

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

**8.
TOWN PLANNING REPORT WITH REGARD TO APPLICATIONS CONSIDERED IN
TERMS OF DELEGATED AUTHORITY : FEBRUARY 2015 – MARCH 2015**

15/3/11

R van Antwerp
9 March 2015

(028) 313 8039

Hermanus Administration

1. Executive Summary

To report on applications disposed of by the Senior Manager : Town Planning during the period from 17 February 2015 – 9 March 2015.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town 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

Background

This item serves to inform Council of matters that were disposed of by the Senior Manager : Town Planning.

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)**

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

Attached

RECOMMENDATION:

that **cognisance be taken** of the town planning applications disposed of by the Senior Manager : Town Planning in terms of delegated authority for the period 17 February 2015 – 9 March 2015:

1.	Erf 1022, Vermont	23 February 2015
2.	Erf 1254, De Kelders	23 February 2015
3.	Erf 16, Gansbaai	23 February 2015
4.	Erf 4040, Hermanus	23 February 2015
5.	Erf 2731, Hermanus	23 February 2015
6.	Remainder Erf 3969, Hermanus	23 February 2015
7.	Erf 1252, De Kelders	24 February 2015
8.	Erf 1318, Stanford	26 February 2015
9.	Farm 764	9 March 2015
10.	Erf 2163, Pearly Beach	9 March 2015
11.	Erf 316, Franskraal	9 March 2015
12.	Erf 2866, Onrus River	9 March 2015
13.	Erf 2414, Pearly Beach	9 March 2015
14.	Portion 34 of the farm Rocklands No. 633	9 March 2015

RESPONSIBLE OFFICIAL :

R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION :

13 MAY 2015

TARGET DATE TO INFORM APPLICANT :

N/A

TARGET DATE TO INFORM OBJECTOR :

N/A

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

**1. ERF 1022, 18 KANDELAAR STREET, VERMONT, OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : JJC NAUDE**

1022 HVM (2781)

H Olivier

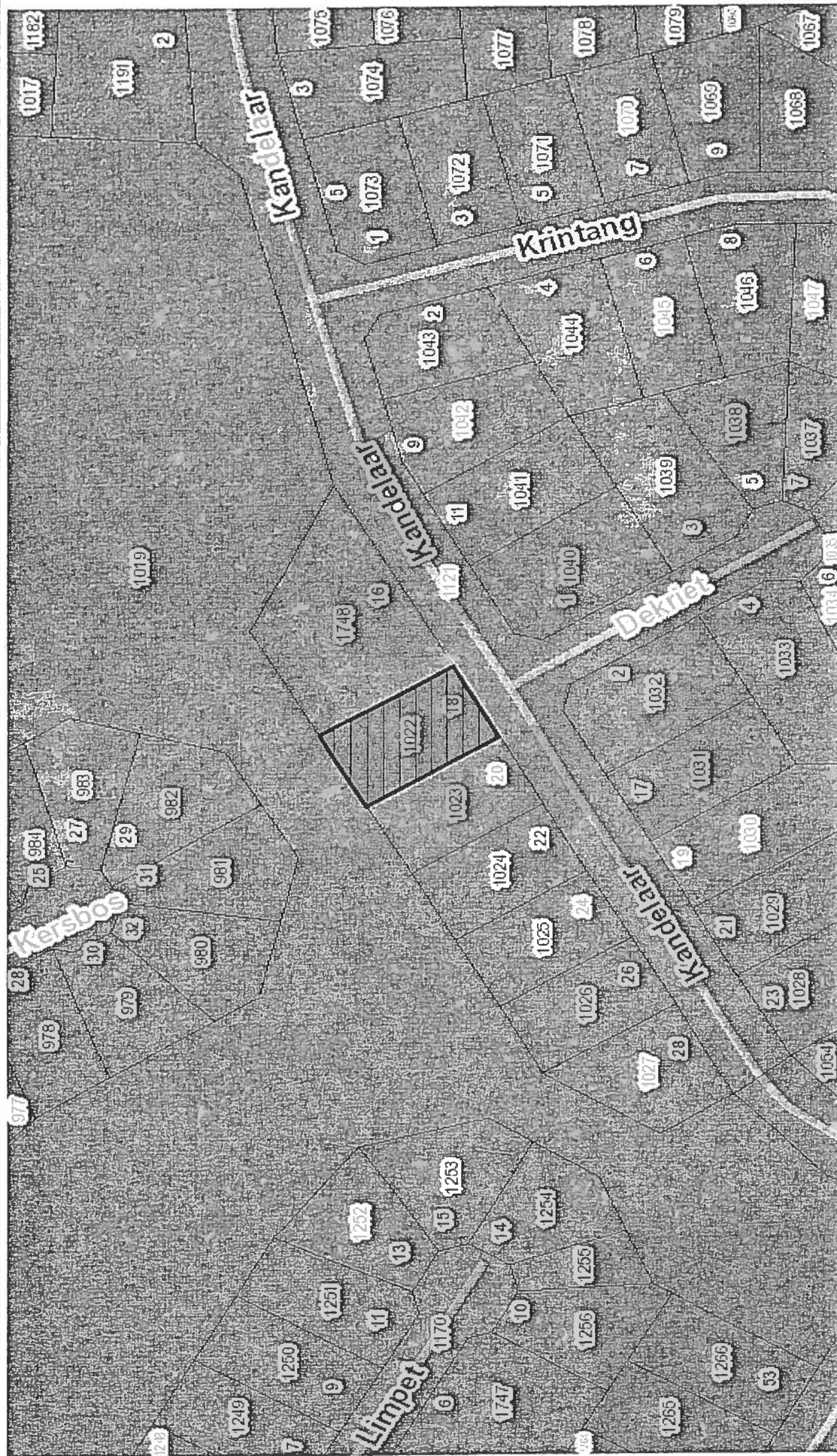
(028) 313 8900

Hermanus Administration

16 February 2015

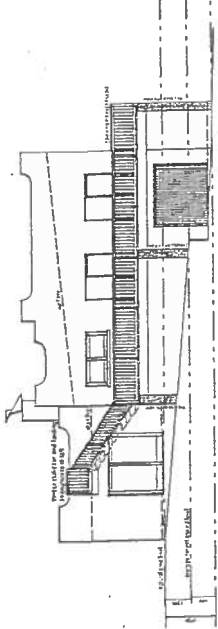
RESOLVED :

1. that the relaxation of the 5m Title Deed building line to 4m, as stipulated in Condition 7 of the Title Deed of Erf 1022, Vermont, **be recommended** for approval to the Western Cape Government : Environmental Affairs and Development Planning.
2. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 1022, Vermont to allow the relaxation of the lateral building line from 2m to 1,5m to accommodate an existing deck, **be approved**, subject to the following conditions:
 - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (c) that this approval is only for the relaxation of building lines indicated on Plan No. erf1022-Naude-A1 dated November 2014, which was submitted with the application, and
 - (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.
3. 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 conditions of approval in 2 above.

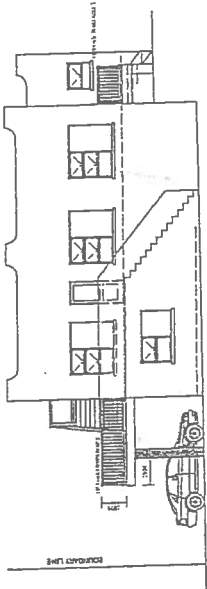


Locality Plan
 Erf 1022, 18 Kandelaar Street, Vermont

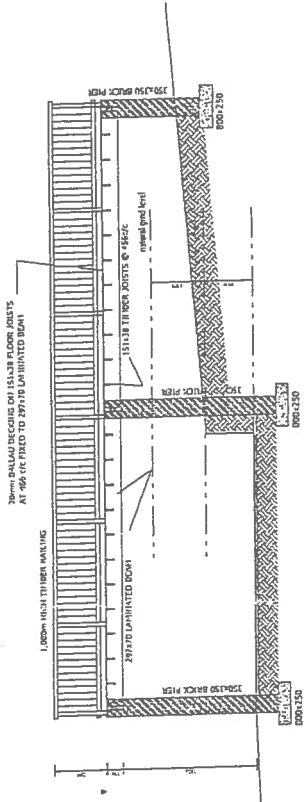




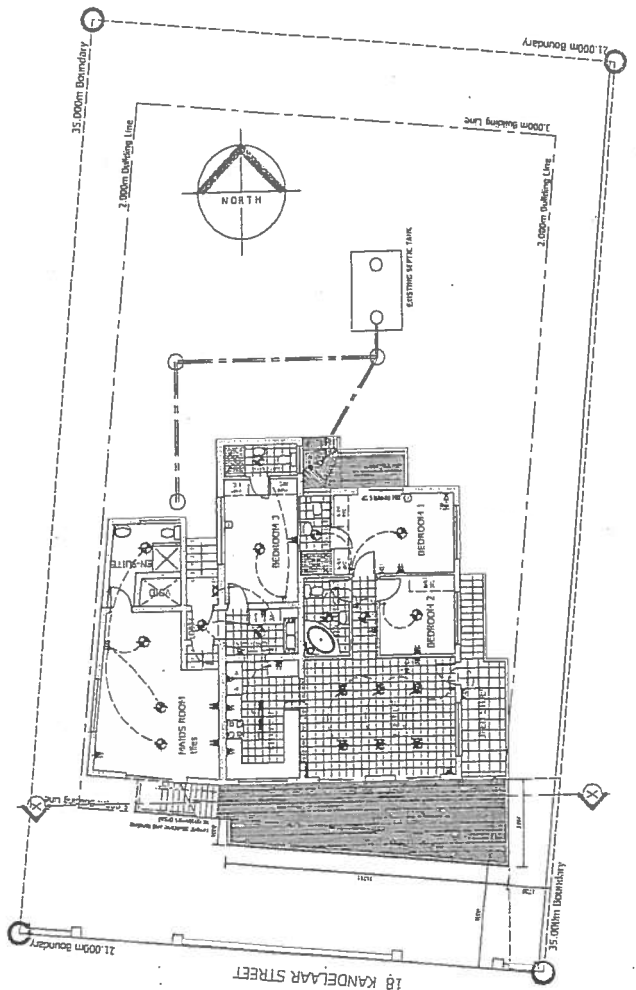
SOUTH ELEVATION 1:100



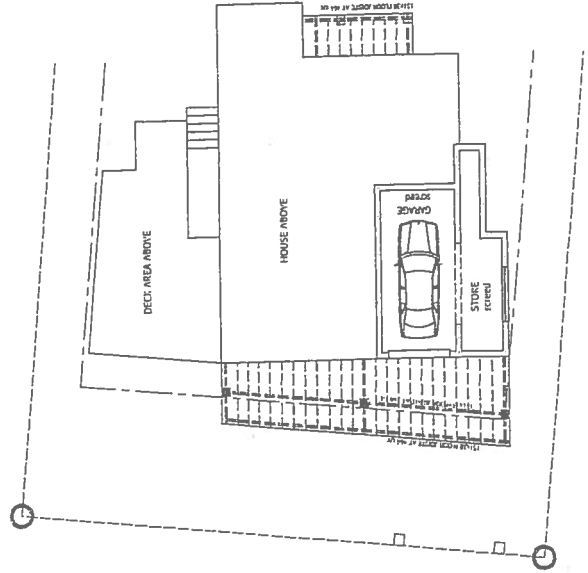
EAST ELEVATION 1:100



SECTION X-X



SITE & GROUND FLOOR PLAN 1:100



BASEMENT FLOOR PLAN 1:100

PROJECT	DATE	SCALE
NO. 24	10/10/20	1:100

Architectural Office
 18 KANDELAAR STREET
 VERMONT
 7201
 (TEL) 0307 431 1111
 (FAX) 0307 431 1112
 (EMAIL) 0307 431 1113

ADDITIONS & ALTERATIONS
 ON ERF 1022
 18 KANDELAAR STREET
 VERMONT
 7201

DR. J. NAUDE
 WAIVER APPLICATION
 NEW THIBER DECK,
 FLOOR JOISTS, ELEVATIONS & SEC

DATE	BY	CHKD
10/10/20	G. Naude	J. Naude

This drawing and design is copyright of the Architectural Office and is to be used only for the project and site for which it was prepared. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architectural Office.

G. Engelbrecht
48 Main Road
Onrus
7201

17 December 2014

The Building Control Officer / Town Planner
Overstrand Municipality
Hermanus
7200

Re: Erf 1022, 18 Kandelaar Street, Vermont

On behalf of my client, Dr J.J.C. Naude, we are hereby applying for the relaxation of the street-side 5,0m Title Deed building line to 4,0m & the eastern-side 2,0m Municipal building line to 1,5m.

A open deck, not covered by a roof, was built on the property several years ago. The deck was built up to the normal 4,0m Municipal street building line, not following the approved building plans and therefore encroaching on the Title Deed restriction. This also resulted in the deck encroaching on the eastern-side building line by approximately 300mm.

We have contacted the neighbors as was requested by your department and have managed to get their written consent that they do not have any objections regarding these encroachments. Attached to this application is the consent of the following neighbors:

Erf 1023 – Rade
Erf 1748 – Madeley
Erf 1032 – Steer
Erf 1040 - Greeff

I hope that my client's application for the waiver would be considered favorably.

Yours truly,



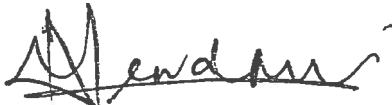
Gerhard Engelbrecht

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1022, VERMONT**

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

Conditions:

1. that only the existing electricity connection will be available 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;
2. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
3. that storm water be allowed to discharge through Erf 1022 Vermont, unobstructed;
4. that no on-street parking be allowed.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

15/01/2015

DATE

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

2. ERF 1254, 5 MELKHOUTPARK, DE KELDERS, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : JS COETZEE

Erf 1254 GDK (2567)

SW van der Merwe

(028) 384 8300

Gansbaai Administration

16 February 2015

RESOLVED :

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 Scheme Regulations on Erf 1254, De Kelders in order to relax the rear building line from 4,5m to 0m in order to add a covered stoep to the property, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the rear building line as indicated on Drawing No. DJ/05 dated 29 July 2014 and CP/06 dated 9 September 2012 as submitted with the application;
 - (b) that the covered stoep may not be enclosed;
 - (c) that building plans be submitted to the Building Department for approval;
 - (d) that the condition imposed by Fire Services be adhered to;
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.



Erf 1254 De Kelders
Locality Map



The Coetzee Property Trust



+27 (083) 784 1309

Email: johnc@uvcstmail.co.za

47 Landskroon Street,
Van Riebeeckshof, BELLVILLE 7530



4 August

TR - A Theert
(Suidmurew)

OVERSTRAND MUNICIPALITY
GANSBAAI.

Att: Mr H. Bosshoff

ERF 1254 MELKHOUTPARK DE KELDERS

I would like to request that it be allowed for us to install an undercover patio area at the above property which will not exceed the boundary of the property however will also not be within the 1m limitation from the boundary.

The reason for my request is that patio area that has been quoted on is the perfect addition to the property as my family and I spend all our holidays there and would get great use out of this area. The neighbour has the same already built and we think that it would look better if both properties had the same extension as this would add value to our properties and to the complex.

We ask that you please look into this matter and consider our request as there is nothing that will be obstructed from this covered patio area as there is open fields on the other side of the boundary wall with no further intentions of buildings being built.

Regards,

John Shane Coetzee
Trustee
The Coetzee Property Trust
ID: 611116 5170 084

Charlotte Alida Coetzee
Trustee
The Coetzee Property Trust
ID: 660109 0002-089

FILE NO:	EZ 1254 DK
SCAN NO:	
COLLABORATOR NO:	648779

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

**3. ERF 16, 21 HOOP STREET, GANSBAAI : APPLICATION FOR CONSENT
USE : MC CLARK**

**Erf 16 GGB (2489)
SW van der Merwe
11 February 2015**

(028) 384 8300

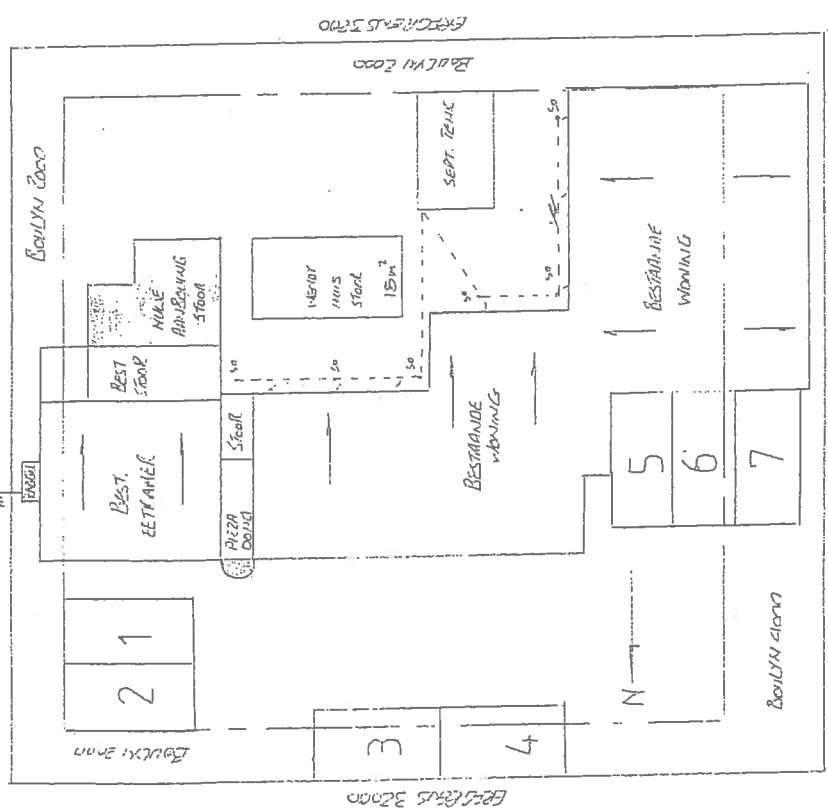
Gansbaai Administration

RESOLVED :

1. that the application for departure received from the owner of Erf 16, Gansbaai, MC Clark, in order to encroach the 4,5m rear building line up to 0,3m from the rear property boundary in terms of the provisions of section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), **be approved**, subject to the following conditions:
 - (a) that building plans be submitted to the Building Control Department within 30 days from the date of this approval;
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
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 above conditions of approval.

**VOORGESTELDE NUWE AANBOUING, REGSTELLING EN "SOOS GEBOU"
VIR M.C. CLARKE
OP ERF No 16 GELEË TE GAINSBAAI**

*EG. Grootte 892 m²
Rekening 30.54.9*



*TERREINPLAN
ERF 16 No 16
SKAAL 1:200
HOOPSKEM*

- STENWERK**
Buitemure baksteleer en geveer volgens elemente se keuse.
Binnemure baksteleer en geveer volgens elemente se keuse.
- DAKKONSTRUKSIE**
Dakbedekking
BIG SIX plate op 76x50 mm daklatte @ 1200 mm s/s maks
Op 220x38 mm dakbalk @ 900 mm maks en op 114 x 38 mm " GANG NAIL"
dakkappe @ 1200 mm maks
op 114x38 mm muurplaat voorsien van 32 x 1,6 mm
- VENSTERS EN DEURE**
Hout en aluminium
- PLAFONNE**
Rhinobord op 38x38 SAD @ 400 mm s/s gespyker
- VLOER**
75mm betonbedekking op vogwerende laag op 50mm sandlaag op/hardelaag
- RIJGWERK**
Volgens munisipale vereistes en regulasies
- GEUTE**
PVC geute en allepype Geute op 225x12mm fasia bord
- ELEKTRISITEIT**
Alle elektrisiteit werk deur spesjaal Voldoensertifikaat moet voorsien word.
- OPPERVLAKTE**
Woonhuis..... 292,32 m²
- Nuwe aanbouing**..... 158,2 m²
- Motorhuis**.....
- Totaal**..... 305,14 m²
- SKAAL** 1:200..... 1:200

ALGEMEEN:

Alle mure en boules moet op terrein aangegeen word voor werk mag begin. Mure op alle geveer moet volgens mure getekend van plan. Verreke in alle gevalle min. 300mm bo grondvlak. Vagtiglaag moet onder alle openinge in binnemure voorsien word. Kappie betong met gegatvasteerde bouers buisepel 600mm diep gemessel in steenwerk. Beton linteie nur alle openinge. Min 4.00 stene met "brick face" tussen stene bo linteie. Alle dak linteie wat in mure in gebou word moet met dpe bedek word by gedeelte van dit met die nuur kontak maak.

ALLE BOUWERK STRENG:
VOLGENS NATIONALE PROVINSIALE EN PLAASLIKE BOU-REGULASIES

GETEKEN
J. van der Nest
Blesbokstraat 3
Kleinbaai 7229
Tel: 082-486-8381
DATUM 26. 8. 2014
TEKNO JJ 246/14

J.J. van der Nest
P. R. ARCH.DRAUGHT

MC Clarke

Bus 346

Gansbaai

15.9.2014

Die Munisipale Bestuurder
Oorstrand Munisipaliteit

Vir Aandag Staatsbeplanning

Erf 16 Hoopstraat 21
Gansbaai.

Aansoek om boudyn verslapping/afwyking.

Erf 16 is geleë in Gansbaai en is 892 m^2 groot. Die eiendom het 'n bestaande woning van $292,32\text{ m}^2$ en 'n nuwe aansoek vir 'n aansoek vir 'n aanbouing van $15,82\text{ m}^2$. Die dubbel motorhuis is omkep in 'n eetkamer en aan die oostekant is 'n kaggel ingebou wat die boudyn oorskry vanaf 2m tot 300mm. Die huidige eetsaal se oorskryding is reeds in 2002/03/28 goedgekeur. Ook aan die Oostekant waar die kaggel toe ingebou is. Die huidige aangrensende eienaar aan die Oostekant agterboudyn se woning is op die grens gebou en is hoër as die skoorsteen van die kaggel.

Ek glo dat die oorskryding geensins enige inpak op omliggende eienaars sal hê en of enige waardevermindering op hul grond sal hê nie. 'n Positiewe ooreweging sal waardeur word.

baie dankie.

Die Nuwe

MC Clarke

0283841434.

2

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

**4. ERF 4040, 280 FOURTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND
MUNICIPAL AREA: PROPOSED DEPARTURE: BRANDON SCORGIE ON
BEHALF OF GM BRUMMER**

4040 HVK(2732)

H van der Stoep

(028) 313 8900

Hermanus Administration

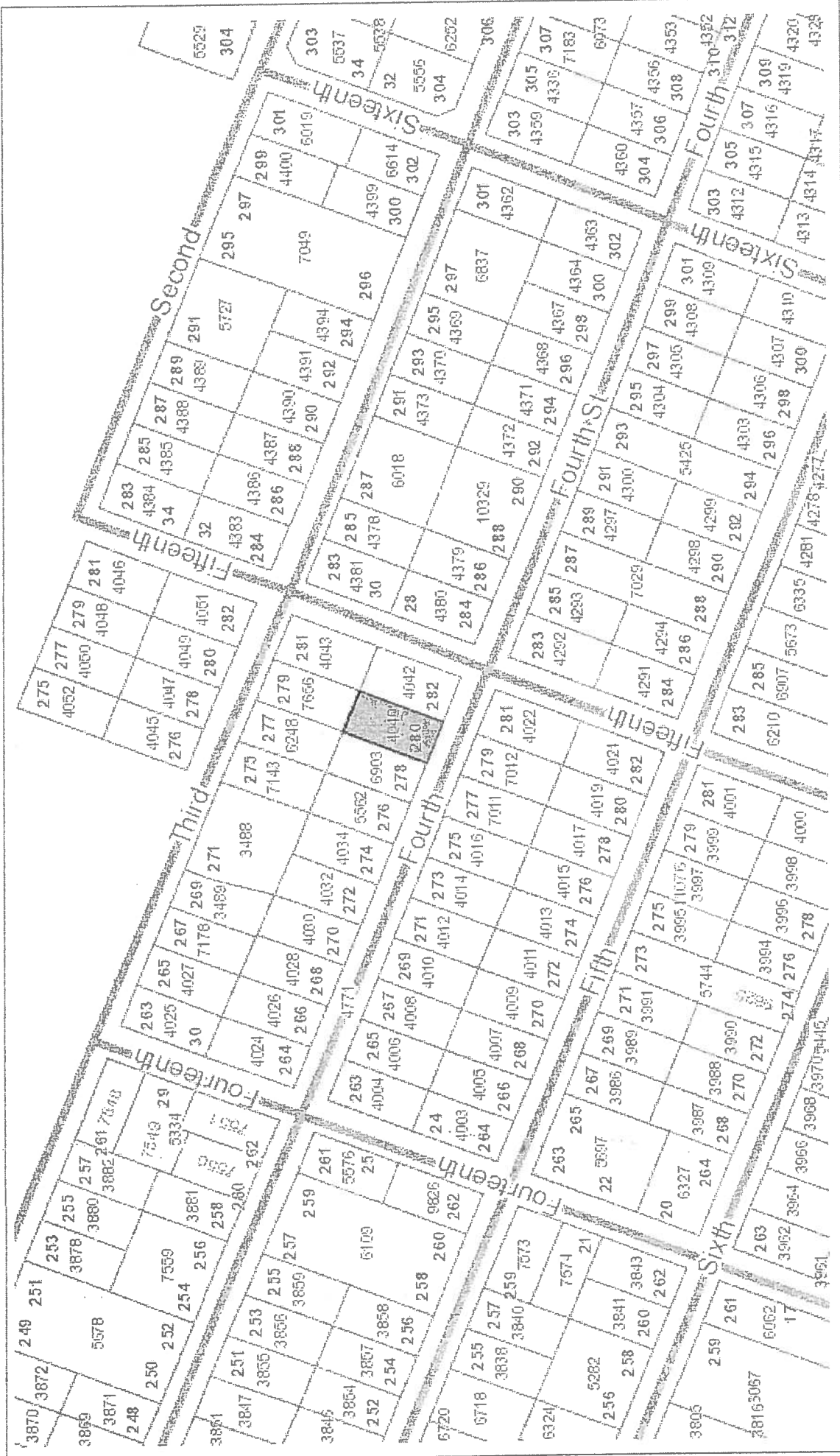
16 February 2015

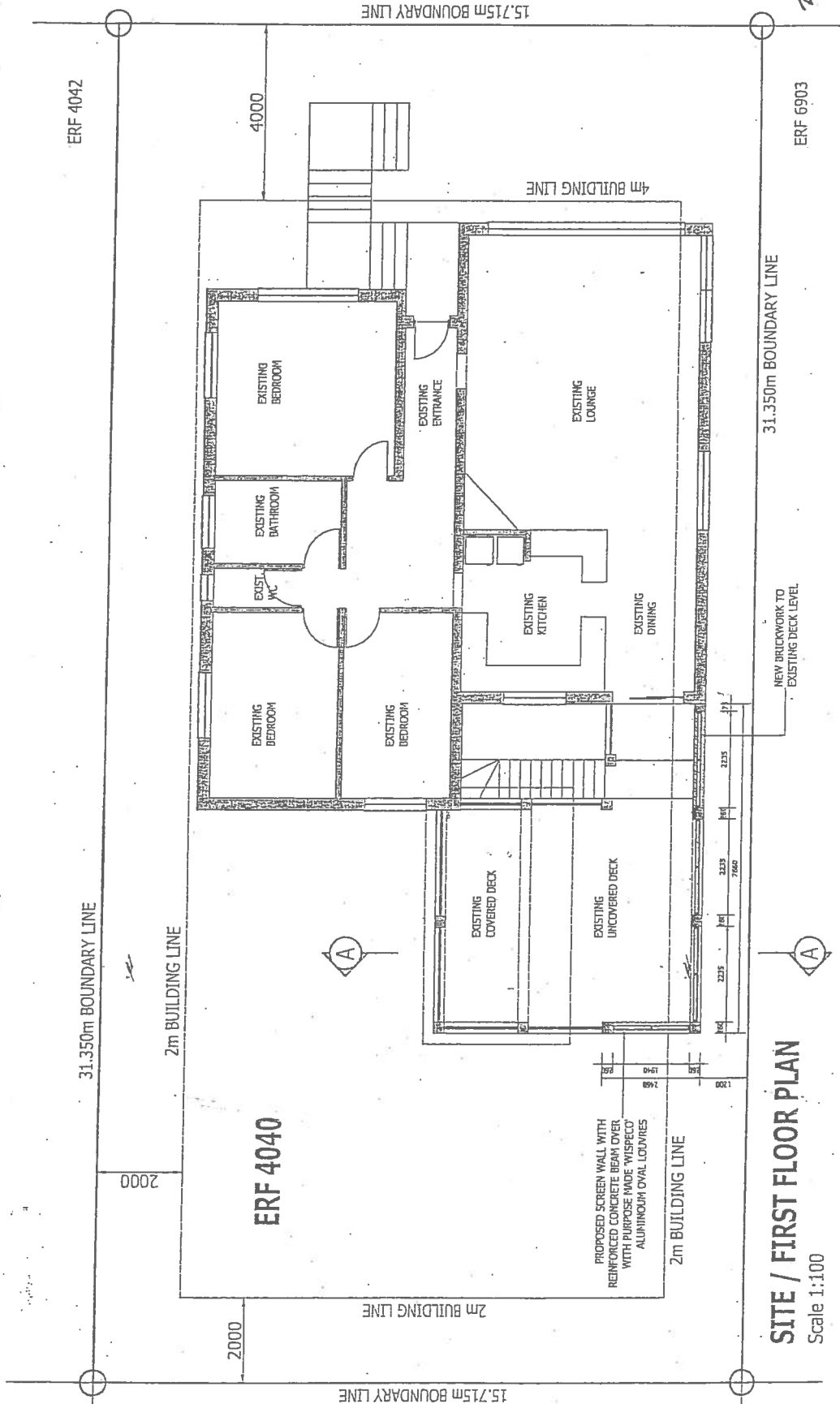
RESOLVED :

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 Scheme Regulations on Erf 4040, Hermanus in order to relax the lateral building line from 2m to 1,2m to accommodate a screen wall, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the lateral building line as indicated on plan no. 4040_BRUMMER_WA_A3/D1_Rev 0,as submitted with the application;
 - (b) that all the conditions in the Service Report (attached as Annexure D), be complied with;
 - (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.
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 above conditions of approval.



Erf 4040 Voelklip
Locality Map





SITE / FIRST FLOOR PLAN

Scale 1:100

Architectural Office
 GERVAUD ENGINEERING
 Residential Architecture (inc. Tech.)
 BRANDON SCORGIE
 Residential Architecture (Cape Tech.)

48 Main Road
 P.O. Box 181
 Ombus Tshier
 7201

CELL: 028 3165294
 TEL: (028) 3102200

CELL: 028 556 2512
 BRANDON 028 098 0086

Project
 PROPOSED ALTERATIONS TO
 EXISTING DWELLING
 ON ERF 4040
 280 4TH STREET, VOELKLIP
 HERMANUS
 7200

Client
 BRUMMER

Drawing
 SITE PLAN /
 FLOOR PLAN

Scale
 1:100

Drawn
 G. Welms

Checked
 G. Welms

Date
 OCTOBER 2014

Drawing No.
 BRUMMER_WA_A301_Rev 0

No.	Date	Revision	IGW	Initial
0	10/09/2014	ORIGINAL ISSUE		

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

ERF 4043

ERF 7656

31.350m BOUNDARY LINE

ERF 4042

ERF 6248

31.350m BOUNDARY LINE

ERF 6903

2000

2m BUILDING LINE

2000

2m BUILDING LINE

ERF 4040

4000

4m BUILDING LINE

PROPOSED SCREEN WALL WITH REINFORCED CONCRETE BEAM OVER WITH PURPOSE MADE WISPRECO ALUMINIUM OVAL LOUVRES

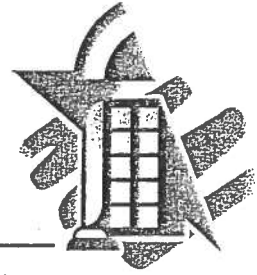
NEW BRICKWORK TO EXISTING DECK LEVEL.

15.715m BOUNDARY LINE

15.715m BOUNDARY LINE

Engelbrecht & Scorgie Architectural Office

CK 94/37360/23



48 Main Rd • PO Box 181 • Onrust River 7201 • Tel 028 316 3294 • Fax 028 316 2200 • Email archoffice@maxitec.co.za

16 October 2014

The Town Planner
Overstrand Municipality
P O Box 20
HERMANUS
7200

Dear sir/madam

DEPARTURE APPLICATION : MR S BRUMMER : ERF 4040 : 240 4TH STREET, VOËLKLIP, HERMANUS

On behalf of my client, Mr S Brummer, I would like to apply for a departure of the lateral building line. The building line of 2m needs to be relaxed to 1,2m.

Motivation / reason :

All Voëlklip erven with a street frontage of 15,74m had a lateral building line of 1,2m. The current building is built on the original 1,2m building line. The property to the western side of my client's dwelling has always been vacant. The owners of the vacant stand have recently completed the design of their "soon to be built" home. The east facing windows look directly onto the entertainment balcony of my client's property.

In order to retain his privacy, he would like to construct a screen wall on the western edge of the balcony. This falls within the new 2m building line and therefor requires a departure.

I trust you will consider my client's departure and I look forward to your correspondence.

Yours sincerely


Brandon Scorgie

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 4040, VOELKLIP - HERMANUS
(2732)

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 stormwater be allowed to discharge through Erf 4040, Voelklip, unobstructed;
3. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

15/01/2015
DATE

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

**5. ERF 2731, 7 – NINTH AVENUE, VOËLKLIP, HERMANUS, OVERSTRAND
MUNICIPAL AREA: PROPOSED DEPARTURE: HM SANDS**

2731 HVK(2699)

H van der Stoep

(028) 313 8900

Hermanus Administration

16 February 2015

RESOLVED :

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 Scheme Regulations on Erf 2731, Hermanus in order to relax the street building line from 3m to 0m to accommodate a door and external security gate, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the street building line as indicated on plan no. A, as submitted with the application;
 - (b) that the door be removed if it is not used for paraplegic access;
 - (c) that all the conditions in the Service Report (attached as Annexure D), be complied with;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
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 above conditions of approval.

MOTIVATION REPORT

Application for Planning Departure
Erf Number 2731
Voelklip

We have recently purchased a residential property in 9th Avenue, Voelklip, which we intend to use as our holiday home.

We have a daughter who is a wheelchair dependant paraplegic (see attached Parking Exemption Licence) who we would like to have access to the property without having to have access via the front entrance which involves going up and down 6 stairs.

We are requesting a departure from normal planning conditions in that we would like her to have access directly to the lower floor level of the house via a doorway that we would like to build giving access directly from 9th Avenue.

The property was originally built on the Municipal boundary of the plot and thus the new door will be on the Municipal boundary directly into 9th Avenue. We intend, given your permission, to install a Hardwood Exterior door with an external Security gate which will allow direct access via the existing Linen/Laundry room.

Should you require any further information please call us on 082 568 9385 or 084 555 9898

Yours faithfully

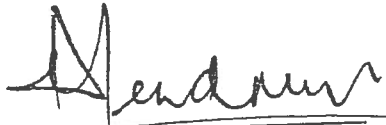
DAVE SANDS

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2731, VOELKLIP (2699)**

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 stormwater be allowed to discharge through Erf 2731, Voelklip, unobstructed;
3. that no on-street parking be allowed.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

15 | 01 | 2015
DATE