

**PORTFOLIO COMMITTEE :  
INFRASTRUCTURE & PLANNING**

**Chairperson :**

**Executive Deputy Mayor,  
Cllr R Smith**

**Committee Members :**

**Cllrs K Brice, D Botha  
M Dyani & JJ Januarie**

**PORTEFEULJEFKOMITEE :  
INFRASTRUKTUUR & BEPLANNING**

**Voorsitter :**

**Uitvoerende Onderburgemeester  
Rdl R Smith**

**Komiteelede :**

**Rdle K Brice, D Botha  
M Dyani & JJ Januarie**

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

**21 APRIL 2015**

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**APPLICATIONS FOR LEAVE OF ABSENCE**

**STATEMENTS AND COMMUNICATIONS BROUGHT FORWARD BY THE  
CHAIRPERSON**

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**1.  
HERMANUS: IN PRINCIPLE APPROVAL FOR THE ALIENATION OF A PORTION  
OF ERF 4771, VOËLKLIP, HERMANUS, BY MEANS OF A COMPETITIVE  
PROCESS**

**7/2/3/2/**

**Anja Kotze  
12 January 2015**

**(028) 316 - 3724**

**Hermanus Administration**

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**1. Executive Summary**

To obtain approval in principle for the alienation of a portion of Erf 4771, Voëlklip, Hermanus, ( $\pm 205\text{m}^2$  in extent), by means of a competitive process.

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

Infrastructure and Planning  
Property Administration

**3. Compliance with Strategic Priorities**

Provision of democratic, accountable and ethical governance  
The encouragement of structured community participation in the matters of the municipality  
Promotion of tourism, economic and social development

**4. Delegated Authority**

None

**5. Legal Requirements**

- Administration of Immovable Property Policy of the Overstrand Municipality, as amended
- Local Government: Municipal Finance Management Act, Act 56 of 2003
- Municipal Asset Transfer Regulations (R. 878 of 2008)
- Overstrand Municipality Supply Chain Management Policy, as amended

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

**Background**

An application to purchase a portion of Erf 4075, Voëlklip, Hermanus ( $\pm 205\text{m}^2$  in extent) was originally received in September 2013. Although a valuation of the subject property was obtained and a report finalized (which did not serve

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before Council) the application was delayed pending a legal opinion regarding the sale of municipal owned immovable property to the public without following a competitive bidding process.

The subject legal opinion regarding the validity of the direct alienation of municipal owned immovable property to the public was obtained late in 2014; this opinion stating that municipal owned immovable property may only be alienated by means of a competitive process when such alienation is to the public. Following the outcome of this legal opinion, the Administration of Immovable Property Policy had to be amended, which amendment was adopted by Council on 23 September 2014 with the commencement date of 1 October 2014.

The applicants were informed that the subject portion of property can not be sold directly to them according to the legal opinion obtained and the subsequent amendment of the relevant policy. Subsequently to this, the applicants submitted a request that the subject portion be alienated by means of a competitive process.

### **Discussion**

Although the subject portion of property can be classified as a non-viable property (i.e. it cannot be used on its own due to the size and locality), it can still only be alienated by means of a competitive process according to our current policy and the legal opinion. As an application was received for the alienation of the subject portion and a direct sale can not be done, it is requested that a competitive process be followed.

Due to the value of the property, the non-viability of the property and the costs involved in advertising the tender, it is suggested that the successful bidder bear the costs of the subdivision, possible consolidation and rezoning of the property. This will have the effect that the registration of the transfer in the Deed Office will be delayed as the transfer will only be possible after the successful subdivision of the property.

Furthermore an access servitude will have to be registered over the remainder of Erf 4771 to enable access to the proposed subdivided portion of property.

### **Evaluation**

#### **6.1 Application process in terms of the Administration of Immovable Property Policy of the Overstrand Municipality:**

The following conditions of the Administration of Immovable Property Policy of the Overstrand Municipality apply:

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- (1) **Paragraph 9(1)(a): The Municipality may transfer ownership or otherwise dispose of a non-exempted immovable property only after the municipal council has, in terms of sections 14(2)(a) and (b) of the MFMA: decided on reasonable grounds that the immovable property is not needed to provide the minimum level of basic municipal services:**

The comments received from the relevant departments indicate that the subject portion of municipal property is not needed for the provision of the minimum level of basic municipal services.

- (2) **Paragraph 9(1)(b): The Municipality may transfer ownership or otherwise dispose of a non-exempted immovable property only after the municipal council, in terms of sections 14(2)(a) and (b) of the MFMA: considered the fair market value of the immovable property and the economic and community value to be received in exchange for the asset:**

Boland Valuers determined the market related value of the subject portion of Erf 4771, Voëlklip, Hermanus in February 2015 at an amount of R1,509.00 per square metre (Vat excluded), being in total R309,345.00 (Vat excluded).

- (3) **Paragraph 27: All costs pertaining to a transaction shall be borne by the buyer, e.g. survey, advertisements, valuation, rezoning, relocation or provision of services where necessary, etc. The Municipality may, however, waive its right to claim costs should it be to its advantage to bear the costs.**

The successful bidder/purchaser will be liable for all costs, excluding the costs for the valuation. Subsequently the costs will entail the subdivision and possible consolidation, Section 14 advertisement, transfer costs, the connection of services and the rezoning of the property.

- (4) **Paragraph 28: Where existing services need to be relocated or secured by means of the registration of a servitude in favour of the Municipality as a result of the alienation of the immovable property, all related cost shall be for the account of the successful bidder/purchaser.**

The successful bidder/ purchaser shall be liable for all cost in this regard.

- (5) **Paragraph 30: Where immovable property is alienated for development, a condition, taking into consideration the nature of the development, might be included in the Deed of Sale stipulating that such development must be completed within two years from**

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date of registration. Likewise a condition may be included in the agreement to provide for forfeiture in the event that the development has not been completed within the required time period, unless a written extension has been granted by the Municipality.

A condition to this effect will be included in the Deed of Sale.

- (6) **Paragraph 31: Save for prior approval, the property alienated may only be used for the purpose for which it was originally sold and purposes permitted by town planning scheme regulations pertaining to such purposes.**

A condition to this effect will be included in the Deed of Sale.

## **6.2 Advertisement/Notification**

The necessary advertisement in terms of Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003) will be placed after the tender is awarded by the Bid Adjudication Committee. The successful bidder will be liable for the costs of the Section 14 advertisement.

## **Conclusion**

It is recommended that the subject portion of Erf 4771, Voëlklip, Hermanus (as indicated on the locality map attached hereto) ( $\pm 205\text{m}^2$  in extent) be alienated by means of a competitive process at a market related value.

Furthermore, it is recommended that the successful bidder/purchaser be liable for all costs, excluding the costs for the valuation of the property. Subsequently the costs will entail the subdivision, possible consolidation, Section 14 advertisement, transfer costs, the connection of services and rezoning of the property.

## **7. Financial Implications**

The Municipality stands to gain the market related purchase price of R1,509.00 per square metre.

## **8. Staff Implications**

None

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

**Operational Services: Hermanus**

The sewer rising main is 6.5 meters from the erf boundary. We do not have to move any services.

**Town Planning**

No objection

**Engineering Services**

No objection

**Electrical Department**

No objection. Only 60 amps electricity.

**Environmental Department**

No objection with the application. Property owner must keep in mind that the property is adjoining the Scouts Camp which is used for various activities.

**10. Annexures**

Annexure A: Locality plan and diagram

**RECOMMENDATION TO THE COUNCIL:**

1. that the alienation of a portion of Erf 4771, Voëlklip, Hermanus, ( $\pm 205\text{m}^2$  in extent), by means of a competitive process be **approved in principle**;
2. that the costs pertaining to the transaction, e.g. subdivision, possible consolidation, rezoning, transfer costs, water- and sewer connections, bulk services contribution, advertisements, etc, excluding the valuation costs, be paid by the purchaser;
3. that an access servitude be registered over the remainder of Erf 4771, Voëlklip, Hermanus to provide access to the proposed subdivided erf at the cost of the purchaser; and

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4. that it is confirmed that Council has taken cognisance of the fact that the Municipal property herewith alienated is not required for the provision of basic municipal services in terms of the provisions of paragraph 5 of Council's Administration of Immovable Property Policy and Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003).

<b>RESPONSIBLE OFFICIAL :</b>	<b>A KOTZE</b>
<b>TARGET DATE FOR IMPLEMENTATION :</b>	<b>8 MAY 2015</b>
<b>TARGET DATE TO INFORM APPLICANT :</b>	<b>N/A</b>
<b>TARGET DATE TO INFORM OBJECTOR :</b>	<b>N/A</b>





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2.

**ERF 152, 8 GROENEWALD STREET, GANSBAAI, OVERSTRAND MUNICIPAL  
AREA : PROPOSED REZONING AND CONSENT USE : PV OTTO**

**Erf 152 GGB (2621)  
SW van der Merwe  
12 March 2015**

**(028) 313 8900**

**Hermanus Administration**

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**1. Executive Summary**

To consider an application received on 27 June 2014 from the owner of Erf 152, Gansbaai, PV Otto for the rezoning of Erf 152, Gansbaai from Residential Zone 1: Single Residential to Business Zone 2: General Business and consent use in order to accommodate the existing dwelling on the property.

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

Infrastructure and Planning  
Town Planning

**3. Compliance with Strategic Priorities**

Provision of democratic, accountable and ethical governance  
Promotion of tourism, economic and social development

**4. Delegated Authority**

Executive Mayor

**5. Legal Requirements**

Section 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)  
Section 2.2 of the Overstrand Zoning Scheme Regulations

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

**Background**

Erf 152, Gansbaai is currently zoned for Residential Zone 1: Single Residential purposes and is developed with a dwelling house (240,34m<sup>2</sup>) and house shop (48,71m<sup>2</sup>), selling fish and vacuum packed marine products. The property measures 991m<sup>2</sup> in extent.

Consent use was granted by Council on 29 February 2012 to conduct a house shop from the property. In terms of the conditions of approval for the house

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shop the applicant was granted a period of two years to submit a rezoning application for business purposes, hence the current application under consideration.

The application entails the rezoning of the subject property from Residential Zone 1: Single Residential purposes to Business Zone 2: General Business purposes and consent to accommodate the existing dwelling on the premises. The area of the shop will be restricted to the existing house shop of 48,71m<sup>2</sup>.

### **Discussion**

The application was advertised in the prescribed manner (Local Newspaper and Government Gazette) and notices were sent to all surrounding affected property owners. One letter of objection was received which can be summarized as follows:

- the property is located in a residential area and the rights of adjoining property owners should also be protected;
- business hours should be restricted from 08:00 to 17:00 hours Mondays to Fridays and 08:00 to 13:00 hours on Saturdays; and
- processing of raw fish should not be allowed.

The letter of objection is attached as Annexure D and the applicant's response thereto as Annexure E. The applicant's response can be summarised as follows:

- the existing approval for the house shop restrict business hours from 08:00 to 18:00 hours Mondays to Saturdays and no trading on Sundays or Public Holidays;
- most clients visit after work on the way to their homes and the same applies to visitors/holiday makers;
- request that opening hours be permitted between 07:00 to 19:00 hours, Mondays to Saturdays with no opening on Sundays/Public Holidays; and
- processing of fish occurs at the existing facilities in the harbour.

The application was also circulated to the relevant internal municipal departments. No objections were submitted.

### **Evaluation**

The proposed rezoning and consent use should be considered in terms of the criteria of Section 36 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) to determine desirability, namely desirability and impact on vested rights of adjoining property owners.

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The existing house shop is conducted legally since 2012 in terms of a consent use approval. It should be noted that since approval was granted adjoining property owners did not submit any written objection with regard to the house shop or the way in which it is conducted.

The Overstrand Spatial Development Framework: 2006 (SDF) promotes tourism and economic development as well as the protection of the natural- and built environment. Commercial uses should be contained in the demarcated Central Business District (CBD) area. The Growth Management Strategy (2010) promotes the extension of the Gansbaai CBD in a westerly direction towards the harbour. The rezoning of the subject property is therefore in line with the existing forward planning of the area.

The surrounding area, although predominantly residential has a mixed character of residential, general residential (guest house), business and industrial uses. Since 2012 the applicant invested a substantial amount of money in the upgrading of the property to accommodate the house shop, including the residential component. The dwelling would still be utilised for accommodation purposes of a single family combined with the shop and as such a condition will be imposed restricting the area of the shop to the area (48,71m<sup>2</sup>) indicated on the Site Development Plan. The proposed rezoning would therefore not detract from the character and appearance of the area or the amenities of the adjoining properties. The aforementioned condition will also ensure that the scale of the commercial activities would not unacceptably detract from the residential amenities of the adjoining properties.

Having had regard to the aforementioned and the fact that the operation of the house shop so far did not attract any objections with regard to the hours of operation or the manner in which the premises is conducted the opinion is held that the business hours should be restricted to the hours of 08:00 to 18:00 hours Mondays to Saturdays and no trading on Sundays/Public Holidays as per the existing consent use approval.

Parking provision is made on site in accordance with the requirements of the Overstrand Zoning Scheme Regulations.

The rezoning and consent use would not result in the upgrading of the existing services. As such, a condition is imposed stating that only the existing services would be available and that any upgrading thereof would be for the account of the applicant/developer.

The Overstrand Zoning Scheme Regulations make provision for two different bulk zones under General Business. The development parameters in terms of Bulk Zone 1 pertaining to bulk, height and number of storeys are less restrictive but still needs to be demarcated. As such it is recommended that the development be restricted to Business Zone II.

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**Conclusion**

That the application be supported as per the recommendation below.

**7. Financial Implications**

None

**8. Staff Implications**

None

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

**Building Control**

"No comments on above mentioned."

**Health**

Annexure F.

**Fire Services**

Annexure G.

**10. Annexures**

- Annexure A: Locality Plan
- Annexure B: Site Development Plan
- Annexure C: Motivation Report
- Annexure D: Letter of Objection
- Annexure E: Applicant's comment to objection
- Annexure F: Comment: Overberg District Municipality
- Annexure G: Comment: Fire Services
- Annexure H: Services Report

**RECOMMENDATION:**

1. that the objection **be noted**;
2. that, in terms of Section 16 of the Land Use Planning Ordinance the application for rezoning of Erf 152, Gansbaai from Residential Zone 1: Single Residential to Business Zone 2: General Business, **be approved**;

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3. that, in terms of Section 2.2 of the Overstrand Zoning Scheme Regulations, the application for consent use to enable the owner to accommodate the existing dwelling on the property, **be approved**;
4. that the above approvals be subject to the following conditions:
  - (a) that the shop be restricted to the area of 48,71m<sup>2</sup> indicated on the Site Development Plan No. 08/BO/13 as submitted with the application;
  - (b) that the primiray rights be restricted to that of business premises as per the Overstrand Zoning Scheme Regulations;
  - (c) that the parking area be permanently demarcated and at all times be available for use by visitors of the shop;
  - (d) that all the conditions in the Services Report be complied with;
  - (e) that the conditions imposed by the Overberg District Municipality and Fire Services be complied with; and
  - (f) that this approval does not absolve the applicant from compliance with any other applicable legislation;
5. that the applicant/objector be notified of their right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

<b>RESPONSIBLE OFFICIAL :</b>	<b>SW VAN DER MERWE</b>
<b>TARGET DATE FOR IMPLEMENTATION :</b>	<b>13 MAY 2015</b>
<b>TARGET DATE TO INFORM APPLICANT :</b>	<b>13 MAY 2015</b>
<b>TARGET DATE TO INFORM OBJECTOR :</b>	<b>13 MAY 2015</b>

**NOTAS :**

Alle vereistes van die plaaslike owerheid moet streng nagekom word.  
 Die kontrakleur is verantwoordelik om die munisipale regulasies na te kom en homself te vergewis met die prosedures van boubeheer.  
 Alle maats moet gekontroleer word voor enige bouwerk begin.  
 Maats aangedui op plan geniet voorrang oor maats geskaal vanaf plan.

Okkupasie Klas : H4 Wooneenheid  
 Populasie : 4 persone per huis 24/7

Oppervlakte :	194.84m <sup>2</sup>
Woning Vloerplan :	41.50m <sup>2</sup>
Motorhuis :	48.71m <sup>2</sup>
Huiswinkel : 25%	285.05m <sup>2</sup>
Totaal :	976.00m <sup>2</sup>
Eff :	29.21%

**Geriecke Argitektoniese Dienste**

Johan Gericke  
 Pr. Arch Draught. (P2869)  
 Posbus 382, Gansbaai, 7220.  
 Sel : 082 453 8554  
 gead@argitek.co.za  
 Lid van SAIT : S07023

Rev No	Rev Beskrywing	Rev Datum
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Voorgestelde nuwe Huiswinkel vir Mnr B Otto op Erf 152, Groenewaldstraat 8, Gansbaai.

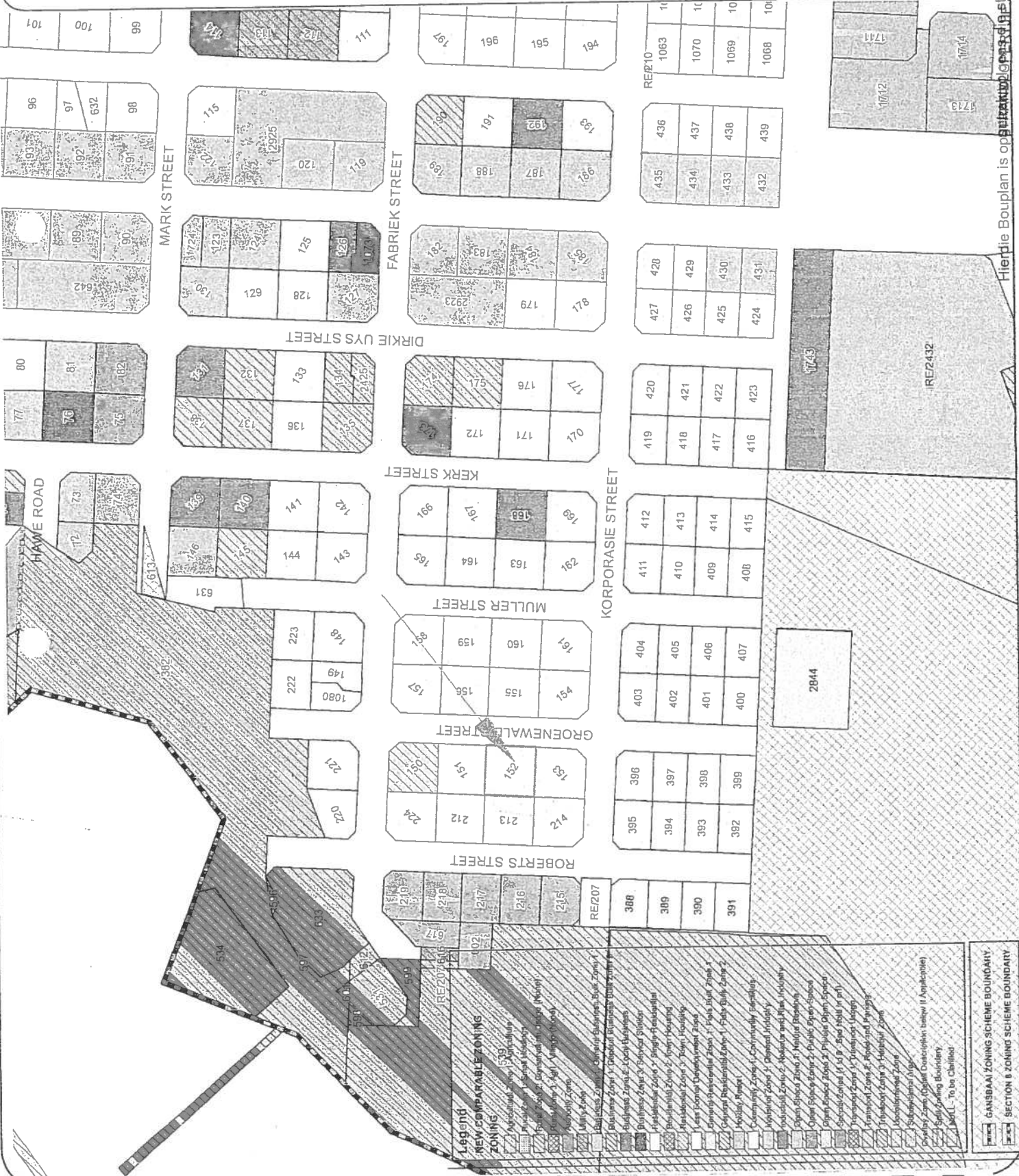
Tekening : Liggingplan

Projek No : 08/BO/13

Skaal : Soos Getoon

Bladsy : 4 van 4

Datum : 30 April 2014



Hierdie Bouplan is ooreenkomstig met die Gansbaai Plaaslike Owerheid se streeklêre. Hierdie Bouplan is ooreenkomstig met die Gansbaai Plaaslike Owerheid se streeklêre.

**GANSBAAI ZONING SCHEME BOUNDARY**  
**SECTION 8 ZONING SCHEME BOUNDARY**

**NOTAS :**

Alle vereistes van die plaaslike owerheid moet streng nageleem word.  
 Die kontrakleur is verantwoordelik om die munisipale regulasies na te kom en homself te vergewis met die prosedures van boubeheer.  
 Alle maters moet gekontroleer word voor enige bouwerk begin.  
 Maters aangedui op plan geniet voorming oor maters geskaal vanaf plan.

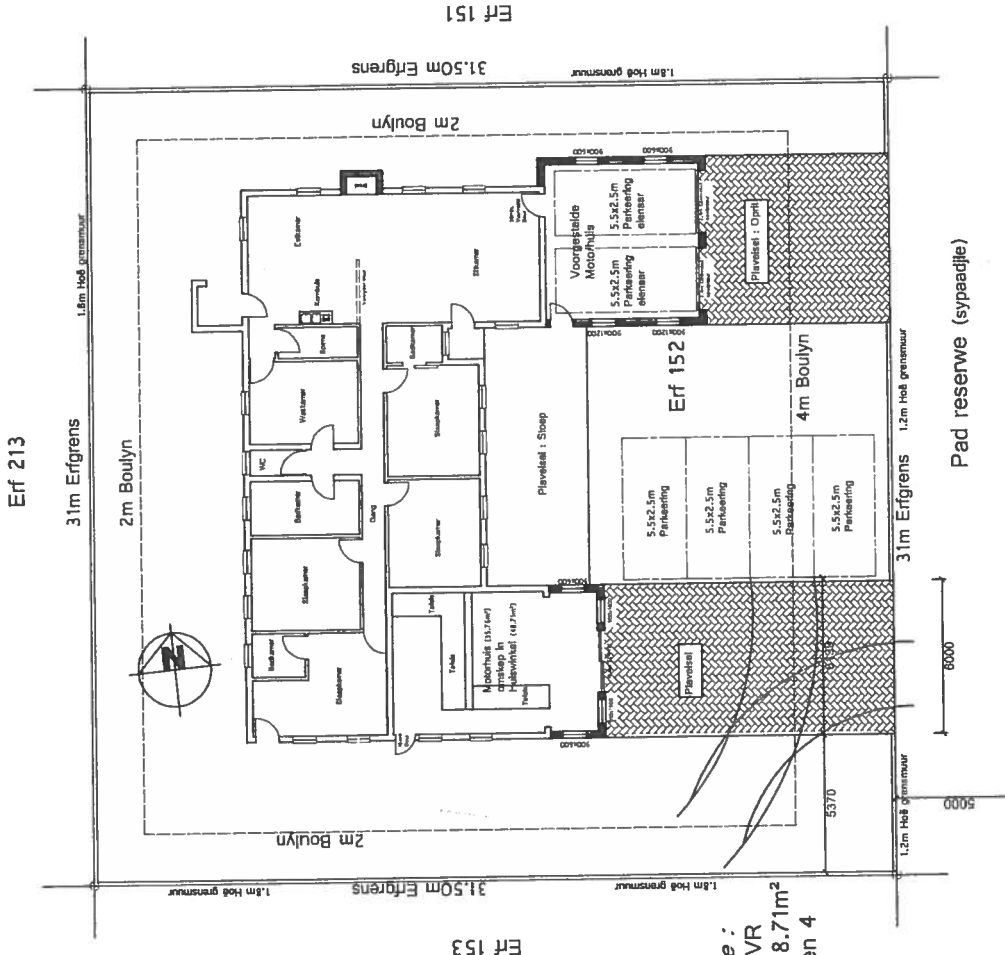
**Gerika Architects & Engineers**  
 Johan Girdle  
 11111 5th Ave, Gansbaai, 7220  
 Tel: 022 453 8151  
 Fax: 022 453 8152  
 E-mail: info@gerika.co.za



Rev No	Rev Beskrywing	Rev Datum
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Parkeeruitleg vir Mnr B Otto op Erf 152, Groenewaldstraat 8, Gansbaai.

Tekening :	Terreinplan
Projek No :	08/BO/13
Skaal :	Soos Getoon
Bladsy :	1 van 2
Datum :	30 April 2014

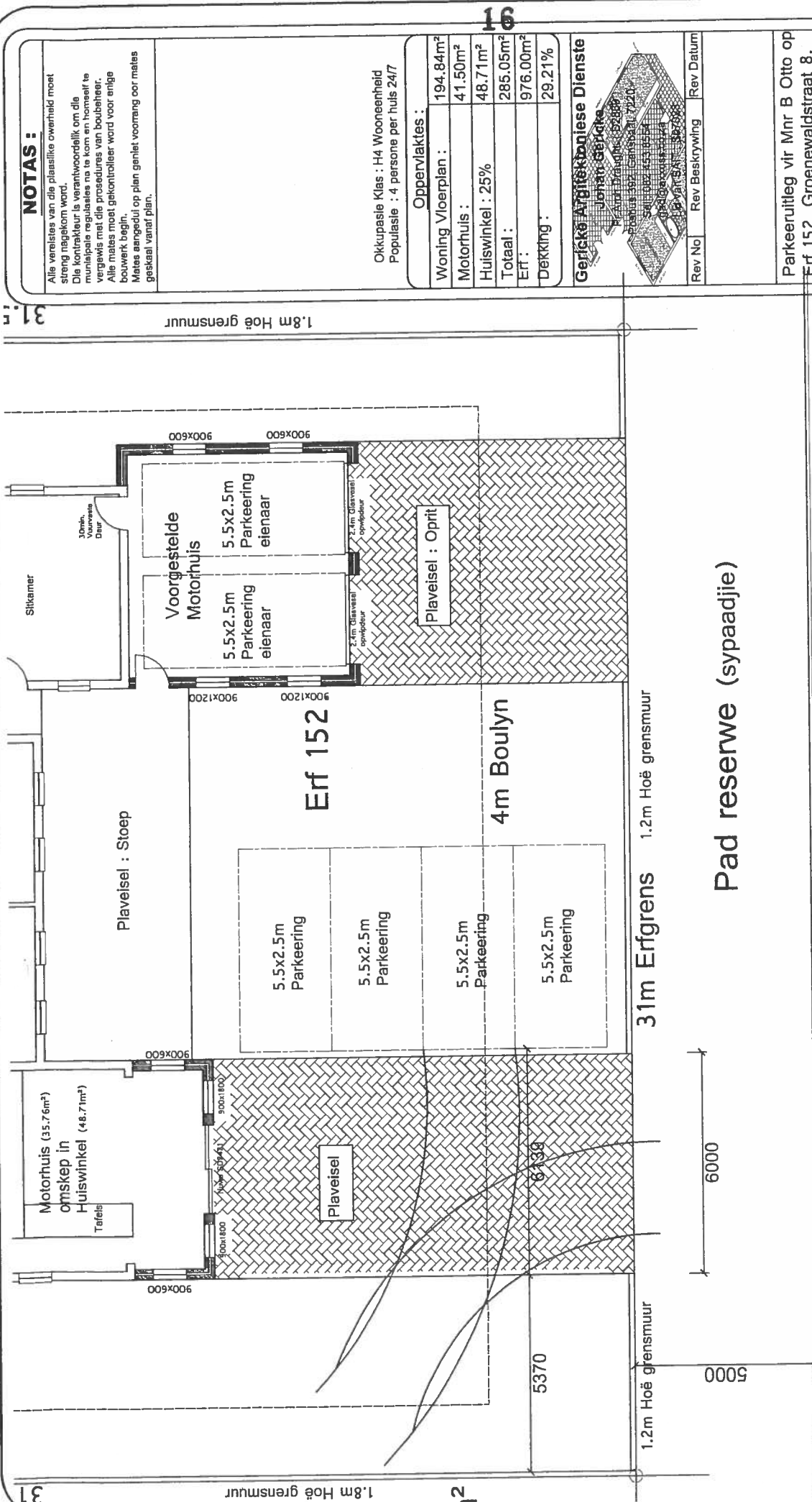


Okkupasie Klas : H4 Woonenheid  
 Populasie : 4 persone per huis 24/7

Oppervlaktes :	
Woning Vloerplan :	194.84m <sup>2</sup>
Motorhuis :	41.50m <sup>2</sup>
Huiswinkel : 25%	48.71m <sup>2</sup>
Totaal :	285.05m <sup>2</sup>
Erf :	976.00m <sup>2</sup>
Dekking :	29.21%

**Parkeervereiste :**  
 6 per 100m<sup>2</sup> BVR  
 Huiswinkel = 48.71m<sup>2</sup>  
 Eienaar voorsien 4 parkeerplekke

Pad Groenewaldstraat O8 Pad  
**Terreinplan**  
 Skaal 1 : 200



**NOTAS :**

Alle vereltes van die planneuse ewerheid moet streng nagekom word.  
 Die Kontrakteur is verantwoordelik om die munisipale regulasies na te kom en te versek dat alle vereltes met die prosedures van boubeheer, bouwerk begin.  
 Mates aangedui op plan geniet voorming oor mates geskaal vanaf plan.

Okkupasie Klas : H4 Wooneenheid  
 Populasie : 4 persone per huus 24/7

Oppervlakktes :	
Woning Vloerplan :	194.84m <sup>2</sup>
Motorhuus :	41.50m <sup>2</sup>
Huiswinkel : 25%	48.71m <sup>2</sup>
Totaal :	285.05m <sup>2</sup>
Erf :	976.00m <sup>2</sup>
Dekking :	29.21%

**Geïllustreerde Arhitektoniese Dienste**  
 Johan Geyl  
 14 Avond Dringlic 32889  
 P.O. Box 592, Centurion 7120  
 Suurburg 0181 451 157  
 082 000 0000  
 11 VAN SAAN STRAAT  
 2193

Rev No	Rev Beskrywing	Rev Datum

Parkeeruitleg vir Mnr B Otto op Erf 152, Groenewaldstraat 8, Gansbaai.

Tekening :	Vegrote Terreinplan
Projek No :	08/BO/13
Skaal :	1:100
Bladsy :	2 van 2
Datum :	30 April 2014

Pad

Groenewaldstraat 08

Pad

Pad reserwe (sypaadjie)

# Terreinplan

Hierdie Bouplan is opgetrek volgens die standaard vir boutekeninge : SABS 0143

## MOTIVERINGSVERSLAG

Die rede vir hierdie hersoneringsaansoek spruit voort uit een van die voorwaardes wat daar gestel is deur die Overstrand Munisipaliteit self tydens die goedkeuring van die vergunningsgebruik vir 'n huiswinkel op die erf. (Sien aangehegde brief van Overstrand Munisipaliteit gedateer 11 April 2012 – no. 3(a)).

Erf 152 leen hom uitstekend vir besigheidsdoeleindes uit met betrekking tot die volgende eienskappe: Grootte van erf is 991 vkm.

Die ligging van die perseel.

Die wydte van die straat.

Parkering binne en buite die perseel.

Hierdie perseel beskik reeds oor toestemming vir 'n huiswinkel.

### Fisiese eienskappe van die eiendom

Die fisiese eienskappe van die perseel is dat dit geen geografiese impak op die omgewing sal hê nie. Die huiswinkel is 'n bewys van hierdie staving, aangesien daar nog geen klagtes oor ongeruimthede of wanpraktyk was nie.

### Bestaande beplanning van die area

Daar word reeds gastehuse in die onmiddellike omgewing bedryf en daar is slegs een straat tussen die perseel en die algemene sakesektor. Die Overstrand se ruimtelike ontwikkelingsraamwerk maak ook voorsiening dat persele vanaf Hoofstraat na die hawe gebied kan uitbrei na sake gebied. Daar is ook alreeds gemengde karakters in die omgewing van besigheidspersonele, woonstelle en woonhuse.

### Karakters van die omliggende area

Daar bestaan geen historiese of ander geboue wat deur hierdie perseel beïnvloed sal word nie. Die perseel se uitleg is ook van so 'n aard dat geen uitsig of verkeer belemmer sal word nie.

### Die potensiaal van die eiendom

Hierdie eiendom, soos genoem, word reeds as 'n huiswinkel bedryf en daar is ook geen impak op gebruike vir bosbou, bewaring, mynbou of rekreasie nie.

### Die ligging en toeganklikheid van die eiendom

Die perseel is sodanig geleë dat dit geen impak op die hoofpad netwerk of andersins verkeerstelsel sal hê nie.

### Voorsiening van dienste

Die aard van die besigheid sal geen wesenlike impak op die dienste voorsiening hê nie,

aangesien daar geen verwerking van produkte sal wees nie. Alle produkte word vooraf in die hawe gebied by 'n goedgekeurde standplaas gedoen.

#### Die konstruksiefase van die voorstel

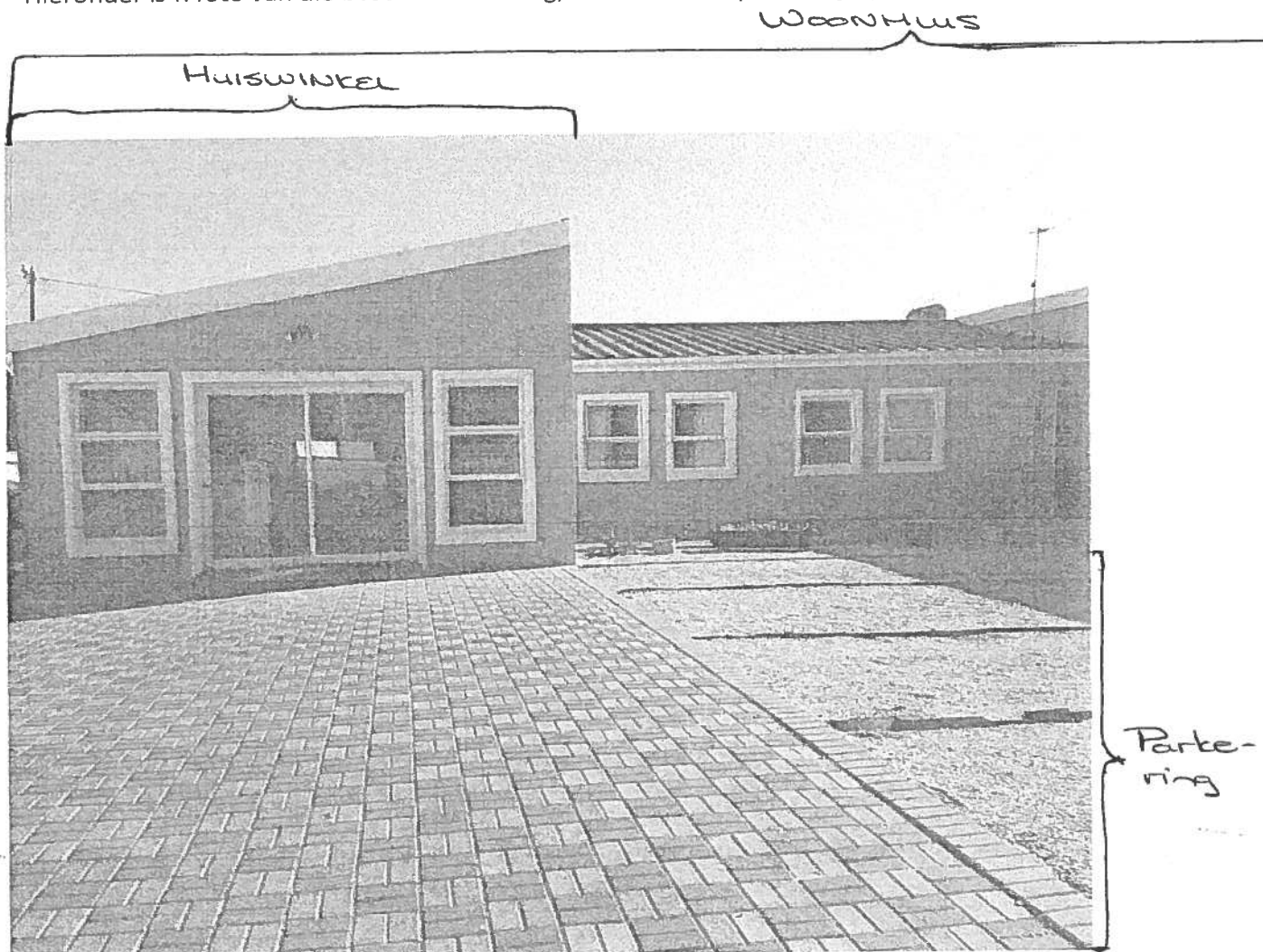
Die konstruksiefase ten opsigte van die goedgekeurde huiswinkel is alreeds voltooi en goedgekeur deur die raad.

#### Karaktereienskappe eie aan die terrein

Die karaktereienskappe van hierdie perseel sal nie geraas, besoedeling of hellings tot gevolg hê nie. Plan en gebou sal dit bevestig. Dit het ook geen impak op die gevestigde regte van aanliggende eienaars nie.

#### Foto

Hieronder is 'n foto van die bestaande woning, huiswinkel en parkering op die erf.



U goedgunstige oorweging ten opsigte van die hersonering na algemene sakesone en vergunning vir 'n wooneenheid sal waardeur word.

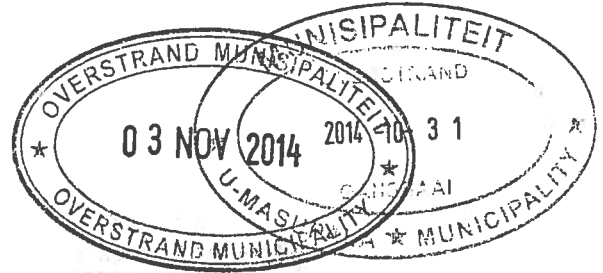
19

TR A Theat  
(Sild mewe)

Posbus 116  
GANSBAAI  
7220

31 OKTOBER 2014

Die Direkteur: Infrastruktuur & Beplanning  
Munisipaliteit Overstrand  
Posbus 26  
GANSBAAI  
7220



Meneer

**I/S ERF 152, GROENEWALDSTRAAT 8, GANSBAAI : VOORGESTELDE HERSONERING EN VERGUNDE GEBRUIK**

U skrywe Erf 152, Gansbaai (2621) gedateer 2 Oktober 2014 verwys.

Graag wens ek soos volg kommentaar te lewer op die beswaar wat deur Mnr André Botha van Groenewaldstraat 7 ingedien is:

**1. Besigheidsure**

Alhoewel die beswaarmaker by die vorige geleentheid in 2012 dieselfde verhoë gerig het ten opsigte van die besigheidsure (dat besigheidsure beperk moet word tot 08:00 - 17:00 op weksdae, 08:00 - 13:00 op Saterdag en geen besigheid op Sondae en vakansiedae), het die Munisipaliteit op 26 Oktober 2011 besluit om die beswaar van die hand te wys. Die goedkeuring wat uitgereik was het besigheidsure beperk tot 08:00 tot 18:00 op Maandae tot Saterdag. 'n Beperking was geplaas op die dryf van handel op Sondae en openbare vakansiedae.

Ons het tydens die afgelope twee jaar wat die tydelike vergunning van toepassing was, besef dat die onderneming geen negatiewe kommentaar ontlok het nie en die munisipaliteit sal kan bevestig of daar enige klagtes ontvang is. Ons het verder ook besef dat die meeste van ons kliënte na werk op pad huis toe vinnig stop om hul aankope te doen. Dieselfde geld ook wanneer besoekers aan die dorp oor naweke en vakansiedae die dorp besoek.

As gelowige mense het ons dus geen beswaar indien die Munisipaliteit 'n voorwaarde sal opleë wat besigheidsaktiwiteite op Sondae en Geestelike Openbare Vakansiedae verhoed nie. Ons wil egter beleefd versoek dat, gegewe die verduideliking hierbo, besigheidsure vanaf Maandae tot Saterdag van 07:00 tot 19:00 beperk word en dat 'n verbod geplaas word op die bedryf van die besigheid op Sondae en Geestelike Openbare Vakansiedae.

Met die uitsondering van bovermelde, kan die relevante voorwaardes soos voorgehou van toepassing gemaak, dus weer van toepassing gemaak word.

**2. Verwerking van rou vis op die perseel**

Verwerking geskied by die geriewe wat in die Gansbaai Hawe vir die doel geskep is.

Ten slotte wens ek vervolgens beleefd aansoek te doen dat die beswaar van die hand gewys word en dat gunstige oorweging deur u verleen sal word aan die pleidooi soos hierbo uiteengesit.

Die uwe

MEV PV OTTO

FILE NO:	EL 152 9B
SCAN NO:	
COLLABORATOR NO:	681126

✓  
Onkw. Erf 152 r

**Schalk van der Merwe - DRINGEND: FW: Beswaar: Erf 152 Groenewaldstraat 8: Aansoek om vergunningsgebruik Huiswinkel/FABR**

**From:** Andre Botha <Andre@indigobrands.com>  
**To:** "svdmerwe@overstrand.gov.za" <svdmerwe@overstrand.gov.za>  
**Date:** 17/09/2014 18:51  
**Subject:** DRINGEND: FW: Beswaar: Erf 152 Groenewaldstraat 8: Aansoek om vergunningsgebruik Huiswinkel/FABR

Goeie more Schalk,

Ek skryf aangaande die kennisgewing ontvang vir die hersonering van erf 152 (8 Groenewald Str). Ek vervolg op 'n kommunisie van 2 jaar terug waar ons met 'n Helgaard Boshoff kommunikeer het aangaande die oorspronklike versoek vir 'n huiswinkel. Alhoewel ons terdee bewus is van die al die feite hieronder en die regte van die eienaar, ons wil weereens versoek dat in aggeneem word dat die eiendom ter sprake reg in die middel van 'n (huidig) residensiele area is en dat die ander inwoners se regte ook beskerm moet word. Ons versoek dus weereens dat ons oorspronklike bekommernisse in hierdie aansoek in aggeneem moet word. Ek herhaal dit:

1. Dat stipuleer word dat besigheids ure gehou word – dis nou gewone besigheids ure (08:00 – 17:00 op werksdae, Saterdag tot 13:00 en geen besigheid op Sondag en vakansie dae nie)
2. Die verwerking van rou vis nie op die perseel toegelaat word nie.

Ek hoor graag van jou of ons enige gronde het om sulke versoeke te rig met die hersonering na Besigheidszone III.

Dankie

Andre Botha

7 Groenewald Str

Gansbaai

(S Van der merwe)  
A Theart



**From:** Michelle [mailto:michelle@hoppinghippo.co.za]  
**Sent:** 16 September 2014 07:40 PM  
**To:** Andre Botha  
**Subject:** FW: DRINGEND: FW: Beswaar: Erf 152 Groenewaldstraat 8: Aansoek om vergunningsgebruik Huiswinkel/FABR

Dit was on kommunikasie destyds.

FILE NO: EL 152 - GB
SCAN NO:
COLLABORATOR NO: 663894

# OVERBERG

DISTRIKSMUNISIPALITEIT  
DISTRICT MUNICIPALITY  
UMASIPALA WESITHILI



*MELD ASB/PLEASE QUOTE*

*Ons Verw./Our Ref.: 18/3/9/11/2*

*Navrae/Enquiries: C Adams*

*Bylyn/Ext.: 0829299901*

Privaatsak: X22

Private Bag:  
BREDASDORP

7280

Tel.: (028) 4251157

Faks/Fax: (028) 4251014

Hermanus Office

15 Flower Street

Hermanus

7200

09-09-2014

The Municipal Manager  
Overstrand Municipality  
PO Box 27  
Gansbaai  
7220

Attention: Town Planning Department

**REF:PROPOSES REZONING AND CONSENT USE; ERF 157,8 GROENEWALD STREET  
GANSBAAL.**

Application is recommended for approval on condition that activities on premises should not cause any pollution, nuisances or risk to health.

Owner is in possession of a valid Certificate of Acceptability from Municipal Health which restricts him to packing and selling of fish & fish products **only**. No processing and cleaning shall take place on such premises.

Yours truly,

MUNICIPAL MANAGER  
CA/nc

**MEMORANDUM****FROM:** Gansbaai Town Planning Department**ENQ:** Town Planner**APPL:****FILE:****PROPERTY:** Erf 152 Gansbaai**DATE:** 18 NOVEMBER 2014**COMMENT:** ASAP**TO:**

OPERATIONAL	DIR. INFRA. & PLANNING	*****FIRE DEPT*****	TRAFFIC
ELECTRO TECHNICAL	HERITAGE	HEALTH	ENV. SPEC

**PROPOSAL:**

SUBDIVISION	REZONING	CONSENT USE	DEPARTURE	OTHER *
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\*

**ATTACHED:**

LOCALITY PLAN	S D P (Site Development Plan)	MOTIVATION REPORT	SUBDIVISION PLAN	SERVICES REPORT	OTHER *
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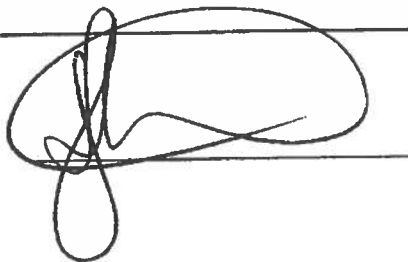
**COMMENT ON PROPOSAL**

**PREMISES MUST BE IN COMPLIANCE WITH FIRE SAFETY REGULATIONS - SANS 1400T:2011.**

**FLAMMABLE LIQUIDS IN EXCESS OF 200 LITRES MAY NOT BE STORED OR SOLD FROM PREMISES AND MUST BE STORED IN AN APPROVED SAFE AREA ON THE PROPERTY THE SHOP MAY NOT HOLD IN EXCESS OF 10 LITRE FLAMMABLE LIQUID ON SHELF AT ANY GIVEN TIME.**

**NO STORAGE OR SELLING OF LIQUID PETROLEUM GAS (LPG) IS PERMITTED WITHOUT MUNICIPAL FIRE BRIGADE APPROVAL.**

Signature:



Date:

**OVERSTRAND  
FIRE SERVICES**

2014 -11- 18


**D/O SCHOEMAN**

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REZONING AND CONSENT USE: ERF 152,  
GANSBAAI**

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 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 any additional and / or extended vehicle entrances will be for the owner's account;
4. that stormwater be allowed to discharge through Erf 152, Gansbaai, unobstructed.



**DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES**

11/2/2015

**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
21 April 2015  
(Also the agenda for the Mayoral Committee Meeting : 29 April 2015)**

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**3.  
ERF 2253, 2 FOREL STREET, PEARLY BEACH, OVERSTRAND MUNICIPAL  
AREA : APPLICATION FOR DEPARTURE : BF HUYSAMER**

**Erf 2253 GPB (2686)  
SW van der Merwe  
27 February 2015**

**(028) 313 8900**

**Hermanus Administration**

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**1. Executive Summary**

To consider an application for departure received from BF Huysamer, the owner of Erf 2253, Pearly Beach (holiday resort), in order to encroach the prescribed 2m street building line up to the street boundary.

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

Infrastructure and Planning  
Town Planning

**3. Compliance with Strategic Priorities**

Provision of democratic, accountable and ethical governance  
Promotion of tourism, economic and social development

**4. Delegated Authority**

Executive Mayor

**5. Legal Requirements**

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

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

**Background/Discussion**

Erf 2253 is situated in the Pearly Beach Holiday Resort and measures 118m<sup>2</sup> in extent. The property is developed with a two bedroom dwelling unit. The applicant proposes to construct a carport on the lateral property boundary as well as a carport in front of the dwelling that encroach the street building line up to the erf boundary.

The application was advertised in the prescribed manner and the Pearly Beach Holiday Resort Home Owners' Association (HOA) was notified. No objections were received. The HOA did not respond, but endorsed the proposed building plans.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
21 April 2015  
(Also the agenda for the Mayoral Committee Meeting : 29 April 2015)**

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### **Evaluation**

The resort is subject to development rules that had been introduced in terms of the conditions of approval. The development rules clearly stipulate the applicable development parameters and the opinion is held that departures thereof should not be encouraged unless there is an exceptional circumstance that proves otherwise. In terms of the development rules garages and carports may encroach the lateral- and rear building lines subject to compliance with a 3m height restriction. The proposed carport that encroaches the lateral building line complies with the aforementioned and does not form part of the consideration of the departure application.

The applicant motivates that the erf is very small (118m<sup>2</sup> in extent), that they now permanently reside on the premises and want to protect both their vehicles from the elements. The subject property is zoned for resort purposes with consent for holiday housing. In this regard the development rules applicable restrict occupation of dwelling units or caravans to no longer than 6 months in a 12 month period, thus preventing permanent occupation as primary dwelling unit or short term purposes in line with the applicable zoning.

Having had regard to the aforementioned, the applicant is in contravention with the development rules applicable to the Pearly Beach Holiday Resort and the zoning of the premises. Hence the reasons that the applicant now permanently resides on a small erf and owns two vehicles are not deemed to provide exceptional circumstances to deviate from the development rules.

The opinion is therefore held that the encroachment of the street building line is not desirable and would result in a cramped form of development detracting from the visual amenity of the locality and the character and appearance of the surrounding area. The proposal would also set an undesirable precedent, the cumulative impact of which would detract from the character and appearance of the resort. In this regard it should be noted that similar applications in the past had also not been considered favorably for the same reasons.

### **Conclusion**

That the application not be supported as per the recommendation below.

#### **7. Financial Implications**

None

#### **8. Staff Implications**

None

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
21 April 2015  
(Also the agenda for the Mayoral Committee Meeting : 29 April 2015)**

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

**Building Control**

*"No objection to the carports. May not be enclosed."*

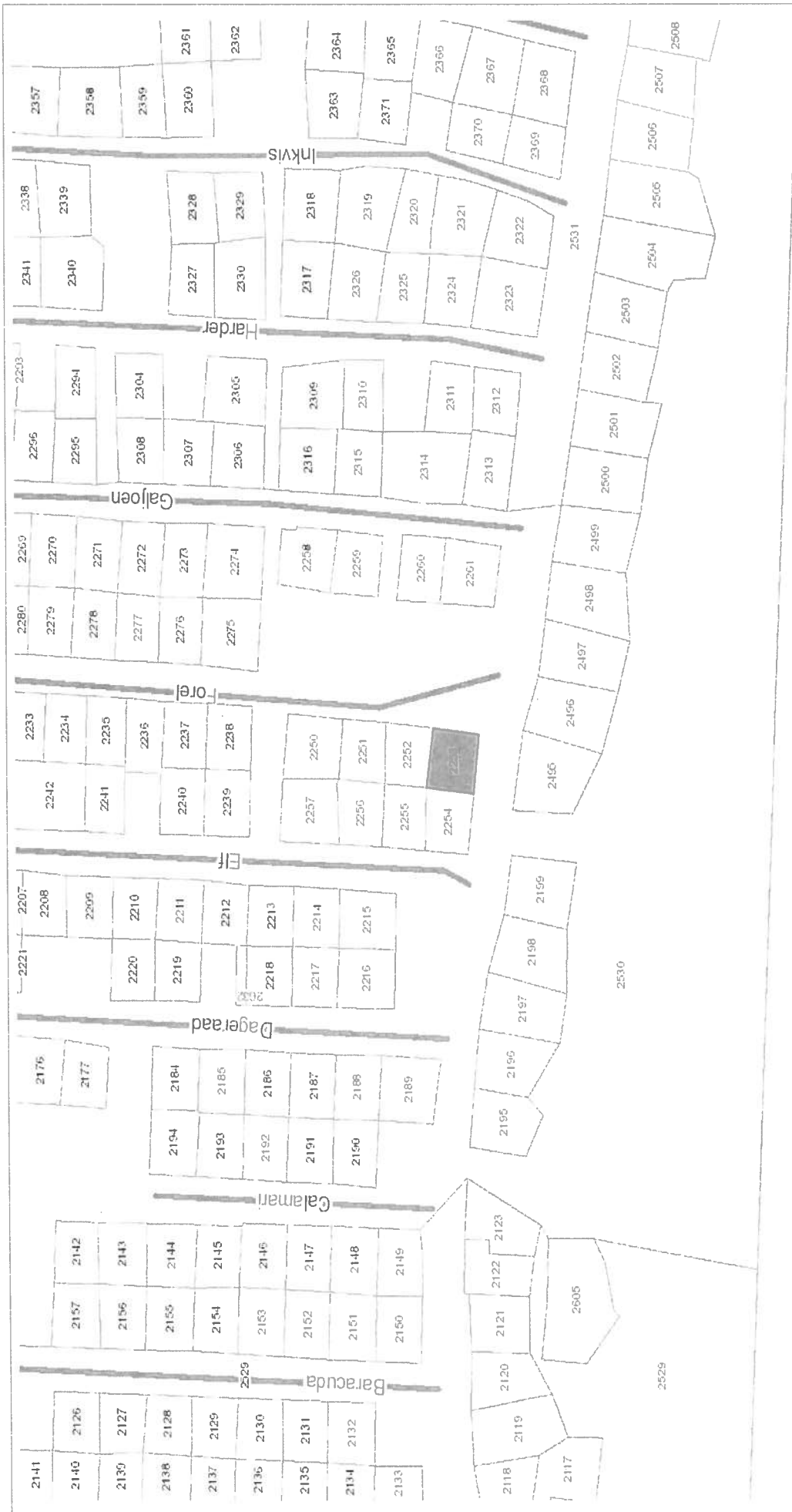
**10. Annexures**

- Annexure A: Locality plan
- Annexure B: Site development plan
- Annexure C: Motivation report

**RECOMMENDATION:**

1. that, in terms of the provisions of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for departure received from BF Huysamer, the owner of Erf 2253, Pearly Beach, in order to encroach the 2m street building line up to the erf boundary, **not be approved** for the following reasons:
  - (a) the proposal will result in a cramped form of development that will detract from the visual amenity of the locality and the character and appearance of the resort;
  - (b) that the proposed development would set an undesirable precedent, the cumulative impact of which would detract from the character and appearance of the surrounding area and the resort as a whole; and
  - (c) that the proposal is contrary to the development rules of the Pearly Beach Resort.
2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the decision above.

<b>RESPONSIBLE OFFICIAL :</b>	<b>SW VAN DER MERWE</b>
<b>TARGET DATE FOR IMPLEMENTATION :</b>	<b>13 MAY 2015</b>
<b>TARGET DATE TO INFORM APPLICANT :</b>	<b>13 MAY 2015</b>
<b>TARGET DATE TO INFORM OBJECTOR :</b>	<b>N/A</b>



1893



LIGGINGSPLAN / LOCALITY PLAN  
 Erf 2253 Pearly Beach





Die Munisipale bestuurder  
Overstrand Munisipaliteit  
Stadsbeplanning  
~~Gansbaai~~

B.F. Huyshamer  
Posbus 69  
Pearly Beach  
7221  
22 April 2014

**Insake: Erf 2253 - Forelstraat 2, Pearly Beach Oord  
Aansoek om afwyking**

Erf 2253, Pearly Beach Oord, geleë te Forelstraat 2 en 118 m<sup>2</sup> groot, is vir Oordson 11 doeleindes gesoneer. Die eiendom is ontwikkel met 'n bestaande woning en twee parkeer areas van 5m x 2.5m. Die woning word as permanente woning gebruik.

In terme van die ontwikkelings reëls van toepassing op Pearly Beach Oord mag 'n motorafdak nie nader as 2 m van die straat boulyn af wees nie.

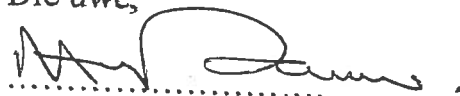
Vanweë die grootte van die eiendom wat slegs 118 m<sup>2</sup> groot is en die bestaande ontwikkeling op die eiendom is dit nie moontlik om die 2m te handhaaf nie.

Hiermee word dan aansoek gedoen om een afdak tot op die erfrens te bou. Ek het twee voertuie en wil beide onderdak parkeer. Aangeheg die nodige bouplanne met die voorgestelde afdakke.

Aangesien die afdak oop is, sal dit geensins uitsig belemmering of enige negatiewe inpak op aanliggende eiensars hê nie.

U goedgunstige oorweging ten einde die afwyking van die afdak sal opreg waardeer word.

Die uwe,



B.F. Huyshamer

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
21 April 2015  
(Also the agenda for the Mayoral Committee Meeting : 29 April 2015)**

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**4.  
ERF 2299, PEARLY BEACH, OVERSTRAND MUNICIPAL AREA : PROPOSED  
DEPARTURE : JR & E MCCLEAN**

**Erf 2299 GPB (2694)  
SW van der Merwe  
11 March 2015**

**(028) 313 8900**

**Hermanus Administration**

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**1. Executive Summary**

To consider an application received on 15 September 2014 from the owners of Erf 2299, Pearly Beach for departure from the Pearly Beach Resort Development Rules in order to encroach the 3m height restriction applicable to garages/carports with 0,45m.

A Locality Plan of the property concerned is attached as Annexure A. The proposed Site Development Plan is attached as Annexure B, and the Motivation Report from the applicant in support of the proposal is attached as Annexure C.

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

Infrastructure and Planning  
Town Planning

**3. Compliance with Strategic Priorities**

Provision of democratic, accountable and ethical governance  
Promotion of tourism, economic and social development

**4. Delegated Authority**

Executive Mayor

**5. Legal Requirements**

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

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

**Background**

Erf 2253 is situated in the Pearly Beach Holiday Resort and measures 140m<sup>2</sup> in extent. The property is developed with a two bedroom dwelling unit which has been constructed during 2010.

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21 April 2015  
(Also the agenda for the Mayoral Committee Meeting : 29 April 2015)**

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In terms of the development rules applicable to the Pearly Beach Holiday Resort garages and carports may encroach the rear- and lateral building lines, subject to compliance with a 3m height restriction.

The applicant deviated from the approved plans in that the carport as built measures 3,45m from the finished floor level to the top of the roof, hence the application to encroach the height restriction with 0,45m.

### **Discussion**

The application was advertised in the prescribed manner and the Pearly Beach Resort Home Owners' Association (HOA) was notified. No objections were received. The HOA did not respond and did not endorse the proposed departure plans as required in terms of the development rules.

The original building plan that was submitted to the Building Control Department was referred back to the applicant following a comment from the town planner, indicating that the carport exceeds the applicable height restriction. Revised plans were submitted on 28 July 2010 indicating that the carport would maintain the 3m height restriction (refer to approved plans attached as Annexure D).

### **Evaluation**

From the discussion above it is clear that the applicant was aware of the height restriction applicable to garages and carports and submitted revised plans in order to demonstrate compliance with the development rules pertaining to the height of the carport. The onus thus remains on the applicant to ensure that the development occurs in accordance with the approved plans, especially as the building inspector is only required to inspect the foundations, sewage system and completion inspection once the building works are finalised. The roof is signed off by an engineer. The applicant's argument with reference to standard roof trusses being utilised and the fact that the building inspectors did not inspect the property are therefore not supported as trusses should be manufactured in accordance with the specifications of the approved building plans.

The HOA did not comment on the application and furthermore did not endorse the "as built" building plans attached as Annexure B. The view is held that departures of the development rules should not be encouraged and only be permitted in exceptional circumstances. The applicant's reasons are not considered as exceptional in order to justify a departure of the development rules and should not be supported. Furthermore, the opinion is held that approval of the application would set an undesirable precedent and that the cumulative impact would detract from the character and the visual amenity of the Pearly Beach Holiday Resort.

**AGENDA of the  
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21 April 2015  
(Also the agenda for the Mayoral Committee Meeting : 29 April 2015)**

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**Conclusion**

That the application be refused as per the recommendation below.

**7. Financial Implications**

None

**8. Staff Implications**

None

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

**Building Control**

*"No objection to the carport. The carport may not be enclosed."*

**Electro Technical Services**

*"No objection."*

**Operational Services**

*This Department has no objection against the proposed relaxation of the building line on Erf 2299, Pearly Beach as well as the encroachment of the height restriction of the proposed new carport. Any new vehicle entrance to the property will be for the owner's account."*

**10. Annexures**

- Annexure A: Locality Plan
- Annexure B: Layout Plan
- Annexure C: Motivation Report
- Annexure D: Approved Building Plans, dated 10 August 2010

**RECOMMENDATION:**

1. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the Pearly Beach Holiday Resort Development Rules on Erf 2299, Pearly Beach in order to encroach the 3m height restriction applicable to garages/carports with 0,45m, **be refused**, for the following reasons:
  - (a) the carport does not comply with the height restriction pertaining to carports that encroach the rear- and lateral building lines;

**AGENDA of the  
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21 April 2015  
(Also the agenda for the Mayoral Committee Meeting : 29 April 2015)**

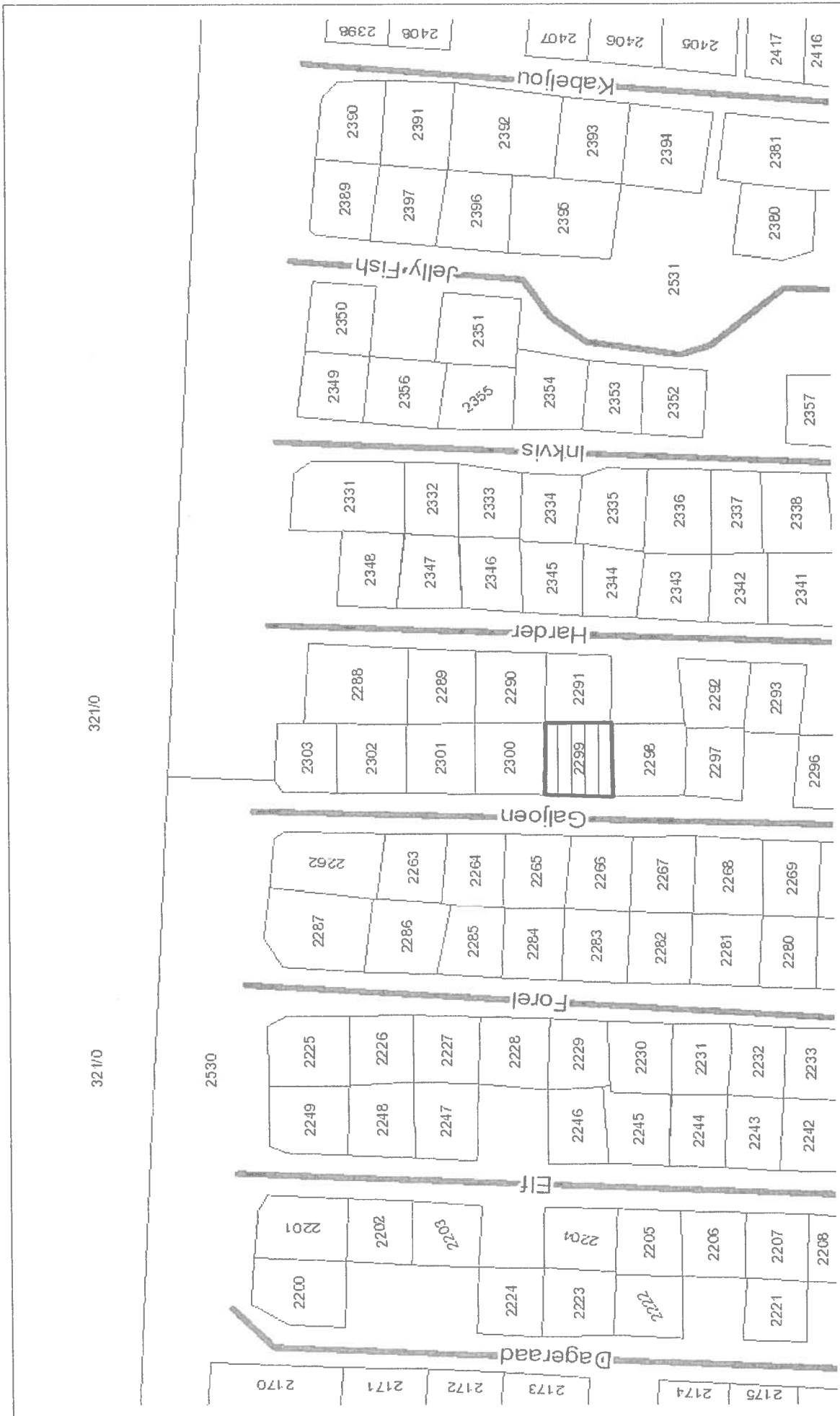
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- (b) approval will set an undesirable precedent, the cumulative impact of which will detract from the character and appearance of the surrounding area; and
  - (c) the applicant did not provide any substantive reasoning to justify a departure of the development rules.
2. that the roof of the carport **be demolished** to ensure compliance with the approved building plans within a period of **60 days** from the date of the decision; and
  3. that the applicant be notified of their right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000.

<b>RESPONSIBLE OFFICIAL :</b>	<b>SW VAN DER MERWE</b>
<b>TARGET DATE FOR IMPLEMENTATION :</b>	<b>13 MAY 2015</b>
<b>TARGET DATE TO INFORM APPLICANT :</b>	<b>13 MAY 2015</b>
<b>TARGET DATE TO INFORM OBJECTOR :</b>	<b>N/A</b>



Locality Plan  
Erf 2299, Pearly Beach

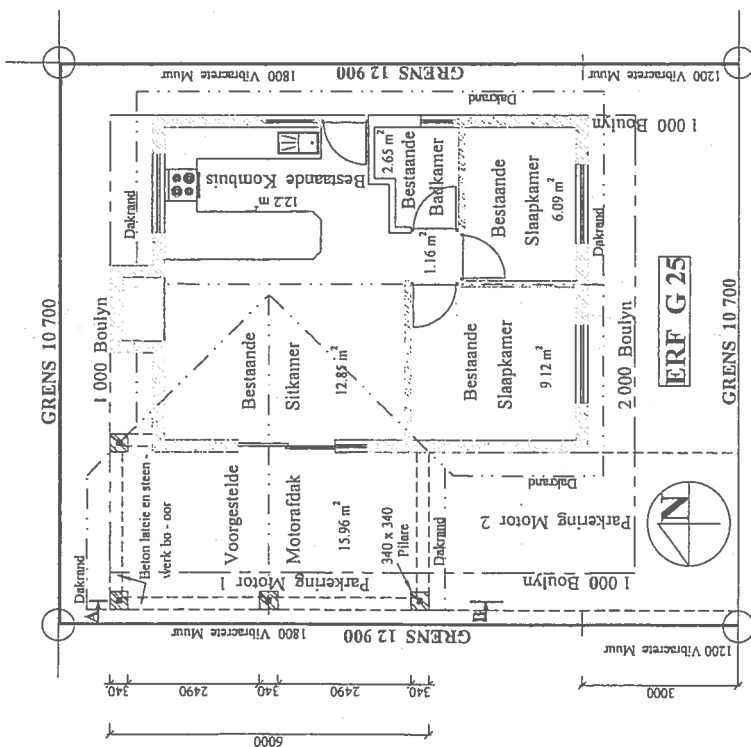


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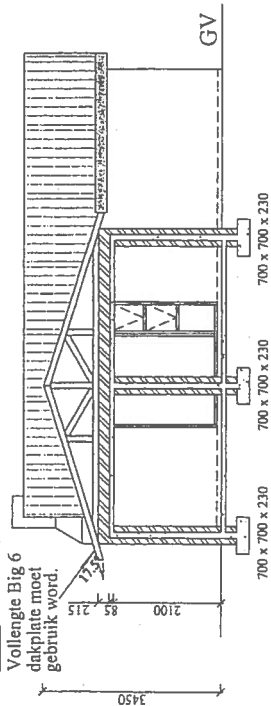
2530

**GEWYSIGDE PLAN 2:**

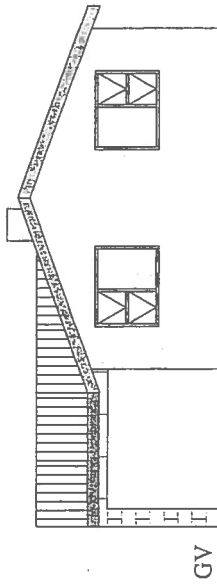


TERREIN EN VLOERPLAN SKAAL 1:100

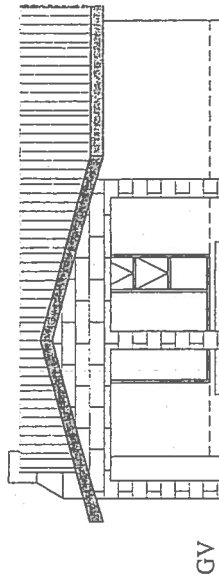
NB: Volleëgte Big 6 dakplate moet gebruik word.



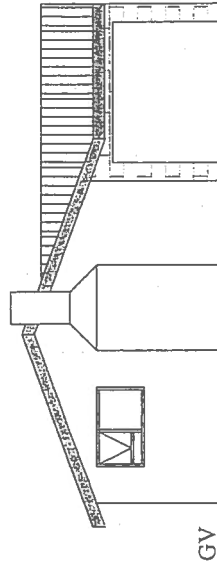
SNIT A - B SKAAL 1:100



WES AANSIG SKAAL 1:100



NOORD AANSIG SKAAL 1:100



OOS AANSIG SKAAL 1:100

**NOTAS:**

**FONDASIES:**

700 x 700 x 230 beton voetstukke vir 340 x 340 steen pilare.

**MURE:**

230 Siersteen muure op gewapende beton lateie oor 340 x 340 siersteen pilare gevul met een staaf Y12 staal en beton.

**DAK:**

Big six sementvesel dakplate op 50 x 76 daklatte @ 1200 s/s maks. op 38 x 114 " Gangmail " dakkappe @ 1200 s/s maks. op 38 x 76 muurplaat, goed vasge-heg met bouers hoepel wat 500mm in muur ingebou is.

**GEUTE:**

PVC geute en afciyppe. Geute op 225 x 12 fasieboord

**ALGEMEEN:**

Alle werk om aan te pas by bestaande werk en ook te voldoen aan NBR asook plaaslike boueregulasies.

**VOORGESTELDE MOTOR  
AFDAK OP ERF G25,  
PUREN LANDGOED,  
PEARLY BEACH VIR MNR.  
J.R. MC CLEAN.**

J.J. Carstens	Reg.No. D 1831
Posbus 1153	Neweystraat 7
Gansbaai	Pearly Beach
7220	7220
Tel./Faks. : 028 381 9198	Tek. No. Mc. Cl. 04 /13
Sel. : 082 707 9280	2013 - 05 - 17

**AREA:**

BESTAANDE HUIS	:	44.07 m <sup>2</sup>
VOORGESTELDE AFDAK	:	15.96 m <sup>2</sup>
TOTAAL	:	60.03 m <sup>2</sup>

Me. Cleen. Bl. 1 van 1

Stadsbeplanning

Overstrand Munisipaliteit

13 Oktober 2014

Galjoen straat 25

Pearly Beach ERF 2299 GPB (2694)



TR. A Theart  
(S. J. de Merwe)

### AANSOEK OM AFWYKING (BOULYN OORSKRYDING)

Hiermee doen ons JR. en E McClean aansoek om afwyking vir die motorafdak wat die hoogte oorskry met ongeveer 450mm. Die probleem is eers agtergekom toe die bouinspekteur die gebou kom inspekteer het vir finale goedkeuring.

Ek het 'n impakstudie gedoen, die afdak is so geleë dat dit nie die son of die uitsig van enige van die bure sal affekteer nie.

Na my mening sal nie een van die bure negatief beïnvloed word omdat die dak te hoog is nie.

U goedgunstige oorweging sal waardeer word

By voorbaat dank

JR & E McClean

FILE NO:	EZ 2299-PB
SCAN NO:	02
COLLABORATOR NO:	672880

MUNICIPALITY OF OVERSTRAND MUNICIPALITY  
 BUILDING CONTROL OFFICER  
 APPROVED BY THE BUILDING CONTROL OFFICER  
**NOTAS:**  
 ADMINISTRATION GANSAAN ADMINISTRASIE

**FONDASIES:**

700 x 700 x 230 beton voetstukke vir 340 x 340 steen pilare.

**MURE:**

230 Siersteen mure op gewapende beton lateie oor  
 340 x 340 siersteen pilare gevul met een staaf Y12 staal en beton.

**DAK:**

Big six sementvesel dakplate op 50 x 76 daklatte @ 1200 s/s maks. op 38 x 114 " Gangnaai " dakkappe @ 1200 s/s maks. op 38 x 76 muurplaat, goet vasge - heg met bouers hoepel wat 500mm in muur ingebou is.

**GEUTE:**

PVC geute en afleipype. Geute op 225 x 12 fasiebord

**ALGEMEEN:**

Alle werk om aan te pas by bestaande werk en ook te voldoen aan NBR asook plaaslike bouregulasies.

**VOORGESTELDE MOTOR  
 AFDAK OP ERF G25,  
 PUREN LANDGOED,  
 PEARLY BEACH VIR MNR.  
 J.R. MC CLEAN.**

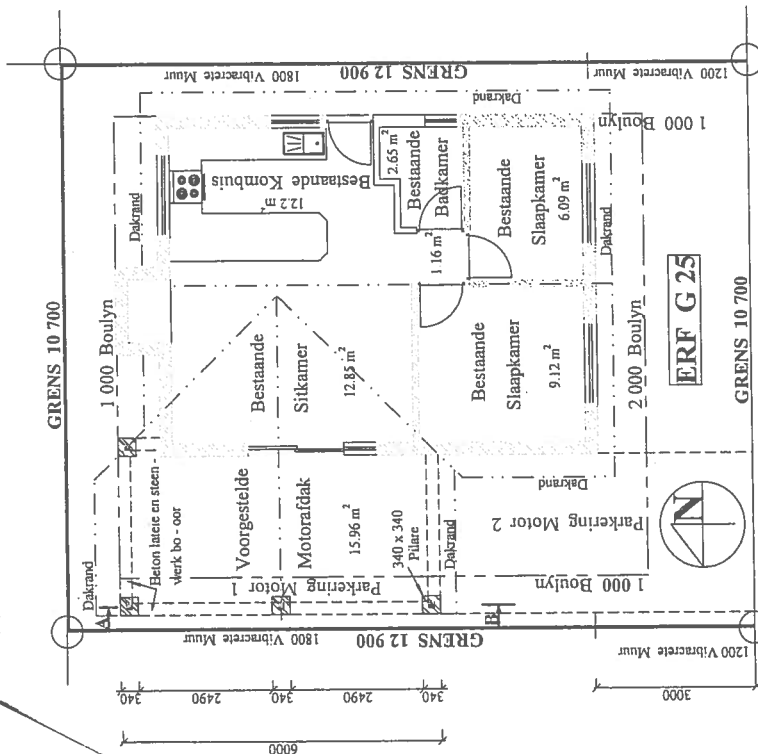
Tekenaar : J.J. Carstens SARAP Reg. D 1831  
 Neweystraat 7 Tel./Faks. : 028 381 9198  
 Pearly Beach Sel. : 082 707 9280  
 7220 Tek. No. Mc. Cl. 10 / 10  
 Posbus 1153 2010 - 07 - 05  
 Gansbaai  
 7220 Bl. 1 / 1

**AREA:**

BESTAANDE HUIS : 44.07 m<sup>2</sup>  
 VOORGESTELDE AFDAK : 15.96 m<sup>2</sup>  
 TOTAAL : 60.03 m<sup>2</sup>

OVERSTRAND MUNISIPALITEIT  
 BOUPLAN NO. 19762  
 HOOF BOUWTOEGESTEMMEDE  
 WILDEWATERSKEMING (WET 103 VAN 1977)  
 DIE NATIONALE BOUWREGULASIE EN BOUWSTANDAARDE WET 103 VAN 1977.  
 HOOF BOUWTOEGESTEMMEDE  
 BOUPLAN NO. 19762  
 AN DIE TOEGESTEMMEDE OORWERP  
 BOUWREGULASIE EN BOUWSTANDAARDE WET 103 VAN 1977.  
 PLAN GOEDKEURER CP. 1018110

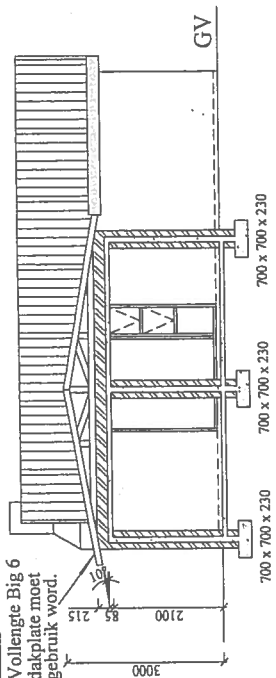
**GEWYSIGDE PLAN:**



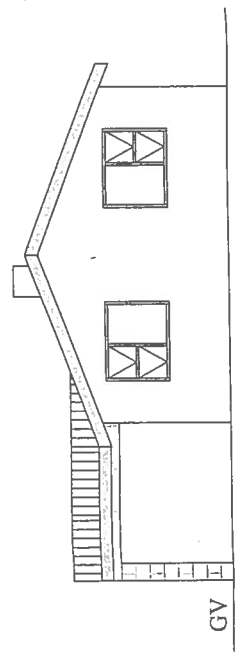
**STRAAT " G "**

**TERREIN EN VLOERPLAN** SKAAL 1 : 100

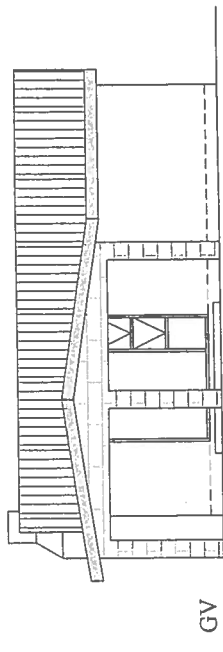
**NB:**  
 Vollengte Big 6 dakplate moet gebruik word.



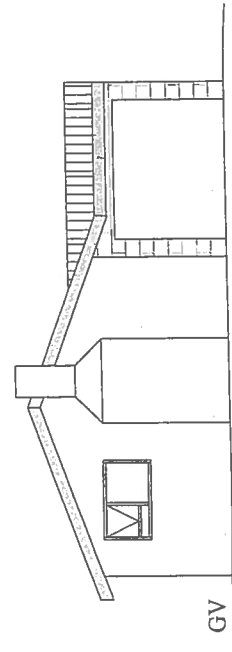
**SNIT A - B** SKAAL 1 : 100



**WES AANSIG** SKAAL 1 : 100



**NOORD AANSIG** SKAAL 1 : 100



**OOS AANSIG** SKAAL 1 : 100

**OVERSTRAND  
 BRANDWEERDIENSTE**  
 06 AUG 2010  
 D/O B P LOBB

AANBEVEEL VIR MON. GOEDKEURING  
 GETEKEN : *[Signature]*  
 NAAM : M. P. LOBB  
 NS. PEARLY BEACH STRANDGOED N.E.V.  
 DATUM : 03/07/10