$ ,  $\pm 1,222\text{m}$  and 0m to respectively accommodate a second dwelling unit, sunroom and a carport **be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) in order to relax the southern lateral building line from 2m to 0m to accommodate a portion of the enclosed patio/braai room, **not be approved**, and
5. that the above approvals in 1, 2 and 3 be subject to the following conditions:
  - (a) that the guest rooms on the property be restricted to three (3) only (two (2) rooms in the main dwelling and one (1) room in the self-catering unit);
  - (b) that the development of the property strictly be in accordance with plan number ENG-SB-18/32 dated 2019/05/29 that was submitted with the application (except for the enclosed patio/braai room);
  - (c) that the section of the enclosed patio/braai room over the southern lateral building line of the property must be converted into non-habitable space i.e. a store room or alternatively it must be demolished to maintain the 2m building line;
  - (d) that building plans be submitted to the Building Department within sixty (60) days from the final approval of the application and that all requirements of the Building Department and Fire Services at that stage be complied with - all buildings on the property must be in compliance with SANS10400;

- (e) that the conditions of Telkom, Fire Department and Engineering Services, be complied with;
  - (f) that the requirements of the National Fire Protection Regulations SANS 10400 T: 2011 for category H5 – Hospitality occupancy, be complied with;
  - (g) that the parking bays indicated on the plan in (b) above must be provided with a hard surface and must be properly demarcated;
  - (h) that no on-street parking be allowed whatsoever;
  - (i) that the owner or manager resides permanently on the premises and be responsible for the proper management of the accommodation establishment;
  - (j) that the applicable rates and service tariffs, as determined by the annual budget is applicable, which tariffs are automatically adjusted in terms of the annual budget;
  - (k) that the accommodation establishment comply 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 only a single non-illuminated sign that complies with the Municipal By-Law on Signage, may be displayed on the premises;
  - (m) that the accommodation establishment be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;
  - (n) that a R918 Certificate of Acceptability must be applied for and obtained from the Overberg District Municipality;
  - (o) that this approval does not absolve the landowner from compliance with any other relevant legislation;
  - (p) that all other applicable development parameters as prescribed in the relevant Zoning Scheme, be complied with, and
  - (q) that the accommodation establishment may not be operated prior to the landowner submitting proof to the Municipality of compliance with conditions (c), (d), (e), (f), (g), (k) and (n) above.
6. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decisions.



Locality Plan: Erf 370, Sandbaai

Date: 2019-06-15



<b>PRINARCH</b> ARCHITECTURAL & ENGINEERING 1111 11th St Sandbaai, Hermanus 7200 Tel: 021 202 1111 Fax: 021 202 1112 Email: info@prinach.co.za	
<b>CLIENT:</b> Mr L. Engelbrecht 370 3rd Avenue Sandbaai, Hermanus 7200	<b>PROJECT:</b> NEW ADDITIONS & ALTERATIONS ERF 370 3RD AVENUE SANDBAAI, HERMANUS 7200
<b>DATE:</b> 11/11/2011	<b>SCALE:</b> AS SHOWN
<b>PROJECT NO.:</b> 11111	<b>CLIENT NO.:</b> 11111
<b>DESIGNER:</b> Mr L. Engelbrecht	<b>DATE:</b> 11/11/2011
<b>CHECKED BY:</b> Mr L. Engelbrecht	<b>DATE:</b> 11/11/2011
<b>APPROVED BY:</b> Mr L. Engelbrecht	<b>DATE:</b> 11/11/2011

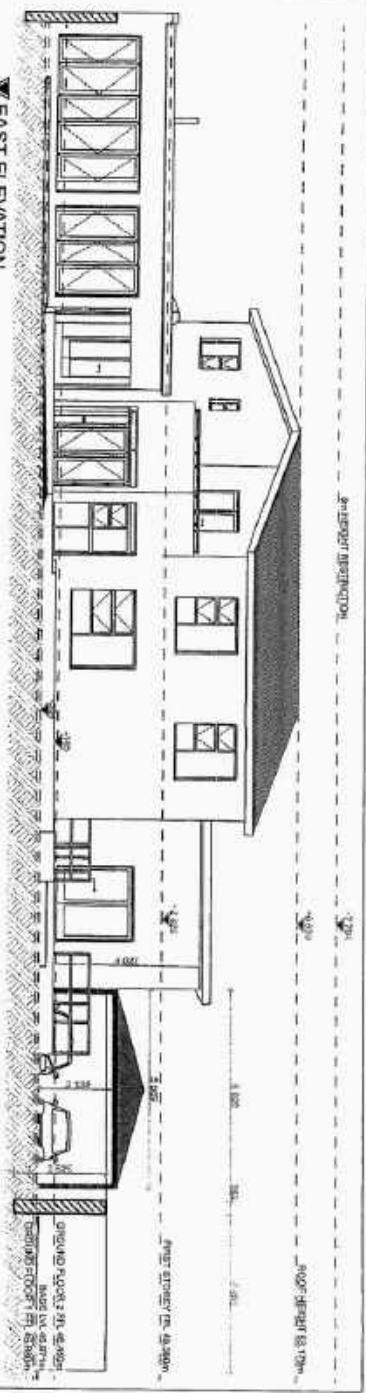
**NEW ADDITIONS & ALTERATIONS**  
**ERF 370 3RD AVENUE SANDBAAI,**  
**HERMANUS 7200**  
**MR L. ENGELBRECHT**

**GENERAL:**  
 1. ALL DIMENSIONS AND HEIGHTS TO BE CHECKED ON SITE BEFORE WORK BEGINS.  
 2. DIMENSIONS SHOWN HAVE PROVISIONAL CHARACTER.  
 3. ALL WORK ACCORDING TO LOCAL AND MUNICIPAL BUILDING REGULATIONS.  
 4. THE OWNER BEARS RESPONSIBILITY FOR THE DESIGNER'S CONSENT, AND MAY NOT BE HELD LIABLE FOR ANY REVISIONS OR ALTERATIONS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.  
 5. THIS DRAWING IS EXCLUSIVE TO PRIVATE AND RESIDENTIAL DESIGN OFFICE COPIES AND NOT FOR ANY OTHER PURPOSES.

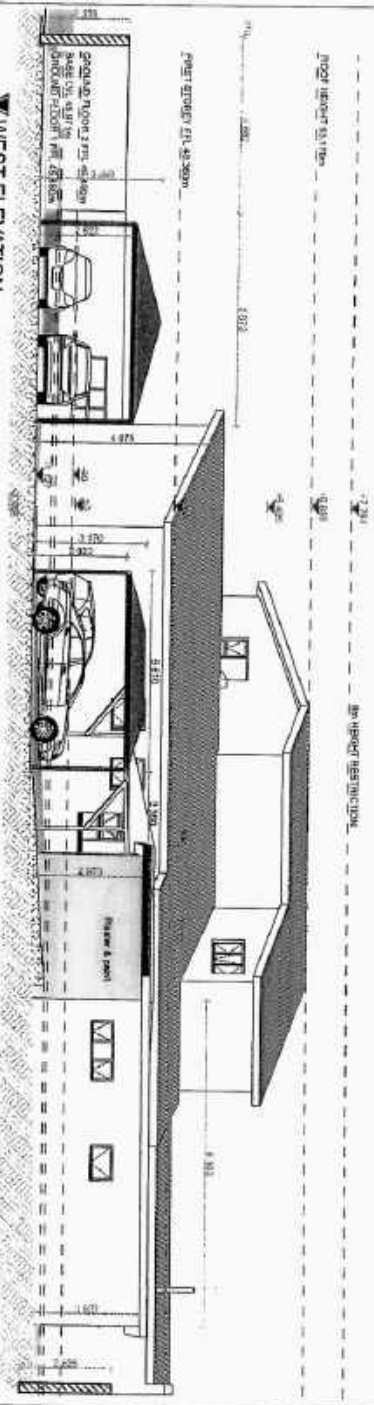
**LEGEND**

[Symbol]	CHANGING WALLS
[Symbol]	FILL TO AREA'S
[Symbol]	GUEST ROOMS
[Symbol]	PARKING
[Symbol]	OFFICE SPACE
[Symbol]	NEW TO EXISTING

**▼ EAST ELEVATION**  
SCALE 1:100



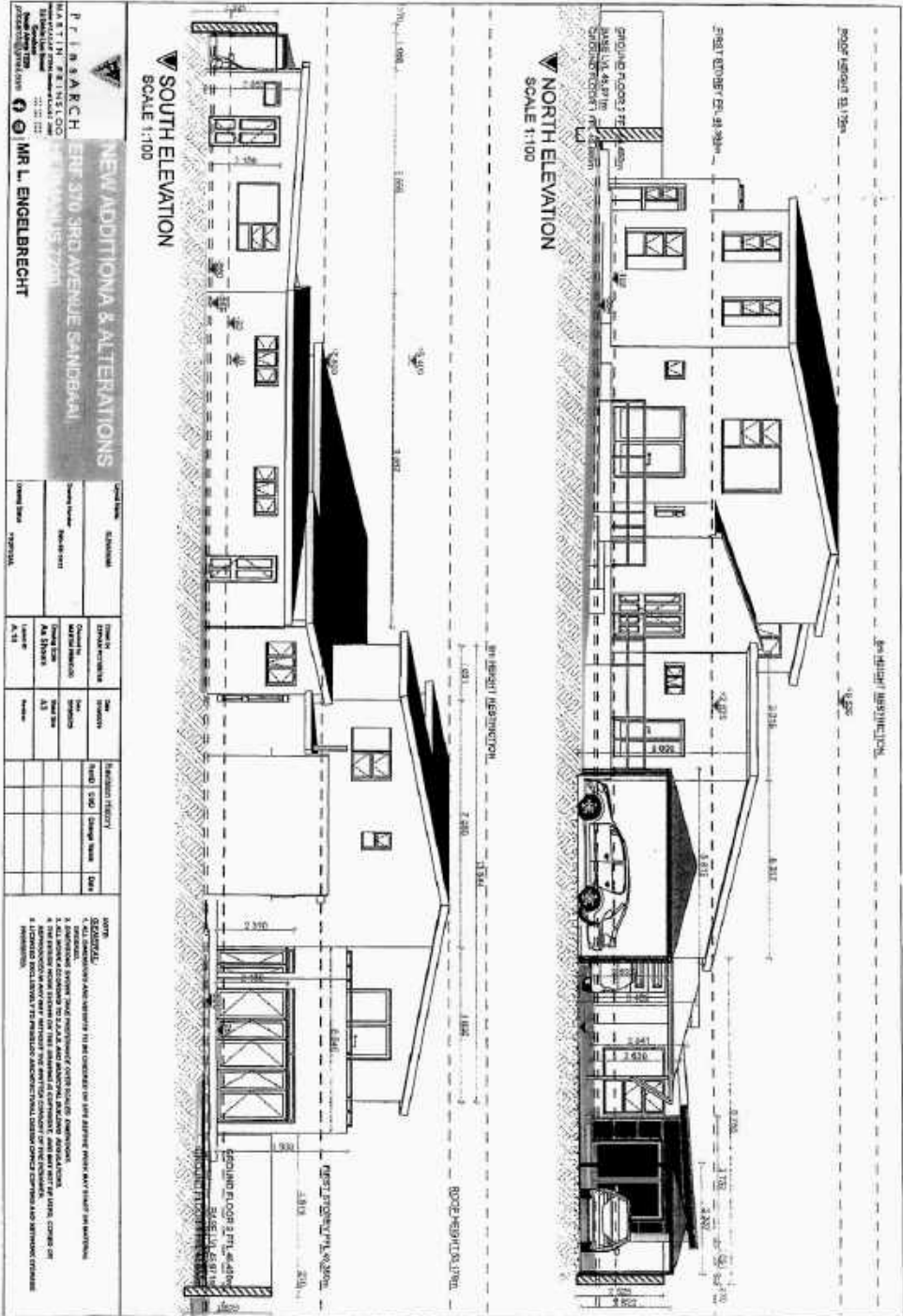
**▼ WEST ELEVATION**  
SCALE 1:100



**NEW ADDITION & ALTERATIONS**  
**P. R. S. ARCHITECTS**  
 370 3RD AVENUE SANDRAAL  
 SANDRAAL 7800  
 MR L. ENGELBRECHT

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMITS		
2	REVISED PER PERMITS		
3	REVISED PER PERMITS		
4	REVISED PER PERMITS		
5	REVISED PER PERMITS		
6	REVISED PER PERMITS		
7	REVISED PER PERMITS		
8	REVISED PER PERMITS		
9	REVISED PER PERMITS		
10	REVISED PER PERMITS		

**NOTES:**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.  
 2. THE EXISTING STRUCTURE IS TO BE DEMOLISHED AND REBUILT ON THE EXISTING FOUNDATION.  
 3. THE EXISTING ROOF IS TO BE DEMOLISHED AND REBUILT ON THE EXISTING WALLS.  
 4. THE EXISTING WALLS ARE TO BE REINFORCED AND REBUILT ON THE EXISTING FOUNDATION.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.  
 6. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.  
 7. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.  
 8. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.  
 9. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.  
 10. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS,  
CONSENT USE & DEPARTURE: ERF 370, SANDBAAI (4231/2019)**

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 370, Sandbaai, unobstructed;
6. that no on-street parking be allowed.

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

  
**DATE**

**2. ERF 8359, 34 KUYASA STREET, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND DEPARTURE: MESSRS AHD ON BEHALF OF S & N DYONKILE**

**8359 KKM (2942)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**1 April 2020**

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**Executive Summary**

An application has been received on 7 February 2019 from Messrs AHD on behalf of S & N Dyonkile on Erf 8359, Kleinmond for the following:

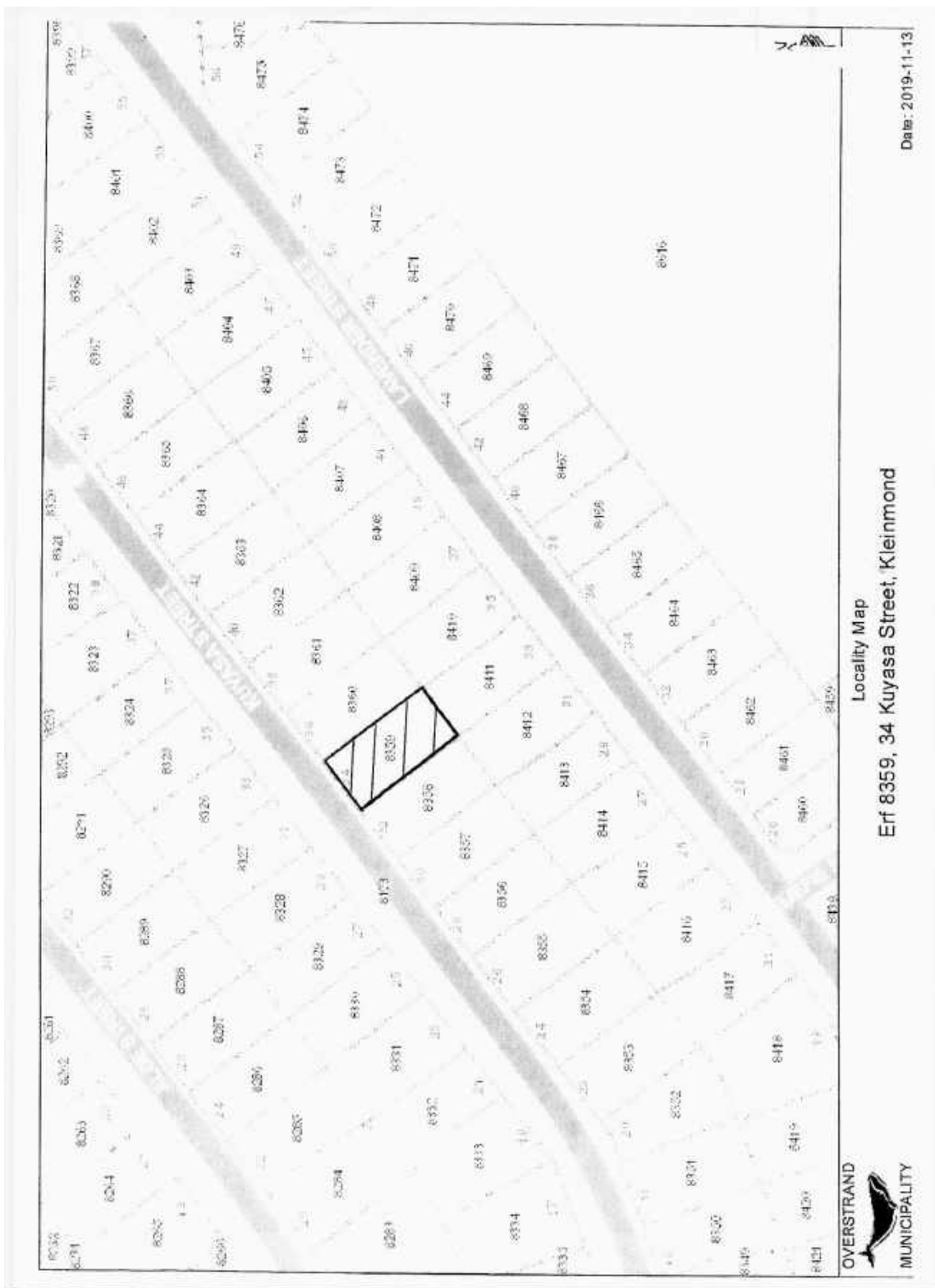
- ❖ consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to utilize a portion of the existing dwelling on Erf 8359, Kleinmond as a house shop, and
- ❖ departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to relax the lateral building line from 1m to 0m in order to accommodate the addition of a bedroom and lounge.

**RESOLVED :**

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 8359, Kleinmond for consent use in order to utilize a portion of the existing dwelling 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 utilised as a house shop;
  - (b) that no more than one (1) vehicle, not exceeding 3500kg gross weight, may be utilised 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;

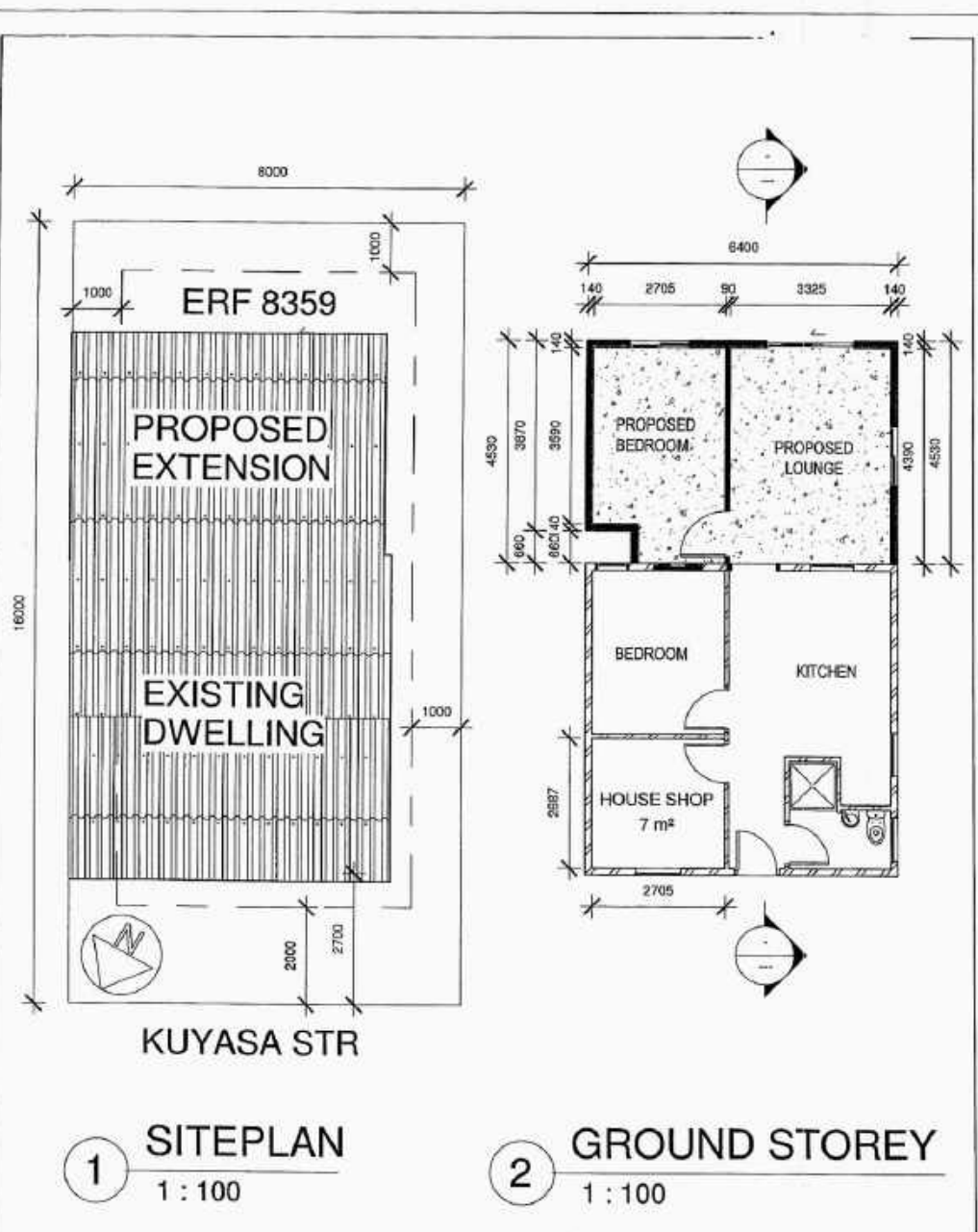
- (f) that no products, goods or supplies connected to the house shop may be stored on the property outside the building;
- (g) that a single non-illuminated sign, that complies with the Municipal By-Law on Signage, may be displayed on the premises;
- (h) that the trading hours of business only be between 07:00 to 21:00, and should the extended hours be to the detriment of the adjacent neighbours such as noise and waste pollution, the consent be withdrawn;
- (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;
  - (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 application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 8359, Kleinmond for a departure in order to relax the lateral building line from 1m to 0m in order to accommodate the addition of a bedroom and lounge, **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. A106 dated 29 March 2019, as submitted with the application;
  - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
  - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation; and
  - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
3. that the applicant be notified of his/her 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.



Locality Map  
Erf 8359, 34 Kuyasa Street, Kleinmond

Date: 2019-11-13



<b>A.H.D.</b> ARCHITECTURAL HOME DESIGNS 072 315 1336 ahd@mweb.co.za	MR&MRS S DYONKILE ERF 8359 KUYASA STREET KLEINMOND	PROPOSED EXTENSION	
		Project nr KM8359/19 Date 29/03/19 Drawn by pjm Sacap 20652	<b>A106</b> Scale 1 : 100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 8359, KLEINMOND (2942/2019)**

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 should any existing infrastructure need to be repositioned, all costs will be for the client's account.
4. that stormwater be allowed to discharge through Erf 8359, Kleinmond, unobstructed;
5. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**3. ERF 8321, KUYASA STREET, KLEINMOND, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE AND CONSENT USE: N LEBENYA**

**8321 KKM (3305)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**31 March 2020**

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**Executive Summary**

An application has been received on 2 August 2019 from N Lebenya on Erf 8321, Kleinmond for the following:

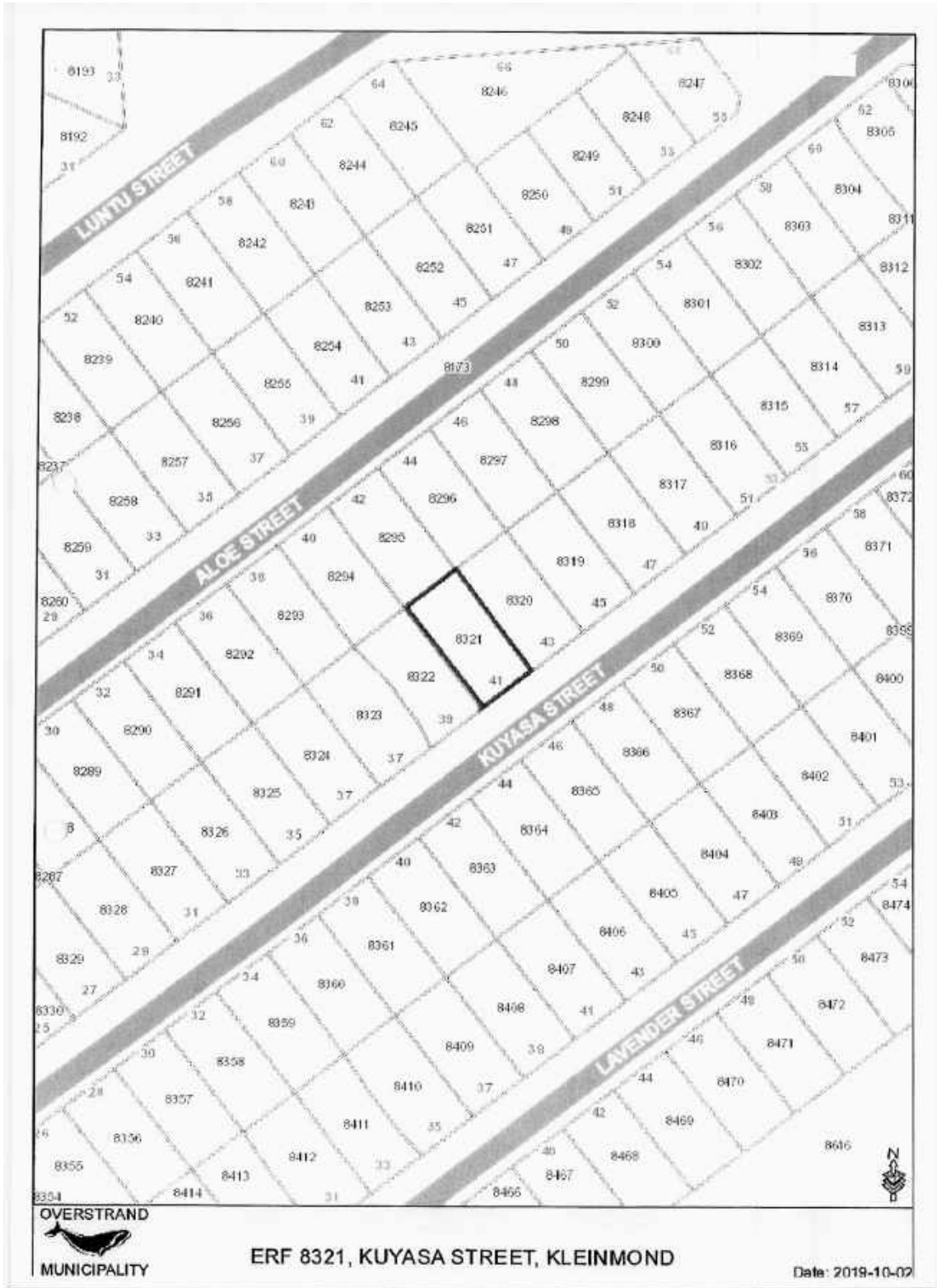
- departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to relax the street building line from 2m to 0m to legalize an existing braai, and
- consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to utilize a portion of the existing dwelling on Erf 8321, Kleinmond 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 on Erf 8321, Kleinmond for consent use in order to utilize a portion of the existing dwelling 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;
- (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 07:00 to 21:00, and should the extended hours be to the detriment of the adjacent neighbours such as noise and waste pollution, the consent be withdrawn;
- (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;
  - (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 application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 8321, Kleinmond for a departure in order to relax the street building line from 2m to 0m to legalise an existing braai, **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 existing braai as indicated on plan No. P160509N dated 22 July 2017, as submitted with the application;
  - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
  - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation; and
  - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
3. that a building plan be submitted to the Building Control Department to indicate which of the additions e.g. proposed bedroom or carports are chosen in order to comply with the 65% coverage.;
4. that all other illegal structures be applied for or demolished within three (3) months after the appeal period has lapsed.
5. that the applicant be notified of his/her 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 DEPARTURE & CONSENT USE: ERF 8321, KLEINMOND  
(3305/2019)**

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 should any existing infrastructure need to be repositioned, all costs will be for the client's account.
4. that stormwater be allowed to discharge through Erf 8321, Kleinmond, unobstructed;
5. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**4. ERF 4530, 4 THIRD STREET, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS AHD ON BEHALF OF JL DE JAGER**

**4530 KKM (3535/2019)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**31 March 2020**

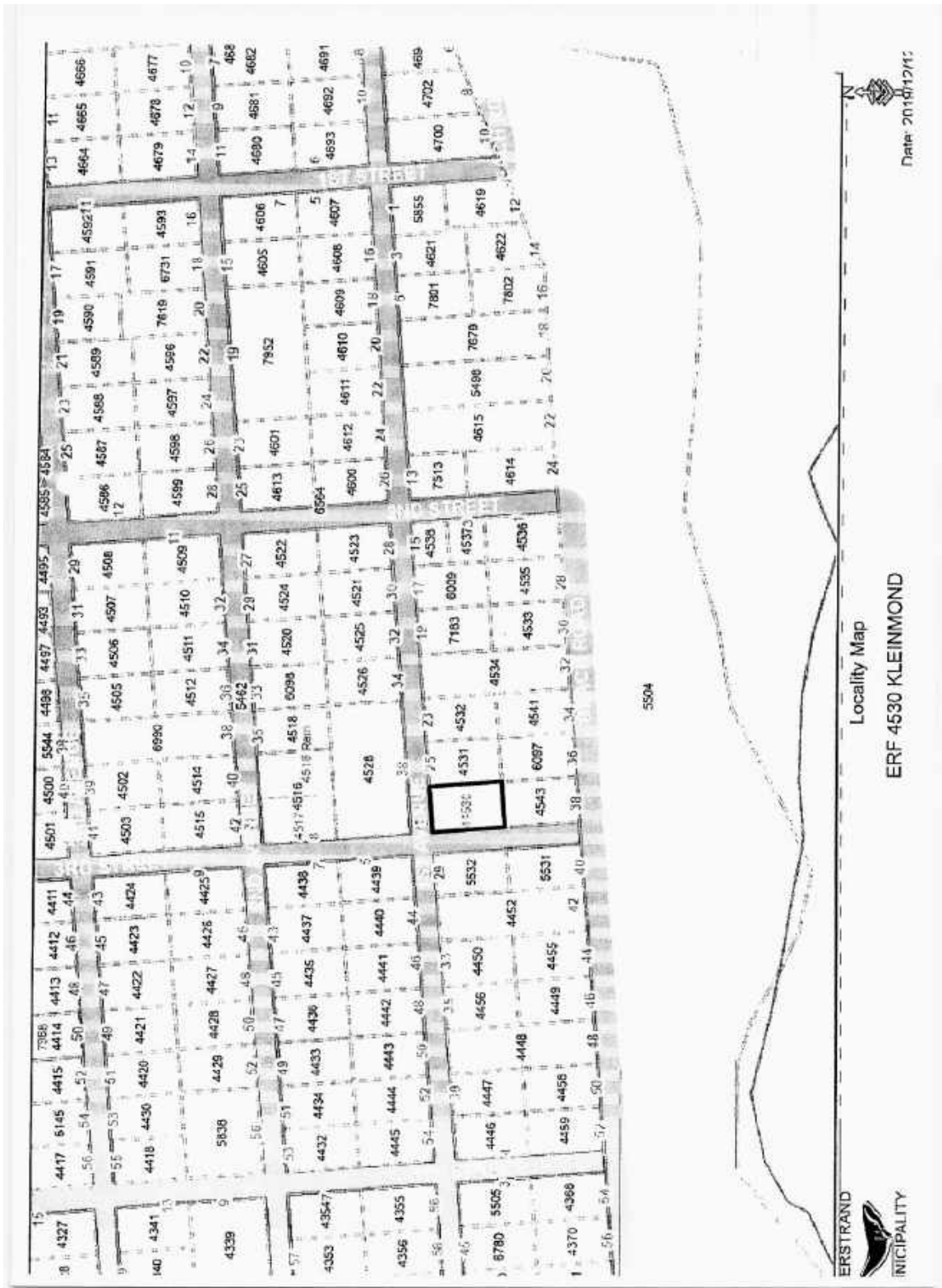
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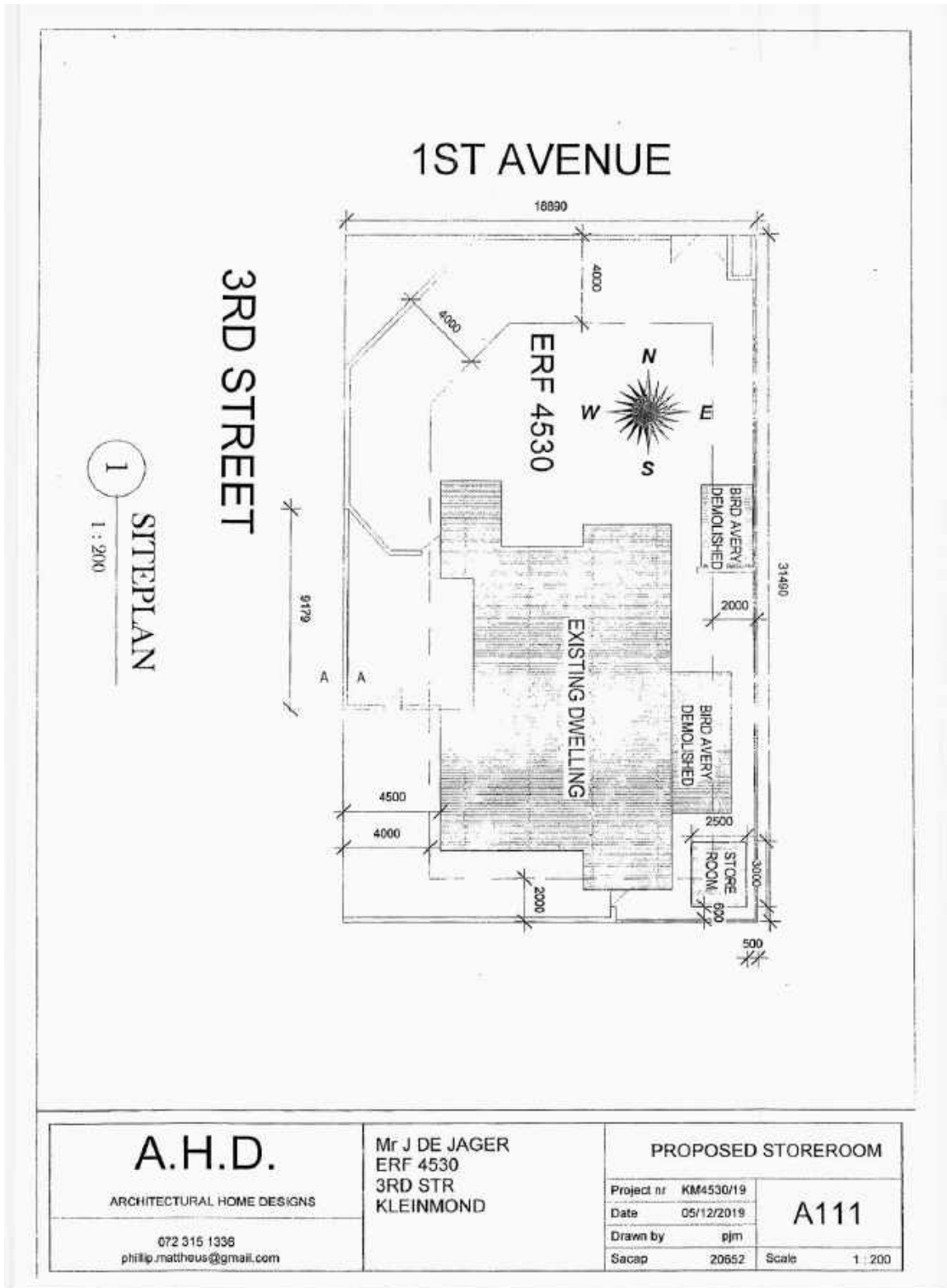
**Executive Summary**

An application has been received on 10 December 2019 from Messrs AHD on behalf of JL de Jager on Erf 4530, 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 0,5m and southern lateral building line from 2m to 0,6m to accommodate an existing store room on the property.

**RESOLVED :**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 4530, Kleinmond for a departure for the relaxation of the eastern lateral building line from 2m to 0,5m and southern lateral building line from 2m to 0,6m to accommodate an existing store room on the property, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that this approval is only for the development as indicated on the plan numbers A1 and A111 dated 5 December 2019, as submitted with the application;
  - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;
  - (c) that 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 his/her 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 4530, KLEINMOND (3535/2019)**

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 4530, Kleinmond, unobstructed;
4. that no on-street parking be allowed.

*D.P. D. Hendriks*  
\_\_\_\_\_  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

*26/03/2020*  
\_\_\_\_\_  
DATE

**5. ERF 6164, 88 FIFTH AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: JA AND A MITTAN**

**6164 KKM (3343/2019)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**2 April 2020**

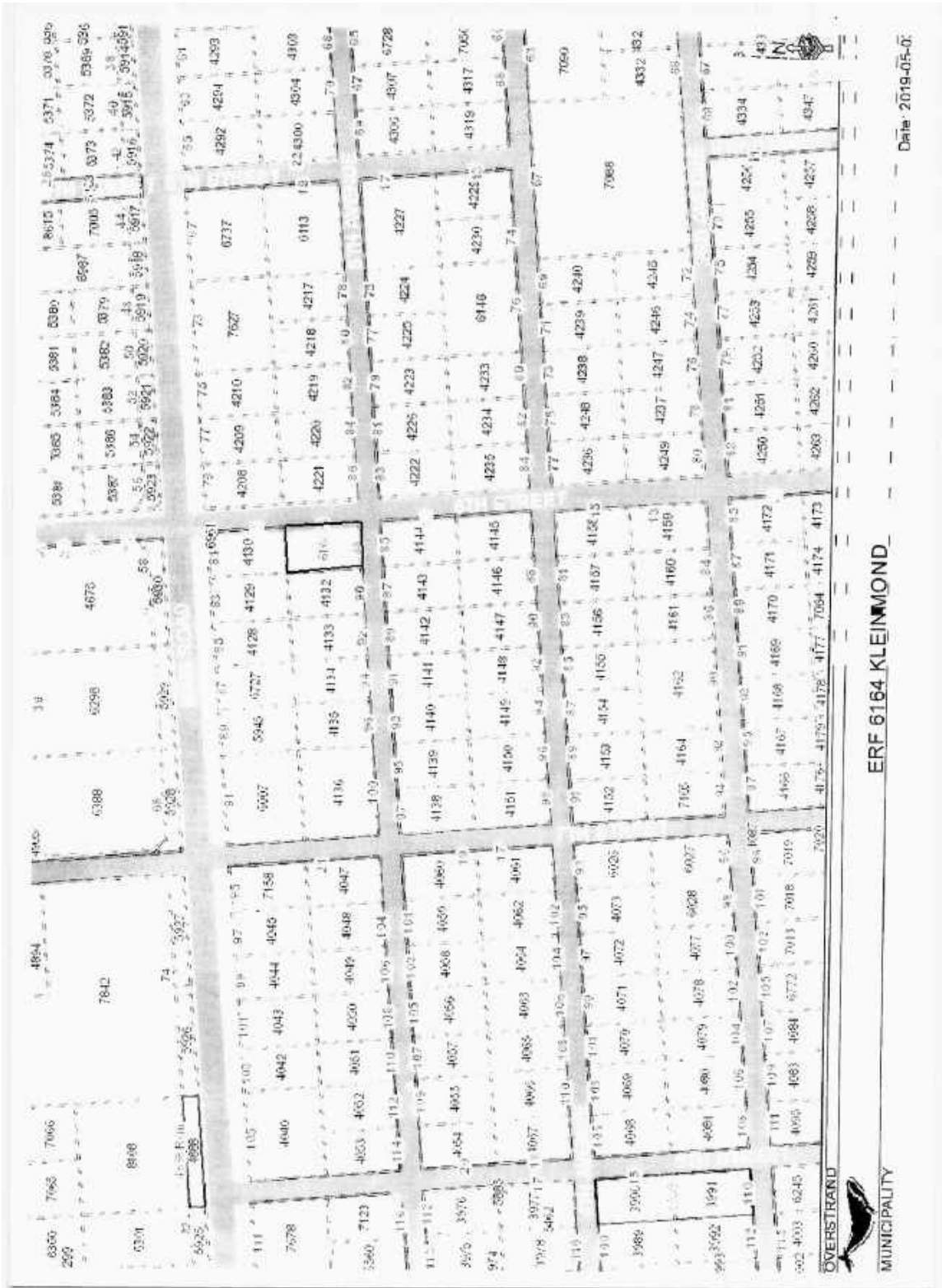
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**Executive Summary**

An application has been received on 29 April 2019 from JA and A Mittan on Erf 6164, 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 northern lateral building line from 2m to 1,5m to accommodate a use change of the single garage into a home occupation office (beauty salon).

**RESOLVED:**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 6164, Kleinmond for a departure in order to relax the northern lateral building line from 2m to 1,5m to accommodate a use change of the single garage into a home occupation office (beauty salon), **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 change of the use of the single garage and not the extension of the braai room over the scheme street building line of 4m and the title deed building line of 3,15m as indicated on plan No. 2018/09/6164 dated September 2018, as submitted with the application;
  - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
  - (c) that 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 his/her 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 6164, KLEINMOND (3343/2019)**

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 6164, Kleinmond, unobstructed;
4. that no on-street parking be allowed.

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

*26/03/2020*  
**DATE**

**6. ERF 4577, 17 FOURTH AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: CHAMCAD ON BEHALF OF SS HANSEN**

**4577 KKM (3099/2019)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**3 April 2020**

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**Executive Summary**

An application has been received on 22 May 2019 from Chamcad on behalf of SS Hansen on Erf 4577, Kleinmond in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the following departures:

- to relax the eastern lateral building line from 2m to 1,8m to erect a shade port;
- to relax the street building line from 4m to 0,3m to erect a shade port, and
- to relax the eastern lateral building line from 2m to 1,4m for the existing garage which had a height increase with the change of roof type.

**RESOLVED:**

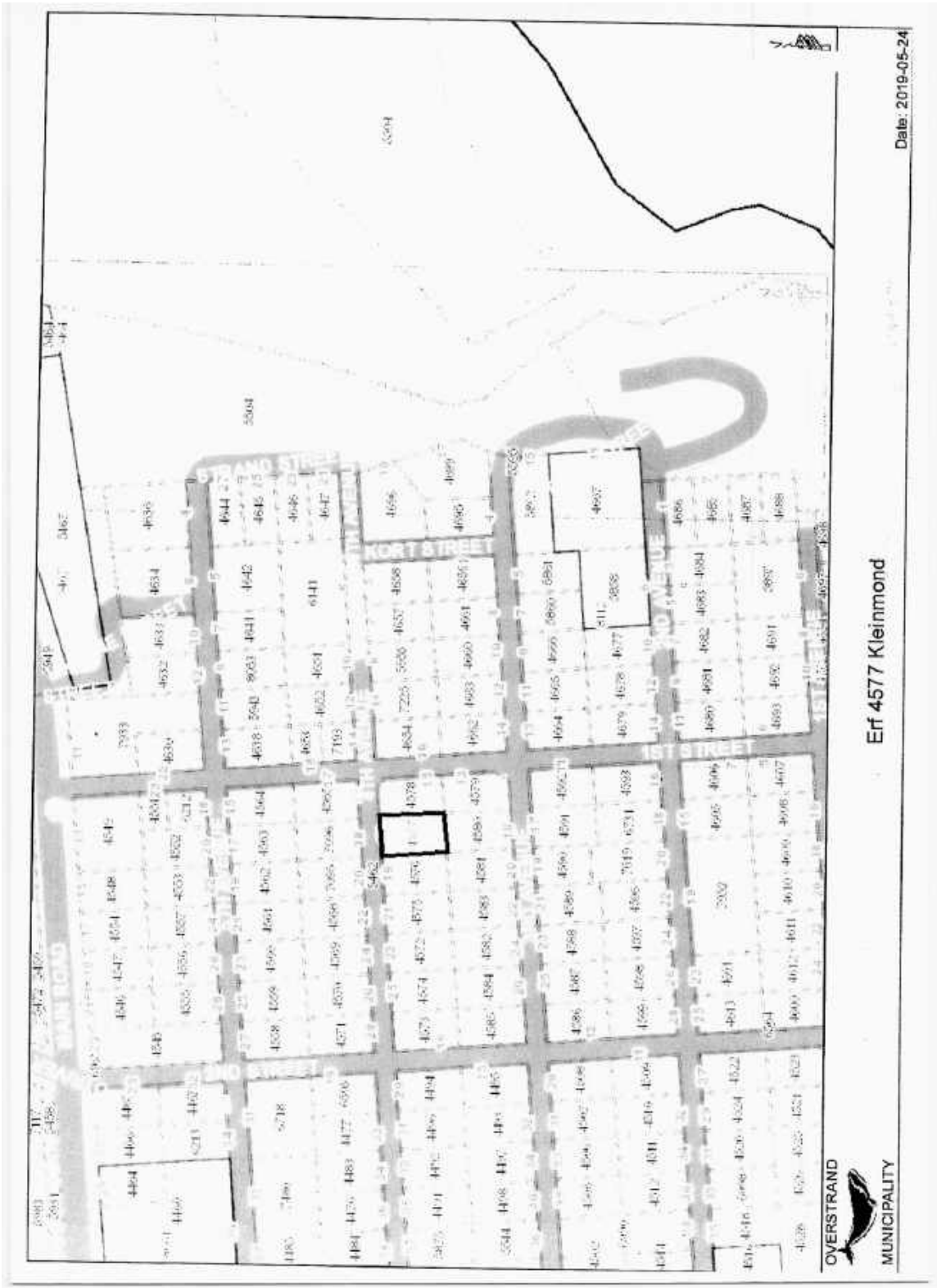
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 4577, Kleinmond for the following departures:

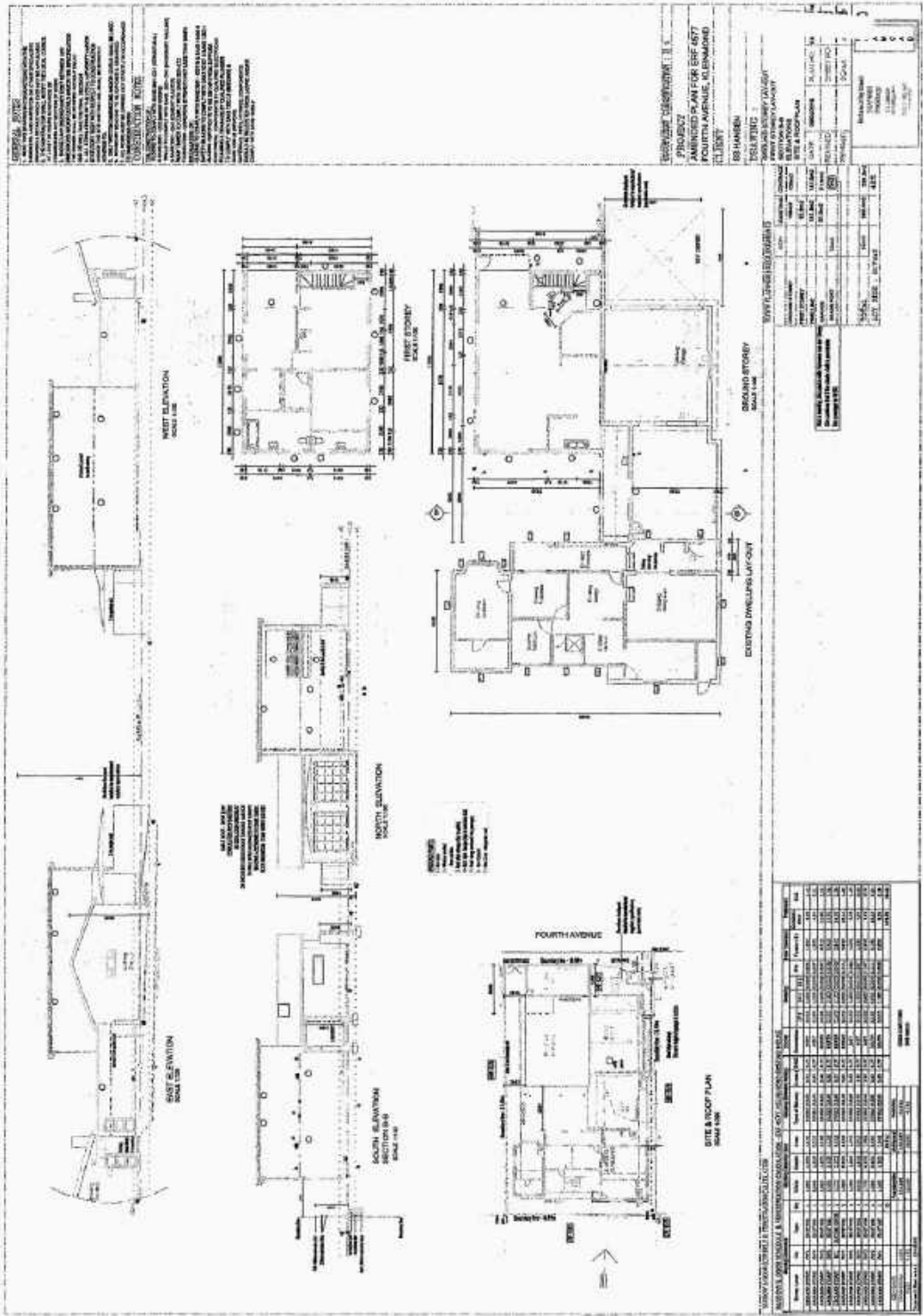
- to relax the eastern lateral building line from 2m to 1,8m to erect a shade port;
- to relax the street building line from 4m to 0,3m to erect a shade port, and
- to relax the eastern lateral building line from 2m to 1,4m for the existing garage which had a height increase with the change of roof type

**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. KM4577A/2019 dated 9 April 2019, as submitted with the application;
- (b) that the shade port roof structure may not be of a solid roof and or non-permeable roof material;
- (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.
2. that the applicant and objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 4577, KLEINMOND (3099/2019)**

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 4577, Kleinmond, unobstructed;
4. that no on-street parking be allowed.

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

26/03/2020  
**DATE**

**7. ERF 253, 60 CREST ROAD, PEARLY BEACH, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR RELAXATION OF RESTRICTIVE TITLE DEED CONDITION: EW FOURIE ON BEHALF OF THE BOUTROS TRUST**

**253 GPB (3487/2020)**

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**24 March 2020**

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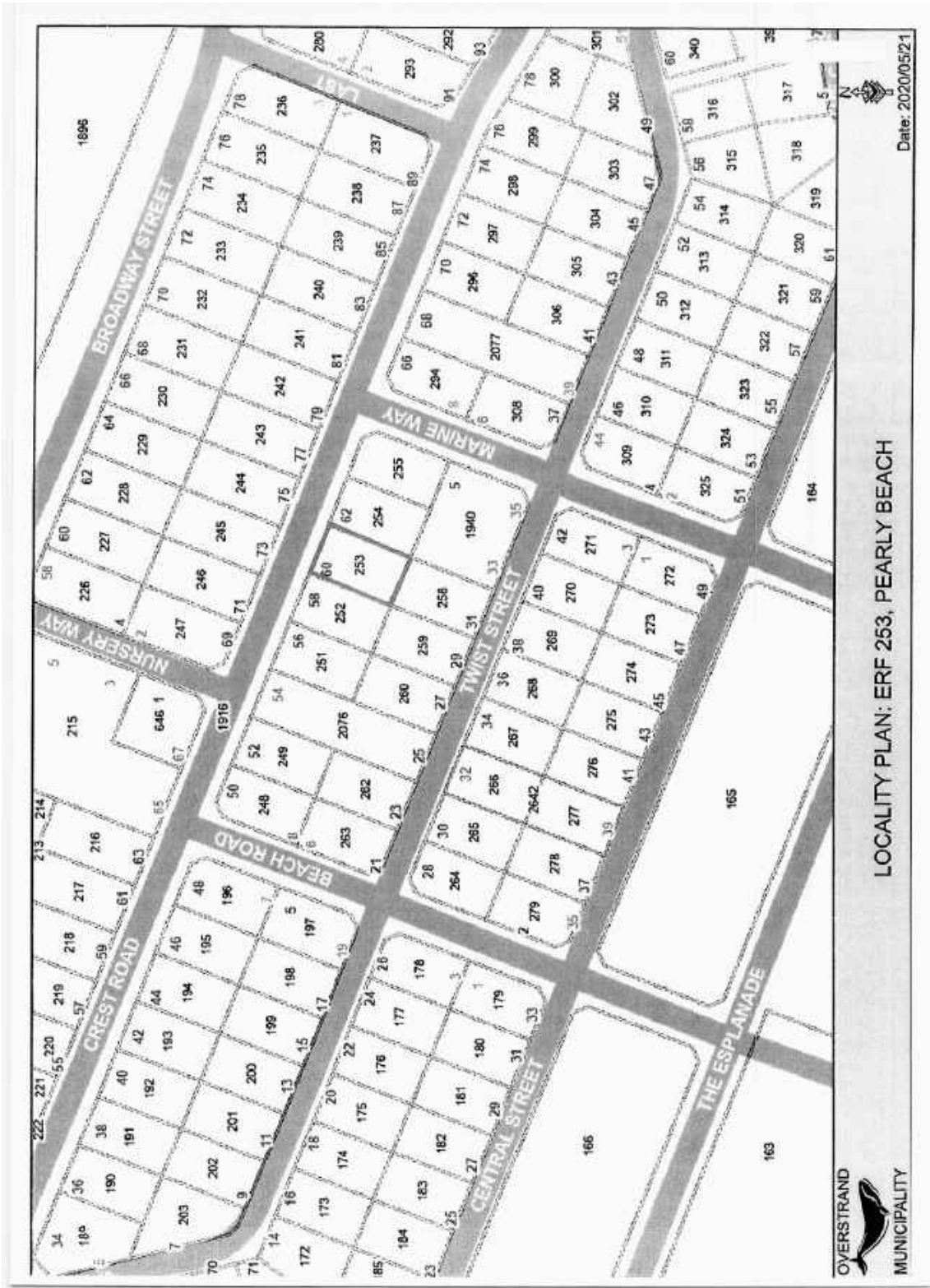
**Executive Summary**

An application was received on 6 November 2019 from EW Fourie on behalf of The Boutros Trust for relaxation of a restrictive title condition in terms of Clause B.4. of T50750/2014 applicable to Erf 253, Pearly Beach to accommodate a proposed garage which garage encroach the 1,57m lateral building line in terms of the title deed onto the property boundary.

**RESOLVED:**

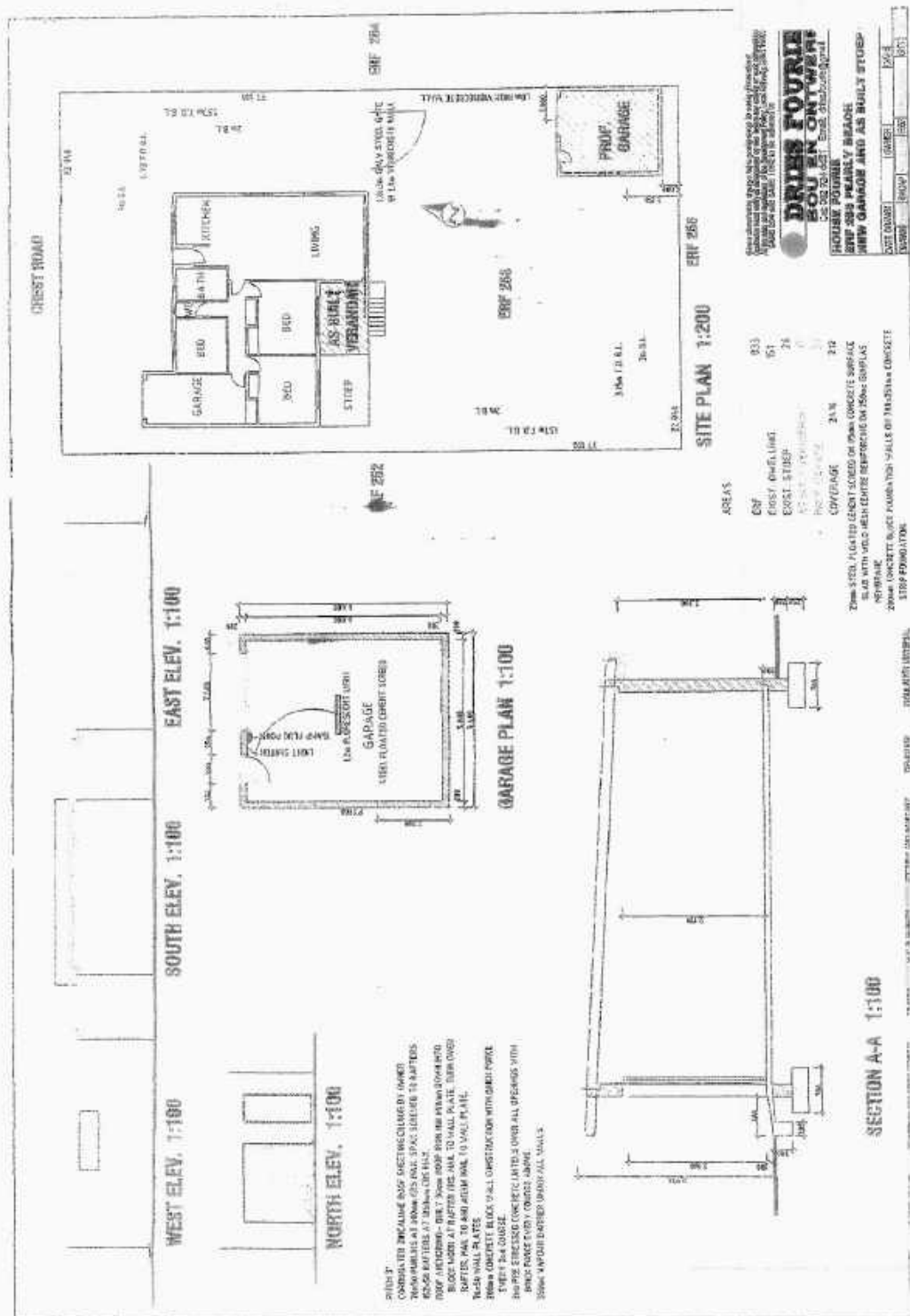
that the application for the relaxation of the restrictive title deed condition B.4.(d) in terms of Clause B.4 of Title Deed T50750/2014 applicable to Erf 253, Pearly Beach in order to relax the 1,57m eastern lateral title deed building line onto the property boundary, **be approved** subject to the following conditions:

- (a) that the approval only be applicable for the encroachment indicated on the Site Development Plan;
- (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, 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.



LOCALITY PLAN: ERF 253, PEARLY BEACH

Date: 2020/05/21



DRIVES FOURIE  
BOU EN ONTWERP  
C/O DE TOEGEST. Boud. Architectuur

HOUSE FLOOR  
BRF 205 NEARLY BRIDGE  
NEW GARAGE AND AS BUILT STOPS

BRF 205  
BRF 206  
BRF 207  
BRF 208  
BRF 209

AREAS

CONCRETE	833
BRICK	61
WOOD	26
GLASS	1
PAINT	1
CEILING	214
ROOF	214

20mm STEEL FLATED GRCNT SLAB OF 100mm CONCRETE SURFACE  
SLAB WITH 100mm WEH GRCNT REINFORC ON 100mm SUPPLAS  
REINFORC  
200mm CONCRETE SLAB WITH 100mm WEH GRCNT REINFORC ON 100mm SUPPLAS  
100mm FLOORING

WEST ELEV. 1:100  
SOUTH ELEV. 1:100  
EAST ELEV. 1:100  
NORTH ELEV. 1:100

SECTION A-A 1:100

CONCRETE FLOORING  
WOOD FLOORING  
GLASS  
PAINT  
CEILING  
ROOF

20mm STEEL FLATED GRCNT SLAB OF 100mm CONCRETE SURFACE  
SLAB WITH 100mm WEH GRCNT REINFORC ON 100mm SUPPLAS  
REINFORC  
200mm CONCRETE SLAB WITH 100mm WEH GRCNT REINFORC ON 100mm SUPPLAS  
100mm FLOORING



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR RELAXATION OF TITLE DEED: ERF 253, PEARLY  
BEACH (3487/2019)**

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 253, Pearly Beach, unobstructed;
6. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER: ENGINEERING SERVICES

  
DATE

**8. ERF 576, 101 CILLIERS STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND RELAXATION OF RESTRICTIVE TITLE DEED CONDITION: C AND JL BEKKER**

**576 GFK (3415/2020)**

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**25 March 2020**

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**Executive Summary**

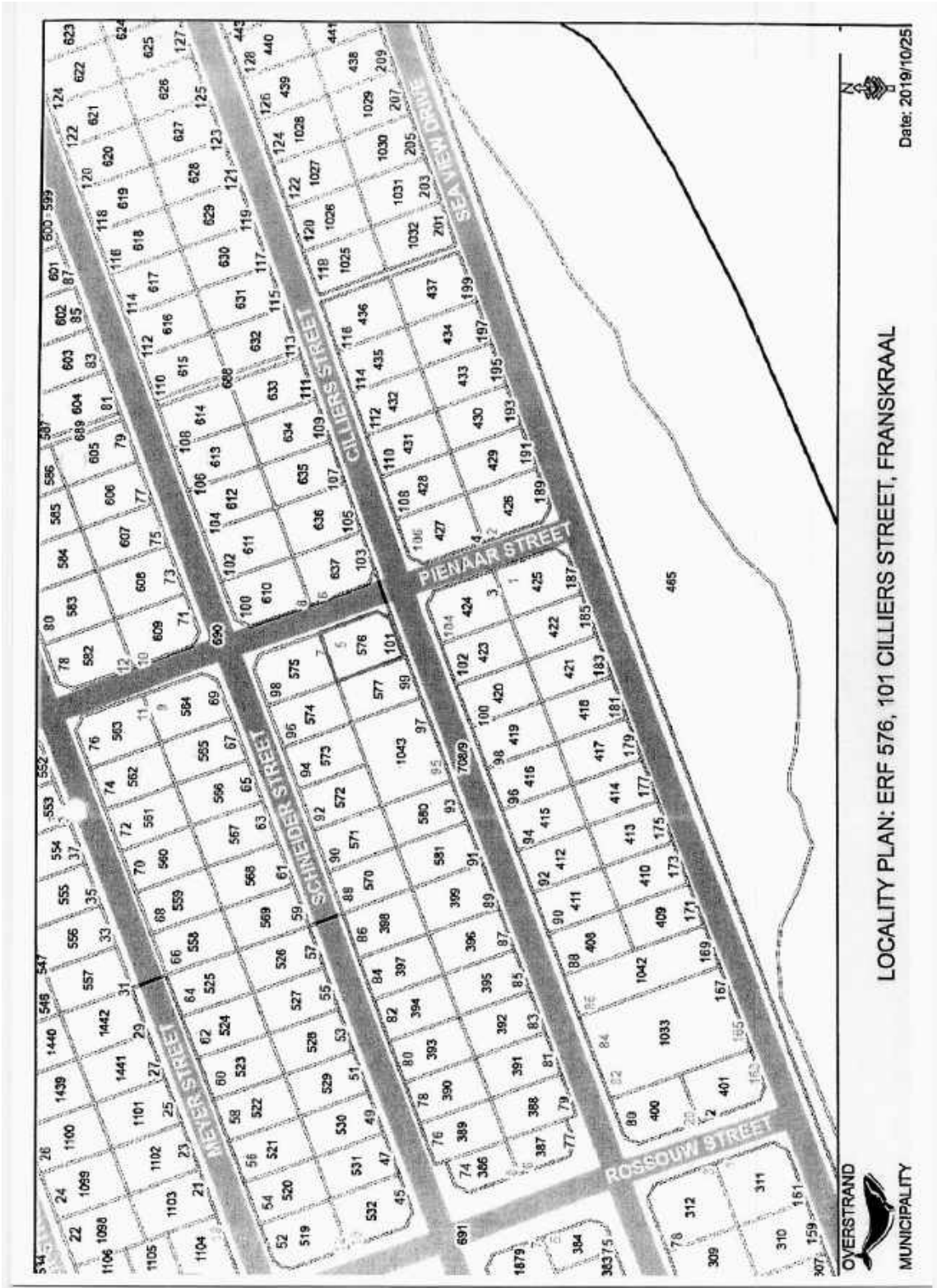
An application was received on 11 October 2019 from C and JL Bekker for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Erf 576, Franskraal in order to encroach the street building line from 4m to 3,72m in order to accommodate the enlargement of an existing balcony.

The application also entails the relaxation of restrictive title deed condition C.4.(d) of Title Deed No T42681/2017 applicable to Erf 576, Franskraal in order to relax the 4,72m title deed street building line with 1m in order to accommodate the enlargement of an existing first floor balcony.

**RESOLVED :**

1. that the application for the relaxation of the restrictive title deed condition C.4.(d) in terms of Clause C.4 of Title Deed T42681/2017 applicable to Erf 576, Franskraal in order to relax the 4,72m street building line with 1m, **be approved**;
2. 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 Erf 576, Franskraal to relax the street building line from 4m to 3,72m to accommodate the enlargement of the existing 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 as per dimensions indicated on Site Development Plan JJ42/19 dated 28 August 2019, 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, 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 his/her 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.



LOCALITY PLAN: ERF 576, 101 CILLIERS STREET, FRANSKRAAL

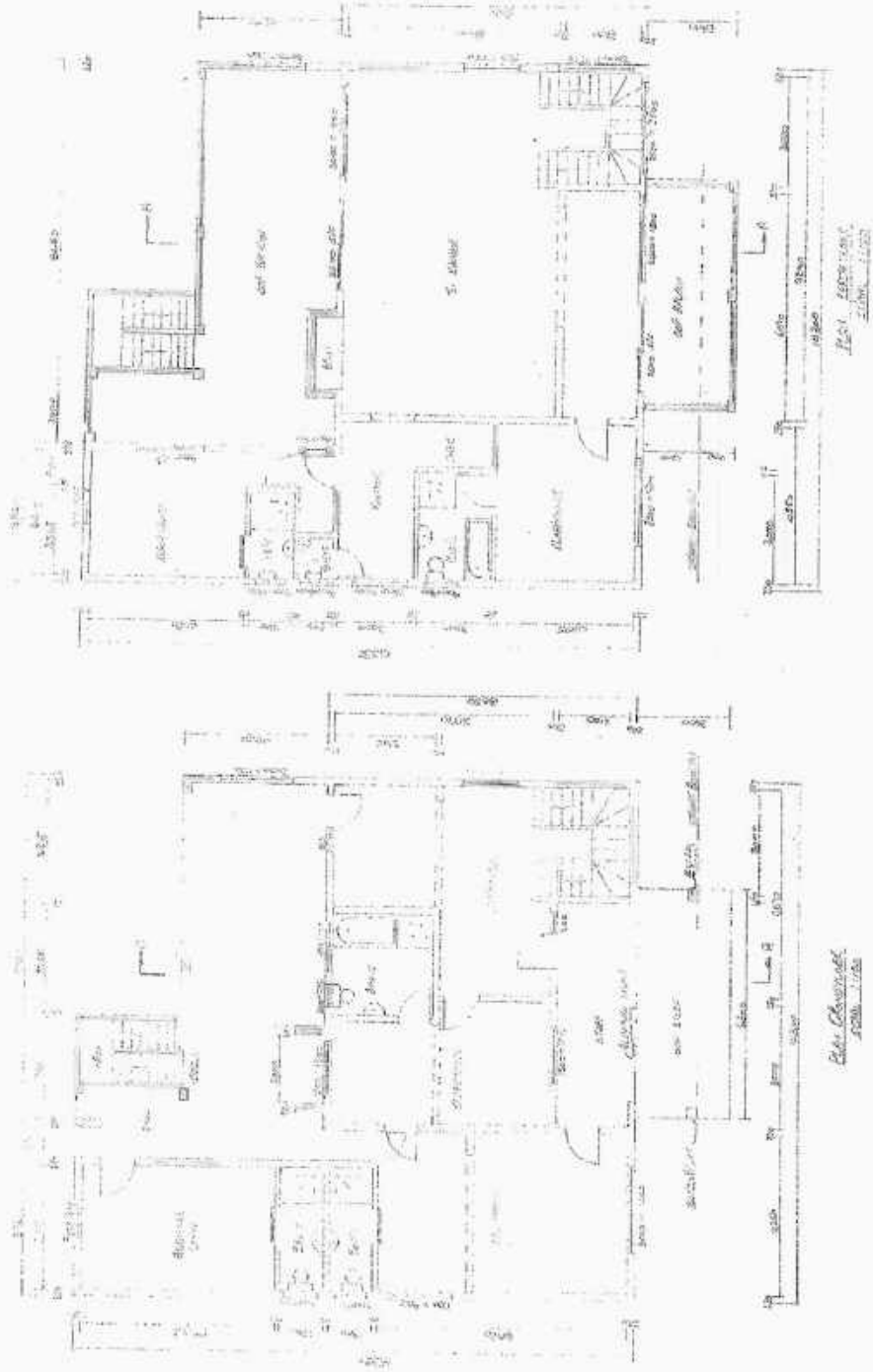


OVERSTRAND MUNICIPALITY

Date: 2019/10/25



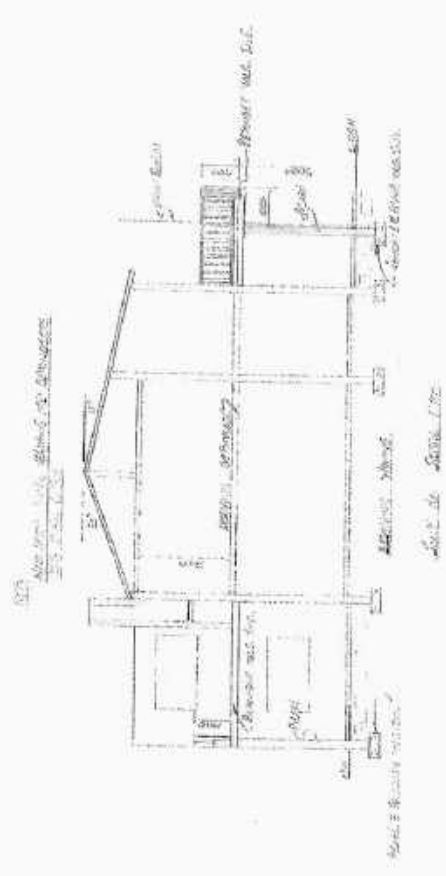
VOORGESTELDE VERANDERINGEN/VERBETTERINGS  
C. & J.L. BEKKER  
OP ERF No 576 GELEER TE FRANSKRAAL



VOORGESTELDE VERANDERING/VERBETERINGS WIR  
C. & J.L. BEKKER  
OP ERF N<sup>o</sup> 576 GELEG<sup>t</sup> TE FRANSKRAAL



VERBODEN TOEGANG  
 "HORGESTELDE VERANDERINGEN AFBETTERINGS VI  
 C. & J.A. BEKKER  
 OP ERF No. 176 GELBB TE FRANSKRAAL



1000 mm. dikte

Aan de muur 1000 mm. dikte

Aan de muur 1000 mm. dikte

Aan de muur 1000 mm. dikte

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR RELAXATION & DEPARTURE: ERF 576,  
FRANSKRAAL (3415/2019)**

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 576, Franskraal, unobstructed;
6. that no on-street parking be allowed.

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

  
**DATE**

**9. ERF 196, 72 MARAIS STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR RELAXATION OF RESTRICTIVE TITLE DEED CONDITION: H GROENEWALD**

**196 GFK (3246/2019)  
SW van der Merwe  
24 March 2020**

**(028) 313 8900**

**Hermanus Administration**

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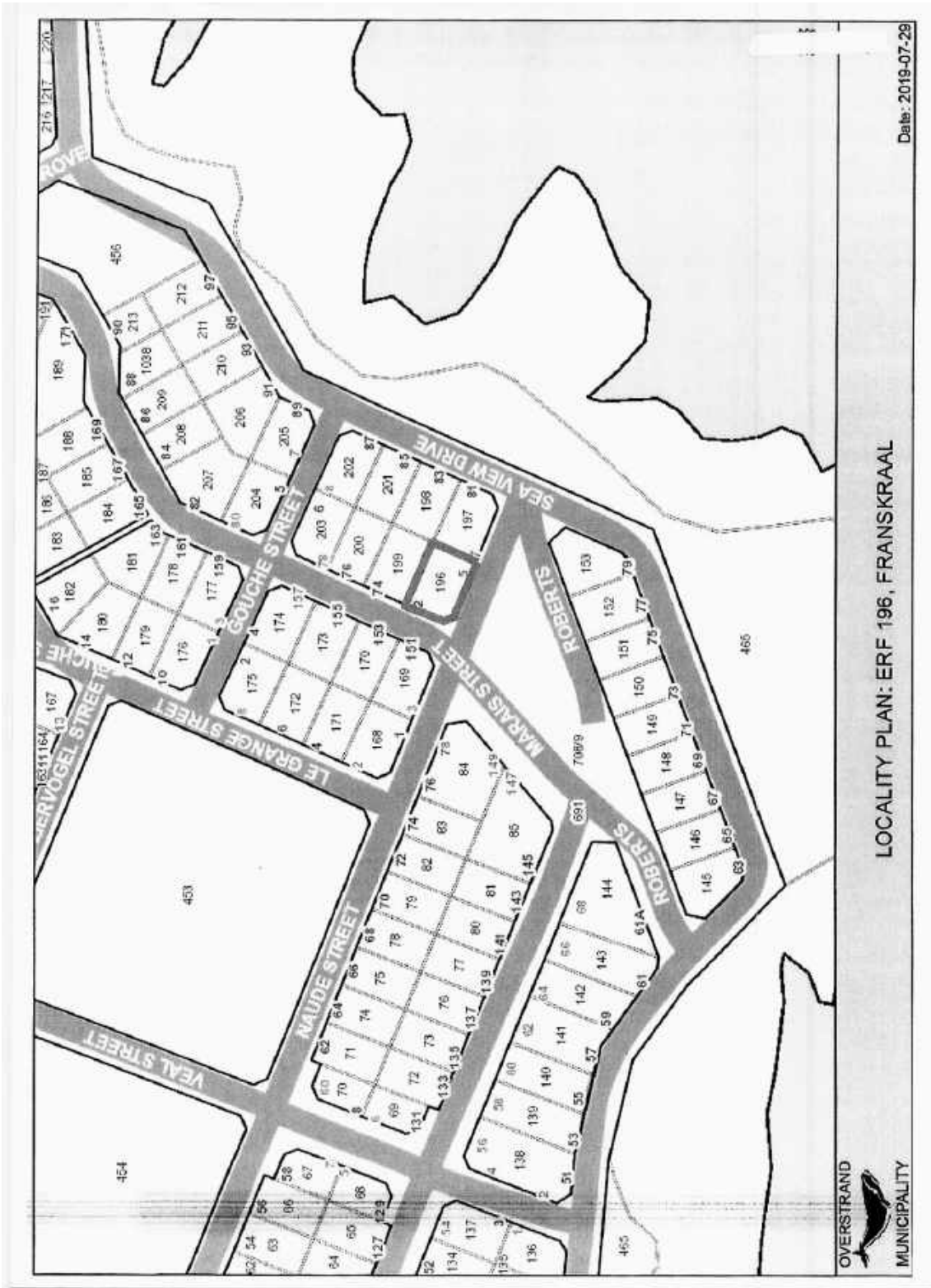
**Executive Summary**

An application was received on 9 July 2019 from H Groenewald for relaxation of a restrictive title condition in terms of clause C.20 of T8058/85 applicable to Erf 196, Franskraal to accommodate a proposed garage which garage encroach the 1,57m lateral building line in terms of the Title Deed onto the property boundary.

**RESOLVED :**

that the application for the relaxation of the restrictive title deed condition C.20(d) in terms of Title Deed T8058/85 applicable to Erf 196, Franskraal in order to relax the 1,57m eastern lateral title deed building line onto the property boundary, **be approved** subject to the following conditions:

- (a) that the approval only be applicable for the encroachment indicated on the Site Development Plan, 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, 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.



LOCALITY PLAN: ERF 196, FRANSKRAAL

Date: 2019-07-29

GENERAL NOTES

1. The design and construction of the building shall comply with the applicable provisions of the National Building Code of the Philippines (NBCP) and the applicable provisions of the Local Ordinances of the City of Manila.
2. The design and construction of the building shall comply with the applicable provisions of the NBCP and the applicable provisions of the Local Ordinances of the City of Manila.
3. The design and construction of the building shall comply with the applicable provisions of the NBCP and the applicable provisions of the Local Ordinances of the City of Manila.
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19. The design and construction of the building shall comply with the applicable provisions of the NBCP and the applicable provisions of the Local Ordinances of the City of Manila.
20. The design and construction of the building shall comply with the applicable provisions of the NBCP and the applicable provisions of the Local Ordinances of the City of Manila.

APPROVAL STAMPS

**DESIGNER**  
**REGISTERED ARCHITECT**  
**PRINS ARCH**  
 PROJECT NO. GRD-PK-1819  
 DATE: 11/11/2018

**CLIENT DETAILS**  
**M&A GROUP**  
**PROJECT INFO**  
**GRD-PK-1819**

**PROJECT NO.**  
**GRD-PK-1819**

**DATE**  
**11/11/2018**

**PROJECT NO.**  
**GRD-PK-1819**

**DATE**  
**11/11/2018**

**PROJECT NO.**  
**GRD-PK-1819**

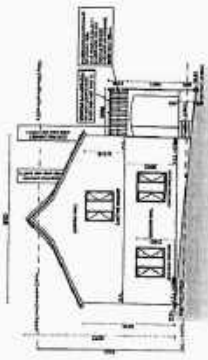
**LOCAL REQUIREMENTS**  
 The design and construction of the building shall comply with the applicable provisions of the NBCP and the applicable provisions of the Local Ordinances of the City of Manila.

**GENERAL NOTES**  
 The design and construction of the building shall comply with the applicable provisions of the NBCP and the applicable provisions of the Local Ordinances of the City of Manila.

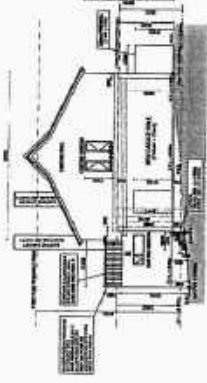
**APPROVAL STAMPS**  
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**CLIENT DETAILS**  
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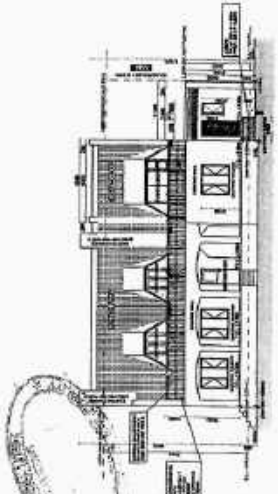
**PROJECT INFO**  
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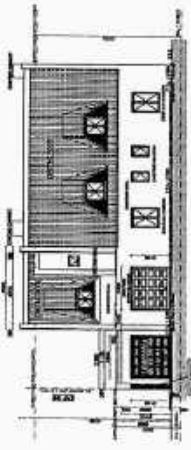
**SOUTH ELEVATION**  
 Scale 1:100



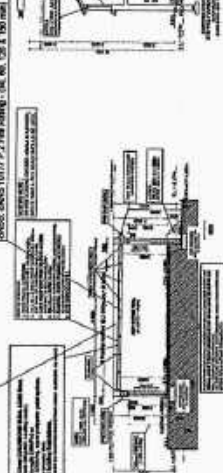
**NORTH ELEVATION**  
 Scale 1:100



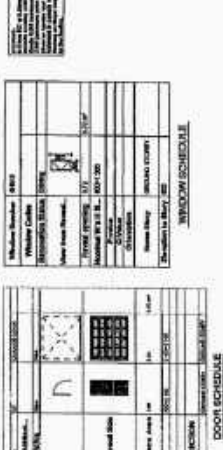
**EAST ELEVATION**  
 Scale 1:100



**WEST ELEVATION**  
 Scale 1:100



**SECTION A-A**  
 Scale 1:100



**SECTION B-B**  
 Scale 1:100

**DOOR SCHEDULE**

Door No.	Description	Material	Finish	Hardware
1	External Door	Steel	Paint	Handle
2	Internal Door	Wood	Stain	Handle
3	Window	Aluminum	Paint	Handle

**WINDOW SCHEDULE**

Window No.	Description	Material	Finish	Hardware
1	External Window	Aluminum	Paint	Handle
2	Internal Window	Wood	Stain	Handle
3	Window	Aluminum	Paint	Handle

**NOTES**  
 1. All doors shall be 1.8m wide.  
 2. All windows shall be 1.2m wide.  
 3. All doors shall be 2.1m high.  
 4. All windows shall be 2.1m high.  
 5. All doors shall be 1.8m wide.  
 6. All windows shall be 1.2m wide.  
 7. All doors shall be 2.1m high.  
 8. All windows shall be 2.1m high.

**GENERAL NOTES**

1. All work shall be in accordance with the latest editions of the International Building Code, International Residential Code, and all applicable local codes and ordinances.
2. All materials and workmanship shall be in accordance with the manufacturer's instructions and the latest editions of the International Building Code, International Residential Code, and all applicable local codes and ordinances.
3. All work shall be in accordance with the latest editions of the International Building Code, International Residential Code, and all applicable local codes and ordinances.
4. All work shall be in accordance with the latest editions of the International Building Code, International Residential Code, and all applicable local codes and ordinances.
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20. All work shall be in accordance with the latest editions of the International Building Code, International Residential Code, and all applicable local codes and ordinances.

**APPROVAL STAMPS**

**PRINCE ARCH**  
 ARCHITECTS  
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 Fax: 515-281-1112  
 Email: info@princearch.com  
 Website: www.princearch.com

**CLIENT DETAILS**  
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 Fax: 515-281-1112  
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 Website: www.princearch.com

**PROJECT INFO**  
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 Ankeny, IA 50013  
 Phone: 515-281-1111  
 Fax: 515-281-1112  
 Email: info@princearch.com  
 Website: www.princearch.com

**2 OF 2**

**LOCAL PERMITS NOTES**

**INTERNATIONAL RESIDENTIAL CODE (IRC)**  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**INTERNATIONAL BUILDING CODE (IBC)**  
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 05000 - METALS**  
 ALL METALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 06000 - CONCRETE**  
 ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 07000 - WOOD**  
 ALL WOOD SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 08000 - ROOFING**  
 ALL ROOFING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 09000 - FINISHES**  
 ALL FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 10000 - MECHANICAL, ELECTRICAL, AND PLUMBING (MEP)**  
 ALL MEP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 11000 - SPECIALTIES**  
 ALL SPECIALTIES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 12000 - EXTERIOR**  
 ALL EXTERIOR SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 13000 - INTERIORS**  
 ALL INTERIORS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 14000 - PAINTS AND COATINGS**  
 ALL PAINTS AND COATINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 15000 - FURNITURE, FIXTURES, AND EQUIPMENT (FF&E)**  
 ALL FF&E SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

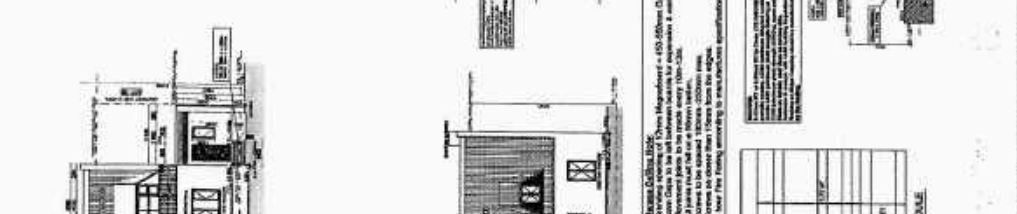
**SECTION 16000 - PARTITIONS**  
 ALL PARTITIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 17000 - STAIRS AND RAMPWAYS**  
 ALL STAIRS AND RAMPWAYS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 18000 - ELEVATORS AND ESCALATORS**  
 ALL ELEVATORS AND ESCALATORS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 19000 - SEPARATIONS**  
 ALL SEPARATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

**SECTION 20000 - MISC.**  
 ALL MISC. SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.



**DOOR SCHEDULE**

NO.	DESCRIPTION	FINISH	MARKING
1	6'0" x 2'0" Solid Core	1/2" Hardwood	1/2" Hardwood
2	6'0" x 2'0" Hollow Core	1/2" Hardwood	1/2" Hardwood
3	6'0" x 2'0" Hollow Core	1/2" Hardwood	1/2" Hardwood
4	6'0" x 2'0" Hollow Core	1/2" Hardwood	1/2" Hardwood
5	6'0" x 2'0" Hollow Core	1/2" Hardwood	1/2" Hardwood
6	6'0" x 2'0" Hollow Core	1/2" Hardwood	1/2" Hardwood
7	6'0" x 2'0" Hollow Core	1/2" Hardwood	1/2" Hardwood
8	6'0" x 2'0" Hollow Core	1/2" Hardwood	1/2" Hardwood
9	6'0" x 2'0" Hollow Core	1/2" Hardwood	1/2" Hardwood
10	6'0" x 2'0" Hollow Core	1/2" Hardwood	1/2" Hardwood

**WINDOW SCHEDULE**

NO.	DESCRIPTION	FINISH	MARKING
1	6'0" x 4'0" Double Hung	1/2" Hardwood	1/2" Hardwood
2	6'0" x 4'0" Double Hung	1/2" Hardwood	1/2" Hardwood
3	6'0" x 4'0" Double Hung	1/2" Hardwood	1/2" Hardwood
4	6'0" x 4'0" Double Hung	1/2" Hardwood	1/2" Hardwood
5	6'0" x 4'0" Double Hung	1/2" Hardwood	1/2" Hardwood
6	6'0" x 4'0" Double Hung	1/2" Hardwood	1/2" Hardwood
7	6'0" x 4'0" Double Hung	1/2" Hardwood	1/2" Hardwood
8	6'0" x 4'0" Double Hung	1/2" Hardwood	1/2" Hardwood
9	6'0" x 4'0" Double Hung	1/2" Hardwood	1/2" Hardwood
10	6'0" x 4'0" Double Hung	1/2" Hardwood	1/2" Hardwood

**Notes:**

- 1. See the notes regarding to window specifications.
- 2. See the notes regarding to window specifications.
- 3. See the notes regarding to window specifications.
- 4. See the notes regarding to window specifications.
- 5. See the notes regarding to window specifications.
- 6. See the notes regarding to window specifications.
- 7. See the notes regarding to window specifications.
- 8. See the notes regarding to window specifications.
- 9. See the notes regarding to window specifications.
- 10. See the notes regarding to window specifications.





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MARTIN PRINSLOO  
S.A.C.P. Member - 876248  
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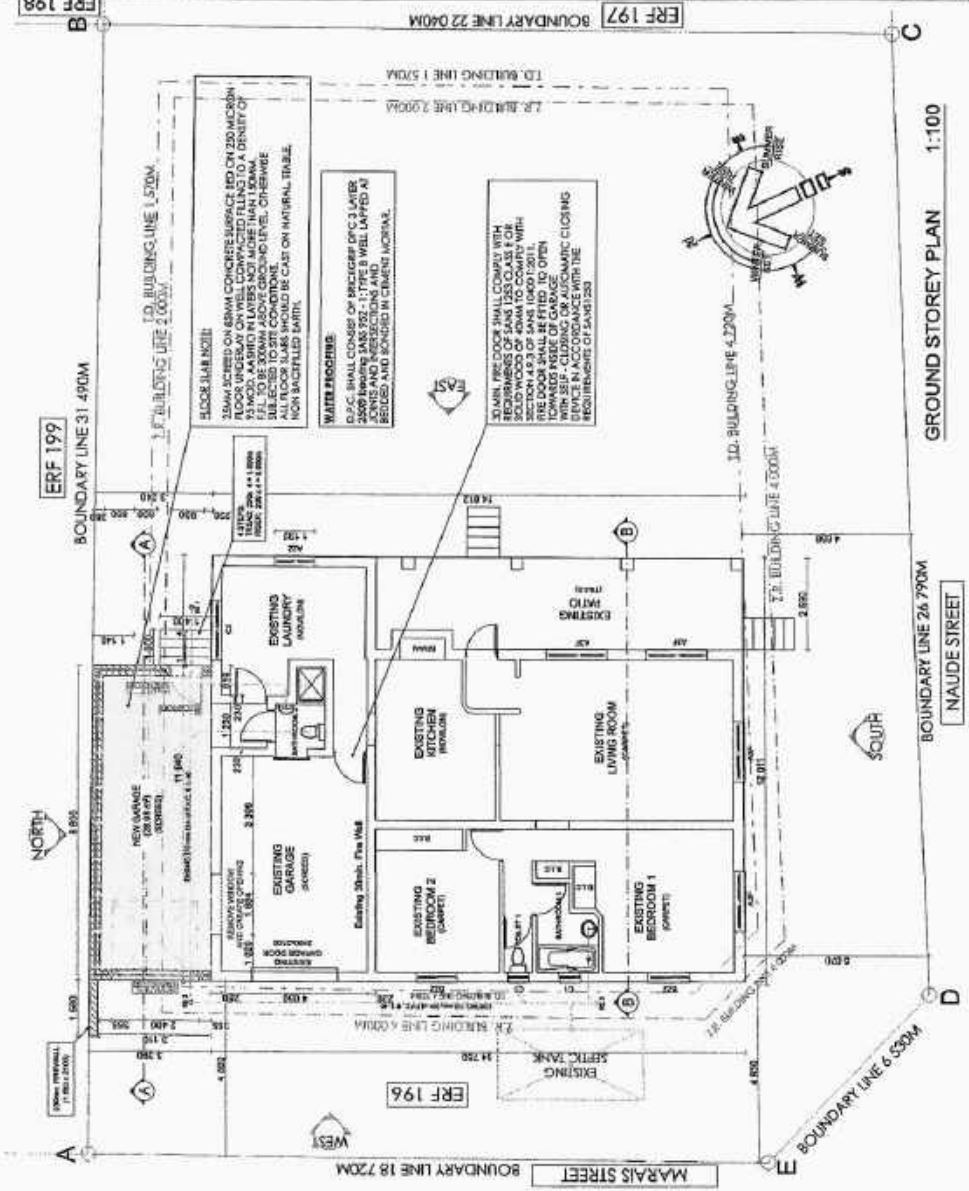
**CLIENTS DETAILS**  
Hettie Groenewald

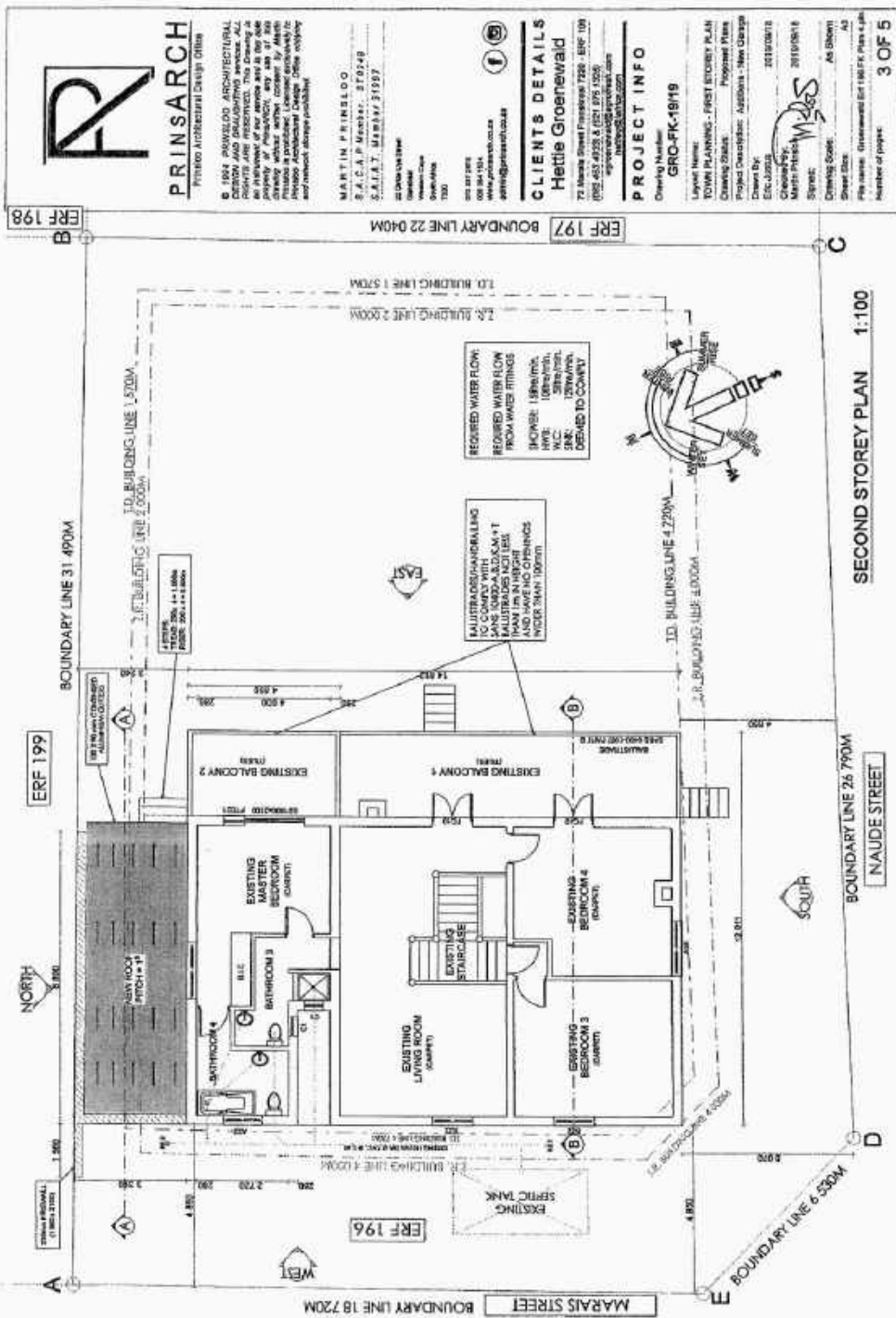
72 Marais Street, Fremantle 7205 - 8071 109  
(021) 463 4031 & (021) 274 1206  
info@hettiegroenewald.co.za  
hettiegroenewald.co.za

**PROJECT INFO**

Drawing Number: GRO-FK-1819

Layout Name: TOWN PLANNING - GROUND STOREY  
Drawing Status: Proposed Plans  
Project Description: Address - New Garage  
Drawn By: Eric Jacobs 201802018  
Checked By: Martin Prinsloo 20180518  
By Ref: [Signature]  
Drawing Scale: As Shown  
Sheet Size: A3  
The name: Groenewald Erf 196 1st main L&A  
Number of pages: 2 OF 5





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR RELAXATION OF RESTRICTIVE TITLE DEED  
CONDITION: ERF 196, FRANSKRAAL (3246/2019)**

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 196, Franskraal, unobstructed;
6. that no on-street parking be allowed.

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

*29/01/2020*  
**DATE**

**10. ERF 239 AND REMAINDER ERF 241, CORNER OF DE GOEDE STREET AND ROCKLANDS ROAD, HERMANUS (WESTCLIFF), OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION, CLOSURE OF A PORTION OF PUBLIC ROAD, REZONING, CONSOLIDATION AND AMENDMENT OF GENERAL PLAN: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF DJ JORDAAN**

**239 & 241 HWC (3203)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**27 January 2020**

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**Executive Summary**

An application has been received on 4 June 2019 from Messrs Plan Active Town and Regional Planners on behalf of DJ Jordaan applicable to Erf 239 and Remainder Erf 241, Hermanus (Westcliff) for the following:

- ❖ subdivision of Remainder Erf 241, Hermanus in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) into two (2) portions, namely Portion A ( $\pm 256\text{m}^2$ ) and the Remainder;
- ❖ closure in terms of Section 16(2)(n) of the By-Law of the above Portion A ( $\pm 256\text{m}^2$ ) of public road Remainder Erf 241, Hermanus;
- ❖ rezoning in terms of Section 16(2)(a) of the By-Law of the above Portion A from Transport Zone 2: Road and Parking to Residential Zone 1: Single Residential;
- ❖ consolidation in terms of Section 16(2)(e) of the By-Law of Erf 239, Hermanus with the above Portion A, and
- ❖ amendment in terms of Section 25(2) of the By-Law of General Plan No. TP 14 Hermanus Township Ext. No. 2 by the addition of the above road portion, as an ordinary erf.

**RESOLVED :**

1. that the application received from Messrs Plan Active Town and Regional Planners on behalf of DJ Jordaan applicable to Erf 239 and Remainder Erf 241, Hermanus for the:
  - ❖ subdivision of Remainder Erf 241, Hermanus in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) into two (2) portions, namely Portion A ( $\pm 256\text{m}^2$ ) and the Remainder;
  - ❖ closure in terms of Section 16(2)(n) of the By-Law of the above portion A ( $\pm 256\text{m}^2$ ) of public road Remainder Erf 241, Hermanus;

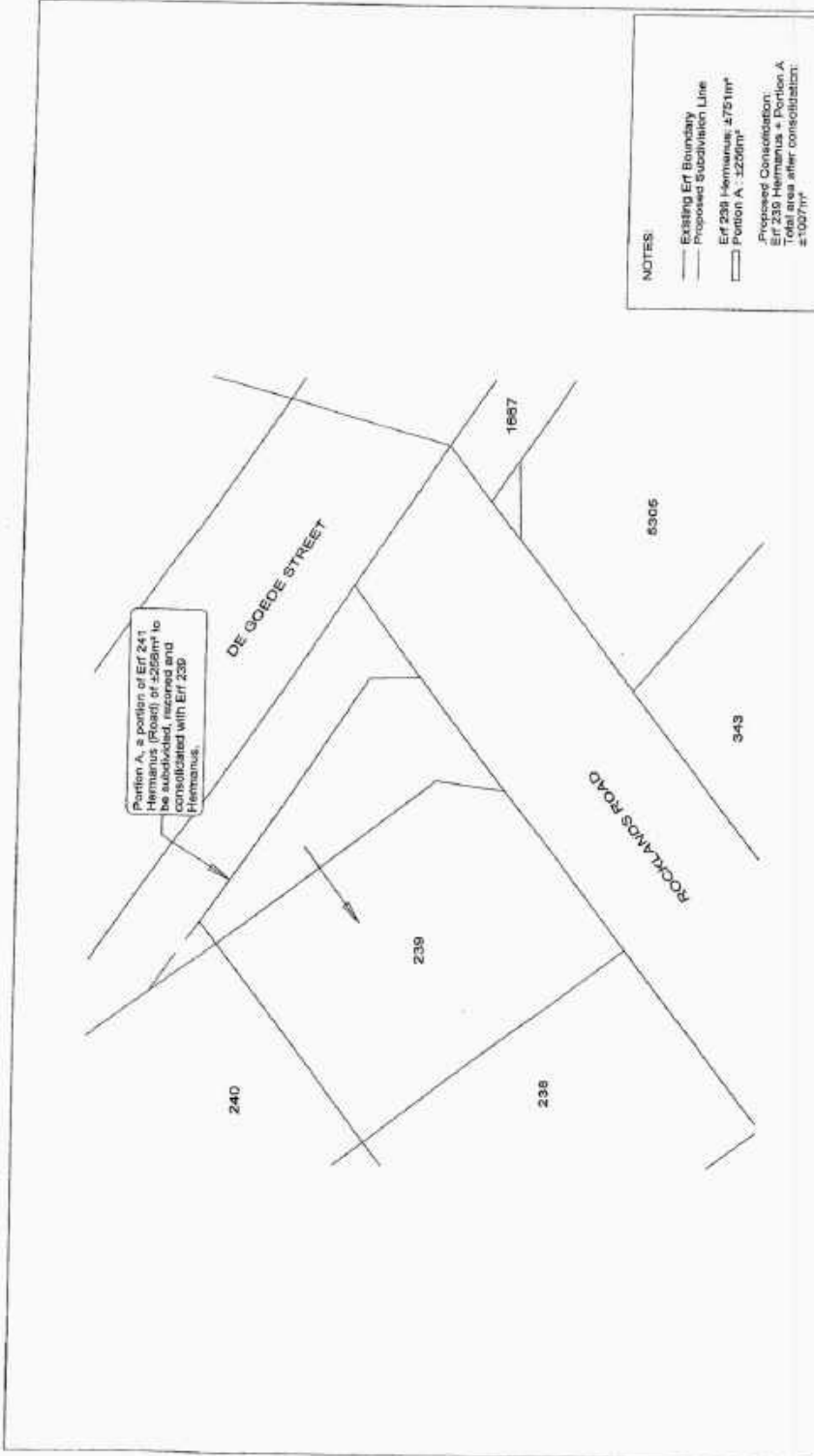
- ❖ consolidation in terms of Section 16(2)(e) of the By-Law of Erf 239, Hermanus with the above Portion A, and
- ❖ amendment in terms of Section 25(2) of the By-Law of General Plan No. TP 14 Hermanus Township Ext. No. 2 by the addition of the above road portion, as an ordinary erf,

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

- (a) that the above Portion A of Remainder Erf 241, Hermanus acquired by the landowners of Erf 239, Hermanus may solely be utilized for gardening purposes – no structures of any kind, except boundary walls/ fences, are allowed;
  - (b) that the relevant conditions of Engineering Services and Telkom, be complied with;
  - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation; and
  - (d) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of his/her appeal right in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditional approval.



<b>PIA<sup>n</sup></b> <b>Active</b>	Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Reference: <b>ERF 239 &amp; A</b> <b>PORTION OF ERF</b> <b>241 HERMANUS</b>	Plan Description: <b>LOCALITY MAP</b>	Scale: <b>NTS</b> Drawing No: <b>RF239/241</b> Date: <b>05/2019</b>
					



	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: <b>ERVEN 239 &amp; 241 HERMANUS</b>	Plan Description: <b>SUBDIVISION PLAN</b>
	Stads- en Streeksbeplanners Town & Regional Planners	Scale: <b>1:500</b> Drawing Nr.: <b>Her239.dwg</b> Date: <b>05/2019</b>	

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR SUBDIVISION, REZONING, CONSOLIDATION & CLOSURE  
OF PUBLIC PLACE: ERVEN 239 & 241, WESTCLIFF (3203/2019)**

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 the developer will be responsible for the cost of relocating the existing municipal electrical supply cable located on the land.
4. that no buildings or structures shall be constructed on Portion A, a portion of Erf 241, Hermanus after consolidation, except for a boundary wall or fence.
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 Erven 239 & 241, Westcliff, unobstructed;
8. that no on-street parking be allowed.

*Dennis Hendriks*  
DENNIS HENDRIKS  
SENIOR MANAGER: ENGINEERING SERVICES

*14/11/2019*  
DATE

**11. ERF 7154, 115 ELEVENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS ENGELBRECHT & SCORGIE ARCHITECTURAL OFFICE ON BEHALF OF BLAIR HOUSE (PTY) LTD**

**7154 HVK (3377)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**5 May 2020**

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**Executive Summary**

An application was received on 26 September 2019 from Messrs Engelbrecht & Scorgie Architectural Office on behalf of Blair House (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 7154, Hermanus (Voëlklip) in order to:

- ❖ relax the eastern lateral building line from 2m to 0m to accommodate the free-standing storage cupboards;
- ❖ relax the eastern lateral building line from 2m to 0,68m and 0,75m, respectively to accommodate the existing entertainment area;
- ❖ relax the eastern lateral building line from 2m to 0,876m and 0,8m, respectively and the northern lateral building line from 2m to 0,88m and 0,612m to accommodate the existing 2 (two) shade ports;
- ❖ relax the western lateral building line from 2m to 0,49m and the northern lateral building line from 2m to 0m to accommodate the existing single garage which exceeds the permissible length restriction applicable to outbuildings;
- ❖ relax the rear building line from 2m to 0m, in order to accommodate the existing deck which exceeds the permissible height restriction applicable to open- and uncovered stoeps from 1m to 1,74m and 1,68m, and
- ❖ exceed the permissible height restriction applicable to boundary walls/fencing from 2,1m to 2,69m at the highest point.

**RESOLVED:**

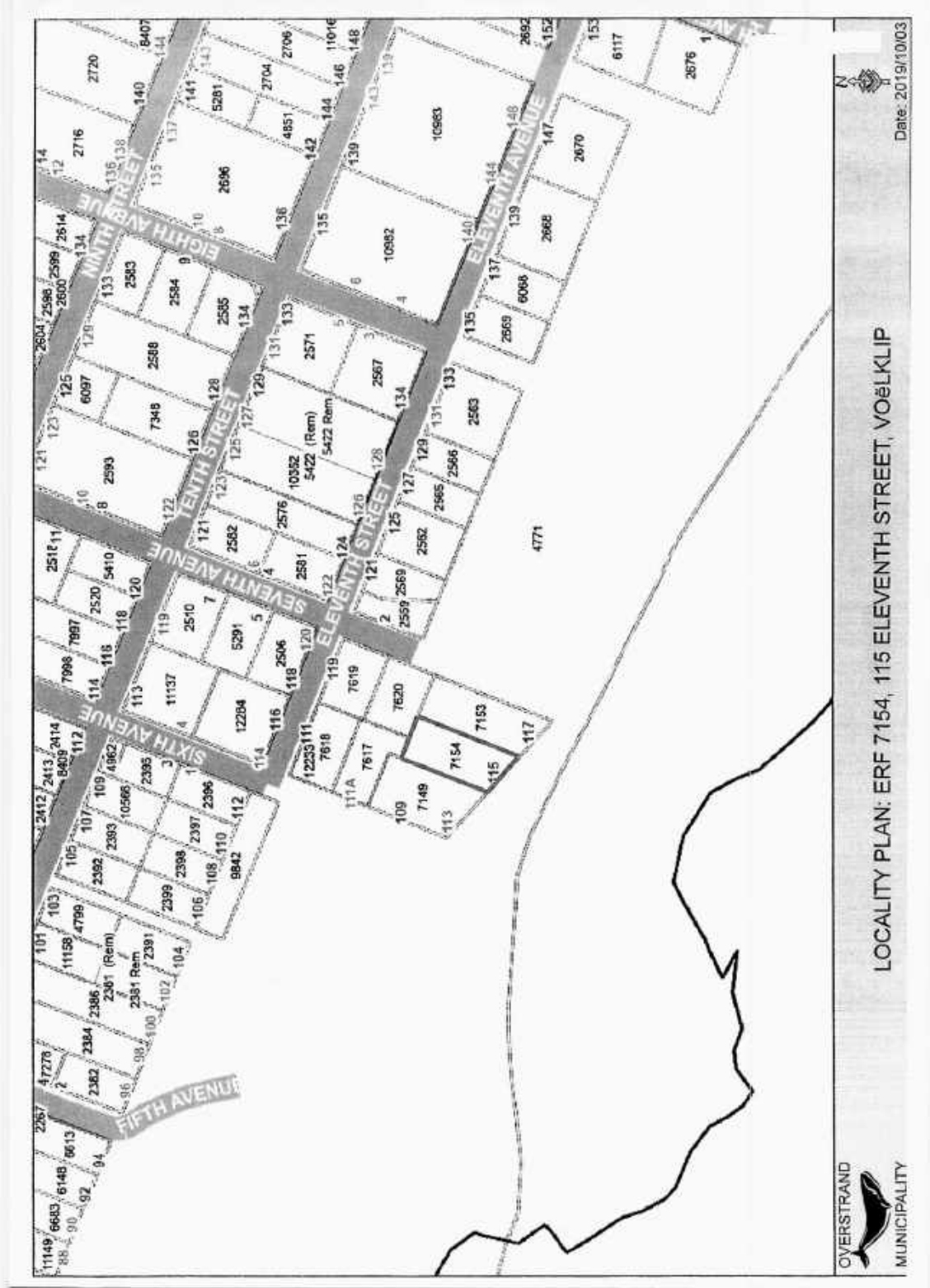
1. that the objections be noted;
2. that the land use applications submitted by Messrs Engelbrecht & Scorgie Architectural Design on behalf of Blair House (Pty) Ltd for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), applicable to Erf 7154, Hermanus (Voëlklip) in order to:
  - ❖ relax the eastern lateral building line from 2m to 0m to accommodate the free-standing storage cupboards;
  - ❖ relax the eastern lateral building line from 2m to 0,68m and 0,75m, respectively to accommodate the existing entertainment area;
  - ❖ relax the eastern lateral building line from 2m to 0,876m and 0,8m,

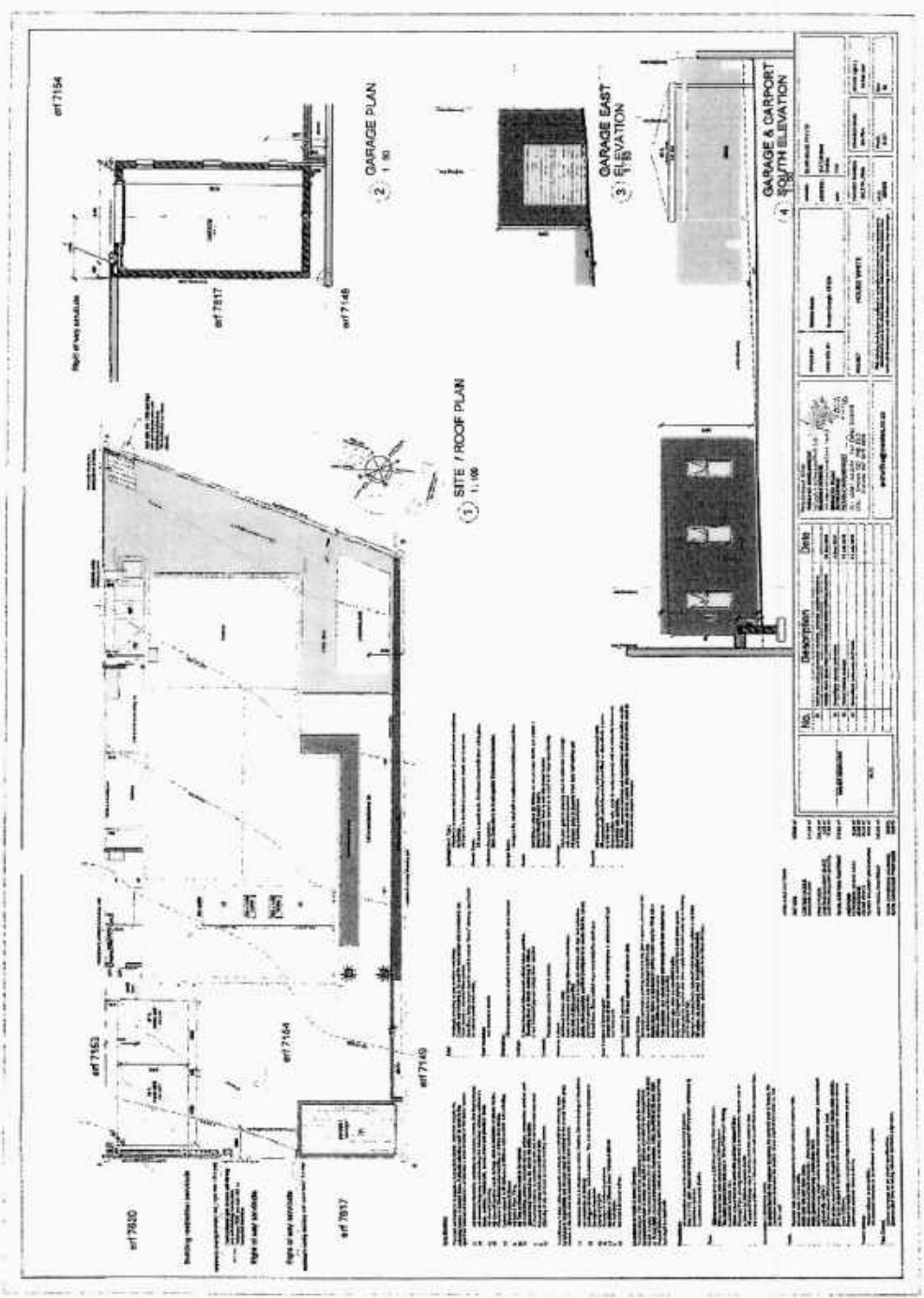
respectively and the northern lateral building line from 2m to 0,88m and 0,612m to accommodate the existing 2 (two) shade ports;

- ❖ relax the western lateral building line from 2m to 0,49m and the northern lateral building line from 2m to 0m to accommodate the existing single garage which exceeds the permissible length restriction applicable to outbuildings;
- ❖ relax the rear building line from 2m to 0m, in order to accommodate the existing deck which exceeds the permissible height restriction applicable to open- and uncovered stoeps from 1m to 1,74m and 1,68m; and
- ❖ exceed the permissible height restriction applicable to boundary walls/fencing from 2,1m to 2,69m at the highest point;

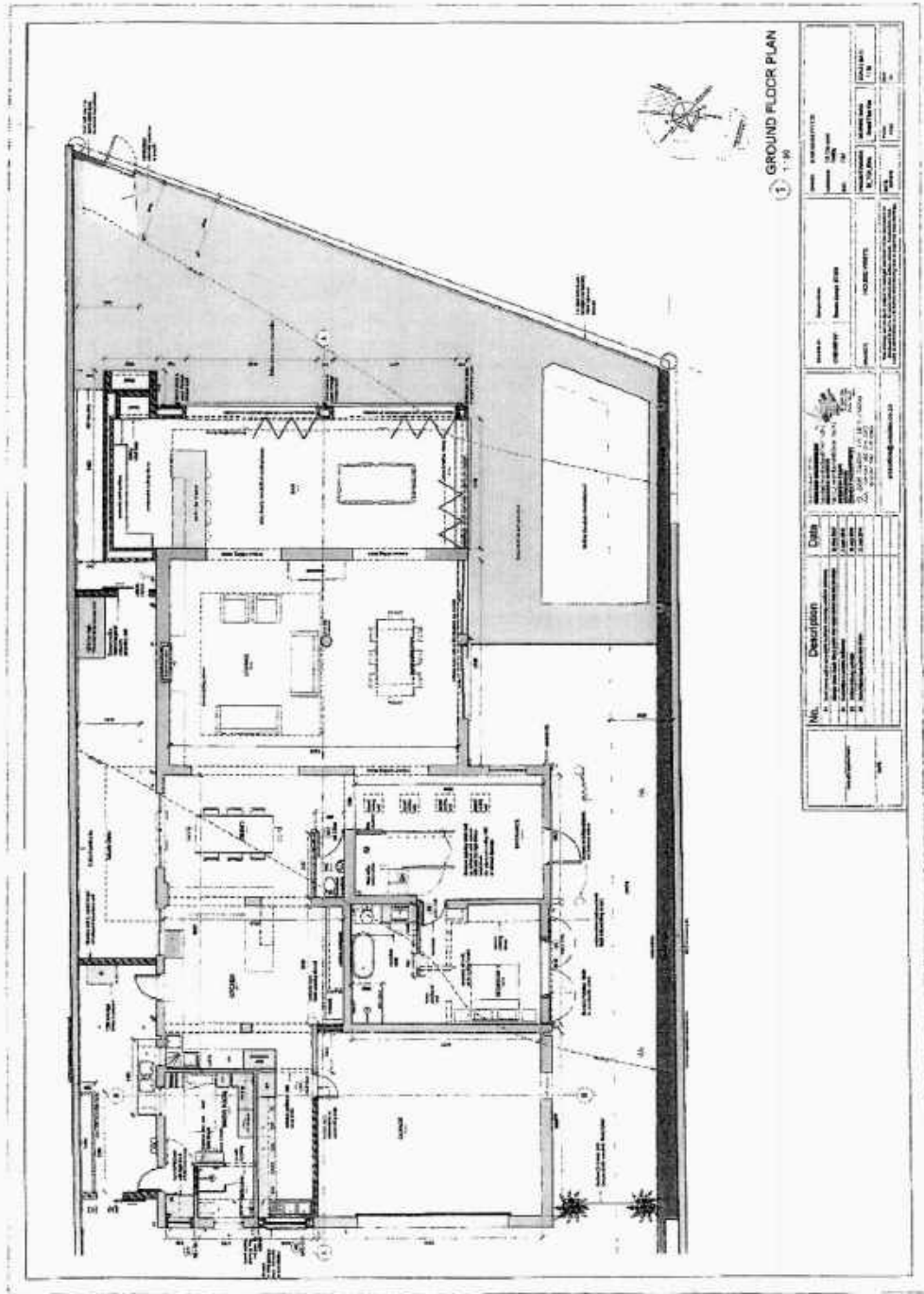
**be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions

- (a) that this approval only relates to the departures as indicated on the building 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 the Engineering Services Department, 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 and the 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.





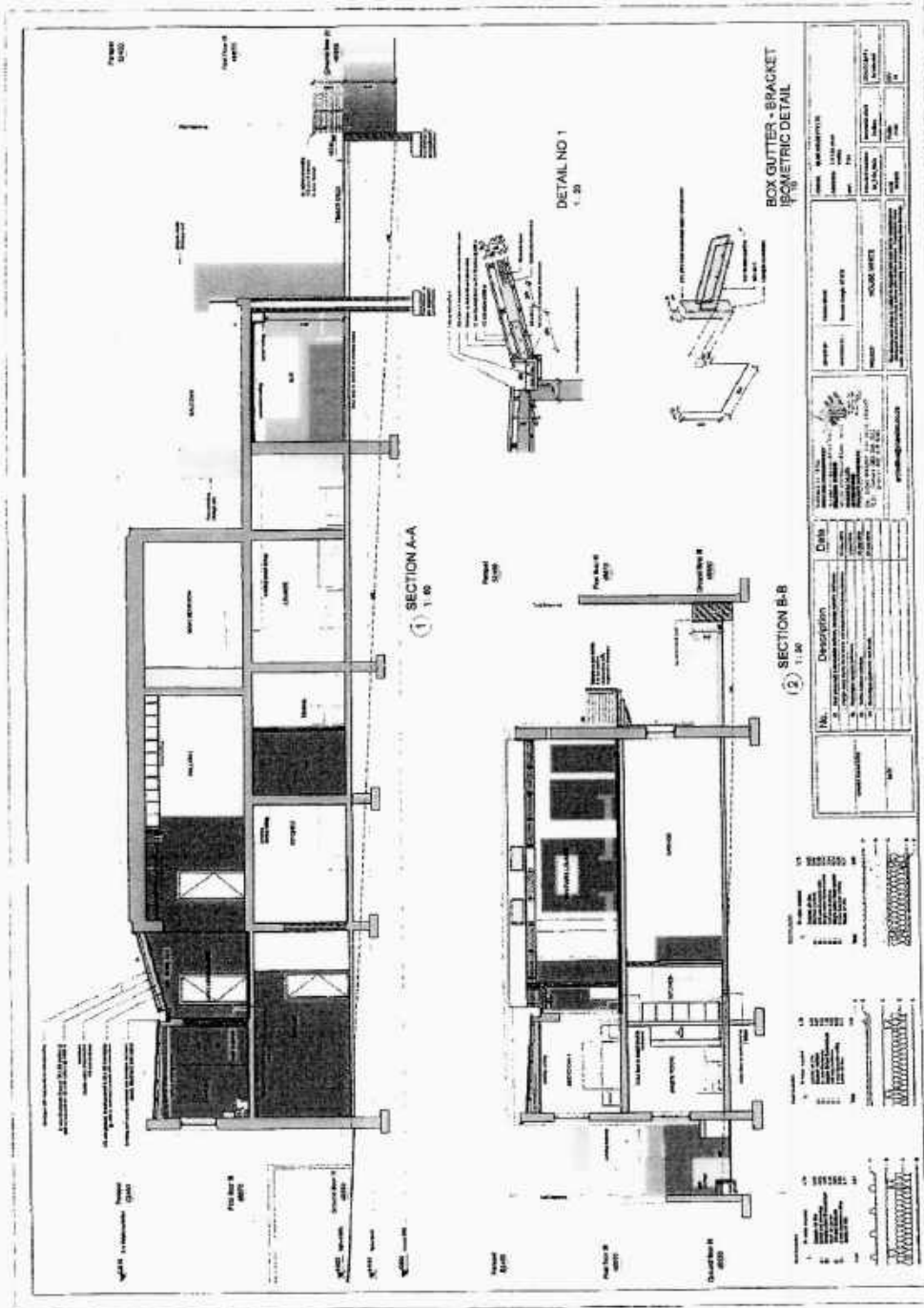
No.	Description	Date
1	PRELIMINARY	11/15/00
2	REVISED	11/15/00
3	REVISED	11/15/00
4	REVISED	11/15/00
5	REVISED	11/15/00
6	REVISED	11/15/00
7	REVISED	11/15/00
8	REVISED	11/15/00
9	REVISED	11/15/00
10	REVISED	11/15/00
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46	REVISED	11/15/00
47	REVISED	11/15/00
48	REVISED	11/15/00
49	REVISED	11/15/00
50	REVISED	11/15/00



1 GROUND FLOOR PLAN  
1:30

No. Description 1. All work to be done in accordance with the specifications and drawings. 2. All work to be done in accordance with the specifications and drawings. 3. All work to be done in accordance with the specifications and drawings.	Date 10/10/2010	PROJECT INFORMATION PROJECT NO. 10/10/2010 PROJECT NAME PROJECT LOCATION	
		ARCHITECT 10/10/2010	CONTRACTOR 10/10/2010
PROJECT INFORMATION PROJECT NO. 10/10/2010 PROJECT NAME PROJECT LOCATION		ARCHITECT 10/10/2010	
CONTRACTOR 10/10/2010		PROJECT INFORMATION PROJECT NO. 10/10/2010 PROJECT NAME PROJECT LOCATION	

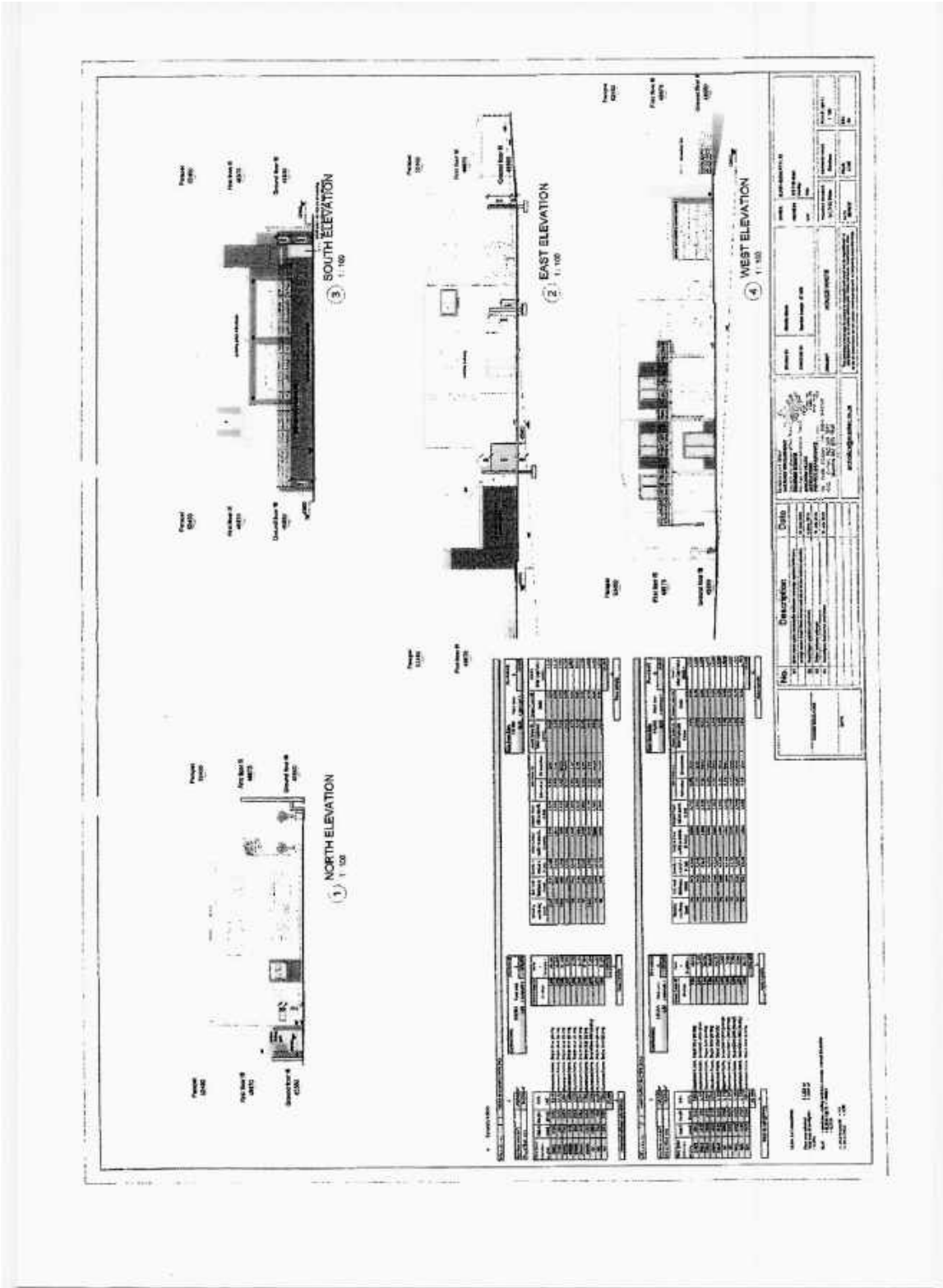




**BOX GUTTER - BRACKET  
ISOMETRIC DETAIL**

No.		Description		Date	
1	1	Box Gutter	1/10/19	1/10/19	1/10/19
2	2	Bracket	1/10/19	1/10/19	1/10/19
3	3	Fasteners	1/10/19	1/10/19	1/10/19
4	4	Sealant	1/10/19	1/10/19	1/10/19
5	5	Insulation	1/10/19	1/10/19	1/10/19
6	6	Roofing	1/10/19	1/10/19	1/10/19
7	7	Structural Steel	1/10/19	1/10/19	1/10/19
8	8	Other	1/10/19	1/10/19	1/10/19

No.		Description	
1	1	Box Gutter	1/10/19
2	2	Bracket	1/10/19
3	3	Fasteners	1/10/19
4	4	Sealant	1/10/19
5	5	Insulation	1/10/19
6	6	Roofing	1/10/19
7	7	Structural Steel	1/10/19
8	8	Other	1/10/19



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 7154, VOELKLIP (3377/2019)**

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 7154, Voelklip, unobstructed;
7. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**12. ERF 4823, 15 FIRST STREET, VOËLKLIP, HERMANUS: APPLICATION FOR DEPARTURE: MESSRS ME PLANNERS ON BEHALF OF MG STEGMAN****4823 HVK (2939)****P Roux****(028) 313 8900****Hermanus Administration****5 May 2020**

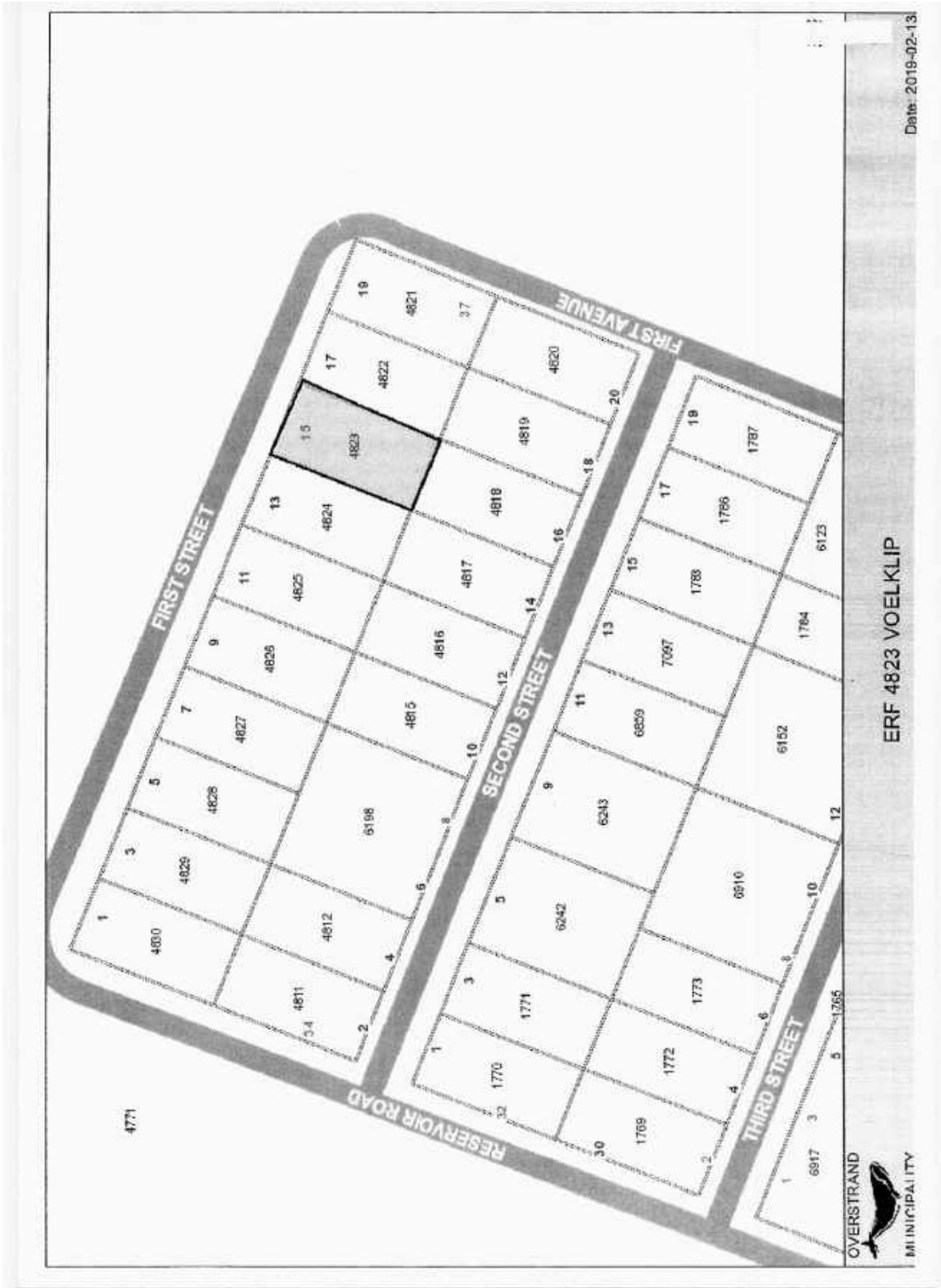
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**Executive Summary**

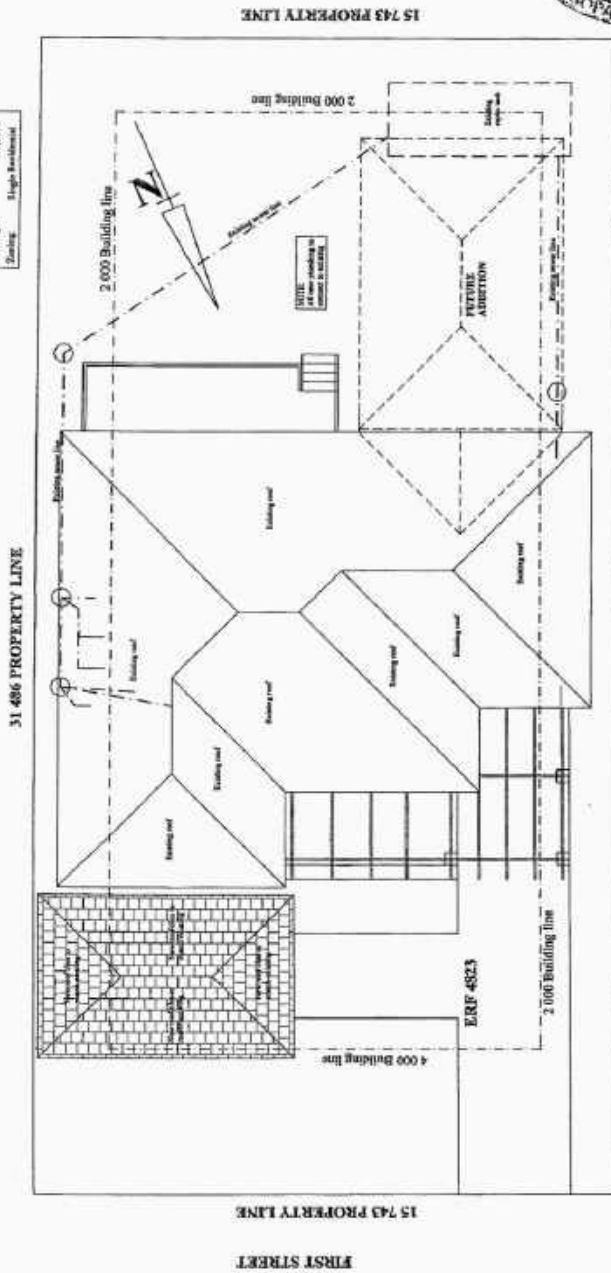
An application was received on 4 February 2019 (amended motivation was received on 30 September 2019) from Messrs ME Planners on behalf of MG Stegman for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Erf 4823, Hermanus to relax the eastern lateral building line from 2m to 0,3m to accommodate a new garage and the western lateral building line from 2m to 1,2m to accommodate the proposed alteration of the existing garage into a kitchen.

**RESOLVED:**

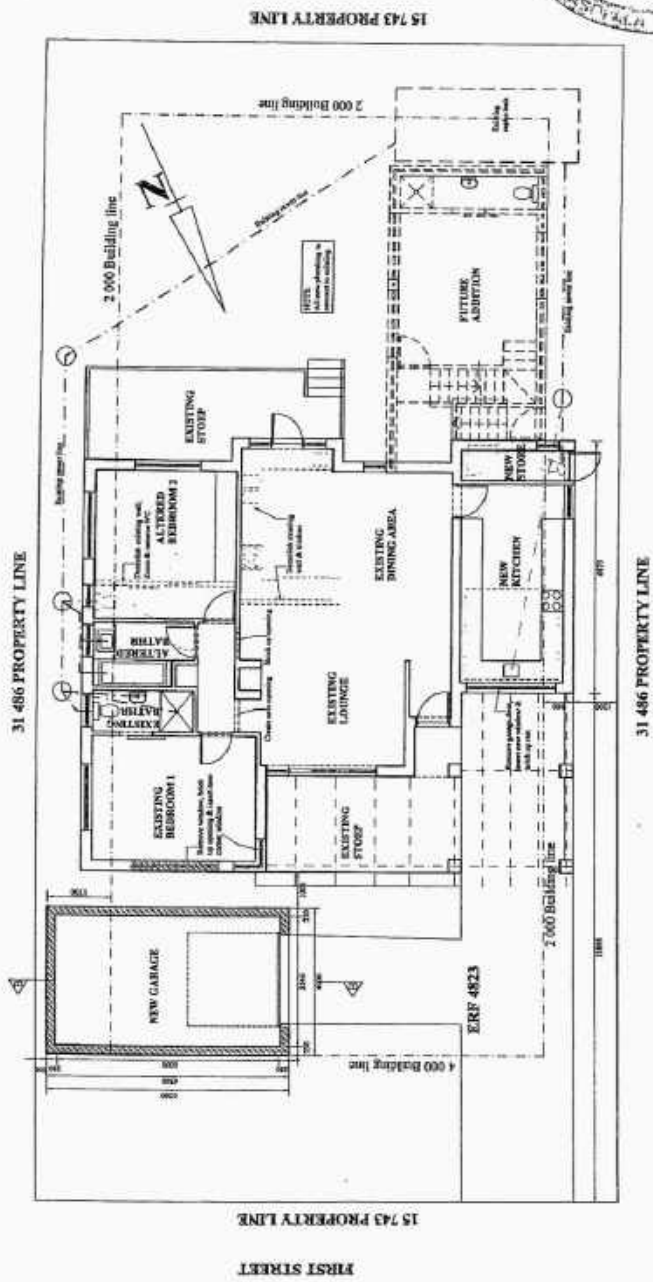
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 4823, Hermanus to relax the eastern lateral building line from 2m to 0,3m to accommodate a new garage and the western lateral building line from 2m to 1,2m to accommodate the proposed alteration of the existing garage into a kitchen, **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 proposed new single garage and the alteration of the existing garage into a kitchen as indicated on the plans submitted with the application;
  - (b) that building plans be submitted to the Building Department for approval and that any conditions by the Fire and Building Departments be complied with at that stage;
  - (c) that all the conditions in the Services Report be adhered to;
  - (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.



<b>ERF 4823 HERMANUS</b>	
Site Area	14,200m <sup>2</sup>
Existing Covered Floor	14,200m <sup>2</sup>
Existing Slope	30,00%
New Usage	24,00m <sup>2</sup>
Area Addition	10,00m <sup>2</sup>
<b>TOTAL COVERED</b>	<b>24,200m<sup>2</sup></b>
Footprint	18,00m <sup>2</sup>
Coverage	24,00%
Zoning	Single Residential



<p><b>NOTES</b></p> <p>1. THIS DRAWING IS A COPY OF THE ORIGINAL DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.</p> <p>2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY AND THE NATIONAL DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND FORESTRY.</p> <p>3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>4. ALL DIMENSIONS SHALL BE CHECKED BY THE CLIENT BEFORE COMMENCEMENT OF ANY WORK.</p>	<p><b>ADDITIONS &amp; ALTERATIONS FOR APPROVAL</b></p> <p><b>R VAN DER MERWE</b> SACAP NO. D2600</p>	<p><b>STEGMAN</b> ERF 4823 VOELALIP HERMANUS OVERSTRAND</p>	<p>SITE PLAN SCALE 1:100</p>	<p>DATE : JUNE 2019</p>
	<p>DRG. NO. 1</p>			

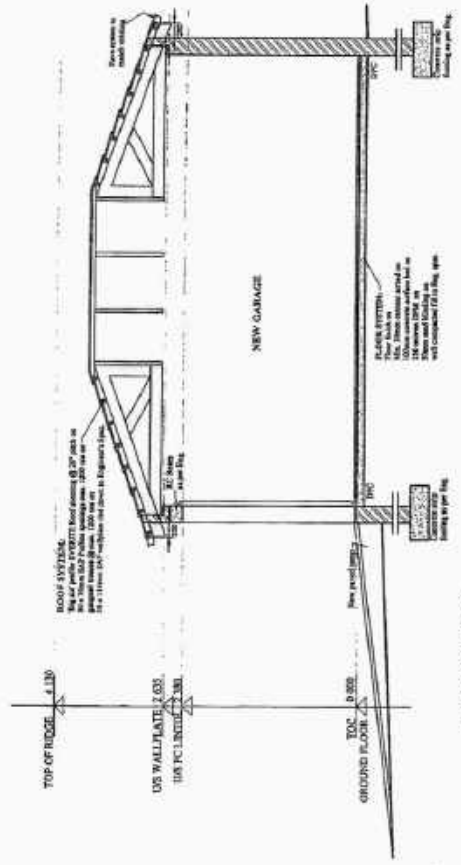


**NOTES**  
 THIS DRAWING IS FOR INFORMATION ONLY. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 THE ARCHITECT IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING.  
 ALL WORK TO BE DONE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE BY-LAWS.  
 ALL DIMENSIONS ARE IN METERS.  
 ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.

**ADDITIONS & ALTERATIONS  
 FOR APPROVAL**  
**R VAN DER MERWE**  
 SACAP NO. 02460

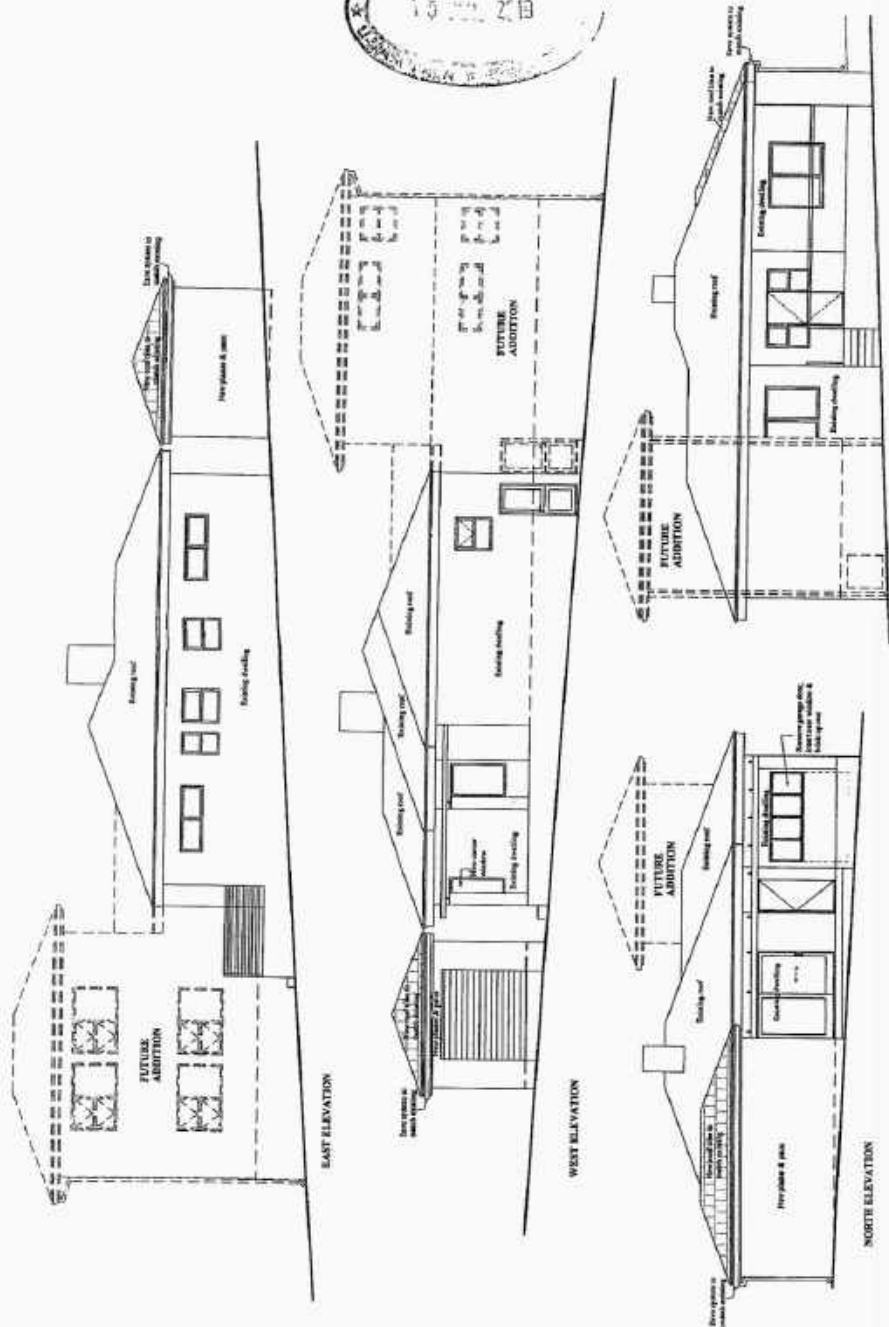
**STEGMAN  
 ERF 4823  
 VOELKLIP  
 HERMANUS  
 OVERSTRAND**

**GROUND FLOOR** SCALE: 1:100  
**DRG. NO. 2**  
 DATE: JUNE 2019



SECTION B-B

<p><b>NOTES</b>                  THE DRAWER IS COPYRIGHT:                  CONTRACTOR TO VERIFY ALL DIMENSIONS OF ALL BEFORE CONSTRUCTION WORK.                  WE DO NOT GUARANTEE THE ACCURACY OF THE DIMENSIONS TO SCALE.                  ALL WORK TO COMPLY WITH NATIONAL &amp; LOCAL BUILDING &amp; SAFETY REQUIREMENTS.                  ALL DIMENSIONS ARE IN METERS.                  ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.                  ALL DIMENSIONS TO BE SPECIFIED OR OTHERWISE TO COMPLY WITH ANY CODES.</p>	<p><b>ADDITIONS &amp; ALTERATIONS                  FOR APPROVAL:</b>  <b>R VAN DER MERWE</b>                  SACAP NO. B2400</p>	<p><b>STEGMAN</b>                  ERP 4823                  VOELKLIP                  HERMANUS                  OVERSTRAND</p>	<p>SECTION B-B SCALE: 1:20</p>
	<p>DRG. NO. 4</p>		<p>DATE: JUNE 2019</p>



<p><b>NOTES</b></p> <p>1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE LOCAL AUTHORITY'S REQUIREMENTS.</p> <p>2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S REQUIREMENTS.</p> <p>3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S REQUIREMENTS.</p> <p>4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S REQUIREMENTS.</p>	<p><b>ADDITIONS &amp; ALTERATIONS FOR APPROVAL</b></p> <p><b>R VAN DER MERWE</b> SAGAP NO. 02400</p>		<p><b>STEGMAN</b> ERP 4823 VOELKLIP HERMANUS OVERSTRAND</p>		<p>ELEVATIONS SCALE 1:100</p>
	<p>DATE: JUNE 2019</p>		<p>DRG. NO. 5</p>		<p>DATE: JUNE 2019</p>

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 4823, VOELKLIP (2939/2019)**

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 4823, Voelklip, unobstructed;
7. that no on-street parking be allowed.

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

  
**DATE**

**13. ERF 74, 14 VAN DYK STREET, VAN DYKSBAAI (KLEINBAAI): APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND CONSENT USE: MESSRS WRAP CONSULTANCY ON BEHALF OF AP LOTTER**

**74 GKB (3412/2019)**

**SW vd Merwe**

**(028) 313 8900**

**Hermanus Administration**

**9 April 2020**

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**Executive Summary**

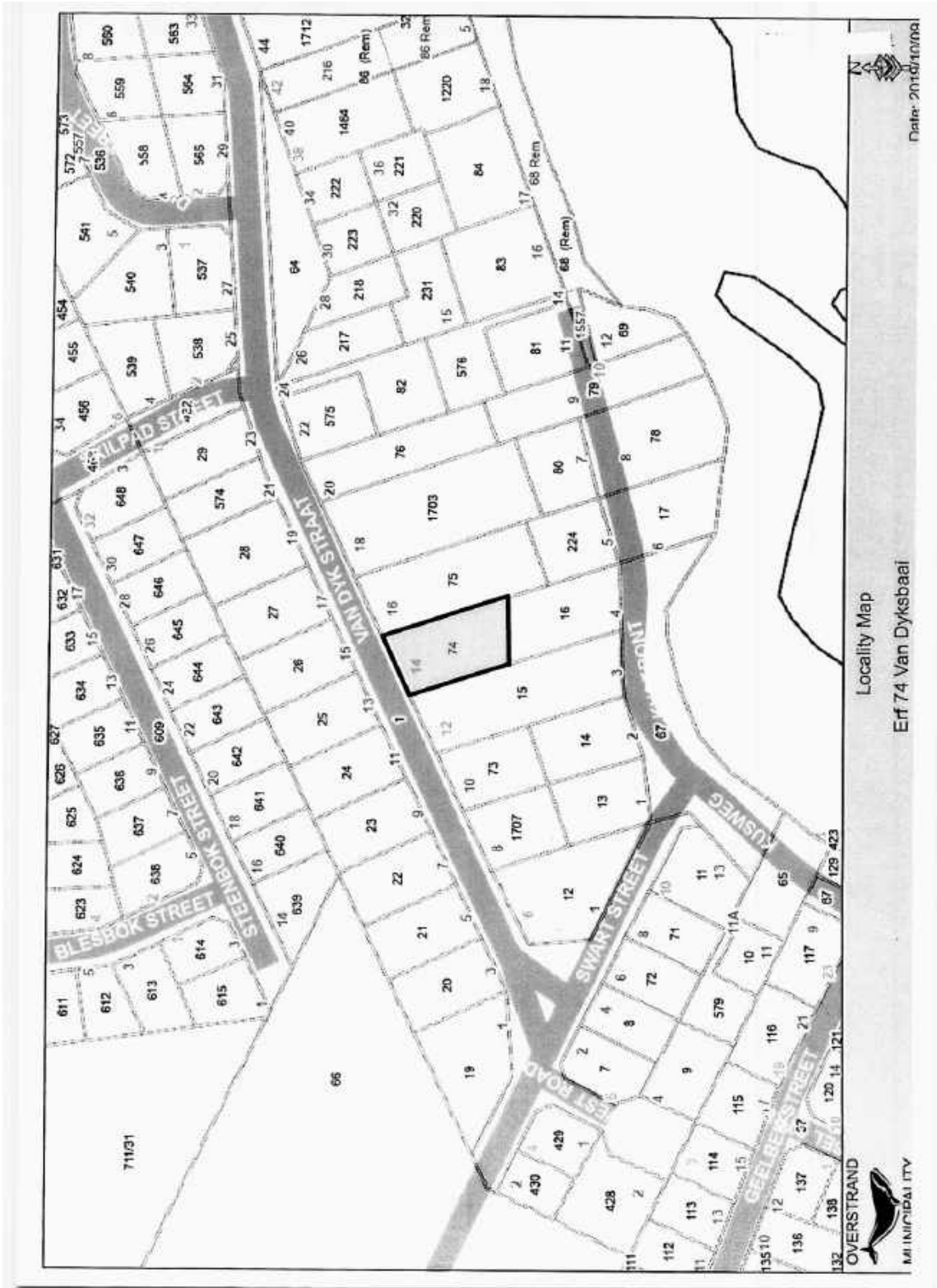
An application has been received on 1 October 2019 from Messrs Wrap Consultancy on behalf of AP Lotter, the owner of Erf 74, Van Dyksbaai, for the following:

- ❖ removal in terms of Section 16(2)(f) of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law) of restrictive title deed Condition C.(a), as contained in Title Deed T7568/1943 and conditions C.(a), C.(b), C.(b)(i), C(b)(ii), C.(c) and C.(d) as contained in Title Deed T10019/1966, and
- ❖ consent use in terms of Section 16(2)(o) of the aforementioned By-Law to conduct an institution (home for the aged / private care home).

**RESOLVED:**

1. that in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) the application for the removal restrictive title deed Condition C.(a), as contained in Title Deed T7568/1943 and conditions C.(a), C.(b), C.(b)(i), C(b)(ii), C.(c) and C.(d) as contained in Title Deed T10019/1966, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that, in terms of Section 16(2)(o) of the By-Law, the application for consent use (institution) in order to conduct a home for the aged / private care home, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the approvals provided in paragraphs 1. and 2. are subject to the following conditions;
  - (a) that the facility be restricted to four (4) bedrooms with a maximum occupancy of ten (10) people;
  - (b) that a detailed parking layout be submitted for approval by the Authorised Official, indicating a minimum of six(6) on-site parking bays in accordance with the provisions of the Scheme Regulations;
  - (c) that the approved parking layout referred to in paragraph (b) above be implemented to the satisfaction of the Authorised Official;

- (d) that building plans be submitted within thirty (30) days of the decision date and that all requirements of the Building Control and Fire Department shall be adhered to;
  - (e) that applicable rates and service tariffs, as determined by the annual budget be made applicable, which tariffs are automatically be adjusted in terms of the annual budget;
  - (f) that all the conditions of Fire Services and Waste Management Services, be complied with;
  - (g) that the conditions of the Health Inspector, be complied with;
  - (h) that all the conditions in the Services Report, be complied with;
  - (i) that the institution be registered with the Department of Social Development and this office be provided with a copy thereof;
  - (j) that a single non-illuminated sign that complies with the Municipal By-Law on Signage, may be displayed on the premises;
  - (k) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with; and
  - (l) that this approval does not absolve the applicant from compliance with any other relevant legislation.
4. that the applicant be notified of his/her right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditional approvals.







Locality Map  
Erf 74 Van Dyksbaai

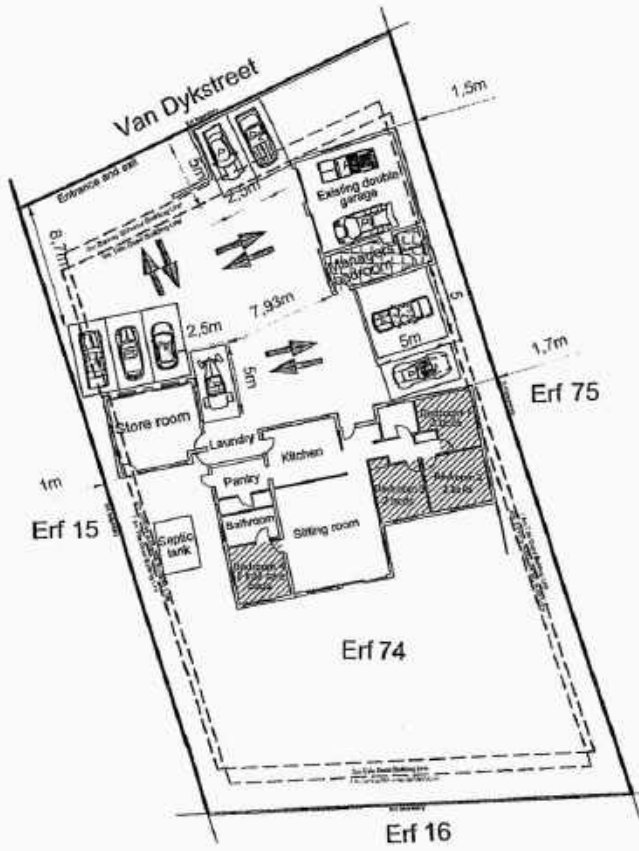


Date: 2010/10/09

**Plan 3: SDP**  
**Erf 74 Van Dyksbaai**

-  Erf 74 Van Dyksbaai (1342m<sup>2</sup>)
-  Proposed bedrooms for the aged
-  Proposed managers bedroom
-  328m<sup>2</sup> Existing building footprint

Tel: 028 313 1411  
 Email: admin@wrapgroup.co.za  
 Plan prepared in September 2019  
 File number 18/033  
 35 Dukker Street, Hermanus, 7200  
 Plan prepared by: Raellehlle Jonkie  
 All distances are approximate  
 and subject to a survey



Scale 1 : 500

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED  
CONDITIONS & CONSENT USE: ERF 74, VAN DYKSBAAI (3412/2019)**

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

**Conditions:**

1. that the existing water connection and sewer conservancy tank to Erf 74 shall be used to service Erf 74;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
4. that the on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
5. that any additional and / or extended vehicle entrances will be for the developer's account;
6. that stormwater be allowed to discharge through Erf 74, Van Dyksbaai, unobstructed.

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

*23/12/2019*  
DATE

**14. ERF 824, 7 JOUBERT STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND RELAXATION OF A RESTRICTIVE TITLE DEED CONDITION: WJ HILL**

**824 GFK (3285/2019)  
SW van der Merwe  
30 March 2020**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

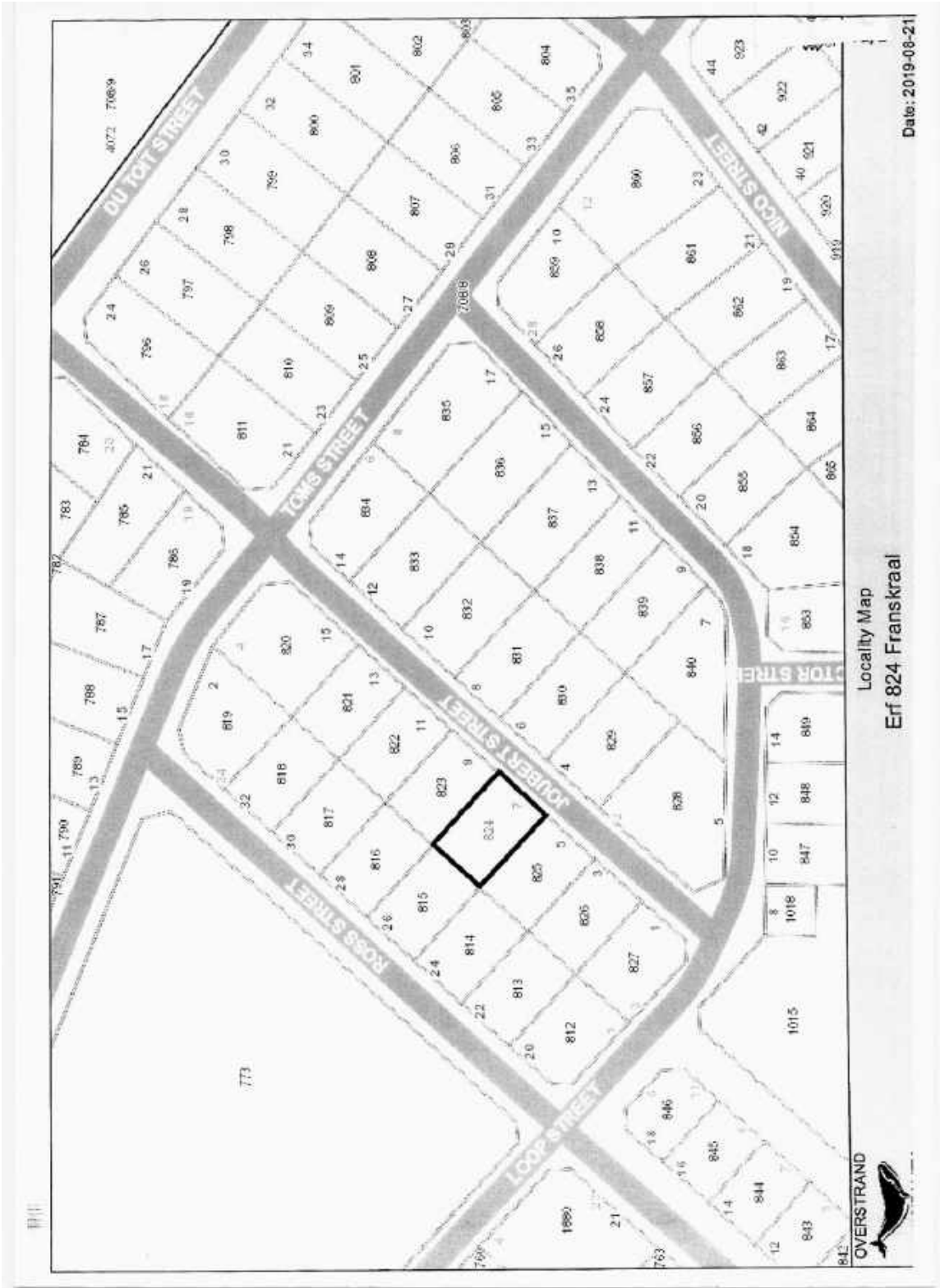
An application has been received on 20 August 2019 from WJ Hill, the owner of Erf 824, Franskraal, for the following:

- ❖ departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) to encroach the western lateral building line from 2m to 0m to accommodate a proposed carport, and
- ❖ application for title relaxation in terms of the provisions of clause C.5 of Title Deed T18665/2014 to relax the western lateral building line from 1,57m to 0m to accommodate a proposed carport onto the property boundary.

**RESOLVED:**

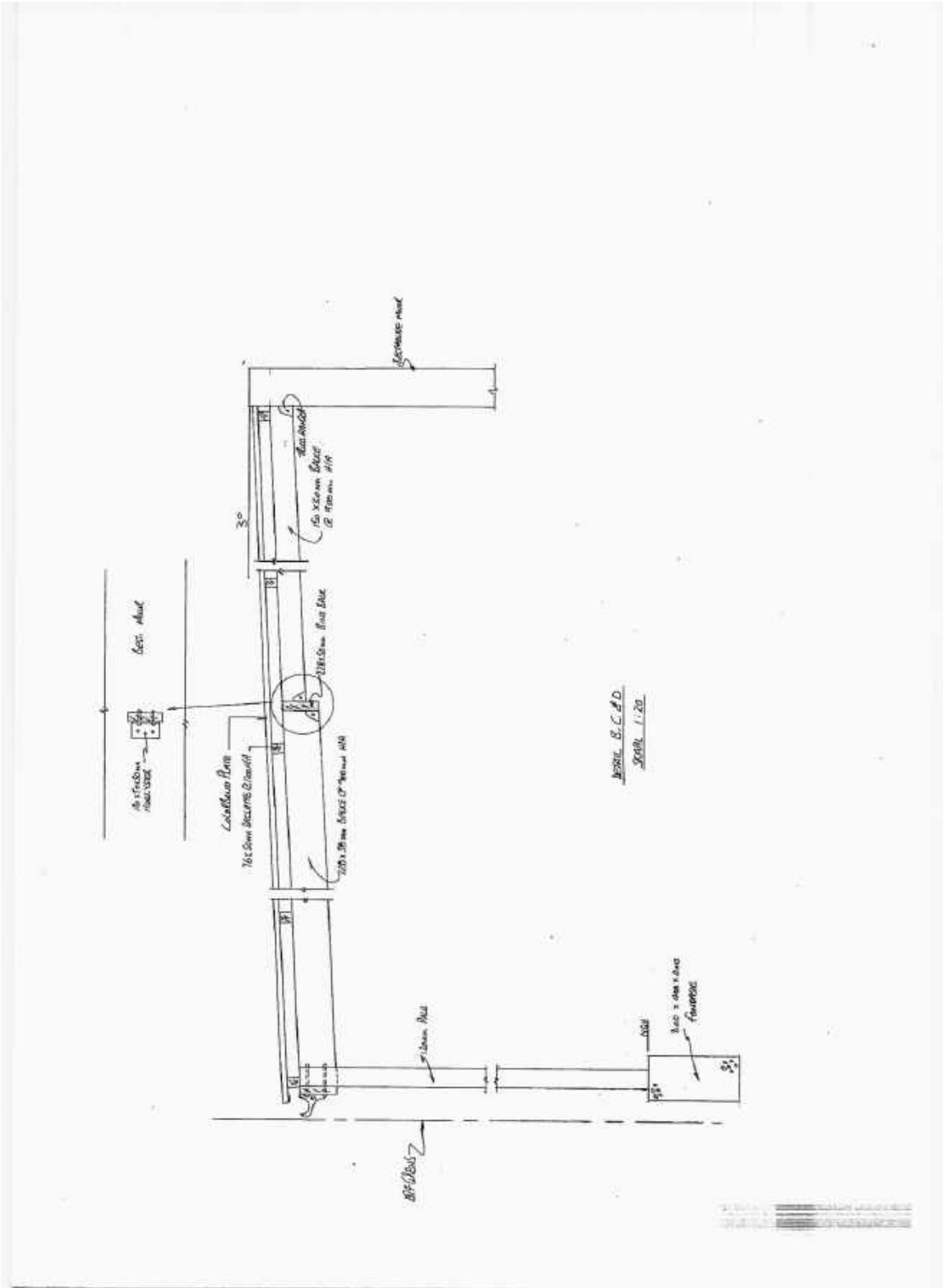
1. that the application for title relaxation in terms of the provisions of Clause 5.C of Title Deed T18665/2014 in order to relax the western lateral building line to accommodate a proposed carport onto the property boundary, **be approved**;
2. that, in terms of Section 16(2)(b) of the By-Law, the application for a building line departure to relax the western lateral building line from 2m to 0m to accommodate a proposed carport, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the approvals are for the development as indicated on Drawing No JJ.26/2019 dated 21 May 2019, that was submitted with the application;
  - (b) that building plans be submitted to the Building Department for approval;
  - (c) that all the conditions in the Services Report, be complied with;
  - (d) that the approvals do not absolve the applicant from compliance with any other relevant legislation; and
  - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.

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



Locality Map  
Erf 824 Franskraal





APRIL 8, 1920  
 SCALE 1:20

3/4\"/>

APRIL 8, 1920

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE / RELAXATION OF TITLE DEED: ERF  
824, FRANSKRAAL (3275/2019)**

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, standard electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the 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 824, Franskraal, unobstructed;
6. that no on-street parking be allowed.

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

*26/03/2020*  
**DATE**

**15. ERF 423, 102 CILLIERS STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR RELAXATION OF RESTRICTIVE TTITLE DEED CONDITION: A ACKERMANN**

**423 GFK (3285/2019)  
SW van der Merwe  
30 March 2020**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application has been received on 15 August 2019 from A Ackermann, the owner of Erf 423, Franskraal, for relaxation of a restrictive title deed condition in terms of the provisions of Clause C.20 of Title Deed T71594/95 to relax the western lateral building line from 1,57m to 0m to accommodate an existing garage.

**RESOLVED:**

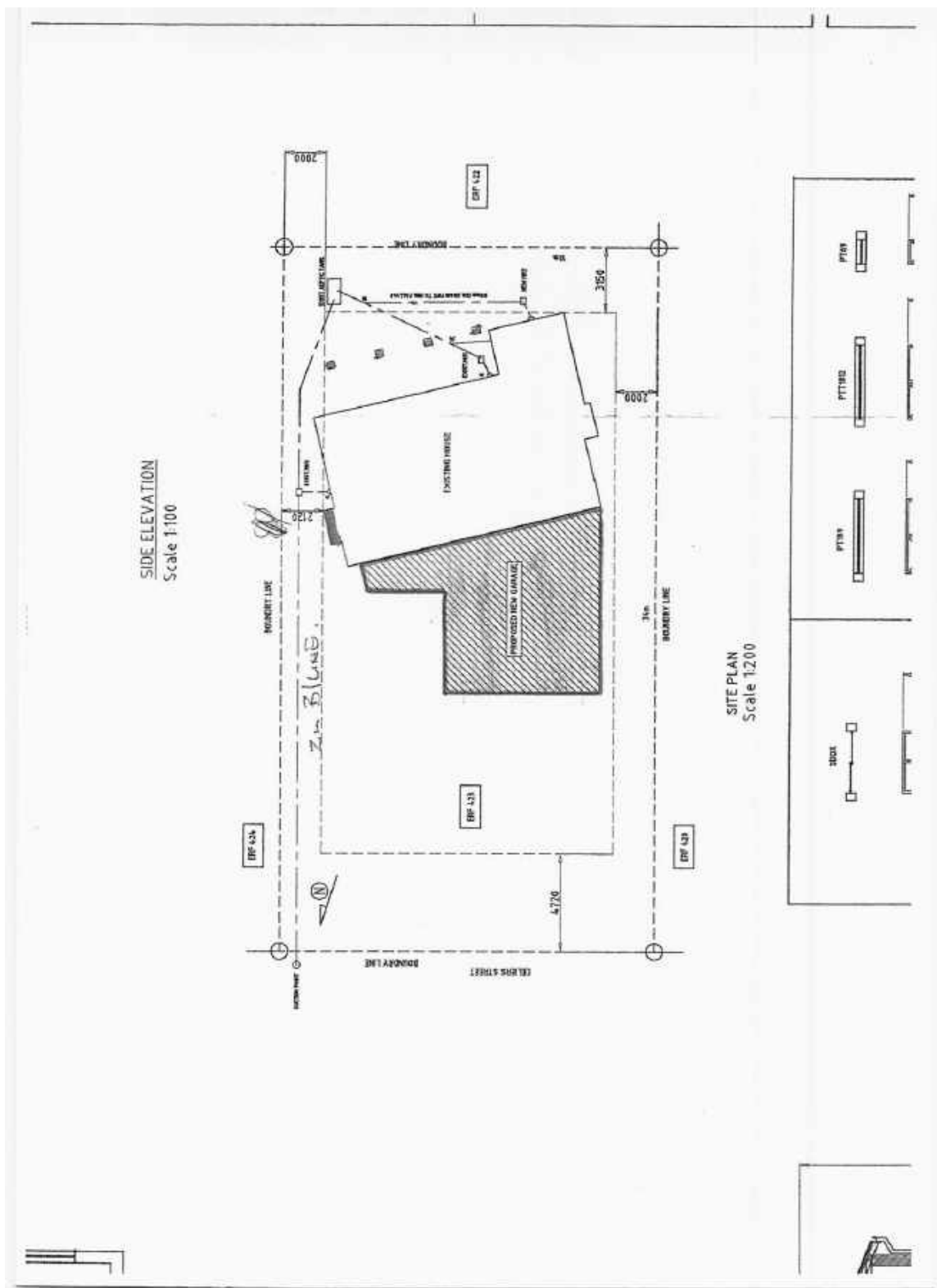
1. that the application for title relaxation in terms of the provisions of Clause C.20 of Title Deed T71594/95 in order to relax the western lateral building line from 1,57m to 0m in order to accommodate an existing garage, **be approved** in terms of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the approvals are for the development as indicated on Drawing No FKL-423-01-802 , that was submitted with the application;
  - (b) that building plans be submitted to the Building Department for approval with 30 days of the final decisoin and that all the requirements of the Building- and Fire Services Department be adhered to;
  - (c) that all the conditions in the Services Report be complied with;
  - (d) that the approvals do not absolve the applicant from compliance with any other relevant legislation; and
  - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of his/her right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 pertaining to the approval in paragraph 2 above.



Locality Map  
Erf 423 Franskraal

Date: 2019-08-19





COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE / RELAXATION OF TITLE DEED: ERF  
423, FRANSKRAAL (3275/2019)

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, standard electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the 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 423, Franskraal, unobstructed;
6. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**16. ERF 1153, 269 MAIN ROAD, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS INTERACTIVE TOWN- AND REGIONAL PLANNING ON BEHALF OF JAC JOUBERT AND ML BLOM**

**1153 HEC (3309/2019)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**28 May 2020**

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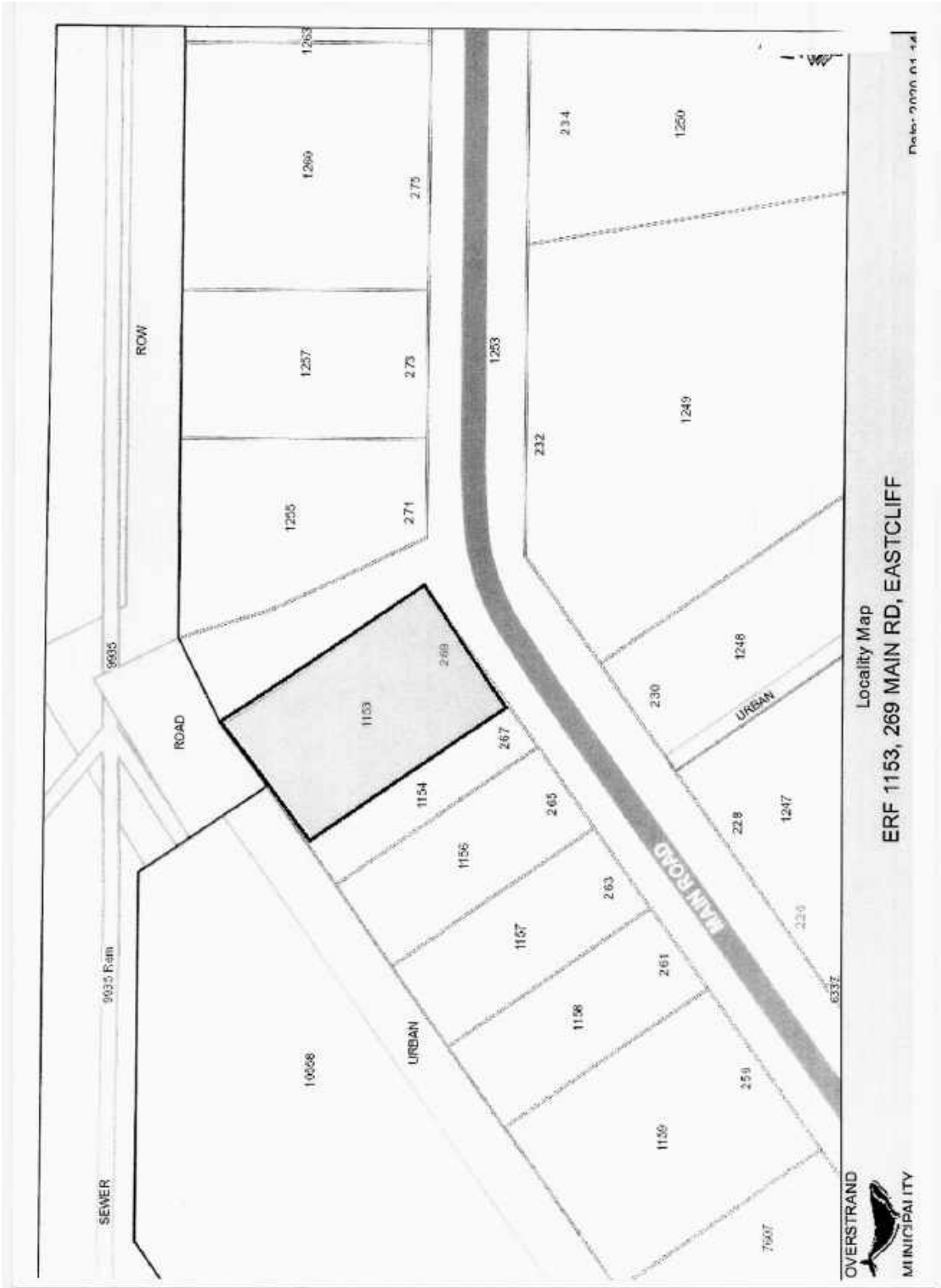
**Executive Summary**

An application was received on 26 July 2019 from Messrs Interactive Town- and Regional Planning on behalf of JAC Joubert and ML Blom in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) to accommodate a five (5) bedroom guest house on Erf 1153, Hermanus.

**RESOLVED :**

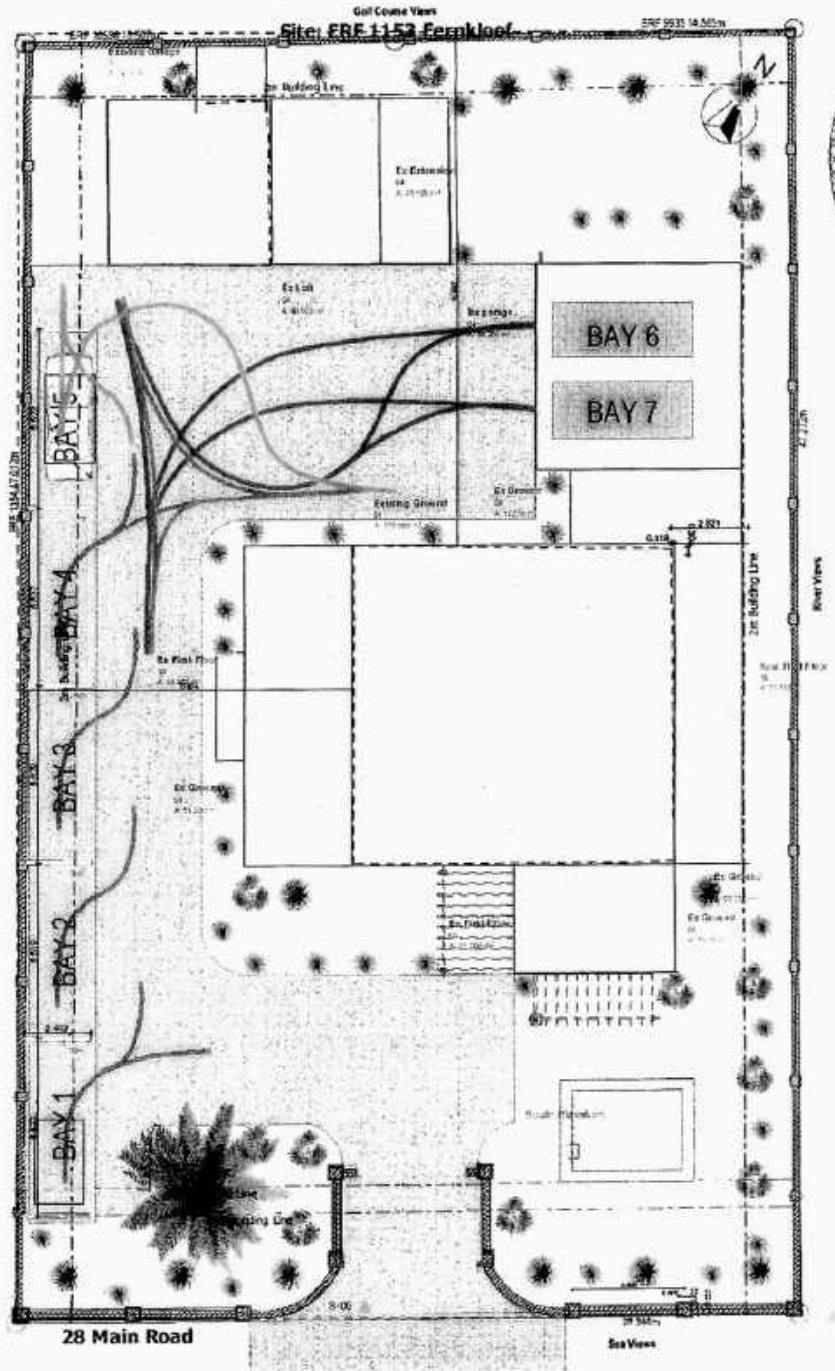
1. that the application for consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-law), applicable to Erf 1153, Hermanus in order to operate a five (5) bedroom guest house from the main dwelling on the property, **be approved** in terms 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 a maximum of **five (5)** bedrooms to be let, be permitted on Erf 1153, Eastcliff, Hermanus;
  - (c) that this approval only relates to the proposed Site Development Plan, as submitted with the application;
  - (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 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 the property;

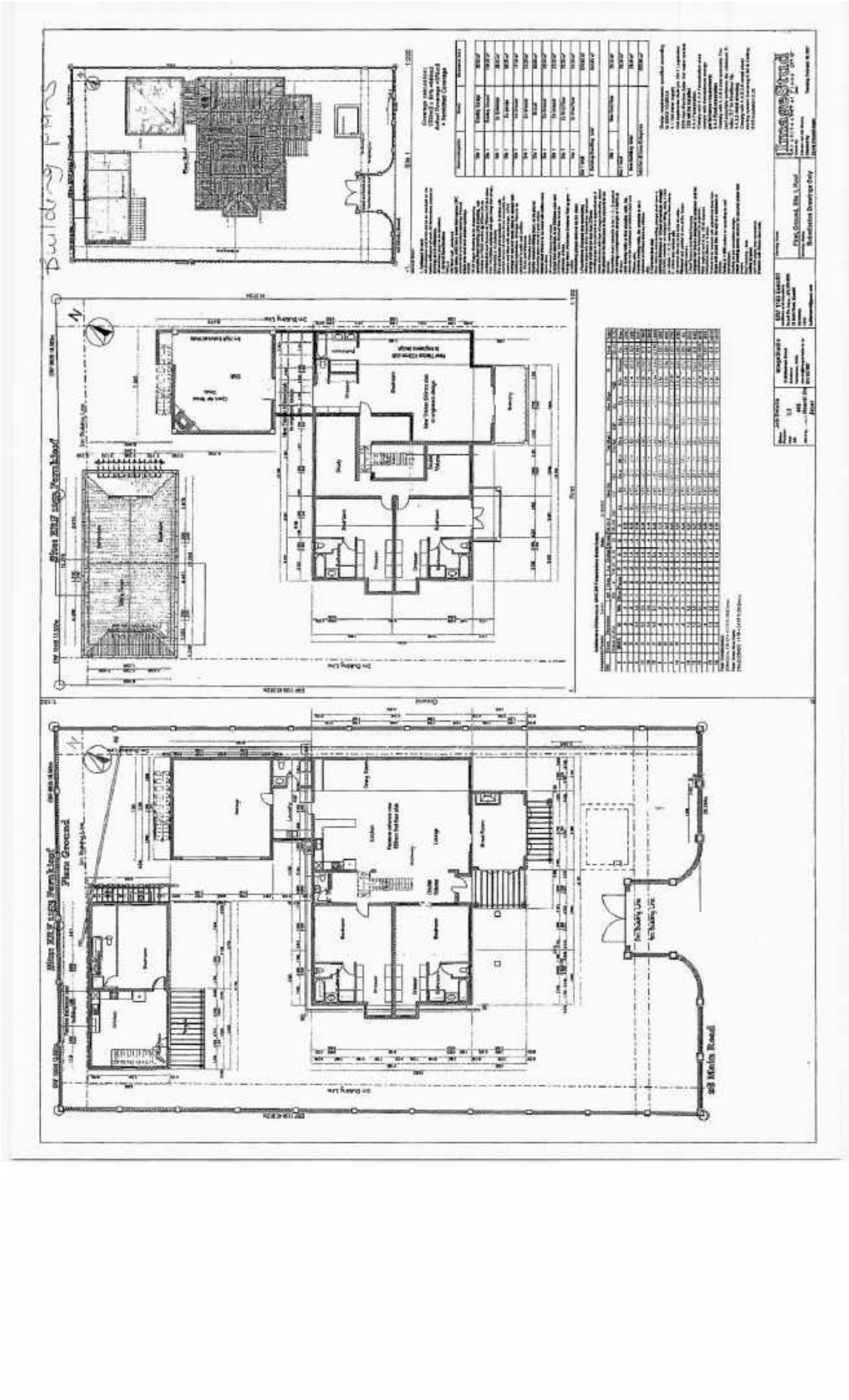
- (g) that no facilities (bar/restaurant or any other) be provided for non-residents of the accommodation establishment and that these facilities only be used by bona-fide guests of the establishment;
  - (h) that the selling or serving of liquor on the premises will be subject to the applicant obtaining the necessary liquor licence and in compliance with the Title Deed;
  - (i) that a maximum 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 a R962 Certificate of Acceptability must be applied for at the Overberg District Municipality and be obtained prior to conducting the accommodation establishment;
  - (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 be notified of his/her 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.



Locality Map  
ERF 1153, 269 MAIN RD, EASTCLIFF

Date: 2000.01.14







**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE: ERF 1153, EASTCLIFF (3309/2019)**

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 1153, Eastcliff, unobstructed;
7. that no on-street parking be allowed.

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

  
**DATE**

**17. ERF 3053, 184 TENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND DEPARTURE: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF JL NEL**

**3053 HVK (3550/2019)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**28 May 2020**

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**Executive Summary**

An application was received on 6 December 2019 from Messrs Plan Active Town- and Regional Planners on behalf of JL Nel in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 3053, Hermanus for the following:

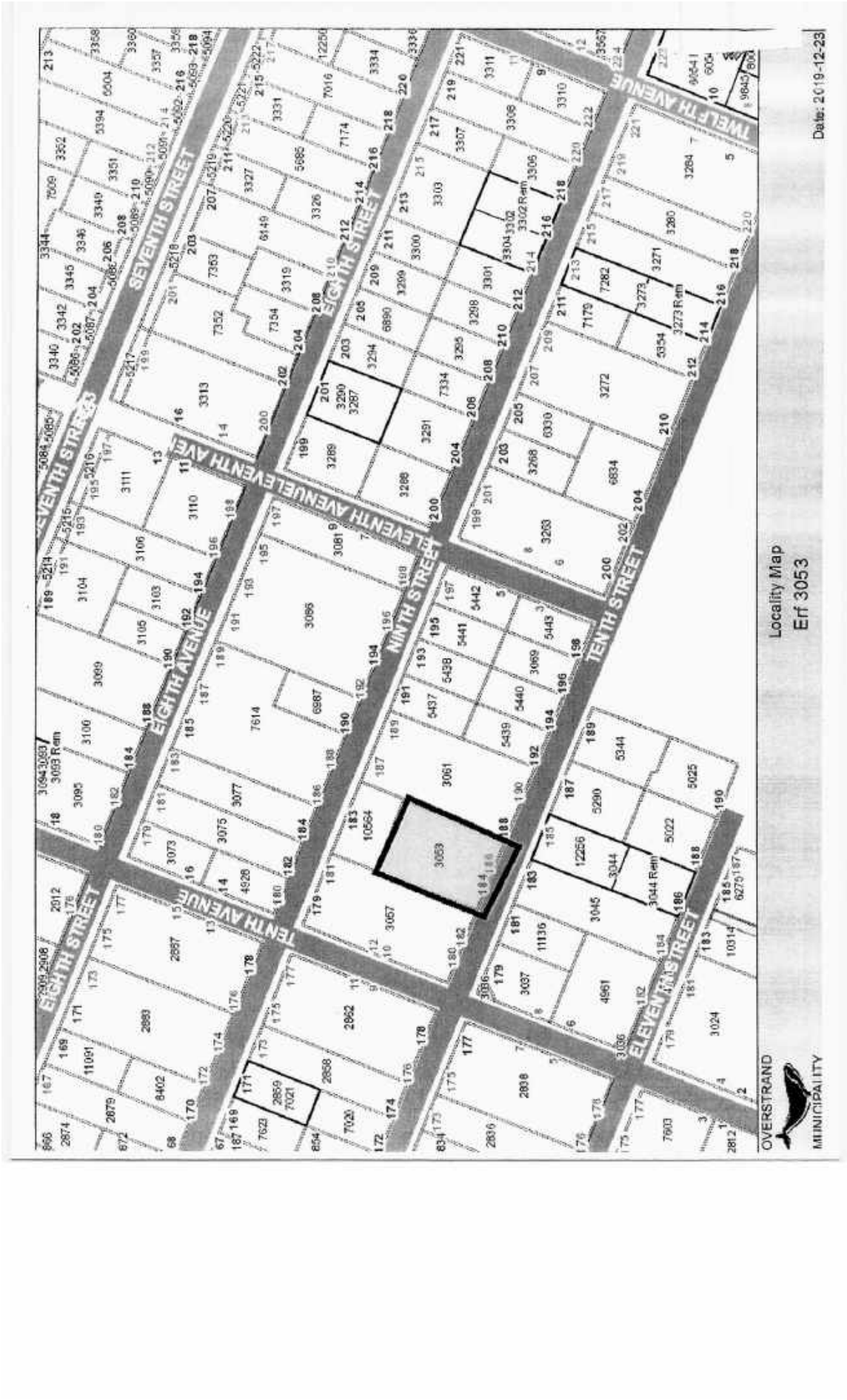
- consent use in terms of Section 16(2)(o) of the By-Law in order to conduct a four (4) bedroom guest house from the main dwelling unit on the property, and
- departure in terms of Section 16(2)(b) for a lateral building line encroachment from 2m to 1m to accommodate the existing structures.

**RESOLVED:**

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 3053, Hermanus in order to operate a four (4) bedroom guest house from the main dwelling on 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)(b) of the By-Law applicable to Erf 3053, Hermanus, in order to relax the western lateral building line from 2m to 1m to accommodate existing structures, **be partially approved** in terms of the provisions of Section 61 of the By-Law;
3. that the recommendations in paragraphs 1. and 2. above is 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, as submitted with the application;
  - (c) that the proposed balustrade situated on the western side of the first floor balcony be set back to 2m to limit access to the balcony which protrudes over the 2m lateral building line;

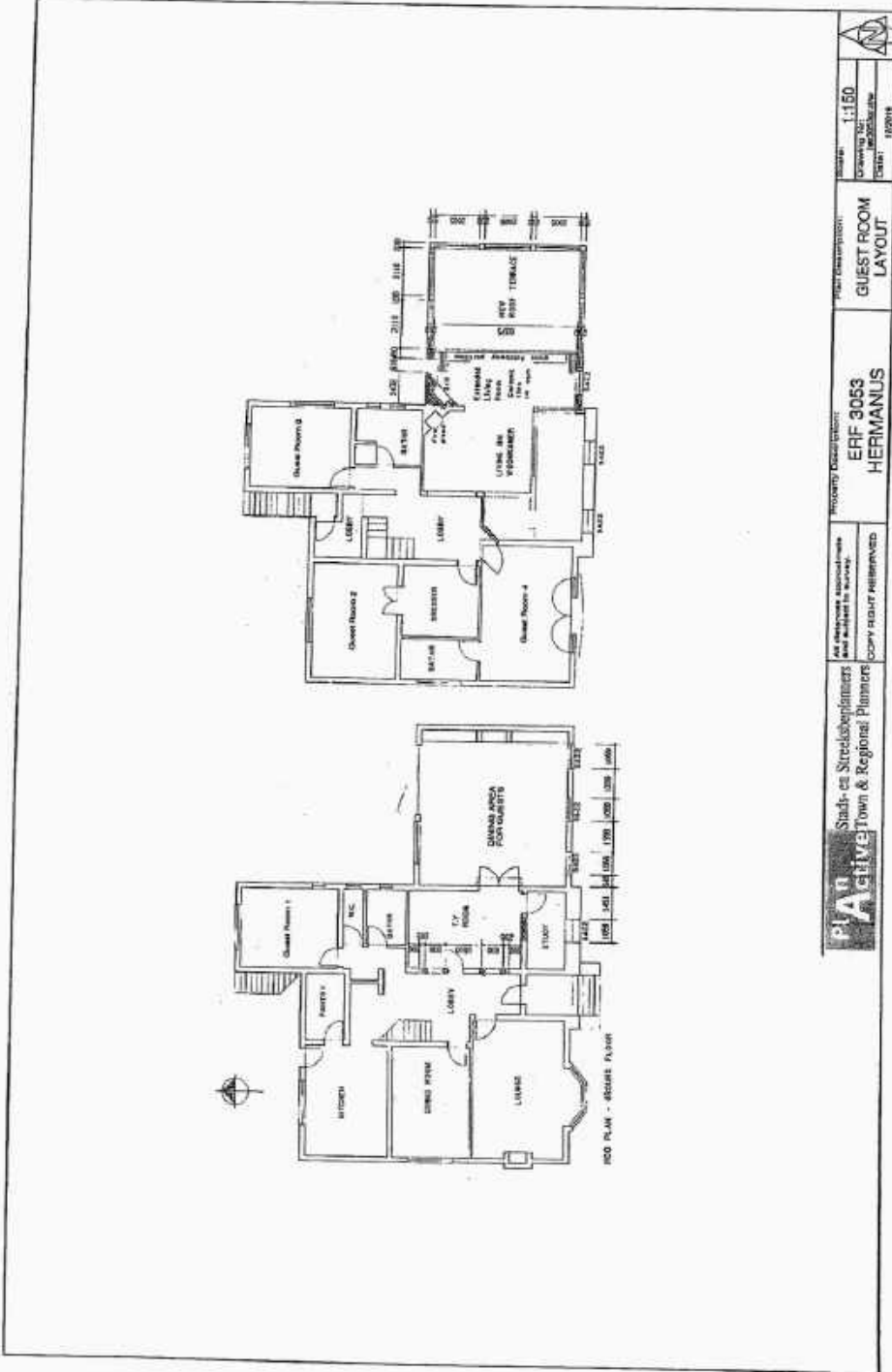
- (d) that building plans be submitted to the Building Department for approval and that all conditions of the Building- and the Fire Department be complied with at that stage;
- (e) that a maximum of **four (4)** bedrooms to be let, be permitted on Erf 3053, Voëlklip, Hermanus;
- (f) that the owner/manager resides on the premises and be responsible for the proper management of the guest house;
- (g) that a single non-illuminated sign that complies with the Municipal By-Law on signage, may be displayed on the property;
- (h) 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;
- (i) 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;
- (j) that a maximum of one (1) permanently demarcated parking bay per guestroom and two (2) for the owner/manager be provided within the erf boundaries;
- (k) that the applicable tariffs, as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
- (l) 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;
- (m) that a R962 Certificate of Acceptability must be applied for at the Overberg District Municipality and be obtained prior to conducting the accommodation establishment;
- (n) that no kitchen facilities and/or prep bowls be allowed in the guestrooms;
- (o) 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;
- (p) that all conditions imposed by the Fire Department, be complied with;

- (q) that all the conditions in the Services Report, be complied with;
  - (r) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation; and
  - (s) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
4. that the applicant be notified of his/her 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.”



Locality Map  
Erf 3053

Date: 2019-12-23



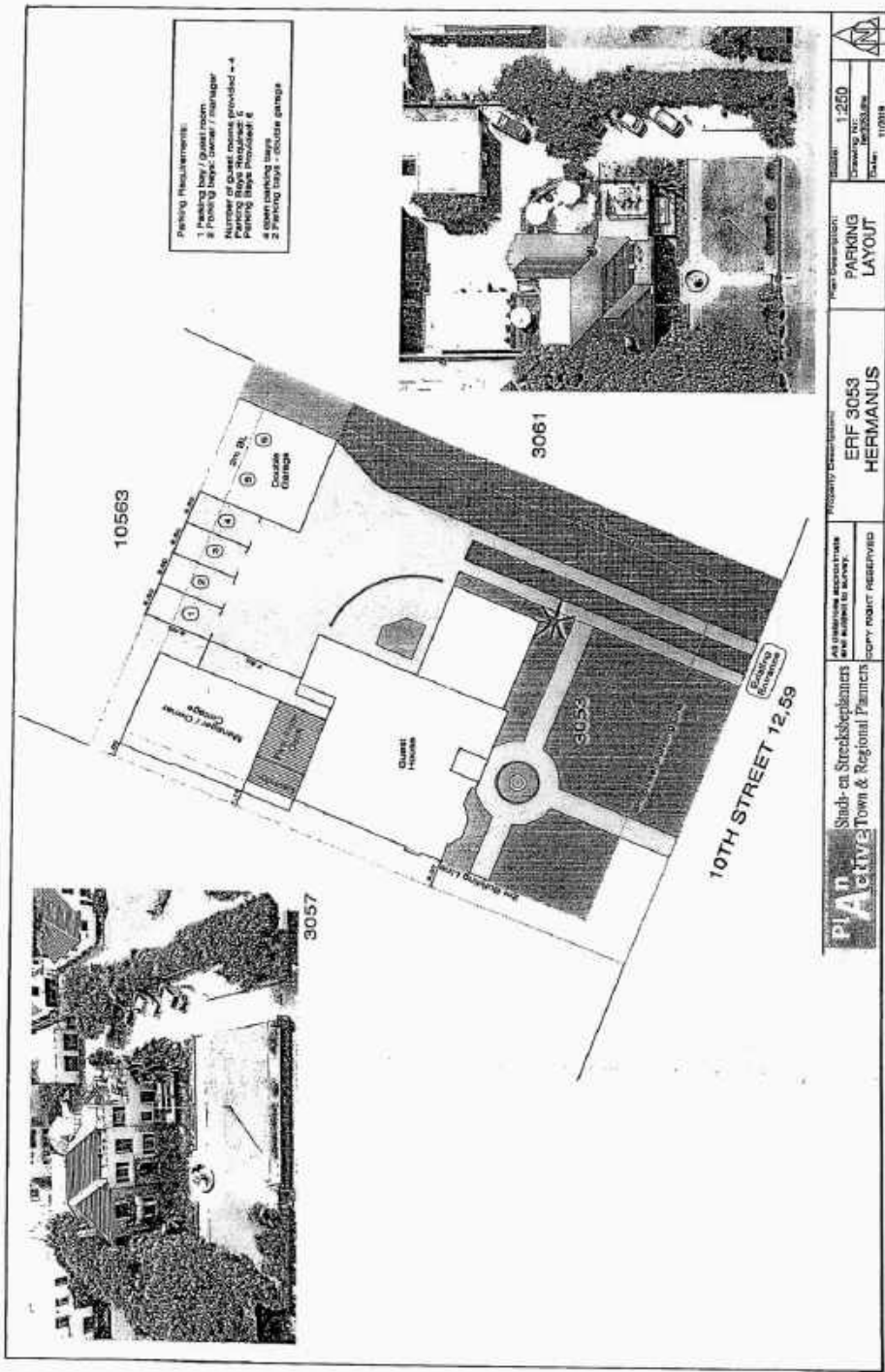
Scale: 1:150  
 Drawing for: [unclear]  
 Date: 10/2018

Project Description:  
**GUEST ROOM LAYOUT**

Property Name:  
**ERF 3053 HERMANUS**

All drawings are subject to survey and shall be subject to survey. Copy right reserved.

**PLAN** Stads- en Streeklaanlyers  
**ACTIVE** Town & Regional Planners



Scale: 1:250  
 Drawing No: 10563-01  
 Date: 11/01/18

Project Description:  
**PARKING LAYOUT**

Property Description:  
**ERF 3053 HERMANUS**

As prepared by:  
**ACTIVE**

Stads-en Streekskeemsters  
 Town & Regional Planners

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**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE & DEPARTURE: ERF 3053, VOELKLIP  
(3550/2019)**

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 3053, Voelklip, unobstructed;
7. that no on-street parking be allowed.

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

  
**DATE**

**18. ERF 7545, 81 NINTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS WRAP CONSULTANCY ON BEHALF OF MA EVENHUIS**

**7545 HVK (3290/2019)  
P Roux  
28 May 2020**

**(028) 313 8900**

**Hermanus Administration**

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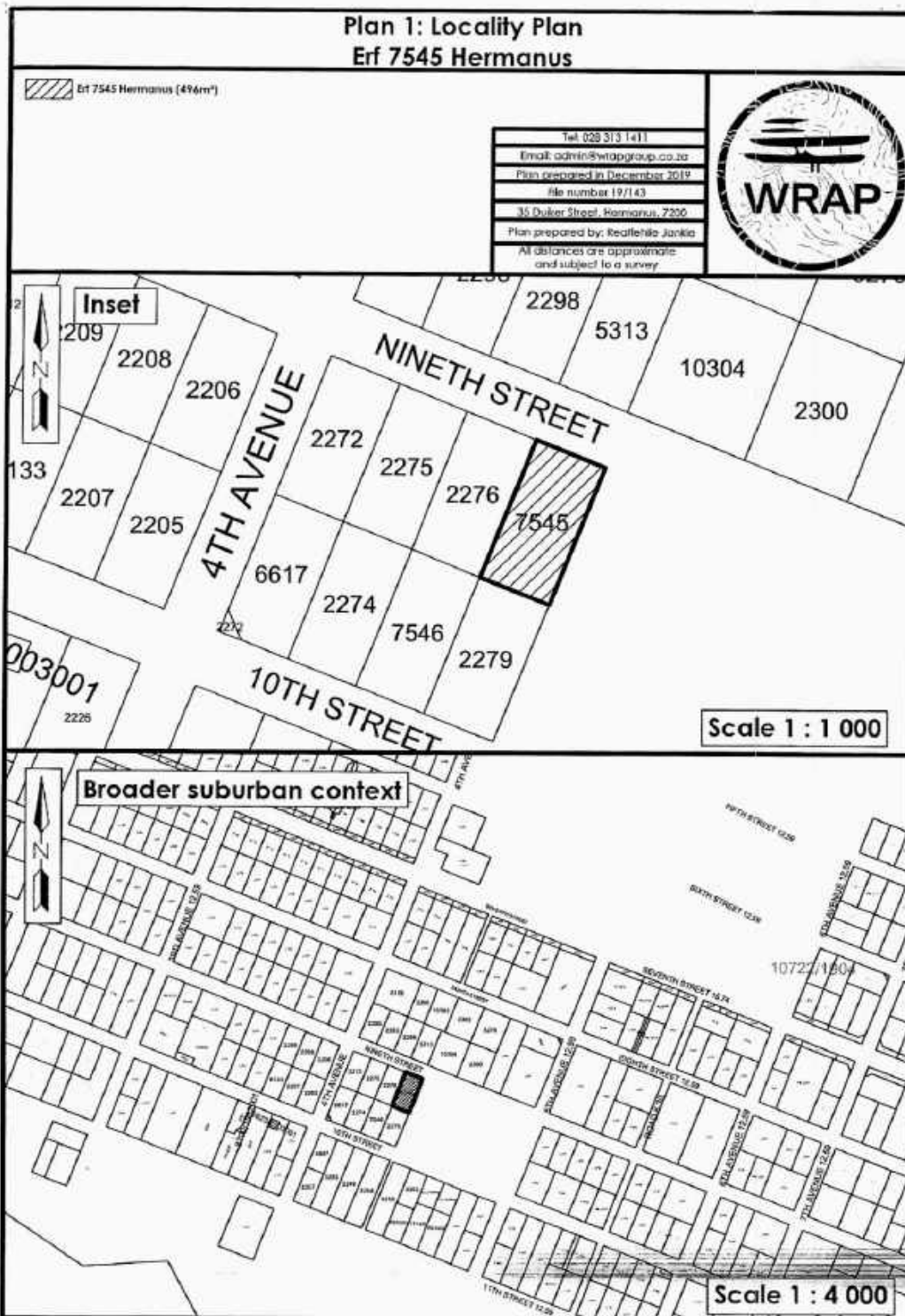
**Executive Summary**

An application was received on 18 December 2019 from Messrs WRAP Consultancy on behalf of MA Evenhuis for a 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 7545, Hermanus in order to relax the southern rear building line from 2m to 1m to accommodate a proposed cellar.

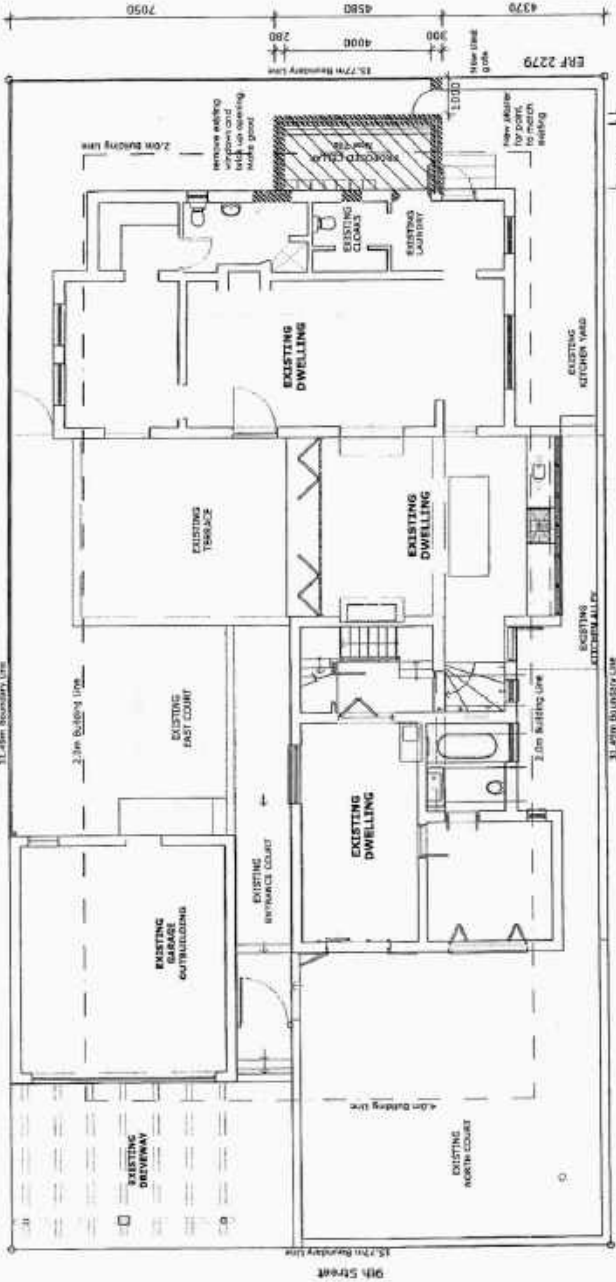
**RESOLVED:**

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 departure applicable to Erf 7545, Hermanus in order to relax the southern rear building line from 2m to 1m to accommodate a proposed cellar, **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. 837/DA/01 to 4* which was submitted with the application;
  - (b) that the wine cellar be used for storage purposes only;
  - (c) that the wine stored in the wine cellar be used for private consumption only;
  - (d) 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;
  - (e) that all the applicable conditions as contained in the Services Report and Telkom, be complied with;
  - (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.



ERF 4771 (PUBLIC OPEN SPACE)  
31.47m Boundary Line



REMAINDER ERF 2275  
31.47m Boundary Line

AREA:  
 Building 177.0sqm  
 Ground Cover 86.0 m<sup>2</sup>  
 First Storey 287.4 m<sup>2</sup>  
 Garage Outbuilding 287.4 m<sup>2</sup>  
 Cellar 287.4 m<sup>2</sup>  
 Total Area 1039.8 m<sup>2</sup>  
 Area of Site 277.4 m<sup>2</sup>  
 Coverage 45.7% (House 287.4 m<sup>2</sup> + Garage 287.4 m<sup>2</sup> = 574.8 m<sup>2</sup>)



Proposed encroachment over 2m rear building line

LEGEND	Proposed Ceiling
CRANNING	Departure Application
<b>GROUND STOREY</b>	
DWG NO: 837/DA/02	
SCALE:	DATE:
1 : 100	Nov 2016
DRAWN:	LAS

NO.	REVISIONS	DATE

**HOUSE EVENHUIS**  
**ERF 7545**  
No. 81, 8th STREET  
VORBLIJP  
HERMANNUS

**NOTES:**  
Contractor to verify all dimensions and levels in site before commencing work.  
Use NTC 100mm.  
ALL work to comply with NTC and Local Authority requirements.

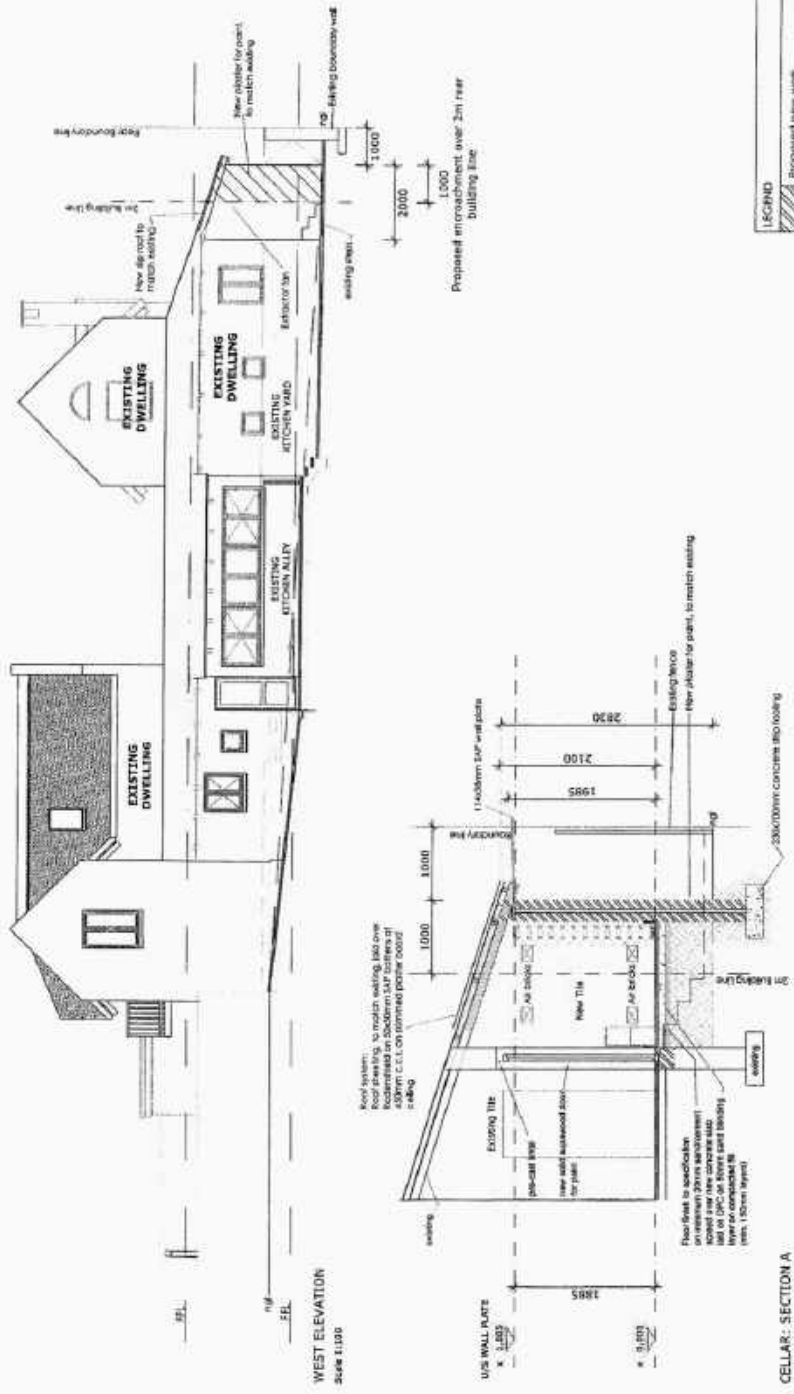
**NICOLETTE LLOYD ma (real)**  
Architectural Designer  
22 Mairiel Street  
VORBLIJP  
Tel: 028 31 5 2771  
Fax: 028 31 5 2028  
Email: nlooy@hermannus.co.za

**GROUND STOREY**  
Scale 1:100





L



DRAWING: Departure Application	
WEST ELEVATION; SECTION A	
DWG NO: 837/DA/04	DATE: Nov 2018
SCALE: As shown	DRAWN: LAS

NO	REVISIONS	DATE

**HOUSE EVENHUIS**  
**ERF 7545**  
No. 81 8th STREET  
YORUKLIP  
HERMANUS

**NOTES:**  
Contractor to verify all dimensions and levels on site before commencing work.  
Use blue dimensions, 50 or 100 mm.  
All work to comply with NBC and local authority requirements.


**NICOLETTE LLOYD (Pty) Ltd**  
Architectural Designer  
14000 10th STREET  
HERMANUS 7200  
TEL: (022) 937-3773  
FAX: (022) 937-3774  
Email: nicol@nicollettelloyd.co.za

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 7545, VOELKLIP (3562/2019)**

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 7545, Voelklip, unobstructed;
7. that no on-street parking be allowed.

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

  
**DATE**

**19. ERF 2991, 172 FIFTH STREET, VOËLKLIP HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS PLAN ACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF THE OUKLIP STEENKAMP TRUST**

**2991 HVK (3382)**

**P Roux**

**10 March 2020**

**(028) 313 8900**

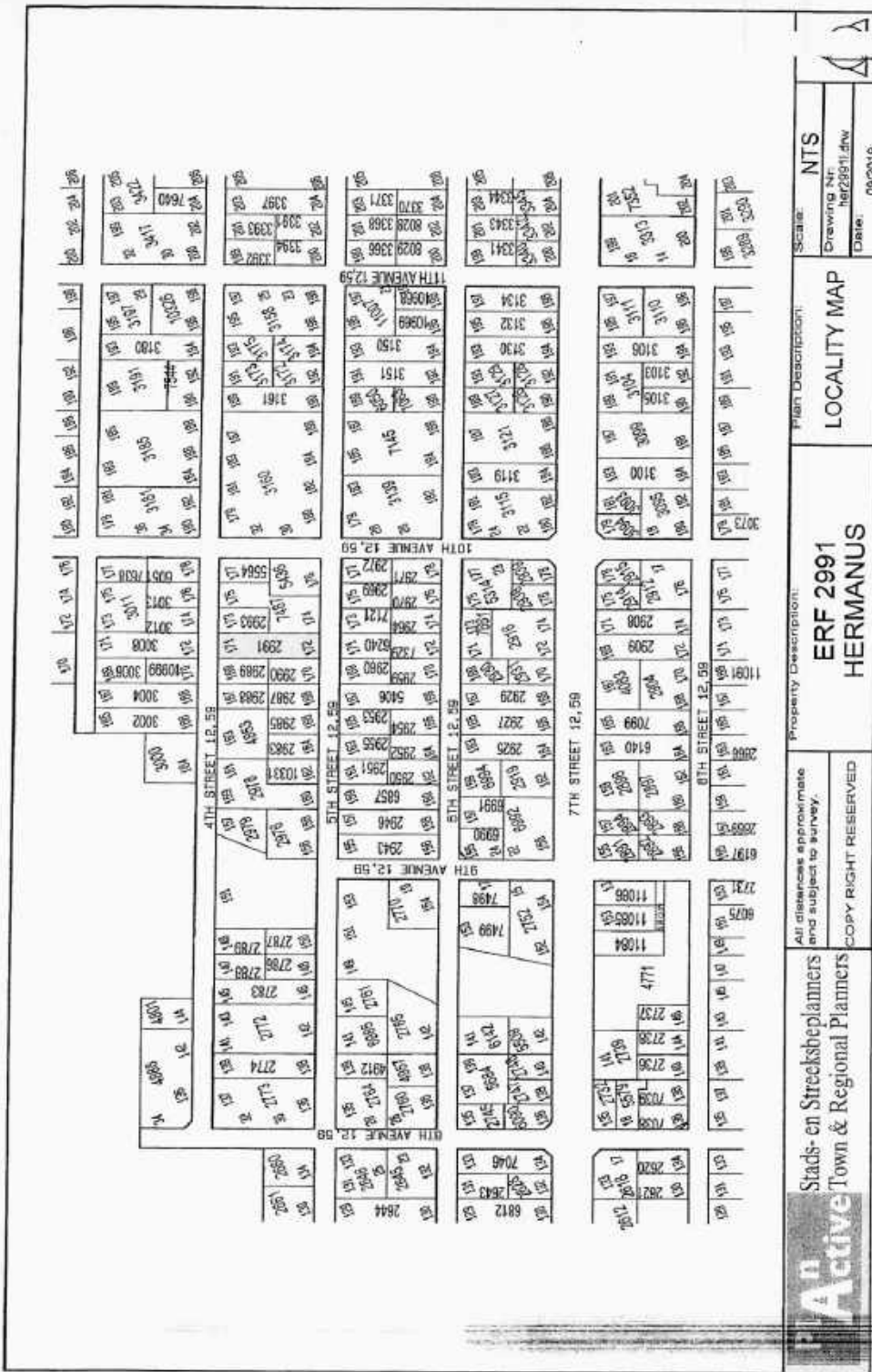
**Hermanus Administration**

**Executive Summary**

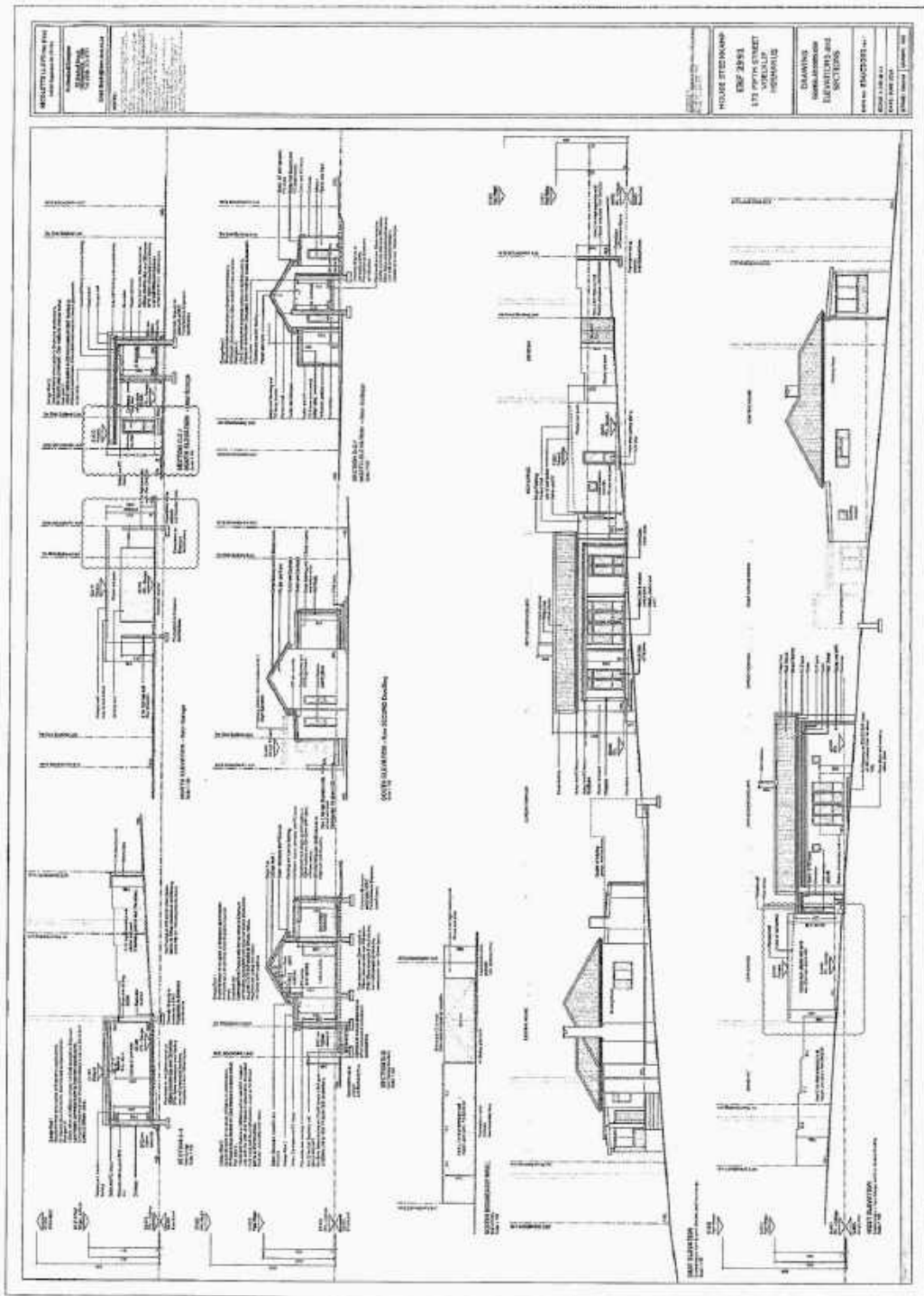
An application was received on 19 September 2019 from Messrs Plan Active Town and Regional Planners on behalf of the Ouklip Steenkamp Trust for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 2991, Hermanus to relax the western lateral building line from 2m to 0m in order to accommodate a new double garage on the property.

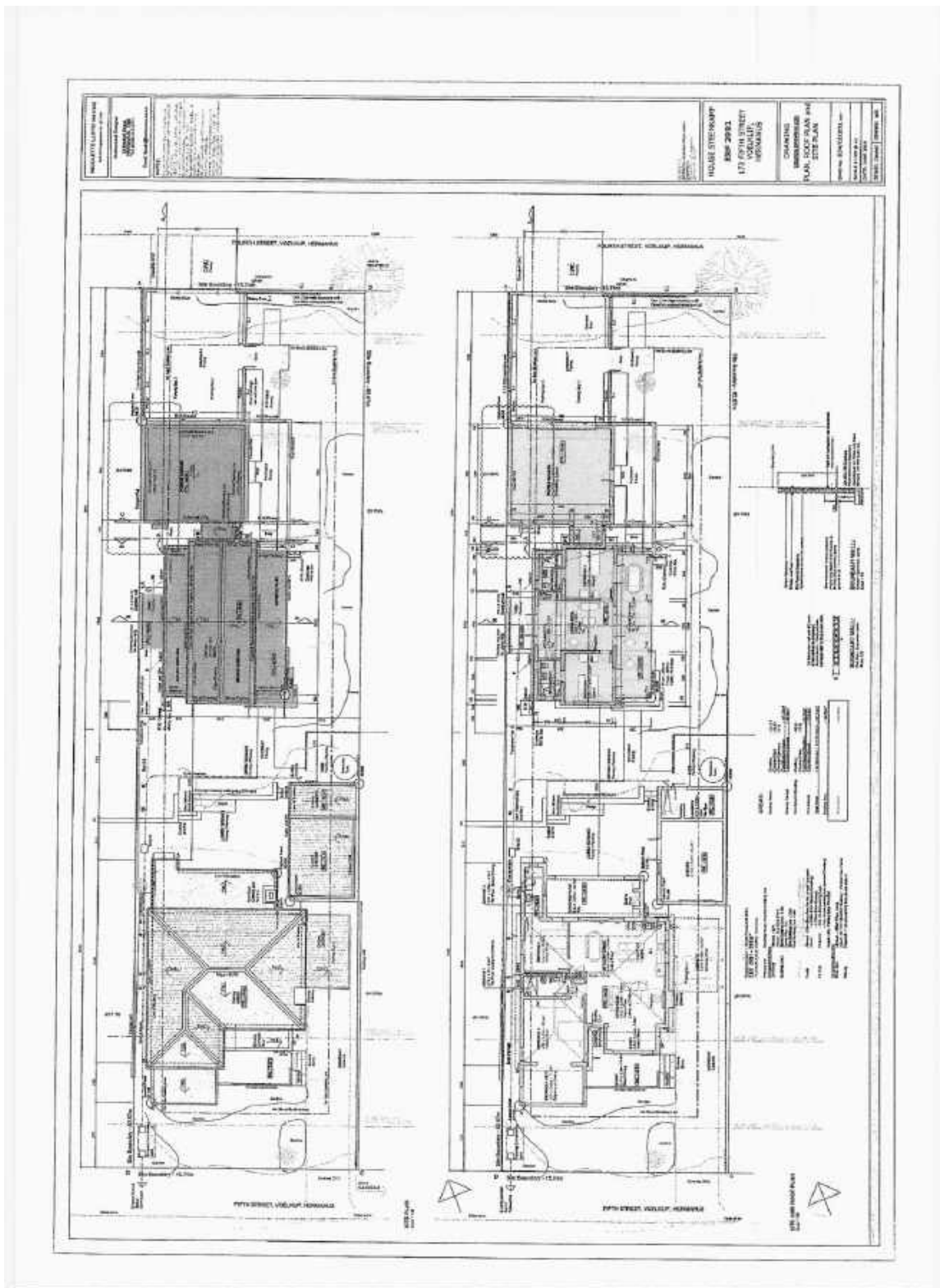
**RESOLVED :**

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 2991, Hermanus to relax the western lateral building line from 2m to 1,5m in order to accommodate a new double garage 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 only relates to the proposed outbuilding as indicated on the Revised Site Development Plan submitted during the public participation process;
  - (b) that building plans be submitted to the Building Department for approval and that any conditions by the Fire- and Building Departments be complied with at that stage;
  - (c) that all the conditions in the Services Report, be adhered to;
  - (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.

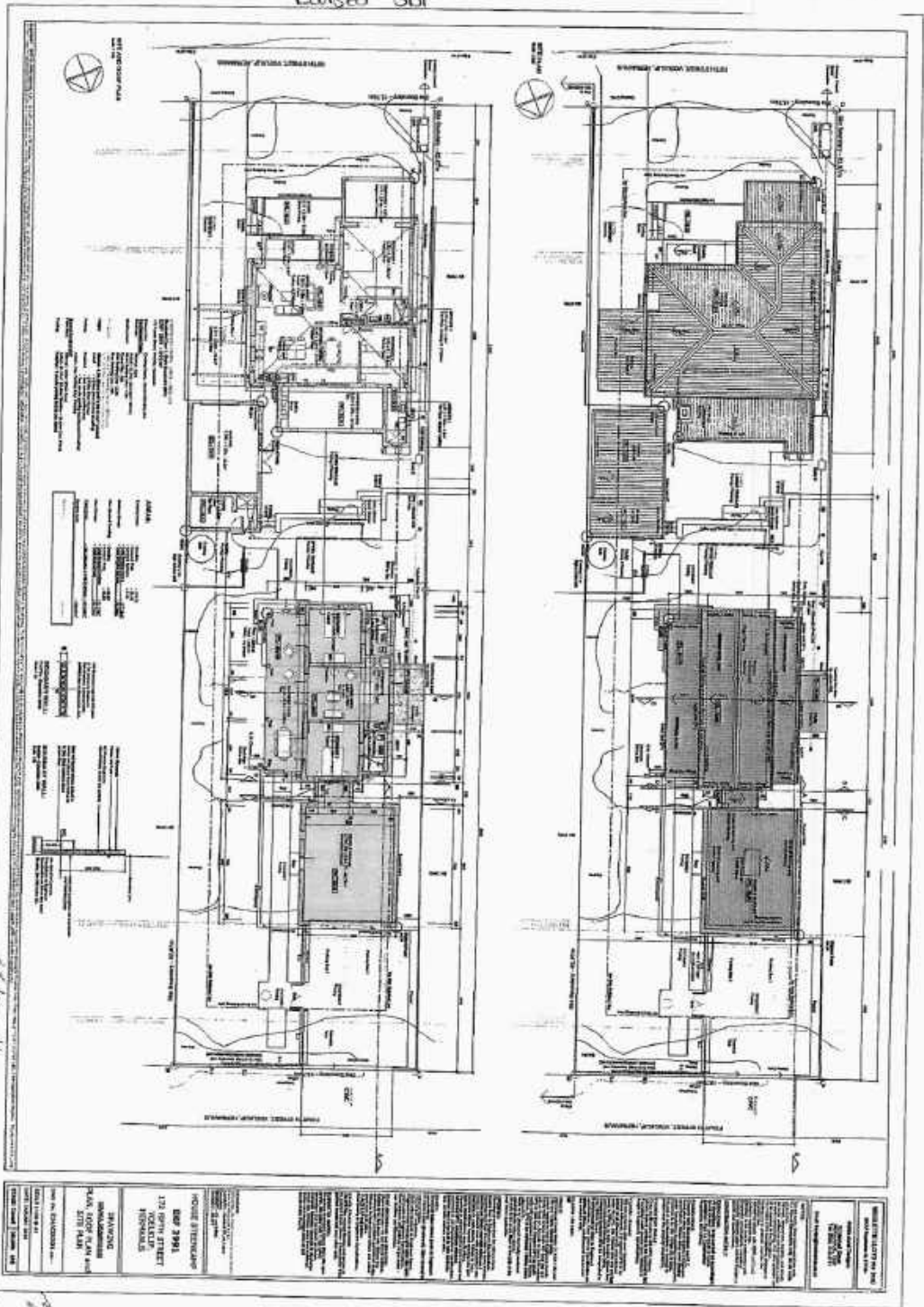


	Stads-en Strecksbeplanners Town & Regional Planners	Property Description: <b>ERF 2991                  HERMANUS</b>	Plan Description: <b>LOCALITY MAP</b>	Scale: <b>NTS</b>
	All distances approximate and subject to survey. COPYRIGHT RESERVED	Drawing Nr: her2991.dwg	Date: 09-2019	Drawing Nr: her2991.dwg





Revised SDP



*Handwritten notes:*  
 173 07th Street  
 2000  
 173 07th Street  
 2000

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 2991, VOELKLIP (3382)**

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 2991, Voelklip, unobstructed;
7. that no on-street parking be allowed.

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

*18/11/2019*  
DATE

**20. ERVEN 2149 AND 2150, STANFORD, OVERSTRAND MUNICIPAL AREA:  
APPLICATION FOR SUBDIVISION AND CONSOLIDATION: MESSRS  
GEOMATICS AFRICA ON BEHALF OF MJ & DA TAVENER-SMITH**

**2149 & 2150 SSS (3443/2019)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**26 May 2020**

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**Executive Summary**

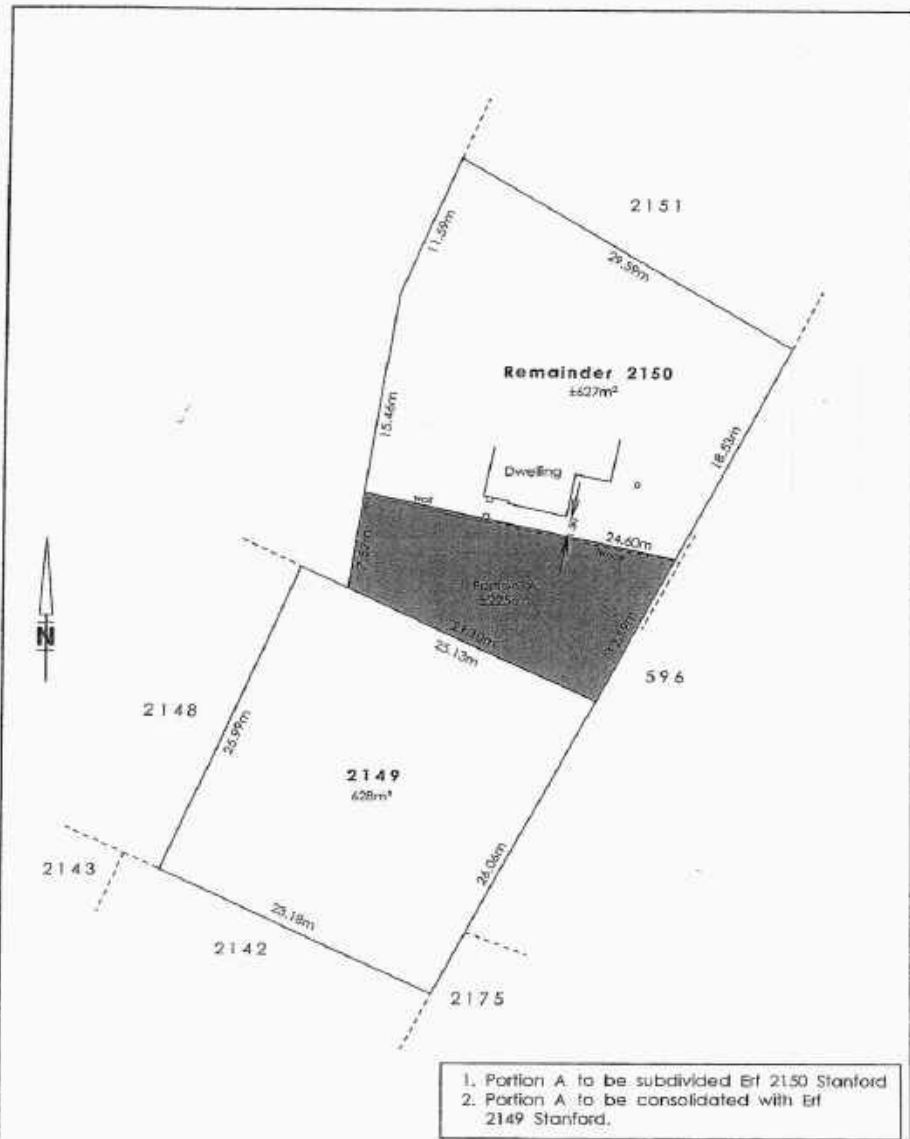
Applications were received on 10 September 2019 from Messrs Geomatics Africa on behalf of MJ & DA Tavener-Smith in terms of Sections 16(2)(d) and (e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the subdivision of Erf 2150, Stanford into two (2) portions, namely, Portion A ( $\pm 225\text{m}^2$  in extent) and a Remainder ( $\pm 628\text{m}^2$  in extent) and the subsequent consolidation of Portion A with Erf 2149, Stanford.

**RESOLVED :**


1. that the application in terms of Section 16(2)(d) and (e) of the Overstrand Municipal Land Use Planning By-Law, 2015 (By-Law) for the subdivision of Erf 2150 into Portion A ( $\pm 225\text{m}^2$  in extent) and a Remainder ( $\pm 628\text{m}^2$  in extent) and the subsequent consolidation of Portion A with Erf 2149 to create an erf size of  $\pm 853\text{m}^2$  in extent, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the approval for the subdivision and consolidation only has reference to *Drawing No: ST2149SP* dated *August 2019*, as submitted with the application;
  - (b) that the conditions compiled in the Services Report, be complied with;
  - (c) that it is the owner's/applicant's responsibility to register the approved subdivision within five (5) years from the date of approval;
  - (d) that the applicable development parameters in terms of the Zoning Scheme Regulations be adhered to; and
  - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation.
2. that the applicant be notified of his/her 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.



Project <b>LOCALITY PLAN</b> <b>ERVEN</b> <b>2149 &amp; 2150</b> <b>STANFORD</b>	Client	Constants	
	MJ & DA TAVENER-SMITH	Y	X
	Architect	0.00	0.00
	Notes	Height Datum	System
		Project No	Drawing No
			ST1249LP
		Scale 1:2000	
		Date Aug 2019	
		 <b>geomatics africa</b> LAND SURVEYING CONSULTANTS PO Box 2928, Midrand, 2009 3 College Rd, Midrand, 2009 Email: info@geomatics.co.za Tel: 011-5511234 Fax: 011-5511237	



1. Portion A to be subdivided Erf 2150 Stanford
2. Portion A to be consolidated with Erf 2149 Stanford.

Project <b>PROPOSED                  SUBDIVISION AND                  CONSOLIDATION                  ERVEN                  2149 &amp; 2150                  STANFORD</b>	Client	Constants Y 0.00 X 0.00		 geomatics africa LAND SURVEYING CONSULTANTS PO Box 2719, Heerwyn, 7201 1 Colfax Rd, Heerwyn, 7208 Email: info@geomatics.co.za Tel: 022-3121724 Fax: 022-3121727
	Architect	Height Datum	System	
	Notes	Project No	Drawing No	
		Scale 1:400	5T2149SP	
	Date August	2019		

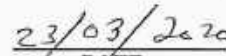
**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR SUBDIVISION & CONSOLIDATION: ERF 2149 & 2150,  
STANFORD)**

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

**Conditions**

1. that only one electrical meter will be provided per erf as per our electricity by-law;
2. that should any existing infrastructure need to be repositioned, all costs will be for the client's account.

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

  
**DATE**

**21. REMAINDER ERVEN 1339 AND 1345, 300 AND 302 MAIN ROAD, EASTCLIFF, HERMANUS: APPLICATION FOR SUBDIVISION AND CONSOLIDATION: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF THE MICHAEL JOOSTE TRUST**

**1339 & 1345 HEC (3288)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**10 March 2020**

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**Executive Summary**

An application was received on 30 July 2019 in terms of Section 16(2)(d) and Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) from Messrs Plan Active Town- and Regional Planners on behalf of the Michael Jooste Trust for the following:

- consolidation of Remainder Erven 1339 and 1345 to create a new consolidated portion measuring  $\pm 4028\text{m}^2$  in extent, and
- subdivision of the newly consolidated portion into three (3) equal portions measuring  $\pm 1342\text{m}^2$  in extent.

**RESOLVED :**

1. that the applications received from Messrs Plan Active Town- and Regional Planners on behalf of the Michael Jooste Trust in terms of Section 16(2)(d) and Section 16(2)(e) of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law) for the following:
  - consolidation of Remainder Erven 1339 and 1345 to create a new consolidated portion measuring  $\pm 4028\text{m}^2$  in extent, and
  - subdivision of the newly consolidated portion into three (3) equal portions measuring  $\pm 1342\text{m}^2$  in extent,

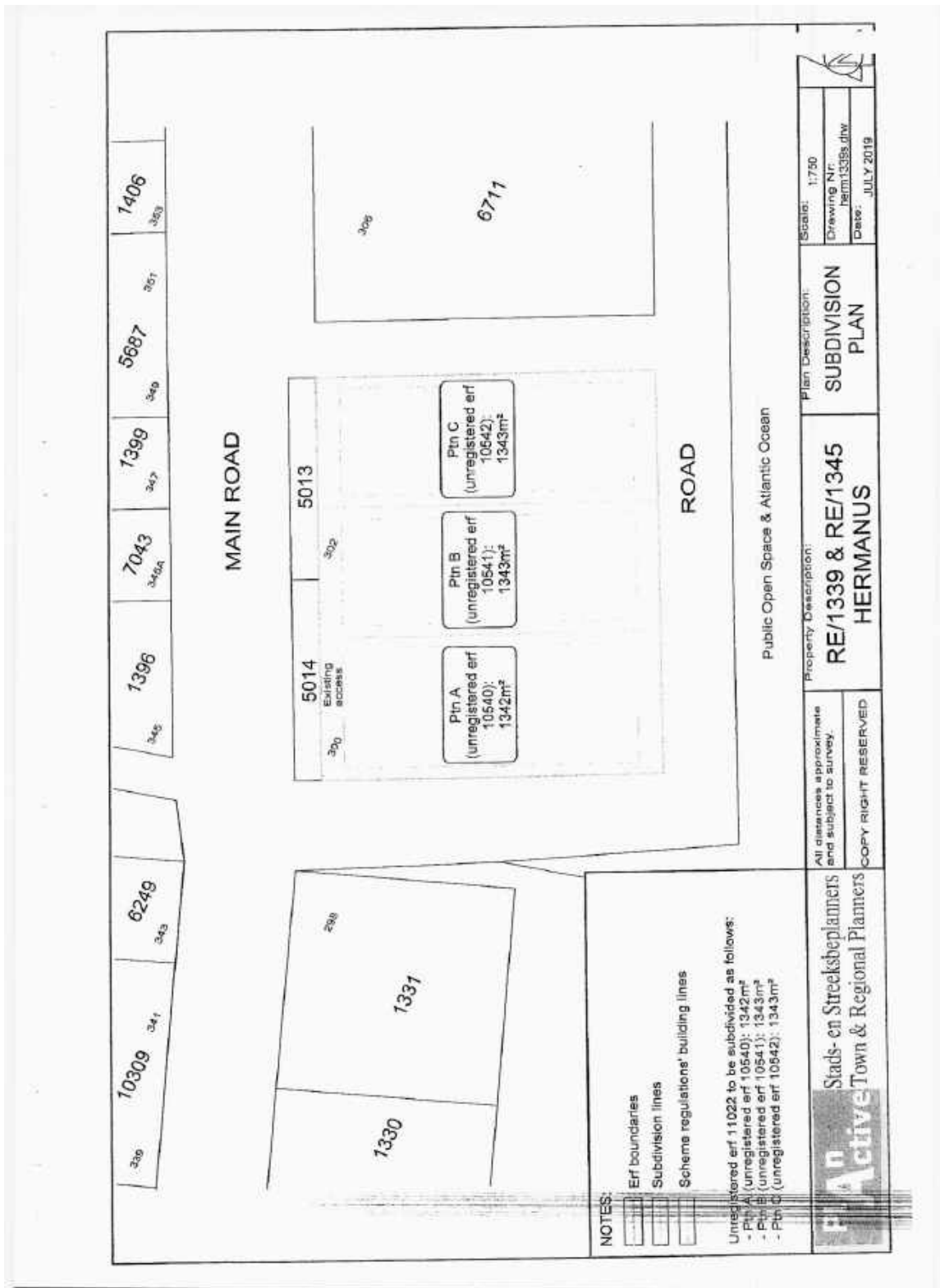
**be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

- (a) that the approval is only for the subdivision as indicated on the Subdivision- and Consolidation Plan as submitted with the application;
- (b) that the conditions in the Services Report, be complied with;
- (c) that the conditions from Telkom and the Department of Transport and Public Works, be complied with;

- (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation; and
  - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of his/her 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.



<b>PIAn Active</b> Stads- en Streetsbeplanners Town & Regional Planners	Project Description: <b>RE/1339 &amp; RE/1345          HERMANUS</b>	Scale: 1:15 Drawing No: 1339/1345/2019 Date: JUL 2019
	All dimensions approximate and subject to survey.	Project Description: <b>LOCALITY MAP</b>
Copyright Description: RE/1339 & RE/1345 HERMANUS		Scale: 1:15 Drawing No: 1339/1345/2019 Date: JUL 2019
All dimensions approximate and subject to survey.		Project Description: <b>LOCALITY MAP</b>
Copyright Description: RE/1339 & RE/1345 HERMANUS		Scale: 1:15 Drawing No: 1339/1345/2019 Date: JUL 2019
All dimensions approximate and subject to survey.		Project Description: <b>LOCALITY MAP</b>
Copyright Description: RE/1339 & RE/1345 HERMANUS		Scale: 1:15 Drawing No: 1339/1345/2019 Date: JUL 2019



336	10309	341	6249	345	1396	345	7043	345A	1399	345	5687	349	1406	353
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MAIN ROAD

ROAD

Public Open Space & Atlantic Ocean

- NOTES:
- Erf boundaries
  - Subdivision lines
  - Scheme regulations' building lines

Unregistered erf 11022 to be subdivided as follows:  
 - Pin A (unregistered erf 10540): 1342m<sup>2</sup>  
 - Pin B (unregistered erf 10541): 1343m<sup>2</sup>  
 - Pin C (unregistered erf 10542): 1343m<sup>2</sup>

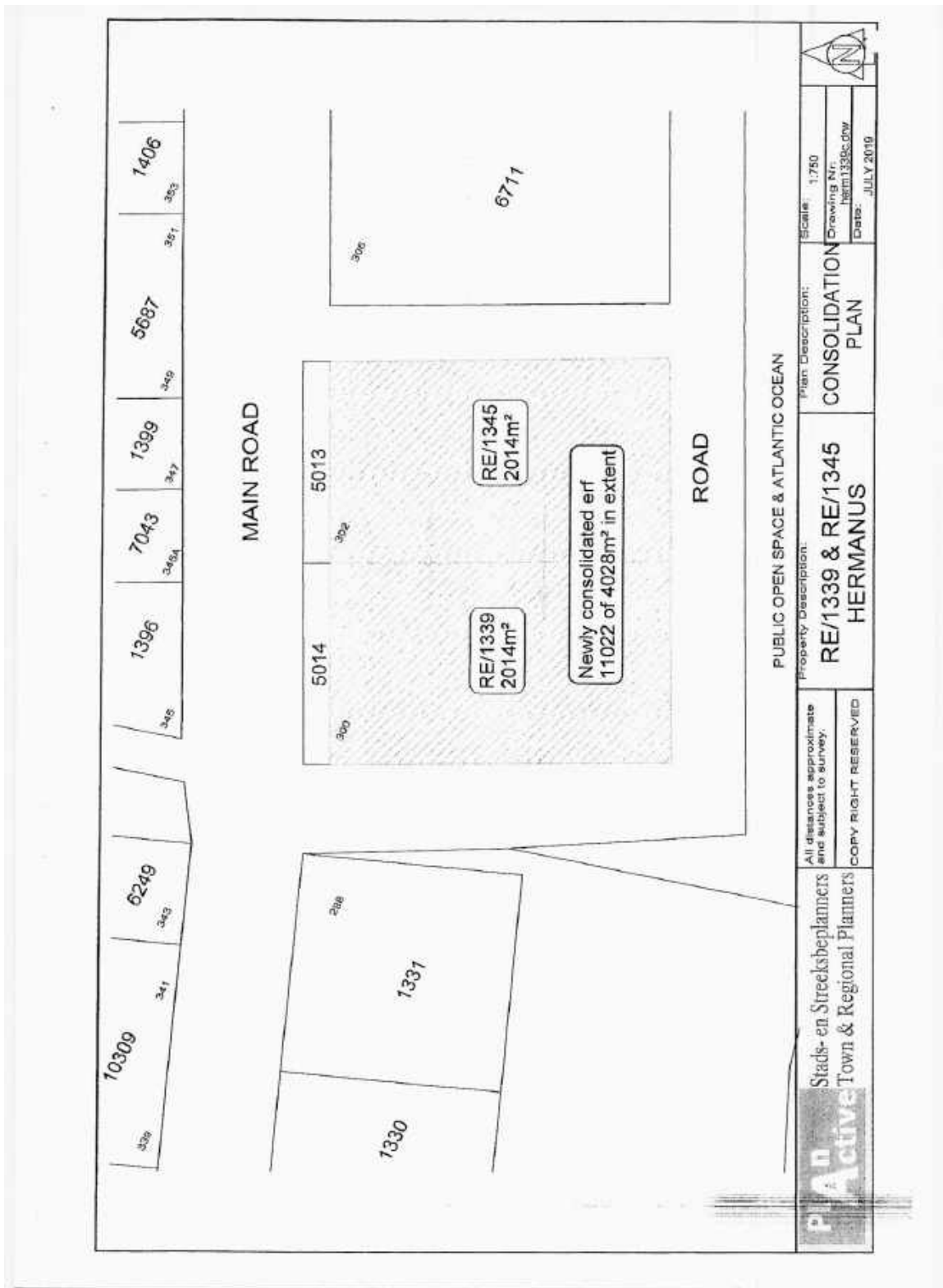
**Pin Active** Stads-en Streeksbeplanners  
 Town & Regional Planners

All distances approximate  
 and subject to survey.  
**COPY RIGHT RESERVED**

Property Description:  
**RE/1339 & RE/1345  
 HERMANUS**

Plan Description:  
**SUBDIVISION  
 PLAN**

Scale: 1:1750  
 Drawing Nr: HEM1339S.dwg  
 Date: JULY 2019



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR SUBDIVISION & CONSOLIDATION: ERVEN 1339 & 1345,  
EASTCLIFF (3288)**

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

**Conditions:**

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

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

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

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

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

The contribution according to the current policy (2019/2020) is as follows:

**Freehold erven:**

Water	R 22 925.00 x 1	=	R 22 925.00
Sewerage	R 15 457.00 x 1	=	R 15 457.00
Roads	R 6 931.00 x 1	=	R 6 931.00
Stormwater	R 7 997.00 x 1	=	R 7 997.00
Solid Waste	R 1 386.00 x 1	=	R 1 386.00
Electricity	R 32 139.45 x 1	=	<u>R 32 139.45</u>
<b>TOTAL (inclusive of VAT)</b>		=	<b>R 86 835.45</b>

**Note:**

- 1.3 **The above figures are estimates**  
1.4 **The above figures do not include evaluation/investigation levies and connection fees**

2. that only the existing and/or standard water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
3. That all erven must be serviced with an individual and separate municipal water and sewerage services connections, which comply with the standards of the Department: Operational Services (Hermanus).
4. that only the existing and/or standard electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
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 the proposed Erven, Eastcliff, unobstructed
8. that all conditions of approval set by the District Roads Engineer be adhered to.
9. that no on-street parking be allowed.

*Dennis Hendriks*

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

*16/09/2019*

**DATE**

**22. ERF 2096, 69 VILJOEN STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS ENGELBRECHT & SCORGIE ARCHITECTURAL OFFICE ON BEHALF OF I MAREE**

**2096 HON (3298/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**21 March 2020**

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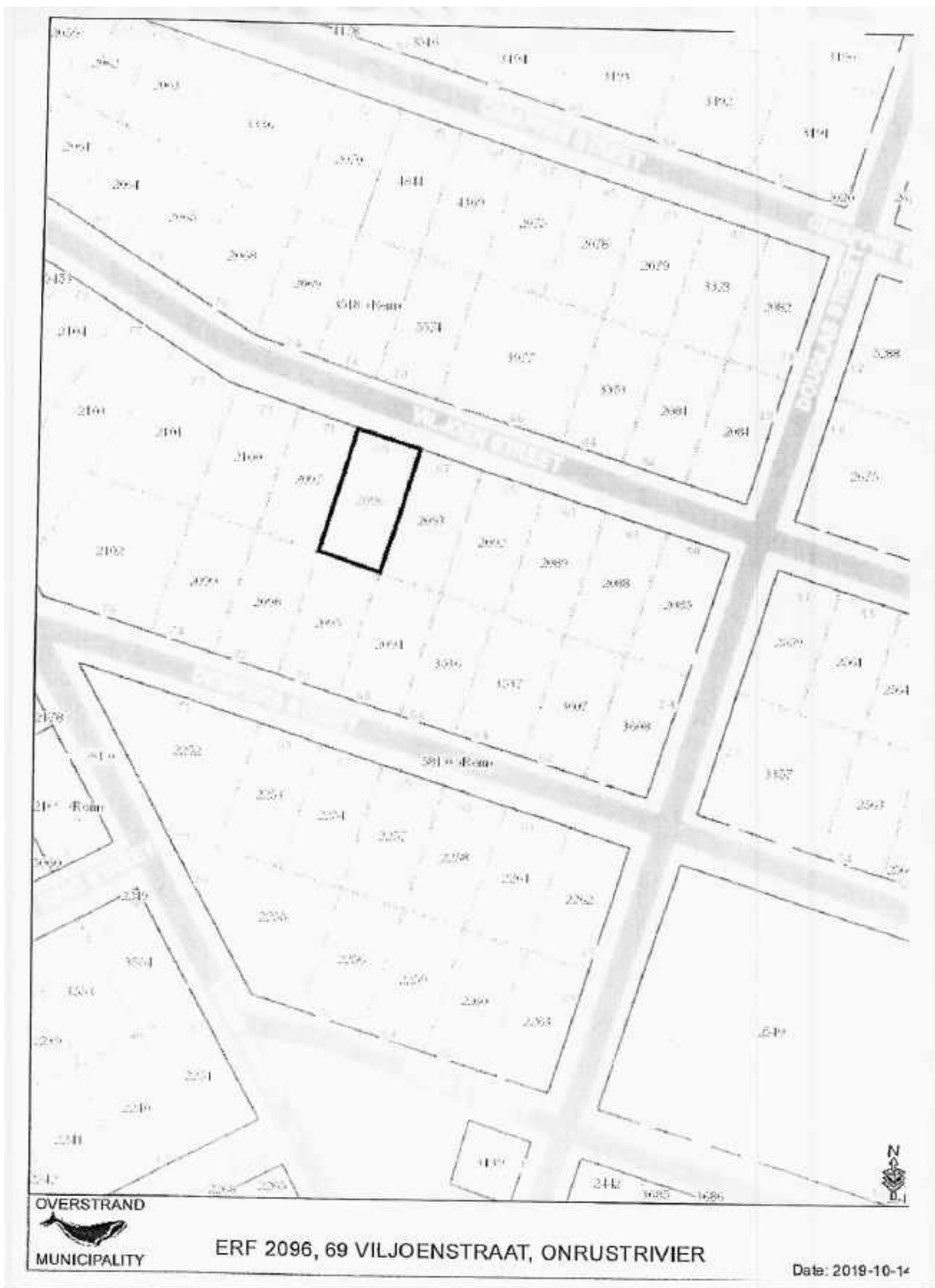
**Executive Summary**

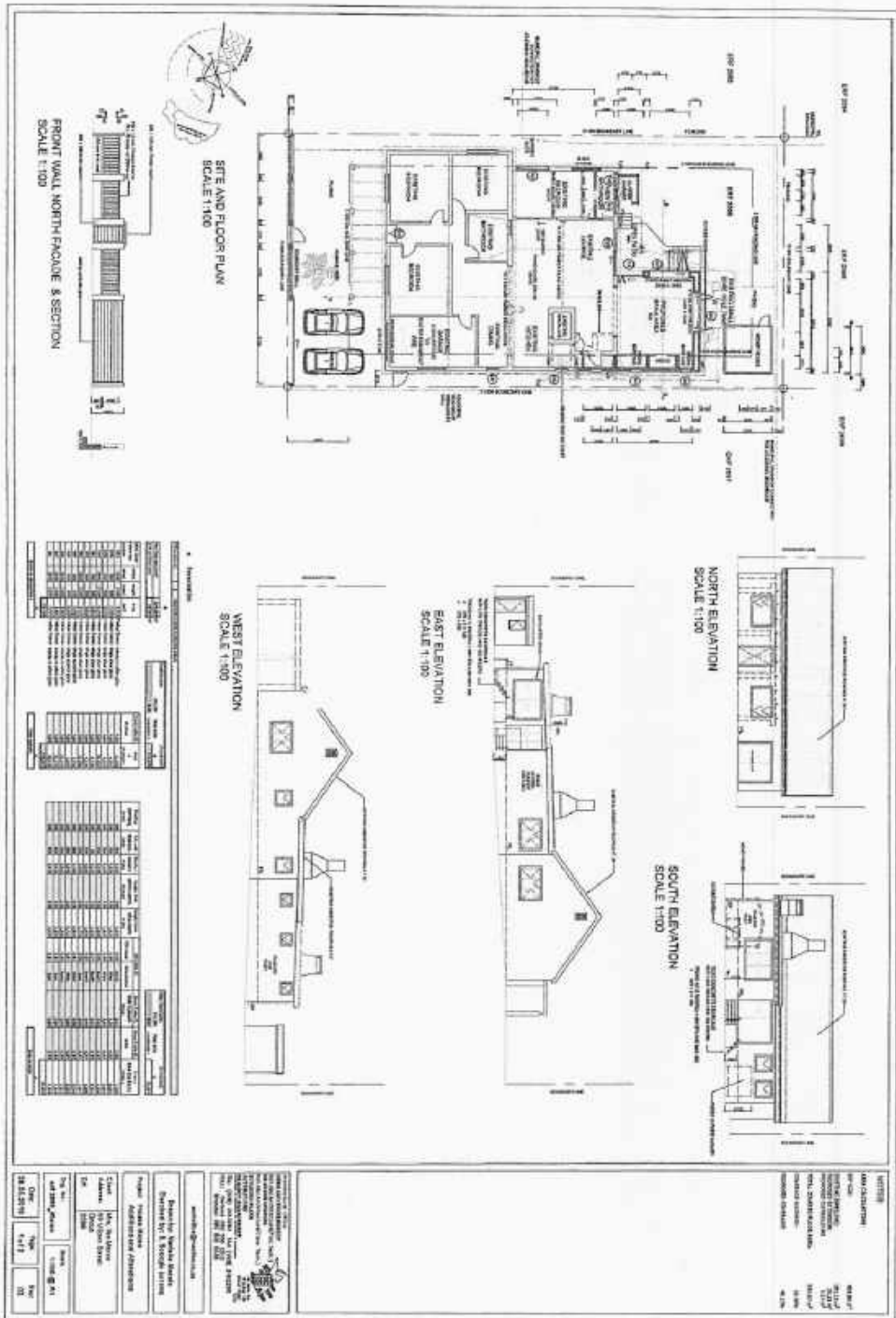
The application on Erf 2096, Onrustrivier is in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure in order to legalize the existing structures to accommodate a use change of a garage to an entertainment room and to legalize an existing braai room, all constructed over the 2m western lateral building line up to 1m from the property boundary and also to relax the same lateral boundary to 1m and the rear building line from 2m to 0,7m in order to accommodate a wendy house.

**RESOLVED :**

1. that the application in terms of Section 16(2)(b) of the Overstrand By-Law on Municipal Land Use Planning, 2015 on Erf 2096, Onrustrivier for a departure to relax the 2m western lateral building line to 1m to accommodate a use change of a garage into an entertainment room area, to accommodate a bathroom and a braai room, and to accommodate a wendy house, which also traverse the 2m rear building line up to 0,7m to the rear boundary, **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 plan Erf 2096 Maree dated 25 May 2019 submitted with this application;
  - (b) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
  - (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building and the Fire Departments be complied with at that stage;
  - (d) that all the conditions in the Services Report, be complied with;
  - (e) that all the conditions imposed by Telkom, be complied with; and
  - (f) that all the conditions imposed by Eskom, be complied with.

2. that the applicant be notified of his/her 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 2096, ONRUS RIVER (3298/2019)**

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 2096, 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. D. Hendriks*  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

*25/11/2019*  
DATE

**23. ERF 2269, 5 CROSS STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS ON BEHALF OF HML SCHREUDER**

**2269 HON (3302/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**10 March 2020**

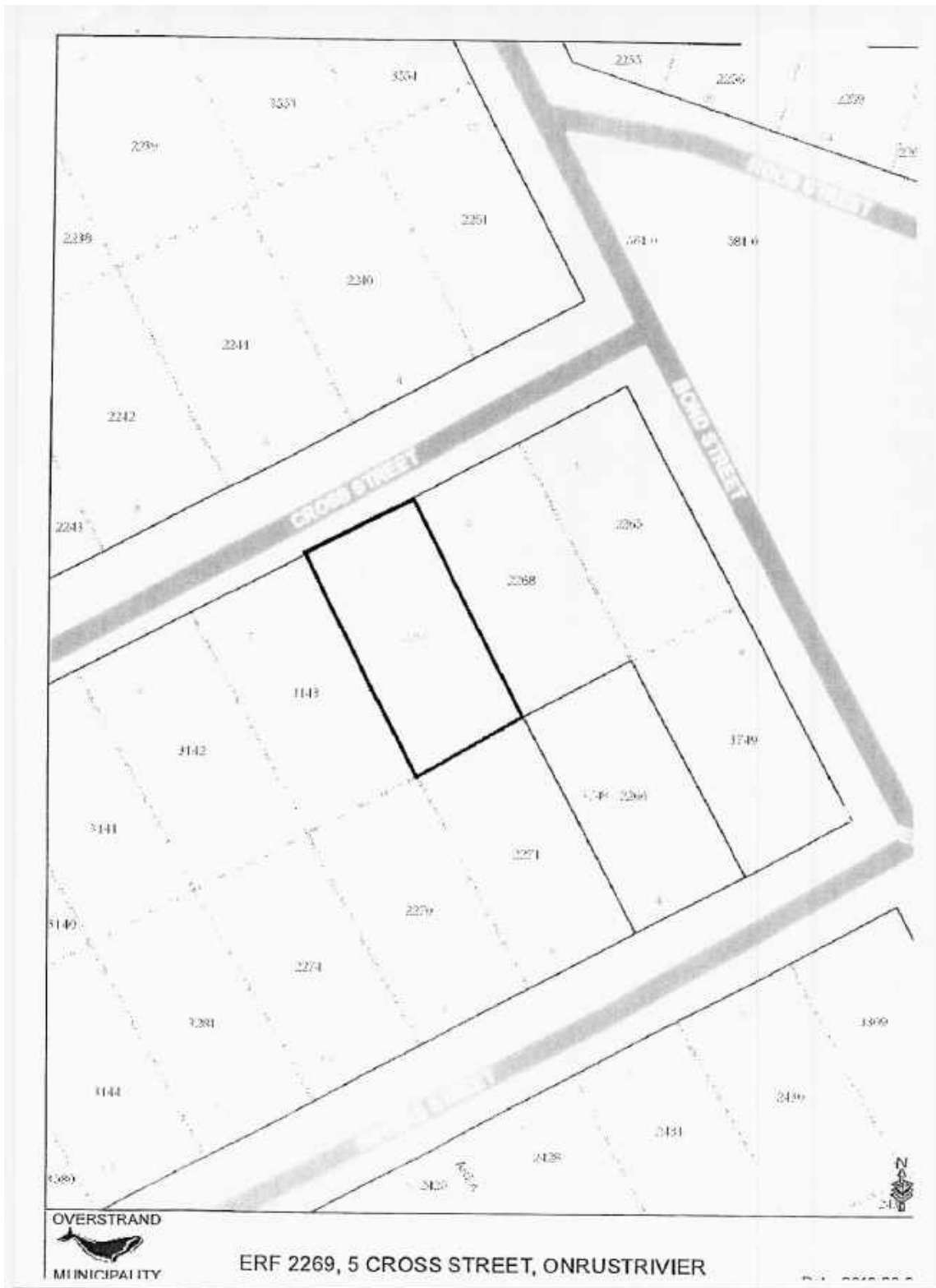
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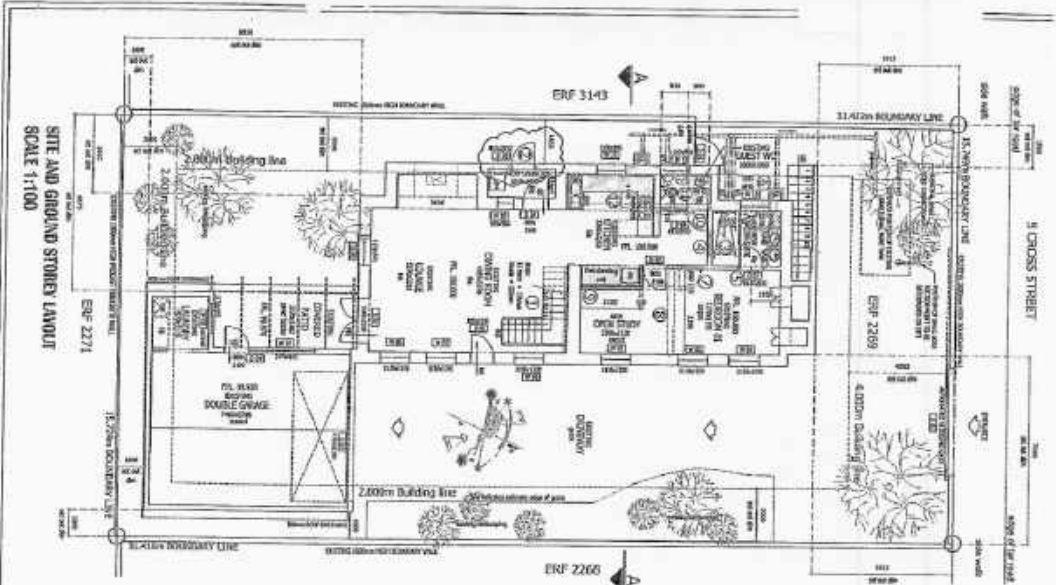
**Executive Summary**

An application has been received on 16 August 2019 from Messrs Smart Solution Architecture and Architectural Consultants on behalf of HML Schreuder on Erf 2269, Onrustrivier for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure to relax the western lateral building line from 2m to 1,655m to accommodate a use change of an existing pantry to a laundry room, and to replace an existing window with a single door.

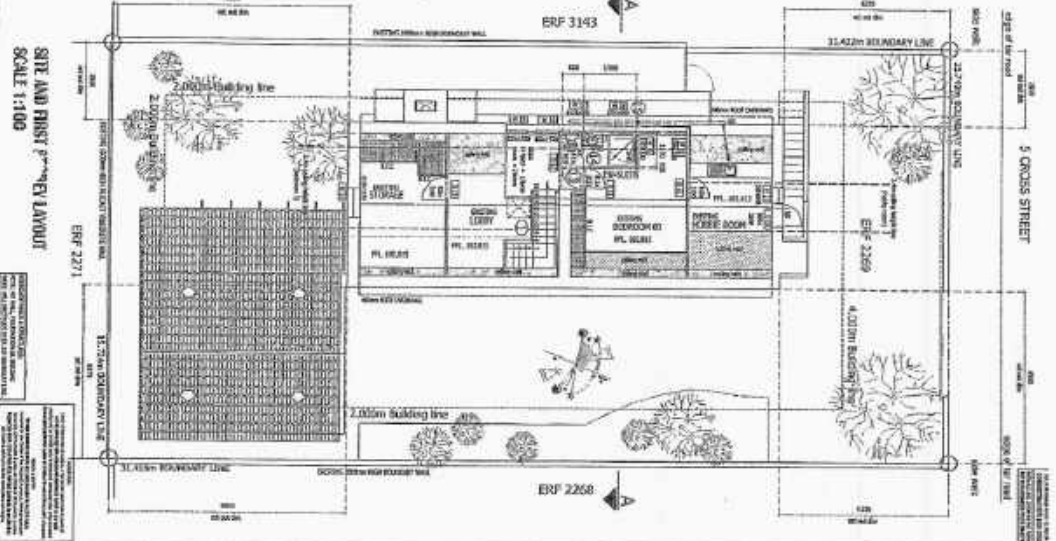
**RESOLVED :**

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 2269, Onrustrivier to relax the western lateral building line from 2m to 1,655m to accommodate a use change of a pantry to a laundry 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 street building line as indicated on plan I 0301/A2/01 dated 13 August 2019 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;
  - (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 his/her 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.





- AT THE END OF THE ROAD AND PROXIMITY TO THE ROAD**
1. The building is situated on a corner site, and the design should take account of the impact on the road and the surrounding area.
  2. The building should be designed to provide a high quality of amenity for the occupants and to be a positive contribution to the streetscape.
  3. The building should be designed to provide a high quality of amenity for the occupants and to be a positive contribution to the streetscape.
  4. The building should be designed to provide a high quality of amenity for the occupants and to be a positive contribution to the streetscape.
  5. The building should be designed to provide a high quality of amenity for the occupants and to be a positive contribution to the streetscape.
  6. The building should be designed to provide a high quality of amenity for the occupants and to be a positive contribution to the streetscape.
  7. The building should be designed to provide a high quality of amenity for the occupants and to be a positive contribution to the streetscape.
  8. The building should be designed to provide a high quality of amenity for the occupants and to be a positive contribution to the streetscape.
  9. The building should be designed to provide a high quality of amenity for the occupants and to be a positive contribution to the streetscape.
  10. The building should be designed to provide a high quality of amenity for the occupants and to be a positive contribution to the streetscape.



**THE BUILDINGS**

DESCRIPTION	TOTAL
Garage	12.00m <sup>2</sup>
Living Area	15.00m <sup>2</sup>
Kitchen	10.00m <sup>2</sup>
Bedroom	12.00m <sup>2</sup>
Bathroom	5.00m <sup>2</sup>
Staircase	2.00m <sup>2</sup>
Other	1.00m <sup>2</sup>
<b>TOTAL COVERED AREA</b>	<b>57.00m<sup>2</sup></b>

**THE SITE**

DESCRIPTION	TOTAL
Site Area	1000.00m <sup>2</sup>
Building Footprint	57.00m <sup>2</sup>
Other	943.00m <sup>2</sup>

**APPROXIMATE DIMENSIONS AND ADDITIONS**

APPROXIMATE DIMENSIONS AND ADDITIONS TO THE BUILDING FOOTPRINT

**CLIENT:** O SWART

**DESIGNER:** O SWART

**DATE:** 13-08-2018

**PROJECT:** SITE AND FIRST FLOOR LAYOUT

**SCALE:** 1:100

**DATE:** 13-08-2018

**PROJECT:** SITE AND FIRST FLOOR LAYOUT

**SCALE:** 1:100

**DATE:** 13-08-2018

**PROJECT:** SITE AND FIRST FLOOR LAYOUT

**SCALE:** 1:100

**DATE:** 13-08-2018

**PROJECT:** SITE AND FIRST FLOOR LAYOUT

**SCALE:** 1:100

**DATE:** 13-08-2018

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 2269, ONRUS RIVER (3302/2019)**

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 2269, 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. Clope*  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

*25/11/2019*  
DATE

**24. UNREGISTERED ERF 5577, A PORTION OF ERF 4374, 38 YELLOW WOOD ROAD, ONRUSTRIVIER: APPLICATION FOR AMENDMENT OF CONDITIONS OF EXISTING APPROVAL: MESSRS PLAN ACTIVE ON BEHALF OF THE VAN TUBBERGH FAMILY TRUST**

**Unregistered Erf 5577, HON  
(Ptn of Erf 4374) (3148/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**6 March 2020**

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**Executive Summary**

An application was received on 18 March 2019 from Messrs Plan Active on behalf of the Van Tubbergh Family Trust on Unregistered Erf 5577 (a portion of Erf 4374), Onrustrivier for an application in terms of Section 16(2)(h) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 to amend the conditions of approval, relating to Right of Way (R.O.W.) Servitudes.

**RESOLVED :**

1. that the application in terms of Section 47 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for an application in terms of Section 16(2)(h) to amend Condition 1(d) in the approval letter dated 30 July 2018, **be approved**, and to read as follows:
  - “(d). *that all Right of Way Servitudes be registered over the new Portion A in favour of the Remainder Erf 4374 and Erf 4373, as depicted on the Survey Diagram for Unregistered Erf 5577, Onrustrivier.*”
2. that the above mentioned approval is subject to the following condition:
  - (a) that all other conditions as stipulated in the approval dated 30 July 2018 be complied with.
3. that the applicant be notified of his/her 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.



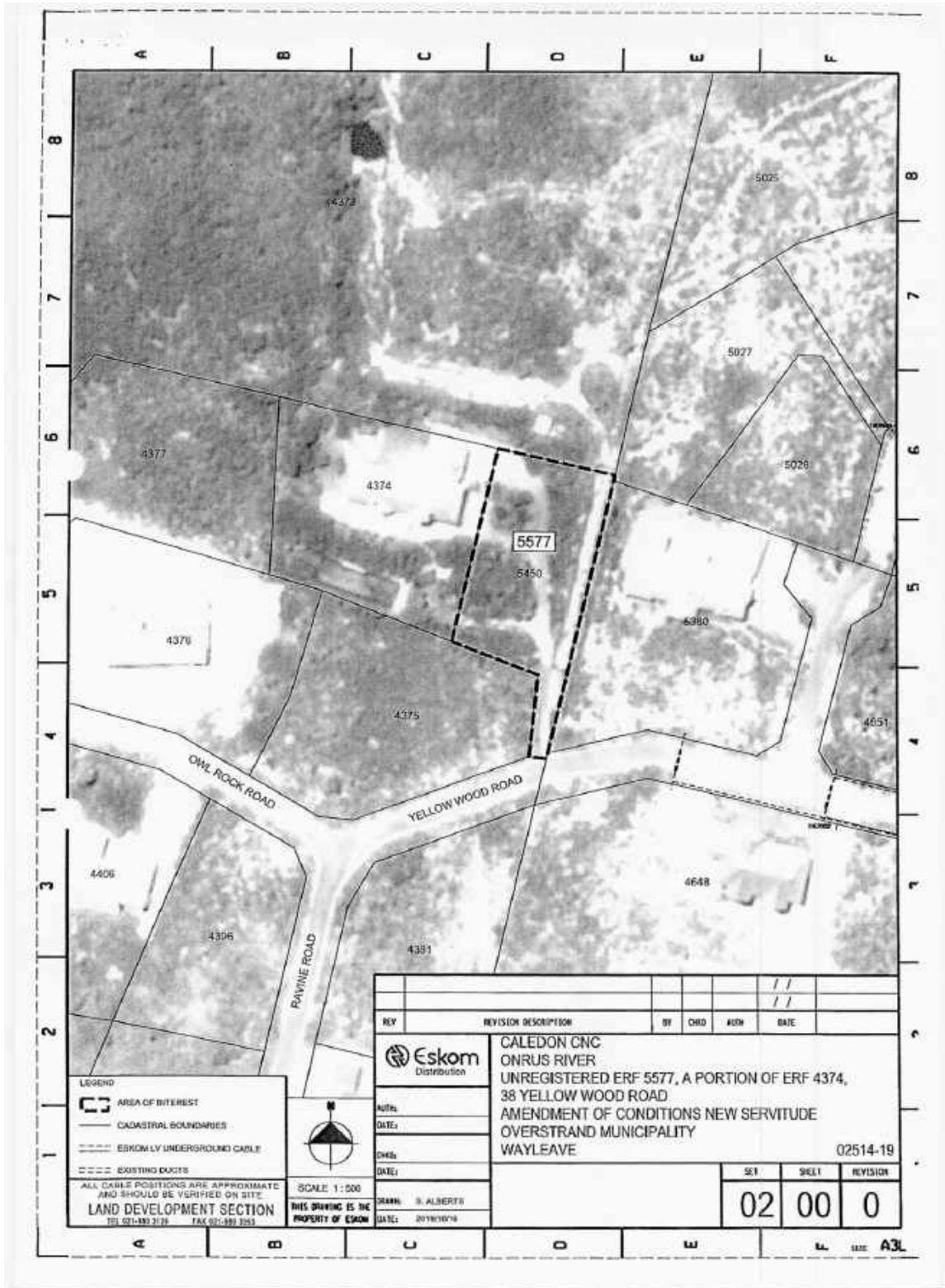
Scale: NTS  
 Drawing No: 01043741.dwg  
 Date: FEBRUARY 2019

Plan Description:  
**LOCALITY MAP**

Property Description:  
**UNREGISTERED ERF  
 5577 ONRUSTRIVIER**

All distances approximate  
 and subject to survey.  
 COPY RIGHT RESERVED

State of South Africa  
 Town & Regional Planners



**LEGEND**

- AREA OF INTEREST
- CADASTRAL BOUNDARIES
- ESKOM LV UNDERGROUND CABLE
- EXISTING DUGS

ALL CABLE POSITIONS ARE APPROXIMATE AND SHOULD BE VERIFIED ON SITE.

**LAND DEVELOPMENT SECTION**  
TEL: 021-889 3120 FAX: 021-889 3253



SCALE 1:500  
THIS DRAWING IS THE PROPERTY OF Eskom

REV	REVISION DESCRIPTION	BY	CHKD	APPD	DATE

**Eskom**  
Distribution

Auth: \_\_\_\_\_  
DATE: \_\_\_\_\_

CHK: \_\_\_\_\_  
DATE: \_\_\_\_\_

DRAWN: B. ALBERTS  
DATE: 2018/01/24

**CALEDON CNC**  
ONRUS RIVER  
UNREGISTERED ERF 5577, A PORTION OF ERF 4374,  
38 YELLOW WOOD ROAD  
AMENDMENT OF CONDITIONS NEW SERVITUDE  
OVERSTRAND MUNICIPALITY  
WAYLEAVE

02514-19

SET	SHEET	REVISION
02	00	0

SIZE A3L

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR AMENDMENT OF CONDITIONS OF EXISTING APPROVAL:  
UNREGISTERED ERF 5577, A PORTION OF ERF 4374, ONRUS RIVER (3148)**

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 the minimum requirements of *SANS 10400 - P: 2010: Drainage*;
4. that servitudes for municipal services be registered in favour of the council at the developer's cost in respect of all main services to be taken over by the council and all existing municipal services concerned crossing private property;
5. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
6. that any additional and / or extended vehicle entrances will be for the developer's account;
7. that, 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;
8. that stormwater be allowed to discharge through the proposed erven, unobstructed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**25. ERF 2410, 25 BEYERS STREET, ONRUSTRIVIER, HERMANUS, OVERSTRAND MUNICIPALITY: PROPOSED DEPARTURE: MESSRS GROW ARCHITECTURE ON BEHALF OF THE VAN STELTEN TRUST**

**2410 HON (3292/2019)  
H Olivier  
10 March 2020**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

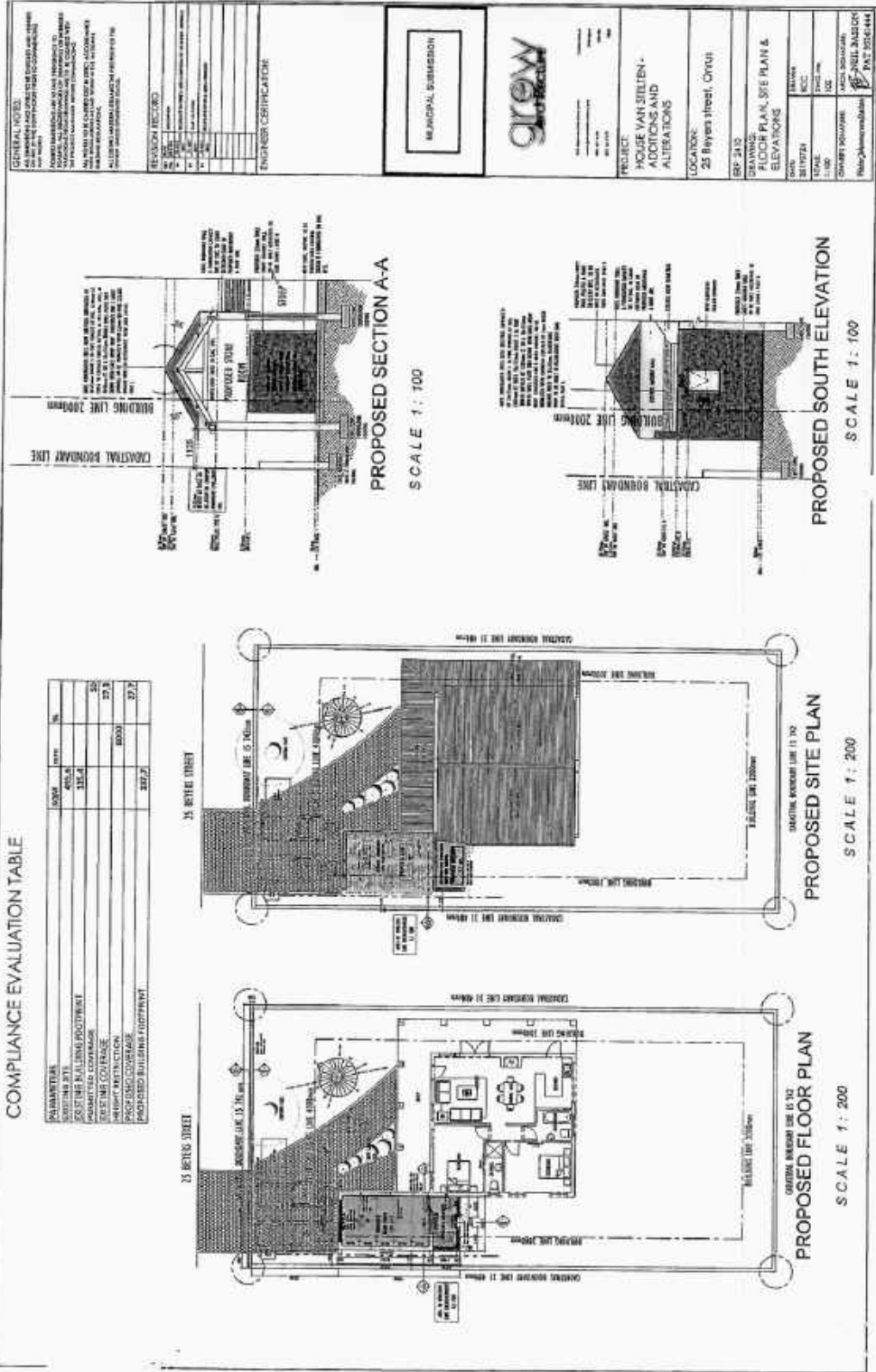
An application was received on 18 July 2019 from Messrs Grow Architecture on behalf of the Van Stelten Trust on Erf 2410, Onrustrivier for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the western lateral building line from 2m to 1,125m to accommodate a store room and bathroom.

**RESOLVED :**

1. that the application in terms of Section 47 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 of an application for departure in terms of Section 16(2)(b) to relax the western lateral building line from 2m to 1,125m to accommodate a storeroom and a bathroom, **be approved** in terms of Section 61 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, subject to the following conditions:
  - (a) that this approval is only for the relaxation of the building lines as indicated on Plan 102 dated 24/07/2019 submitted by the Architect with this application;
  - (b) that the store room may not be utilized as a habitable room;
  - (c) that this is not an approval in terms of any other legislation;
  - (d) that building plans be submitted to the Building Department for approval, and that any conditions stipulated by that Department or the Fire Department at that stage, be complied with;
  - (e) that all the conditions in the Services, be complied with;
  - (f) that all the conditions imposed by Telkom, be complied with; and
  - (g) that all the conditions by Eskom, be complied with.

2. that the applicant be notified of his/her 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 2410, ONRUS RIVER (3292/2019)**

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 2410, 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

**26. PORTION 1 OF THE FARM 586, CALEDON DISTRICT, HEMEL EN AARDE VALLEY, VOLMOED, OVERSTRAND MUNICIPAL AREA: AMENDMENT OF SITE DEVELOPMENT PLAN: THE VOLMOED TRUST**

**Ptn 1/586 RCAL (2943/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**16 March 2020**

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**Executive Summary**

An application was received on 14 February 2019 from The Volmoed Trust on Portion 1 of the Farm 586, Hemel en Aarde Valley for the amendment of the Site Development Plan (SDP) in terms of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to accommodate three new staff houses.

**RESOLVED :**

1. that the application in terms of Section 16(2)(l) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) for the amendment of the Site Development Plan of Volmoed on Portion 1 of the Farm 586, Caledon District, as depicted on Site Development Plan B8035 dated 18 November 2018, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the uses on the property be in line with the SDP B8035 dated 18 November 2018;
  - (b) that building plans be submitted to the Building Department for approval for all new buildings;
  - (c) that all the conditions in the Services Report, be complied with;
  - (d) that all the conditions imposed by Eskom, be complied with;
  - (e) that all the conditions imposed by Telkom, be complied with;
  - (f) that all the conditions imposed by BGCMA, be complied with; and
  - (g) that all new buildings be connected to a conservancy tank which must be serviced by a private service provider.
2. that the applicant be notified of his/her 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 AMENDMENT OF THE SITE DEVELOPMENT PLAN:  
PTN 1 OF THE FARM 586, VOLMOED (2943/2019)**

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 1 of Farm 586 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, as no municipal refuse removal services are rendered in the area, the owner is responsible for removal of all refuse generated on the property, and disposal thereof at a registered municipal waste transfer station or waste disposal facility;
11. that on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
12. that access can be obtain from Provincial Road R310 via the existing access to Portion 1 of Farm 586, 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.

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

*28/03/2019*  
DATE

**27. ERF 9944, 200 THIRD STREET, VOËLKLIP, HERMANUS: APPLICATION FOR DEPARTURE: MESSRS ANDREW PRATT TOWN PLANNING ON BEHALF OF CB VON ESS AND S REGENSTEIN**

**9944 HVK (3405/2019)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**26 May 2020**

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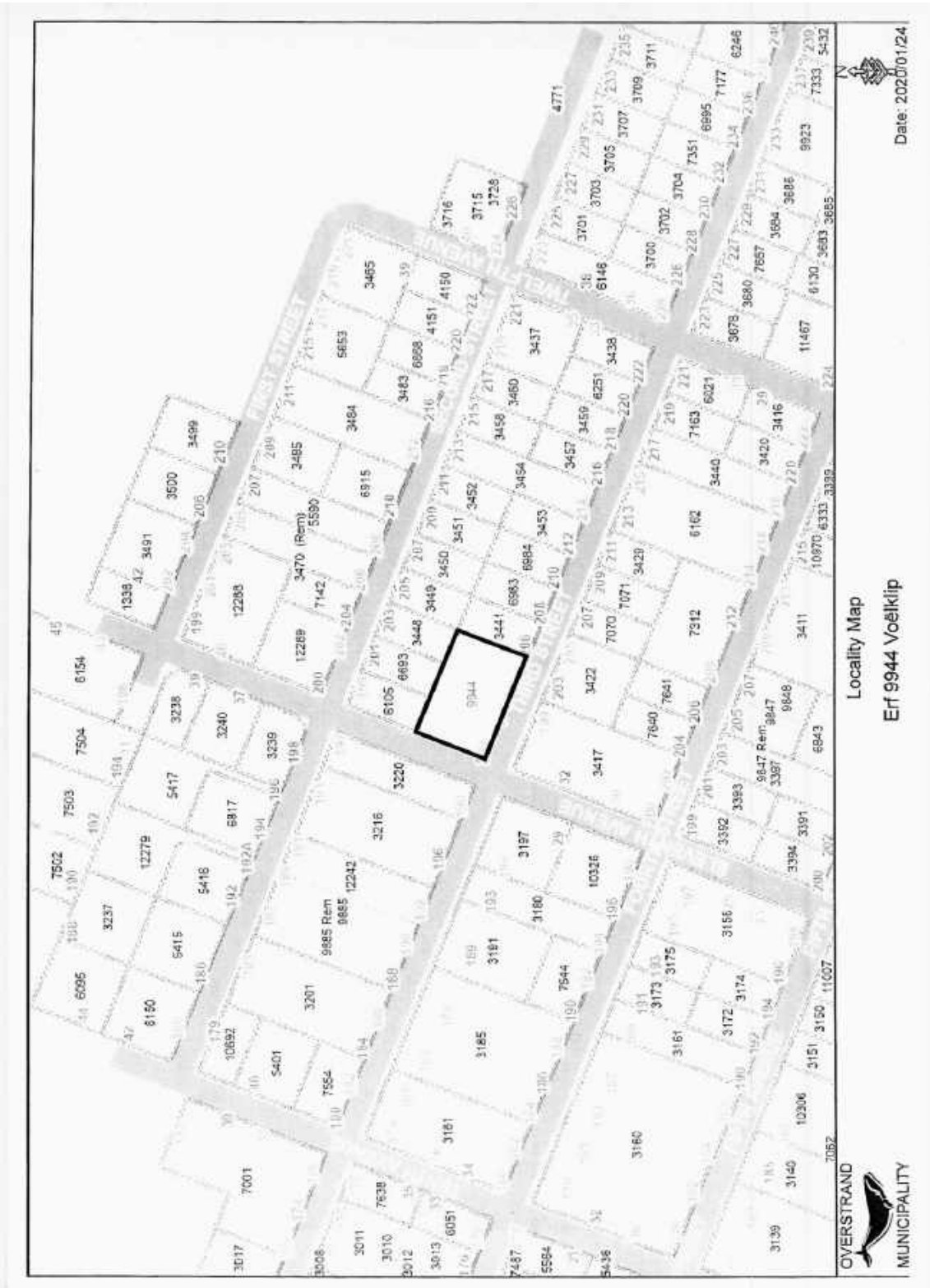
**Executive Summary**

An application was received on 7 October 2019 from Messrs Andrew Pratt Town Planning on behalf of CB Von Ess and S Regenstein for a 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 9944, Hermanus in order to permit a new window to the existing store room to be converted to a scullery and a new door to the existing bedroom to be set back 1,4m in lieu of 2m from the north east side boundary.

**RESOLVED :**

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) on Erf 9944, Hermanus for a departure in order to relax the northern lateral building line from 2m to 1,4m to accommodate alterations to the existing 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 *Drawing No. LAD\_001/2 dated November 2019* which was submitted with the application;
  - (b) that prior to the approval of building plans approval/comment is gained from the Local Heritage Committee/Heritage Western Cape regarding the heritage status of the dwelling;
  - (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 all the applicable conditions as contained in the Services Report, 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 his/her 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.



Locality Map  
Erf 9944 Voelklip

Date: 2020/01/24



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 9944, VOELKLIP (3405/2019)**

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 9944, Voelklip, unobstructed;
7. that no on-street parking be allowed.

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

  
**DATE**

**28. ERF 2027, 13 HILL ROAD, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS OVERSTRAND ARCHITECTURE ON BEHALF OF HJ LOUW AND VA RISKOWITZ**

**2027 KBB (3495/2019)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**1 April 2020**

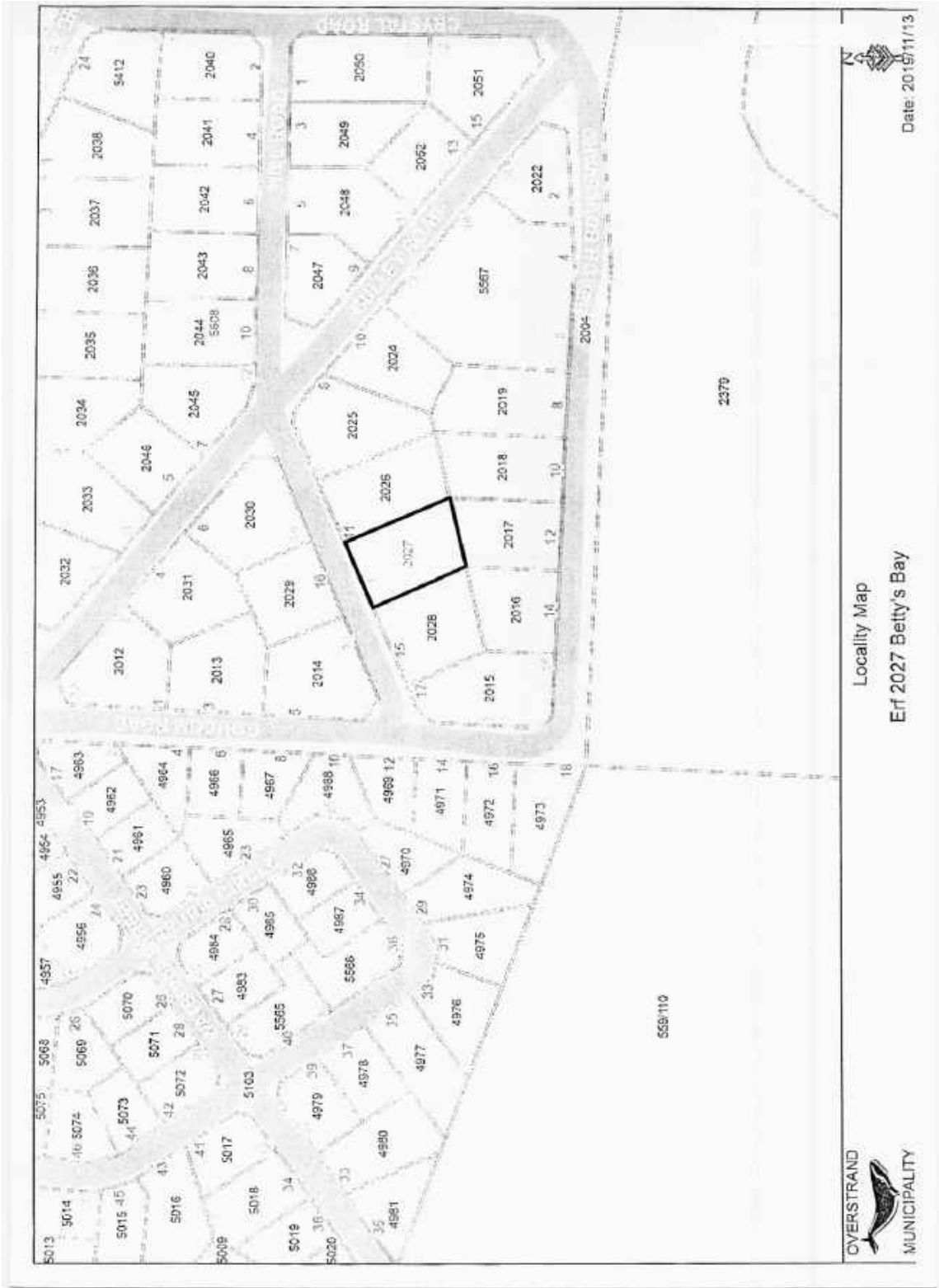
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**Executive Summary**

An application has been received on 11 November 2019 from Messrs Overstrand Architecture on behalf of HJ Louw and VA Riskowitz on Erf 2027, Bettys Bay in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure in order to relax the lateral building line from 2m to 1,5m to accommodate the proposed addition to the existing dwelling house (bathroom and kitchen).

**RESOLVED :**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 2027, Betty's Bay for a departure in order to relax the lateral building line from 2m to 1,5m to accommodate the proposed addition to the existing dwelling house (bathroom and kitchen, **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.11777, dated 4 November 2019, consisting of three (3) plans, as submitted with the application,
  - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
  - (c) that 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 his/her 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.



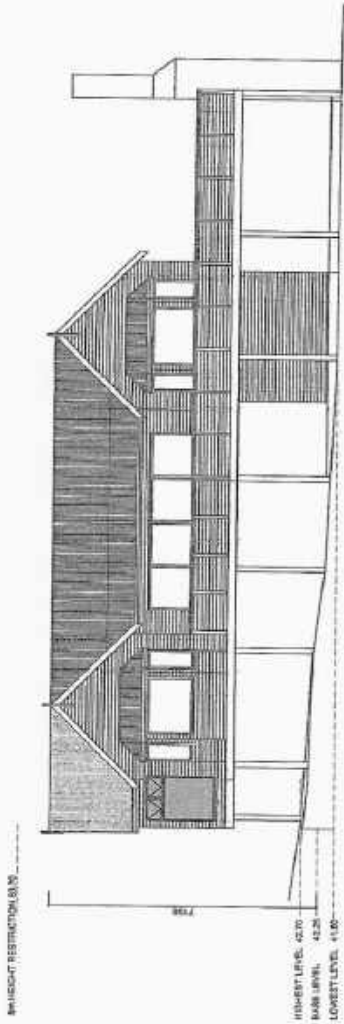




# OVERSTRAND ARCHITECTURE

1804 56-JACK STREET,  
2ND FLOOR, BETHY'S BAY  
14749-0400, VA

CLIENT:	H.J. LOUW & V.A. RISIKOWITZ
SUBJECT:	ADDITION
LOCATION:	ENF 2027, BETTY'S BAY
ADDRESS:	
CATEGORY:	IND
CLIMATE ZONE:	AS PER PERMITS 1406 06.4
DATE:	01-11-2019
REV:	ONE
AUTHOR:	M DE JAGER (ST 2007)
DRAWING #:	11777



SOUTH ELEVATION 1:100

EXTERIOR WALL CONSTRUCTION:  
2007 5/8\"

SEE ROOF NOTES  
FLASHING TO MATCH BRICE



ZONES CORNERED: TIMBER FRAMED WITH GYPSUM BOARD TO SUBFOOT FLOOR SYSTEMS PER BR 1909.1

SECTION A-A 1:100

ROOF DISTRIBUTION VALUE CALCULATION

CRITCHFIELD ROOF SHEETING : 0.38sq (20W)  
 DOUBLE SIDED INSULANT PANEL : 1.57sq (20W)  
 48mm CHALK OIL COLOUR FIBRE : 1.57sq (20W)  
 20mm CEILING BOARD : 0.88sq (20W)  
 TOTAL AREA : 4.40sq (20W)  
 TOTAL WEIGHT : 2.28sq (20W)

WALL DISTRIBUTION VALUE CALCULATION

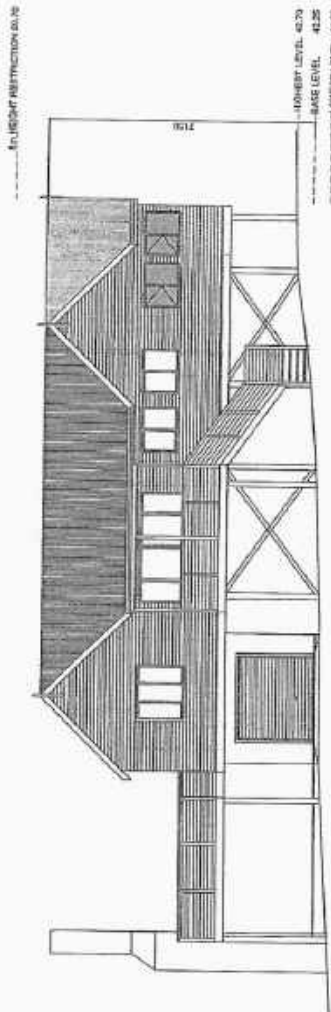
GLAZING : 0.87sq (20W)  
 BRICKWORK : 0.87sq (20W)  
 TOTAL AREA : 1.74sq (20W)  
 TOTAL WEIGHT : 0.87sq (20W)

NOTES ON ENERGY LABEL:  
 HOT WATER  
 SYSTEMS REFERRED TO BE USED  
 PROVIDE POINT USE INDICATION TO HOT WATER  
 SYSTEMS PER VALUE OF R1 TO R2000 1406.4  
 FLOORS AND UNDERFLOOR HEATING  
 DISTRIBUTION  
 PER DISTRIBUTION NATIONAL CALCULATION  
 LIGHT AND VENTILATION  
 PER DISTRIBUTION NATIONAL CALCULATION  
 BREAKABLE AREA: 1% OF FLOOR AREA OF EACH ROOM  
 BREAKABLE AREA: 1% OF FLOOR AREA OF EACH ROOM

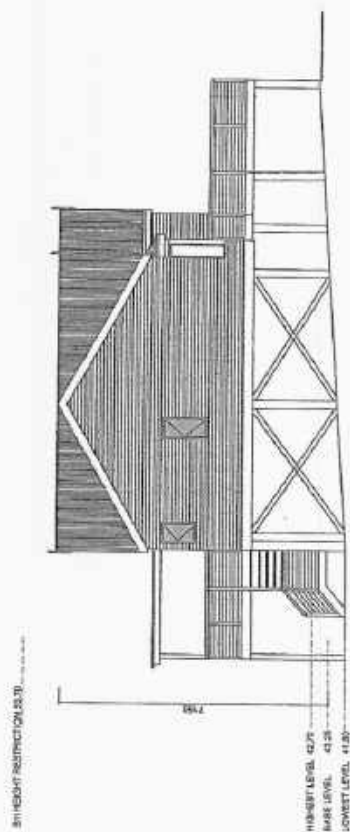
# OVERSTRAND ARCHITECTURE

Ms. M. Jager (312507)  
241 Empire Betty's Bay  
33 064 7227  
ms@overstrand.com

CLIENT	H.J. LOUW & V.A. RISKOWITZ
CONTACT #	
SUBJECT	ADDITION
LOCATION	ERF 2027, BETTYS BAY
ADDRESS	
CITY/COUNTRY	IM /
CLIMATE ZONE	AS PER SANS 10400 N. 4
DATE	04-11-2019
	HKY, SHKE
AUTHOR	M DE JAGER (ST 2807)
DRAWING #	11777



NORTH ELEVATION 1:100



WEST ELEVATION 1:100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 2027, BETTY'S BAY (3495/2019)**

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 Erf 2027, Betty's Bay, unobstructed;
4. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**29. ERF 2100, 73 VILJOEN STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS ENGELBRECHT & SCORGIE ON BEHALF OF PJ AND CMH STEPHAN**

**2100 HON (3413/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**20 March 2020**

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**Executive Summary**

An application was received on 9 October 2019 from Messrs Engelbrecht and Scorgie on behalf of PJ and CMH Stephan on Erf 2100, Onrustrivier for a departure application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the following:

- ❖ western lateral building line from 2m to approximately 1.8m to accommodate the existing dwelling placement and new roof;
- ❖ eastern lateral building line from 2m to approximately 1m to accommodate a new single garage, a bathroom addition, new windows and a use change of a garage to a bedroom, and
- ❖ rear building line from 2m to 1.76m to accommodate a new bathroom, pergola and covered stoep area.

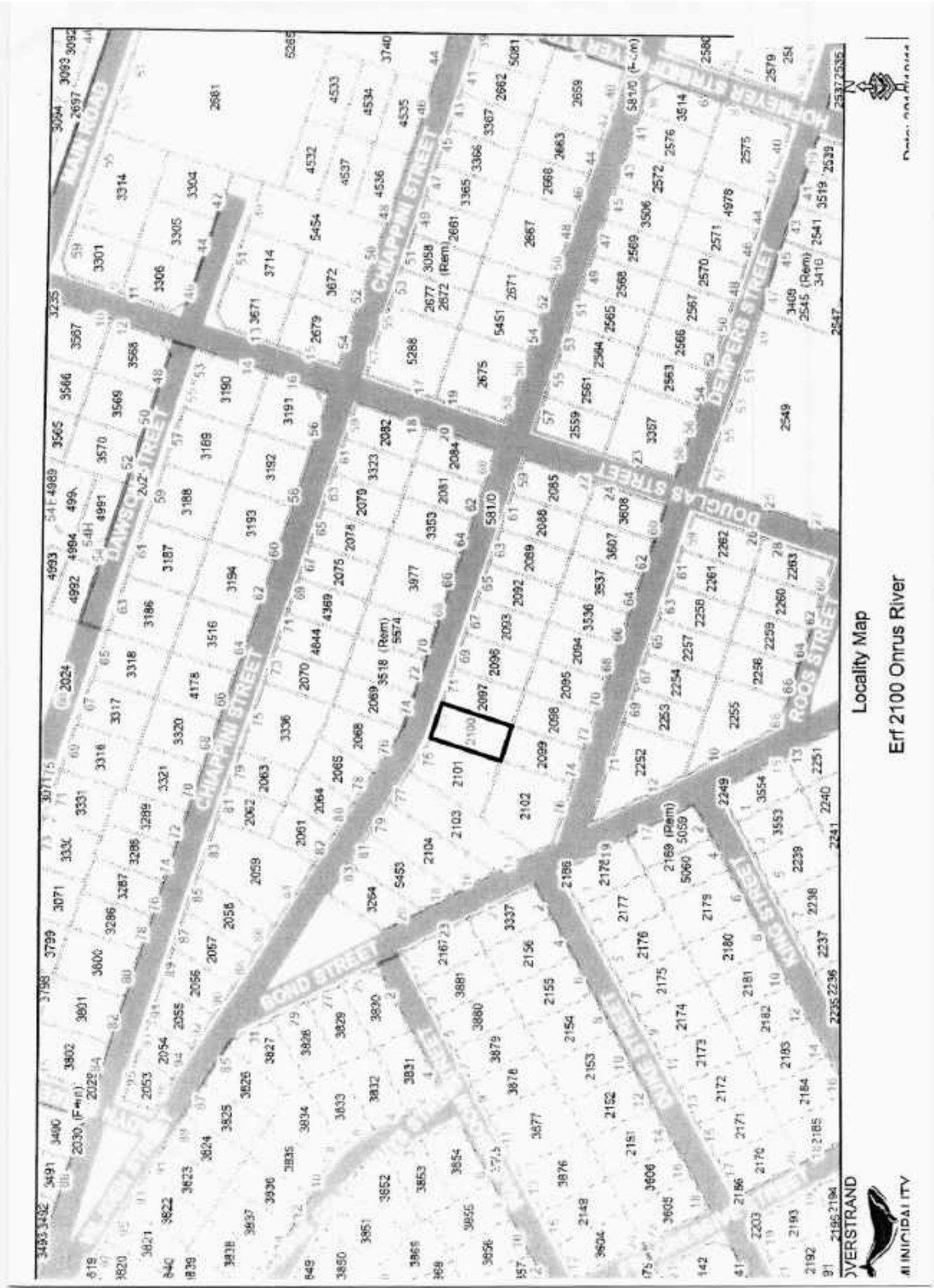
**RESOLVED :**

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) on Erf 2100, Onrustrivier in order to relax the following:
  - ❖ western lateral building line from 2m to approximately 1,8m to accommodate the existing dwelling placement and new roof;
  - ❖ eastern lateral building line from 2m to approximately 1m to accommodate a new single garage, a bathroom addition, new windows and a use change of a garage into a bedroom, and
  - ❖ rear building line from 2m to 1,76m to accommodate a new bathroom, pergola and covered stoep area;

**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 Erf 2100 Stephan Rev 2 dated 3 October 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 imposed by Eskom, be complied with;
  - (d) that all the conditions in the Service Report, be complied with; and
  - (e) that all conditions imposed by Telkom, be complied with.
2. that the applicant and the 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 mentioned approval.

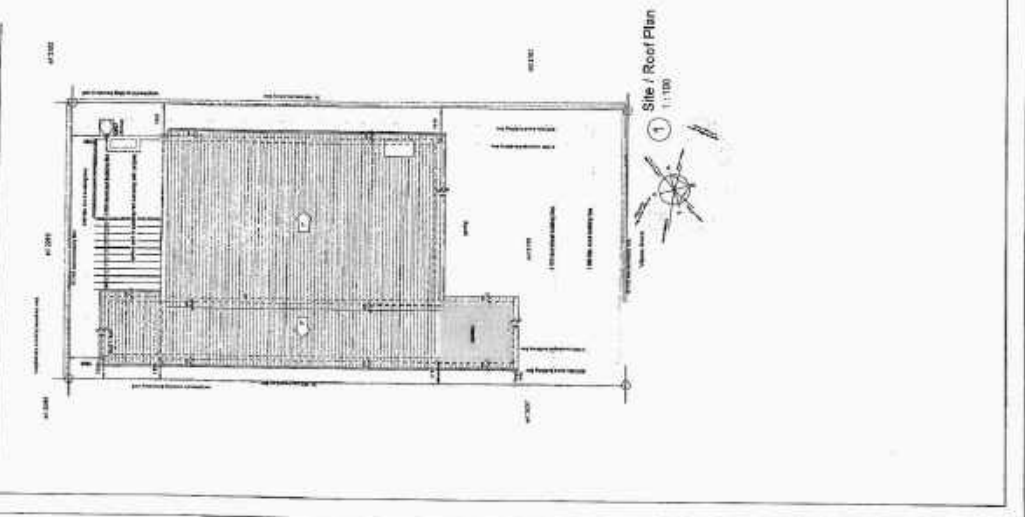
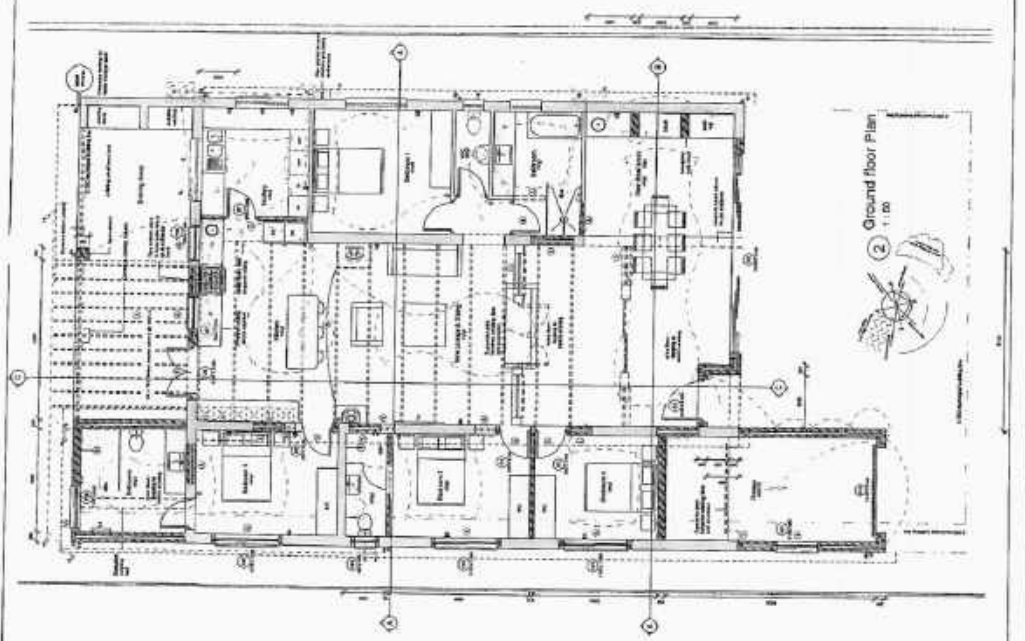


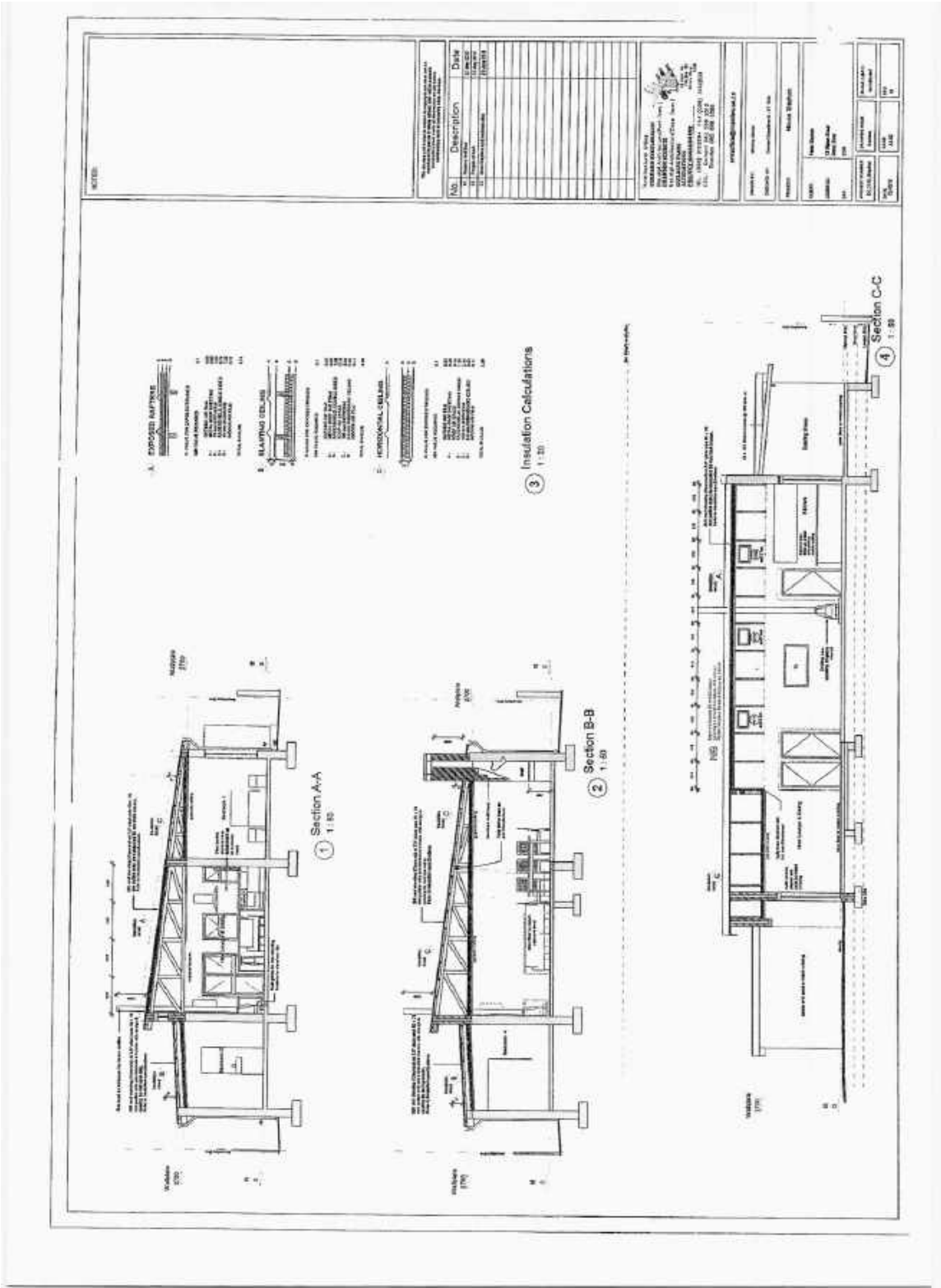
OVERSTRAND  
MUNICIPALITY

Locality Map  
Erf 2100 Onrus River

Overstrand Municipality

<b>NOTES</b> 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) CODES OF PRACTICE. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.	
<b>REVISIONS</b> No. Description Date 1. Issue for tender 15/01/2024 2. Issue for construction 20/01/2024	<b>PROJECT INFORMATION</b> Project Name: [REDACTED] Client: [REDACTED] Architect: [REDACTED] Date: 15/01/2024 Scale: 1:100





### GENERAL NOTES

1. GENERAL NOTES: See separate sheets for details.
2. FOUNDATION: See separate sheets for details.
3. ROOFING: See separate sheets for details.
4. INTERIORS: See separate sheets for details.
5. EXTERIORS: See separate sheets for details.
6. FINISHES: See separate sheets for details.
7. UTILITIES: See separate sheets for details.
8. STRUCTURE: See separate sheets for details.
9. MECHANICAL: See separate sheets for details.
10. ELECTRICAL: See separate sheets for details.
11. TELEPHONE: See separate sheets for details.
12. FIRE ALARMS: See separate sheets for details.
13. SECURITY: See separate sheets for details.
14. SPECIALTIES: See separate sheets for details.
15. OTHER: See separate sheets for details.

### SPECIFICATIONS

1. GENERAL: See separate sheets for details.

2. FOUNDATION: See separate sheets for details.

3. ROOFING: See separate sheets for details.

4. INTERIORS: See separate sheets for details.

5. EXTERIORS: See separate sheets for details.

6. FINISHES: See separate sheets for details.

7. UTILITIES: See separate sheets for details.

8. STRUCTURE: See separate sheets for details.

9. MECHANICAL: See separate sheets for details.

10. ELECTRICAL: See separate sheets for details.

11. TELEPHONE: See separate sheets for details.

12. FIRE ALARMS: See separate sheets for details.

13. SECURITY: See separate sheets for details.

14. SPECIALTIES: See separate sheets for details.

15. OTHER: See separate sheets for details.

### ELEVATIONS

### SECTION

### SCHEDULES

No.	Description	Date
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### DETAILS

1. GENERAL: See separate sheets for details.

2. FOUNDATION: See separate sheets for details.

3. ROOFING: See separate sheets for details.

4. INTERIORS: See separate sheets for details.

5. EXTERIORS: See separate sheets for details.

6. FINISHES: See separate sheets for details.

7. UTILITIES: See separate sheets for details.

8. STRUCTURE: See separate sheets for details.

9. MECHANICAL: See separate sheets for details.

10. ELECTRICAL: See separate sheets for details.

11. TELEPHONE: See separate sheets for details.

12. FIRE ALARMS: See separate sheets for details.

13. SECURITY: See separate sheets for details.

14. SPECIALTIES: See separate sheets for details.

15. OTHER: See separate sheets for details.

### APPENDICES

1. GENERAL: See separate sheets for details.

2. FOUNDATION: See separate sheets for details.

3. ROOFING: See separate sheets for details.

4. INTERIORS: See separate sheets for details.

5. EXTERIORS: See separate sheets for details.

6. FINISHES: See separate sheets for details.

7. UTILITIES: See separate sheets for details.

8. STRUCTURE: See separate sheets for details.

9. MECHANICAL: See separate sheets for details.

10. ELECTRICAL: See separate sheets for details.

11. TELEPHONE: See separate sheets for details.

12. FIRE ALARMS: See separate sheets for details.

13. SECURITY: See separate sheets for details.

14. SPECIALTIES: See separate sheets for details.

15. OTHER: See separate sheets for details.

### INDEX

1. GENERAL: See separate sheets for details.

2. FOUNDATION: See separate sheets for details.

3. ROOFING: See separate sheets for details.

4. INTERIORS: See separate sheets for details.

5. EXTERIORS: See separate sheets for details.

6. FINISHES: See separate sheets for details.

7. UTILITIES: See separate sheets for details.

8. STRUCTURE: See separate sheets for details.

9. MECHANICAL: See separate sheets for details.

10. ELECTRICAL: See separate sheets for details.

11. TELEPHONE: See separate sheets for details.

12. FIRE ALARMS: See separate sheets for details.

13. SECURITY: See separate sheets for details.

14. SPECIALTIES: See separate sheets for details.

15. OTHER: See separate sheets for details.

**REGISTERED ARCHITECT**

Professional Seal of the State of California  
Architects and Engineers

No. 123456789  
Name: JOHN D. SMITH  
Address: 123 Main St., San Francisco, CA 94102  
Phone: (415) 555-1234

Date: \_\_\_\_\_

NOTES

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 2100, ONRUS RIVER (3413/2019)**

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 2100, 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

**30. ERF 12243, 88 EIGHTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: JP FLEISCNER ON BEHALF OF THE MAZURI TRUST**

**12243 HVK (3503/2019)**

**KR Thomas**

**(028) 313 8900**

**Hermanus Administration**

**8 June 2020**

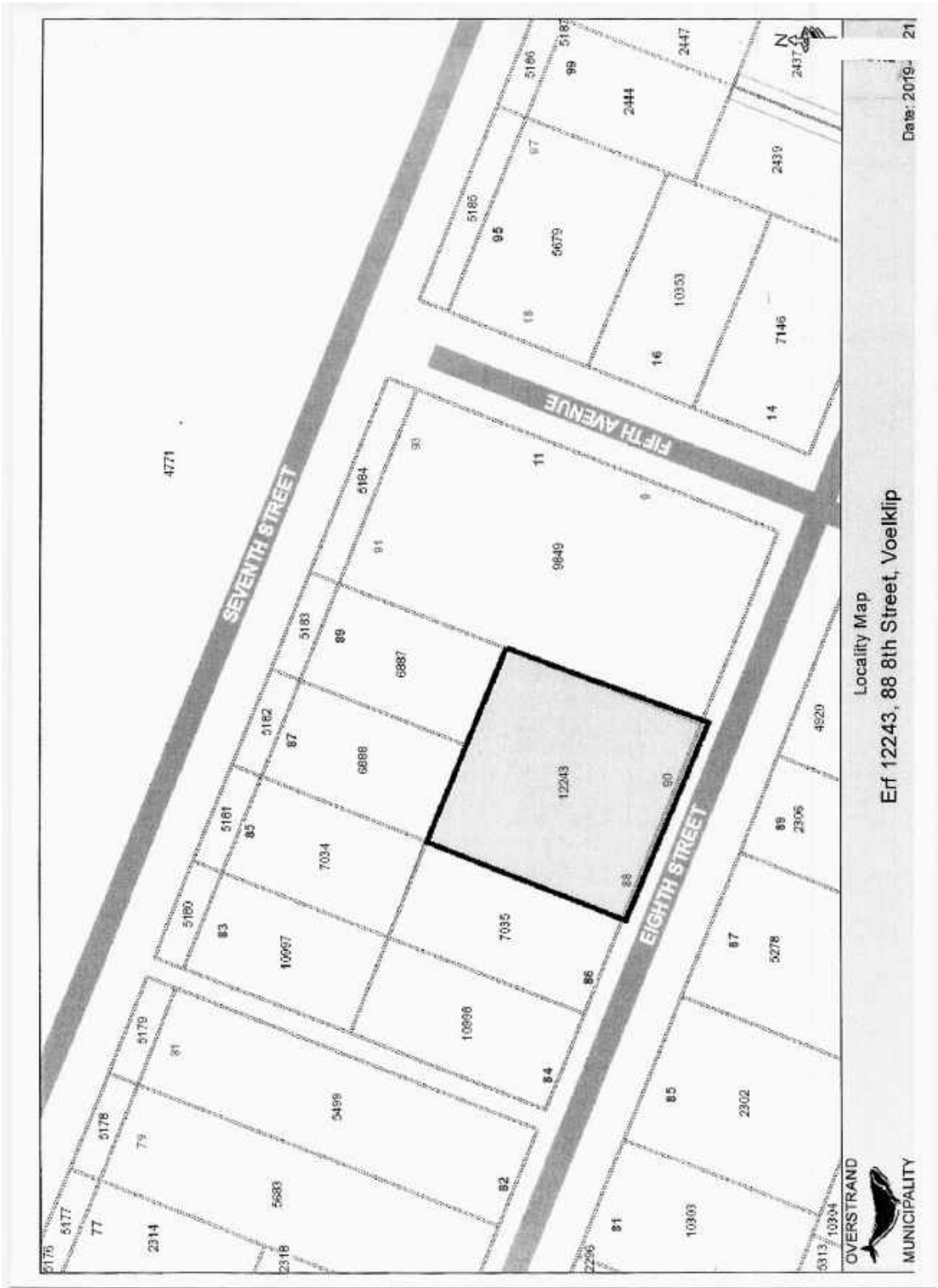
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**Executive Summary**

An application was received on 8 November 2019 from JP Fleiscner on behalf of the Mazuri Trust for a 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 12243, Hermanus in order to encroach the permissible height restriction applicable to boundary walls from 2,1m to 3m.

**RESOLVED :**

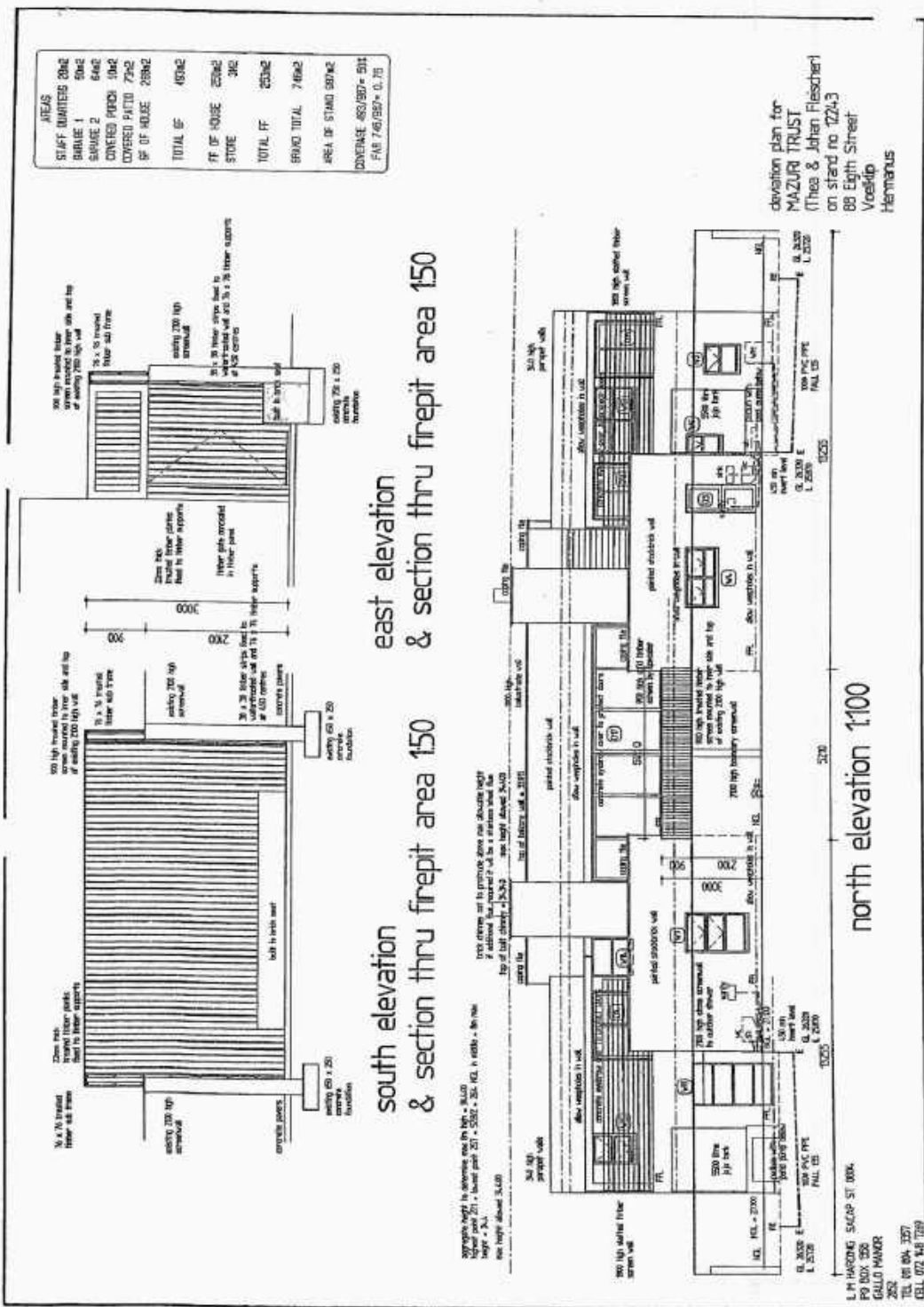
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 12243, Hermanus for the departure to encroach the permissible height restriction applicable to boundary walls from 2,1m to 3m, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that this approval only relates to the relaxation of the building lines as indicated on Site Plan 2019, plan description: *“deviation plan for Mazuri Trust”*, drawn by: L M Harding;
  - (b) that building plans be submitted to the Building Department for approval, and that any conditions by the Fire and Building Departments be complied with at that stage;
  - (c) that all the conditions of the 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 his/her 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



Locality Map  
Erf 12243, 88 8th Street, Voelklip

Date: 2019- 21





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 12243, VOELKLIP (3503/2019)**

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 12243, Voelklip, unobstructed;
7. that no on-street parking be allowed.

*p.p. A Grobler*  
 DENNIS HENDRIKS  
 SENIOR MANAGER:  
 ENGINEERING SERVICES

*27/02/2020*  
 DATE

**31. ERF 512, 18 KLEIN STRAAT, GANSBAAI, OVERSTRAND MUNICIPAL AREA: PROPOSED REZONING, DEPARTURE AND DEVIATION OF THE SPATIAL DEVELOPMENT FRAMEWORK AND OVERSTRAND MUNICIPAL GROWTH MANAGEMENT STRATEGY: MESSRS WRAP ON BEHALF GANSBAAI CONGREGATION OF JEHOVAH'S WITNESSES**

**512 GGB (3313)**

**SW van der Merwe  
25 May 2020**

**(028) 313 8900**

**Hermanus Administration**

**Executive Summary**

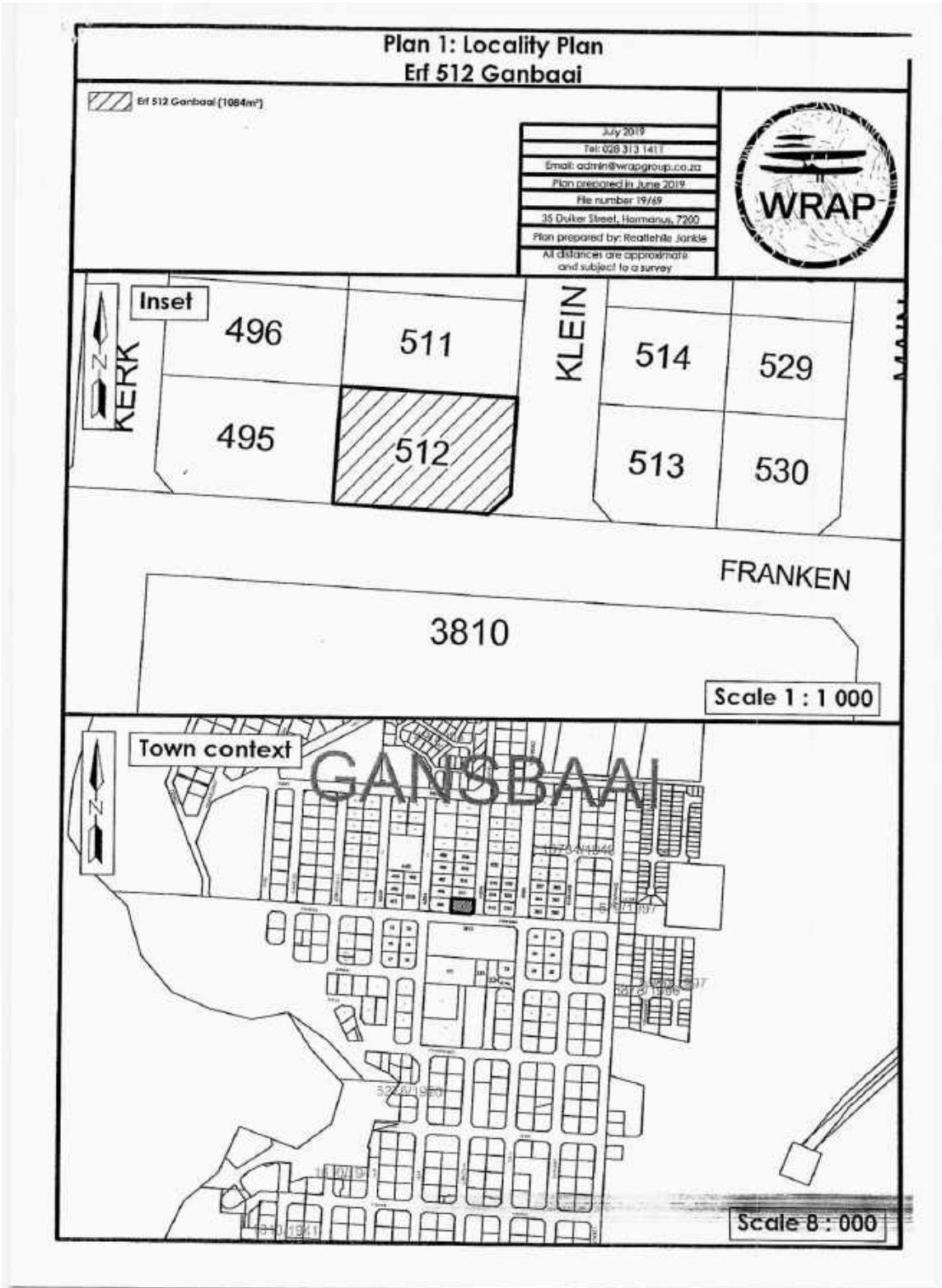
An application was received on 29 August 2019 from Messrs WRAP Consultancy, on behalf of Gansbaai Congregation of Jehovah's Witnesses on Erf 512, Gansbaai in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the following:

- ❖ rezoning in terms of Section 16(2)(a) from Residential Zone 1: Single Residential (SR1) to Community Zone 1: Community Facilities (CO1) to accommodate a proposed place of worship;
- ❖ departure in terms of Section 16(2)(b) in order to encroach the southern street building line from 5m to 3,4m in order to accommodate a place of worship, and
- ❖ deviation from the Spatial Development Framework, 2006 (SDF) and Overstrand Municipal Growth Management Strategy, 2010 (OMGMS) to change the reservation of the property to community facilities.

**RESOLVED :**

1. that the application in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the rezoning of Erf 512, Gansbaai from Residential Zone I: Single Residential (SR1) to Community Zone 1: Community Facilities in order to accommodate a place of worship, **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 in order to encroach the southern street building line from 5m to 3,4m in order to accommodate a place of worship, **be approved** in terms of the provisions of the By-Law;
3. that the approvals in paragraphs 1. and 2. above be subject to the following conditions:
  - (a) that the use of the property be limited to a place of worship;

- (b) that prior to the commencement of the development a detailed parking layout be submitted demonstrating compliance with the applicable development parameters pertaining to Community Zone 1: Community Facilities for approval by the Authorised Official;
  - (c) that the parking layout be implemented in accordance with the approval in paragraph (a) above;
  - (d) that all the conditions of Telkom, be complied with;
  - (e) that the requirements of Engineering Services, be adhered to;
  - (f) that building plans be submitted to the Building Department for approval, and that all conditions of the Building and the Fire Department be complied with at that stage;
  - (g) that applicable rates and service tariffs, as determined by the annual budget be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
  - (h) that the display of signage be subject to compliance with the Municipal By-Law on Signage;
  - (i) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with; and
  - (j) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
2. that the applicant be notified of his/her 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.



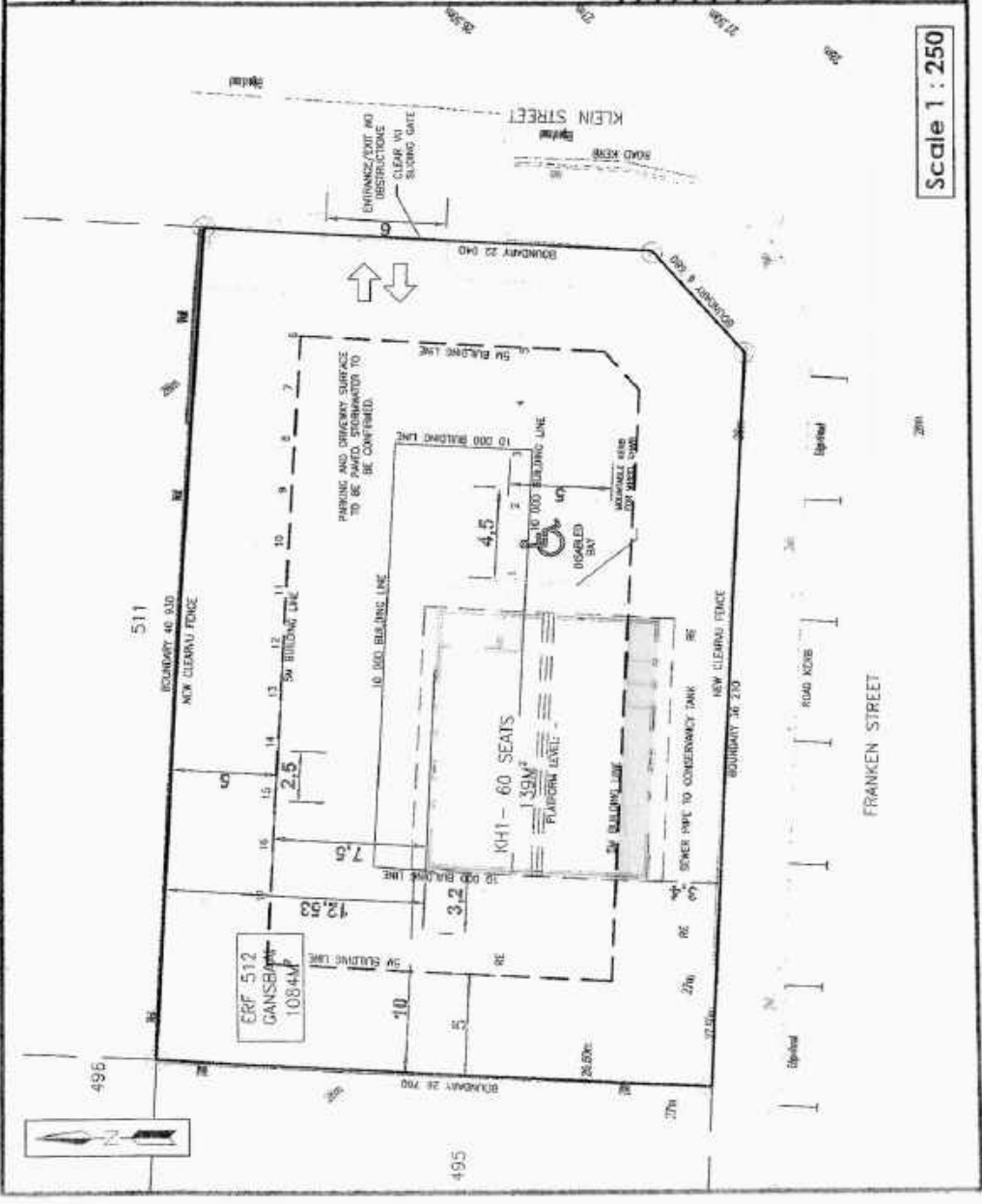
**Plan 3: SDP**  
**Erf 512 Gansbaai**

Area where the building  
is a circled

Tel: 028 313 1411  
Email: damien@wrap.co.za  
Plan prepared in June 2019  
File number: 16/033  
33 Dulak Street, Germiston, 1220  
Plan prepared by: Reuthele, Jansie  
All dimensions approximate  
and subject to a survey

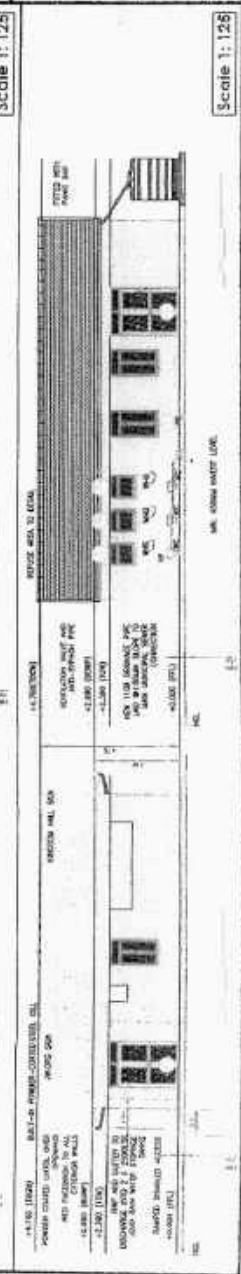
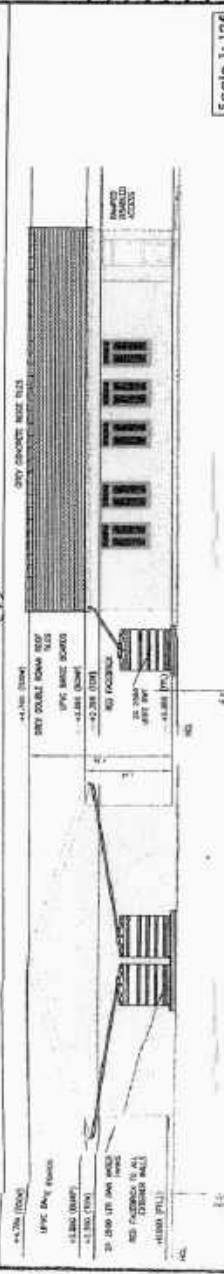
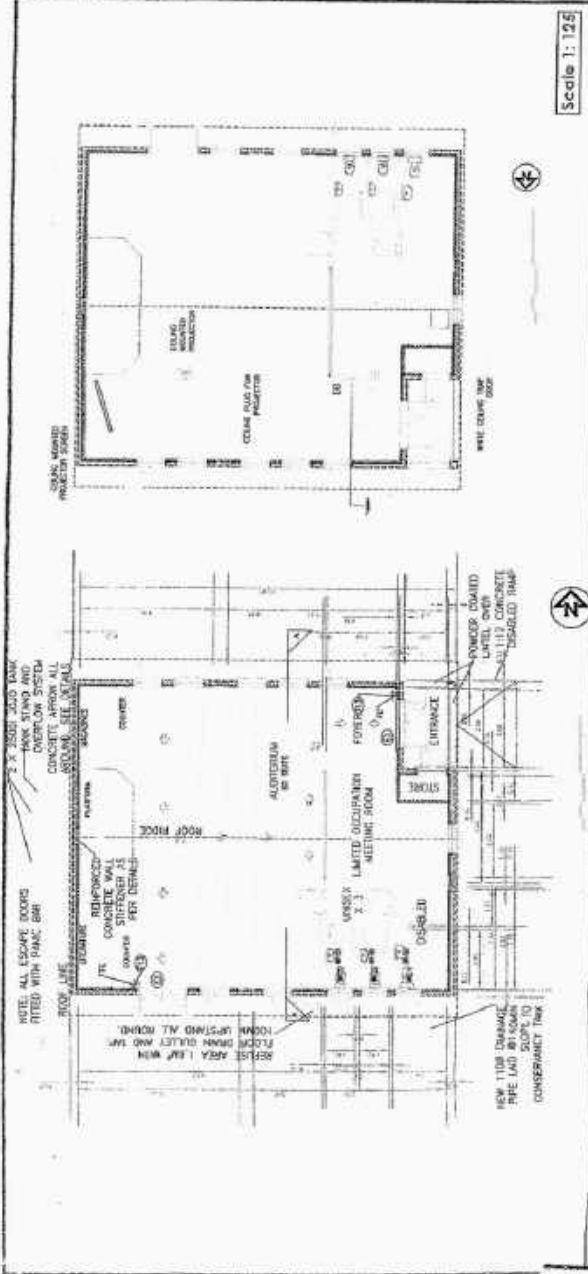


Scale 1 : 250



**Plan 4: Elevations**  
**Erf 512 Gansbaai**

Based on plans drawn by LDC  
Tel: 022 313 1411  
Email: admin@eragroup.co.za  
Plan prepared on June 2013  
R/L number 187033  
35 Bulwer Street, Harare, 7200.  
Plan prepared by: Neelwale Janak  
All distances are approximate  
and subject to a survey



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REZONING, DEPARTURE AND DEVIATION FROM THE SDF  
& GMS: ERF 512, GANSBAAI (3313/2019)**

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

**Conditions:**

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

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

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

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

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

The contribution according to the current policy (2019/2020) is as follows:

**Freehold erven:**

Water	R 22 925.00 x -0.444=	-R10 178.70
Sewerage	R 15 457.00 x -0.444=	-R 6 862.91
Roads	R 6 931.00 x 2.92051=	R 20 242.05
Stormwater	R 7 997.00 x 1.4453=	R 11 558.06
Solid Waste	R 1 386.00 x 0.9512=	<u>R 1 318.36</u>
<b>TOTAL (inclusive of VAT)</b>	<b>=</b>	<b>R 16 076.86</b>

**Note:**

- 1.3 The above figures are estimates**  
**1.4 The above figures do not include connection fees**
2. that , Erf 512 be provided with a municipal water meter as per detail and requirements stipulated;

3. that Erf 512 be provided with <sup>2</sup> adequate sewer conservancy tanks;
4. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
5. that only a standard 60 Amp single phase electricity connection will be available per erf;
6. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
7. that stormwater be allowed to discharge through Erf 512, Gansbaai, unobstructed;
8. that any additional and / or extended vehicle entrances will be for the owner's account.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**32. ERVEN 2194 AND 2193, 64 & 66 NINTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSOLIDATION: MESSRS GEOMATICS AFRICA ON BEHALF OF BERNARD FICK**

**2193 & 2194 HVK**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**21 June 2020**

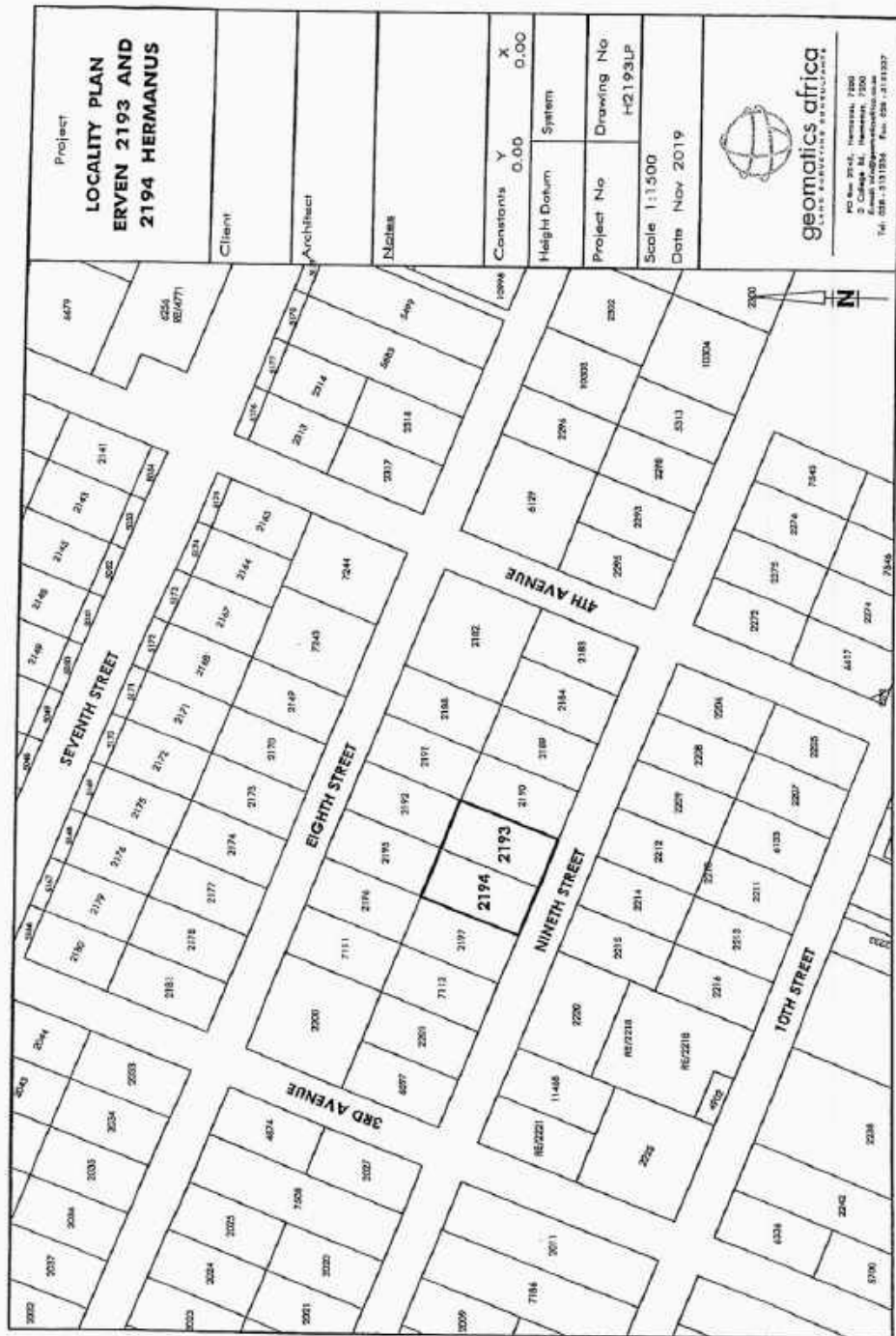
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**Executive Summary**

An application was received on 6 December 2019 from Messrs Geomatics Africa on behalf of Bernard Fick in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the consolidation of Erven 2194 and 2193, Hermanus to create an erf of approximately 990m<sup>2</sup> in extent.

**RESOLVED :**


1. that the application in terms of Section 16(2)(e) of the Overstrand Municipal Land Use Planning By-Law, 2015 (By-Law) for the consolidation of Erven 2194 and 2193, Hermanus to create an erf of approximately 990m<sup>2</sup> in extent, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the approval for the consolidation only has reference to the Consolidation Plan dated *Nov 2019*, as submitted with the application;
  - (b) that the conditions compiled in the Services Report, be complied with;
  - (c) that the applicable development parameters in terms of the Zoning Scheme Regulations, be adhered to; and
  - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation.
2. that the applicant be notified of his/her 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.

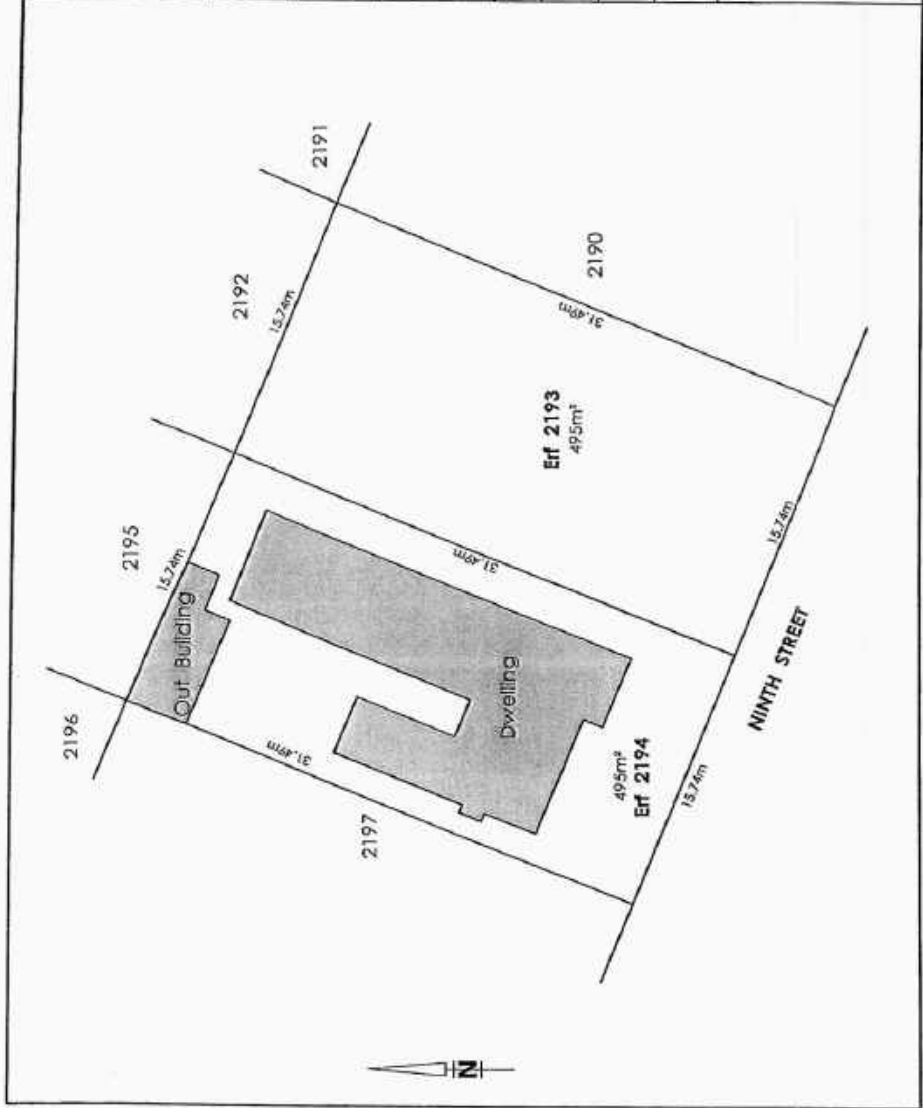


Project <b>LOCALITY PLAN ERVEN 2193 AND 2194 HERMANUS</b>	
Client	
Architect	
Notes	
Constants	Y 0.00 X 0.00
Height Datum	System
Project No	Drawing No H2193LP
Scale	1:1500
Date	Nov 2019



**geomatics africa**  
 CIVIL ENGINEERING CONSULTANTS  
 10 Ave 27th, Hermanus, 7201  
 2 College St, Hermanus, 7200  
 Email: info@geomatics.co.za  
 Tel: 081-311556 Fax: 081-311527

Project <b>CONSOLIDATION OF ERVEN 2193 AND 2194 HERMANUS</b>	
Client	K2019368702(SA) Pty Ltd
Architect	
Height	
Constants	Y 0.00 X 0.00
Height Datum	System
Project No	Drawing No
Scale 1:300	
Date Nov 2019	
 geomatrics africa LAND SURVEYING CONSULTANTS PO Box 2243, Hermanus, 7200 P. Othman St, Hermanus, 7200 Tel: 022-3531256 Fax: 022-3531257	



44/10/19/19

Project: Consolidation of Erf 2193 and 2194  
Client: K2019368702(SA) Pty Ltd  
Architect: Geomatrics Africa  
Date: 11/10/19

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSOLIDATION: ERVEN 2193 & 2194, VOELKLIP  
(3528/2019)**

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

**Conditions:**

1. that the existing water connection to- and sewer connection on Erf 2193 shall be used to service the proposed consolidation of Erven 2193 & 2194;
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 electricity connections to the erven must be consolidated to one connection, and that the available capacity be combined;
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 any additional and / or extended vehicle entrances will be for the owner's account;
7. that stormwater be allowed to discharge through Erven 2193 & 2194, Voelklip, unobstructed;
8. that no on-street parking be allowed.

  
 DENNIS HENDRIKS  
 SENIOR MANAGER:  
 ENGINEERING SERVICES

  
 DATE

**33. ERF 8457, 10 MADELIEFIE STREET, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS COMPROP DESIGNS ON BEHALF OF T AND AA ARENDSE**

**8457 KKM (3303/2019)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**1 April 2020**

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**Executive Summary**

An application has been received on 9 August 2019 from Messrs Comprop Designs on behalf of T and AA Arendse on Erf 8457, Kleinmond in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the following departures:

- to deviate from the 9m and/or third of the boundary of structures built over the building line to accommodate a proposed new garage;
- to relax the western lateral building line from 2m to 0m to accommodate a proposed new garage, and
- to relax the street building line from 2m to 0m to accommodate a covered stoep.

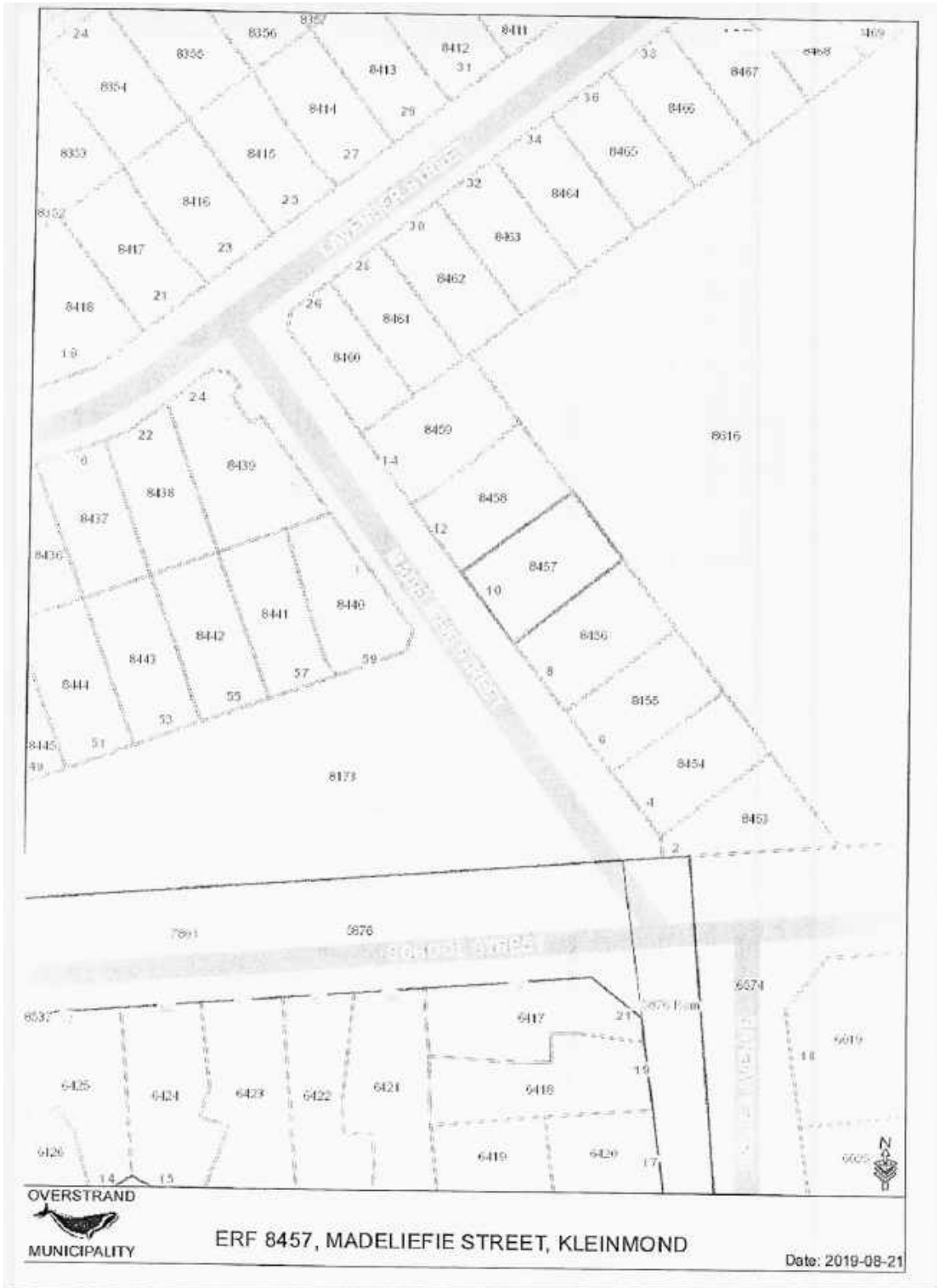
**RESOLVED :**

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) on Erf 8457, Kleinmond for the following departures:
  - to deviate from the 9m and/or one third of the boundary of structures built over the building line to accommodate a proposed new garage;
  - to relax the western lateral building line from 2m to 0m to accommodate a proposed new garage, and
  - to relax the street building line from 2m to 0m to accommodate a covered stoep.

**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. P190102A, dated 31 January 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 the open stoep on the street boundary 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.
2. that the applicant be notified of his/her 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 8457, KLEINMOND (3303/2019)**

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 should any existing infrastructure need to be repositioned, all costs will be for the client's account.
4. that stormwater be allowed to discharge through Erf 8457, Kleinmond, unobstructed;
5. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**34. ERF 7453, 42 ASTER STREET, MOUNT PLEASANT, HERMANUS, OVERSTRAND MUNICIPAL AREA: CONSENT USE: MC GOLIATH**

**7453 HMP (2823)**

**H van der Stoep  
5 June 2020**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

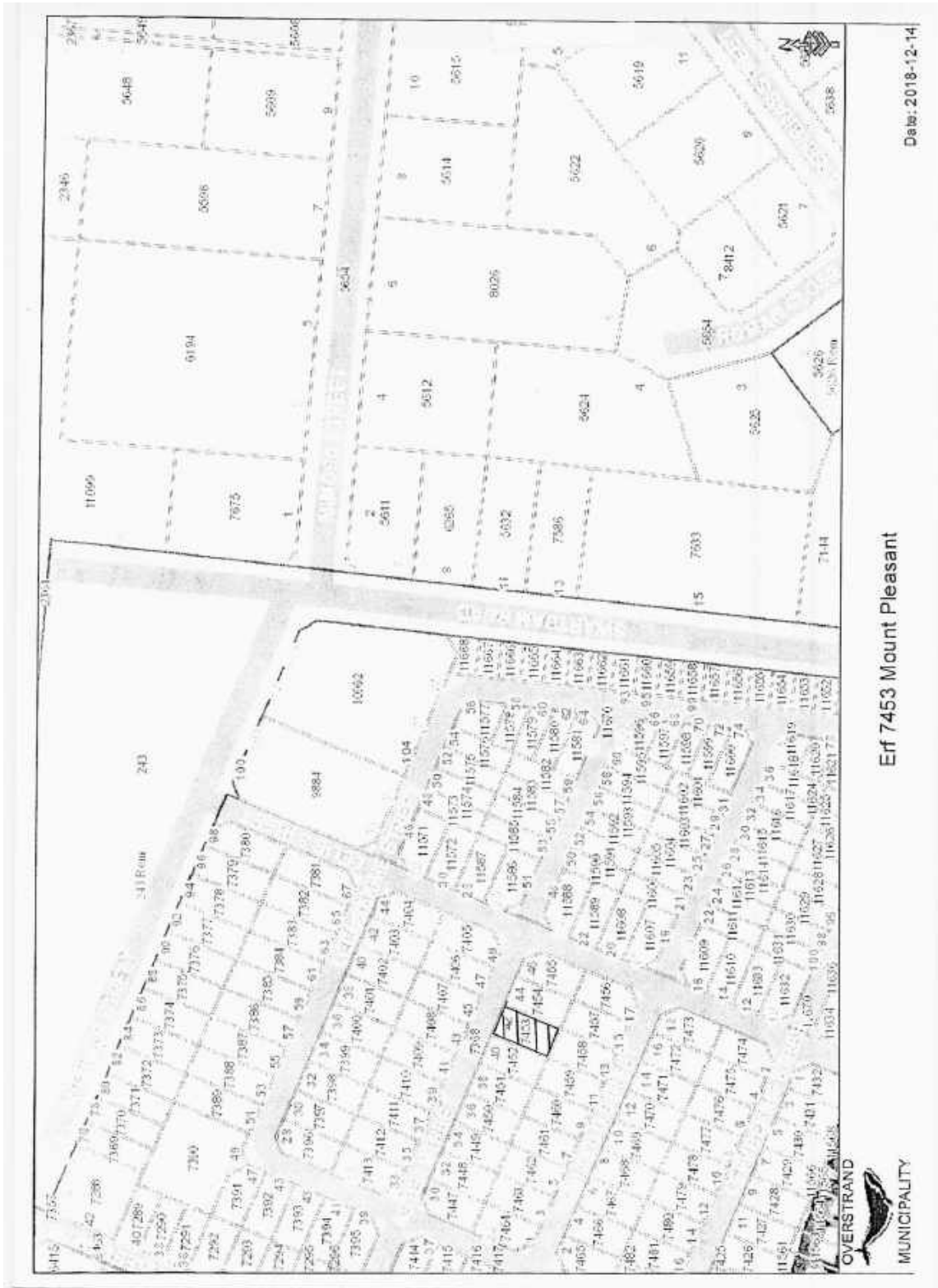
An application has been received on 12 December 2018 from MC Goliath for Consent Use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to utilize the existing garage on Erf 7453, Hermanus as a house shop.

**RESOLVED :**

1. that the application for consent use in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) in order to utilize the attached single garage on Erf 7453, Mount Pleasant 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 the single garage 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 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;
  - (e) that no products, goods or supplies connected to the house shop may be stored on the property outside the building;
  - (f) that a single non-illuminated sign, that complies with the Municipal By-Law on Signage, may be displayed on the premises;

- (g) 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;
- (h) that the number of people employed be restricted to three (3);
- (i) that the owner/manager resides on the premises;
- (j) 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;
- (k) that the house shop may not be sublet to any other person by the landowner/s;
- (l) that the conditions in the Engineering Report and Telkom, be adhered to;
- (m) that the Overstrand Municipality retains the right to enforce any relevant legislation, as well as law and order on the premises, on the landowner/s;
- (n) that Council reserves the right to rescind the approval without payment of compensation, should any justified objection/s be received to the manner in which the house shop functions or should the operation of the house shop be found to be detrimental to the peacefulness and amenity of the surrounding area;
- (o) 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;
- (p) that application is made for a Business Licence at the Overstrand Municipality, prior to operation of the house shop;
- (q) 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;
- (r) that no accumulation of refuse occur on the premises, and
- (s) that no sleeping be allowed in the house shop; and
- (t) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;

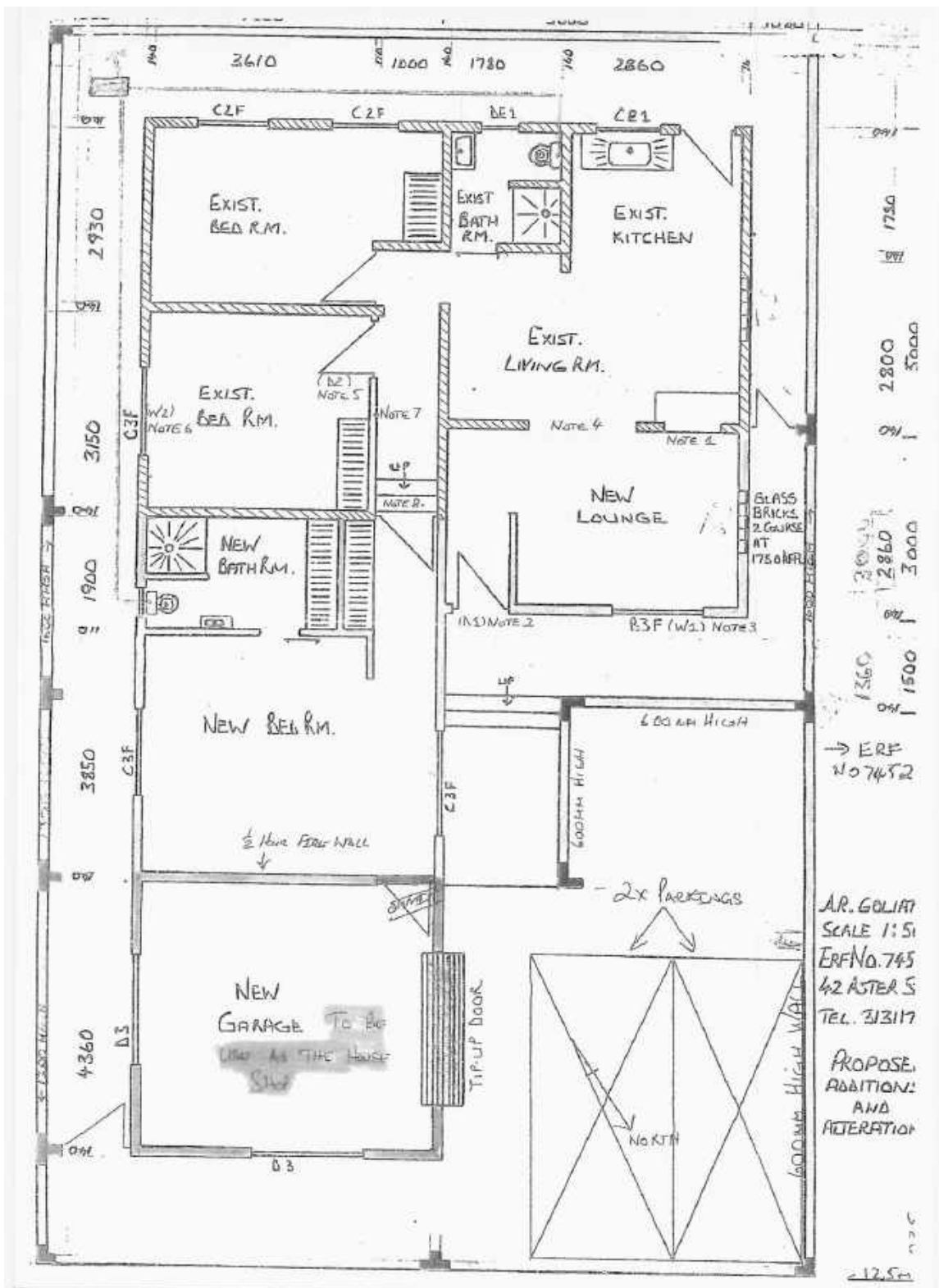
2. that the applicant be notified of his/her right of appeal in terms Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



Erf 7453 Mount Pleasant

Date: 2018-12-14





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE: ERF 7453, MOUNT PLEASANT  
(2823/2019)**

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, 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 7453, Mount Pleasant, 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.

*Dennis Hendriks*  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

*28/11/2019*  
DATE

**35. ERVEN 2737 AND 4771, EIGHTH STREET, VOËLKLIP, HERMANUS: APPLICATION FOR REZONING, SUBDIVISION, CONSOLIDATION AND PARTIAL CLOSURE OF PUBLIC ROAD: MESSRS PLAN ACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF BNR HUXTER AND OVERSTRAND MUNICIPALITY**

**2737 & 4771 HVK 3191/2019**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**17 December 2019**

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**Executive Summary**

Applications were received on 25 June 2019 from Messrs Plan Active Town and Regional Planners on behalf of BNR Huxter and Overstrand Municipality on Erven 2737 and 4771, Hermanus, for the following:

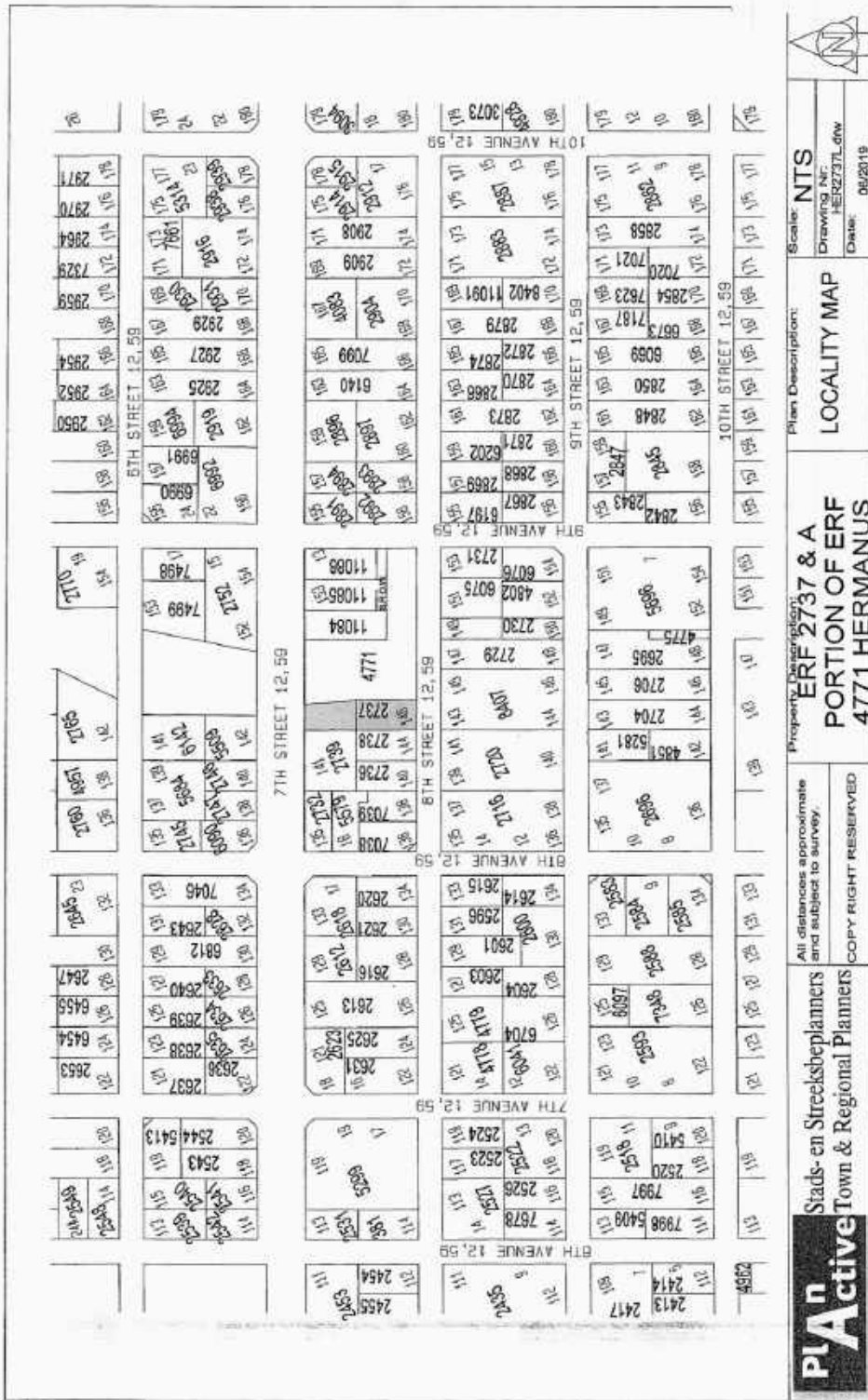
- application in terms of Section 16(2)(n) of the Overstrand By-Law on Municipal Land Use Planning. 2015 (By-Law) to accommodate the partial closure of a public road;
- application in terms of Section 16(2)(d) of the By-Law to subdivide Erf 4771 into a Portion A of  $\pm 295\text{m}^2$  and a Remainder;
- application in terms of Section 16(2)(a) of the By-Law to rezone Portion A from Open Space Zone 2 : Public Open Space to Residential Zone 1 : Single Residential, and
- application in terms of Section 16(2)(e) of the By-Law to consolidate Portion A with Erf 2737 to create a total area of  $\pm 790\text{m}^2$ .

**RESOLVED:**

1. that the applications submitted by Messrs Plan Active Town and Regional Planners on behalf of BNR Huxter and Overstrand Municipality on Erven 2737 and 4771, Hermanus, for the following:
  - application in terms of Section 16(2)(n) of the Overstrand By-law on Municipal Land Use Planning. 2015 (By-Law) to accommodate the partial closure of a public road;
  - application in terms of Section 16(2)(d) of the By-Law to subdivide Erf 4771, Hermanus into a Portion A of  $\pm 295\text{m}^2$  and a Remainder;
  - application in terms of Section 16(2)(a) of the By-Law to rezone Portion A from Open Space Zone 2 : Public Open Space to Residential Zone 1 : Single Residential, and
  - application in terms of Section 16(2)(e) of the By-Law to consolidate Portion A with Erf 2737, Hermanus to create a total area of  $\pm 790\text{m}^2$ ,

**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 subdivision, rezoning and consolidation as indicated on *Drawing No. Her2737s2* dated 2019-6 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 all other development parameters as prescribed in the relevant Zoning Scheme be complied with; and
  - (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
2. that the applicant be notified of his/her 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.



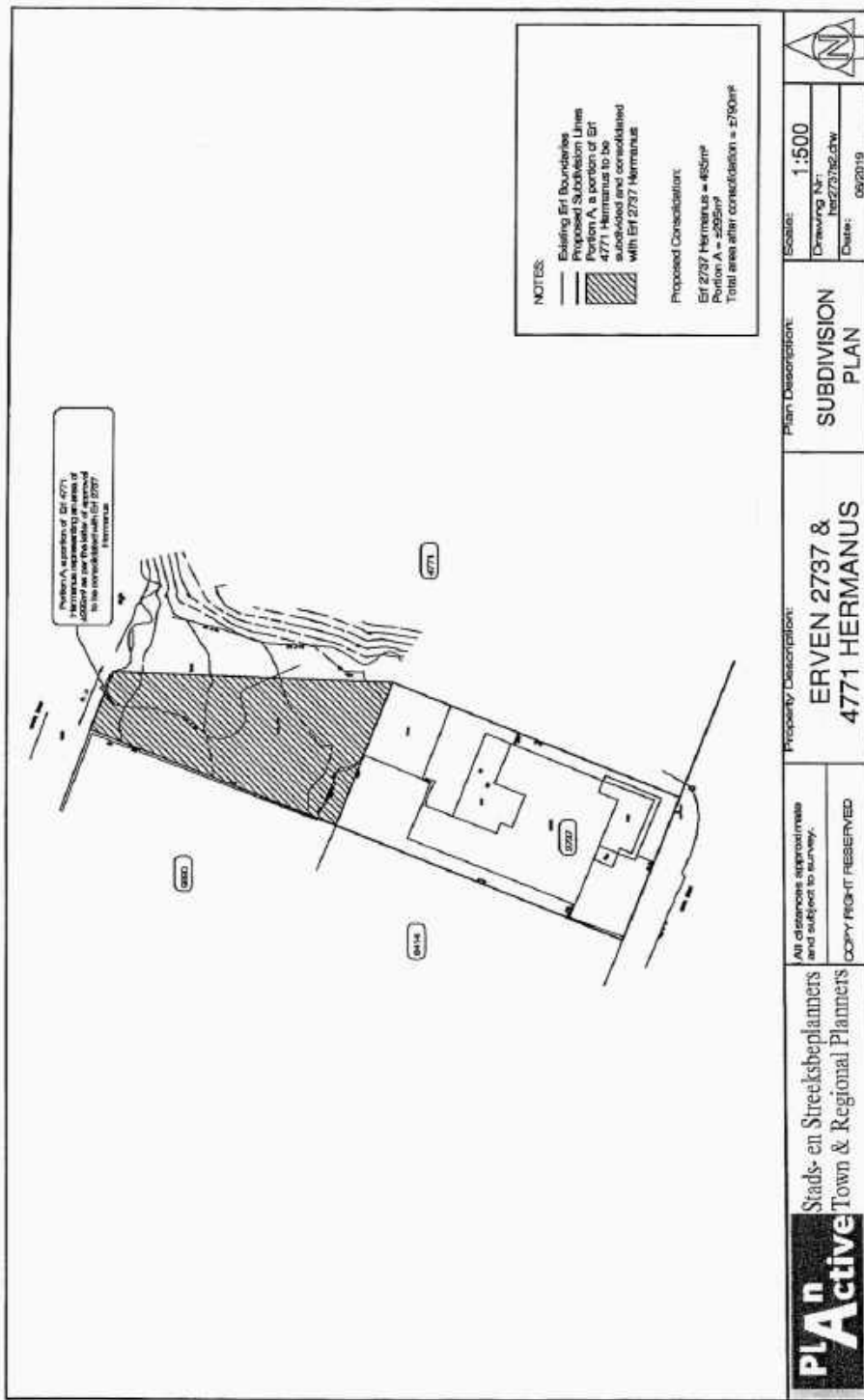
**PIA** **Active** Stads-en Streeksbeplanners  
Town & Regional Planners

Property description: **ERF 2737 & A**  
**PORTION OF ERF**  
**4771 HERMANUS**

Scale: **NTS**  
Drawing Nr: **HER2737L.dwg**  
Date: **06/20/19**

Plan Description: **LOCALITY MAP**

All distances approximate and subject to survey.  
COPY RIGHT RESERVED



**NOTES:**

- Existing Erf Boundaries
- Proposed Subdivision Lines
- Portion A, a portion of Erf 4771 Hermanus to be subdivided and consolidated with Erf 2737 Hermanus

**Proposed Consolidation:**

Erf 2737 Hermanus = 485m<sup>2</sup>  
 Portion A = 200m<sup>2</sup>  
 Total area after consolidation = 2790m<sup>2</sup>



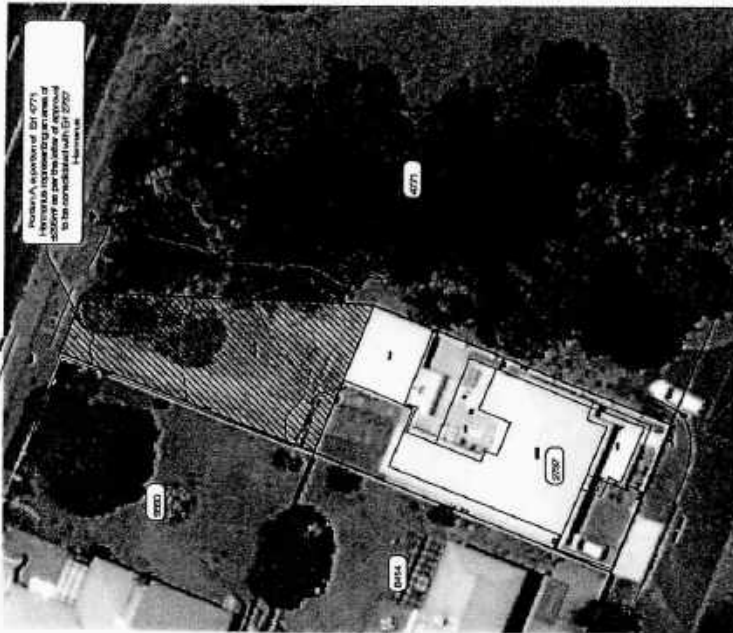
Scale: 1:500  
 Drawing No: 1422737/2.dwg  
 Date: 09/20/19

Plan Description:  
**SUBDIVISION PLAN**

Property Description:  
**ERVEN 2737 & 4771 HERMANUS**

All distances approximate and subject to survey.  
 COPY RIGHT RESERVED

**PLA<sup>n</sup> Active** Stads- en Sreekbeplanners  
 Town & Regional Planners



Portion A, a portion of Erf 4771, Hermanus, is shown in grey to indicate that it is not being subdivided. It is shown in grey to indicate that it is not being subdivided. It is shown in grey to indicate that it is not being subdivided.

**NOTES:**

- Existing Erf Boundaries
- Proposed Subdivision Lines
- Portion A, a portion of Erf 4771 Hermanus to be subdivided and consolidated with Erf 2737 Hermanus

**Proposed Consolidation:**

- Erf 2737 Hermanus = 489m<sup>2</sup>
- Portion A = 260m<sup>2</sup>
- Total area after consolidation = 749m<sup>2</sup>



Scale: 1:500  
 Drawing Nr: 1002737/01.dwg  
 Date: 06/2018

Plan Description:  
**SUBDIVISION PLAN**

Property Description:  
**ERVEN 2737 & 4771 HERMANUS**

All distances approximate and subject to survey.  
 COPY RIGHT RESERVED

**Plan Active**  
 Stads- en Streeksbeplanners  
 Town & Regional Planners

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REZONING, SUBDIVISION, CONSOLIDATION & PARTIAL  
CLOSURE OF PUBLIC ROAD: ERVEN 2737 & 4771, VOELKLIP (3191/2019)**

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 the proposed Erven, Voelklip, unobstructed;
7. that no on-street parking be allowed.

*Dennis Hendriks*  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

*22/10/2019*  
DATE

**36. ERF 3582, 1 HESTER DE WET STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: J STRYDOM**

**3582 HON (3529/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**30 March 2020**

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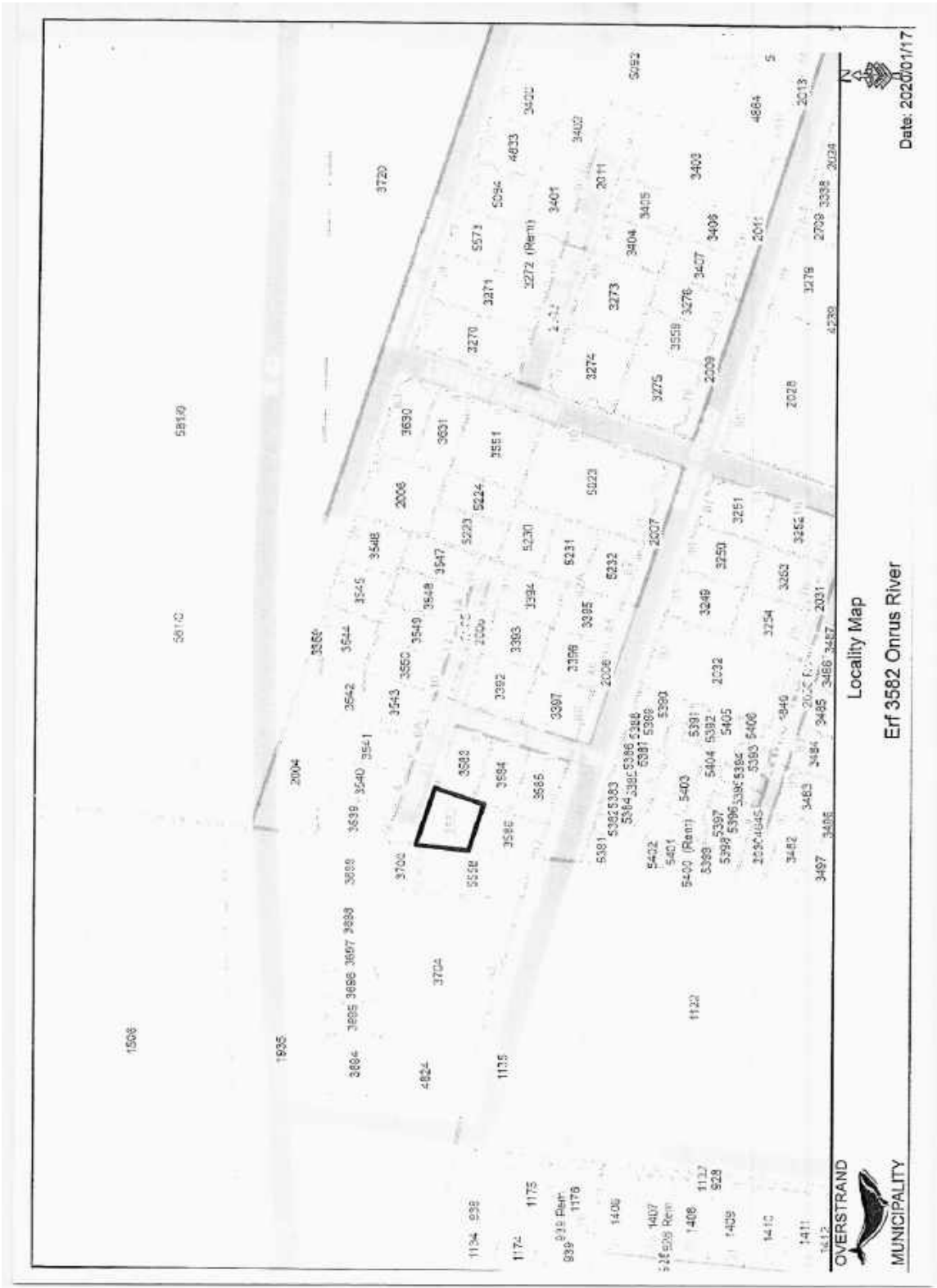
**Executive Summary**

An application has been received on 5 December 2019 from J Strydom on Erf 3582, Onrustrivier for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure in order to relax the rear building line from 2m to 0m; to exceed the maximum allowable infill area from 1m to 1,3m above natural ground level; and to exceed the maximum allowable boundary wall height from 2,1m to approximately 2,5m to accommodate a new entrance for wheelchair access.

**RESOLVED :**

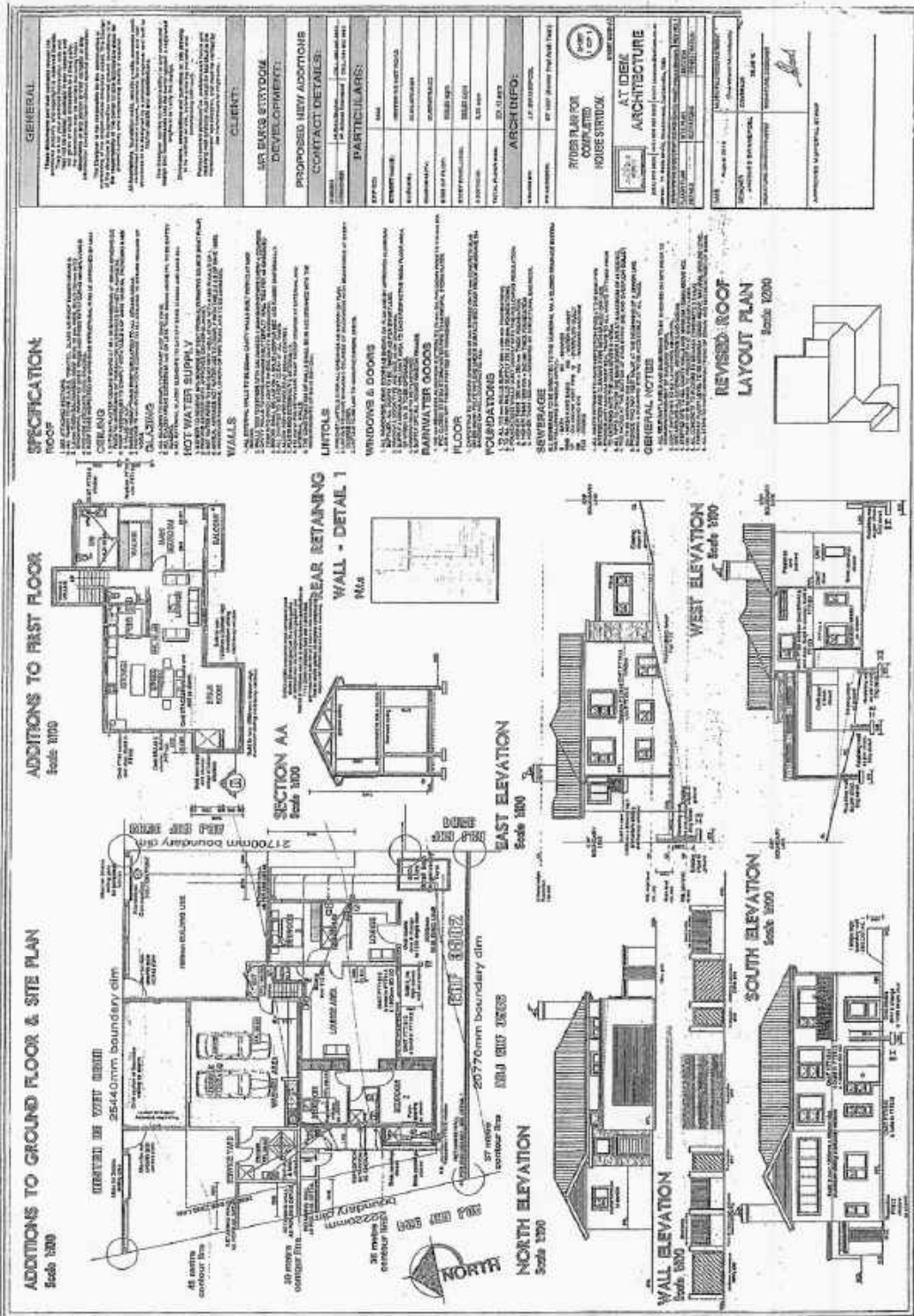
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 3582, Onrustrivier for a departure in order to relax the rear building line from 2m to 0m; to exceed the maximum allowable infill area from 1m to 1,3m above natural ground level, and to exceed the maximum allowable boundary wall height from 2,1m to approximately 2,5m to accommodate a new entrance for wheelchair access, **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 boundary wall height and building line as indicated on plan *House Strydom* dated August 2019 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;
  - (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;
  - (e) that all the conditions in the Services Report, be complied with;
  - (f) that all the conditions by Eskom, be complied with; and
  - (g) that all the conditions by Telkom, be complied with.

2. that the applicant be notified of his/her 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.



Locality Map  
Erf 3582 Onrus River

Date: 2020/01/17



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 3582, ONRUS RIVER (3529/2019)**

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 3582, 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. A. Chopra*  
**DENNIS HENDRIKS**  
 SENIOR MANAGER:  
 ENGINEERING SERVICES

*21/02/2020*  
 DATE

**37. ERF 4051, 282 THIRD STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS INTERACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF THE GEORGE CHANTLER FAMILIE TRUST**

**4051 HVK (3310/2019)**

**K Thomas**

**(028) 313 8900**

**Hermanus Administration**

**5 June 2020**

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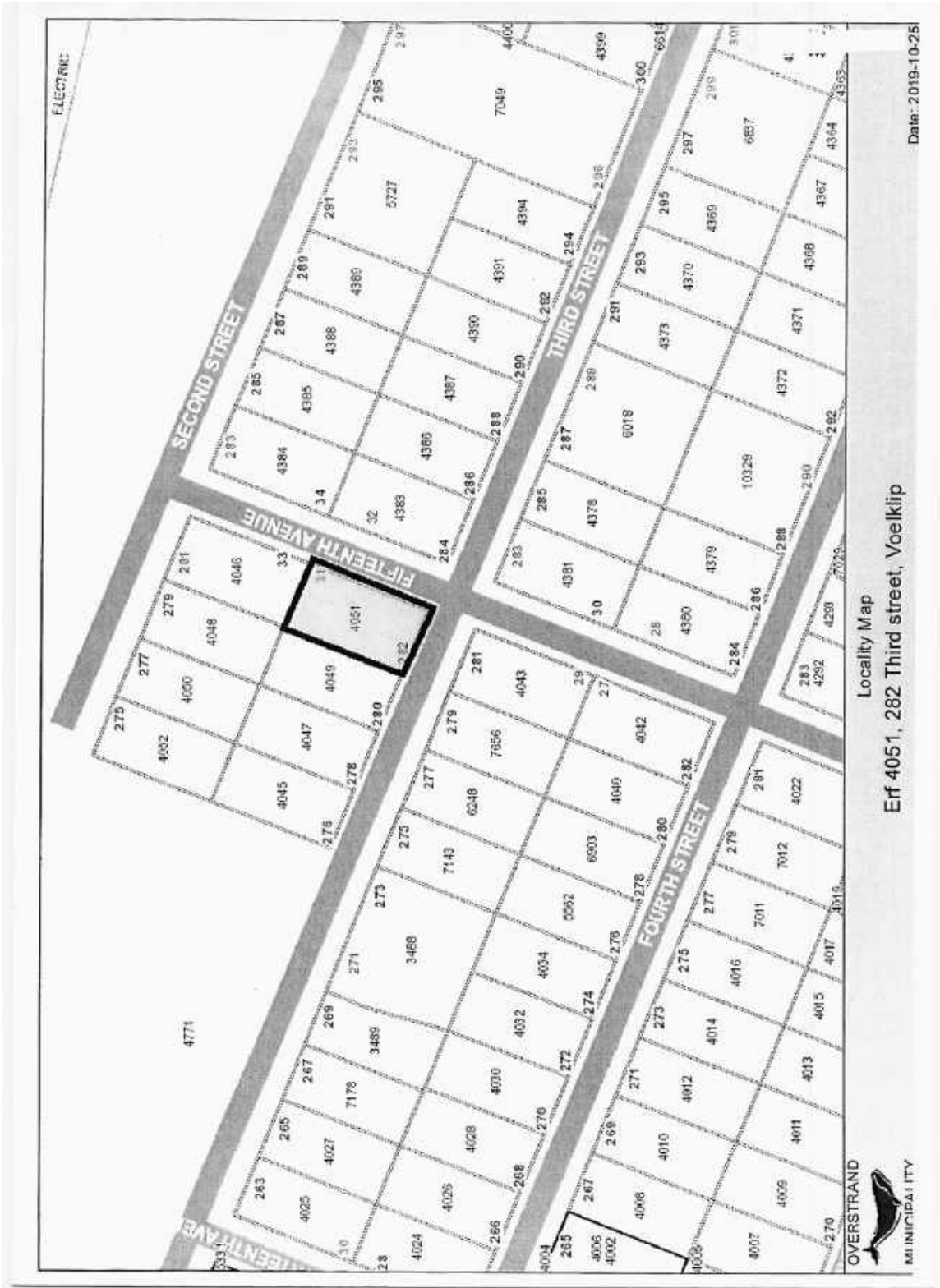
**Executive Summary**

An application was received on 20 August 2019 from Messrs Interactive Town and Regional Planners on behalf of the George Chantler Familie Trust for a 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 4051, Hermanus to relax the southern street building line from 4m to 3m and the eastern street building line from 3m to 2,9m in order to accommodate an existing balcony.

**RESOLVED :**

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 4051, Hermanus for the departure to relax the southern street building line from 4m to 3m and the eastern street building line from 3m to 2,9m, in order to accommodate an existing balcony on the first floor, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that this approval only relates to the relaxation of the building lines as indicated on *Drawing No.: A.01.2-6* dated *23 December 2012* as submitted with the application;
  - (b) that building plans be submitted to the Building Department for approval, and that any conditions by the Fire and Building Departments be complied with at that stage;
  - (c) that all the conditions of the 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 his/her 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.

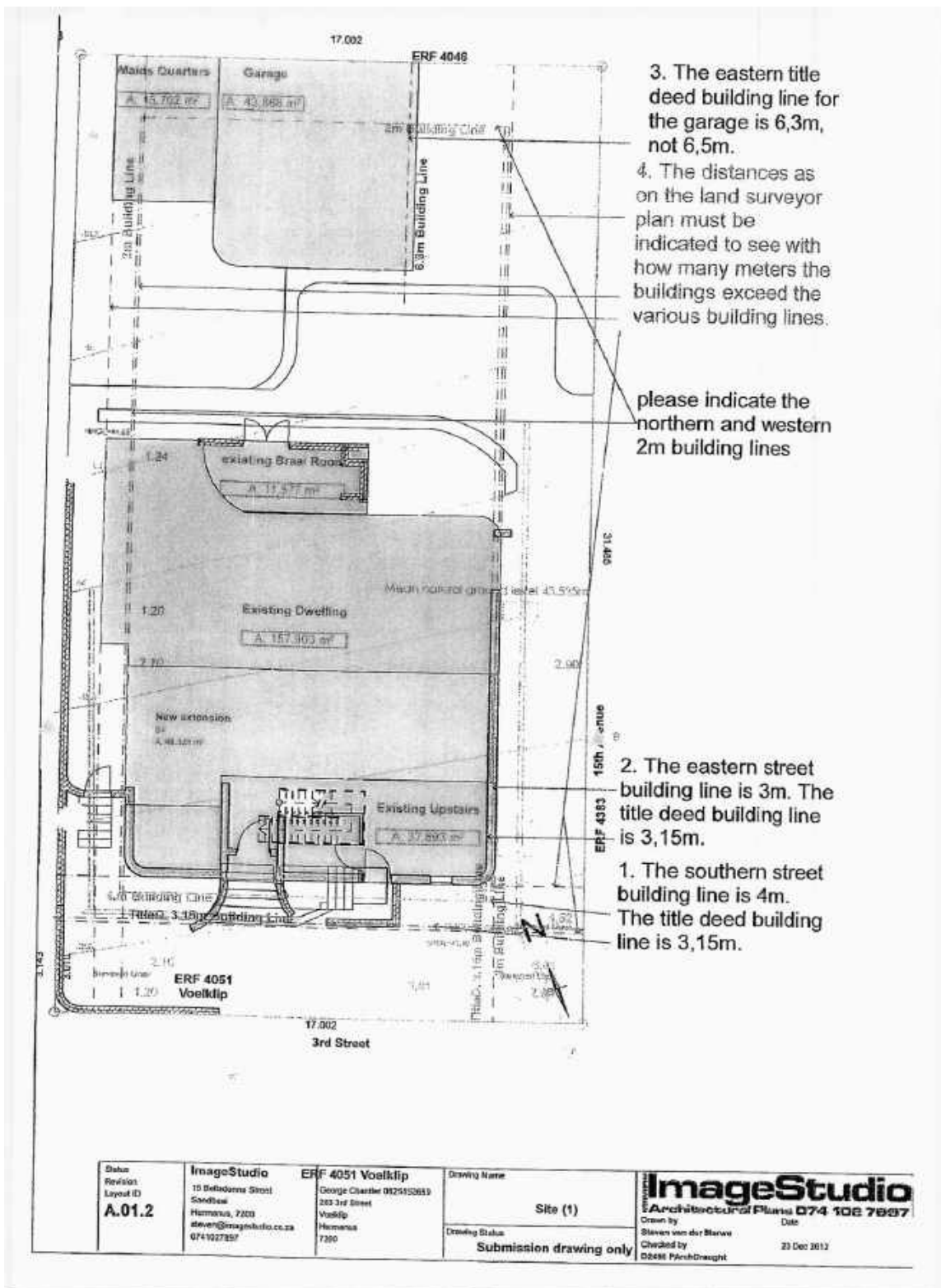


OVERSTRAND  
MUNICIPALITY

Locality Map

Erf 4051, 282 Third street, Voelklip

Date: 2019-10-25



3. The eastern title deed building line for the garage is 6,3m, not 6,5m.

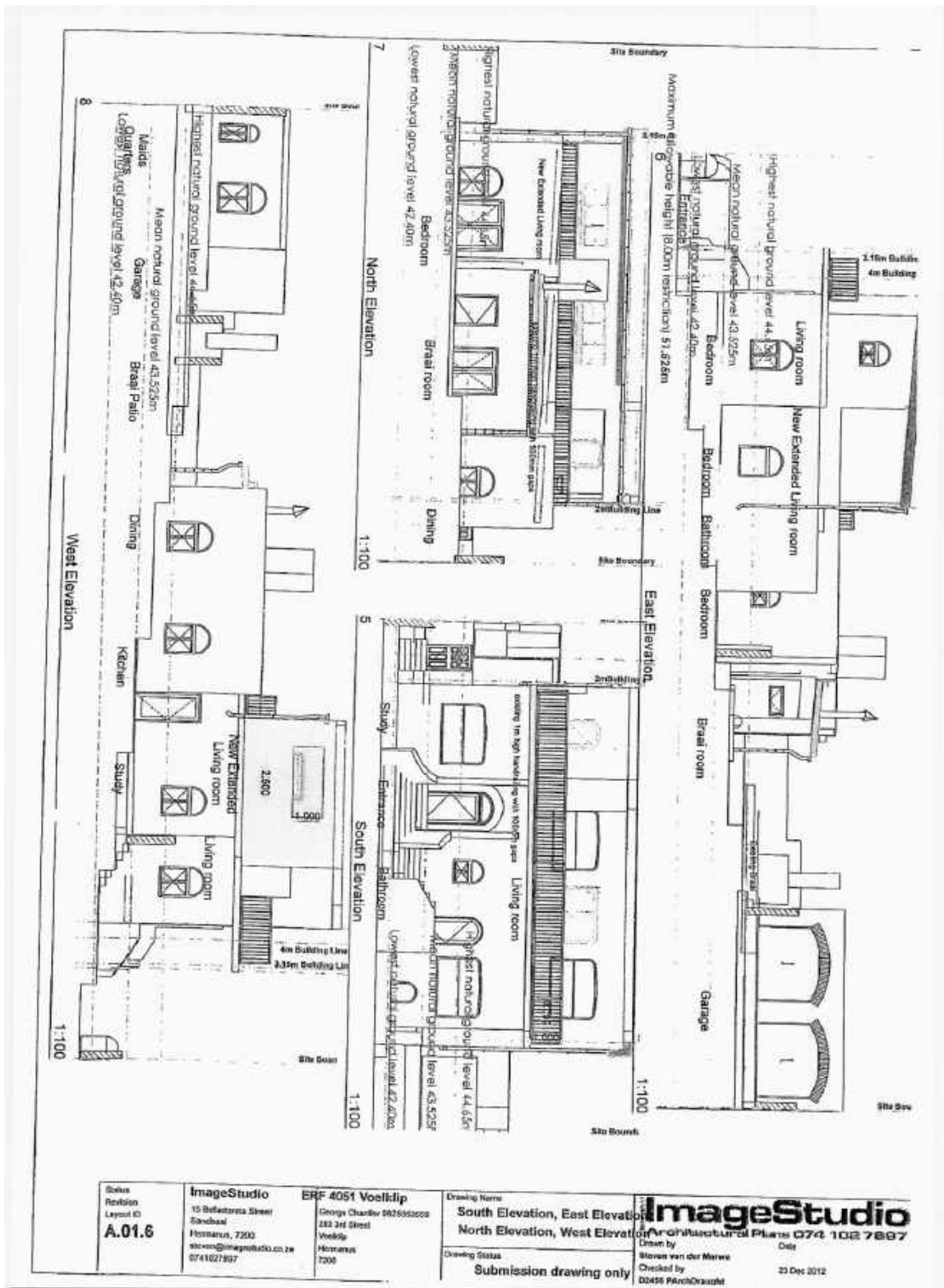
4. The distances as on the land surveyor plan must be indicated to see with how many meters the buildings exceed the various building lines.

please indicate the northern and western 2m building lines

2. The eastern street building line is 3m. The title deed building line is 3,15m.

1. The southern street building line is 4m. The title deed building line is 3,15m.

Status Revision Layout ID <b>A.01.2</b>	<b>ImageStudio</b> 10 Bedfordshire Street Sandflow Hermanus, 7203 steven@imagestudio.co.za 0741027357	<b>ERF 4051 Voelklip</b> George Charter 0825150853 203 3rd Street Voelklip Hermanus 7200	Drawing Name Site (1)	<b>ImageStudio</b> Architectural Plans 074 102 7667 Drawn by Steven van der Starwe Checked by Doreen Pouch-Draught Date 23 Dec 2012
			Drawing Status Submission drawing only	



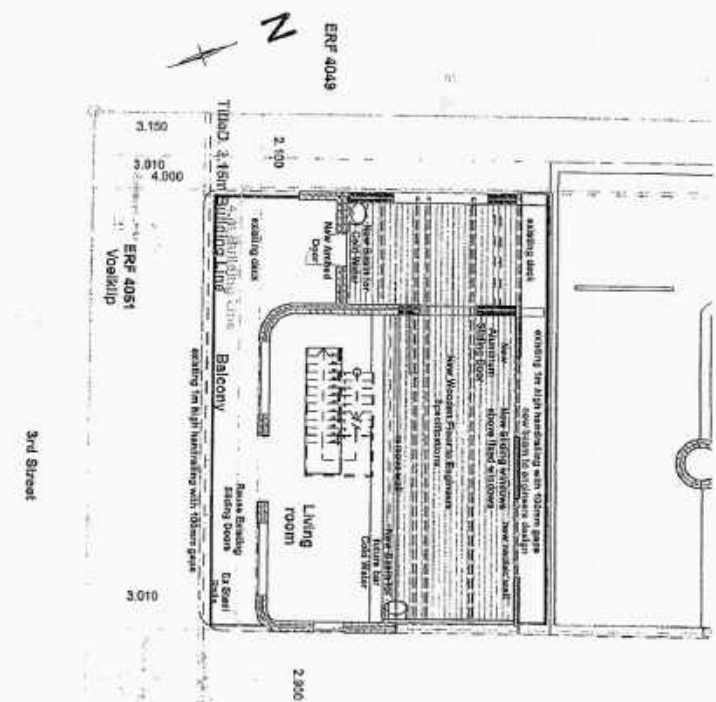
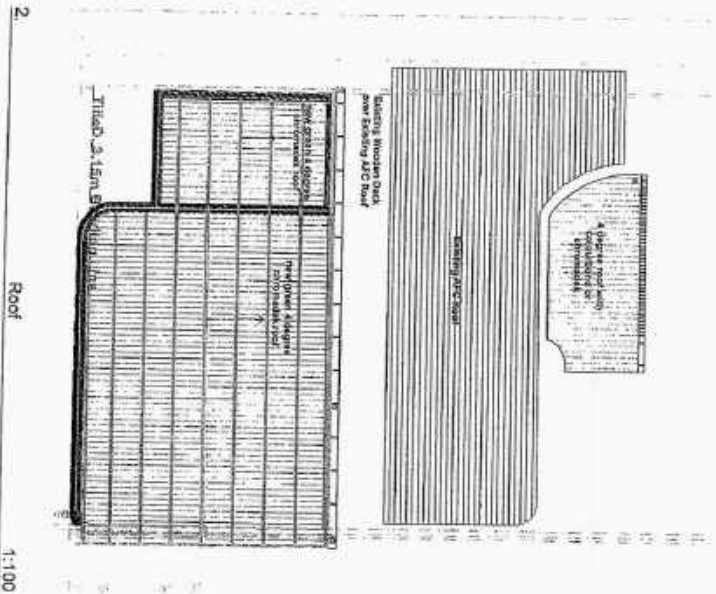
Status  
Revision  
Layout ID  
**A.01.6**

**ImageStudio**  
15 Belladaria Street  
Sandton  
Johannesburg, 2000  
info@imagestudio.co.za  
0741027897

**ERF 4051 Voetklop**  
George Church 982595202  
283 2nd Street  
Voetklop  
Johannesburg  
2000

Drawing Name  
**South Elevation, East Elevation  
North Elevation, West Elevation**  
Drawing Status  
**Submission drawing only**

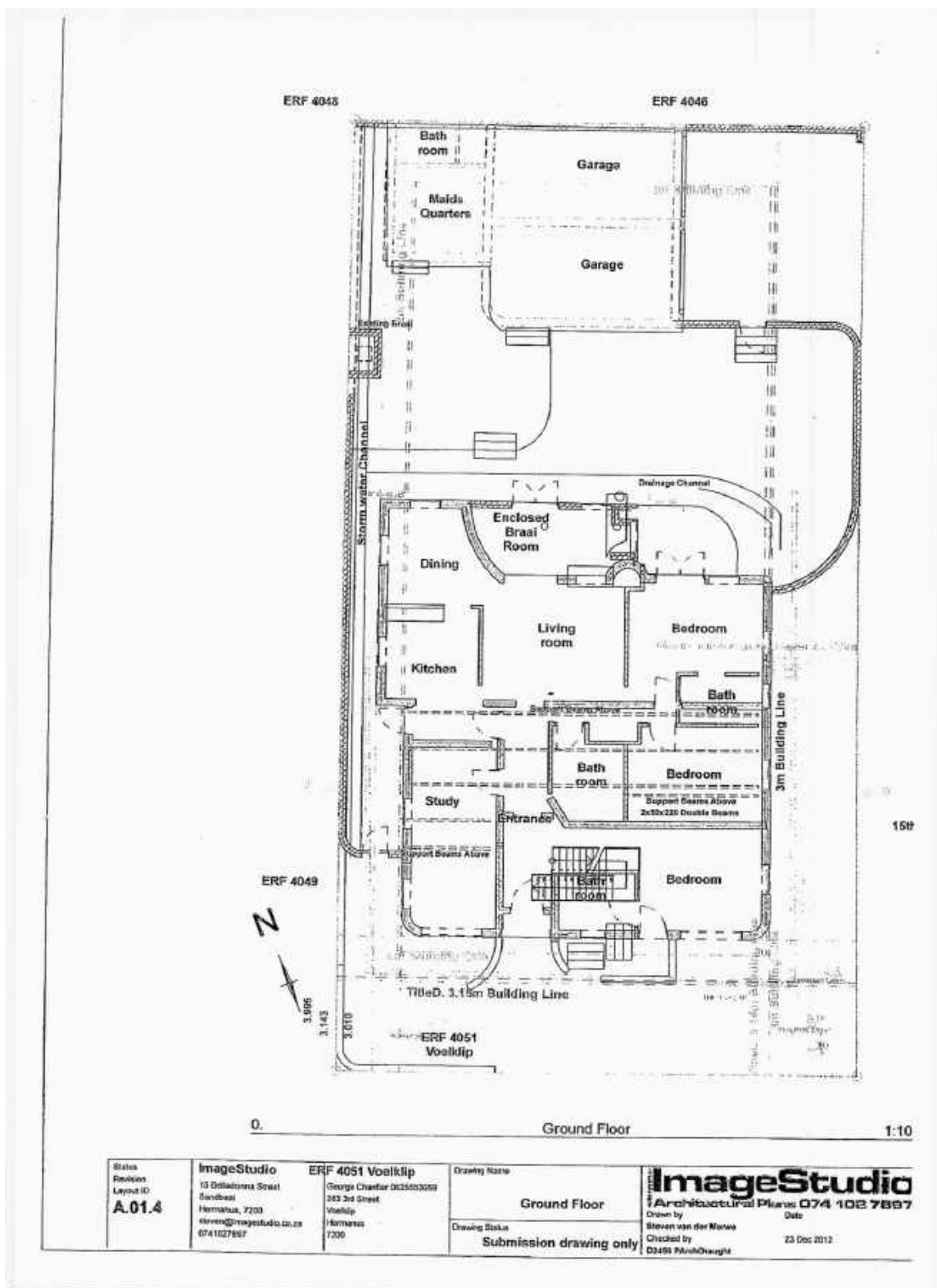
**ImageStudio**  
Architectural Plans 074 102 7897  
Date  
Drawn by  
Blouwe van der Merwe  
Checked by  
Dorcas PARCHAUSCH  
23 Dec 2012



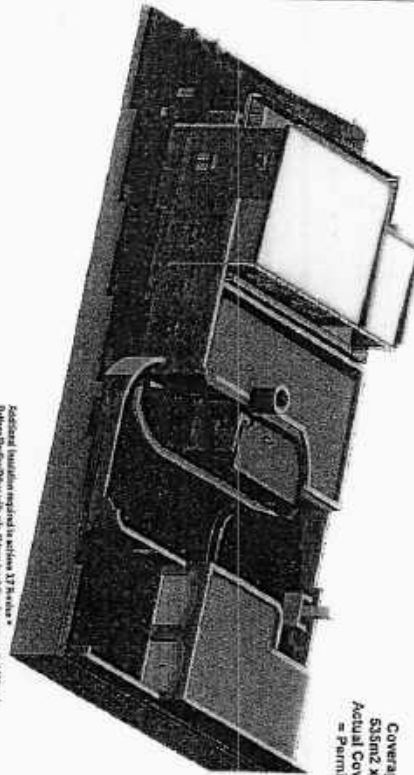
**Materials to be used in this Project**

Code	Description	Quantity	Unit	Value	Code	Description	Quantity	Unit	Value
1	Concrete	15.00	m <sup>3</sup>	15000	1	Concrete	15.00	m <sup>3</sup>	15000
2	Steel	10.00	kg	10000	2	Steel	10.00	kg	10000
3	Aluminium	5.00	m <sup>2</sup>	5000	3	Aluminium	5.00	m <sup>2</sup>	5000
4	Polycarbonate	2.00	m <sup>2</sup>	2000	4	Polycarbonate	2.00	m <sup>2</sup>	2000
5	Wooden Deck	1.00	m <sup>2</sup>	1000	5	Wooden Deck	1.00	m <sup>2</sup>	1000
6	APC Roof	1.00	m <sup>2</sup>	1000	6	APC Roof	1.00	m <sup>2</sup>	1000
7	Blinds	1.00	set	1000	7	Blinds	1.00	set	1000
8	Flooring	1.00	m <sup>2</sup>	1000	8	Flooring	1.00	m <sup>2</sup>	1000
9	Windows	1.00	unit	1000	9	Windows	1.00	unit	1000
10	Doors	1.00	unit	1000	10	Doors	1.00	unit	1000
11	Paint	1.00	unit	1000	11	Paint	1.00	unit	1000
12	Plaster	1.00	m <sup>2</sup>	1000	12	Plaster	1.00	m <sup>2</sup>	1000
13	Bricks	1.00	m <sup>2</sup>	1000	13	Bricks	1.00	m <sup>2</sup>	1000
14	Roof Tiles	1.00	m <sup>2</sup>	1000	14	Roof Tiles	1.00	m <sup>2</sup>	1000
15	Insulation	1.00	m <sup>2</sup>	1000	15	Insulation	1.00	m <sup>2</sup>	1000
16	Lighting	1.00	unit	1000	16	Lighting	1.00	unit	1000
17	Sanitaryware	1.00	unit	1000	17	Sanitaryware	1.00	unit	1000
18	Electrical	1.00	unit	1000	18	Electrical	1.00	unit	1000
19	Plumbing	1.00	unit	1000	19	Plumbing	1.00	unit	1000
20	Paint	1.00	unit	1000	20	Paint	1.00	unit	1000
21	Plaster	1.00	m <sup>2</sup>	1000	21	Plaster	1.00	m <sup>2</sup>	1000
22	Bricks	1.00	m <sup>2</sup>	1000	22	Bricks	1.00	m <sup>2</sup>	1000
23	Roof Tiles	1.00	m <sup>2</sup>	1000	23	Roof Tiles	1.00	m <sup>2</sup>	1000
24	Insulation	1.00	m <sup>2</sup>	1000	24	Insulation	1.00	m <sup>2</sup>	1000
25	Lighting	1.00	unit	1000	25	Lighting	1.00	unit	1000
26	Sanitaryware	1.00	unit	1000	26	Sanitaryware	1.00	unit	1000
27	Electrical	1.00	unit	1000	27	Electrical	1.00	unit	1000
28	Plumbing	1.00	unit	1000	28	Plumbing	1.00	unit	1000
29	Paint	1.00	unit	1000	29	Paint	1.00	unit	1000
30	Plaster	1.00	m <sup>2</sup>	1000	30	Plaster	1.00	m <sup>2</sup>	1000
31	Bricks	1.00	m <sup>2</sup>	1000	31	Bricks	1.00	m <sup>2</sup>	1000
32	Roof Tiles	1.00	m <sup>2</sup>	1000	32	Roof Tiles	1.00	m <sup>2</sup>	1000
33	Insulation	1.00	m <sup>2</sup>	1000	33	Insulation	1.00	m <sup>2</sup>	1000
34	Lighting	1.00	unit	1000	34	Lighting	1.00	unit	1000
35	Sanitaryware	1.00	unit	1000	35	Sanitaryware	1.00	unit	1000
36	Electrical	1.00	unit	1000	36	Electrical	1.00	unit	1000
37	Plumbing	1.00	unit	1000	37	Plumbing	1.00	unit	1000
38	Paint	1.00	unit	1000	38	Paint	1.00	unit	1000
39	Plaster	1.00	m <sup>2</sup>	1000	39	Plaster	1.00	m <sup>2</sup>	1000
40	Bricks	1.00	m <sup>2</sup>	1000	40	Bricks	1.00	m <sup>2</sup>	1000
41	Roof Tiles	1.00	m <sup>2</sup>	1000	41	Roof Tiles	1.00	m <sup>2</sup>	1000
42	Insulation	1.00	m <sup>2</sup>	1000	42	Insulation	1.00	m <sup>2</sup>	1000
43	Lighting	1.00	unit	1000	43	Lighting	1.00	unit	1000
44	Sanitaryware	1.00	unit	1000	44	Sanitaryware	1.00	unit	1000
45	Electrical	1.00	unit	1000	45	Electrical	1.00	unit	1000
46	Plumbing	1.00	unit	1000	46	Plumbing	1.00	unit	1000
47	Paint	1.00	unit	1000	47	Paint	1.00	unit	1000
48	Plaster	1.00	m <sup>2</sup>	1000	48	Plaster	1.00	m <sup>2</sup>	1000
49	Bricks	1.00	m <sup>2</sup>	1000	49	Bricks	1.00	m <sup>2</sup>	1000
50	Roof Tiles	1.00	m <sup>2</sup>	1000	50	Roof Tiles	1.00	m <sup>2</sup>	1000
51	Insulation	1.00	m <sup>2</sup>	1000	51	Insulation	1.00	m <sup>2</sup>	1000
52	Lighting	1.00	unit	1000	52	Lighting	1.00	unit	1000
53	Sanitaryware	1.00	unit	1000	53	Sanitaryware	1.00	unit	1000
54	Electrical	1.00	unit	1000	54	Electrical	1.00	unit	1000
55	Plumbing	1.00	unit	1000	55	Plumbing	1.00	unit	1000
56	Paint	1.00	unit	1000	56	Paint	1.00	unit	1000
57	Plaster	1.00	m <sup>2</sup>	1000	57	Plaster	1.00	m <sup>2</sup>	1000
58	Bricks	1.00	m <sup>2</sup>	1000	58	Bricks	1.00	m <sup>2</sup>	1000
59	Roof Tiles	1.00	m <sup>2</sup>	1000	59	Roof Tiles	1.00	m <sup>2</sup>	1000
60	Insulation	1.00	m <sup>2</sup>	1000	60	Insulation	1.00	m <sup>2</sup>	1000
61	Lighting	1.00	unit	1000	61	Lighting	1.00	unit	1000
62	Sanitaryware	1.00	unit	1000	62	Sanitaryware	1.00	unit	1000
63	Electrical	1.00	unit	1000	63	Electrical	1.00	unit	1000
64	Plumbing	1.00	unit	1000	64	Plumbing	1.00	unit	1000
65	Paint	1.00	unit	1000	65	Paint	1.00	unit	1000
66	Plaster	1.00	m <sup>2</sup>	1000	66	Plaster	1.00	m <sup>2</sup>	1000
67	Bricks	1.00	m <sup>2</sup>	1000	67	Bricks	1.00	m <sup>2</sup>	1000
68	Roof Tiles	1.00	m <sup>2</sup>	1000	68	Roof Tiles	1.00	m <sup>2</sup>	1000
69	Insulation	1.00	m <sup>2</sup>	1000	69	Insulation	1.00	m <sup>2</sup>	1000
70	Lighting	1.00	unit	1000	70	Lighting	1.00	unit	1000
71	Sanitaryware	1.00	unit	1000	71	Sanitaryware	1.00	unit	1000
72	Electrical	1.00	unit	1000	72	Electrical	1.00	unit	1000
73	Plumbing	1.00	unit	1000	73	Plumbing	1.00	unit	1000
74	Paint	1.00	unit	1000	74	Paint	1.00	unit	1000
75	Plaster	1.00	m <sup>2</sup>	1000	75	Plaster	1.00	m <sup>2</sup>	1000
76	Bricks	1.00	m <sup>2</sup>	1000	76	Bricks	1.00	m <sup>2</sup>	1000
77	Roof Tiles	1.00	m <sup>2</sup>	1000	77	Roof Tiles	1.00	m <sup>2</sup>	1000
78	Insulation	1.00	m <sup>2</sup>	1000	78	Insulation	1.00	m <sup>2</sup>	1000
79	Lighting	1.00	unit	1000	79	Lighting	1.00	unit	1000
80	Sanitaryware	1.00	unit	1000	80	Sanitaryware	1.00	unit	1000
81	Electrical	1.00	unit	1000	81	Electrical	1.00	unit	1000
82	Plumbing	1.00	unit	1000	82	Plumbing	1.00	unit	1000
83	Paint	1.00	unit	1000	83	Paint	1.00	unit	1000
84	Plaster	1.00	m <sup>2</sup>	1000	84	Plaster	1.00	m <sup>2</sup>	1000
85	Bricks	1.00	m <sup>2</sup>	1000	85	Bricks	1.00	m <sup>2</sup>	1000
86	Roof Tiles	1.00	m <sup>2</sup>	1000	86	Roof Tiles	1.00	m <sup>2</sup>	1000
87	Insulation	1.00	m <sup>2</sup>	1000	87	Insulation	1.00	m <sup>2</sup>	1000
88	Lighting	1.00	unit	1000	88	Lighting	1.00	unit	1000
89	Sanitaryware	1.00	unit	1000	89	Sanitaryware	1.00	unit	1000
90	Electrical	1.00	unit	1000	90	Electrical	1.00	unit	1000
91	Plumbing	1.00	unit	1000	91	Plumbing	1.00	unit	1000
92	Paint	1.00	unit	1000	92	Paint	1.00	unit	1000
93	Plaster	1.00	m <sup>2</sup>	1000	93	Plaster	1.00	m <sup>2</sup>	1000
94	Bricks	1.00	m <sup>2</sup>	1000	94	Bricks	1.00	m <sup>2</sup>	1000
95	Roof Tiles	1.00	m <sup>2</sup>	1000	95	Roof Tiles	1.00	m <sup>2</sup>	1000
96	Insulation	1.00	m <sup>2</sup>	1000	96	Insulation	1.00	m <sup>2</sup>	1000
97	Lighting	1.00	unit	1000	97	Lighting	1.00	unit	1000
98	Sanitaryware	1.00	unit	1000	98	Sanitaryware	1.00	unit	1000
99	Electrical	1.00	unit	1000	99	Electrical	1.00	unit	1000
100	Plumbing	1.00	unit	1000	100	Plumbing	1.00	unit	1000

Status: Review Layout ID: <b>A.01.5</b>	<b>ImageStudio</b> 15 Balfour Street Sandton Johannesburg, 2200 steve@imagestudio.co.za 0741027897	<b>ERF 4051 Voelklip</b> George Cherrier 0525512659 283 3rd Street Voelklip Johannesburg 2200	Drawing Name: <b>First Floor, Roof</b>	<b>ImageStudio</b> Architectural Plans 074 102 7897 Drawn by: Steven van der Merwe Checked by: R566 Riefferswaite
			Drawing Status: <b>Submission drawing only</b>	



Status Revision Layout ID <b>A.01.4</b>	<b>ImageStudio</b> 10 Dikwatsnek Street Sandton Harare, 7200 info@imagestudio.co.za 0741027897	<b>ERF 4051 Voelklop</b> George Chamber 0025603099 243 3rd Street Voelklop Harare 7200	Drawing Name <b>Ground Floor</b>	<b>ImageStudio</b> Architectural Plans 074 102 7897 Drawn by Steven van der Merwe Checked by D2499 Mulhought
			Drawing Status <b>Submission drawing only</b>	



Coverage calculation:  
 535m2 x 60% = 321,5m2  
 Actual Coverage = 185,72m2  
 = Permitted Coverage

General Notes

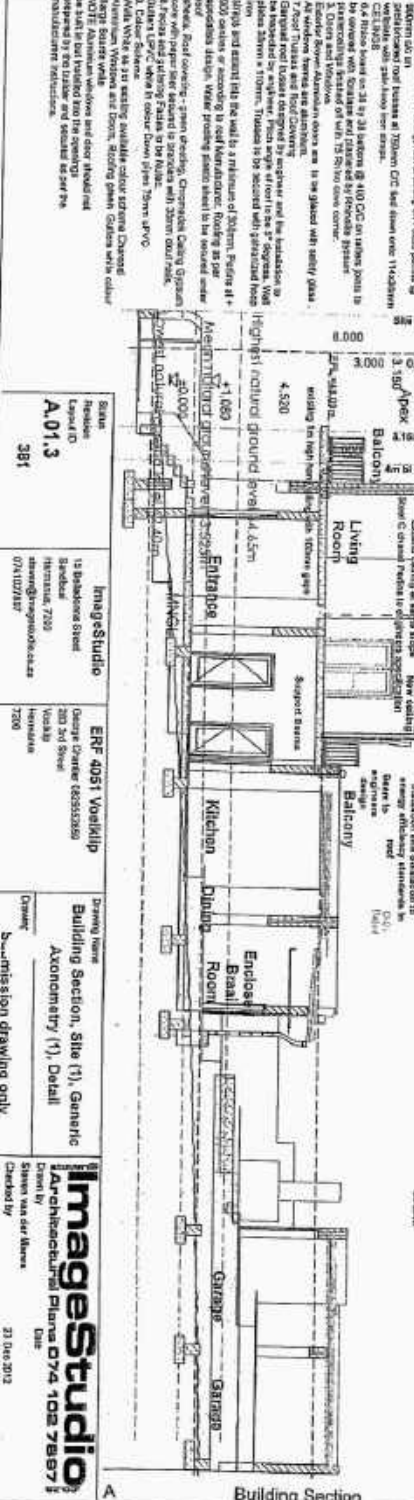
1. All buildings and walls are to be finished on the interior and exterior. All dimensions shown on drawings are to be finished.
2. General specifications are to be as follows:
3. All work to be done in accordance with the specifications of the relevant authorities.
4. All work to be done in accordance with the specifications of the relevant authorities.
5. Check drawings to be completed by engineer's stamp and signature.

Section

1. Section through the site with the eastern building (intermediate level).
2. Section through the site with the western building (intermediate level).
3. Section through the site with the eastern building (intermediate level).
4. Section through the site with the western building (intermediate level).
5. Section through the site with the eastern building (intermediate level).

D-01 Detail 1:50

NO.	REVISION	DATE	BY	CHKD.
1	Issue for construction	2012		
2	Issue for construction	2012		
3	Issue for construction	2012		
4	Issue for construction	2012		
5	Issue for construction	2012		



Scale: 1:100  
 Project: A.01.3  
 381

ImageStudio  
 12 Baldernstr.  
 7250  
 071410487

ERF 4051 Vorklapp  
 Garage, 200 qm  
 7250

Building Name: Building Section, Site (1), Generic Axonometry (1), Detail  
 Drawing: Submission drawing only

ImageStudio  
 Architektural Plans 074 102 78971  
 23 Dec 2012

1. The eastern site dead building line for the garage is 6.5m, not 5.0m.
2. The eastern street building line is 2m. The site dead building line is 3.16m.
3. The southern street building line is 4m. The site dead building line is 2.15m.
4. The corners on the line surveyor plan must be rounded to the north with the building entered the various building lines.

1:100

Building Section

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 4051, VOELKLIP (3310/2019)**

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 4051, Voelklip, unobstructed;
7. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**38. ERF 1036, 9 DEKRIET STREET, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS HOLLOWAY & HOUND ARCHITECTURE AND INTERIORS ON BEHALF OF JM AND MJ BLIGNAUT**

**1036 HVM (3323/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**2 June 2020**

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**Executive Summary**

An application has been received on 8 September 2019 from Messrs Holloway & Hound Architecture and Interiors on behalf of JM & MJ Blignaut on Erf 1036, Vermont for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the following departures :

- to relax the 2m rear building line to 1m to accommodate a garden shed;
- to relax the north eastern lateral building line from 2m to 0m to accommodate the extension of the existing garage, and
- to relax the north eastern lateral building line from 2m to 1,5m to accommodate extensions for an entertainment room on ground storey and extensions for a braai room on first storey level.

**RESOLVED :**

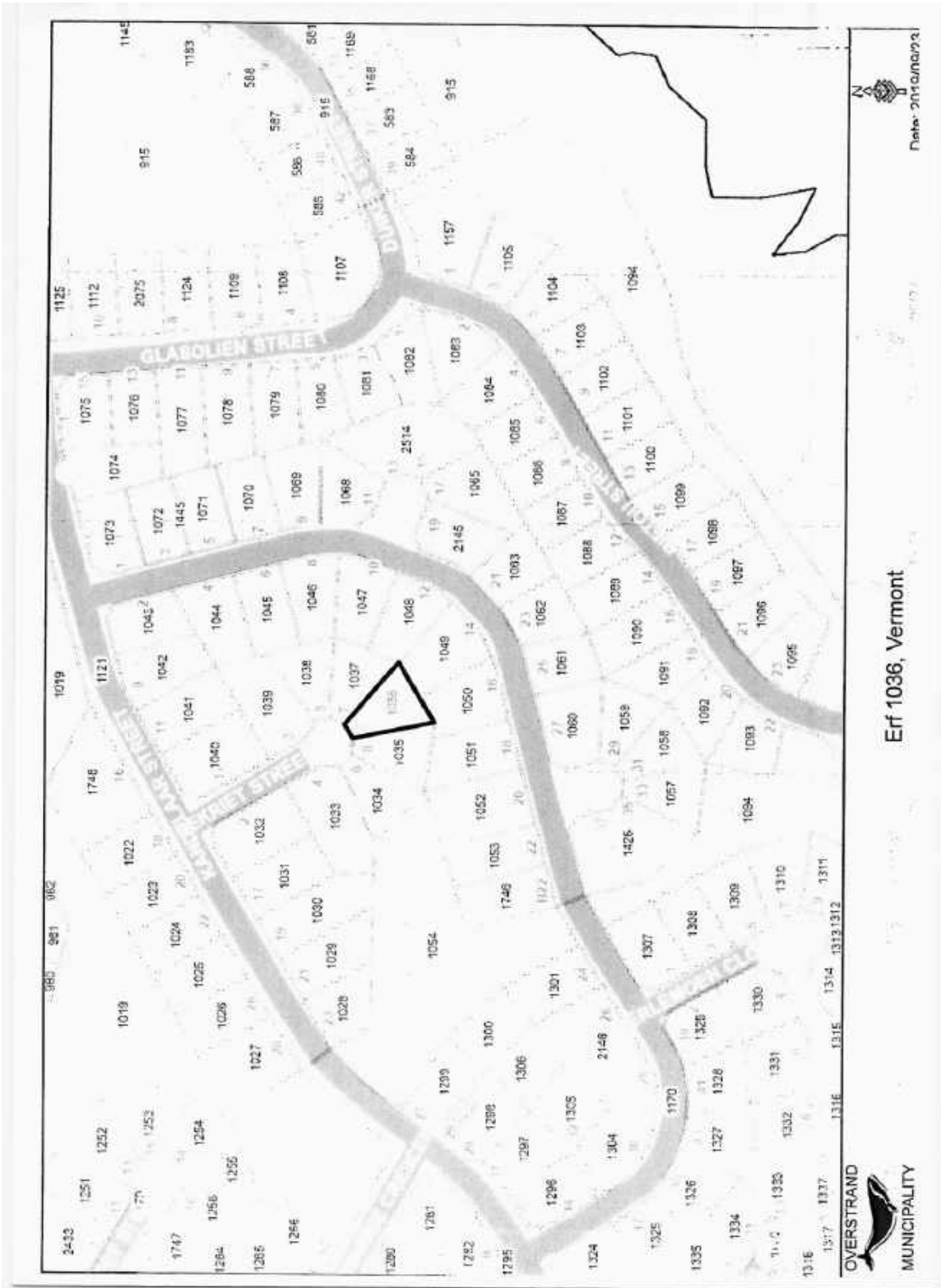
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 1036, Vermont for the following departures:

- To relax the 2m rear building line to 1m to accommodate a garden shed;
- To relax the north eastern lateral building line from 2m to 0m to accommodate the extension of the existing garage, and
- To relax the north eastern lateral building line from 2m to 1,5m to accommodate extensions for an entertainment room on ground storey and extensions for a braai room on first storey level,

**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 plan numbers 2019\_001\_001\_Rev1, 2019\_001\_100\_Rev1, 2019\_001\_101\_Rev1, 2019\_001\_200\_Rev1, 2019\_001\_300\_Rev1 and 2019\_001\_301\_Rev1 dated 28 October 2019, 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;
  - (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;
  - (e) that all the conditions in the Services Report, be complied with; and
  - (f) that all the conditions by Eskom, be complied with.
2. that the applicant be notified of his/her 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.



Erf 1036, Vermont



Date: 2/14/2023

**NOTES:**

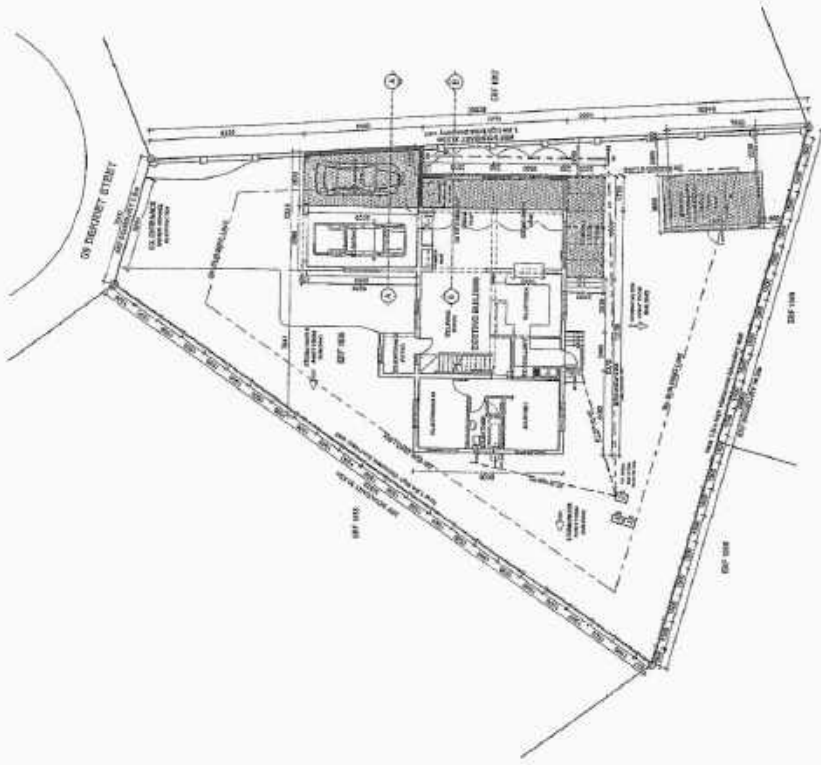
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
3. THE DESIGNER HAS CONDUCTED VISUAL IMPACT ASSESSMENT AND HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE SURROUNDING ENVIRONMENT.
4. THE DESIGNER HAS CONSIDERED THE EFFECTS OF CLIMATE CHANGE ON THE PROPOSED DEVELOPMENT.
5. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S CHARACTER AND AMBITION.
6. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S HERITAGE AND CULTURAL HERITAGE.
7. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S LANDSCAPE AND VISUAL AMBITION.
8. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S SOCIAL AND ECONOMIC WELL-BEING.
9. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S ENVIRONMENTAL QUALITY.
10. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S BIODIVERSITY AND NATURAL HERITAGE.
11. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S WATER RESOURCES AND WATERSHEDS.
12. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S AIR QUALITY AND CLIMATE.
13. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S NOISE AND VIBRATION.
14. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S LIGHT POLLUTION.
15. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S ENERGY EFFICIENCY AND CARBON FOOTPRINT.
16. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S TRANSPORT AND ACCESSIBILITY.
17. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S SAFETY AND SECURITY.
18. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S HEALTH AND WELL-BEING.
19. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S EDUCATION AND RESEARCH.
20. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S CULTURAL AND CREATIVE INDUSTRIES.
21. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S COMMUNITY AND SOCIAL COHESION.
22. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S ECONOMIC GROWTH AND EMPLOYMENT.
23. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S INFRASTRUCTURE AND SERVICES.
24. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S RESILIENCE AND ADAPTABILITY.
25. THE DESIGNER HAS CONSIDERED THE EFFECTS OF THE PROPOSED DEVELOPMENT ON THE LOCALITY'S SUSTAINABILITY AND LONG-TERM VIABILITY.

**IF IN DOUBT ASK  
DON'T ASSUME**

**Holloway & Houth**  
ARCHITECTS & PLANNERS

MEMORANDUM SUBMITTED TO THE  
LOCAL AUTHORITY  
ON  
DATE  
BY  
MR. P. H. H. H. H. H.

NO.	DATE	DESCRIPTION
1	28/10/2019	ISSUED FOR PERMIT



ARCHITECTURAL PROFESSIONAL  
CHRISTIAN DAVEL  
PRACT. 38255828

OWNER OF PROPERTY  
MR. P. H. H. H. H.

OWNER OF PROPERTY  
MR. P. H. H. H. H.

**SITE PLAN  
SCALE 1:200**



**LOCALITY PLAN  
SCALE 1:2000**



AREA SCHEDULE	DESCRIPTION	AREA	TOTAL
	ERF SIZE	822 m <sup>2</sup>	822 m <sup>2</sup>
	EXISTING GARAGE	21.5 m <sup>2</sup>	
	EXISTING GROUND STOREY	1062.6 m <sup>2</sup>	
	EXISTING FIRST STOREY	80.0 m <sup>2</sup>	
	TOTAL EXISTING ROUPE	211 m <sup>2</sup>	
	NEW PERGOLA	10.6 m <sup>2</sup>	
	NEW ADDITION TO GARAGE	19.6 m <sup>2</sup>	
	NEW ADDITION GROUND STOREY	33.8 m <sup>2</sup>	
	NEW ADDITION FIRST STOREY	26 m <sup>2</sup>	
	TOTAL ADDITION TO HOUSE	60.6 m <sup>2</sup>	
	OUT BUILDING	14.4 m <sup>2</sup>	
	TOTAL FLOOR AREA	230.6 m <sup>2</sup>	
	TOTAL NEW COVERABLE	170.45m <sup>2</sup>	29.7%

Revision	Date	Description
01	28/10/2019	Site of addition reduced to adhere to 1.5m title deed building line



**NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
2. ALL WALLS ARE 120mm THICK UNLESS SPECIFIED OTHERWISE.
3. ALL DOORS ARE 900mm WIDE UNLESS SPECIFIED OTHERWISE.
4. ALL WINDOWS ARE 1200mm WIDE UNLESS SPECIFIED OTHERWISE.
5. ALL FLOORS ARE TO BE FINISHED TO THE SAME LEVEL UNLESS SPECIFIED OTHERWISE.
6. ALL ROOFS ARE TO BE FINISHED TO THE SAME LEVEL UNLESS SPECIFIED OTHERWISE.
7. ALL CEILING ARE TO BE FINISHED TO THE SAME LEVEL UNLESS SPECIFIED OTHERWISE.
8. ALL LIGHTING IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
9. ALL PLUMBING AND ELECTRICITY IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.
10. ALL MATERIALS ARE TO BE OF THE HIGHEST QUALITY AVAILABLE.
11. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
12. ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.
13. ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
14. ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE CLIENT.
15. ALL WORK IS TO BE COMPLETED TO THE SATISFACTION OF THE CONTRACTOR.

IF IN DOUBT ASK  
DON'T ASSUME



**PROCESSED, APPROVED AND  
ALTERNATING TO EXISTING  
SERVICE**

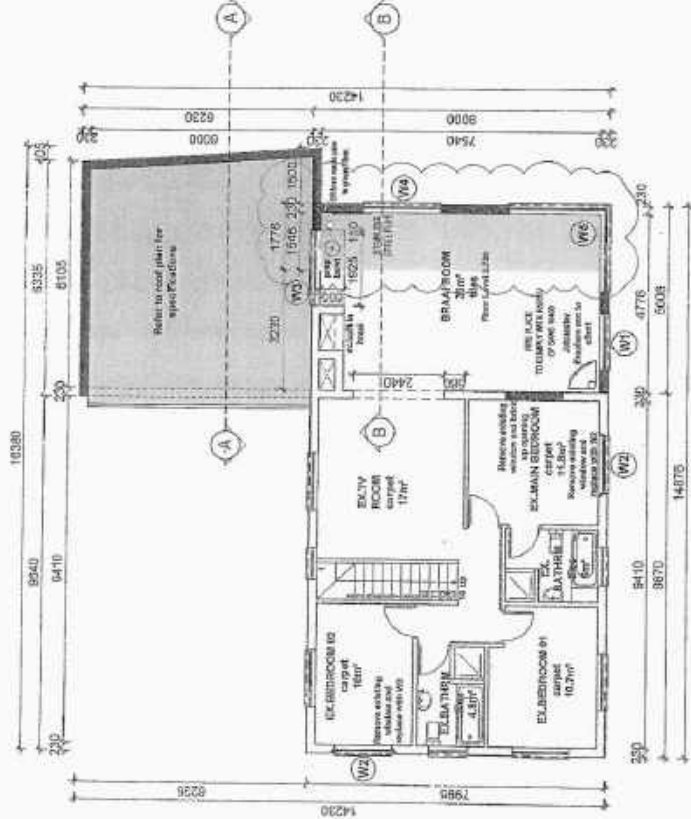
BY: MR. CHRISTIAN DAVEL  
DATE: 15/05/2018  
BY: MR. CHRISTIAN DAVEL

FIRST STOREY PLAN	
NO.	1
DATE	15/05/2018
BY	MR. CHRISTIAN DAVEL
CHECKED BY	MR. CHRISTIAN DAVEL
SCALE	1:100
PROJECT	PROJEN 38855805

ARCHITECTURAL PROFESSIONAL  
CHRISTIAN DAVEL  
PROJEN 38855805

OWNER OF PROPERTY  
M.L. HANNE BUDNAUT

OWNER OF PROPERTY  
MRS. MARLEEN BUDNAUT



FIRST STOREY PLAN  
SCALE 1:100

Revision Notes	
Rev. No.	Description
01	Size of addition reduced to adhere to 1.5m Riba load building life

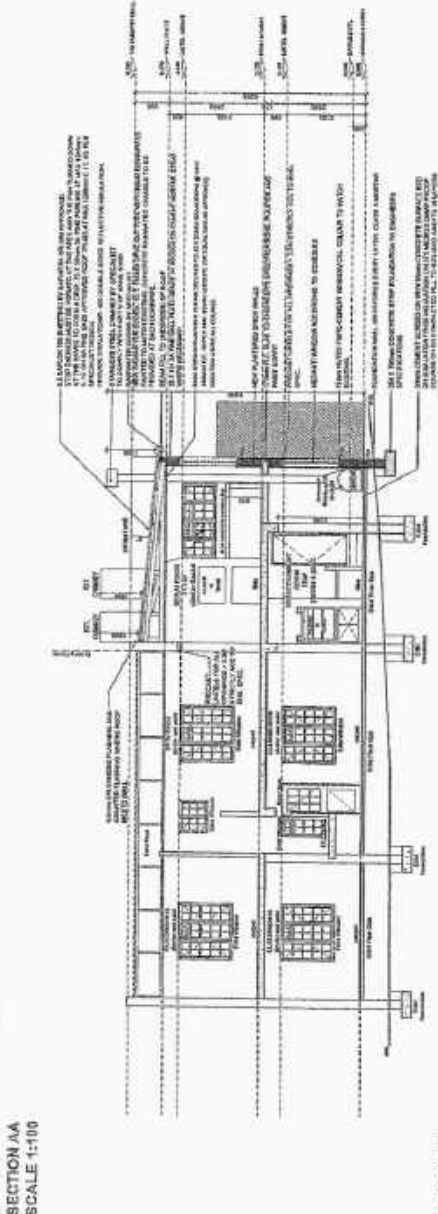
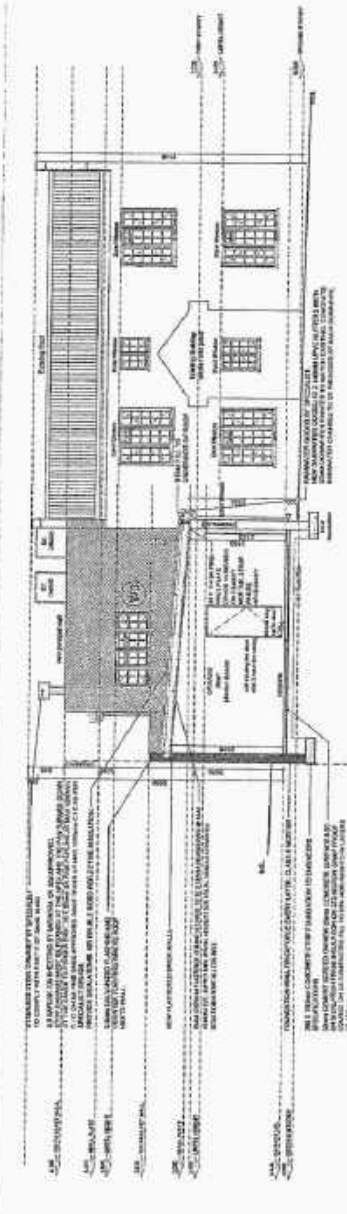
**NOTES**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL WORK IS TO BE ACCORDING TO THE NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SERVICES AND STRUCTURES.
7. ALL UTILITIES SHALL BE DEPTH MARKED PRIOR TO ANY EXCAVATION WORK.
8. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL WORK DONE AND MATERIALS USED.
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE AND DEBRIS IN AN APPROPRIATE MANNER.
11. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
13. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AUTHORITIES.
15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AUTHORITIES.
17. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AUTHORITIES.
19. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AUTHORITIES.

**IF IN DOUBT ASK  
DON'T ASSUME**



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2010/02/19
2	ISSUED FOR PERMIT	2010/02/19
3	ISSUED FOR PERMIT	2010/02/19
4	ISSUED FOR PERMIT	2010/02/19
5	ISSUED FOR PERMIT	2010/02/19
6	ISSUED FOR PERMIT	2010/02/19
7	ISSUED FOR PERMIT	2010/02/19
8	ISSUED FOR PERMIT	2010/02/19
9	ISSUED FOR PERMIT	2010/02/19
10	ISSUED FOR PERMIT	2010/02/19



Rev No	Date	Description
01	2010/02/19	Size of addition reduced to return to 1.0m rise above building line

**WENDY HOUSE**  
SECTION CC  
SCALE 1:100

**Revision Notes**

OWNER OF PROPERTY  
MEY, MAILESA BIGNAULT

OWNER OF PROPERTY  
CHRISTIAN DAVEL  
MR. HAVER BIGNAULT

ARCHITECTURAL PROFESSIONAL  
CHRISTIAN DAVEL  
Pract: 38855809





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 1036, VERMONT (3323/2019)**

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 1036, Vermont, 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

**39. ERF 573, FLYING DUTCHMAN WAY, FISHERHAVEN, OVERSTRAND MUNICIPAL AREA: PROPOSED REMOVAL OF RESTRICTIVE CONDITION: MESSRS INTERACTIVE TOWN AND REGIONAL PLANNING ON BEHALF OF MHA LOTTERING**

**573 HFH (3279/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**30 March 2020**

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**Executive Summary**

Applications have been received on 5 August 2019 from Messrs Interactive Town and Regional Planning on behalf of MHA Lottering on Erf 573, Fisherhaven for the following:

- ❖ Removal of restrictive title conditions in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 with reference Title Deed T15709/2019, Clause E.4.(b) applicable to Erf 573, Fisherhaven, in order to enable the construction of a second dwelling.

Restrictive title condition E.4.(b) reads as follows:

*“4. This erf shall be subject to the following further conditions, provided especially that were in the opinion of the Administrator after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation, subject to compliance with such conditions as he may impose:*

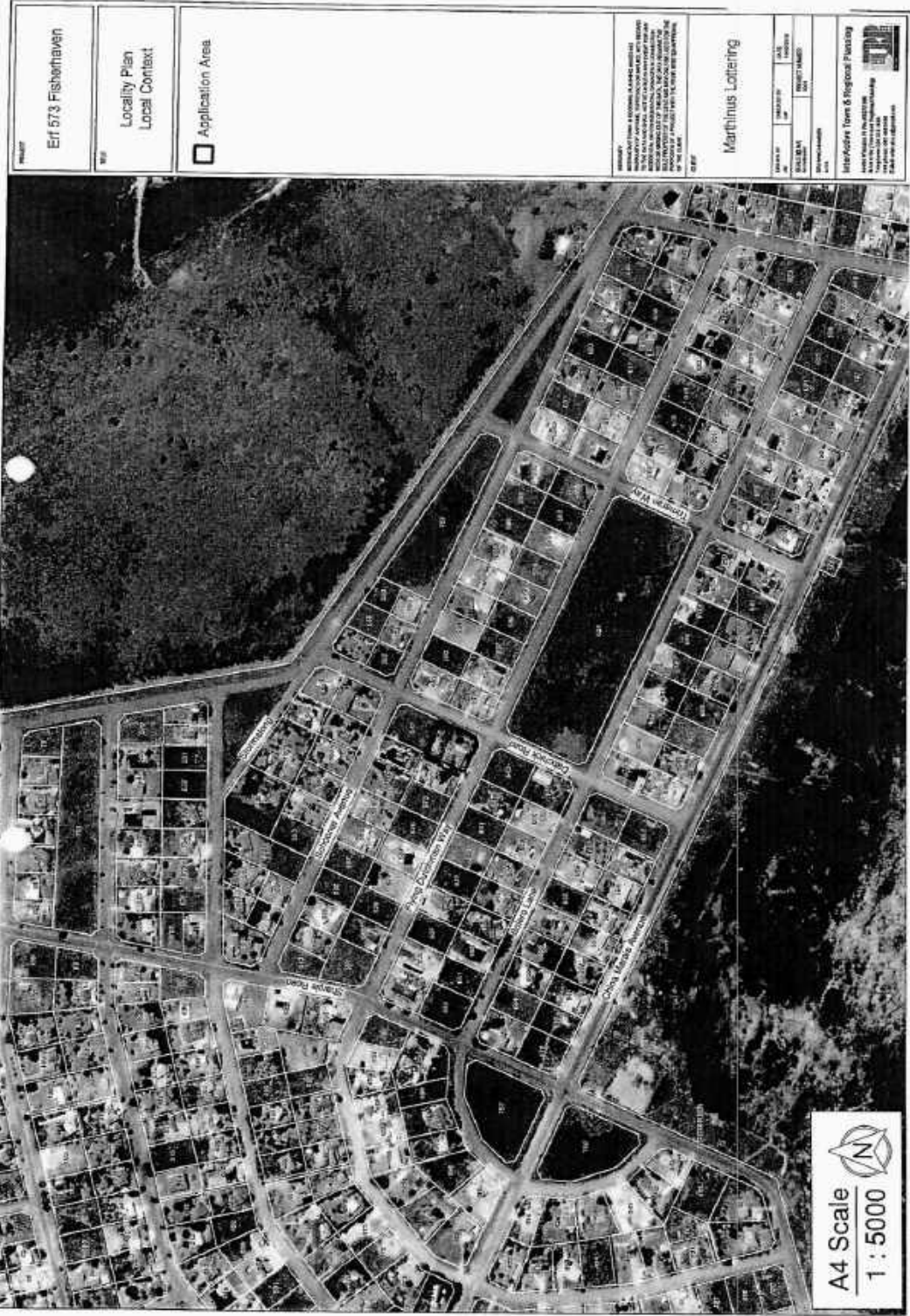
*(a) .....*

*(b) It shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;”*

**RESOLVED :**

1. that the application for removal of restrictive title conditions in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) with reference Title Deed T15709/2019, Clause E.4.(b) applicable to Erf 573, Fisherhaven in order to enable the construction of a second dwelling on the erf, **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 removal of restriction and is not an approval in terms of any other legislation;

- (b) that building plans be submitted for all new buildings to the Building Department for approval, and that all conditions of the Building and the Fire Department be complied with at that stage;
  - (c) that 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 all the conditions in the Services Report, be complied with;
  - (f) that the conditions imposed by Telkom, be complied with; and
  - (g) that the conditions imposed by Eskom, be complied with.
2. that the applicant be notified of his/her 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 CONDITION:  
ERF 573, FISHERHAVEN (3279/2019)**

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 the minimum requirements of SANS 10400 – P:2010; Drainage;
4. that any additional and / or extended vehicle entrances will be for the developer's account;
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 573, Fisherhaven, unobstructed;
7. that no on-street parking be allowed.

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

  
**DATE**

**40. ERF 1632, 19 ARC STREET, EASTCLIFF, HERMANUS: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND SUBDIVISION: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF E, P, K, J AND M JANSON**

**1632 HEC (3223)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**9 June 2020**

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**Executive Summary**

An application has been received on 15 July 2019 from Messrs Plan Active Town- and Regional Planners on behalf of E, P, K, J and M Janson applicable to Erf 1632, Hermanus (Eastcliff) for the following:

- ❖ Removal of restrictive title deed conditions with reference to Clauses 2.C.(b) & (c) and 2.D.(1-5) of Title Deed T75170/2015 in terms of Section 16(2)(f) of the aforementioned By-Law;
- ❖ Subdivision in terms of Section 16(2)(d) of the aforementioned By-Law to subdivide Erf 1632, Hermanus into two (2) portions, namely Portion A ( $\pm 1642\text{m}^2$  in extent) and a Remainder ( $\pm 2036\text{m}^2$  in extent).

**RESOLVED :**

1. that the 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 conditions 2.C.(b) & (c) and 2.D.(1-5) as contained in Title Deed T75170/2015 applicable to Erf 1632, Hermanus, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(d) of the By-Law for the subdivision of Erf 1632, Hermanus into two (2) portions, namely Portion A ( $\pm 1642\text{m}^2$  in extent) and a Remainder ( $\pm 2036\text{m}^2$  in extent), **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the approvals in paragraphs 1. and 2. above be subject to the following conditions:
  - (a) that the approval is only for the subdivision as indicated on the Subdivision Plan as submitted with the application;
  - (b) that the conditions in the Services Report, be complied with;

- (c) that the conditions as stipulated by Telkom, be complied with;
  - (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation; and
  - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
4. that the applicant be notified of his/her 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.



Scale: **NTS**  
 Drawing No: 6072  
 Date: JUNE 2019

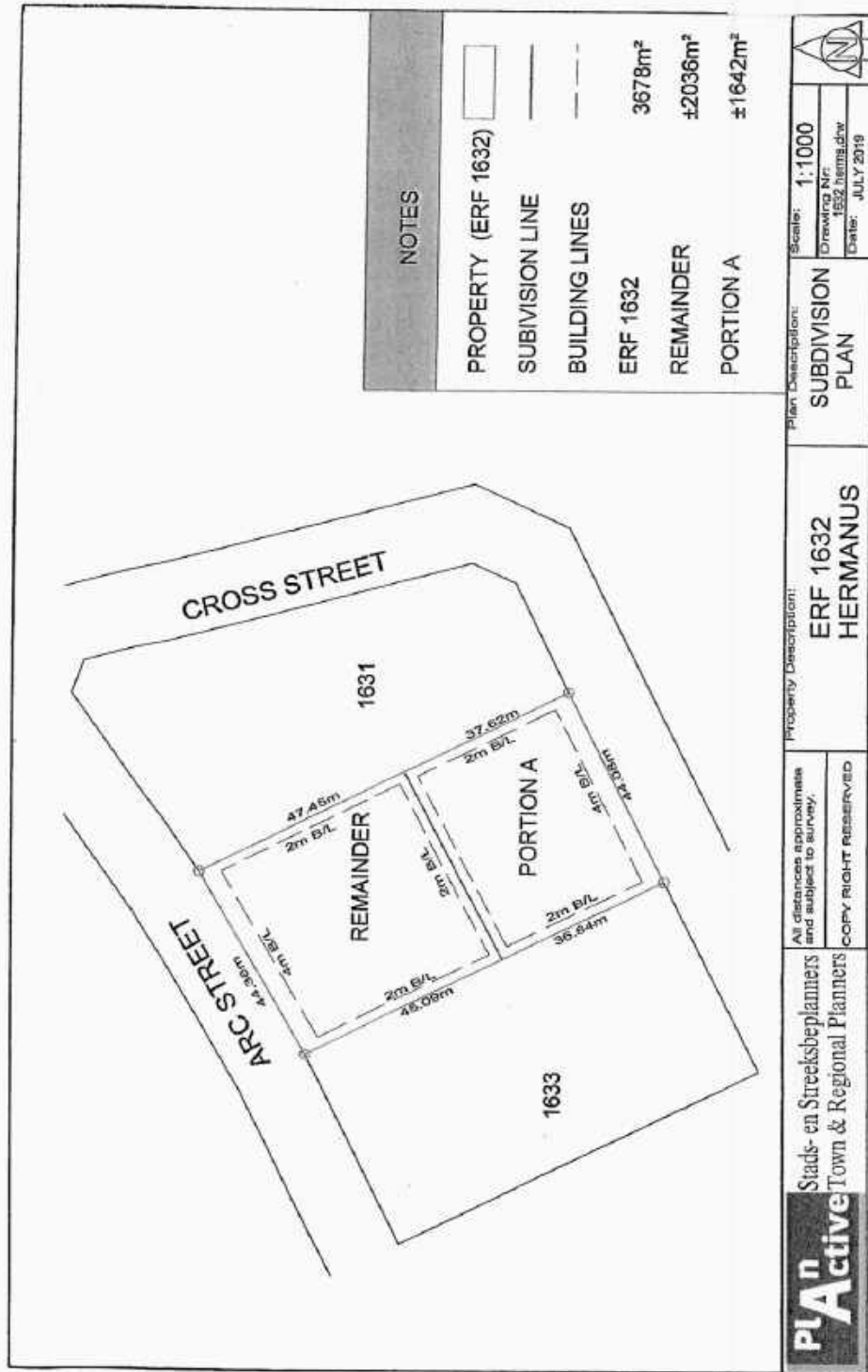
Plan Description:  
**LOCALITY MAP**

Property Description:  
**ERF 1632  
 HERMANUS**

All distances approximate  
 and subject to survey.  
**COPY RIGHT RESERVED**

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





**NOTES**

- PROPERTY (ERF 1632)
- SUBVISION LINE
- BUILDING LINES
- ERF 1632 3678m<sup>2</sup>
- REMAINDER ±2036m<sup>2</sup>
- PORTION A ±1642m<sup>2</sup>

<b>PLA<sup>n</sup> Active</b>	Stads- en Streetsbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: <b>ERF 1632 HERMANUS</b>
	Plan Description: <b>SUBDIVISION PLAN</b>	Scale: <b>1:1000</b> Drawing Nr: 1632_hermus.dwg Date: JULY 2019	

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR SUBDIVISION & REMOVAL OF RESTRICTIVE TITLE DEED  
CONDITIONS: ERF 1632, EASTCLIFF (3223/2019)**

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

**Conditions:**

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

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

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

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

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

The contribution according to the current policy (2019/2020) is as follows:

**Freehold erven:**

Water	R 22 925.00 x 1	=	R 22 925.00
Sewerage	R 15 457.00 x 1	=	R 15 457.00
Roads	R 6 931.00 x 1	=	R 6 931.00
Stormwater	R 7 997.00 x 1	=	R 7 997.00
Solid Waste	R 1 386.00 x 1	=	R 1 386.00
Electricity	R 32 139.45 x 1	=	<u>R 32 139.45</u>
<b>TOTAL (inclusive of VAT)</b>		=	<b>R 86 835.45</b>

Note:

- 1.3 The above figures are estimates**  
**1.4 The above figures do not include evaluation/investigation levies and connection fees**

2. Any part of the existing water supply on Erf 1632 that crosses the common boundary of Portion A and the Remainder of Erf 1632 shall be disconnected and sealed off.
3. That both Portion A and the Remainder of Erf 1632 shall be serviced with individual and separate water connections to the municipal system, which comply with the standards of the Department: Operational Services (Hermanus).
4. that both Portion A and the Remainder of Erf 1632 shall be provided with individual and separate sewer connection points which must comply with the standards of the Department: Operational Services (Hermanus);
5. that only the standard 60 Amp single phase electricity connection will be available per erf;
6. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 - P: 2010: Drainage;
7. that, should any upgrading and / or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
8. that any additional and / or extended vehicle entrances will be for the owner's account;
9. that stormwater be allowed to discharge through the Erf 1632, Eastcliff, unobstructed;
10. that no on-street parking be allowed.

  
DENNIS HENDRIKS

SENIOR MANAGER: ENGINEERING SERVICES

  
DATE

**41. ERF 3135, 27 VILJOEN STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF J PRINS**

**3135 HON (3518/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**30 March 2020**

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**Executive Summary**

An application has been received on 29 November 2019 from Interactive Town & Regional Planning on behalf of J Prins on Erf 3135, Onrustrivier for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure in order to relax the eastern lateral building line from 2m to 0m to accommodate a covered braai area, and also for a relaxation of the maximum height of a boundary wall from 2,1m to 2,85m to accommodate the eastern boundary wall.

**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 3135, Onrustrivier for a departure in order to relax the eastern lateral building line from 2m to 0m to accommodate a covered braai area, and also for a relaxation of the maximum height of a boundary wall from 2,1m to 2,85m to accommodate the eastern boundary wall, **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 and wall height restriction as indicated on plan 1233/CP/100-MJ dated 25 August 2019 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;
  - (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;
  - (e) that all the conditions in the Services Report, be complied with;
  - (f) that all the conditions by Telkom, be complied with; and
  - (g) that all the conditions by Eskom, be complied with.

2. that the applicant be notified of his/her 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.



Locality Map  
Erf 3135 Onrus River

Date: 2020/01/15

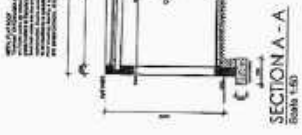
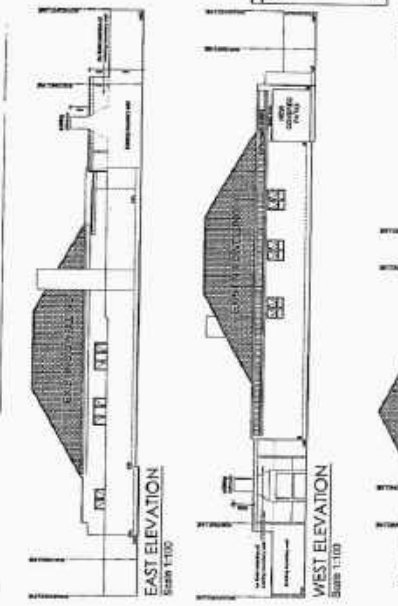
**PROPOSED PROJECT**  
 27 WALDEN STREET, ONSLOW  
 ARCHITECTURAL SERVICES  
 1000 W. 10TH ST., SUITE 100  
 ONSLOW, VA 23105  
 TEL: 804-691-1234  
 FAX: 804-691-1235  
 WWW.ASVA.COM

**PROJECT NO.** 2010-001  
**DATE** 10/20/10  
**SCALE** 1/8" = 1'-0"

**CLIENT**  
 TOWN OF ONSLOW  
 1000 W. 10TH ST., SUITE 100  
 ONSLOW, VA 23105  
 TEL: 804-691-1234  
 FAX: 804-691-1235  
 WWW.ASVA.COM

**DESIGNER**  
 ARCHITECTURAL SERVICES  
 1000 W. 10TH ST., SUITE 100  
 ONSLOW, VA 23105  
 TEL: 804-691-1234  
 FAX: 804-691-1235  
 WWW.ASVA.COM

**DATE** 10/20/10  
**SCALE** 1/8" = 1'-0"



**ARCHITECT**  
 ARCHITECTURAL SERVICES  
 1000 W. 10TH ST., SUITE 100  
 ONSLOW, VA 23105  
 TEL: 804-691-1234  
 FAX: 804-691-1235  
 WWW.ASVA.COM

**PROJECT NO.** 2010-001  
**DATE** 10/20/10  
**SCALE** 1/8" = 1'-0"

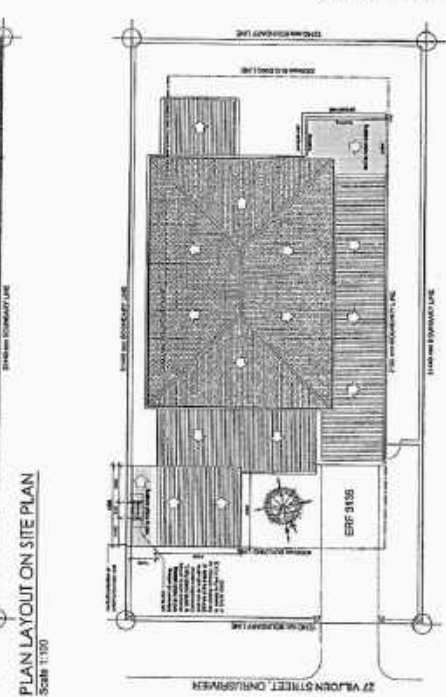
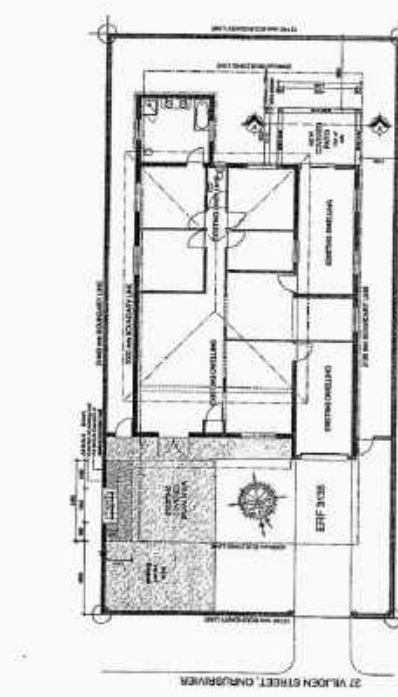
**CLIENT**  
 TOWN OF ONSLOW  
 1000 W. 10TH ST., SUITE 100  
 ONSLOW, VA 23105  
 TEL: 804-691-1234  
 FAX: 804-691-1235  
 WWW.ASVA.COM

**DESIGNER**  
 ARCHITECTURAL SERVICES  
 1000 W. 10TH ST., SUITE 100  
 ONSLOW, VA 23105  
 TEL: 804-691-1234  
 FAX: 804-691-1235  
 WWW.ASVA.COM

**DATE** 10/20/10  
**SCALE** 1/8" = 1'-0"

**OUTLINE MUNICIPAL SPECIFICATION**

**GENERAL NOTES:**  
 1. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC) as adopted by the Town of Onslow.  
 2. All materials and workmanship shall be in accordance with the specifications herein.  
 3. The contractor shall be responsible for obtaining all necessary permits and inspections.  
 4. The contractor shall maintain access to all existing utilities and structures.  
 5. The contractor shall be responsible for the protection of all existing structures and utilities.  
 6. The contractor shall be responsible for the removal and disposal of all debris.  
 7. The contractor shall be responsible for the cleanup of the site.  
 8. The contractor shall be responsible for the safety of all workers and the public.  
 9. The contractor shall be responsible for the protection of the environment.  
 10. The contractor shall be responsible for the preservation of all trees and landscaping.



**GENERAL NOTES:**  
 1. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC) as adopted by the Town of Onslow.  
 2. All materials and workmanship shall be in accordance with the specifications herein.  
 3. The contractor shall be responsible for obtaining all necessary permits and inspections.  
 4. The contractor shall maintain access to all existing utilities and structures.  
 5. The contractor shall be responsible for the protection of all existing structures and utilities.  
 6. The contractor shall be responsible for the removal and disposal of all debris.  
 7. The contractor shall be responsible for the cleanup of the site.  
 8. The contractor shall be responsible for the safety of all workers and the public.  
 9. The contractor shall be responsible for the protection of the environment.  
 10. The contractor shall be responsible for the preservation of all trees and landscaping.

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 3135, ONRUS RIVER (3518/2019)**

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 3135, 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**

23/01/2020  
DATE

**42. ERF 2962, 10 DISA STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: THE FAIRFAX FAMILY TRUST****2962 HON (3565/2020)****H Olivier****(028) 313 8900****Hermanus Administration****24 June 2020**

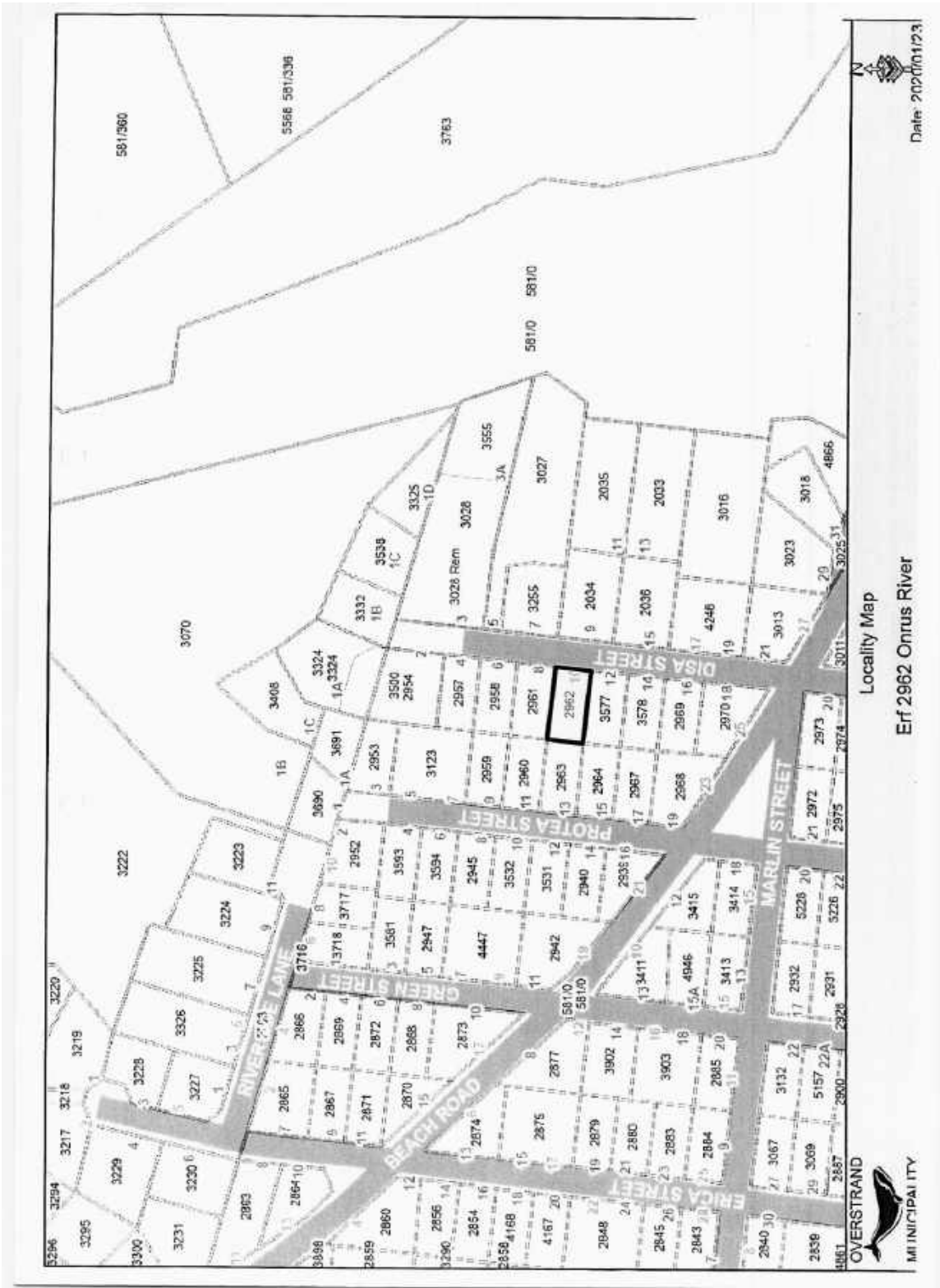
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**Executive Summary**

An application was received on 10 February 2020 from The Fairfax Family Trust on Erf 2962, Onrustrivier for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure to relax the southern lateral building line from 2m to 1m to accommodate an external staircase.

**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 2962, Onrustrivier for a departure to relax the southern lateral building line from 2m to 1m to accommodate an external staircase, **not be approved**; and
2. that the applicant and objectors 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.





NOTES:

ALL DIMENSIONS, LEVELS ETC TO BE CHECKED ON SITE BEFORE ANY WORK IS COMMENCED.

ALL LABOUR AND MATERIALS TO BE THE BEST (E.G. BRICKS) AND IN ACCORDANCE WITH MANUFACTURERS SPEC'S AND ALL BUILDING REGULATIONS.

WHERE APPROPRIATE ALL NEW WORK TO MATCH EXISTING AND MAKE GOOD A EXISTING WORK WHERE DAMAGED AS REQUIRED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND SECURITY OF ALL UTILITIES GOODS ON SITE TO BE USED IN THE WORKS.

THE CONTRACTOR MUST FULFIL ALL SUB-CONTRACTORS TERMS AND CONDITIONS TO COMPLETED WORKS AS REQUIRED.

ALL WASTE MATERIALS MUST BE REMOVED FROM SITE AS IT ACCUMULATES AND STORAGE OF WASTE GUARDED AGAINST AT ALL TIMES.

HOUSE PAINTSAX  
FAMILY ROOST  
TOP 2002 1/4 ST.  
COURSES  
MINOR DEVIATIONS  
APPROVED PLAN.  
PROPOSED STEELSTAIR  
OWNER: *[Signature]*

WORKING DRAWING  
FIRST FLOOR PLAN

Scale: 1:100  
Drawn: D.S.G. Date: 24.04.2013  
Sheet No. 1 of 1

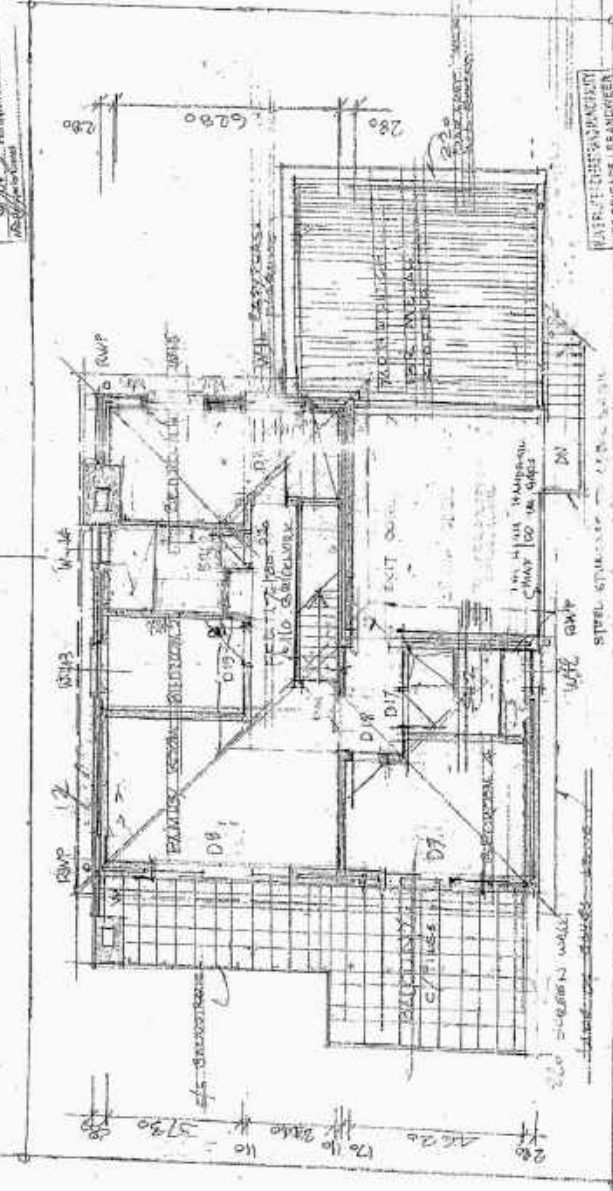


donald cameron  
architect

Cell: 082 234 7351  
ARCHITECT

*[Signature]*

TRADE QUALIFIABILITY  
The contractor is responsible for ensuring that the appropriate trade qualifications are held by all trades and that they are held by the appropriate trades.  
The contractor is responsible for ensuring that the appropriate trade qualifications are held by all trades and that they are held by the appropriate trades.  
The contractor is responsible for ensuring that the appropriate trade qualifications are held by all trades and that they are held by the appropriate trades.



REGISTERED ARCHITECT  
REGISTERED ENGINEER  
APPROVED 16/08/2013  
15 AUG 2013

NOTE:  
ALL DIMENSIONS TO BE FOLLOWED  
IN REFERENCE TO STRUCTURE DIMENSIONS

THESE PLANS ARE TO BE USED FOR THE CONSTRUCTION OF THE PROJECT ONLY. ANY CHANGES TO THE PLANS MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS ARISING FROM THE USE OF THESE PLANS.



FIRST FLOOR 1:100  
EPOXY FINISHES FOR STAIRS  
THROUGH OUT

NOTE:

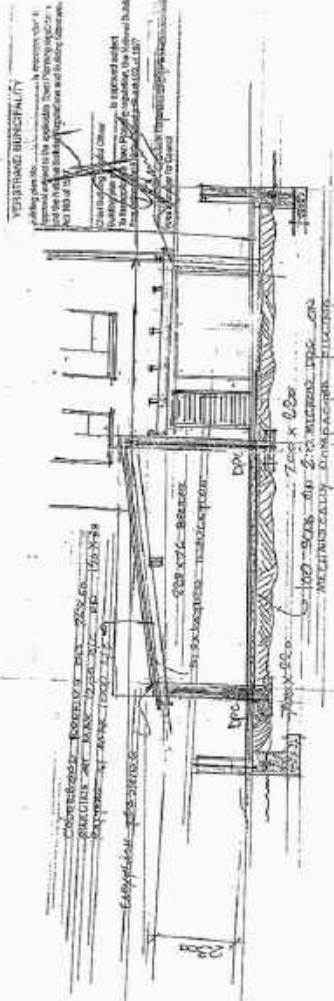
ALL DIMENSIONS, LEVELS ETC TO BE CHECKED AND  
VERIFIED ON SITE BEFORE ANY WORK IS  
COMMENCED.  
ALL LABOUR AND MATERIALS TO BE THE BEST OF  
THEIR RESPECTIVE KINDS AND IN ACCORDANCE  
WITH MANUFACTURER'S SPEC AND ALL BUILDING  
REGULATIONS.

WHERE APPLICABLE ALL NEW WORK TO MATCH  
EXISTING AND MAKE GOOD ANY EXISTING WORK  
WHERE DAMAGED AS REQUIRED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE  
PROTECTION AND SECURITY OF ALL MATERIALS AND  
GOODS ON SITE TO BE USED IN THE WORKS.

THE CONTRACTOR MUST COME WITH ALL  
SUB-CONTRACTORS TO ENSURE NO DAMAGE IS DONE  
TO COMPLETED WORK AS REQUIRED.

ALL WASTE MATERIALS MUST BE REMOVED FROM  
SITE AS IT ACCUMULATES AND WASTEWATER OF WATER  
SHOULD BE TREATED AT ALL TIMES.



SECTION B-B : 100



300 TREADS  
150 RISES  
STEEL  
STAIRCASE  
BALUSTRADES NT'S

15/8/14

HOUSE IN KIRKBY  
FAMILY UNIT  
EXPOSED TO DRAINAGE  
ON ROAD  
MINOR DEVIATIONS  
APPROVED PLAN  
DRAWN BY: [Signature]

WORKING DRAWING  
ELEVATIONS  
SECTIONS  
CARPENTRY

Drawn by: [Signature] Sheet: of 6

Scale: 1:100

Date: 15/8/14

donald cameron  
pr. architect

ARCHITECT: [Signature]



ALL TIMBER TO BE PAINTED TO RECEIVE  
GLUE JOINT WHITE WOOD PRIMER ON  
DELIVERY TO SITE

EAST ELEVATION 1:100

OBTAIN A PERMIT FROM DATE  
DEPARTMENT OF AGRICULTURE  
FORESTRY AND FISHERIES  
PROTECTED AND CLEAR BENCHMARKS ON  
THE SITE BEFORE COMMENCEMENT  
OF WORK.



NOTES:

ALL DIMENSIONS, LEVELS ETC TO BE CHECKED AND VERIFIED ON SITE BEFORE ANY WORK IS COMMENCED.

ALL LABOUR AND MATERIALS TO BE THE BEST OF THEIR RESPECTIVE KINDS AND IN ACCORDANCE WITH MANUFACTURER'S SPECS AND ALL BUILDING REGULATIONS.

WHERE APPLICABLE ALL NEW WORK TO MATCH EXISTING AND MAKE GOOD ANY EXISTING WORK WHERE DAMAGED AS REQUIRED.

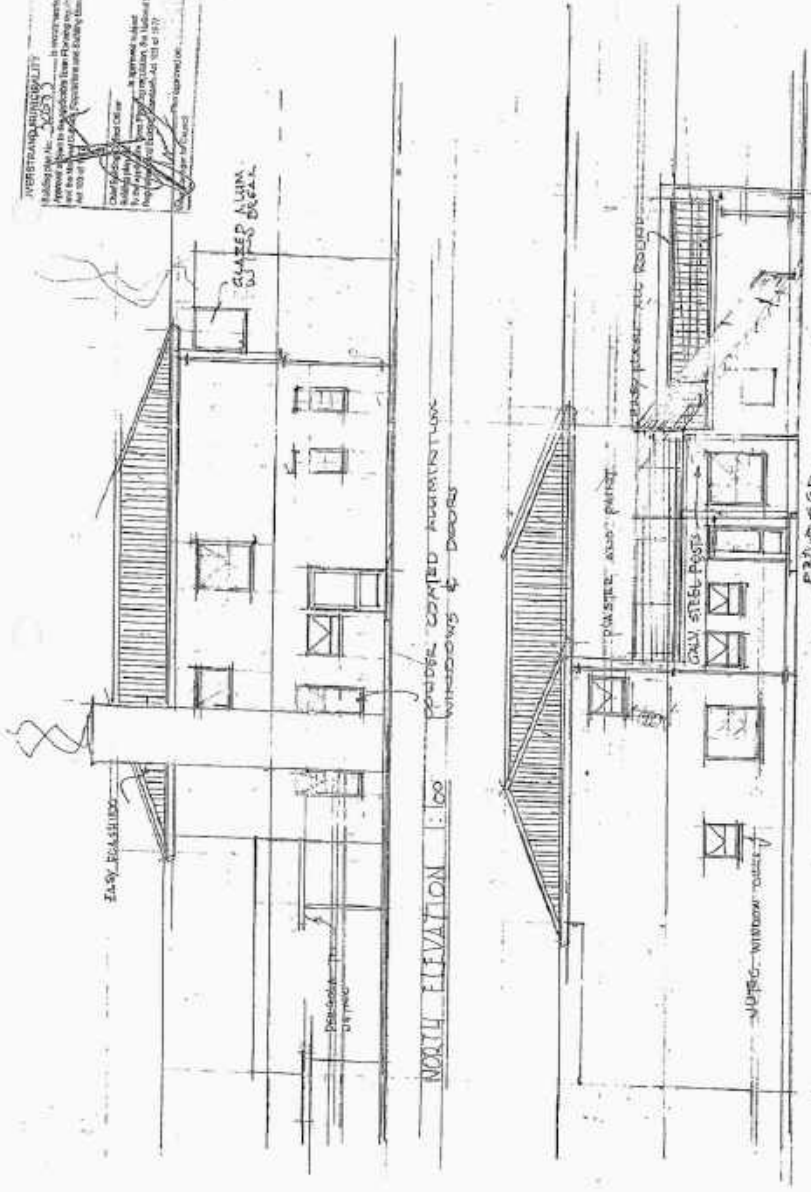
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SECURITY OF ALL MATERIALS AND GOODS ON SITE TO BE USED IN THE WORKS.

THE CONTRACTOR MUST LEASE WITH ALL SUB-CONTRACTORS TO ENSURE NO DAMAGE IS DONE TO COMPLETED WORKS AS REQUIRED.

ALL WASTE MATERIALS MUST BE REMOVED FROM SITE AS IT ACCUMULATES AND WASTEWATER GUARDED AGAINST AT ALL TIMES.

PERFORMANCE GUARANTEE  
 Building No. 1053  
 This is incorporated in the contract documents from Planning No. 1053 of 10/11/11. The contractor shall comply with the Act 1053 of 10/11/11.

Contract No. 1053  
 This is incorporated in the contract documents from Planning No. 1053 of 10/11/11. The contractor shall comply with the Act 1053 of 10/11/11.



MUSEUM JET OVERSTAIRS MAXIMUM  
 FIRE BRIGADE / BRANDBURGER  
 APPROVED / 05 AUG 2016

OBTAIN A PERMIT FROM RATE  
 DEPARTMENT OF MUNICIPALITY  
 FORESTED AND UNBURNED IF ANY  
 PROTECTED TREES ARE REMOVED OR  
 PRUNED BEFORE COMMENCEMENT  
 THEREOF.

1053  
 ERP 2902/11/11 STREET  
 CARRO  
 APPROVED  
 PLAN No. 30603-0  
 PROCESSED STEEL STAIRS.  
 (OWNER: ...)

WORKING DRAWING  
ELEVATIONS

Drawn: C.S.C. Date: 6/11/11  
 Scale: 1:100  
 Sheet of 1

donald cameron  
 pr. architect  
 SACAP - 196.00.7111  
 Cell: 082 924 7331  
 ARCHITECT

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 2962, ONRUS RIVER (3565/2019)**

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 2962, 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

*21/02/2020*  
DATE

**43. ERF 2138, 18 TURTLE CLOSE, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: DC BENNETT****2138 HVM (3608/2019)****H Olivier****(028) 313 8900****Hermanus Administration****22 June 2020**

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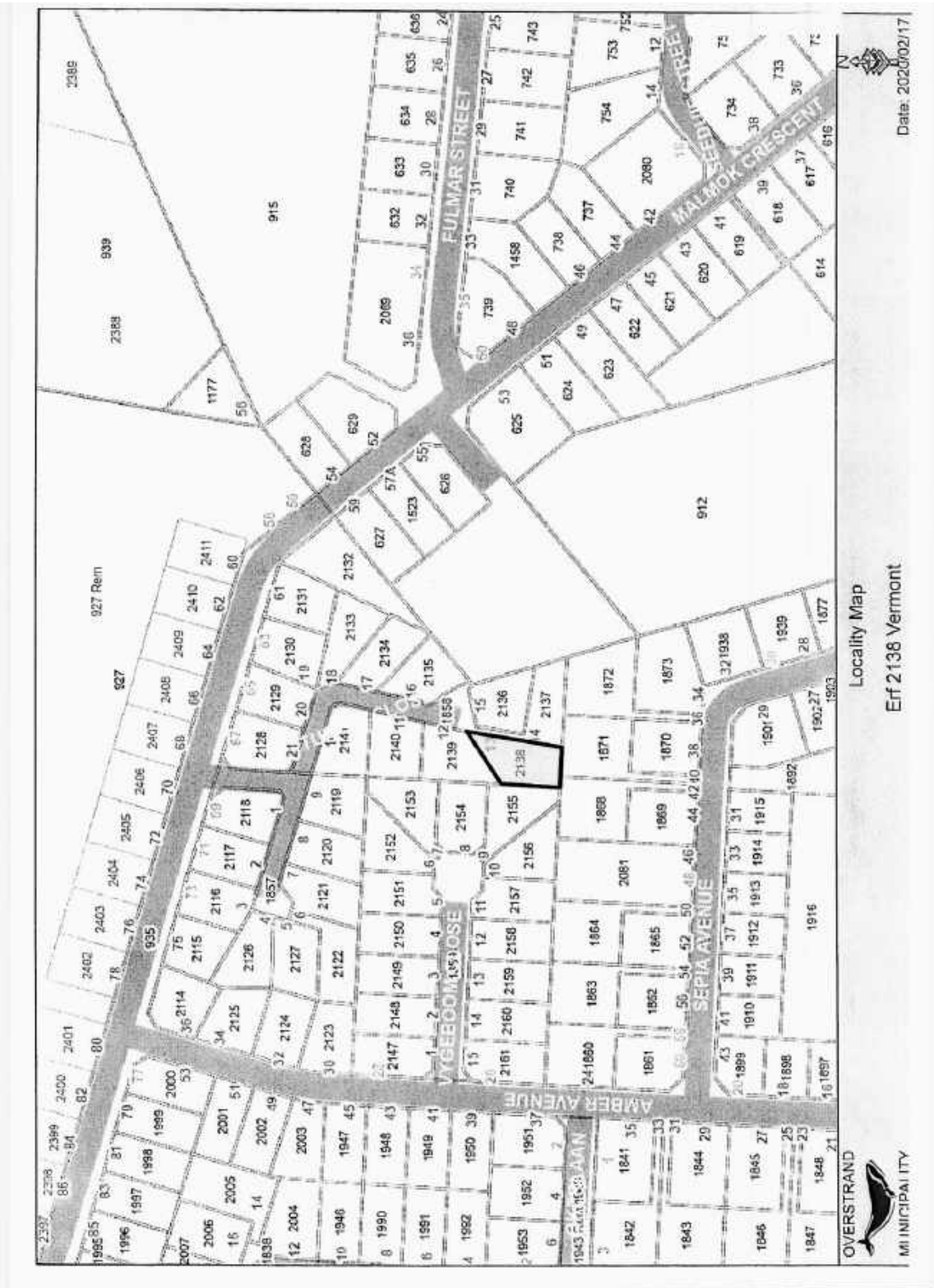
**Executive Summary**

An application was received on 13 February 2020 from DC Bennett on Erf 2138, Vermont for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure to relax the northern and eastern lateral building lines from 2m to 0m to accommodate the existing swimming pool and water feature.

**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 2138, Vermont for a departure to relax the northern and eastern lateral building lines from 2m to 0m to accommodate the existing swimming pool and water feature, **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 plan number 103 dated 15 September 2019 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;
  - (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;
  - (e) that all the conditions in the Services Report, be complied with; and
  - (f) that all the conditions by Eskom, be complied with.

2. that the applicant be notified of his/her 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.



Locality Map  
Erf 2138 Vermont

Date: 2020/02/17



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 2138, VERMONT (3608/2019)**

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 2138, Vermont, 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

**44. ERF 3505, 229 ELEVENTH STREET, VOËLKLIP, HERMANUS:  
APPLICATION FOR DEPARTURE: MESSRS PLAN ACTIVE TOWN ON  
REGIONAL PLANNERS ON BEHALF OF WL GREEFF**

**3505 HVK (3406/2019)  
P Roux  
5 May 2020**

**(028) 313 8900**

**Hermanus Administration**

**Executive Summary**

An application was received on 7 October 2020 from Messrs Plan Active Town and Regional Planners on behalf of WL Greeff for departures in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, applicable to Erf 3505, Hermanus (Voëlklip) in order to:

- relax the street building line from 4m to 0m to accommodate a proposed new covered pedestrian entrance;
- relax the western lateral building line from 2m to 0m to accommodate a proposed new double garage and a proposed new open timber pergola;
- relax the western lateral building line from 2m to 0,95m and 1,18m respectively to accommodate the proposed fireplace and chimney, and to depart from the prescribed width of a chimney from 1m to 2m above the height restriction, and also to accommodate the chimney breast protrusion of 630mm in lieu of 500mm;
- relax the western lateral building line from 2m to 1,6m to accommodate the enclosure of a portion of the existing covered patio to be used as a dining room, and also to accommodate the internal use change of the existing kitchen into a formal lounge and dining area;
- relax the western lateral building line from 2m to 1,6m to accommodate the existing pool seating and a 1m high balustrade, and
- relax the eastern lateral building line from 2m to 1,585m to accommodate a proposed new parapet wall, external changes to the elevation and to accommodate the following internal use changes:
  - main bedroom to a kitchen with fireplace;
  - dressing area to a proposed pantry;
  - bathroom to a scullery, and
  - various changes to window and door schedules.

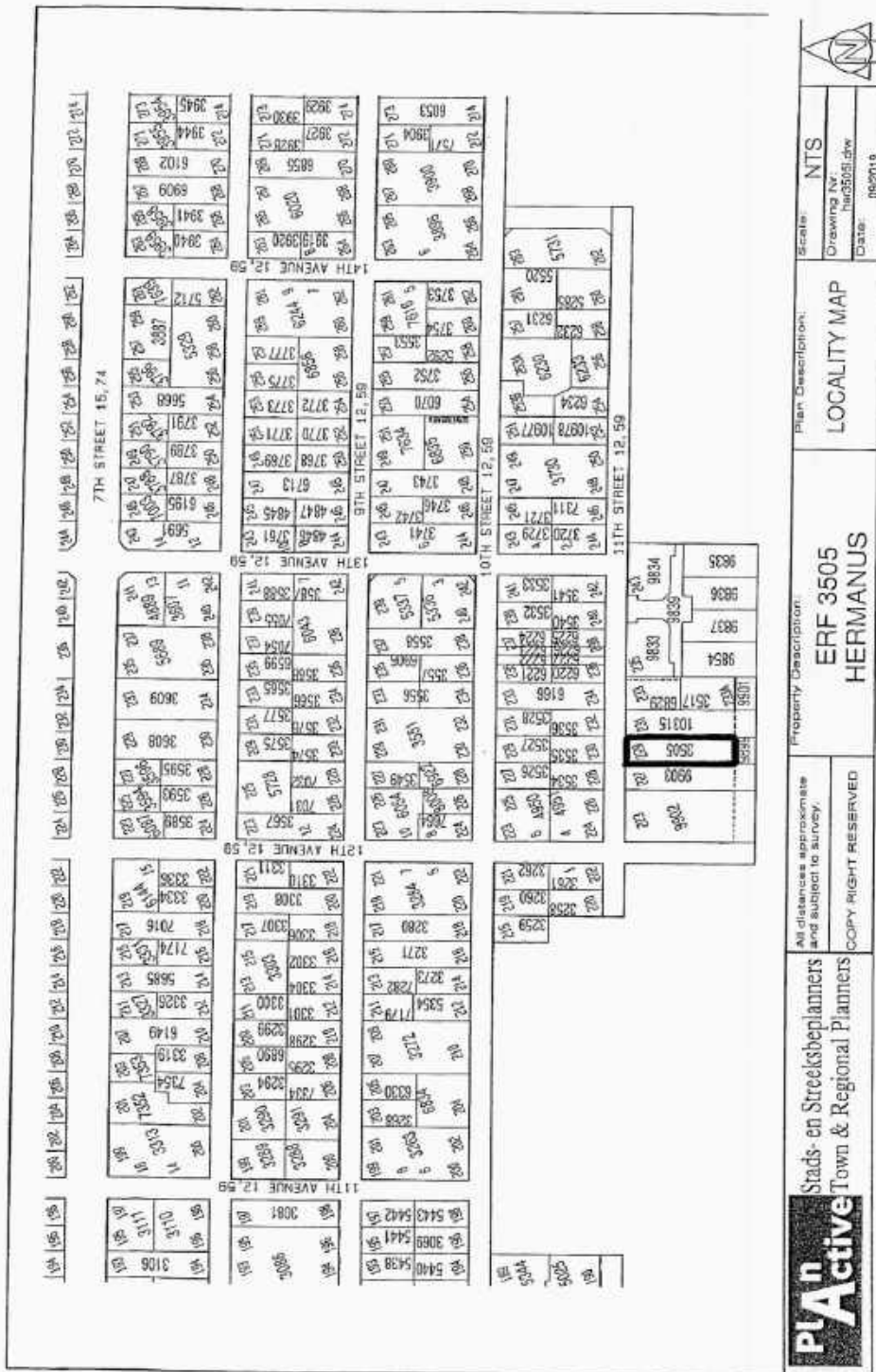
**RESOLVED :**

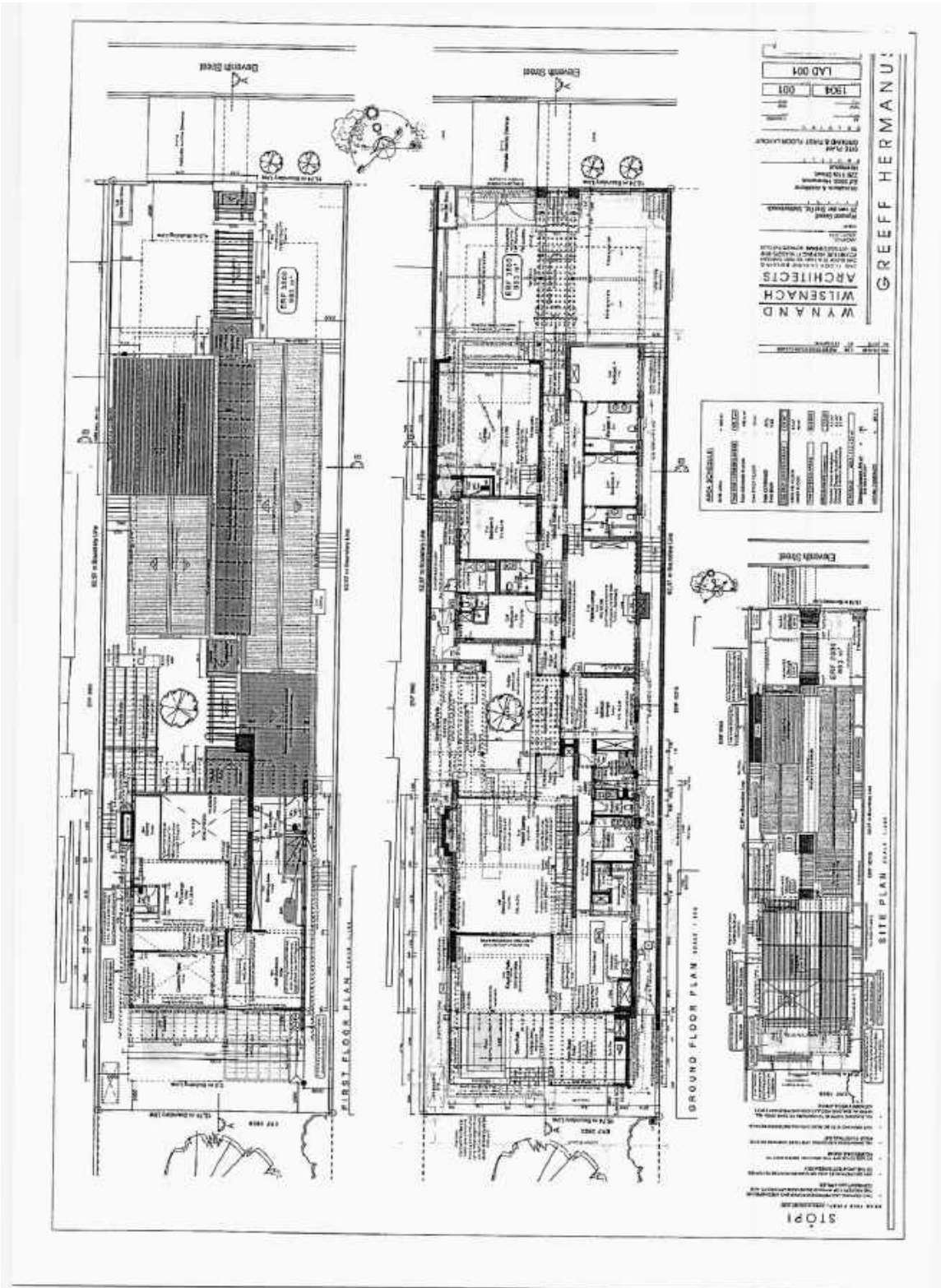
1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 3505, Hermanus (Voëlklip) in order to:
  - relax the street building line from 4m to 0m to accommodate a proposed new covered pedestrian entrance;
  - relax the western lateral building line from 2m to 0m to accommodate a proposed new double garage and a proposed new open timber pergola;

- relax the western lateral building line from 2m to 0,95m and 1,18m respectively to accommodate the proposed fireplace and chimney, and to depart from the prescribed width of a chimney from 1m to 2m above the height restriction, and also to accommodate the chimney breast protrusion of 630mm in lieu of 500mm;
- relax the western lateral building line from 2m to 1,6m to accommodate the enclosure of a portion of the existing covered patio to be used as a dining room, and also to accommodate the internal use change of the existing kitchen into a formal lounge and dining area;
- relax the western lateral building line from 2m to 1,6m to accommodate the existing pool seating and a 1m high balustrade, and
- relax the eastern lateral building line from 2m to 1,585m to accommodate a proposed new parapet wall, external changes to the elevation and to accommodate the following internal use changes:
  - main bedroom to a kitchen with fireplace;
  - dressing area to a proposed pantry;
  - bathroom to a scullery, and
  - various changes to window and door schedules.

**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 departures as indicated on the building 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 the Engineering Services Department, 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 his/her 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.





**SECTION AA** SCALE 1/4" = 1'-0"

**SECTION BB** SCALE 1/4" = 1'-0"

**NORTH EAST ELEVATION** SCALE 1/4" = 1'-0"

**SOUTH WEST ELEVATION** SCALE 1/4" = 1'-0"

**STREET VIEW (EAVENHILL STREET)** SCALE 1/4" = 1'-0"

**STOP!**

**WYLAND WILSENACH ARCHITECTS**  
 2211 13th Avenue  
 Astoria, Oregon 97103  
 Phone: 325-1111  
 Fax: 325-1112

**GRIFF HERMANUS**

**LOCAL AUTHORITY**  
 LAD 003  
 1904 001

**SECTION & ELEVATION**  
 2211 13th Avenue  
 Astoria, Oregon 97103  
 Project No. 1904 001  
 Date: 11/11/04  
 Scale: 1/4" = 1'-0"

**NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2003 INTERNATIONAL BUILDING CODE (IBC) AND THE 2003 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).  
 2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.  
 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURETIES.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 3505, VOELKLIP (3242/2019)**

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 3505, Voelklip, unobstructed;
7. that no on-street parking be allowed.

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

*14/11/2019*  
**DATE**

45. **ERF 2158, KLEIN RIVER ESTATE, STANFORD: AMENDMENT OF THE ARCHITECTURAL DESIGN GUIDELINES: GC CARSTENS ON BEHALF OF ERF 1651 STANFORD CC**

**2158 SSS (3386/2019)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**4 June 2020**

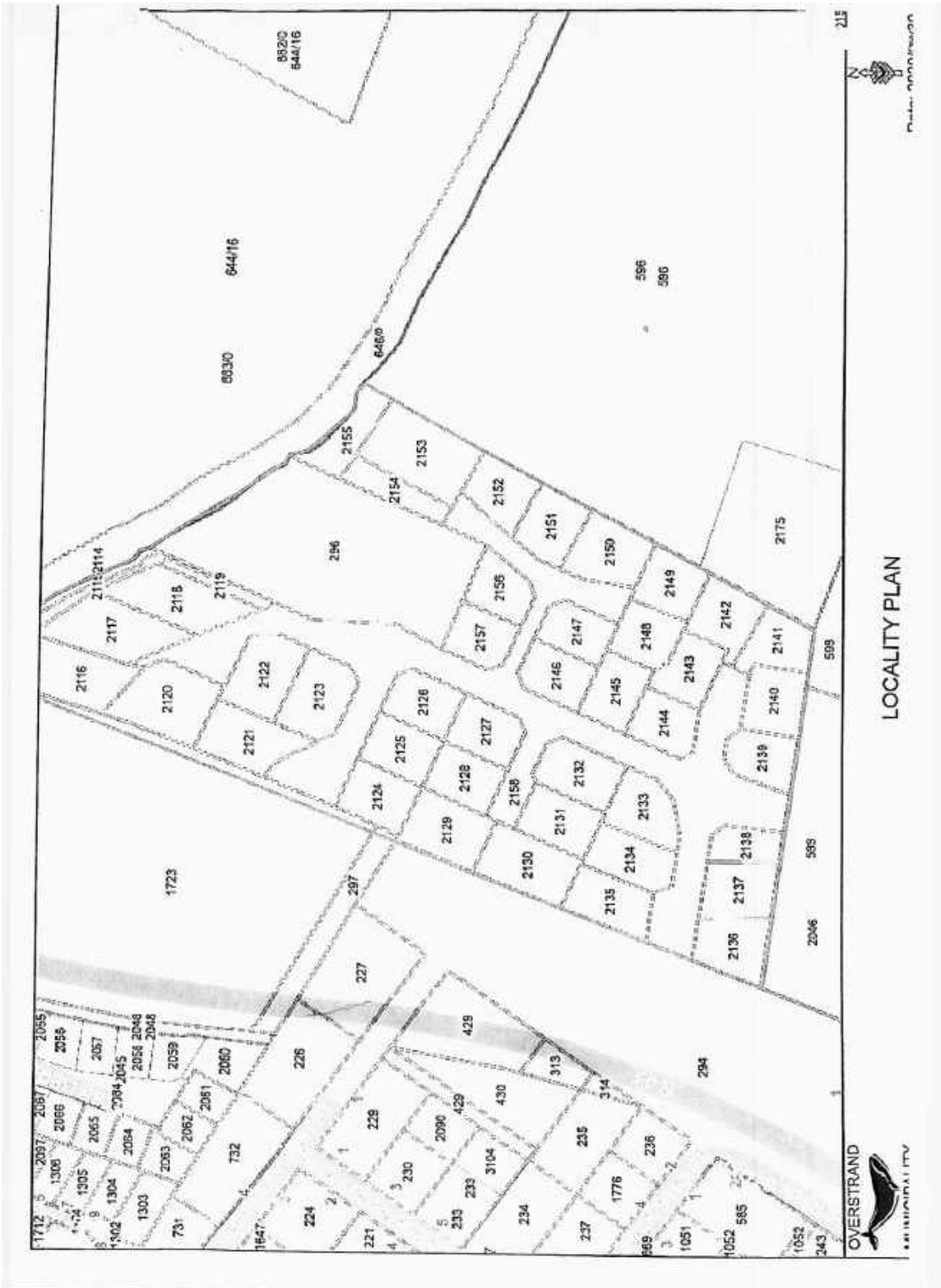
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**Executive Summary**

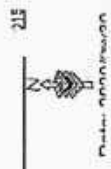
An application was received on 1 October 2019 from GC Carstens on behalf of Erf 1651 Stanford CC in terms of Section 16(2)(f) of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law) to amend the Klein River Estate Architectural Design Guidelines.

**RESOLVED :**

1. that the application in terms of Section 16(2)(l) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 2158, Stanford to amend the Architectural Design Guidelines of the Klein River Estate, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following condition:
  - (a) that the applicant submit a final version of the Architectural Design Guidelines to the Town- and Spatial Planning Department.
2. that the applicant be notified of his/her 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.



LOCALITY PLAN



**46. ERF 7405, 49 ASTER ROAD, MOUNT PLEASANT, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: M IBRAHIM**

**7405 HMP (3220)  
H Boshoff  
8 June 2020**

**(028) 313 8900**

**Hermanus Administration**

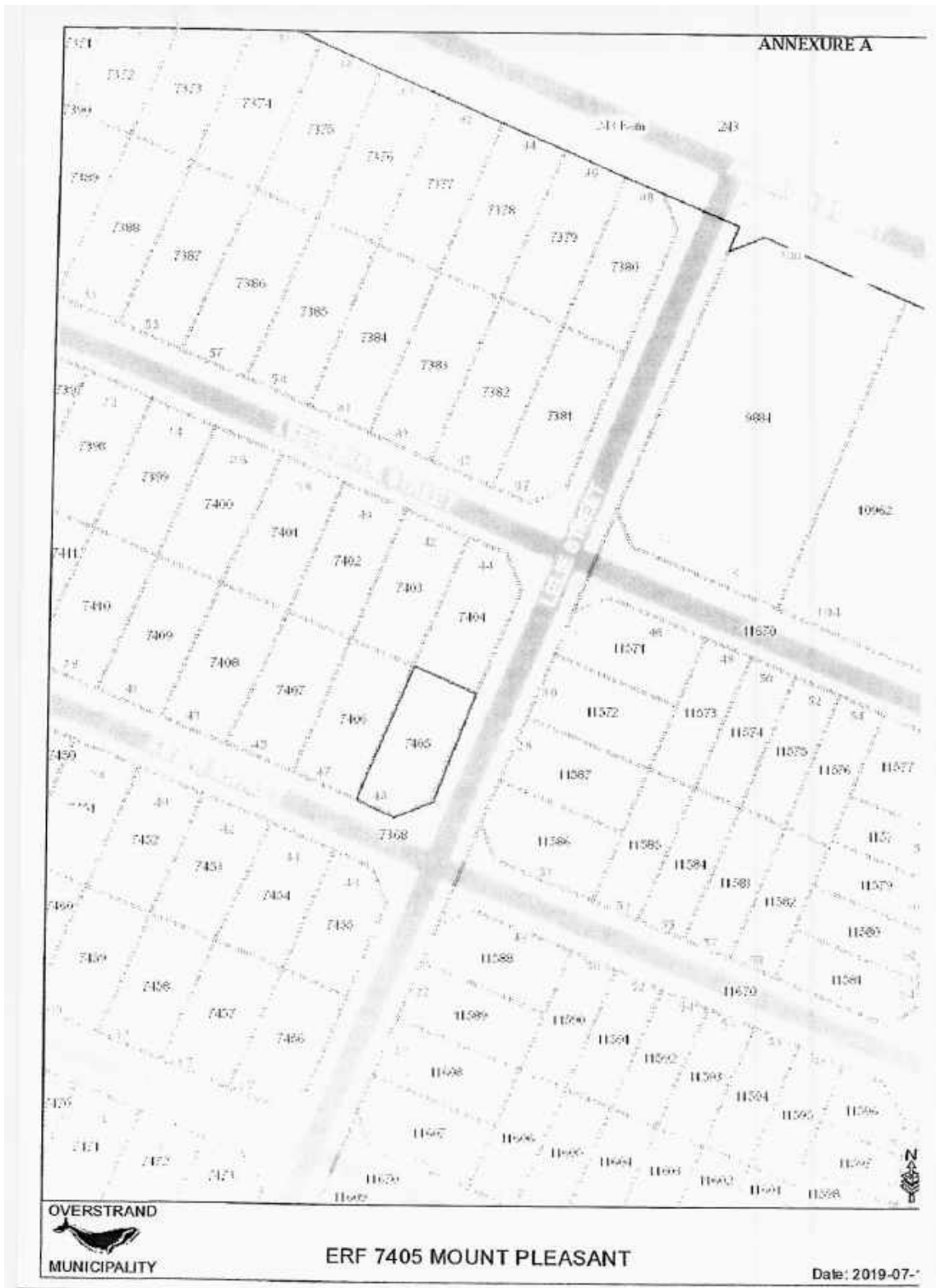
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**Executive Summary**

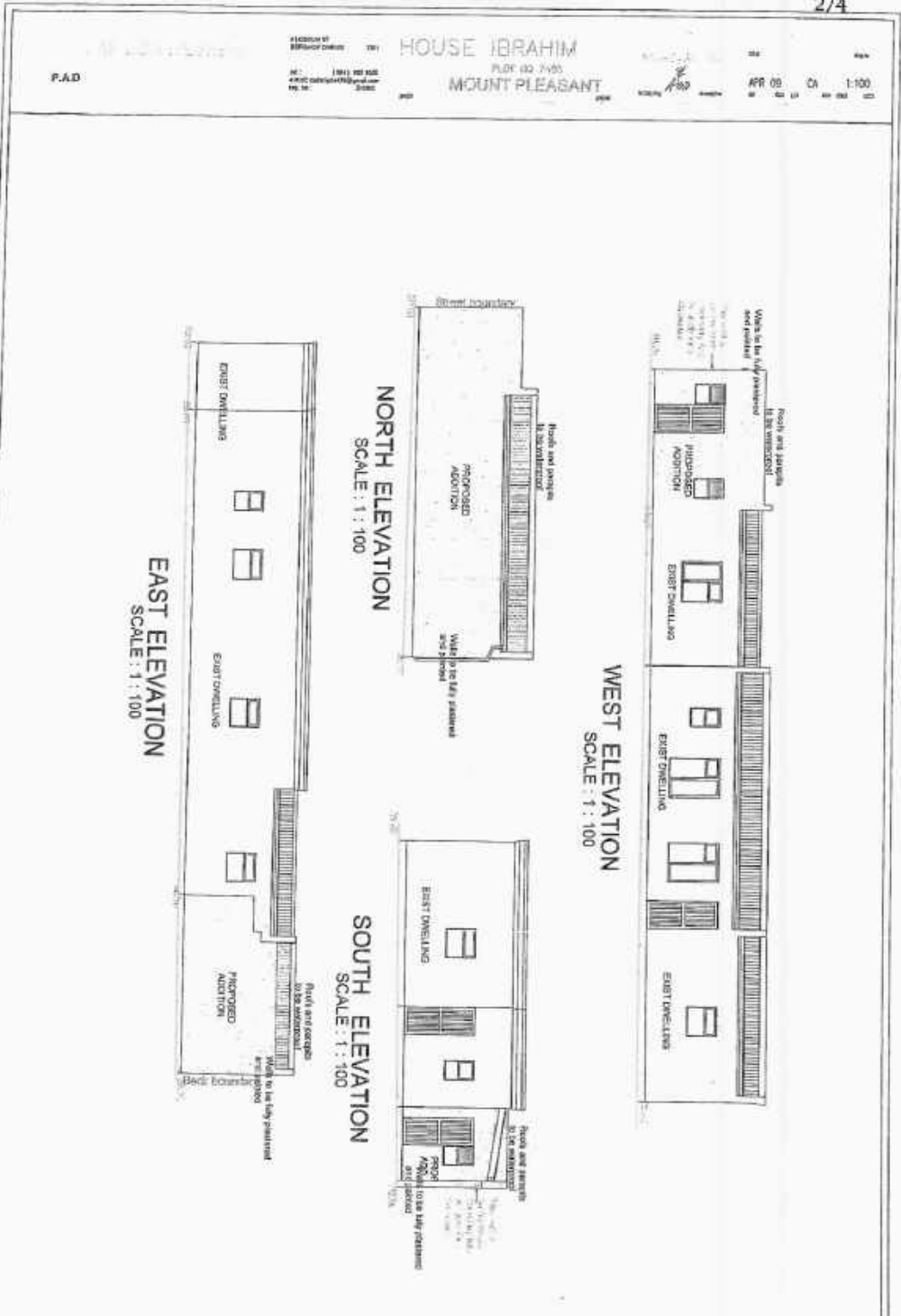
An application for departure was received on 29 May 2019 from AM Ibrahim in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 7405, Hermanus (Mount Pleasant) in order to relax the northern lateral building line from 1m to 0m and the eastern street building line from 2m to 0m to accommodate a domestic quarters and store room respectively (combined structure).

**RESOLVED :**

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 7405, Hermanus for the relaxation of the northern lateral building line from 1m to 0m and the eastern street building line from 2m to 0m to accommodate a domestic quarters and store room respectively (combined structure), **not be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the structure (combined domestic quarter and store room) be demolished to such an extent that the 1m lateral building line be maintained;
3. that the store room be demolished to such an extent that it is set back at least 1m from the street boundary;
4. that the necessary building plans, in line with the above, be submitted to the Building Department for consideration within 60 days from the date of the final decision in 1 above and that the decisions in 2. and 3. above be adhered to within 6 months from the date of approval of the building plans;
5. that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with; and
6. that the applicant be notified of his/her appeal right in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decisions.









CAP-LON DESIGNS

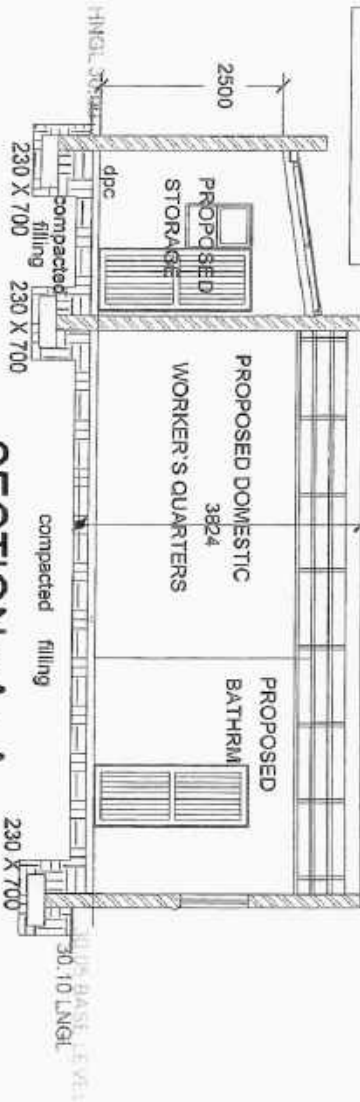
1155514-0  
 582020 00001 000  
 1155514-0  
 582020 00001 000

HOUSE IBRAHIM  
 7071 10 7005  
 MOUNT PLEASANT

SECTION

APR 05 CA 150

P.A.D



SECTION : A : A

SCALE : 1 : 50

**NOTE: ENERGY EFFICIENCY IN BUILDINGS**  
 Detailed requirements of SANS 10400-XA  
 for energy efficiency is incorporated  
 in this system in accordance with

**NOTE: ROOFS**  
 Hard wearing and waterproofing  
 systems are in accordance with the detailed  
 requirements of SANS 10400-X  
 for roofing in accordance with SANS 10400-XA

**NOTE: LIGHTING FIXTURES**  
 This system is a tubular room, kitchen, power and room  
 providing a light for compliance with the requirements of  
 SANS 10400-X

**NOTE: WALLS**  
 This system is designed and safety of a wall in  
 accordance with SANS 10400-X  
 and SANS 10400-XA  
 for the detailed requirements of SANS  
 10400-X

**NOTE: FLOORING**  
 Floor in any room, kitchen, bathroom, kitchen  
 or room containing a toilet pan or urinal in accordance  
 with the detailed requirements of SANS 10400-X

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL
1	FOUNDATION	m <sup>3</sup>	100	1000	100000
2	WALLS	m <sup>2</sup>	200	2000	40000
3	FLOORING	m <sup>2</sup>	150	1500	22500
4	ROOFING	m <sup>2</sup>	100	1000	10000
5	DOORS	nos	10	1000	10000
6	WINDOWS	nos	10	1000	10000
7	LABOUR	hrs	1000	10000	100000
8	CEMENT	kg	10000	100000	1000000
9	BRICKS	nos	100000	1000000	10000000
10	ROOFING SHEETS	m <sup>2</sup>	1000	10000	100000
11	PAINT	litres	1000	10000	100000
12	GLASS	m <sup>2</sup>	100	10000	1000000
13	IRON RODS	kg	10000	100000	1000000
14	CEMENT SAND	m <sup>3</sup>	1000	10000	100000
15	CONCRETE	m <sup>3</sup>	1000	10000	100000
16	STEEL	kg	10000	100000	1000000
17	BRICKS	nos	100000	1000000	10000000
18	ROOFING SHEETS	m <sup>2</sup>	1000	10000	100000
19	PAINT	litres	1000	10000	100000
20	GLASS	m <sup>2</sup>	100	10000	1000000
21	IRON RODS	kg	10000	100000	1000000
22	CEMENT SAND	m <sup>3</sup>	1000	10000	100000
23	CONCRETE	m <sup>3</sup>	1000	10000	100000
24	STEEL	kg	10000	100000	1000000
25	BRICKS	nos	100000	1000000	10000000
26	ROOFING SHEETS	m <sup>2</sup>	1000	10000	100000
27	PAINT	litres	1000	10000	100000
28	GLASS	m <sup>2</sup>	100	10000	1000000
29	IRON RODS	kg	10000	100000	1000000
30	CEMENT SAND	m <sup>3</sup>	1000	10000	100000
31	CONCRETE	m <sup>3</sup>	1000	10000	100000
32	STEEL	kg	10000	100000	1000000
33	BRICKS	nos	100000	1000000	10000000
34	ROOFING SHEETS	m <sup>2</sup>	1000	10000	100000
35	PAINT	litres	1000	10000	100000
36	GLASS	m <sup>2</sup>	100	10000	1000000
37	IRON RODS	kg	10000	100000	1000000
38	CEMENT SAND	m <sup>3</sup>	1000	10000	100000
39	CONCRETE	m <sup>3</sup>	1000	10000	100000
40	STEEL	kg	10000	100000	1000000
41	BRICKS	nos	100000	1000000	10000000
42	ROOFING SHEETS	m <sup>2</sup>	1000	10000	100000
43	PAINT	litres	1000	10000	100000
44	GLASS	m <sup>2</sup>	100	10000	1000000
45	IRON RODS	kg	10000	100000	1000000
46	CEMENT SAND	m <sup>3</sup>	1000	10000	100000
47	CONCRETE	m <sup>3</sup>	1000	10000	100000
48	STEEL	kg	10000	100000	1000000
49	BRICKS	nos	100000	1000000	10000000
50	ROOFING SHEETS	m <sup>2</sup>	1000	10000	100000

**NOTE: CHIMNEYS**  
 The chimney system is in accordance with  
 the detailed requirements of SANS 10400-X

**NOTE: CEILING**  
 The type and finish is in  
 accordance with  
 the detailed requirements of  
 SANS 10400-X

**NOTE: FLOOR FINISHES**  
 The type and finish is in  
 accordance with  
 the detailed requirements of  
 SANS 10400-X

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL
1	FOUNDATION	m <sup>3</sup>	100	1000	100000
2	WALLS	m <sup>2</sup>	200	2000	40000
3	FLOORING	m <sup>2</sup>	150	1500	22500
4	ROOFING	m <sup>2</sup>	100	1000	10000
5	DOORS	nos	10	1000	10000
6	WINDOWS	nos	10	1000	10000
7	LABOUR	hrs	1000	10000	100000
8	CEMENT	kg	10000	100000	1000000
9	BRICKS	nos	100000	1000000	10000000
10	ROOFING SHEETS	m <sup>2</sup>	1000	10000	100000
11	PAINT	litres	1000	10000	100000
12	GLASS	m <sup>2</sup>	100	10000	1000000
13	IRON RODS	kg	10000	100000	1000000
14	CEMENT SAND	m <sup>3</sup>	1000	10000	100000
15	CONCRETE	m <sup>3</sup>	1000	10000	100000
16	STEEL	kg	10000	100000	1000000
17	BRICKS	nos	100000	1000000	10000000
18	ROOFING SHEETS	m <sup>2</sup>	1000	10000	100000
19	PAINT	litres	1000	10000	100000
20	GLASS	m <sup>2</sup>	100	10000	1000000
21	IRON RODS	kg	10000	100000	1000000
22	CEMENT SAND	m <sup>3</sup>	1000	10000	100000
23	CONCRETE	m <sup>3</sup>	1000	10000	100000
24	STEEL	kg	10000	100000	1000000
25	BRICKS	nos	100000	1000000	10000000
26	ROOFING SHEETS	m <sup>2</sup>	1000	10000	100000
27	PAINT	litres	1000	10000	100000
28	GLASS	m <sup>2</sup>	100	10000	1000000
29	IRON RODS	kg	10000	100000	1000000
30	CEMENT SAND	m <sup>3</sup>	1000	10000	100000
31	CONCRETE	m <sup>3</sup>	1000	10000	100000
32	STEEL	kg	10000	100000	1000000
33	BRICKS	nos	100000	1000000	10000000
34	ROOFING SHEETS	m <sup>2</sup>	1000	10000	100000
35	PAINT	litres	1000	10000	100000
36	GLASS	m <sup>2</sup>	100	10000	1000000
37	IRON RODS	kg	10000	100000	1000000
38	CEMENT SAND	m <sup>3</sup>	1000	10000	100000
39	CONCRETE	m <sup>3</sup>	1000	10000	100000
40	STEEL	kg	10000	100000	1000000
41	BRICKS	nos	100000	1000000	10000000
42	ROOFING SHEETS	m <sup>2</sup>	1000	10000	100000
43	PAINT	litres	1000	10000	100000
44	GLASS	m <sup>2</sup>	100	10000	1000000
45	IRON RODS	kg	10000	100000	1000000
46	CEMENT SAND	m <sup>3</sup>	1000	10000	100000
47	CONCRETE	m <sup>3</sup>	1000	10000	100000
48	STEEL	kg	10000	100000	1000000
49	BRICKS	nos	100000	1000000	10000000
50	ROOFING SHEETS	m <sup>2</sup>	1000	10000	100000

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 7405, MOUNT PLEASANT (3220/2019)**

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 7405, Mount Pleasant, 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.

*pp. R. Hendriks*  
**BENNIS HENDRIKS**  
 SENIOR MANAGER:  
 ENGINEERING SERVICES

*25/10/2019*  
 DATE

Municipal Planning Tribunal

1. **ERF 9720, SISULU STREET, ZWELIHLE, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND DEPARTURE: MESSRS HIGHWAVE CONSULTANTS ON BEHALF OF THE PROVINCIAL GOVERNMENT WESTERN CAPE**

**9720 HZW (3126)**

**H van der Stoep**

**19 May 2020**

**(028) 313 8900**

**Hermanus Administration**

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### **Executive Summary**

An application was received on 10 May 2019 (revised 12 August 2019) from Messrs Highwave Consultants on behalf the Provincial Government Western Cape applicable on Erf 9720, Zwelihle for the following:

- ❖ Consent use (“transmission tower”) in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) in order to accommodate a free standing cellular communications base station and associated equipment together with a 30m high monopole transmission tower on the above property;
- ❖ Departure in terms of Section 16(2)(b) of the By-Law in order to:
  - exceed the applicable 10,5m height restriction in order to accommodate the 30m high monopole transmission tower; and
  - relax the northern street building line and eastern lateral building line from 5m to 0m respectively to accommodate the cellular communications base station and associated equipment.

### **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) applicable to Erf 9720, Zwelihle for a consent use (transmission tower) in order to accommodate a free standing cellular communications base station with a 30m high monopole type transmission tower, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application for departure in terms of Section 16(2)(b) of the By-Law applicable to Erf 9720, Zwelihle in order to:
  - exceed the applicable 10,5m height restriction to accommodate the 30m high monopole transmission tower; and
  - to relax the northern street building line and the eastern lateral building line from 5m to 0m respectively to accommodate the cellular communications base station,

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

3. that the approval be subject to the following conditions:
  - (a) the design of the mast be submitted to the Building Department for approval; and
  - (b) the applicant make space available for other service providers.
4. that the applicant and objectors be notified of their appeal right in terms of Section 78 of the By-Law on Land Use Planning, 2015 with regard to the above decisions.





**ATC SOUTH AFRICA**  
 411 South Africa Professional Services (Pty) Ltd  
 22 Theban Drive, Grahamstown  
 22 Theban Drive, Grahamstown  
 6010  
 Tel: +27 33 840 8000  
 Fax: +27 33 840 8000  
 Email: info@atcsouthafrica.com

Plans should not be used without the written consent of the author. The author is not responsible for any errors or omissions. The user of these plans is advised to verify all dimensions and details with the relevant authorities. The user of these plans is advised to verify all dimensions and details with the relevant authorities. The user of these plans is advised to verify all dimensions and details with the relevant authorities.

**REVISION**

REV	DATE	DESCRIPTION
1		ISSUE FOR PERMIT
2		ISSUE FOR PERMIT

**KEY**

SYMBOL	DESCRIPTION
(Symbol)	EXISTING BUILDING
(Symbol)	PROPOSED BUILDING
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY

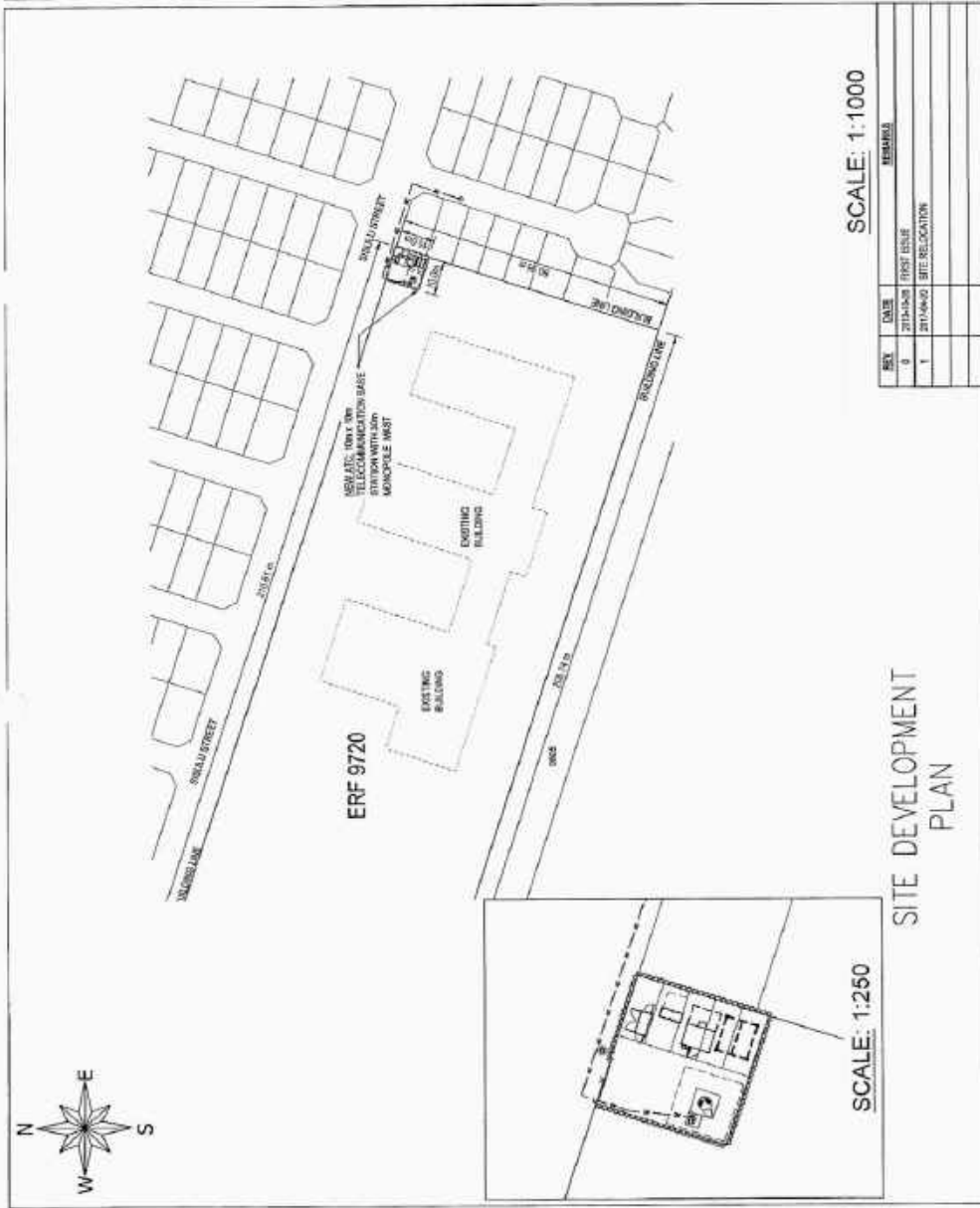
**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. THE USER OF THESE PLANS IS ADVISED TO VERIFY ALL DIMENSIONS AND DETAILS WITH THE RELEVANT AUTHORITIES.

3. THE USER OF THESE PLANS IS ADVISED TO VERIFY ALL DIMENSIONS AND DETAILS WITH THE RELEVANT AUTHORITIES.

4. THE USER OF THESE PLANS IS ADVISED TO VERIFY ALL DIMENSIONS AND DETAILS WITH THE RELEVANT AUTHORITIES.



REV	DATE	DESCRIPTION	REVISION
0		ISSUE FOR PERMIT	
1		ISSUE FOR PERMIT	

DRAWN BY:	S. THULLA
CHECKED BY:	
DATE DRAWN:	2017-04-20
SCR. JOB NO.:	
SHEET TITLE	
Site Development Plan	



**ATC SOUTH AFRICA**  
 ACTING PROJECT MANAGER  
 22 DORSET DRIVE, SANDHURST, 7800  
 TEL: 011 277 1234 567  
 FAX: 011 277 1234 568  
 WWW.ATCSOUTH.AF

**NOTES:**  
 1. This drawing is the property of ATC South Africa and is not to be reproduced or used in any way without the written consent of ATC South Africa.  
 2. The client is responsible for the accuracy of the information provided in the contract documents and for the accuracy of the information provided in the contract documents.  
 3. The client is responsible for the accuracy of the information provided in the contract documents and for the accuracy of the information provided in the contract documents.  
 4. The client is responsible for the accuracy of the information provided in the contract documents and for the accuracy of the information provided in the contract documents.

**REVISION**

REV	DATE	DESCRIPTION
1	2015/12/18	ISSUED FOR TENDER
2	2017/04/20	ISSUED FOR TENDER

**SITE NUMBER:**  
ETO-21-1018

**SITE NAME:**  
ZWELIHLILE

**SITE ADDRESS:**  
MAYAMA AVE  
ATLANTIS  
DORTMUND  
Pretoria

**SCALE:**  
As Shown

**COORDINATE:**  
S 27° 34' 46.17"  
E 17° 22' 46.47"

**HEIGHT:**  
58  
58  
58

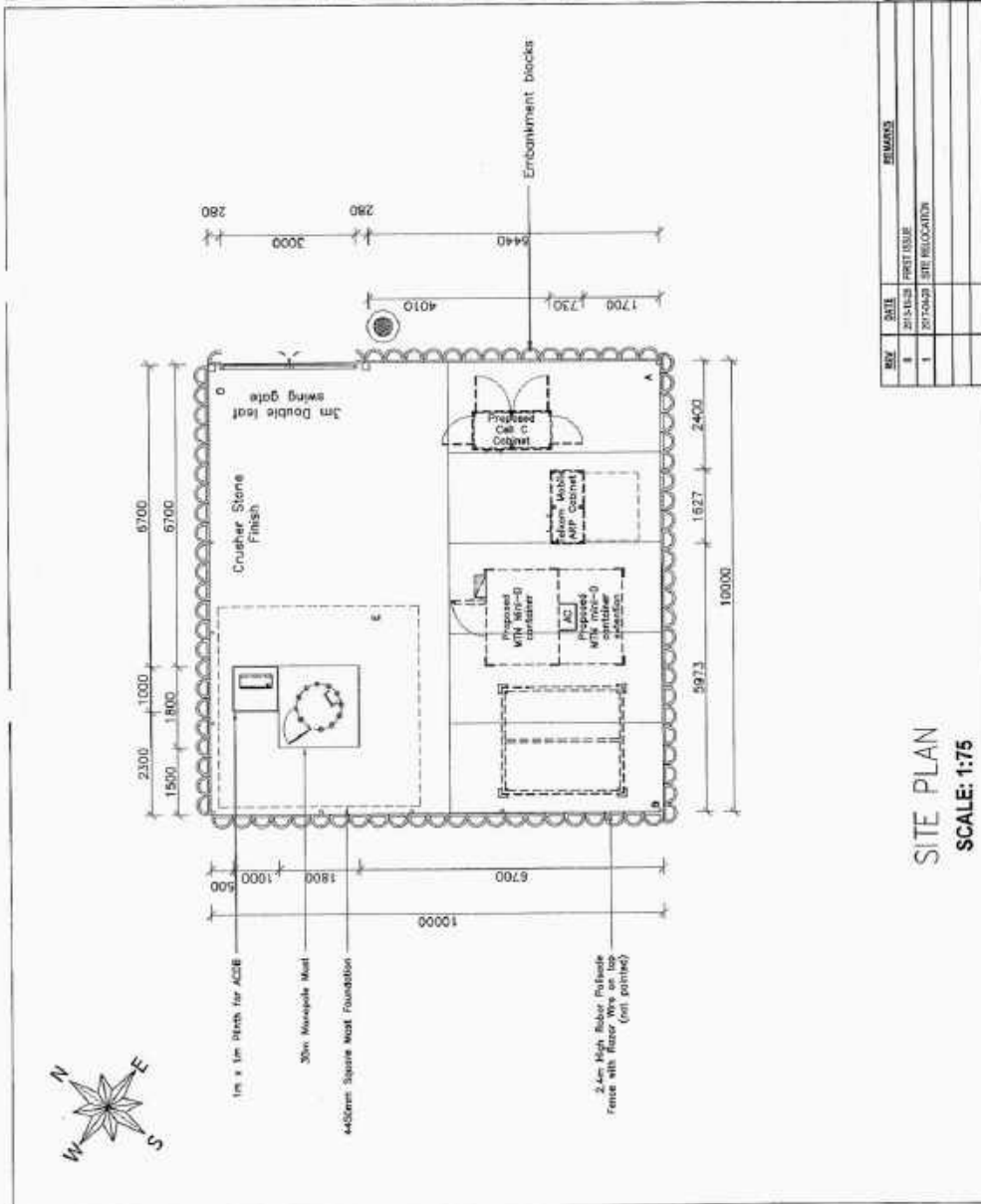
**DRAWN BY:**  
S. TUPULLA

**CHECKED BY:**  
-

**DATE DRAWN:**  
2017/04/20

**DATE OF ISSUE:**  
2017/04/20

**SHEET TITLE:**  
Site Plan



**SITE PLAN**  
**SCALE: 1:75**



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE & DEPARTURE: ERF 9720, ZWELIHLE  
(3126/2019)**

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 9720, 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.

  
**DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES**

  
**DATE**

**2. ERF 10347, 17 LONG STREET, NORTHCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS PLAN ACTIVE ON BEHALF OF ER SCHIMMER AND BU RIEDELSHEIMER**

**10347 HNC (3232/2019)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**22 March 2020**

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**Executive Summary**

An application was received on 12 July 2019 from Messrs Plan Active Town and Regional Planners on behalf of ER Schimmer and BU Riedelsheimer on Erf 10347, Hermanus 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 establish a place of entertainment to allow White Rabbit Bar and Grill to accommodate five (5) slot machines (gambling machines) within a portion of the existing business premises on the above-mentioned property.

**RESOLVED:**

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Erf 10347, Hermanus for a consent use in order to establish a place of entertainment to allow White Rabbit Bar and Grill to accommodate five (5) slot machines (gambling machines) within a portion of the existing business premises on the above-mentioned property, **be approved** in term of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) the consent use be restricted to five (5) slot machines only and none of the other uses as per the definition of place of entertainment is allowed, except through a land use application;
  - (b) the slot machine area be restricted to 19,87m<sup>2</sup> and located as depicted on plan DS dated 26 May 2019;
  - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with; and
  - (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
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 decision.



**PIA<sup>n</sup> Active**  
 Stads- en Streeksbeplanners  
 Town & Regional Planners

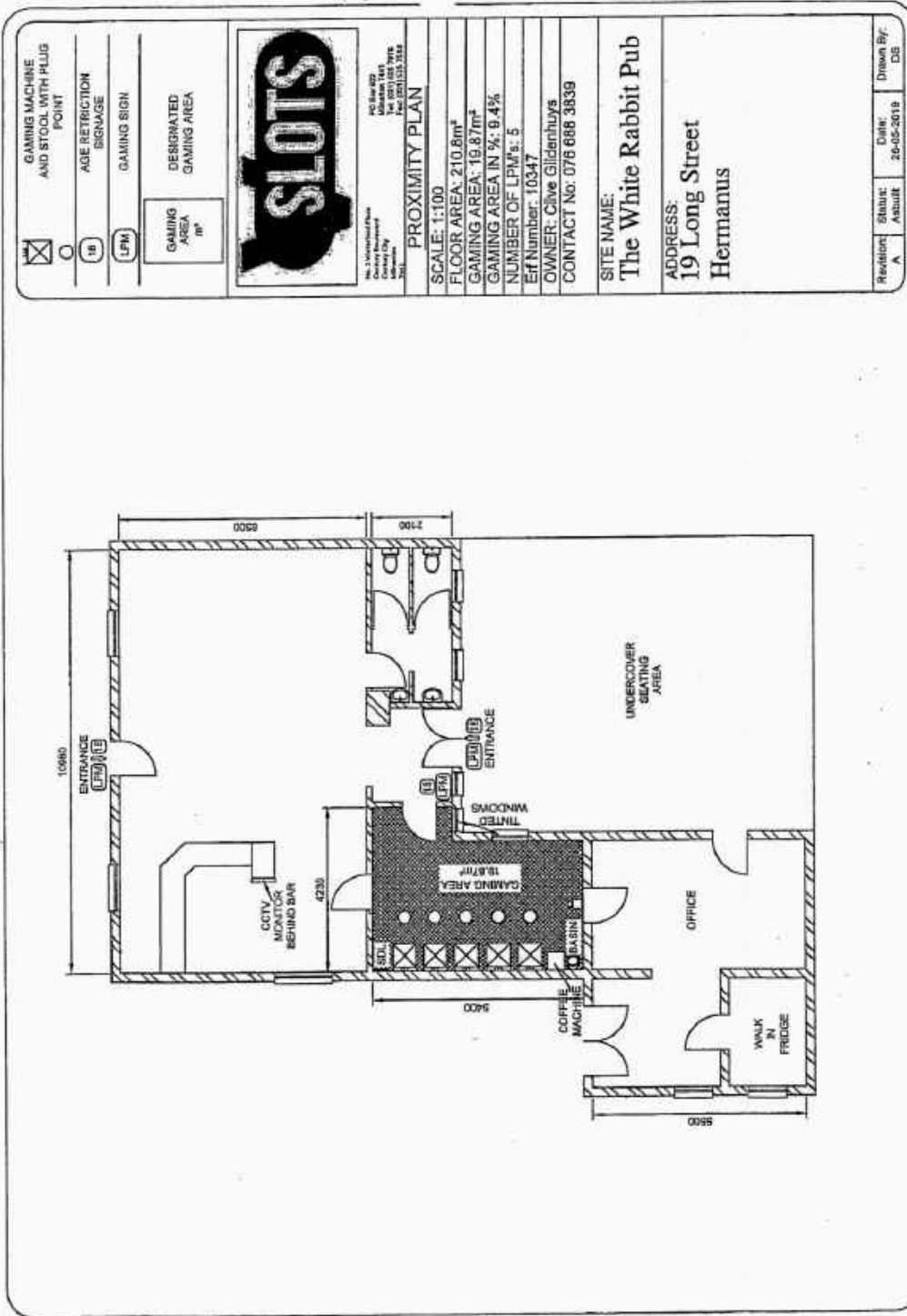
All distances approximate  
 and subject to survey.  
 COPYRIGHT RESERVED

Property Description:  
**ERF 10347  
 HERMANUS**

Plan Description:  
**LOCALITY MAP**

Scale: **NTS**  
 Drawing No: **10347/01W**  
 Date: **11/2018**





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE: ERF 10347, NORTHCLIFF  
(3232/2019)**

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, 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 10347, Northcliff, 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.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**3. ERF 376, 5 MAIN ROAD, GANSBAAI, OVERSTRAND MUNICIPAL AREA: PROPOSED REZONING AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS: MESSRS CONRADIE, GOODWIN AND ASSOCIATES ON BEHALF OF EC O'CONNOR**

**376 GGB (3047/2019)**

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**26 May 2020**

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**Executive Summary**

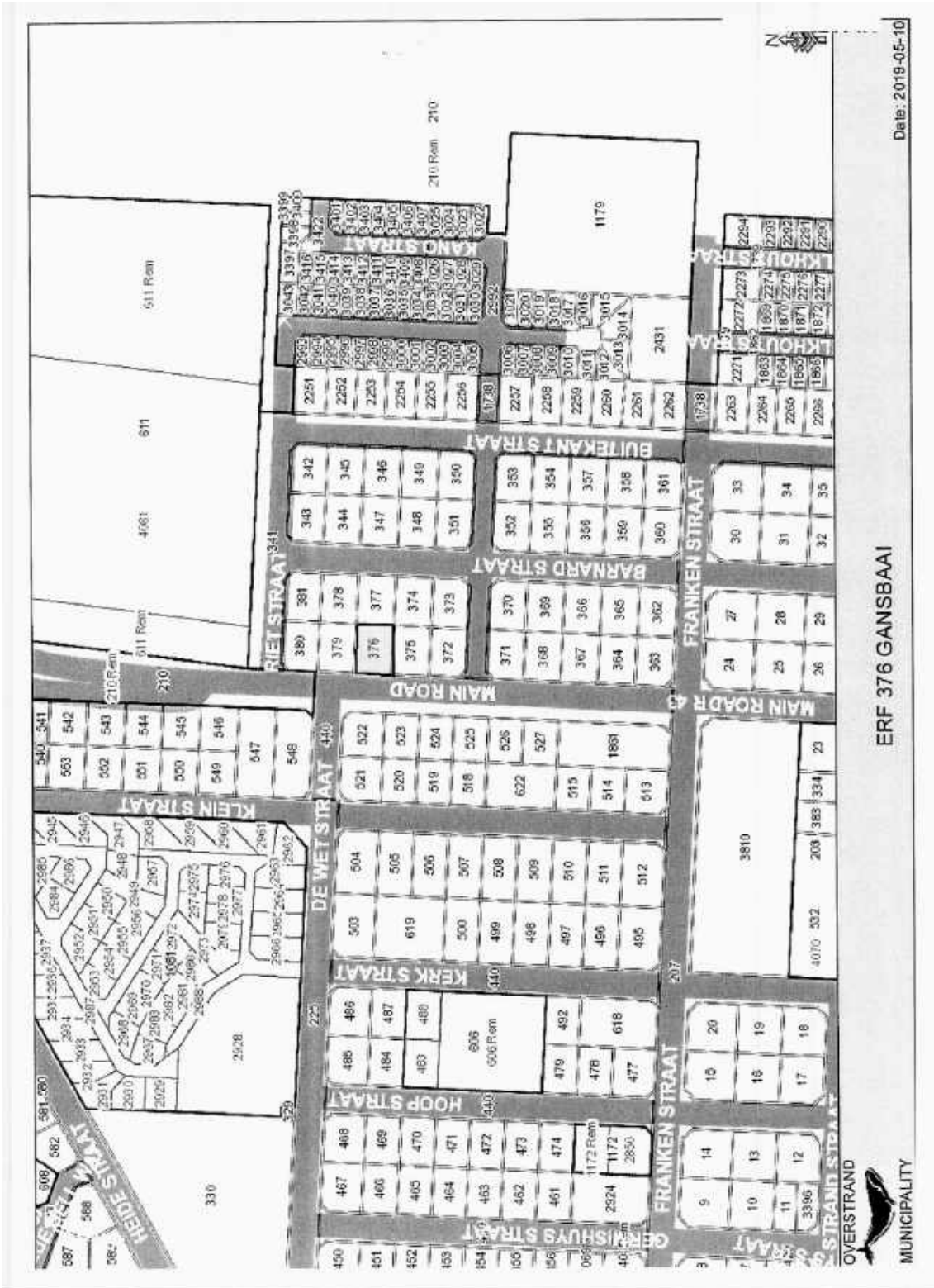
An application was received on 3 May 2019 from Messrs Conradie, Goodwin and Associates on behalf of EC O'Connor in terms of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 376, Gansbaai for the following:

- removal of restrictive title conditions C.2(a), C.2(b), C.2(c), C.2(d) and C.2(e) as contained in Title Deed T34452/88 in terms of Section 16(2)(f) of the By-Law, and
- rezoning from Residential Zone 1 (SR1) to Business Zone 3: Local Business (B3) in terms of Section 16(2)(a) of the By-Law in order to accommodate shops, offices and flats above ground floor on the property.

**RESOLVED:**

1. that the 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 conditions C.2(b), C.2(c), C.2(d) and C.2(e) as contained in Title Deed T34452/88 applicable to Erf 376, Gansbaai, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the 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 condition C.2(a) as contained in Title Deed T34452/88 applicable to Erf 376, Gansbaai **not be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(a) of the By-Law for the rezoning of Erf 376, Gansbaai from Residential Zone I: Single Residential (SR1) to Business Zone 3: Local Business (B3)) in order to accommodate shops, offices and flats above ground, **be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the approvals in paragraphs 1. and 3. above be subject to the following conditions:

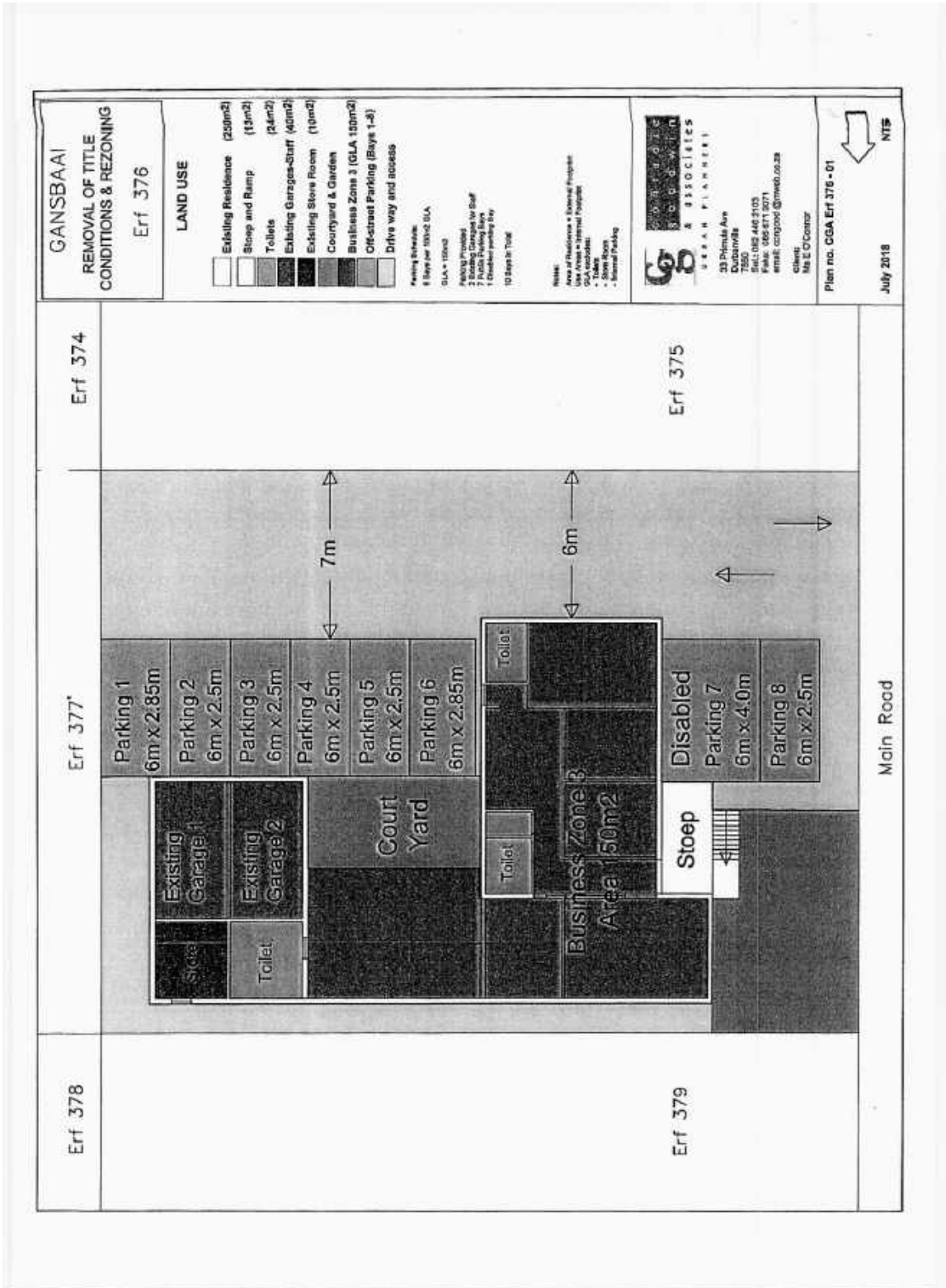
- (a) that prior to the commencement of the development parking layout demonstrating compliance with the applicable development parameters pertaining to Business Zone 3 be submitted for approval by the Authorised Official;
  - (b) that the parking layout be implemented in accordance with the approval in (a) above;
  - (c) that the requirements of Engineering Services be adhered to;
  - (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 applicable rates and service tariffs, as determined by the annual budget be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
  - (f) that the display of signage be subject to compliance with the Municipal By-Law on Signage;
  - (g) that this permission do not permit the sale of liquor or the provision of gambling facilities;
  - (h) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with; and
  - (i) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
5. that the applicant and objectors be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



Date: 2019-05-10

ERF 376 GANSBAAI





**GANSBAAI**  
**REMOVAL OF TITLE**  
**CONDITIONS & REZONING**  
**Erf 376**

**LAND USE**

- Existing Residence (230m²)
- Steep and Ramp (15m²)
- Toilets (24m²)
- Existing Garages-Staff (40m²)
- Existing Store Room (10m²)
- Courtyard & Garden
- Business Zone 3 (GLA 100m²)
- Off-street Parking (Bays 1-8)
- Drive way and access

**Notes:**  
 - 8 Bays per 100m² GLA  
 - GLA = 100m²  
 - Parking provided:  
 2 Existing Garages for Staff  
 7 Public Parking Bays  
 1 Disabled parking Bay  
 10 Bays in Total

**Notes:**  
 - Existing Residence & Steep Slopes  
 - Use Areas to Internal Properties  
 - GLA excluded:  
 - Steep Slopes  
 - Internal Parking

**CGP & ASSOCIATES**  
 URBAN PLANNERS  
 13 Dharma Ave  
 Durbanville  
 7800  
 Tel: 021 446 3105  
 Fax: 021 446 3107  
 Email: cgp@cgpa.co.za

Client:  
 Mr E O'Connor

Plan no. CGA Erf 376 - 01

July 2018

NTS

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED  
CONDITIONS & REZONING: ERF 376, GANSBAAI (3047/2019)**

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

**Conditions:**

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

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

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

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

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

**The contribution according to the current policy (2019/2020) is as follows:**

**Freehold erven:**

Water	R 22 925.00 x -0.4	= -R 9 170.00
Sewerage	R 15 457.00 x -0.4	= -R 6 182.80
Roads	R 6 931.00 x 3.2308	= R 22 392.67
Stormwater	R 7 997.00 x 0.992	= R 7 933.02
Solid Waste	R 1 386.00 x 0.86	= R 1 191.96
<b>TOTAL (inclusive of VAT)</b>		<b>= R 16 164.85</b>

**Note:**

The above figures are estimates

1. that the existing water connection and sewer conservancy tank to Erf 376 shall be used to service Erf 376;
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 any repositioning of existing electrical services will be for the developer's account;
4. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
5. that those on-site parking facilities are provided as per the planning Schedule, and to the satisfaction of the Department: Operational Services;
6. that any additional and / or extended vehicle entrances will be for the developer's account;
7. that stormwater be allowed to discharge through Erf 376, Gansbaai, unobstructed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

4. **ERF 120, 14 GEELBEK STREET, VAN DYKSBAAI (KLEINBAAI), OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, REZONING AND DEPARTURE: MESSRS WRAP CONSULTANCY ON BEHALF OF KS MACLEAN**

**120 GKB (3364/2019)**

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**7 May 2020**

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**Executive Summary**

An application was received on 25 September 2019 from Messrs WRAP Consultancy on behalf of KS Maclean applicable to Erf 120, Van Dyksbaai in terms of the Overstrand By-Law on Municipal Land Use Planning, 2015 for the following:

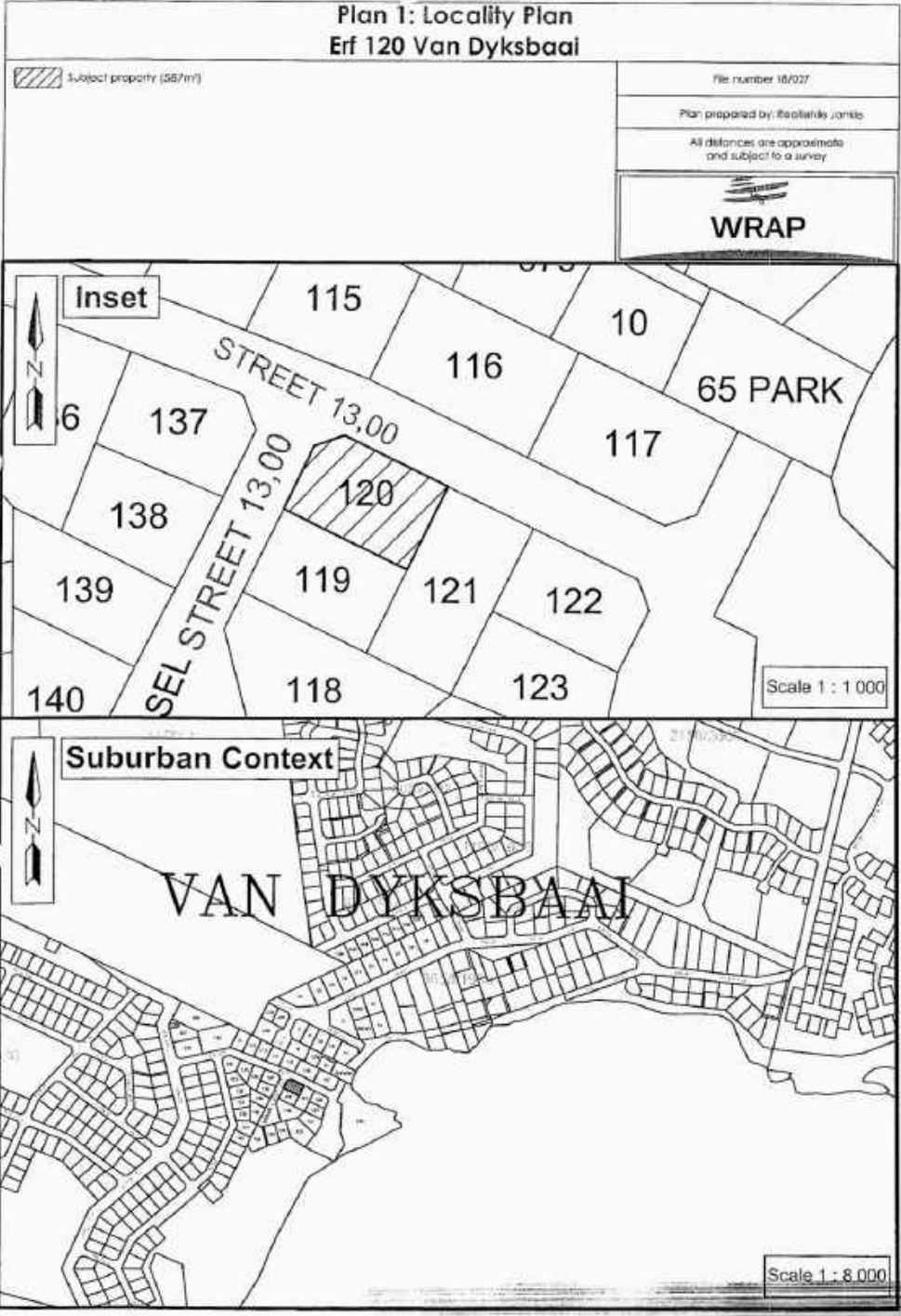
- ❖ removal of restrictive title deed conditions C(e), C(f), C(g)(i), C(g)(ii), C.(h), C(i) and C(j) contained in Title Deed T113479/2003 in terms of Section 16(2)(f) of the By-Law;
- ❖ rezoning from Residential Zone 1 (SR1) to Business Zone 3 (B3) in order to utilise the property for commercial purposes in terms of Section 16(2)(a) of the By-Law; and
- ❖ departure to permit the encroachment of the 3m lateral building lines to 1,5m in order to accommodate the existing building in terms of Section 16(2)(b) of the By-Law.

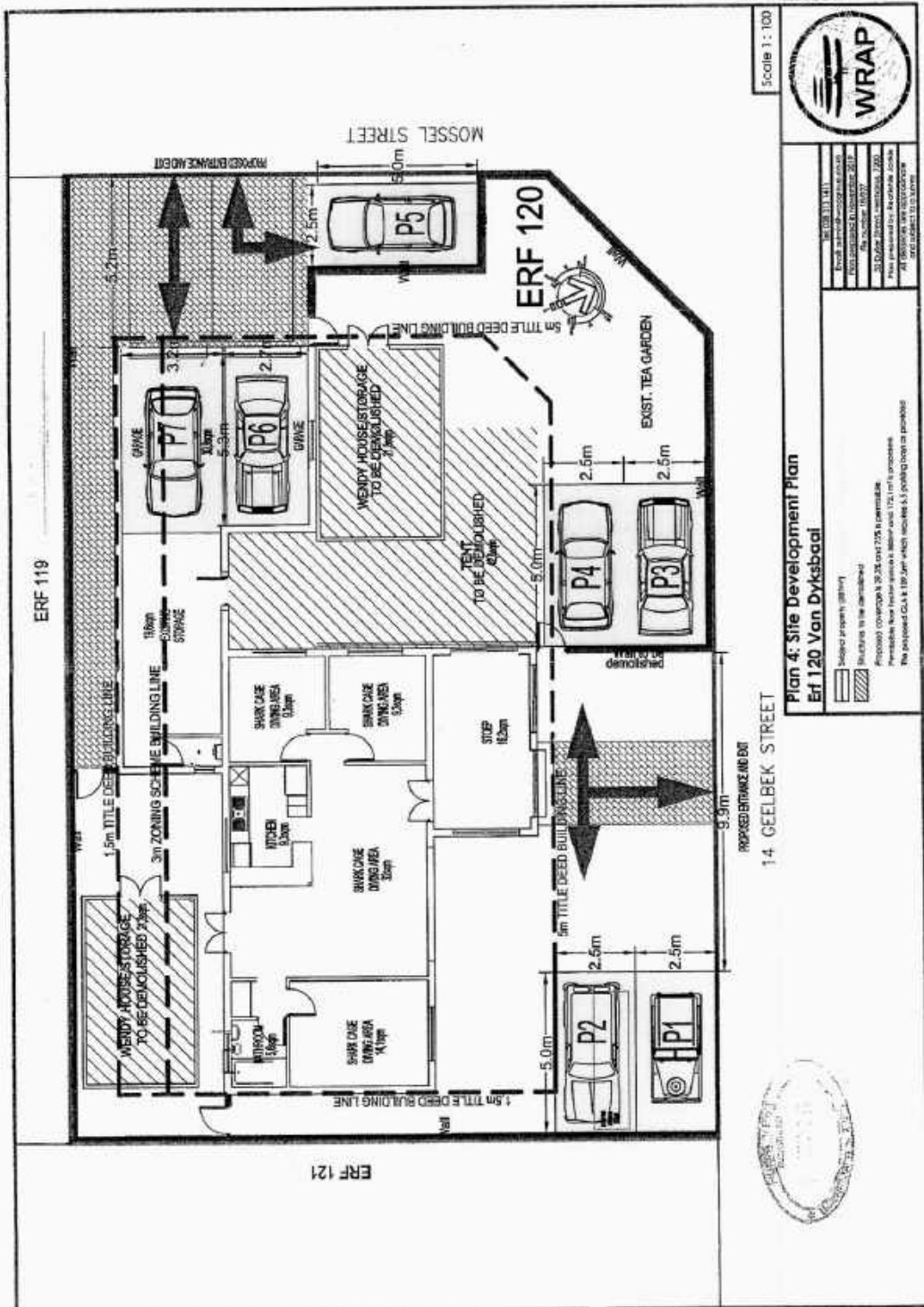
**RESOLVED:**

1. that, in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) the application for the removal of restrictive title conditions C(e), C(f), C(g)(i) and C(g)(ii) as contained in Title Deed T113479/2003 applicable to Erf 120, Van Dyksbaai, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that, in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), the application for the removal of restrictive title conditions C.(h), C(i) and C(j) as contained in Title Deed T113479/2003 applicable to Erf 120, Van Dyksbaai, **not be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(a) of the By-Law for the rezoning of Erf 120, Van Dyksbaai from Residential Zone I (SR1) to Business Zone 3 (B3) in order to utilize the property for commercial purposes, **be approved** in terms of the provisions of Section 61 of the By-Law;

4. that in terms of Section 16(2)(b) of the By-Law, the application for departure to permit the encroachment of the 3m lateral building line to 1,5m to accommodate the existing building, **be approved** in terms of the provisions of Section 61 of the By-Law;
5. that the approvals provided in paragraphs 1., 3. and 4. above be subject to the following conditions:
  - (a) that a detailed parking layout be submitted within thirty (30) days of the decision date for approval by the Authorised Official, indicating on-site parking provision, including provision of a loading bay in accordance with the provisions of the Scheme Regulations;
  - (b) that the approved parking layout referred to in paragraph (a) above be implemented to the satisfaction of the Authorised Official;
  - (c) that in the event that the parking standards cannot be met on-site, the applicant will be required to make a payment in lieu of onsite parking provision in accordance with the requirements of the Scheme Regulations;
  - (d) that in the event that a payment in lieu of parking provision be applicable, such monies to be ring fenced into a parking fund for the planning and development of a communal parking area in Van Dyksbaai, as per the Kleinbaai Nodal Framework Report;
  - (e) that building plans be submitted within thirty (30) days of the decision date and that all requirements of the Building Control and Fire Department shall be adhered to;
  - (f) that applicable rates and service tariffs, as determined by the annual budget be made applicable, which tariffs are automatically be adjusted in terms of the annual budget;
  - (g) that the display of advertising shall comply with the Overstrand Signage By-law;
  - (h) that all the conditions in the Services Report be complied with;
  - (i) that all the conditions of Telkom be adhered to;
  - (j) that this approval does not absolve the applicant from compliance with any other relevant legislation; and

- (k) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
6. 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 conditional approvals.





Scale 1 : 100

**Plan 4: Site Development Plan**  
**Erf 120 Van Dyksbaai**

14 GEELBEK STREET

PROPOSED COVERAGE 30.38 and 25% permeable  
 Permissible Non Vehicle service, Motor and 172.1m<sup>2</sup> permeable  
 The proposed GLA is 110.2m<sup>2</sup> which includes 6.5% parking (7m<sup>2</sup>) as provided

101 102 103 104 105  
 Drawn by: [Name]  
 Checked by: [Name]  
 Date: [Date]  
 Project: [Project Name]  
 Client: [Client Name]

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS,  
REZONING & DEPARTURE: ERF 120, VAN DYKSBAAI (3364/2019)**

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

**Conditions:**

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

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

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

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

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

The contribution according to the current policy (2019/2020) is as follows:

**Freehold erven:**

Water	R 22 925.00 x -0.5628=	-R12 902.19
Sewerage	R 15 457.00 x -0.5628=	-R 8 699.20
Roads	R 6 931.00 x 2.08282=	R 14 436.03
Stormwater	R 7 997.00 x 0.782667=	R 6 258.99
Solid Waste	R 1 386.00 x 0.93709=	<u>R 1 298.81</u>
<b>TOTAL (inclusive of VAT)</b>	<b>=</b>	<b>R 392.44</b>

Note:

- 1.3 The above figures are estimates**  
**1.4 The above figures do not include connection fees**
2. that the existing water connection and sewer conservancy tank to Erf 120 shall be used to service Erf 120;

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 10400 – P: 2010: Drainage;
4. that only a standard 60 Amp single phase electricity connection will be available per erf;
5. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
6. that stormwater be allowed to discharge through Erf 120, Van Dyksbaai, unobstructed;
7. that any additional and / or extended vehicle entrances will be for the owner's account.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**5. PORTION 1 (WIND HEUVEL) OF FARM WIND HEUVEL NO. 696, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSENT USE: MESSRS PLANACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF HOLISTIC 888 (PTY) LTD**

**696/1 GRCAL (2922/2019)**

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**6 May 2020**

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**Executive Summary**

An application was received on 26 November 2018 from Messrs PlanActive Town & Regional Planners on behalf of Holistic 888 (Pty) Ltd, the owner of Portion 1 (Wind Heuvel) of Farm Wind Heuvel No. 696, Division Caledon for consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for tourist facilities (chapel, wedding venue, conference facility, tourism accommodation (four (4) guest rooms, two (2) self-catering units and five (5) self-catering eco cabins).

**RESOLVED:**

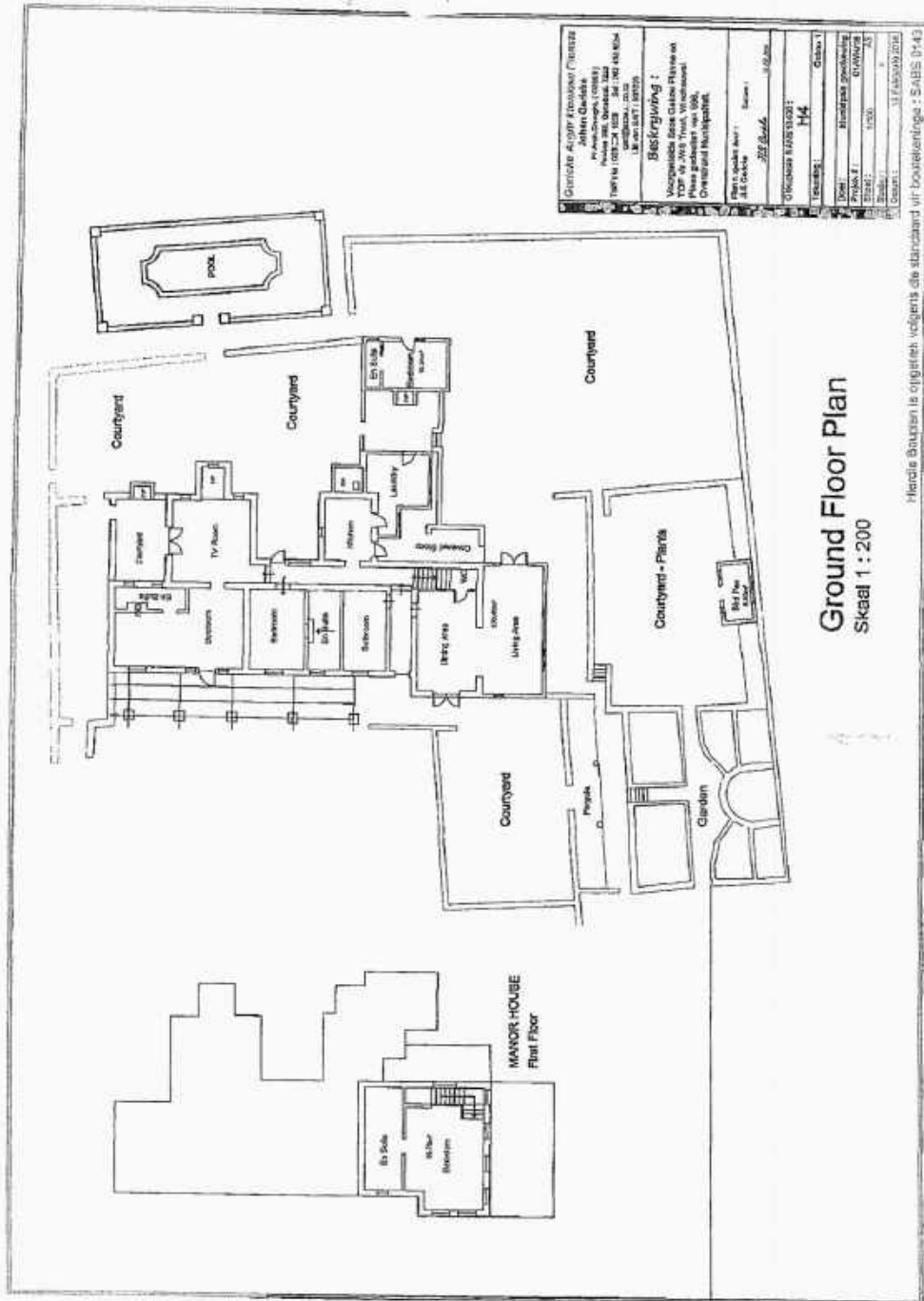
1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Portion 1 (Wind Heuvel) of the Farm Wind Heuvel No. 696 for a consent use for tourist facilities to accommodate a venue/conferencing and chapel and consent use for tourism accommodation to accommodate four (4) guest rooms, two (2) self-catering units and five (5) self-catering eco cabins, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that a detailed Site Development Plan (SDP) in accordance with the provisions of the Scheme Regulations be submitted for approval by the Authorised Official, prior to the submission of building plans;
  - (b) that the applicant appoint a suitably qualified noise specialist to submit a Noise Impact Assessment pertaining to noise levels of the proposed land use (i.e. venue/conferencing) and incorporate a Noise Management Plan with appropriate mitigation measures above demonstrating that music volumes emanating from the premises will at all times comply with the provisions of the Western Cape Noise Control Regulations;

- (c) that the applicant shall furnish this office with written confirmation pertaining to the implementation of the of the mitigation measures referred to in paragraph (b) above;
- (d) that the building plans be submitted to the Building Department for any changes existing or new to the building(s);
- (e) that parking be provided in accordance with the SDP referred to in paragraph (a) above;
- (f) that adequate provision be made to manage the behaviour of patrons (both inside and outside the buildings) and protection of surrounding properties;
- (g) that there be compliance with all relevant Health and Fire regulations;
- (h) that all the conditions in the Services Report be complied with;
- (i) that all the conditions of Eskom, Department of Transport and Public Works, CapeNature, and Telkom be complied with;
- (j) that the final placement of the proposed eco-cabins be determined in conjunction with the Environmental Management Department and be subject to a maximum footprint of 120m<sup>2</sup> and single storey in height;
- (k) that the eco-cabins may not be occupied by more than fourteen (14) tourists and indicated as such on the SDP and building plans;
- (l) that the owner or manager permanently resides on the premises when the venue/conferencing facility is in use;
- (m) that the venue/conferencing facility may only be used between 08:00am and 00:00pm.
- (n) that the applicable tariffs, as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
- (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 be notified of his/her 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.

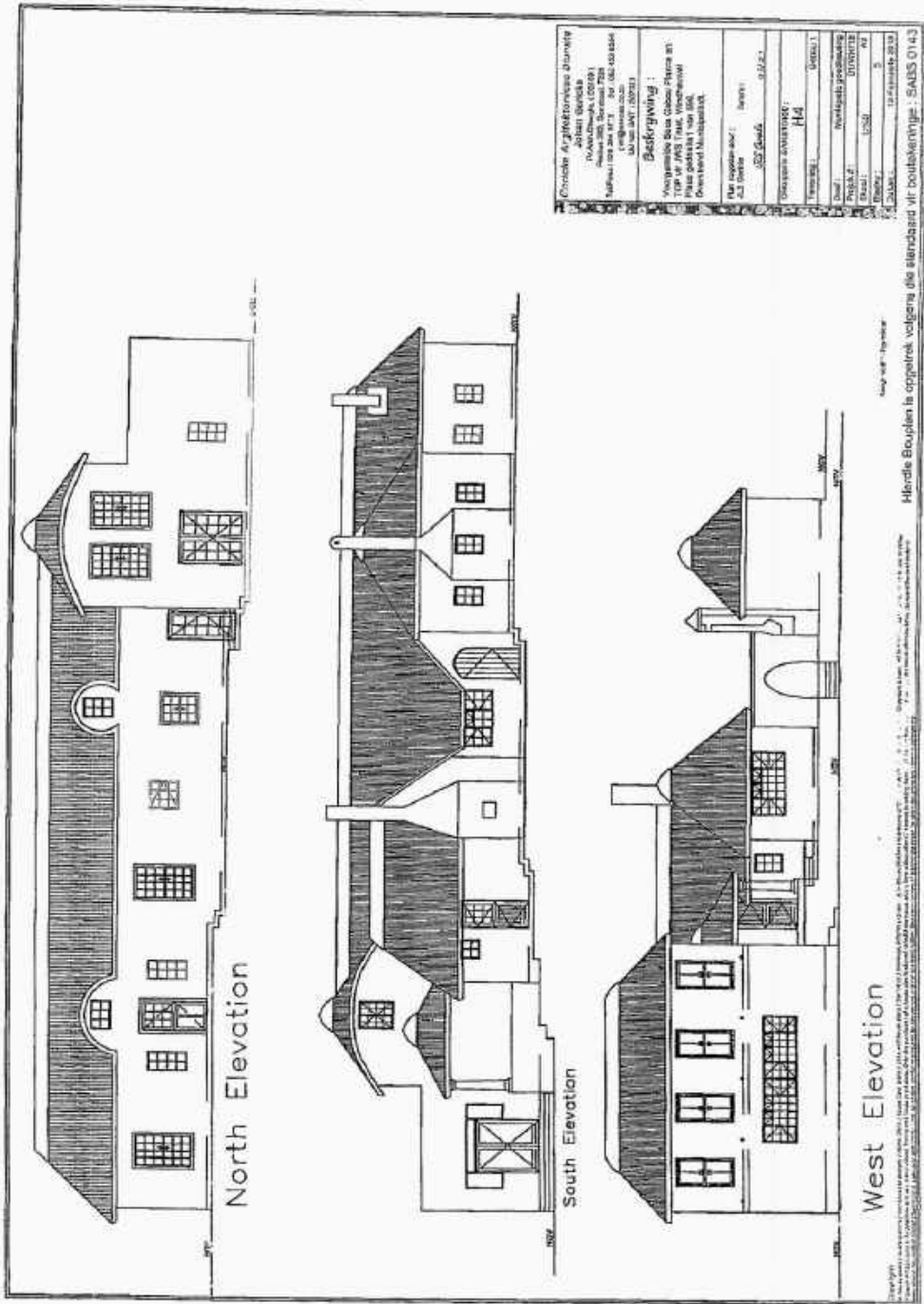






Ground Floor Plan  
Skaal 1 : 200

Hande Bruidsen is oorspronklik volgens die standaard vir bouplanne : SABS 0143



North Elevation

South Elevation

West Elevation

Christine Argenteborsson-Burwell  
 Architect  
 1000 Broadway, Suite 1000  
 Seattle, WA 98101  
 Phone: (206) 461-1000  
 Fax: (206) 461-1001  
 Website: www.christineargenteborsson.com

**Beskrivning:**  
 Visningsritning av fasaderna till  
 ett nytt bostadshus i  
 Östra Södermalm, Stockholm.  
 Östra Södermalm, Stockholm.

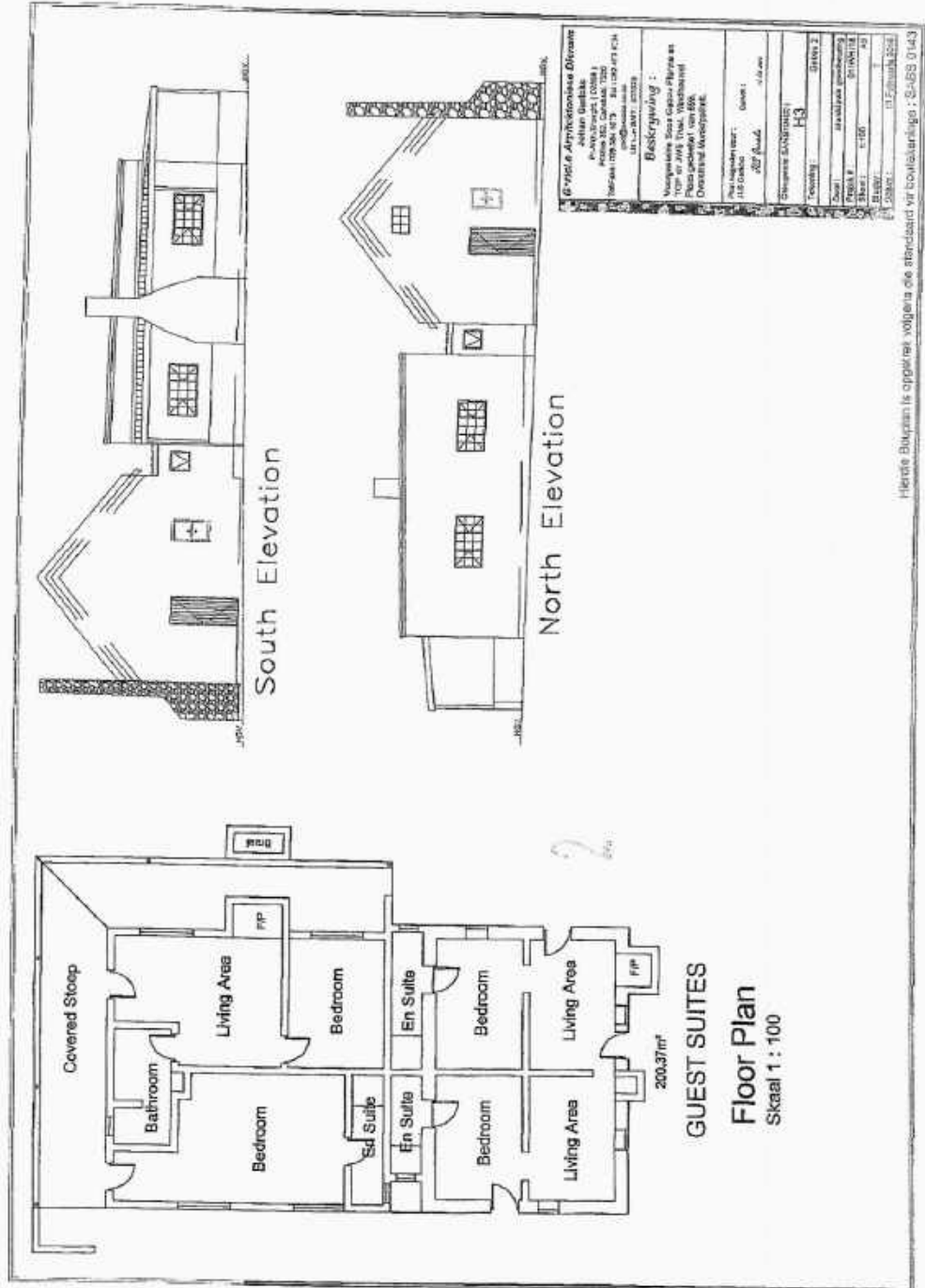
När projekterad: 2011  
 A.S. Datum: 2011-05-11

Skapad i AutoCAD 2011  
 Ritad i AutoCAD 2011

Projekt: 1000 Broadway  
 Skala: 1:500  
 Blad: 3 av 3

12-01-2011 10:00 AM

Händelse: Bygghandling  
 Händelse: Bygghandling  
 Händelse: Bygghandling







**Floor Plan**  
Skaal 1 : 100

Nursery  
33,00m<sup>2</sup>

**General Information & Contact:**  
 Project Name: Nursery  
 Address: 101, Kromme Straat  
 Phone: 021 503 1000 Fax: 021 503 8004  
 Email: info@jst.co.za  
 Website: www.jst.co.za

**Bevoegdheid:**  
 Voorgedraagde Skema: 1/1/2010  
 TOPIE Nr. 4/103 Tsent. Woodmead  
 Plaas: 101/101/101/101/101/101  
 Owerheid: Makhathini

**Project Details:**  
 Project No.: 101/101/101/101/101/101  
 Date: 12 Feb 2010  
 Scale: 1:100  
 Drawing No.: 33

**Photograph:**  
 A black and white photograph of the completed nursery building, a small white structure with a gabled roof and a fenced area in front.

Hierdie tekening is uitgevoer volgens die standaarde vir bouteekeninge 1, SABS 0143







**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE: PTN 1 OF THE FARM NO.696,  
CALEDON DIVISION (2922/2019)**

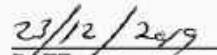
Electricity	:	Eskom area
Stormwater	:	No services available
Water	:	No services available
Sewer	:	No services available
Roads and traffic	:	No services available

**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 service from Overstrand Municipality is available and the developer is responsible for the provision of any water supply and/or services to the development;
3. that the developer will be responsible to obtain the necessary approval, licence and permit from the applicable authorities (water affairs, health, BOCMA etc.) for the use of any other water resources and the extraction thereof;
4. that the quality of potable water comply with SANS0241 standards and that relevant proof be submitted to the Manager : Water Infrastructure & Quality, Overstrand Municipality (Tel: 028 313 5046, email: [probinson@overstrand.gov.za](mailto:probinson@overstrand.gov.za));
5. that no sewerage service from Overstrand Municipality is available and no municipal sewerage services will rendered to the development;
6. that the owner will be responsible for the removal of sewerage from the proposed development, and the safe disposal thereof at a licensed municipal sewerage treatment facility;
7. that the proposed development must be provided with adequate sewer conservancy tanks, which must comply with the relevant legislation;
8. that, alternatively, the developer will be responsible to obtain the necessary approval, licences and permits from the applicable authorities (water affairs, health, etc.) for the use of any other method of sewage disposal;
9. that the owner is responsible for the removal of all refuse generated on the property and the disposal thereof at a registered municipal waste transfer station or –waste disposal facility;

10. that waste water disposal be done in a safe and healthy manner and that plans thereof be submitted to the Municipality and the Department of Water Affairs for approval;
11. that the developer complies to all the conditions set by Department Of Water & Environmental Affairs;
12. that on-site parking facilities are provided as per Planning Schedule and to the satisfaction of the Department: Operational Services;
13. that the developer will arrange with Provincial Administration to obtain approval for any new access from the Provincial road.

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

  
**DATE**

**6. ERF 989, 31 MUSSON STREET, EASTCLIFF, HERMANUS: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND DEPARTURE: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF N SLEMENT**

**989 HEC (3318)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**24 February 2020**

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**Executive Summary**

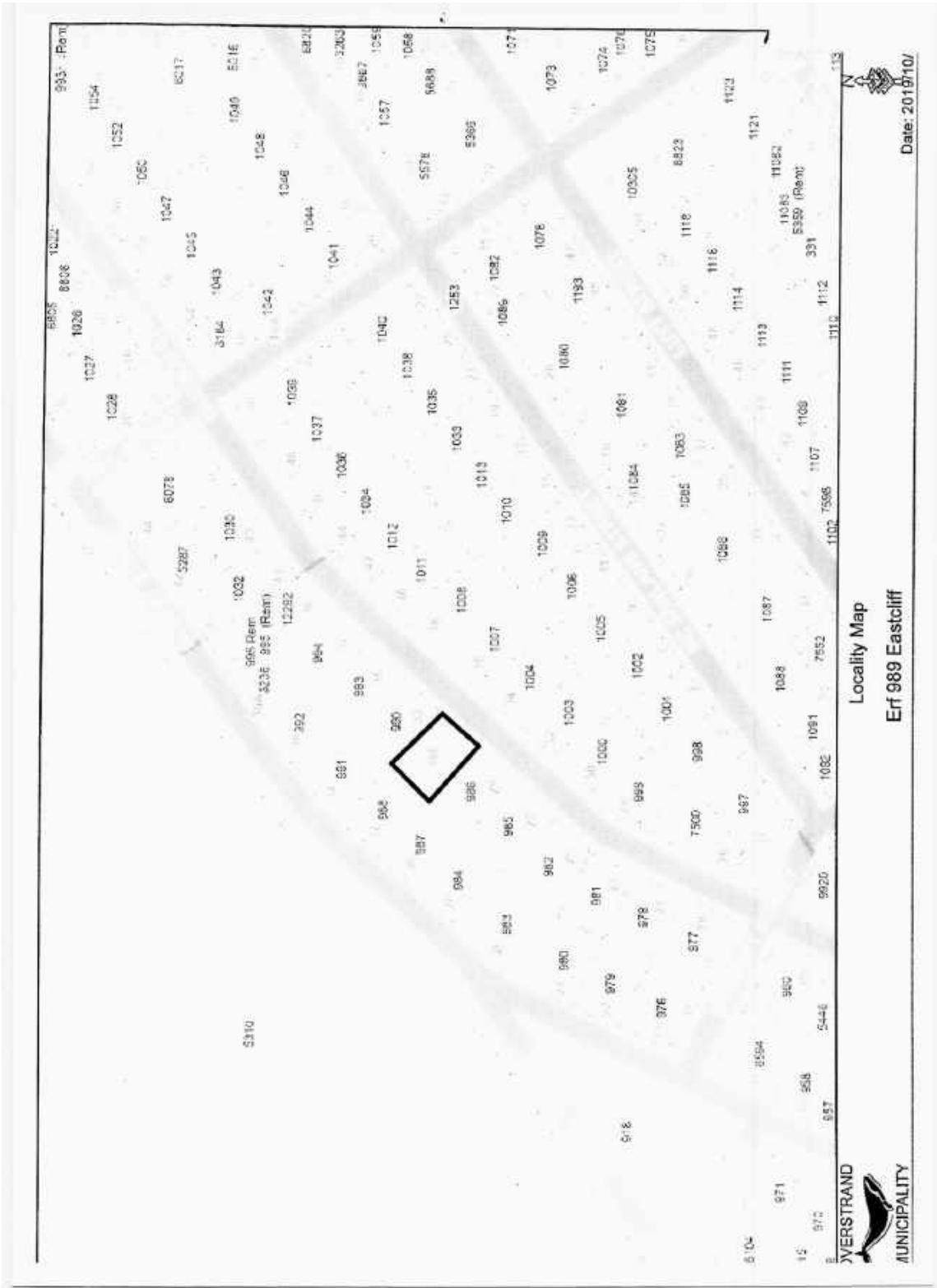
An application was received on 4 September 2019 from Messrs Interactive Town & Regional Planning on behalf of N Slement the owner of Erf 989, Hermanus (Eastcliff), for the following:

- ❖ removal of restrictive title deed Condition B.A.(d) as contained in Title Deed T2785/2019 applicable to Erf 989, Hermanus in terms of Section 16(2)(f) of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law), and
- ❖ departure in terms of Section 16(2)(b) of the aforementioned By-Law to relax the eastern lateral building line from 2m to 0m to accommodate the proposed garage extension, and from 2m to 1,57m to accommodate the change of use of a section of the existing garage into a lounge.

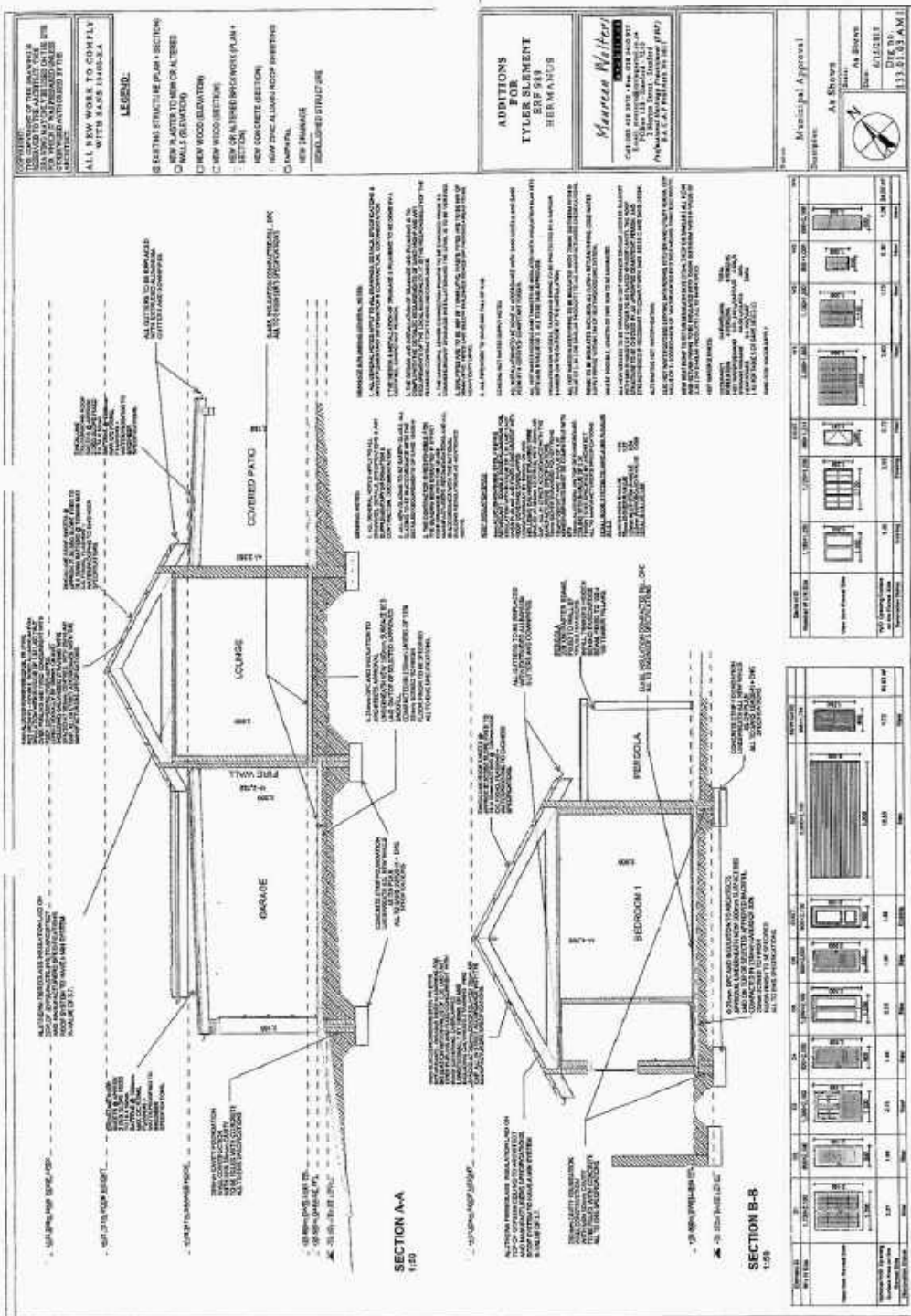
**RESOLVED:**

1. that in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) the application for the removal of restrictive title conditions as contained in Title Deed T2785/2019 applicable to Erf 989, Hermanus, namely Condition B.A.(d), **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that in terms of Section 16(2)(b) of the By-Law, the application for a building line departure to relax the eastern lateral building line from 2m to 0m to accommodate the proposed garage extension, and from 2m to 1,57m to accommodate the change of use of a section of the existing garage into a lounge, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the approvals provided in paragraphs 1. and 2. are subject to the following conditions;
  - (a) that the approvals are for the development as indicated on Drawing No 133.01.01 to 03, that was submitted with the application;
  - (b) that building plans be submitted to the Building Department for approval;

- (c) that all the conditions in the Services Report be complied with;
  - (d) that the approvals do not absolve the applicant from compliance with any other relevant legislation, and
  - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
4. that the applicant be notified of his/her right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditional approvals.









**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS &  
DEPARTURE: ERF 989, EASTCLIFF (3318/2019)**

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 989, Eastcliff, unobstructed;
7. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE