

**PORTFOLIO COMMITTEE :  
INFRASTRUCTURE & PLANNING**

**Chairperson :**

**Cllr E Gillion**

**Committee Members :**

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

**PORTEFEULJEKOMITEE :  
INFRASTRUKTUUR & BEPLANNING**

**Voorsitter :**

**Rdl E Gillion**

**Komiteelede :**

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

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

20 April 2021

**I N D E X**

**PAGE**  
**NUMBER**

**APPLICATIONS FOR LEAVE OF ABSENCE**

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**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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**1.  
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS  
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: FEBRUARY 2021 –  
MARCH 2021**

15/3/11

R Kuchar

Senior Manager : Town & Spatial Planning

23 March 2021

(028) 3138900

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**1. Executive Summary**

To report on applications disposed of by the Authorised Official and Municipal Planning Tribunal in terms of the Spatial Land Use Management Act (SPLUMA) during the period from 17 February 2021 – 23 March 2021.

**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

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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

None

**10. Annexures**

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

**RECOMMENDATION:**

that cognisance be taken of the town planning applications disposed of by the Authorised Official in terms of SPLUMA for the period 17 February 2021 – 23 March 2021:

- |     |  |                  |
|-----|--|------------------|
| 1.  | Erf 805, 149 Main Road, Northcliff, Hermanus                               | 18 February 2021 |
| 2.  | Erf 11018, 5 Church Street, Westcliff, Hermanus                            | 18 February 2021 |
| 3.  | Erf 4502, 39 Third Avenue, Kleinmond                                       | 18 February 2021 |
| 4.  | Erf 384, Fourie Street, Westcliff, Hermanus                                | 18 February 2021 |
| 5.  | Portion 24 (portion of Portion 12) of farm Fransche Kraal No 708           | 19 February 2021 |
| 6.  | Erf 5548, 31 Seventeenth Avenue, Voëlklip, Hermanus                        | 19 February 2021 |
| 7.  | Erf 12284, 114 Eleventh Street, Voëlklip, Hermanus                         | 1 March 2021     |
| 8.  | Erf 932, 15 Luyt Street, Eastcliff, Hermanus                               | 9 March 2021     |
| 9.  | Portion 33 (a portion of Portion 1) of the farm Wortel Gat No. 723         | 23 March 2021    |
| 10. | Portion 2 (Lang Bosch) of the farm Strandfontein No. 712, Division Caledon | 23 March 2021    |
| 11. | Erf 78, 31 Gull Road, Pringle Bay  | 23 March 2021    |

that cognisance be taken of the town planning applications disposed of by the Municipal Planning Tribunal in terms of SPLUMA that took place on 25 February 2021:

- |    |   |                  |
|----|---|------------------|
| 1. | Erf 790, 17 Cove Street, De Kelders       | 25 February 2021 |
| 2. | Erf 3010, 93 Atlantic Drive, Onrustrivier | 25 February 2021 |
| 3. | Portion 47 of farm Hangklip No. 559       | 25 February 2021 |

**RESPONSIBLE OFFICIAL :**

**R VAN ANTWERP**

**TARGET DATE FOR IMPLEMENTATION :**

**12 MAY 2021**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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**1.  
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS  
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: FEBRUARY 2021 –  
MARCH 2021**

15/3/11

R Kuchar

Senior Manager : Town & Spatial Planning

23 March 2021

(028) 3138900

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
20 APRIL 2021, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

**RESPONSIBLE OFFICIAL :**

**R VAN ANTWERP**

**TARGET DATE FOR IMPLEMENTATION :**

**12 MAY 2021**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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Spatial Land Use Management Act (SPLUMA) Approvals

1. **ERF 805, 149 MAIN ROAD, NORTHCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSENT USE: GRAND GAMING WESTERN CAPE (PTY) LTD ON BEHALF OF RITCARLO INVESTMENT (PTY) LTD**

**805 HNC**

**H van der Stoep  
26 January 2021**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application was received on 18 June 2020 from Grand Gaming Western Cape (Pty) Ltd on behalf of Ritcarlo Investment (Pty) Ltd on Erf 805, 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 operate a place of entertainment with five (5) slot machines.

**RESOLVED :**

1. that the application in terms Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a consent use in order to operate a place of entertainment with five (5) slot machines **be approved**, subject to the following conditions:
  - (a) that this approval is only for the development as indicated on the plans *f1* and *f2*, as submitted with the application;
  - (b) that the place of entertainment be limited to only five (5) limited pay-out machines;
  - (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.

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Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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

**REASONS FOR RECOMMENDATION**

- The existing structures have approved building plans.
- The surrounding owners did not object.
- The change use will have no impact on the surrounding area, since it is in line with the mixed-use character of the area.
- The activity has been in operation since 2012 and no complaints have been received against the LPM's



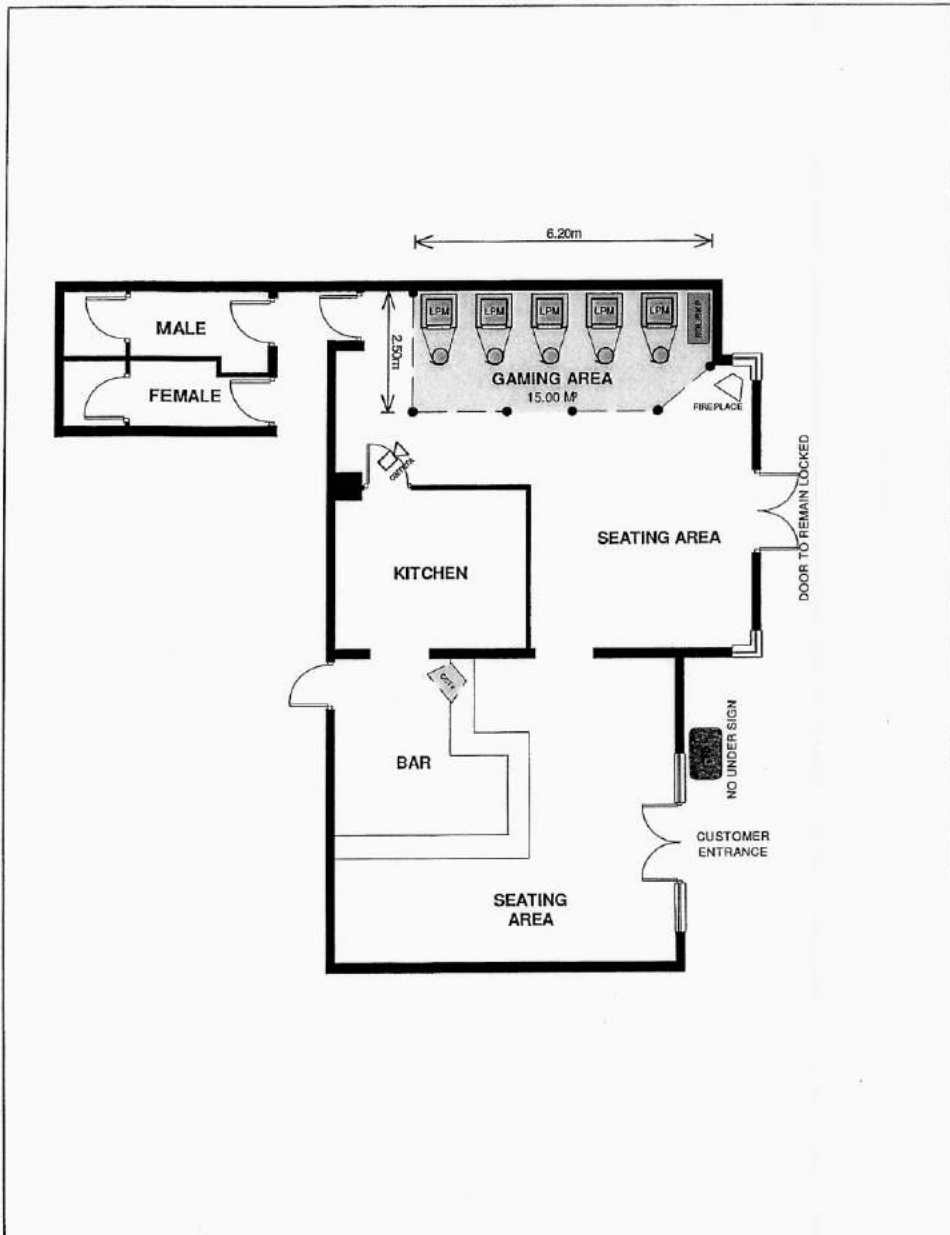
**OVERSTRAND**  
  
**MUNICIPALITY**


Locality Map  
Erf 805, Northcliff

Date: 2020-03-2



dimension f2



BUSINESS NAME :	<b>JAX PUB</b>	GAMING AREA :	15 M <sup>2</sup>	 blueprints TEL : 082 2986122
PHYSICAL ADDRESS :	9 ROYAL LANE, HERMANUS	GAMING AREA % :	12.29 %	
REVISION # :		DATE COMPILED :	2002012	
REVISION DATE :		SCALE :	1:100	
		BUILDING AREA :	122 M <sup>2</sup>	

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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**2. ERF 11018, 5 CHURCH STREET, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS RED ATLANTIC ARCHITECTURE ON BEHALF OF LOXITRIM PTY LTD**

**11018 HWC**

**H van der Stoep  
1 February 2021**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application was received on 13 February 2020 from Messrs Red Atlantic Architects on behalf of Loxitrim (Pty) Ltd on Erf 11018, Hermanus 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 building lines as follows:

- ❖ lateral building lines from 4,5m to 2m to accommodate a proposed building, and
- ❖ rear lateral building line from 3m to 2m to accommodate a proposed building.

Simultaneously an application was lodged in terms of Section 16(2)(i) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to amend the Site Development Plan.

**RESOLVED :**

1. that the application for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) to relax the buildings as follows:
  - ❖ lateral building lines from 4,5m to 2m to accommodate a proposed building;
  - ❖ rear lateral building line from 3m to 2m to accommodate a proposed building,
  - ❖ street building line from 4m to 0,5m to accommodate a roofed or unroofed refuse area.
2. that the application to amend the Site Development Plan in terms of Section 16(2)(i) of the By-Law, **be approved** subject to the following conditions:

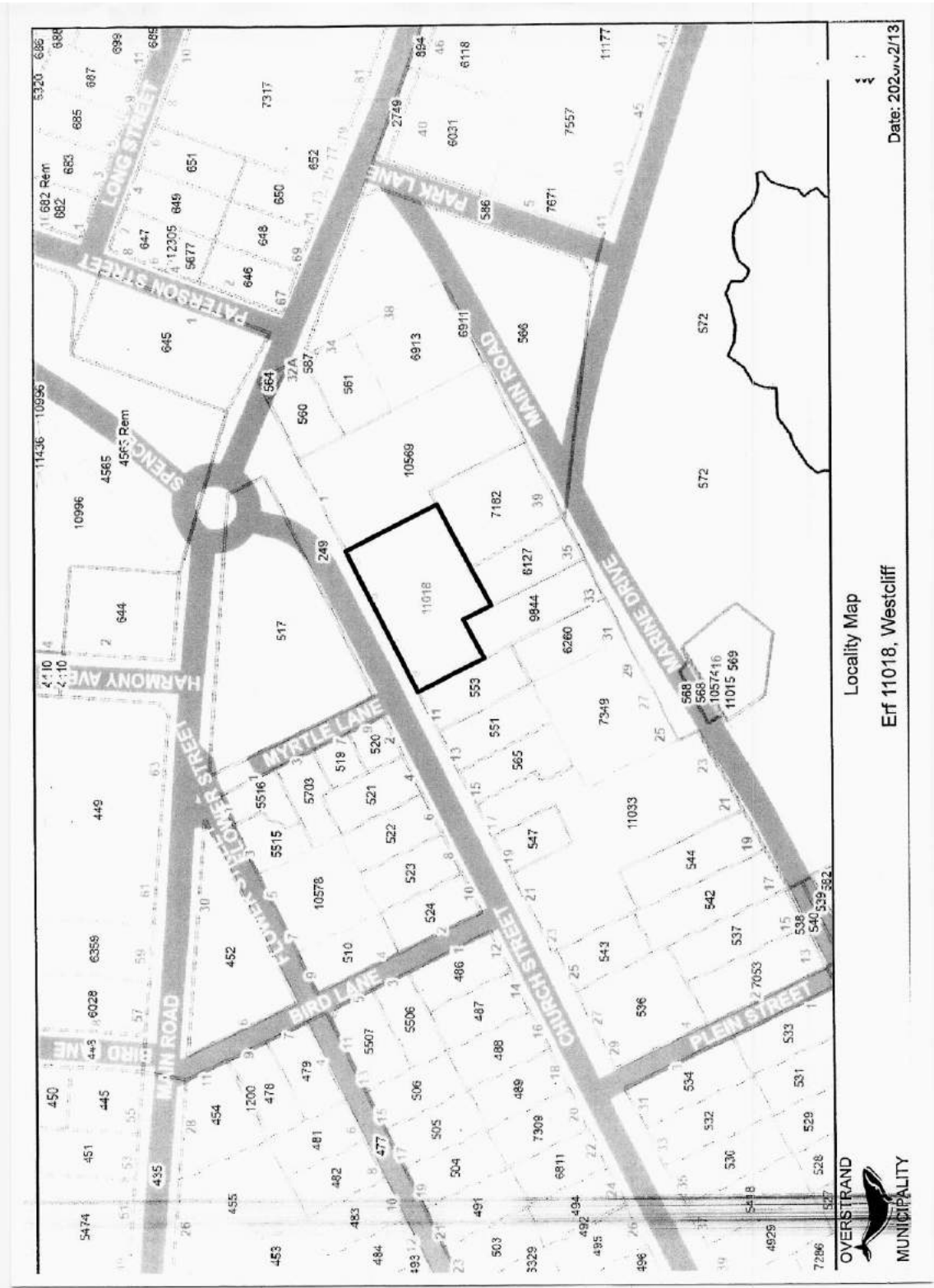
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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- (a) that this approval is only for the development as indicated on plans **19-063** dated **2019-07-08**, as submitted with the application;
  - (b) that the height of the buildings be restricted to a maximum height of 8m;
  - (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
  - (d) that all the conditions in the Services Report, be complied with;
  - (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.
3. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

**REASONS FOR RECOMMENDATION**

- The proposed application is substantially scaled down, which will have less than an impact on adjacent land uses.
- The surrounding owners did not object.
- The change use will have no impact on the surrounding area, since it is in line with the surrounding uses, e.g. group housing and flat developments rights.



OVERSTRAND MUNICIPALITY

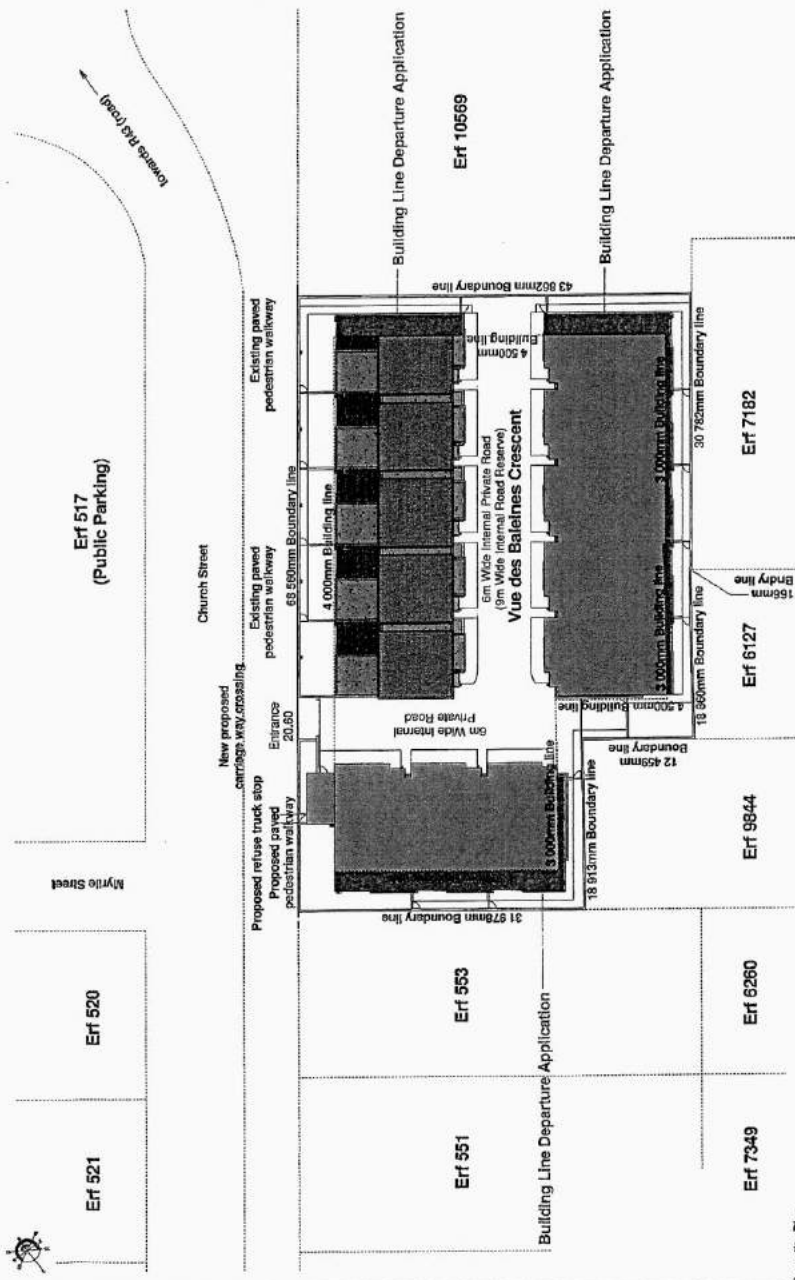
Locality Map

Ef 11018, Westcliff

Date: 2022/02/13

**VUE DES BALEINES**  
**HABIKON HOUSING**  
**78 - DOMESTIC RESIDENCE**  
**RED ATLANTIC architecture**  
 FILE REF: VBA-2015-0015

PROPERTY: Loxtonville PTV 1  
 EP 1918, Church St  
 Project Description: Residential  
 Proposed Group Housing Development  
 Refuse area, boundary walls  
 UoM: m, m<sup>2</sup>  
 Street description: Church St  
 Locality: Loxtonville  
 Project Number: 15-035  
 Project Name: Red Atlantic  
 Prepared by: [Name]  
 Date: [Date]



**General Residential 3, Bulk Zone 2 (GR3)**

Height	3.0m	3.0m
Stairs	2	2
Coverage	80%	56%
Bulk Actual	1.50	1.06
Building Lines		
Street	4.00m	4.00m
Side	4.50m	5.00m
Rear	5.00m	2.00m
Parking	1 per unit	
Required	2 per unit	
Provided		

**Development Data:**

Erf size	2783
Ground Storey	1834
First Storey	1098
Total	2932
Open Balconies	394
Total	2955

**Proposed:**

Erf 01	171.00 - Type A	205.00sqm (covered area), 22.00sqm (open)
Erf 02	169.00 - Type A	206.00sqm (covered area), 22.00sqm (open)
Erf 03	169.00 - Type A	206.00sqm (covered area), 22.00sqm (open)
Erf 04	169.00 - Type A	206.00sqm (covered area), 22.00sqm (open)
Erf 05	191.00 - Type B	199.00sqm (covered area), 28.00sqm (open)
Erf 06	152.00 - Type B	199.00sqm (covered area), 28.00sqm (open)
Erf 07	152.00 - Type B	199.00sqm (covered area), 28.00sqm (open)
Erf 08	152.00 - Type B	199.00sqm (covered area), 28.00sqm (open)
Erf 09	215.00 - Type B	199.00sqm (covered area), 28.00sqm (open)
Erf 10	192.00 - Type B	199.00sqm (covered area), 28.00sqm (open)
Erf 11	192.00 - Type B	199.00sqm (covered area), 28.00sqm (open)
Erf 12	192.00 - Type B	199.00sqm (covered area), 28.00sqm (open)
Erf 13	192.00 - Type B	199.00sqm (covered area), 28.00sqm (open)
Erf 14	192.00 - Type B	199.00sqm (covered area), 28.00sqm (open)
<b>TOTAL</b>		<b>2783.00</b>



**NOTES**

1. This drawing is a site plan showing the proposed layout of the building and its components. It is intended to provide a general overview of the site and is not intended to be used for construction purposes.
2. The proposed building layout is shown in grey. The existing building layout is shown in black.
3. The proposed building layout is subject to the approval of the relevant authorities.
4. The proposed building layout is subject to the availability of services and utilities.
5. The proposed building layout is subject to the availability of land.
6. The proposed building layout is subject to the availability of funds.
7. The proposed building layout is subject to the availability of time.
8. The proposed building layout is subject to the availability of materials.
9. The proposed building layout is subject to the availability of labor.
10. The proposed building layout is subject to the availability of equipment.
11. The proposed building layout is subject to the availability of subcontractors.
12. The proposed building layout is subject to the availability of permits.
13. The proposed building layout is subject to the availability of insurance.
14. The proposed building layout is subject to the availability of bonds.
15. The proposed building layout is subject to the availability of contracts.
16. The proposed building layout is subject to the availability of agreements.
17. The proposed building layout is subject to the availability of licenses.
18. The proposed building layout is subject to the availability of registrations.
19. The proposed building layout is subject to the availability of certifications.
20. The proposed building layout is subject to the availability of approvals.

VUE DES BAILEINES

**HABIKON HOUSING**

HB - DOMESTIC RESIDENCE

RED ATLANTIC architecture

RENE WUY JARROLD

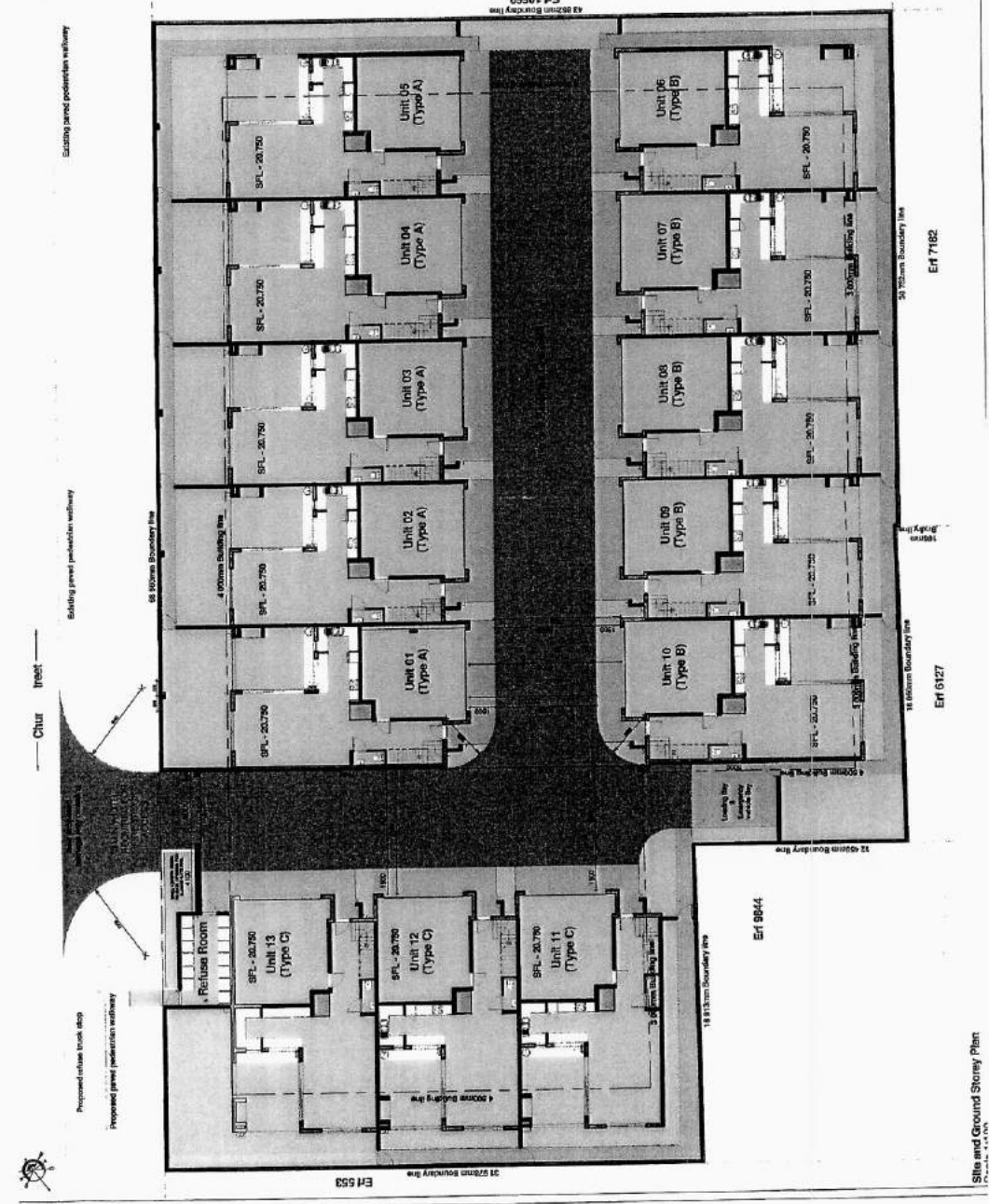
LOXTRIM PTY LTD

Project description: 4 x 10 storey towers, 4 x 4 storey townhouses.

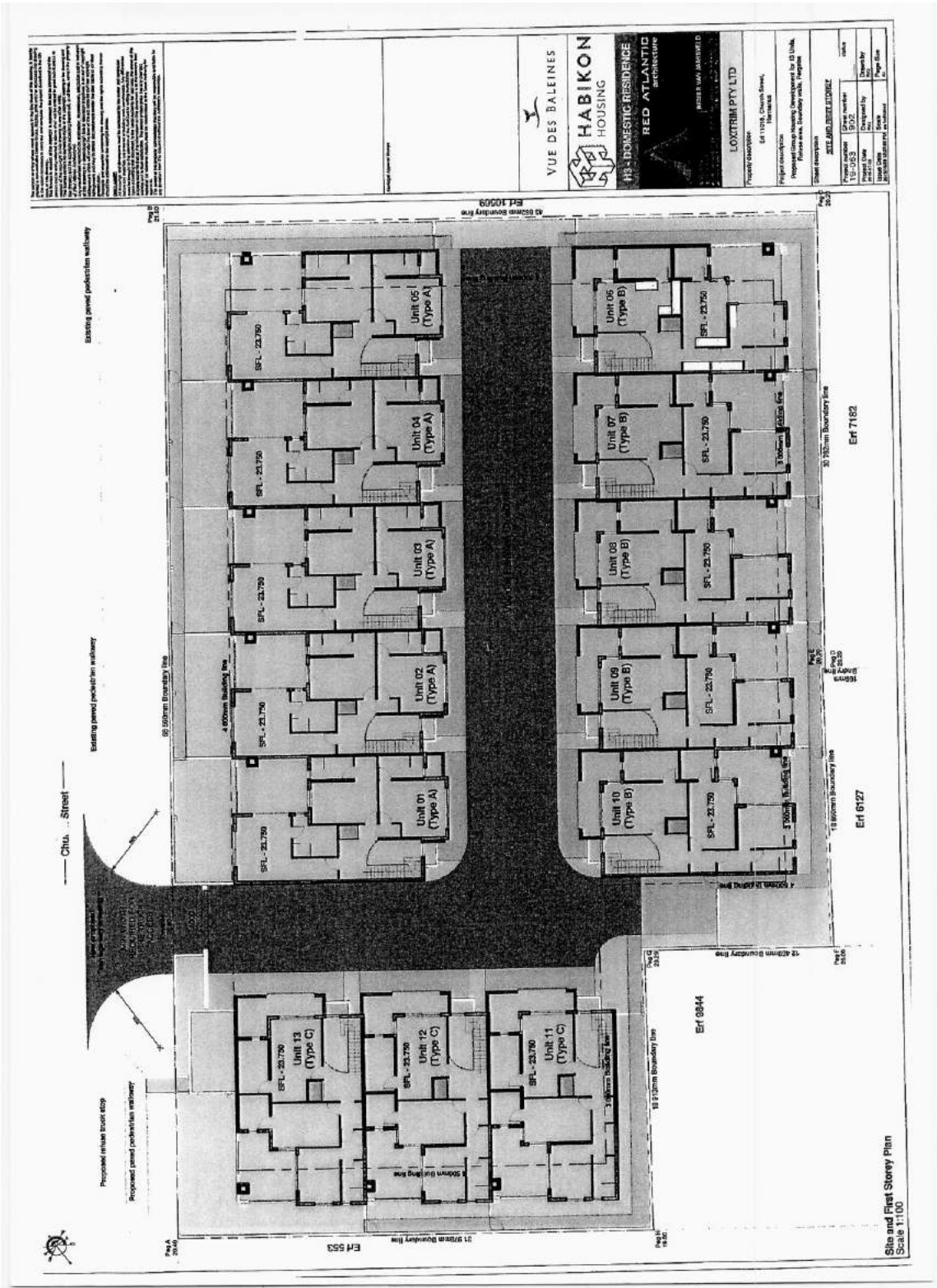
Project location: 111-113, Chur Street, Melbourne, Victoria.

Proposed Gross Leasing Development for 13 Units.

Drawn	02/05/2024	02/05/2024
Project number	111-113	05/21
Client name	HABIKON HOUSING	
Project name	HB - DOMESTIC RESIDENCE	
Drawn by	[Signature]	
Checked by	[Signature]	
Project date	02/05/2024	



Site and Ground Storey Plan

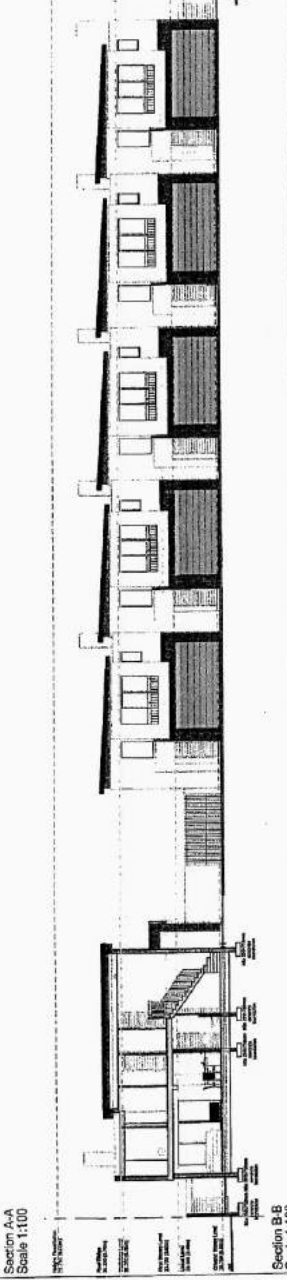
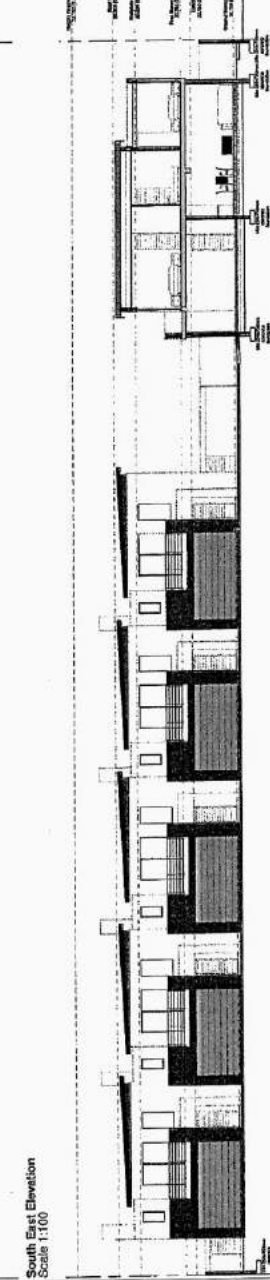
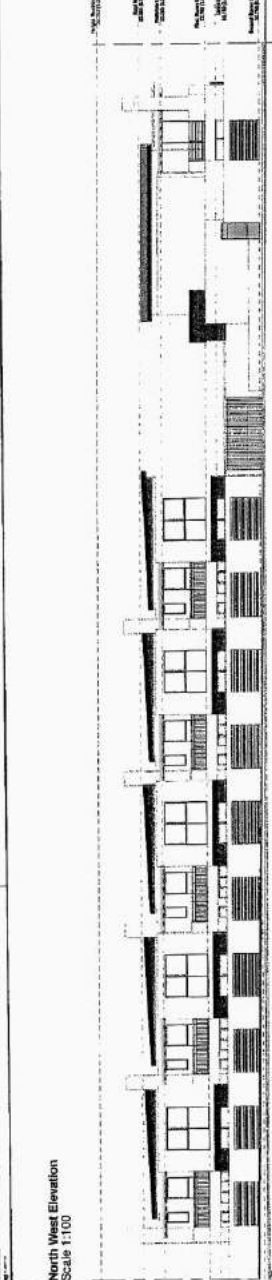
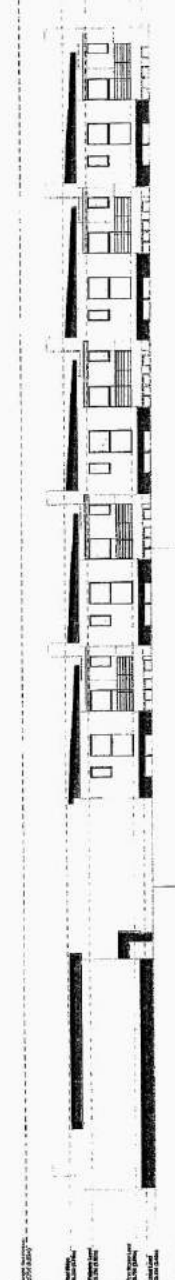






NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.  
 3. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.  
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES.  
 8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED PROGRAMME OF WORK.  
 9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING ENVIRONMENT AT ALL TIMES.  
 10. ALL WASTE SHALL BE REMOVED FROM THE SITE AS IT IS GENERATED.  
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.  
 12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED PROGRAMME OF WORK.  
 13. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING ENVIRONMENT AT ALL TIMES.  
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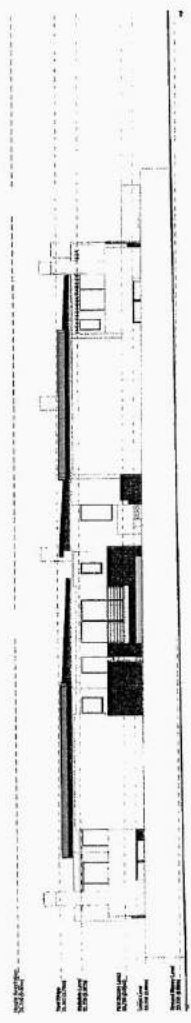
VUE DES BALEINES  
 HABIKON HOUSING  
 RED ATLANTIC architecture  
 LOMTRIM PTY LTD  
 19-05-23  
 15/04  
 15/04



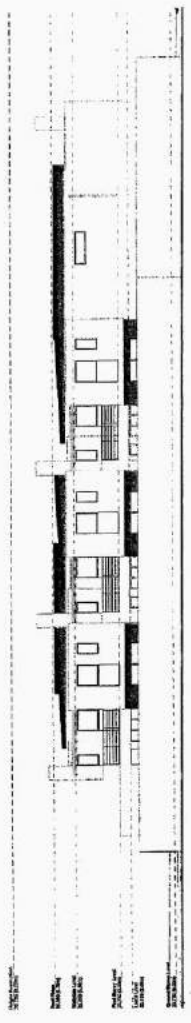
**DISCLAIMER:** The information contained in this document is confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this document in error, please notify the project manager immediately. The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information is subject to change without notice and is not intended to be a contract. The information is not intended to be used for any purpose other than that for which it was prepared. The information is not intended to be used for any purpose other than that for which it was prepared.

VUE DES BALEINES  
**HABIKON**  
 HOUSING  
 H&S-DOMESTIC RESIDENCE  
 RED ATLANTIC  
 architecture  
 HIGHER AND JUSTIFIED

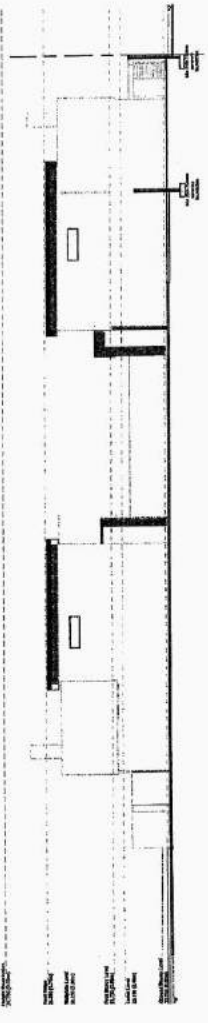
Property description	EPI 111018, Ocean Drive		
Project description	Housing		
Proposed Group Housing Development for 13 Units	Phase one, four-story units, 14 units		
Sheet description	ELEVATIONS AND SE		
Project number	Sheet number	Scale	Page No.
EP-005	505	1:200	1/17
Project name	Project location	Project date	Project status
HABIKON HOUSING	111018, Ocean Drive	2014	Approved



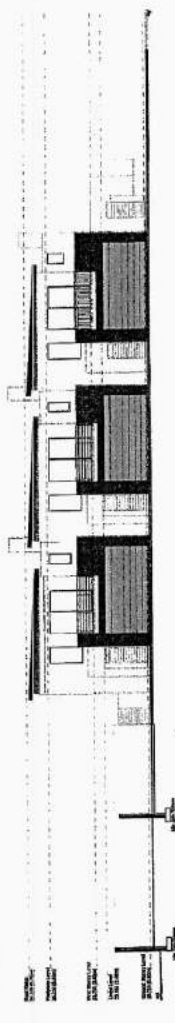
South West Elevation  
 Scale 1:100



North East Elevation  
 Scale 1:100



Section C-C  
 Scale 1:100



Section D-D  
 Scale 1:100



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 11018, WESTCLIFF**

Stormwater (SW)	:	According to the master plan by the Developer
Electricity	:	Refer to conditions
Water	:	According GLS Report and Conditions
Sewer	:	According to GLS Report and Conditions
Roads and traffic	:	Refer to conditions

**Conditions:**

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

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

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

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

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

The contribution according to the current policy (2020/2021) is as follows:

**Flats up to 2 bedrooms:**

Water	R 23 957.00 x 7.20	= R 172 490.40
Sewerage	R 16 153.00 x 7.20	= R 116 301.60
Roads	R 7 243.00 x 12.00	= R 86 916.00
Stormwater	R 8 357.00 x 0.000	= R 0.00
Solid Waste	R 1 448.00 x 12.00	= R 17 376.00
Electricity	R 33 586.00 x 12.00	= R 403 032.00
<b>TOTAL (inclusive of VAT)</b>		<b>= R 796 116.00</b>

**Note:**

- 1.1 The above figures are estimates and exclude evaluation/ investigation fees and service connection fees.
- 1.2 That Overstrand Municipality's Electrical Department shall be contacted regarding the bulk electricity cost.

2. that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
  - 2.1 the Director: Infrastructure and Planning may require the developer to construct internal, link, and/or bulk municipal services to a higher capacity than warranted by the development for purposes of allowing other existing or future developments to also utilise such services, provided:
  - 2.2 the rates and prices of such work be established in terms of a system which is fair, equitable, transparent and cost effective;
  - 2.3 if link municipal services have already been provided, the developer to contribute towards the cost thereof, the Director: Infrastructure and Planning to determine the amount of such contribution in terms of a system which is fair and equitable;
3. that servitudes for municipal services be registered in favour of the Council at the developer's cost in respect of all main services to be taken over by the Council and all existing municipal services concerned crossing private property;
4. that the developer indemnifies and keep the Council indemnified against all actions, proceedings, claims and demands, costs, damages and expenses arising out of the establishment of the township, the provision of services to the township or the use of servitude areas or municipal property:
  - 4.1 for a period which shall commence on the date that the installation of the services to the township are commenced with and shall expire after completion of the maintenance period;
  - 4.2 the developer to submit an acceptable public liability insurance policy to the Council and to pay the premium in advance for the period as set out above before any work concerned may commence;
  - 4.3 the insurance to be to an amount which shall not be less than that required by the SAACE;
  - 4.4 such indemnification against loss, claims or damages, to include claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the Council's services or apparatus or otherwise;
5. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
  - 5.1 way-leaves must be obtained from the Operational Manager;

- 5.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
6. that the developer may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:
  - 6.1 such costs to be established in accordance with a system which is fair, equitable, transparent, competitive and cost effective;
  - 6.2 such costs shall be set-off against (part or full) development contributions payable in respect of engineering services;
  - 6.3 to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the prime rate, when funds are available;
7. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
8. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SABS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
9. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
10. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
11. such independent professional civil engineer/technologist to furnish the Director: Infrastructure and Planning with satisfactory proof of his professional indemnity insurance to an amount which shall not be less than that required by the SAACE and which insurance shall be valid for the relevant contract and maintenance period;
12. that all municipal civil and electrical services installed or constructed by the developer, be maintained after completion thereof for a maintenance period, as described in the General Condition of Contract for works of Civil Engineering Construction – 2010, of 12 months, and

13. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;
14. that the Home Owners Association be responsible for the operational costs and maintenance of street lighting, electrical reticulation and metering and all internal services;
15. that the developer provide bulk water meters at approved positions as well as individual meters at each consumption point;
16. that an approved refuse collection area/room to sufficiently accommodate the refuse generated by the development and which is to be provided with the following:
  - a. properly ventilated;
  - b. a cement floor;
  - c. a tap and running water, as well as a drainage point which is connected to the sewer network;
  - d. at a position nearest to an access road for the development and be accessible for the refuse truck at all times, to the satisfaction of the Director: Infrastructure and Planning;
17. that the refuse collection area be constructed in accordance with the requirements of the Municipality;
18. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
19. that the above stormwater management plan include the following:
  - 20.1. pre-development run-off from the catchment area;
  - 20.2. post-development run-off from catchment area;
  - 20.3. existing stormwater reticulation system and the capacity thereof;
  - 20.4. connection of internal stormwater reticulation system;
  - 20.5. overland escape routes;
20. that the connection to the stormwater reticulation system be provided according to the stormwater management plan, by the developer at his cost and approved by Overstrand Municipality ;
21. that the developer apply for a temporary water connection on the prescribed application form at Overstrand Municipality's Finance Department, before commencement of construction;

22. that the developer apply for a bulk water connection on the prescribed application form, at Overstrand Municipality's Finance Department and that the installation of the bulk water meter, by the developer, be done under the supervision of the Operational Manager, Hermanus;
23. that the connection to the main water line will only be done by the Operational Department after payment of the connection fee, by the developer;
24. that the developer appoint a consulting electrical engineer to determine the electricity demand for the development and pay a fee to Overstrand Municipality to determine the capacity in the existing electricity network;
25. that any additional cost related to the upgrading of bulk civil services will be for the developer's account;
26. that no on-street parking will be allowed;
27. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer;
28. that the proposed development shall utilise Bergsig Street as access and egress to and from the property;
29. that the minimum access stacking space for the proposed development shall be 12,0 m (measured in front of the main access gate of proposed development).
30. that no access gate or part of any access gate shall be installed within public road reserves. Gates on a boundary must be completely on the private side thereof.

  
DENNIS HENDRIKS  
SENIOR MANAGER: ENGINEERING SERVICES

24-08-2020  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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**3. ERF 4502, 39 THIRD AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: SCHOONRAAD ARCHITECT ON BEHALF OF C DARE**

**4502 KKM (3496/2019)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**15 January 2021**

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**Executive Summary**

An application was received on 11 November 2019 from Schoonraad Architect on behalf of C Dare on Erf 4502, 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 western lateral building line from 2m to 0,85m to accommodate the existing outbuildings.

**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 4502, Kleinmond for a departure in order to relax the western lateral building line from 2m to 0,85m to accommodate the existing outbuildings, **be approved** subject to the following conditions:
  - (a) that this approval is only for the development as indicated on the plans as submitted with the application;
  - (b) that the staff quarters may not be used for self-catering or rental accommodation;
  - (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage.
  - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
  - (f) that all the conditions in the Services Report, be complied with.

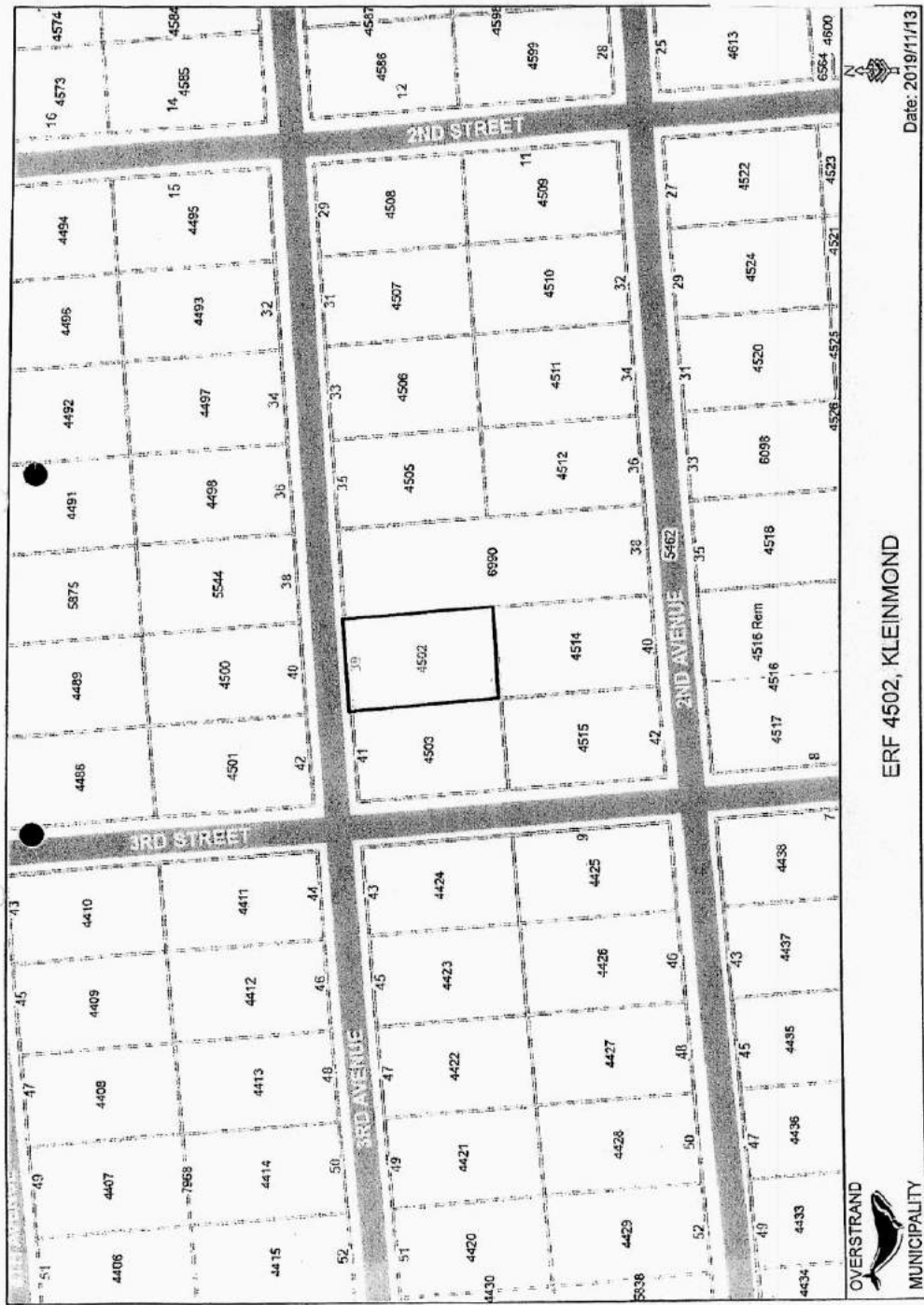
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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

**REASONS FOR RECOMMENDATION**

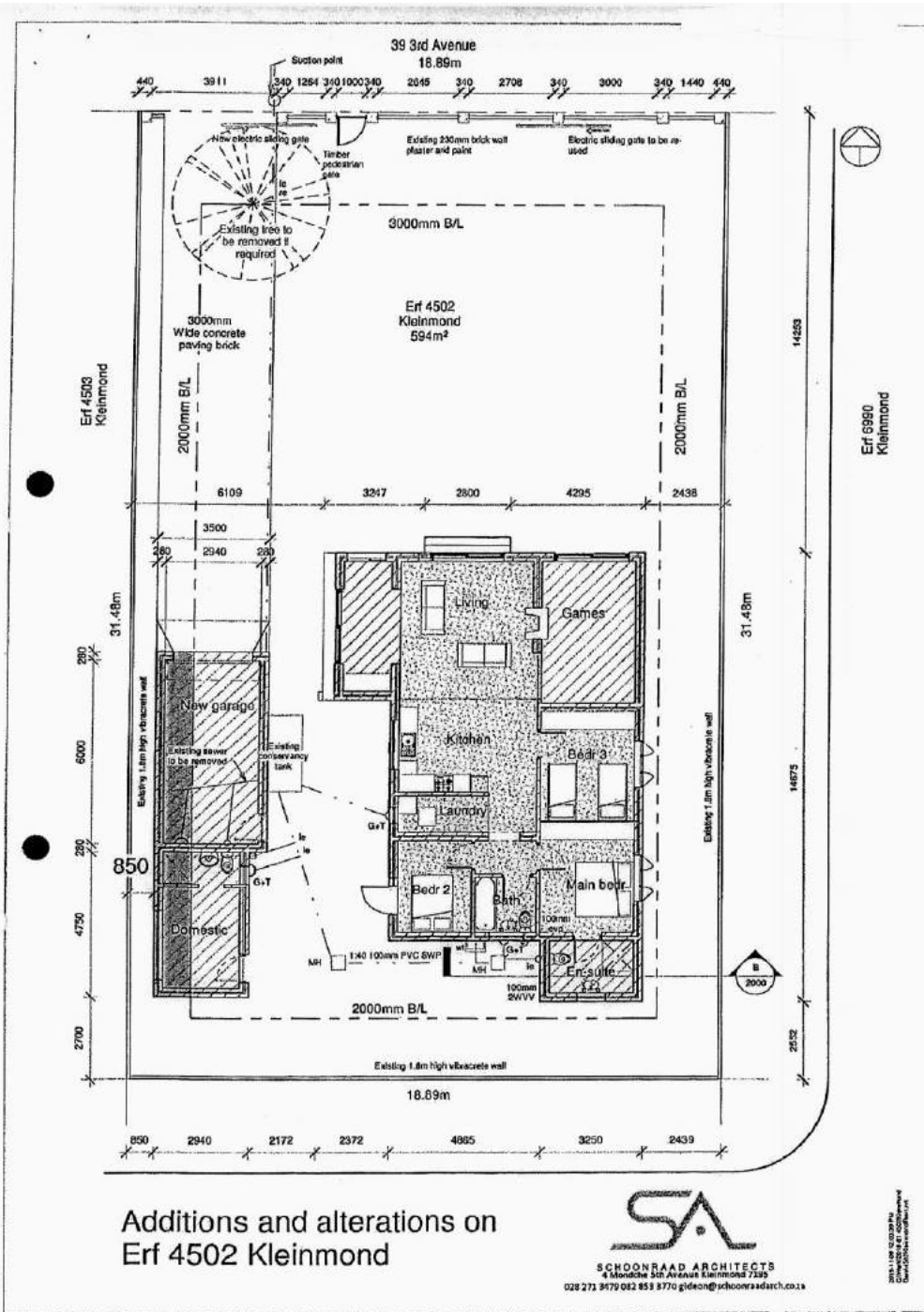
- ❖ The structure has approved building plans with the exception of the outbuilding.
- ❖ The surrounding owners did not object.
- ❖ The staff quarters have been made liveable.
- ❖ The change of use will have no impact on the surrounding area, since it was done years back and no complaints have been received.



ERF 4502, KLEINMOND



Date: 2019/11/13



Additions and alterations on  
Erf 4502 Kleinmond



SCHOONRAAD ARCHITECTS  
4 Monarchie 322 Avenue Kleinmond 7139  
028 271 3679 082 853 8770 gideon@schoonraadarch.co.za

2015-11-06 10:02:29 PM  
DWG: 2015-11-06 10:02:29 PM  
DWG: 2015-11-06 10:02:29 PM

Capite 12

The architectural drawing set includes the following components:

- Floor Plan (Top Left):** A detailed site plan showing building footprint, setbacks, and site features. Dimensions include 31.46m, 17.84m, and 31.46m. It includes a circular feature and various annotations.
- Elevation 1 (Middle Right):** A long, low elevation of the building with a gabled roof and several windows. It includes a scale bar and annotations.
- Section 1 (Bottom Right):** A vertical section showing the building's profile against a landscape background with trees. It includes annotations for roof pitch and structural details.
- Section 2 (Middle Left):** A vertical section showing a gabled roof structure with detailed annotations for materials and construction.
- Section 3 (Bottom Left):** Another vertical section showing a different part of the building's structure, with detailed annotations.

At the bottom of the drawing set is a technical specification table:

SPECIFICATIONS	
1.00	General Notes
1.01	General Construction
1.02	Roofing
1.03	Walls
1.04	Floors
1.05	Windows and Doors
1.06	Paints and Finishes
1.07	Lighting
1.08	Sanitary and Plumbing
1.09	Electrical
1.10	Other

Below the table is the SA (South African) Council for the Architectural Profession logo and registration details, including the name **W.P. van Heerden**.

W.P. van Heerden

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 4502, KLEINMOND**

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 4502, Kleinmond, unobstructed;
4. that no on-street parking be allowed.

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

*21/07/2020*  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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- 4. ERF 384, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED REZONING, SUBDIVISION, CLOSURE OF PUBLIC PLACE, CONSENT USE, AMENDMENT OF THE OVERSTRAND MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK, 2020 AND THE OVERSTRAND GROWTH MANAGEMENT STRATEGY, 2020: MESSRS INTERACTIVE TOWN- AND REGIONAL PLANNING ON BEHALF OF OVERSTRAND MUNICIPALITY**

**384 HWC**

**H van der Stoep  
2 February 2021**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application was received on 23 October 2020 from Messrs Interactive Town- and Regional Planning on behalf of Overstrand Municipality on Erf 384, Hermanus for the following:

- ❖ the deviation of the Overstrand Municipality Spatial Development Framework, 2020 in terms of Section 10 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020 (By-Law);
- ❖ departure of the Overstrand Growth Management Strategy, 2010 in terms of the Municipal Systems Act, Act 32 of 2000;
- ❖ closure of a portion of a public road (Fourie Street) in terms of Chapter IV, Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020;
- ❖ closure of a public open space (Erf 384, Hermanus) in terms of Chapter IV, Section 16(2)(n) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020;
- ❖ rezoning of Erf 384, Hermanus represented by Figure ABCDEFG here-below from Open Space Zone 2 to Community Zone 1: Community Facilities and the portion of the closed road from Open Space Zone 2 to Community Zone 1: Community Facilities in terms of Chapter IV, Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020, and
- ❖ consent use for institutional use in terms of Chapter IV, Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020.

**AGENDA of the  
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**RESOLVED :**

1. that the application in terms of Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 384, Hermanus for the following:
  - the deviation of the Overstrand Municipality Spatial Development Framework, 2020 in terms of Section 10 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law);
  - closure of a portion of a public road (Fourie Street) in terms of Chapter IV, Section 16(2)(n) of the By-Law;
  - closure of a public open space (Erf 384, Hermanus) in terms of Chapter IV, Section 16(2)(n) of the By-Law;
  - rezoning of Erf 384, Hermanus represented by Figure ABCDEFG here-below from Open Space Zone 2 to Community Zone 1: Community Facilities and the portion of the closed road from Open Space Zone 2 to Community Zone 1: Community Facilities in terms of Chapter IV, Section 16(2)(a) of the By-Law, and
  - consent use for Institutional use in terms of Chapter IV, Section 16(2)(o) of the By-Law.

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

- (a) that this approval is only for the development of medical related facilities;
- (b) that the approval is restricted to two (2) storeys;
- (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 there be compliance with all relevant Health and Fire regulations;
- (e) that all the conditions in the Services Report, be complied with;
- (f) that the applicable tariffs, as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
- (g) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and

**AGENDA of the  
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(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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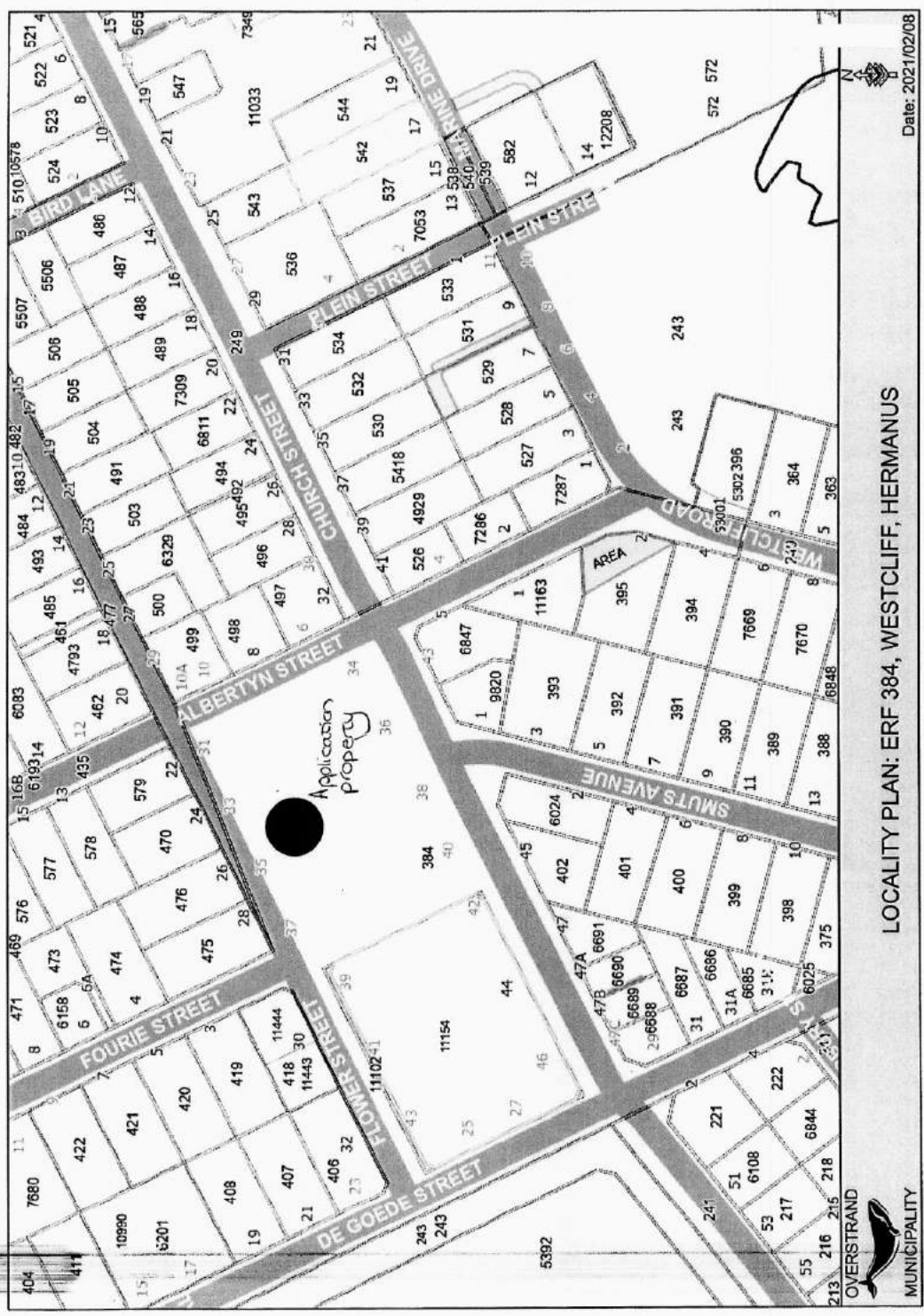
- (h) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

**RECOMMENDATION TO COUNCIL :**

that the application for the deviation of the Overstrand Growth Management Strategy (2010) in order to rezone Erf 384, Hermanus from Open Space Zone 2 to Community Zone 2 in order to accommodate medical and related community facilities on the property in terms of the provisions of Section 22(2) of the Spatial Planning and Land Use Management Act, 2013, **be recommended for approval.**"

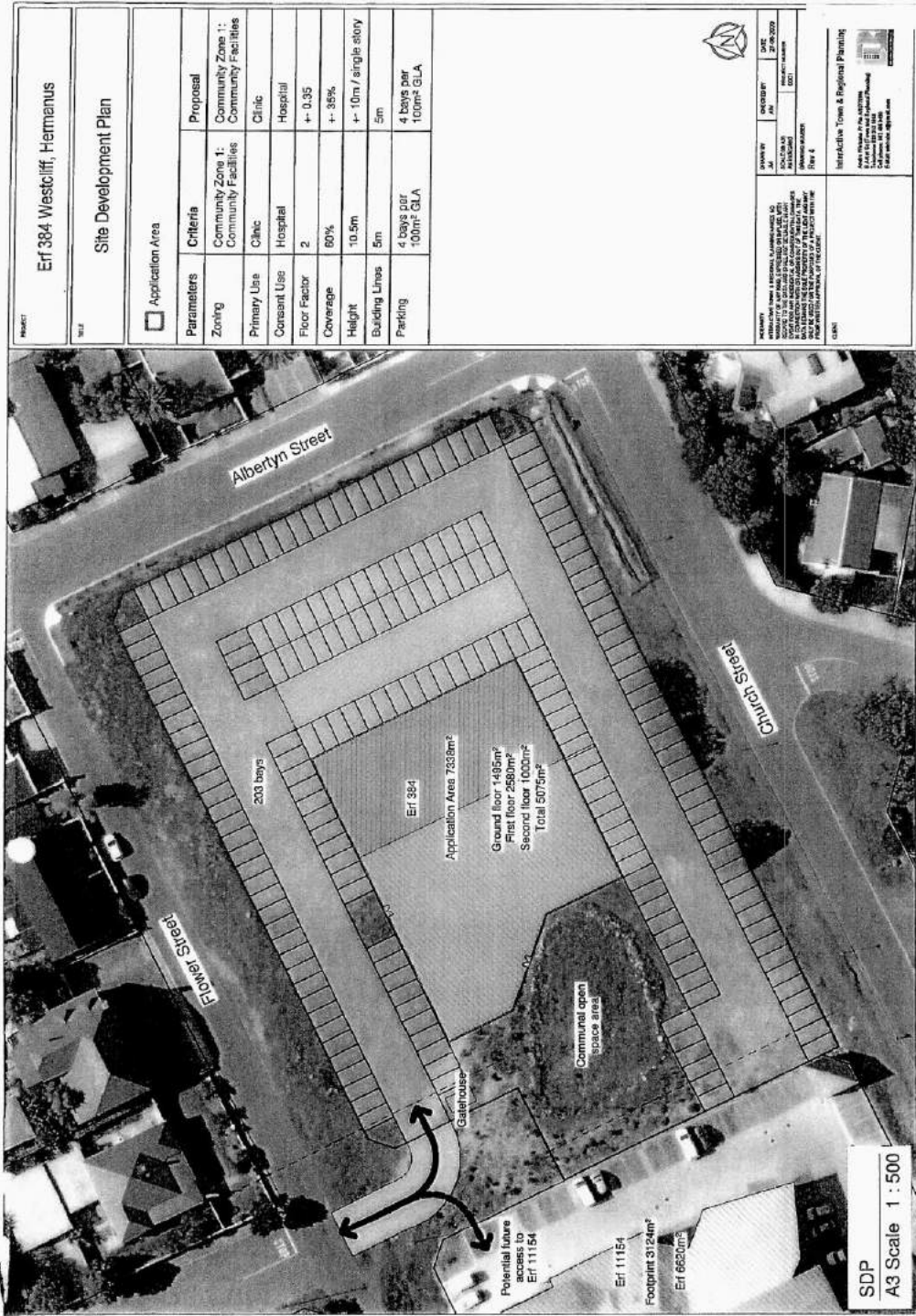
**REASONS FOR RECOMMENDATION**

- ❖ The change use will have no impact on the surrounding area, since it is in line with the surrounding uses.
- ❖ The application is a natural extension of medical related infrastructure and services prevalent in the area.
- ❖ The diversification of medical services creates employment opportunities but also contribute to medical tourism
- ❖ Surrounding accommodation establishment do benefit from the medical services provided by Hermanus.



LOCALITY PLAN: ERF 384, WESTCLIFF, HERMANUS





Erf 384 Westcliff, Hiemanus	
Site Development Plan	
<input type="checkbox"/> Application Area	
Parameters	Criteria
Zoning	Community Zone 1: Community Facilities
Primary Use	Clinic
Consent Use	Hospital
Floor Factor	2
Coverage	80%
Height	10.5m
Building Lines	5m
Parking	4 bays per 100m <sup>2</sup> GLA
Proposal	Criteria
Community Zone 1: Community Facilities	Community Zone 1: Community Facilities
Clinic	Clinic
Hospital	Hospital
+ 0.95	+ 0.95
+ 35%	+ 35%
+ 10m / single story	+ 10m / single story
5m	5m
4 bays per 100m <sup>2</sup> GLA	4 bays per 100m <sup>2</sup> GLA

**NOTES:**  
 1. INTERACTIVE TOWN & REGIONAL PLANNING (ITRP) IS A REGISTERED COMPANY IN SOUTH AFRICA.  
 2. THE ITRP IS A REGISTERED COMPANY IN SOUTH AFRICA.  
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 9. THE ITRP IS A REGISTERED COMPANY IN SOUTH AFRICA.  
 10. THE ITRP IS A REGISTERED COMPANY IN SOUTH AFRICA.

SDP  
 A3 Scale 1 : 500

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REZONING, CONSENT USE, CLOSURE OF A PUBLIC  
PLACE AND AMENDMENT OF THE OVERSTRAND MUNICIPAL, SPATIAL  
DEVELOPMENT FRAMEWORK, 2020 AND GROWTH MANAGEMENT  
STRATEGY, 2010: ERF 398, WESTCLIFF**

Water	:	According to GLS Report
Sewer	:	According to GLS Report
Roads and traffic	:	Refer to comments
Stormwater (SW)	:	According to the SW master plan
Electricity	:	According to master plan

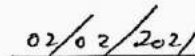
**Conditions:**

1. that a Bulk Services Contribution Levy (BICL) be paid by the developer(s) 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.
2. that the developer(s) at his/her cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
3. that servitudes for municipal services be registered in favour of the Council at the developer's cost in respect of all main services to be taken over by the Council and all existing municipal services concerned crossing private property;
4. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
  - 4.1 way-leaves must be obtained from the Operational Manager;
  - 4.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
5. that the developer(s) may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:
6. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
7. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SABS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be

used as the standard design and construction criteria with which such plans must comply;

8. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
9. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
10. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
11. that the developers(s) provide for individual water and electricity meters at each consumption point;
12. that an investigation be done by the developer to determine the availability and capacity for water and sewer at his cost, by the municipality's consulting engineers GLS Consulting;
13. that the electricity reticulation and supply be provided according to the master plan by the developer;
14. that the developer appoint a consulting electrical engineer to determine the electricity demand for the development and pay a fee to Overstrand Municipality to determine the capacity in the existing electricity network;
15. that the developer may apply for a temporary water connection at Overstrand Municipality's Finance Department, before commencement of construction; The connection to the main water line can only be done by the Operational Department, after payment of the connection fee, by the developer;
16. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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**5. PORTION 24 (A PORTION OF PORTION 12) OF THE FARM FRANCHE  
KRAAL NO. 708, DIVISION BREDASDORP, OVERSTRAND MUNICIPAL  
AREA : PROPOSED CONSENT USE: MESSRS WRAP PROJECT OFFICE  
ON BEHALF OF KJ VORSTER**

**GRCAL 24/708  
(3208/2019)**

**SW van der Merwe  
1 February 2021**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application has been received on 2 July 2019 from Messrs WRAP Project Office on behalf of KJ Vorster, the owner of Portion 24 (a portion of Portion 21) of the Farm Franche Kraal No. 708, Division Bredasdorp 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 the construction of four (4) self-catering units (tourism accommodation).

**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 24 of the Farm Franche Kraal No. 708, Division Bredasdorp for consent use for tourism accommodation comprising four self-catering units, **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) (indicating as a minimum the proposed internal access roads, right of way servitude, location of watercourses on the property, the applicable 32m setback, on-site parking provision and location of tourism accommodation with coordinates and contours) 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 development be restricted to below the 100m contour line;
  - (c) that the tourism accommodation units shall comply with the applicable development parameters pertaining to additional dwelling units in accordance with the Overstrand Municipal Land Use Scheme, 2020;
  - (d) that there be compliance with all relevant Health and Fire regulations;

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- (e) that all the conditions in the Services Report, be complied with;
  - (f) that all the conditions of Telkom, DEA&DP Region 2, Health, Department of Transport and Public Works, Eskom, DEA&DP Region 1, Breede-Gouritz Catchment Management Agency and Department of Agriculture, be complied with;
  - (g) that the tourism accommodation (self-catering) units may not be occupied by more than twelve (12) tourists and indicated as such on the SDP and building plans;
  - (h) that the location of the tourism accommodation units be determined in conjunction with input from Cape Nature and Overstrand Environmental Management Services;
  - (i) that a right of way servitude in favour of Portion 24 of Farm 708 be registered across Portion 34 of Farm 708 prior to the submission of building plans;
  - (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 this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
  - (l) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

**REASONS FOR RECOMMENDATION**

- ❖ It is in line with the aims of the Overstrand SDF to promote tourism.
- ❖ All services can be provided on the property to the satisfaction of the Municipality.
- ❖ Proposed consent uses do not have a negative impact on the surrounding land uses/farms in the area.
- ❖ The proposal is compatible with the built character of the area.
- ❖ Only minor changes to existing structures will take place.
- ❖ Heritage character of the site will be retained.
- ❖ The proposed consent uses will enable the management of the property as a viable farm portion, which capital will be used of the upkeep of the property.

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- ❖ The proposal does not trigger listed activities in terms of NEMA.
- ❖ The proposal is consistent with the planning principles.
- ❖ The proposal adheres to the spatial planning policies for the area.

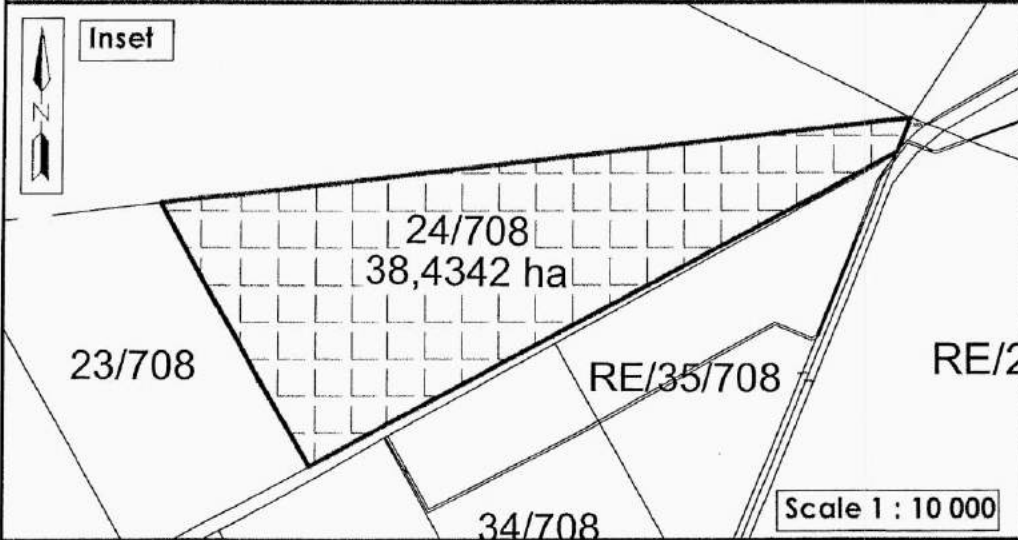
### Plan 1: Locality Plan Portion 24 of 708 Farm Fransche Kraal Caledon

Subject property (38,4342 ha)

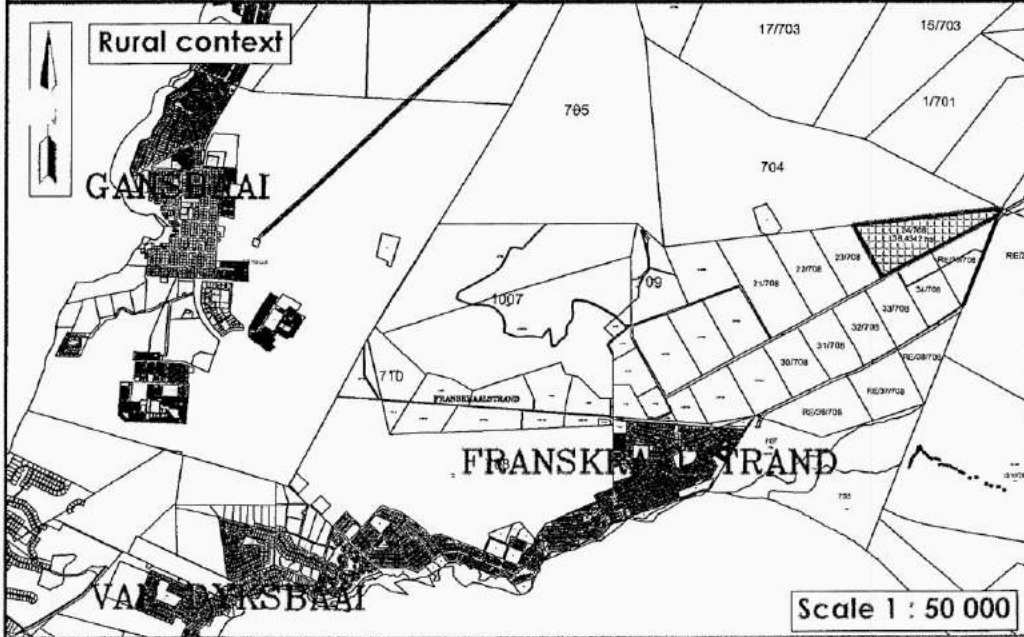
Tel: 028 313 1411  
Plan prepared in June 2019  
Plan number: 12/62  
35 Duiker Street, Hermanus, 7200  
Plan prepared by: Reetehle Jankie  
All distances are approximate  
and subject to a survey

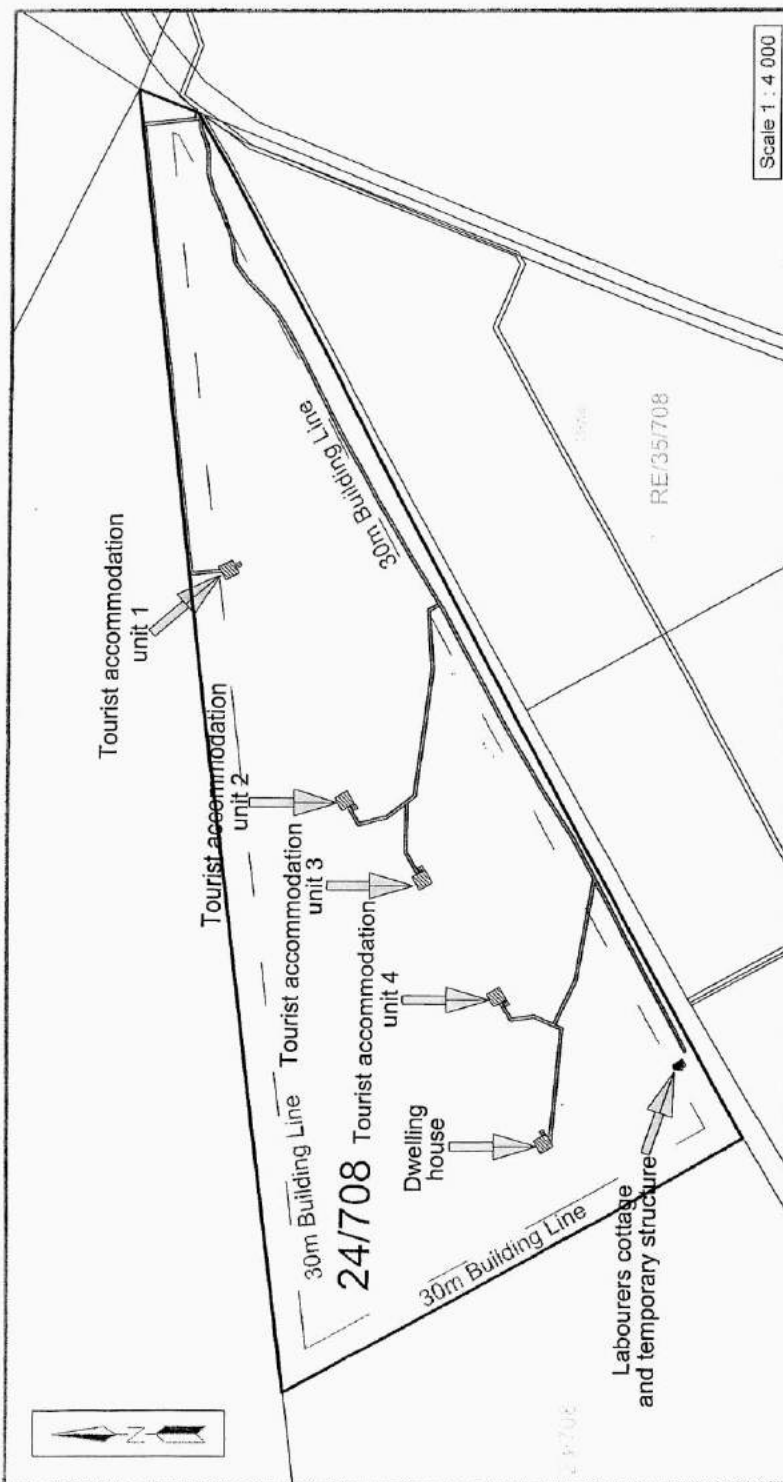


Inset



Rural context





**Plan 3: Proposed SDP  
Portion 24 of 708 Farm Fransche Kraal Caledon**

Tel: 028 313 1411  
Plan prepared in June and amended  
in October 2019  
Plan number 19/62  
35 Dukeer Street, Hermanus, 7200  
Plan prepared by: Reallelle Jankie  
All distances are approximate  
and subject to a survey

Coordinates of buildings	
Labourers cottage	34°35'12.4"S 19°25'19.9"E
Tourist accommodation unit 1	34°34'56.0"S 19°25'40.1"E
Tourist accommodation unit 2	34°34'59.5"S 19°25'30.4"E
Tourist accommodation unit 3	34°35'02.4"S 19°25'27.1"E
Tourist accommodation unit 4	34°35'06.3"S 19°25'22.1"E
Dwelling	34°35'07.4"S 19°25'15.9"E

Subject property (88,4542 ha)	
Buildings	
Access road	

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE: PORTION 24 (A PORTION OF  
PORTION 12) OF THE FARM FRANSCHE KRAAL NO. 708, CALEDON  
DIVISION (3208/2019)**

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 be 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

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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**6. ERF 5548, 31 SEVENTEENTH AVENUE, VOËLKLIP, HERMANUS,  
OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE:  
MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF  
KRM CRASEMANN**

**5548 HVK**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**20 January 2020**

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**Executive Summary**

An application was received on 7 August 2020 from Messrs Interactive Town & Regional Planning on behalf of KRM Crasemann applicable to Erf 5548, Hermanus (Voëlklip) for a departure in terms of Section 16(2)(b) in order to relax the southern street building line from 4m to 1,7m to accommodate a garage.

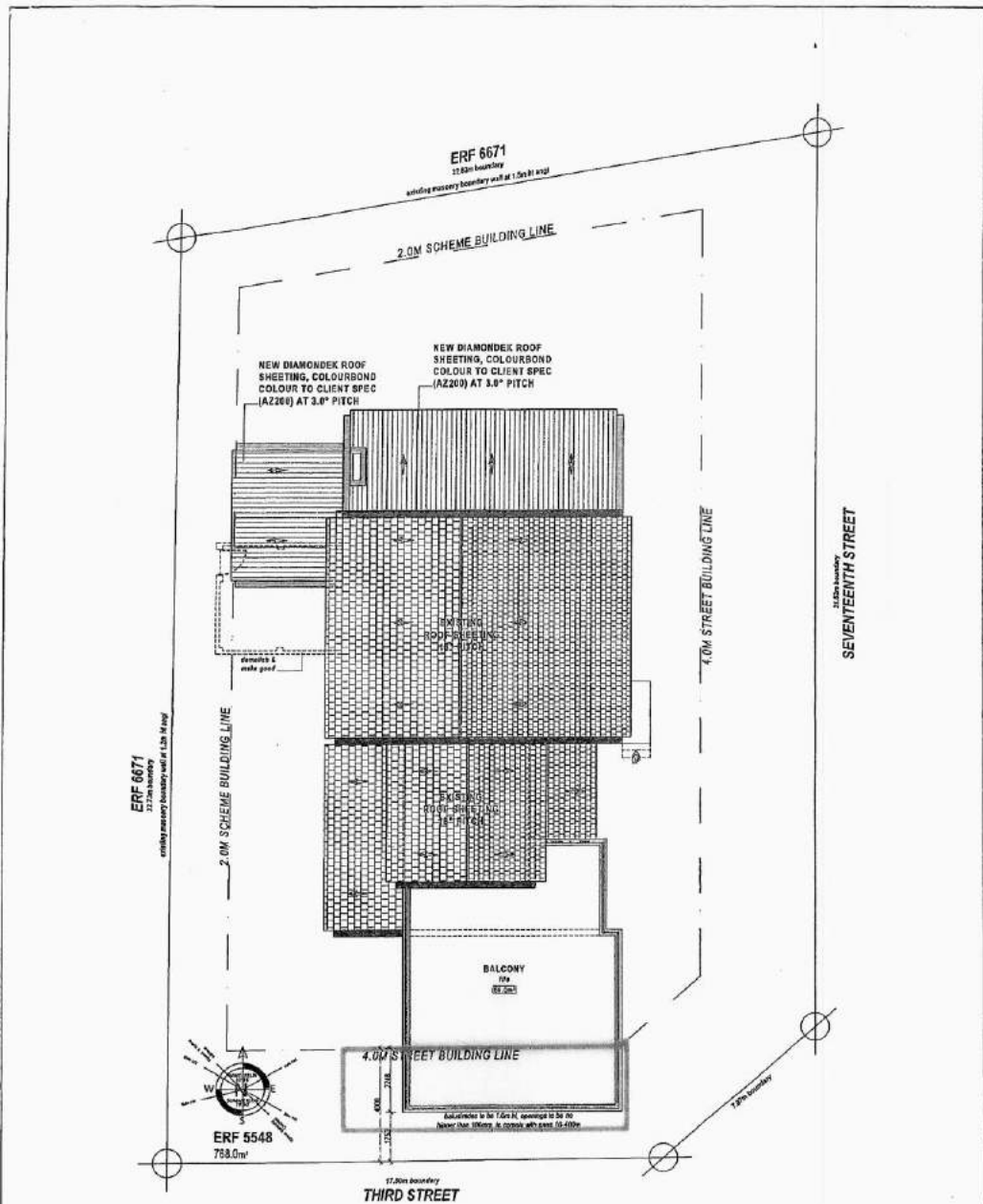
**RESOLVED :**

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 5548, Hermanus (Voëlklip) in order to relax the southern street building line from 4m to 1.7m to accommodate a garage, **not be approved** in terms of the provisions of Section 61 of the By-Law, and
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

**REASONS FOR RECOMMENDATION**

- ❖ The garage can reasonably be sited on the property without having to encroach upon the 4m street building line.
- ❖ There are no site-specific reasons why the garage must be situated over the street building line and it is a design choice.
- ❖ The proposed 4,7m between the front of the garage and the road is inadequate as there is no road kerb and should a road kerb be developed of at least 1,5m width then the distance in front of the garage will be 3,2m from the kerb instead of the 5m requirement as contained in the Land Use Scheme 2020. This was not adequately addressed and discussed in the motivation.
- ❖ The encroachment is in stark contrast to the character of the area and the street scape as all of the dwellings nearby are developed to respect the 4m building line.

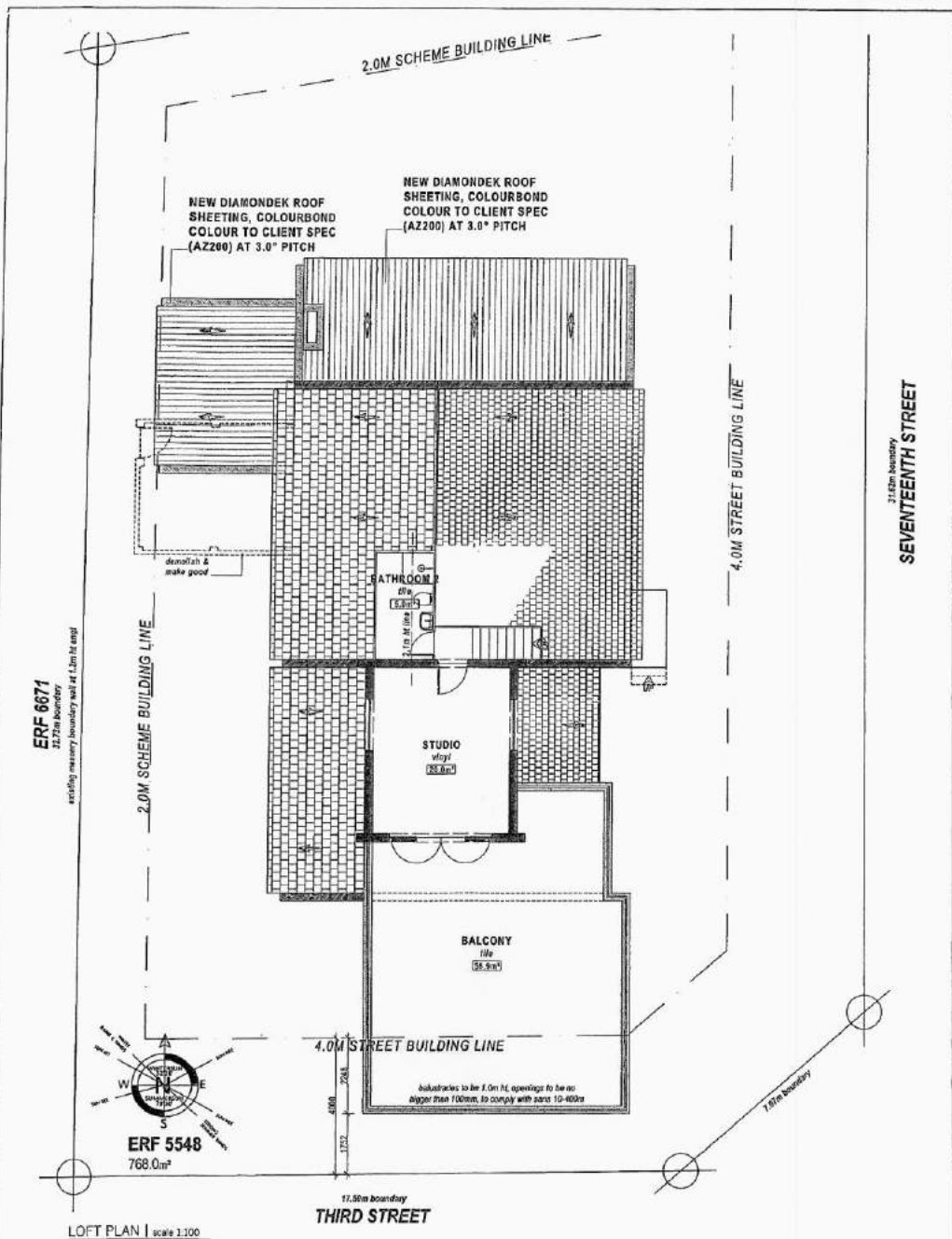




SITE PLAN | scale 1:125

<b>SURFACE AREA</b> ERF SIZE = 788.0m² EXISTING DWELLING = 189.07m² EXISTING LOFT = 25.48m² EXISTING BALCONY = 17.39m² NEW GARAGE ADDITIONS = 48.31m² NEW SCREENED PATIO/BBQ AREA = 33.46m² NEW BALCONY ABOVE GARAGE = 42.37m² <b>TOTAL SURFACE AREA = 364.07m²</b>		<b>COVERAGE</b> ALLOWABLE - 80% = 388.0m² EXISTING DWELLING = 10.41% EXISTING LOFT = 3.30% EXISTING BALCONY = 2.30% NEW GARAGE ADDITIONS = 6.30% NEW SCREENED PATIO/BBQ AREA = 4.30% NEW BALCONY ABOVE GARAGE = 5.30% <b>TOTAL COVERAGE = 31.91%</b>		<b>DRAWING</b> site plan size labels - do not scale when printing (A3) DATE 15 August 2020 DRAWN by CHECKED by = hc DWG No 2003 REV 04 THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH IT WAS DESIGNED FOR AND WHICH COMMISSIONERED IT FOR.		PROJECT HOUSE CRASEMANN ERF 5548 cnr 3rd street & 17th avenue   woodliff   7200 ADDITIONS/ALTERATIONS <b>FOR DISCUSSION</b>		PG 01 <b>DESIGNATELJEE</b> 1/27/2018 10:41 AM - 1/27/2018 10:41 AM 1/27/2018 10:41 AM - 1/27/2018 10:41 AM 1/27/2018 10:41 AM - 1/27/2018 10:41 AM 1/27/2018 10:41 AM - 1/27/2018 10:41 AM	
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SURFACE AREA	COVERABLE ALLOWANCE - 50%
EXISTING DWELLING	+ 148.0m²
EXISTING LOFT	+ 28.0m²
EXISTING BALCONY	+ 17.25m²
NEW GARAGE ADDITIONS	+ 40.35m²
NEW SOLARLY ADDITIONS	+ 15.35m²
NEW DRAM & DINING AREA	+ 22.42m²
NEW BALCONY ABOVE GARAGE	+ 46.35m²
<b>TOTAL SURFACE AREA</b>	<b>+ 307.72m²</b>

EXISTING DWELLING	EXISTING LOFT	EXISTING BALCONY	NEW GARAGE ADDITIONS	NEW SOLARLY ADDITIONS	NEW DRAM & DINING AREA	NEW BALCONY ABOVE GARAGE
+ 10.41%	+ 3.63%	+ 2.24%	+ 1.25%	+ 2.51%	+ 4.80%	+ 6.09%
<b>TOTAL COVERABLE</b>	<b>+ 28.07%</b>					

**DRAWING**  
 (a1) plan  
 spot labels - do not scale when printing (A3)  
 DATE 11 august 2020  
 DRAWN se CHECKED jb + hc  
 DWG No 2003 REV 04

THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH IS PROVIDED FOR AND WHICH COMMISSIONER FORM C

**PROJECT HOUSE CRASEMANN**  
 ERF 5548  
 on 3rd street & 17th avenue | woolkip | 7200

**ADDITIONS/ ALTERATIONS**

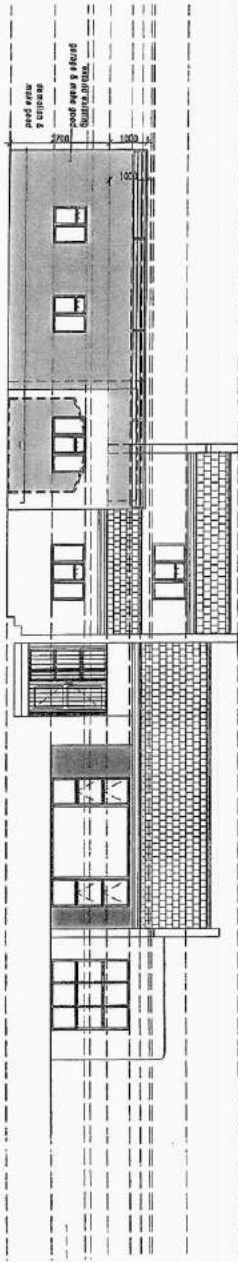
**FOR DISCUSSION**

PG.03

**DESIGNATELIEE**

1177 JOLLA STR. JAMES-CRASEMANN-STRASSE 102A  
 4104M CAPSCHAT, 41060 KRIEGERHEIM, GERMANY  
 PHONE: +49 188 30 10 10 10  
 DIRECTOR: JAMES WHITE | CEO: CHRISTOPH CRASEMANN  
 SHAWNEE COUNTRY, IN 48244 | TEL: 1 204 241 1111





EAST ELEVATION | scale 1:100



WEST ELEVATION | scale 1:100

BRICKWORK	CONCRETE
EXISTING FINISHES	EXISTING FINISHES
EXISTING LIFT PAV	EXISTING LIFT PAV
NEW QUADRE ADDITIONS	NEW QUADRE ADDITIONS
NEW SCULPTURE ADDITIONS	NEW SCULPTURE ADDITIONS
NEW BRICKWORK ABOVE GROUND	NEW BRICKWORK ABOVE GROUND
NEW BRICKWORK ABOVE GROUND	NEW BRICKWORK ABOVE GROUND

**DRAWING**  
 drawings 2d (section) building lock  
 drawings 3d (section) water parking (AS)  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 2003 REV: 01

**PROJECT** HOUSE GRASEMANN  
 c/o 3rd street & 7th street | volume 1/200  
 ADDITIONS/ALTERATIONS

**FOR DISCUSSION**

**DESIGNATELIEE**  
 [Logo]  
 ARCHITECTURE  
 1000 [Address]  
 [Phone]  
 [Website]

P0.05

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 5548, VOELKLIP**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that 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 5548, Voelklip, unobstructed;
7. that no on-street parking be allowed.

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

  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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**7. ERF 12284, 114 ELEVENTH STREET, VOËLKLIP, HERMANUS,  
OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE:  
MESSRS DHK ARCHITECTS (PTY) LTD ON BEHALF OF THE METSELAAR  
TRUST**

**12284 HVK**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**1 February 2021**

---

**Executive Summary**

An application for departures in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) was received on 6 December 2019, complete application was received on 29 June 2020 from Messrs DHK Architects on behalf of the Metselaar Trust on Erf 12284, Hermanus, which departures include the following:

- to relax the eastern lateral building line from 2m to 0m to accommodate a covered roof over the pump room;
- to relax the southern street building line from 4m to 0m to accommodate an extension to the entrance gate canopy which will exceed 5m<sup>2</sup>;
- departure from the height restriction applicable to boundary walls in order to extend the boundary wall from 2,1m to 3m in order to screen the refuse yard;
- to relax the western street building line from 4m to 1,67m to allow the existing first storey balcony to be enclosed, and
- to relax the western street building line from 4m to 0m and the northern lateral building line from 2m to 0,42m to renovate the existing outbuilding and to make internal changes (reshuffling of internal uses such as bedroom, laundry and store) within the existing outbuilding.

**RESOLVED :**

1. that the application for departures in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 12284, Hermanus, which departures include the following:
  - to relax the eastern lateral building line from 2m to 0m to accommodate a covered roof over the pump room;
  - to relax the southern street building line from 4m to 0m to accommodate an extension to the entrance gate canopy which will exceed 5m<sup>2</sup>;
  - to relax the western street building line from 4m to 1,67m to allow the existing first storey balcony to be enclosed, and

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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- to relax the western street building line from 4m to 0m and the northern lateral building line from 2m to 0,42m to renovate the existing outbuilding and to make internal changes (reshuffling of internal uses such as bedroom, laundry and store) within the existing outbuilding, **be approved** in terms of Section 61 of the By-Law;
2. 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 12284, Hermanus in order to depart from the height restriction applicable to boundary walls to extend the boundary wall from 2,1m to 3m to screen the refuse yard, **not be approved**;
  3. that the decision made in paragraph 1. be subject to the following conditions:
    - (a) that this approval only relates to a building relaxation as indicated on the Site Plan as submitted with the application;
    - (b) that a revised building plan be submitted indicating that the western boundary wall will be stepped at a height of 2,1m in relation to the slope of the natural ground level, and that the second dwelling will only have one (1) bedroom;
    - (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
    - (d) that the conditions of Engineering Services, be adhered to;
    - (e) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with, and
    - (f) that this approval does not absolve the applicant from compliance with any other relevant legislation.
  4. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 regarding the above conditions of approval.

## **REASONS FOR RECOMMENDATION**

### Reasons for approval

- ❖ The application has followed due procedure.
- ❖ No objections were received.
- ❖ It is in line with policy documents.
- ❖ The application is regarded as being desirable from a town planning point of view.

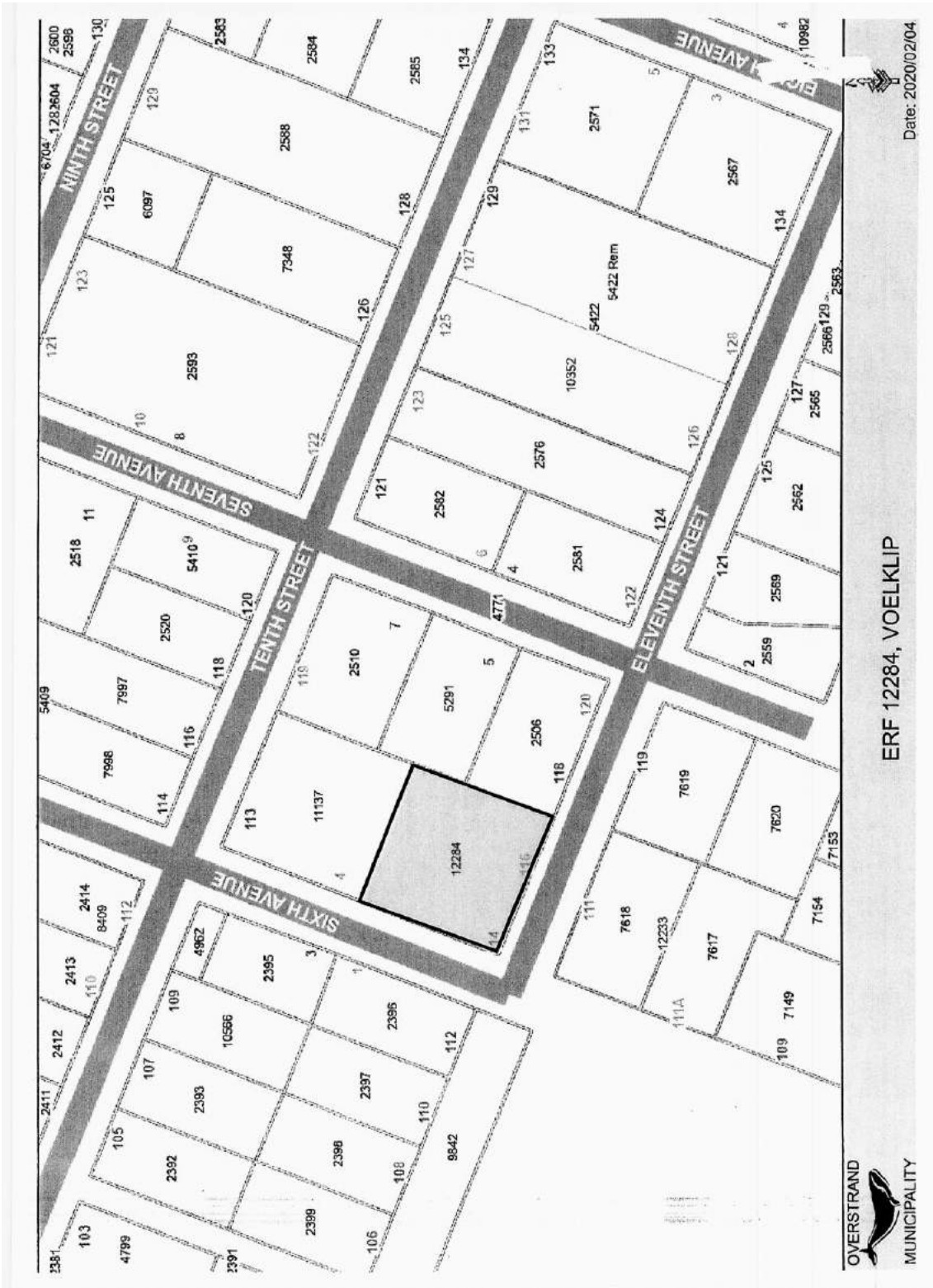
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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- ❖ The development will have a minimal impact as discussed below:
  - regarding the enclosure of the pump room - the proposed concrete slab will add 0,34m of height to the wall however measured from the natural ground level of the height of the boundary wall will not exceed the allowable 2,1m height restriction and will therefore not contribute to visual impact. No windows will be created which will face the adjacent property. The concrete slab will minimize noise impact which might be caused due the operation of the pool equipment.
  - Regarding the entrance canopy - the new main entrance to the dwelling from Eleventh Street will be situated lower than ground level and therefore the extension of the canopy will slope downwards with the entrance stairs. The proposed slope of the canopy will mitigate visual impact from street level and not lead to an over-cluttering of the street scape.
  - Regarding the enclosure of the first storey balcony - the only portion which encroach the 4m street building line measures approximately 5m<sup>2</sup>. The enclosure of the balcony will minimize overlooking features. As stated by the applicant the enclosure will be in line with the existing envelope of the dwelling as approved on previous building plans and will therefore not contribute the visual impact on adjacent property owners. The proposed enclosure of the balcony is considered minor considering the scale and size of the existing dwelling (and the proposed extensions). Further, the balcony is covered with a roof and therefore forms part of the bulk of the dwelling and not an appended extension thereto.
  - Regarding the alterations to the existing outbuilding – in this specific case there is substantial merit and motivation to retain the outbuilding as a habitable space due to the historical approved building plans, the history of development on the property and use of the outbuilding. The outbuilding was used for over 50 years as some type of habitable space and over 13 years as a fully utilized servant's quarters.
  - Two (2) bedrooms are proposed for the second dwelling, however, bedroom one is interleading through bedroom two which is not in line with planning principles, therefore only one bedroom will be developed.

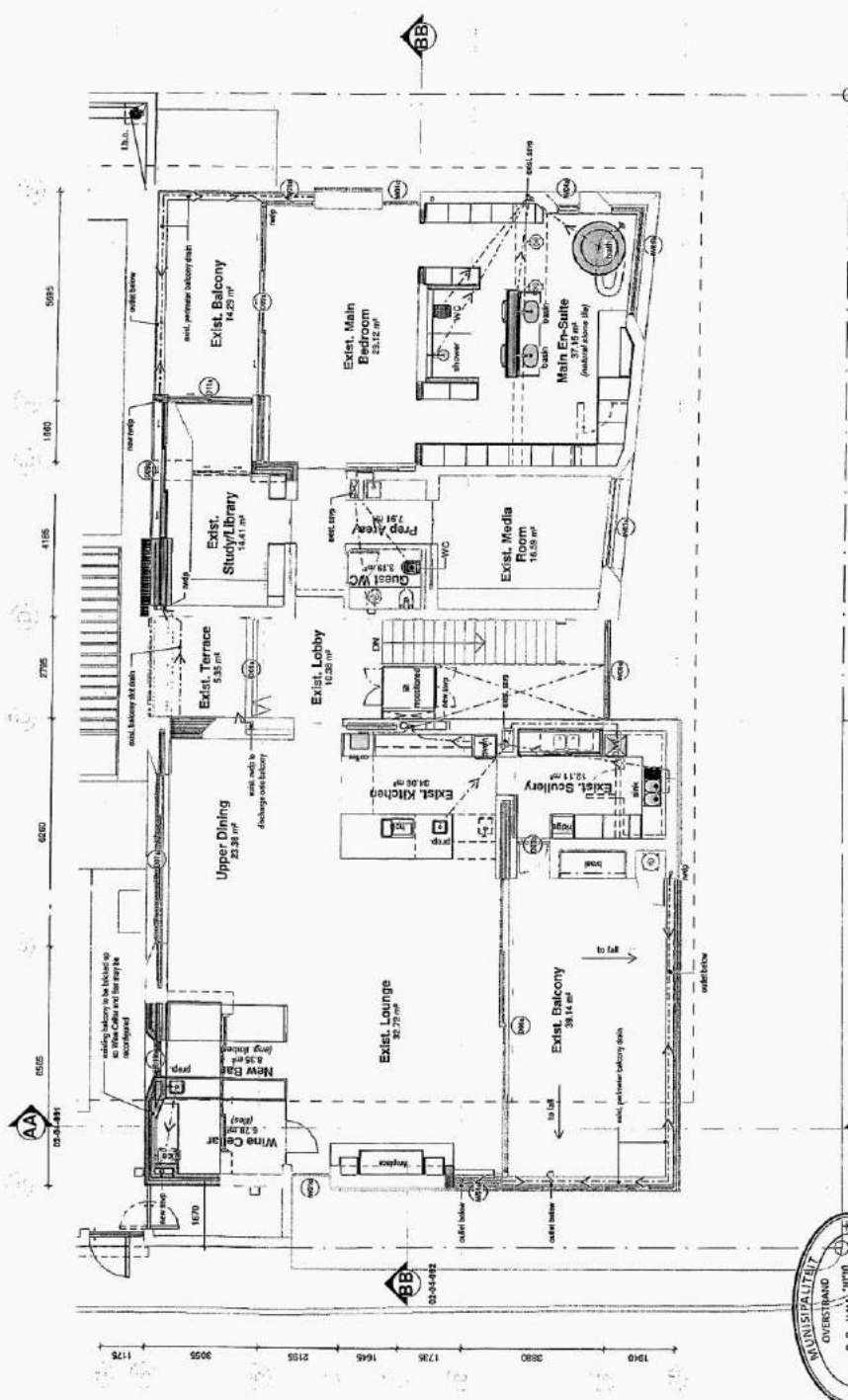
Reasons for non-approval

- ❖ The increase in height of the boundary wall is considered to be in stark contrast to the remainder of the boundary wall which already steps down in parity with the slope of the ground level.
- ❖ The proposed entrance gate on Sixth Street will be relocated in the boundary wall which will allow an appropriate place to break the continuity of the wall height.
- ❖ A 2,1m high boundary wall from natural ground level will allow for sufficient screening of the refuse yard.



ERF 12284, VOELKLIP

Date: 2020/02/04



sent for  
**COUNCIL**  
2020-05-28

project number: 19070  
drawing number: 01-04-101  
date: 01/27/20  
scale: 1:100 @ A3

drawn by: M & Nty Group

project: House Forie, A, & Additions  
E11 1234  
114 Eleventh Street, Hermanus

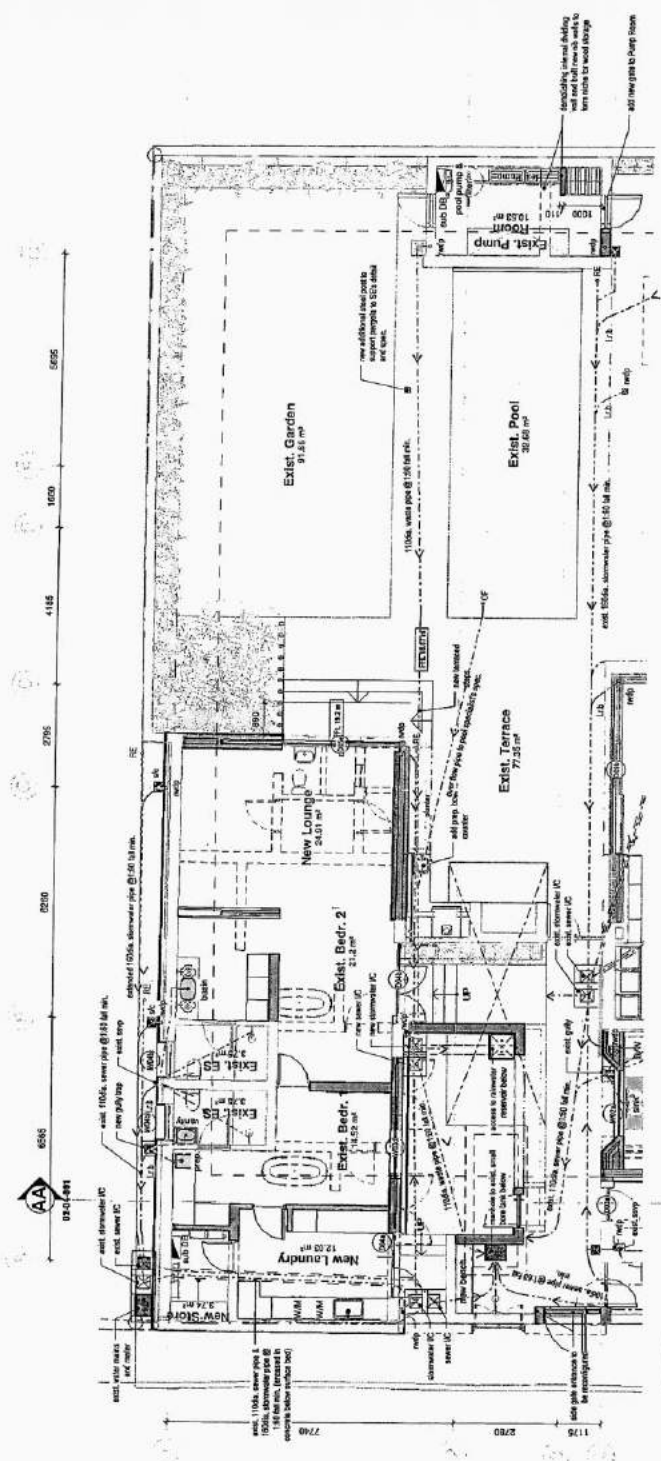
revision: 2020-06-28

notes:  
A 2020-01-27: rework on kitchen, scullery, WC  
B 2020-06-28: rework on kitchen, scullery, WC  
C 2020-06-28: rework on kitchen, scullery, WC  
D 2020-06-28: rework on kitchen, scullery, WC

conditions:  
1. The design on this drawing is copyright and remains the property of the architect.  
2. All works to be carried out in accordance with the A.S.J.A. (SANS 10400-1:2011) and the relevant building regulations.  
3. The architect is not responsible for any construction or other works not shown on this drawing.  
4. All dimensions and levels are to be confirmed on site prior to construction.  
5. All measurements are to be according to site measurements.



dhk architects (Pty) Ltd  
4th floor, 26 Witsiehl Centre  
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Fax: +27 (0) 21 427 4870



**COUNCIL**  
 2020-06-2  
 project number: 18070  
 drawing number: 01-04-105  
 revision: E  
 date: 01/27/20  
 scale: 1:100 @ A3

client: Mr. & Mrs. Fouad  
 address: House Fouad A3, Additions  
 E/12284  
 114 Elwarth Street, Hama  
 Syria

architect: dhk  
 address: 114 Elwarth Street, Hama  
 Syria  
 phone: +963 11 421 8830  
 email: info@dhk.com.sy

project name: Upper Ground Storey Plan, Cottage (A3)  
 drawing number: 01/27/20  
 revision: E  
 scale: 1:100 @ A3

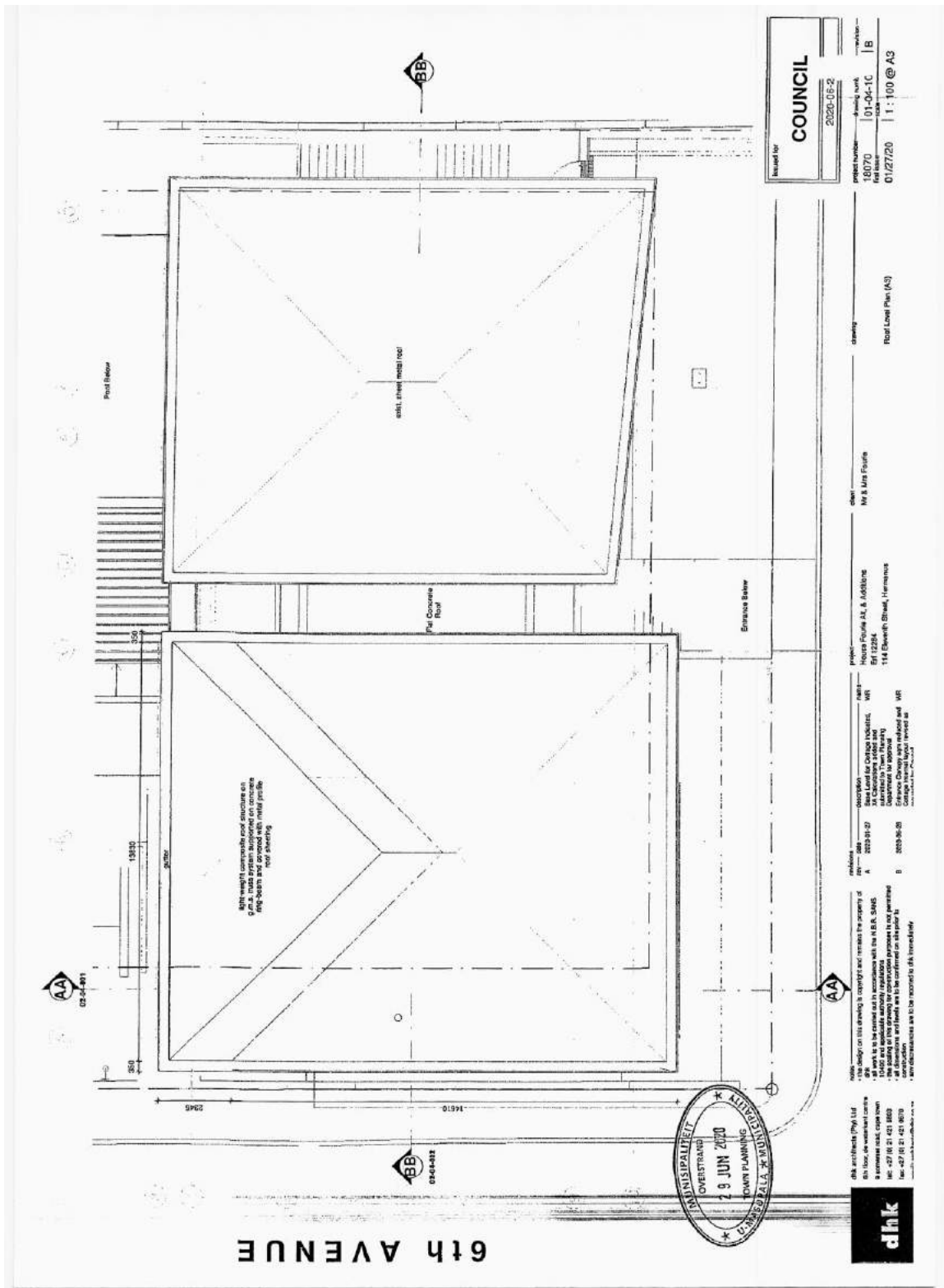
site plan: A  
 scale: 1:200  
 date: 2020-06-28

section: A-A  
 scale: 1:100  
 date: 2020-06-28

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6th AVENUE



dlk architects (MD) Ltd  
 6th floor, de warehouse centre  
 a narrow road, cove town  
 MC - 427 (R) 21 423 8803  
 fax - 427 (R) 21 423 8870



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 dlk architects (MD) Ltd.  
 2. all work to be carried out in accordance with the A.B.E.S. STANDARDS  
 3. the drawing is for information purposes only.  
 4. all dimensions and materials are to be confirmed on site prior to  
 construction.  
 5. any alterations are to be recorded by dlk immediately.

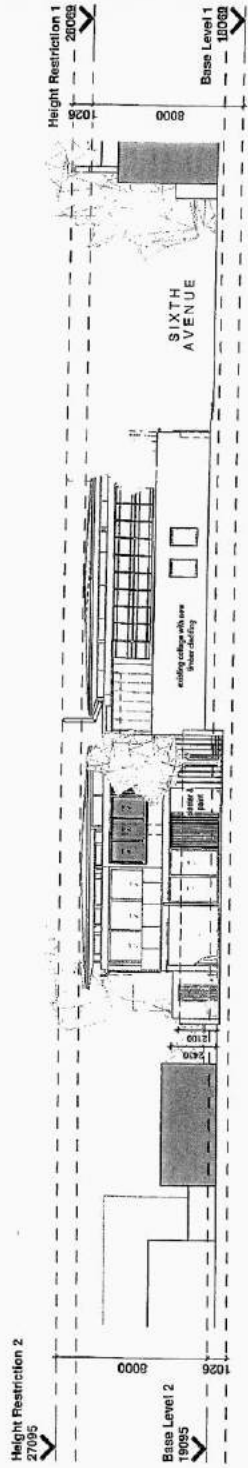
revision  
 no. 001  
 description  
 34. Construction of a new  
 114 Elizabeth Street, Haverhill  
 MA 01830-3605  
 2020-06-05  
 0

project  
 Haverhill  
 114 Elizabeth Street, Haverhill  
 MA 01830-3605

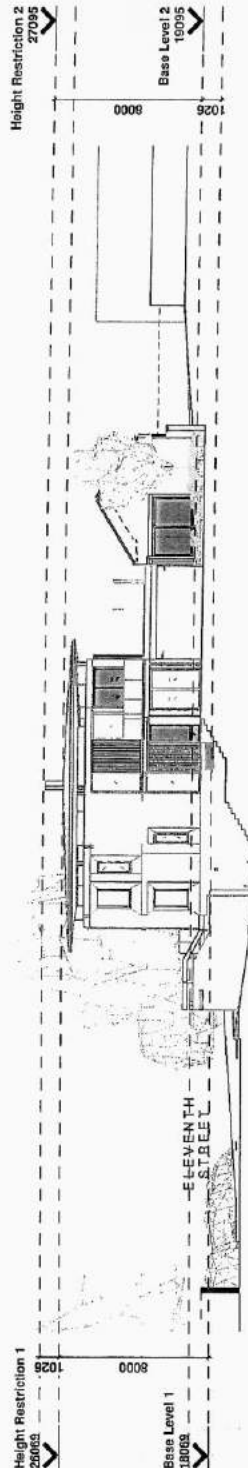
client  
 Mr & Mrs Flynn

drawing  
 Roof Level Plan (A3)

<b>COUNCIL</b>	
issued for	2020-05-2
project number	19070
ref name	01-05-1C
revision	1B
date	01/27/20
scale	1 : 100 @ A3



North Elevation  
SCALE 1 : 200



East Elevation  
SCALE 1 : 200



The design on this drawing is copyright and remains the property of  
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 The quality of this drawing for construction purposes is not guaranteed  
 any discrepancies are to be reported to dhk immediately.

dhk architects (Pty) Ltd  
 8th floor, de wetter's centre  
 8 sunnyside road, cape town  
 tel: +27 (0) 21 421 0833  
 fax: +27 (0) 21 421 0829  
 www.dhkarchitects.co.za



issued for	<b>COUNCIL</b>
project number	2020-05-2
drawing sheet	
revision	
180720	01-04-1-L
01/28/20	1 : 200 @ A3

client  
 Mr & Mrs Fuchs

project  
 House Floor Plan, Additions  
 Erf 12284  
 114 Eleventh Street, Hermanus

drawn by  
 M & S Fuchs

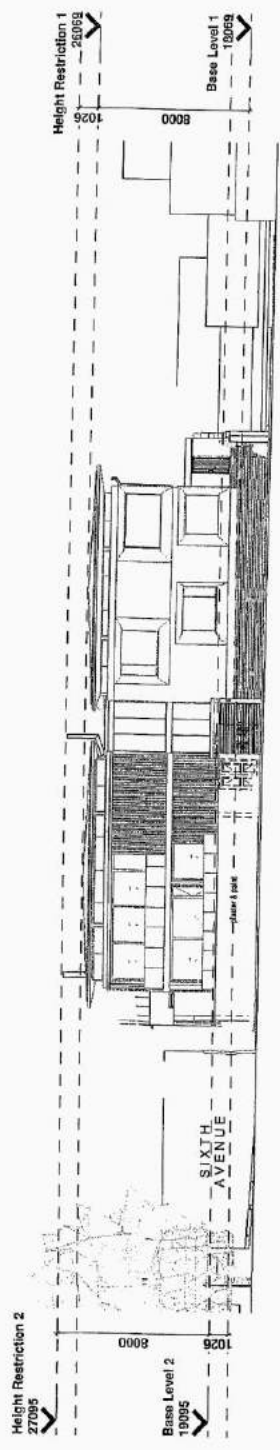
checked by  
 M & S Fuchs

approved by  
 M & S Fuchs

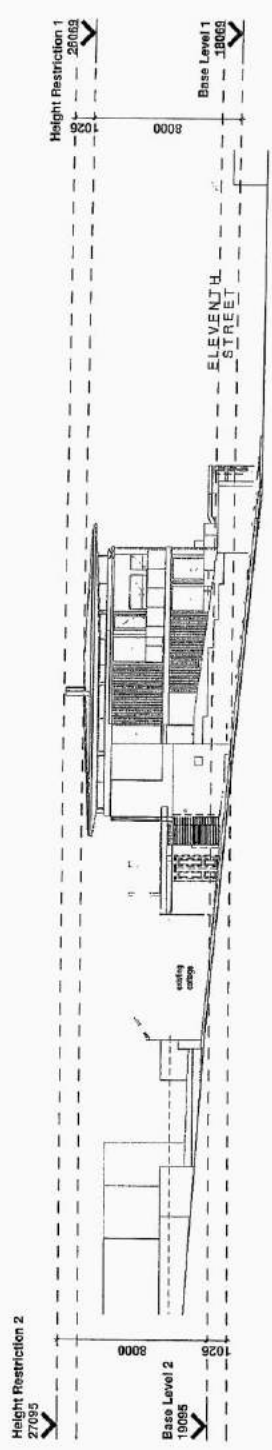
approved by  
 M & S Fuchs

approved by  
 M & S Fuchs

approved by  
 M & S Fuchs



**S** South Elevation  
SCALE 1 : 200



**W** West Elevation  
SCALE 1 : 200



**City Architects Pty Ltd**  
 8/11 Fox, de Warburton Centre  
 8 Somerset Road, Ipswich  
 QLD 4702  
 Tel: +67 (0) 754 421 9923  
 Fax: +67 (0) 754 421 9970  
 email: architects@city.com.au

**NOTES**  
 - All samples on the drawing to be supplied and returned to the property of the client.  
 - All work to be completed in accordance with the N.S.I. (N.S.I. 2010) and the relevant standards.  
 - The making of this drawing for construction purposes is not permitted without the written consent of the City of Ipswich.  
 - Any discrepancies are to be reported to the architect immediately.

**REVISIONS**

NO.	DATE	DESCRIPTION	BY
A	2020-01-27	Issue for Council Approval	PH
B	2020-06-29	Finalise drawing and submit to Council for approval	PH

**PROJECT**  
 House Four A's, Additions  
 E112284  
 114 Eleventh Street, Hermanus

**CLIENT**  
 Mr & Mrs Foude

**WORKING DRAWING NO.**  
 01/228/20

**SCALE**  
 1 : 200 @ A3

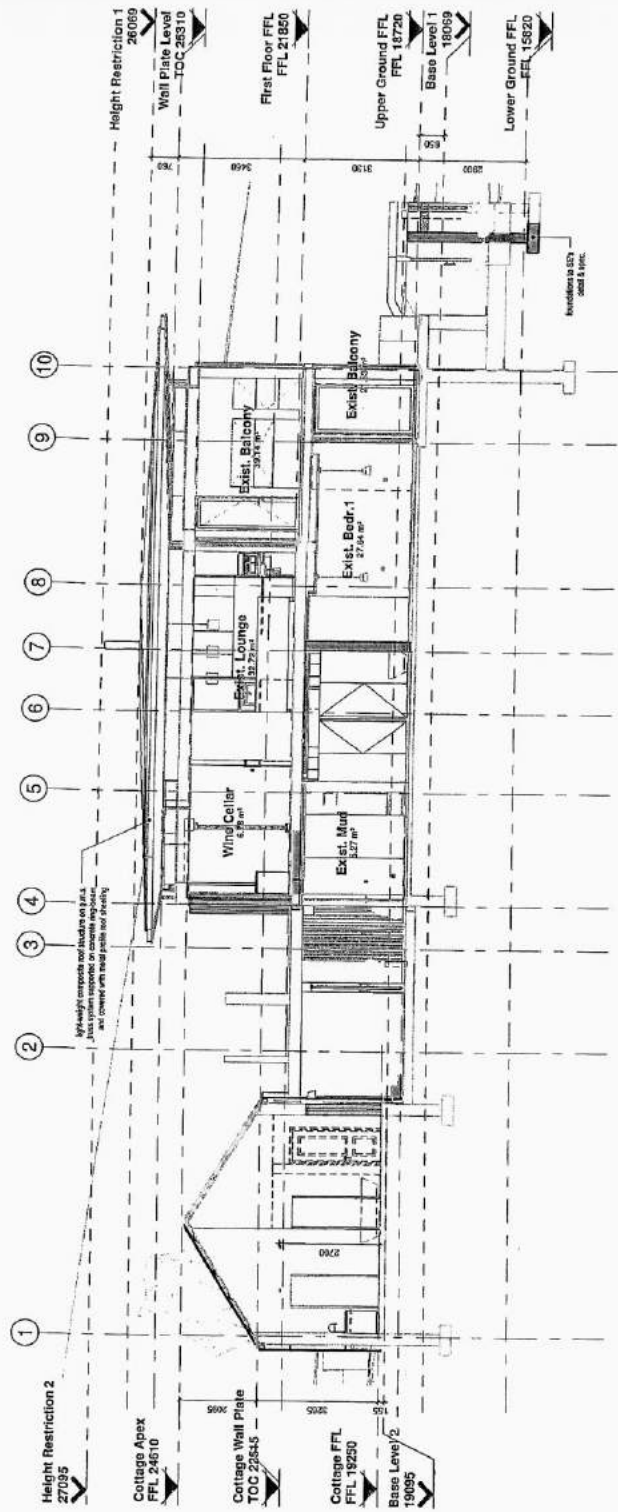
**ISSUED FOR**  
**COUNCIL**  
 2020-06-29

**PROJECT NUMBER**  
 01/228/20

**DRAWING NO.**  
 01-04-11

**REVISION**  
 B





<b>COUNCIL</b>	
Project No:	2020-05-1
Project Name:	Building work
Plot No:	18070
Plot Area:	01,04-111 B
Date:	01/28/20
Scale:	1:100 @ A3

Project: House Forme A3, & Additions  
 ERF 12284  
 116 Gwyneth Street, Hermanus

Client: Mr & Mrs Foude

Section AA (A3)

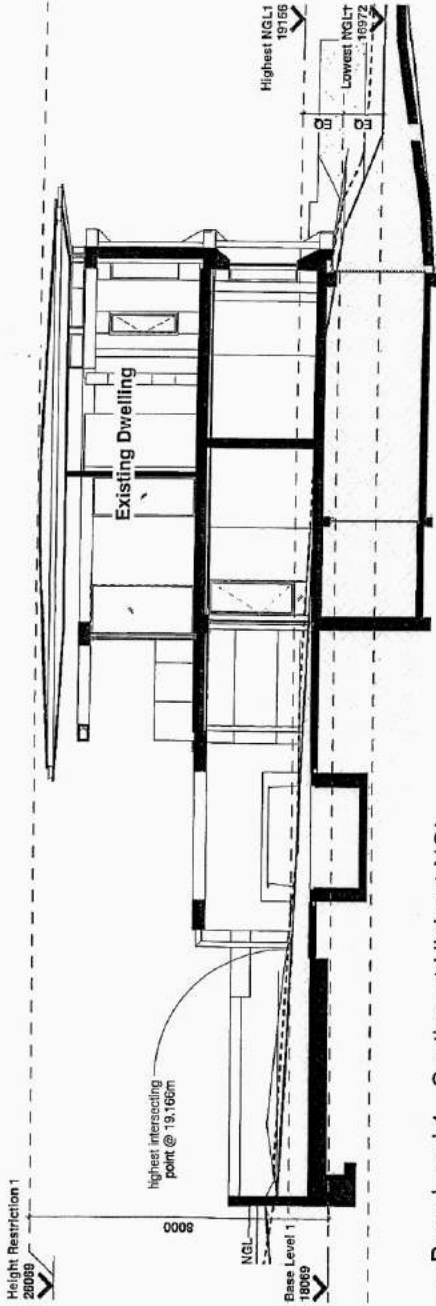
History:

No.	Date	Description
A	2020-01-27	Site plan for Cottage (Erf 12284) submitted to Local Planning Commission for approval
B	2020-06-28	Complete revised layout plan submitted for Council

Note: The design on this drawing is copyright and remains the property of dkh. It is to be used only in accordance with the N.B.S. 10470 (1980) and applicable statutory regulations. All dimensions and levels are as shown unless otherwise specified. The client is responsible for the accuracy of the information provided. The client is responsible for ensuring that the design complies with all applicable regulations and standards. The client is responsible for ensuring that the design complies with all applicable regulations and standards.

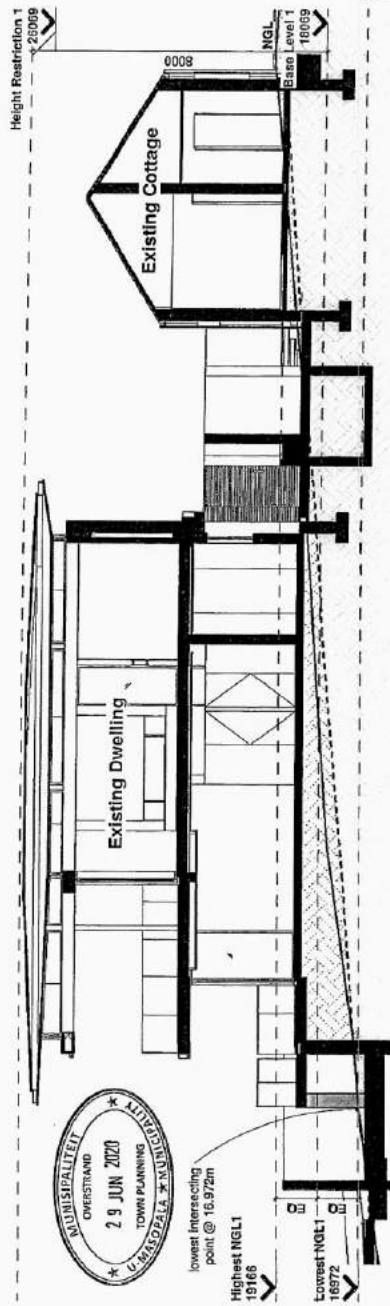
dhk architects (Pty) Ltd  
 8th floor, de waalburg centre  
 111 Gwyneth Street, Hermanus  
 Tel: 027 021 411 949  
 Fax: 027 021 421 942  
 www.dkh.co.za





1a Base Level 1 - Section at Highest NGL

SCALE 1 : 100



1b Base Level 1 - Section at Lowest NGL

SCALE 1 : 100



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 JHB 2196  
 Tel: +27 (0) 21 411 8025  
 Fax: +27 (0) 21 411 8020  
 Email: info@dnk.co.za  
 www.dnk.co.za

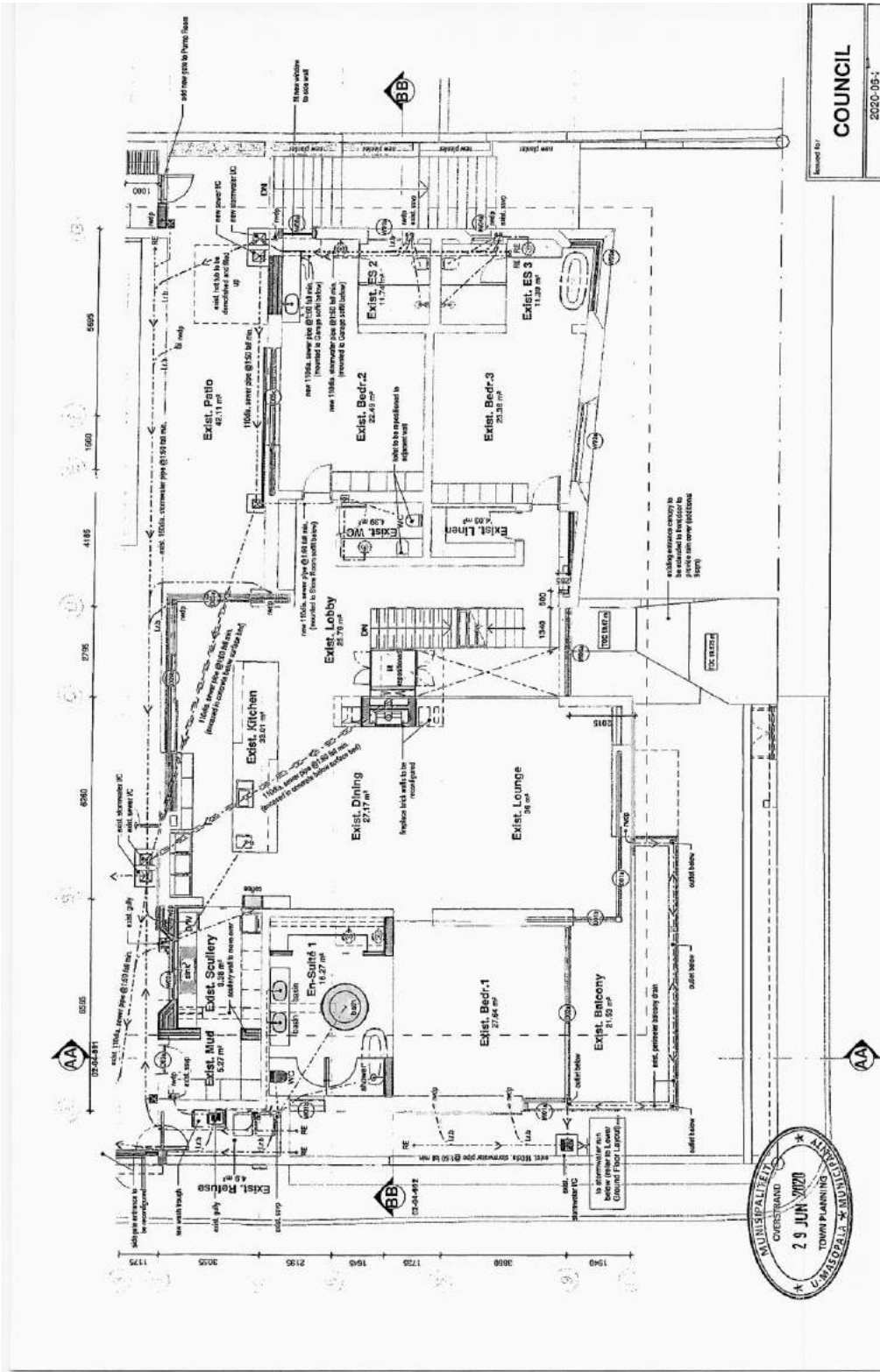
Information on this drawing is complete and correct to the best of our knowledge and belief as of the date of issue. It is to be used for the purposes of the N.G.L. 19166/18972 and 18069 and is not to be used for any other purpose. All dimensions and levels are to be confirmed by the client. Construction shall be in accordance with the approved drawings. All construction shall be subject to the approval of the relevant authorities. All dimensions shall be measured to the face of the work unless otherwise stated.

revision no. description date  
 A 2020-06-27 Base Level for Cottage (addition), NGL 19166/18972 and 18069. All dimensions and levels are to be confirmed by the client. Construction shall be in accordance with the approved drawings. All construction shall be subject to the approval of the relevant authorities. All dimensions shall be measured to the face of the work unless otherwise stated.  
 B 2020-06-28 Cottage Level 1 (addition) and NGL 19166/18972 and 18069. All dimensions and levels are to be confirmed by the client. Construction shall be in accordance with the approved drawings. All construction shall be subject to the approval of the relevant authorities. All dimensions shall be measured to the face of the work unless otherwise stated.

project: House Plans A1, 5, Additions, EP1 1234, 114 Elizabeth Street, Johannesburg  
 client: Mr & Mrs Purna  
 drawn by: [blank]

approved for: [blank]  
 council: 2020-03-27  
 project number: 18070  
 drawing code: 01-04-1  
 the date: 01/27/20  
 scale: 1 : 100 @ A3

COUNCIL



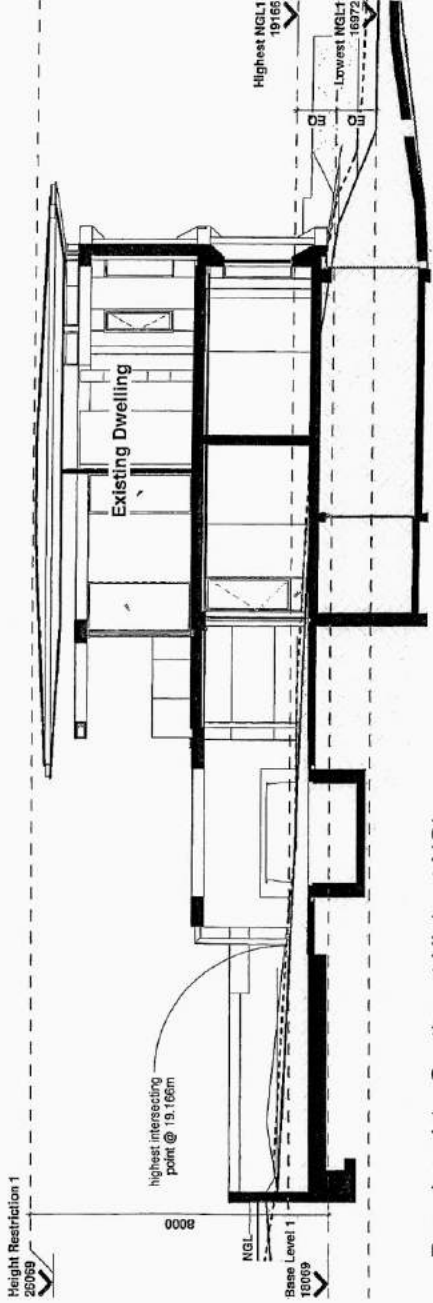
<b>COUNCIL</b>		project number: 2020-05-
project number: 18070	drawing name: 01-04-1	revision: B
date: 01/27/20	scale: 1:100 @ A3	

client: Mr & Mrs Fournie	project: Nicone Fournie, Mr. & Adeline	address: 154 Elizabeth Street, Hornsby
description: Site Level for Cottage Addition, Access to Terrace, Decking for Approval	date: 2020-01-27	status: Approved for Approval
architect: dlhk	project number: 2020-05-05	approval: Council Approval Required

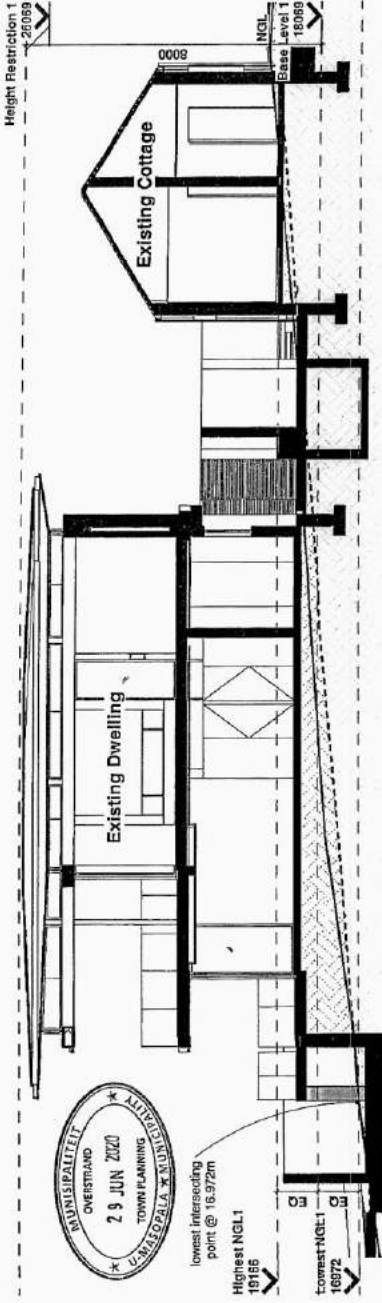
  

dlhk  
 8th Floor, 100 Westpark Centre  
 8 Riverside Road, Upper Merrett  
 NSW - 2170 (0) 21 421 0400  
 Fax: (0) 21 421 0070  
 email: info@dlhk.com.au



1a Base Level 1 - Section at Highest NGL

SCALE 1 : 100



1b Base Level 1 - Section at Lowest NGL

SCALE 1 : 100




  
 dhk architect (Pty) Ltd  
 511-513, de waalburg centre  
 5 Lawrence road, cape town  
 Tel: +27 (0) 21 421 6993  
 Fax: +27 (0) 21 421 6973  
 www.dhkafrica.co.za

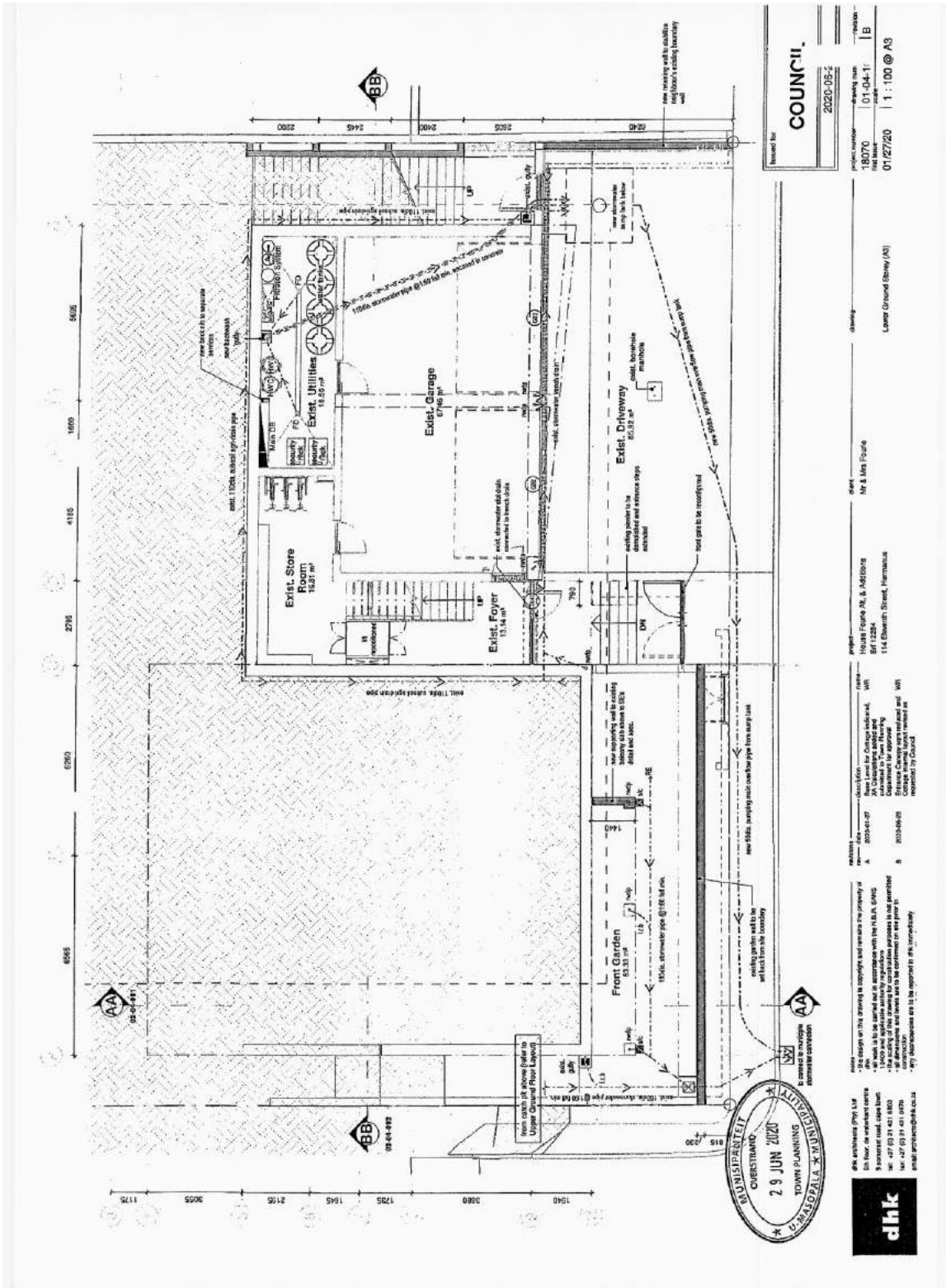
notes:  
 \* the design on this drawing is copyright and remains the property of dhk  
 \* all work is to be carried out in accordance with the S.B.S. SANS  
 \* the starting of the drawing for construction purposes is not permitted  
 \* all dimensions and levels are to be confirmed on the site  
 \* any discrepancies are to be reported to dhk immediately

revision: A  
 description: for Council approval  
 SA Legislation and all other relevant Department for approval  
 Date: 2020-06-27  
 Drawn: [Name]  
 Checked: [Name]  
 Approved: [Name]

project: House Fuchs A, & Auldbrink  
 Erf 12284  
 114 Elizabeth Street, Hermanus  
 client: Mr & Mrs Fuchs

drawing: Base Level 1 Diagram (A3)

Council  
 2020-06-27  
 project number: 18070  
 drawing sheet: 01-04-10  
 sheet number: B  
 date: 01/27/20  
 scale: 1 : 100 @ A3



Council  
 2020-05-2  
 Project number: 18070  
 Drawing date: 01-04-17  
 File name: 01/27/20  
 Scale: 1 : 100 @ A3

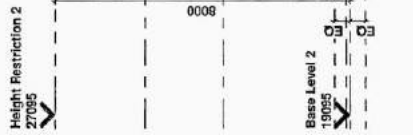
client: Mr & Mrs Fudge  
 project: House Fudge 20, 2, 242078  
 ERF 12224  
 114 Elizabeth Street, Huttumua  
 Lamb Ground Storey (A3)

reactions:  
 2020-04-27  
 2020-04-28  
 2020-04-29

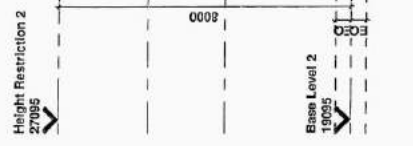
notes:  
 - All design of this drawing is approved in accordance with the property of...  
 - All work to be carried out in accordance with the R.C.A. 2015  
 - The scaling of this drawing for construction purposes is not permitted  
 - All dimensions are to be reported in the metric system  
 - All dimensions are to be reported in the metric system

dkh architects (pty) Ltd  
 29 Jun 2020  
 100-100  
 100-100  
 100-100  
 100-100

**dkh**  
 dkh architects (pty) Ltd  
 100-100  
 100-100  
 100-100  
 100-100



2a A3\_Base Level 2 - Section at Lowest NGL  
SCALE 1 : 100



2b A3\_Base Level 2 - Section at Highest NGL  
SCALE 1 : 100



dlk architects (Pty) Ltd  
1st Floor, 2nd-entrance corner  
3 Kromme Nek, Cape Town  
tel: +27 (0) 21 421 0023  
fax: +27 (0) 21 421 0029  
email: south@dlk.co.za

we warrant that the design of this drawing is copyright and remains the property of dlk architects (Pty) Ltd. We warrant that the design of this drawing is copyright and remains the property of dlk architects (Pty) Ltd. We warrant that the design of this drawing is copyright and remains the property of dlk architects (Pty) Ltd.

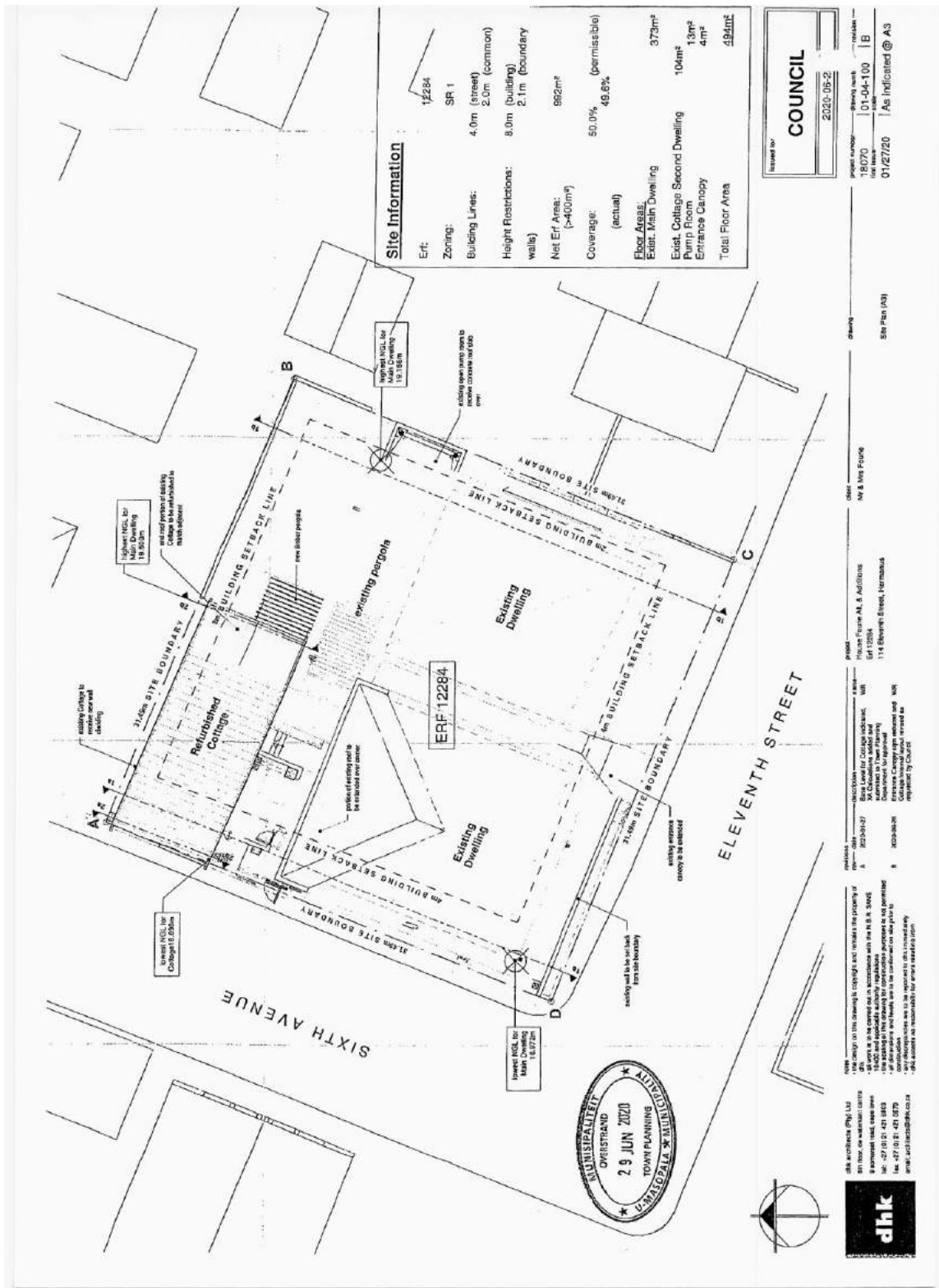
revision: 01 - 2020-01-27  
description: for Cottage Extension, 1st Floor, 2nd-entrance corner, 3 Kromme Nek, Cape Town  
date: 2020-06-28  
drawn by: dlk architects (Pty) Ltd  
checked by: dlk architects (Pty) Ltd  
approved by: dlk architects (Pty) Ltd

project: House Foude M1, A, Additions  
114 Eleventh Street, Hermanus

client: Mr & Mrs Foude

drawn by: Busi Level 2 Diagrams (dlk)

issued for:	COUNCIL		
project number:	18079	drawing date:	2020-06-28
ref name:	01-04-1	revision:	B
date:	01/27/20	scale:	1 : 100 @ A3



**Site Information**

Erf:	12284
Zoning:	SR 1
Building Lines:	4.0m (street) 2.0m (common)
Height Restrictions:	3.0m (building) 2.1m (boundary walls)
Net Erf Area:	992m <sup>2</sup> (>400m <sup>2</sup> )
Coverage:	50.0% (permissible) 49.6% (actual)
Floor Areas:	373m <sup>2</sup>
Exist. Cottage Second Dwelling	104m <sup>2</sup>
Pump Room	13m <sup>2</sup>
Entrance Canopy	4m <sup>2</sup>
Total Floor Area	494m <sup>2</sup>

Issued by: **COUNCIL**  
2020-05-2

Project Number: 18070  
Title Block: 01-04-100  
Date: 01/27/20  
As Indicated @ A3

Site Plan (A3)

NAME: Mr & Mrs PARK  
ADDRESS: House Four A, Additions  
111 Eleventh Street, Hermanus

PROPOSED: Refurbish Main Dwelling  
111 Eleventh Street, Hermanus

PROPOSED: Refurbish Main Dwelling  
111 Eleventh Street, Hermanus

PROPOSED: Refurbish Main Dwelling  
111 Eleventh Street, Hermanus

PROPOSED: Refurbish Main Dwelling  
111 Eleventh Street, Hermanus



dhk  
29 JUN 2020  
TOWN PLANNING

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 12284, VOELKLIP**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that 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 12284, Voelklip, unobstructed;
7. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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**8. ERF 932, 15 LUYT STREET, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND REMOVAL OF TITLE DEED RESTRICTIONS: MESSRS TOWN & COUNTRY ON BEHALF OF EF THERON**

**932 HEC (3318)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**8 January 2021**

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**Executive Summary**

An application was received on 17 August 2020 from Messrs Town and Country on behalf of EF Theron, the owner of Erf 989, Hermanus (Eastcliff), for the following:

- ❖ removal of restrictive title condition with reference to condition B (a)(iv) as contained in Title Deed T39360/2019 in terms of Section 16(2)(f) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020, which condition is quoted as follows:

*T39360/2019, B (a)(iv) - Page 2*

*“B (a)(iv) that no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4,72m to the street line which forms a boundary of this erf. No such building or structure shall be situated within 1,57m from the lateral boundary common to any adjoining erf.”*

- ❖ departures in terms of Section 16(2)(b) of the aforementioned By-Law in order to accommodate the following:
  - the relaxation of the northern lateral building line from 2m to 0m on the northern boundary to accommodate a double garage, and
  - the relaxation of southern lateral building line from 2m to 1,86m on the southern boundary to accommodate a new scullery.

**RESOLVED :**

1. that in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 (By-Law) the application for the removal of restrictive title conditions as contained in Title Deed T39360/2019, applicable to Erf 932, Hermanus, namely Condition B(a)(iv), **be approved** in terms of the provisions of Section 61 of the By-Law;

**AGENDA of the  
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2. that in terms of Section 16(2)(b) of the By-Law, the application for a building line departure to relax the northern lateral building line from 2m to 0m to accommodate the proposed garage extension, and to relax the southern lateral building line from 2m to 1,86m to accommodate the extension of the existing kitchen and scullary, **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 100 to 101 dated 14/06/2020, 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 its right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the above conditional approvals.

**REASONS FOR RECOMMENDATION**


- ❖ The encroachment of the lateral buildings line has a minimal impact on the adjoining neighbours.
- ❖ The proposal is in line with the character of the area.
- ❖ The application has followed due procedure.
- ❖ None of the internal departments have any objection.
- ❖ Local and provincial departments have provided supporting comments for the proposed application.
- ❖ The relevant legislation was considered with the removal of the restrictive conditions in the Title Deed.
- ❖ The proposal is compliant with the spatial policies contained in the SDF.

**AGENDA of the  
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20 April 2021  
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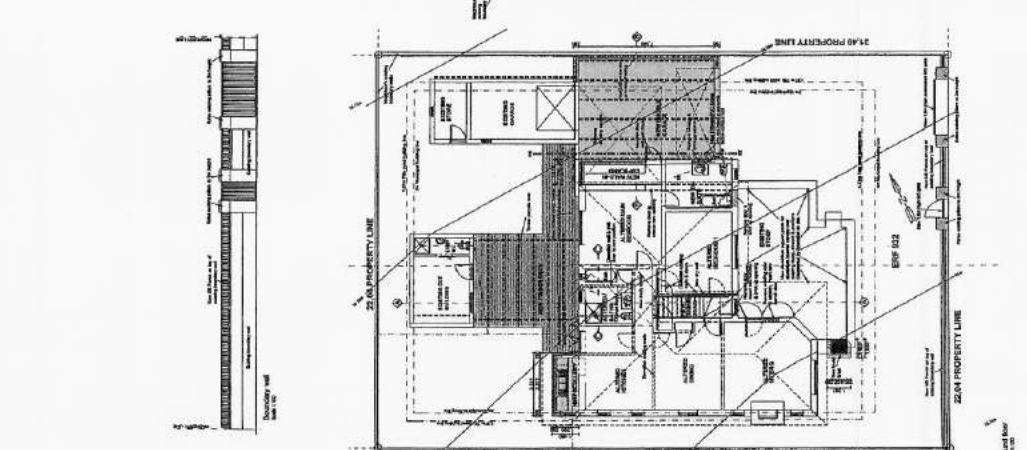
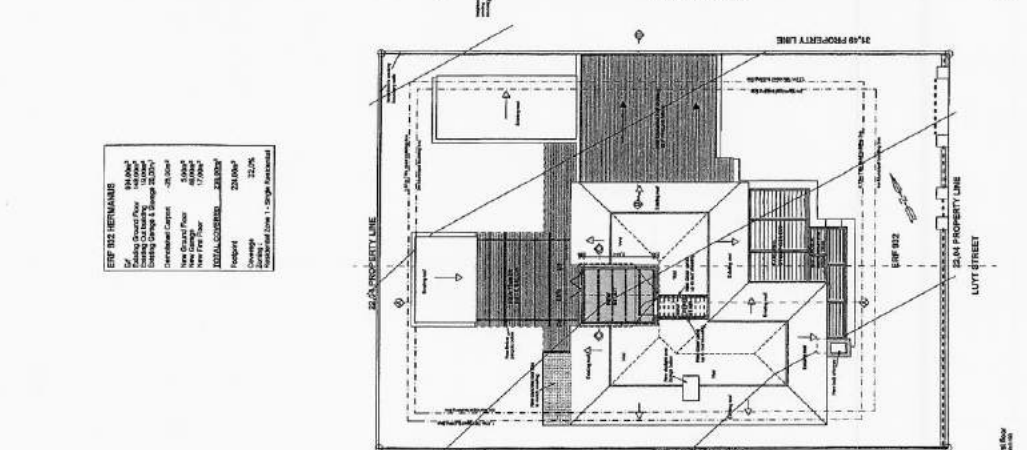
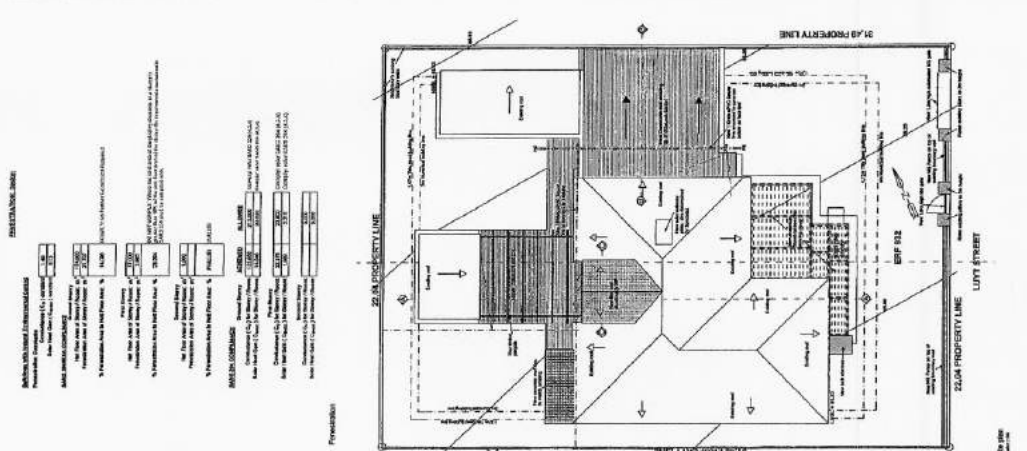
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- ❖ The proposal is constant with the spatial principles as set out in SPLUMA and LUPA.



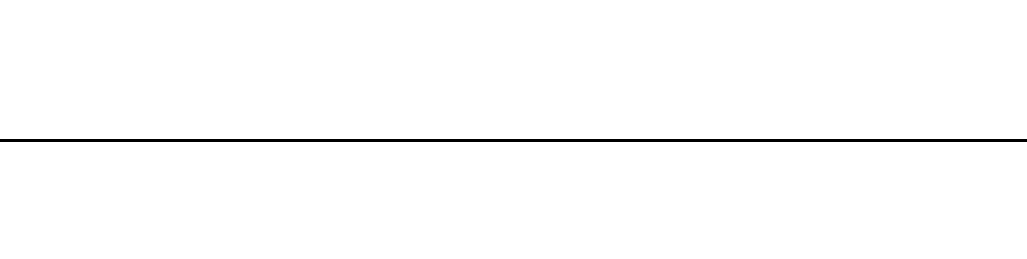
<p><b>Town &amp; Country</b> Creative Land Solutions P.O. Box 1085 Bredasdorp 7280 Tel. 028 424 1545 Fax. 028 425 2085 E-mail: towncountry@vodamail.co.za</p>	<p>PROJECT <b>LOCALITY PLAN: ERF 932 HERMANUS OVERSTRAND MUNICIPALITY</b></p>		<p>DRAWN LT</p>	<p>CHECKED LT</p>	
			<p>SCALE nTs</p>	<p>DATE AUG 2020</p>	
	<p>DWR No.</p>		<p>REVISION</p>	<p>Notes:</p>	
	<p>Ernst Siebert • Ross Green</p>				

DATE: 08/11/2011	PROJECT: NEW LINE
DRAWN BY: [Name]	CHECKED BY: [Name]
SCALE: AS SHOWN	DATE PLOTTED: 08/11/2011
PROJECT NO: [Number]	DRAWING NO: [Number]



**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL MATERIALS SHALL BE OF QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL CODES.
8. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL CODES.
9. ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE LOCAL CODES.
10. ALL FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LOCAL CODES.





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE AND REMOVAL OF TITLE DEED  
RESTRICTIONS: ERF 932, EASTCLIFF**

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 Senior Manager: Operational Services: 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 932, Eastcliff, unobstructed;
7. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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**9. PORTION 33 (A PORTION OF PORTION 1) OF THE FARM WORTEL GAT NO. 723, DIVISION CALEDON: APPLICATION FOR CONSENT USE: MESSRS PLAN ACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF PERIVOLI PROPERTIES (AFRICA) LTD**

**Ptn 33 of Farm 723 GRCAL**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**21 February 2021**

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**Executive Summary**

An application was received on 12 March 2020 from Messrs PlanActive Town and Regional Planners on behalf of Perivoli Properties (Africa) Ltd on Portion 33 of the Farm Wortel Gat No. 723, Division Caledon in terms of Section 16(2)(o) of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law) for a consent use in order to accommodate a tourist accommodation on the property.

**RESOLVED :**

1. that the application on Portion 33 of the Farm Wortel Gat No. 723, Division Caledon in terms of Section 16(2)(o) of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law) for a consent use in order to accommodate tourist accommodation on the property, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that manor house only be let to a single family group;
  - (b) that proper management is undertaken to ensure that the proposed use will not be detrimental to the peacefulness and amenity of the surrounding area;
  - (c) that no additional kitchen facilities and/or prep bowls be allowed in the bedrooms;
  - (d) that the bedrooms may not be let separately from the manor house or used as separate dwelling units / self-catering units;
  - (e) that the selling or serving of liquor on the property will be subject to the owner obtaining the necessary Liquor Licence;
  - (f) that the applicable rates and service tariffs, as determined by the annual budget is applicable, which tariffs are automatically adjusted in terms of the annual budget;

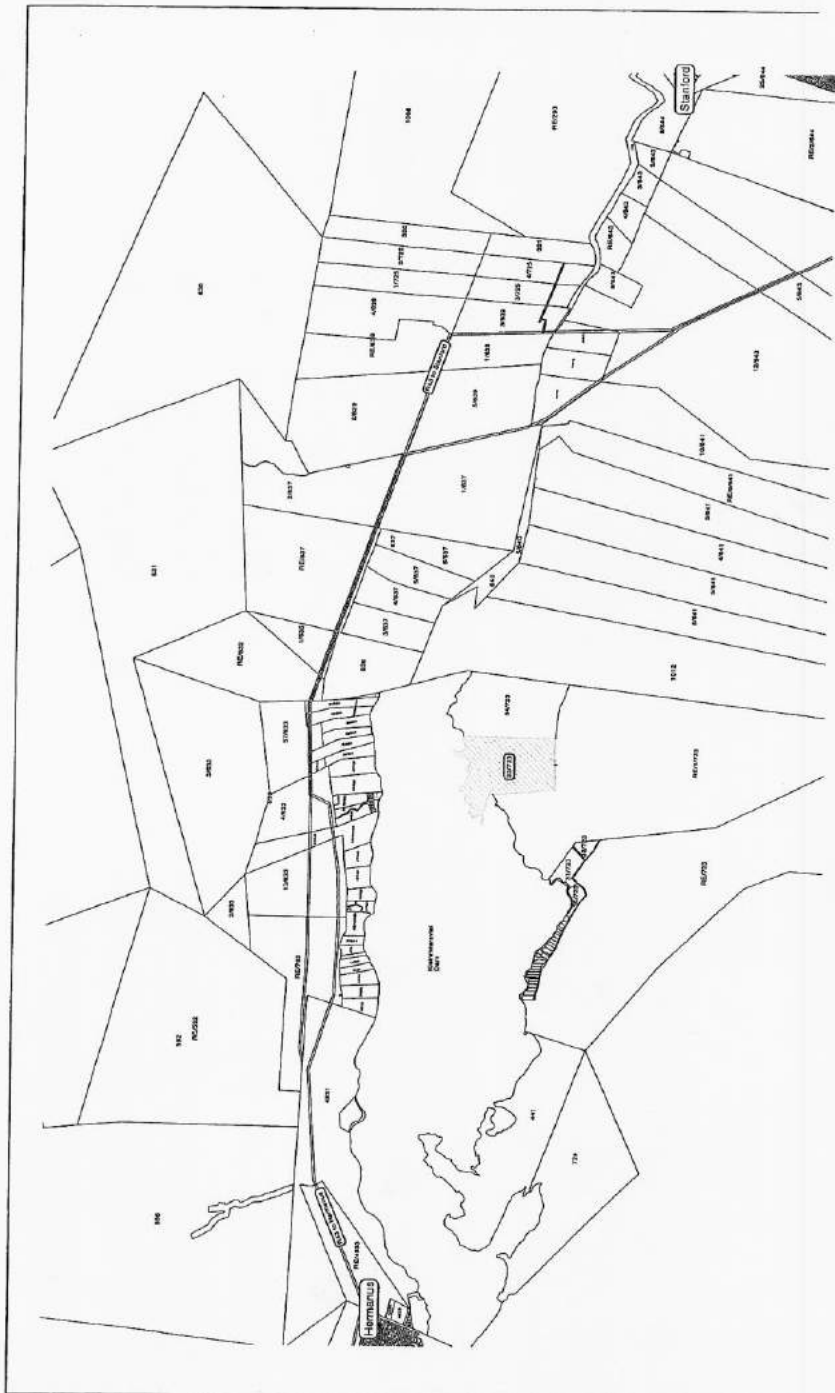
**AGENDA of the  
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20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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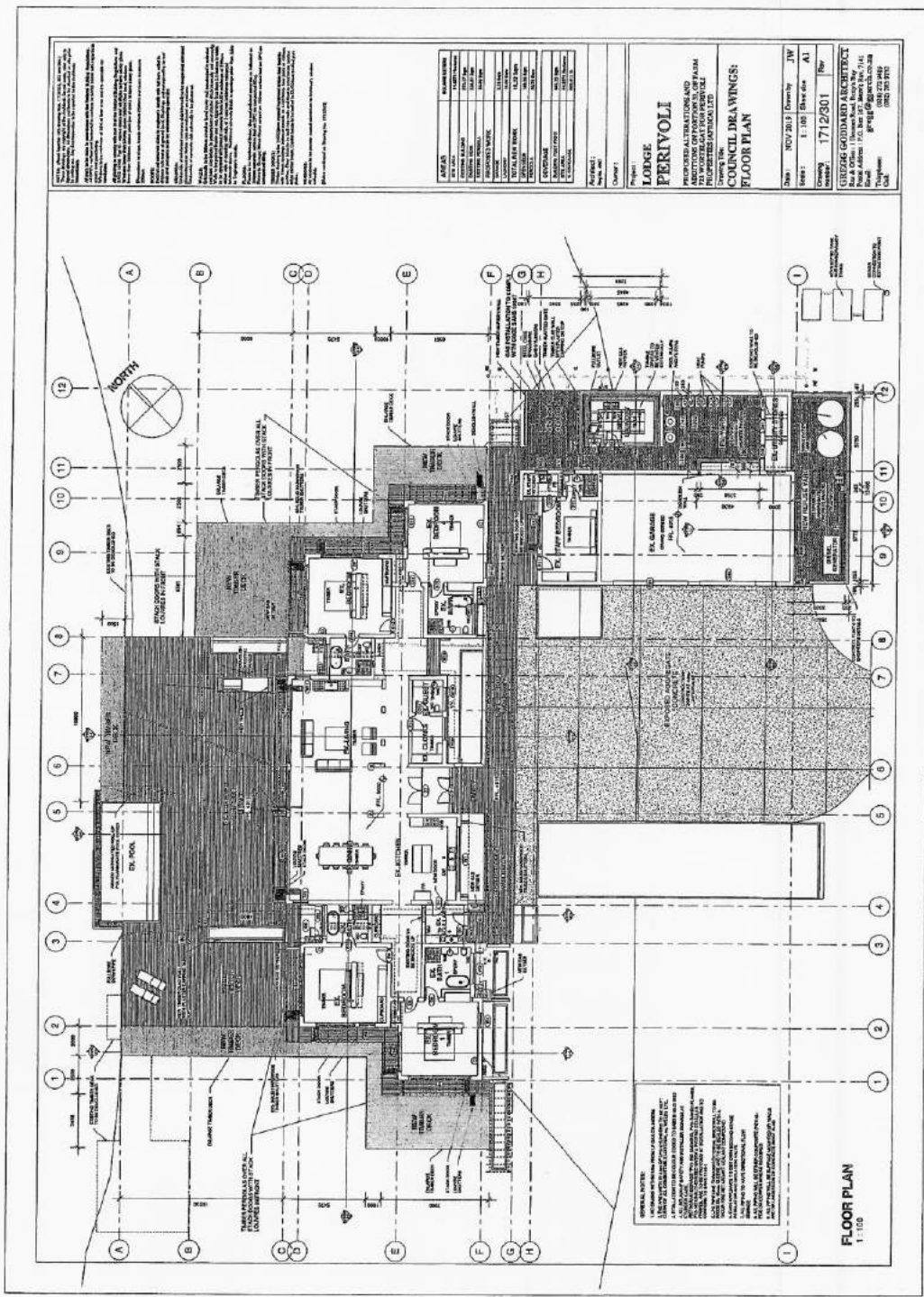
- (g) that the accommodation facility complies with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Co-ordinator and the Health Inspector;
  - (h) that only a single non-illuminated sign that complies with the Municipal By-Law on Signage, may be displayed on the premises;
  - (i) that the conditions of Fire Services, District Health, Breede-Gouritz Catchment Management Agency and Engineering Services, be complied with;
  - (j) that this approval does not absolve the landowner from compliance with any other relevant legislation, and
  - (k) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its appeal rights in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditional approval.

**REASONS FOR THE APPROVAL**

- ❖ The application has followed due procedure.
- ❖ No internal objections were received.
- ❖ Ample and practical parking for the guests can be provided on the property.
- ❖ The proposed use of the property does not have a negative effect on the character of the area.
- ❖ The accommodation establishment will be beneficial for optimization of the farm.
- ❖ It will promote the tourism industry, thus in line with the forward planning documentation of the Municipality.
- ❖ The use is not regarded as being undesirable from a town planning point of view.

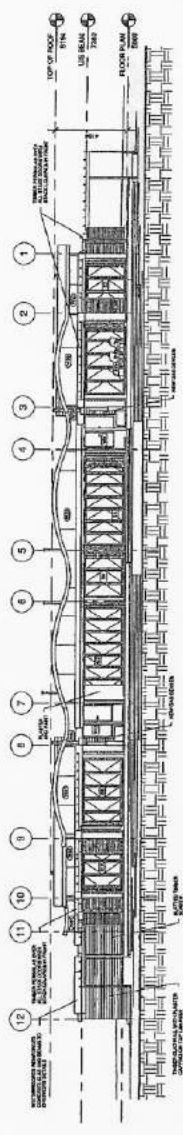


	All rights reserved. Reproduction and subject to survey. COPY RIGHT RESERVED	PROJECT DESCRIPTION: <b>PORTION 33 OF THE FARM WORTEL GAT NO. 723</b>	Plan Description: <b>LOCALITY MAP</b>	Scale: N.T.S. Drawing No: 100172333.GW Date: FEBRUARY 2008	
	State: NYE Drawing No: 100172333.GW Date: FEBRUARY 2008				

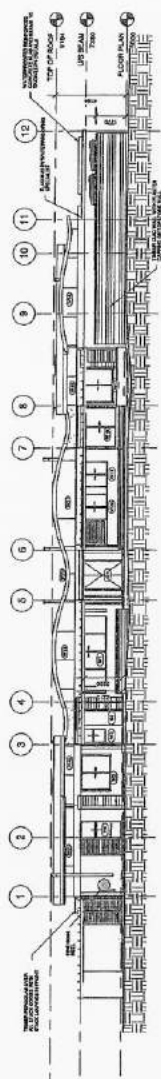




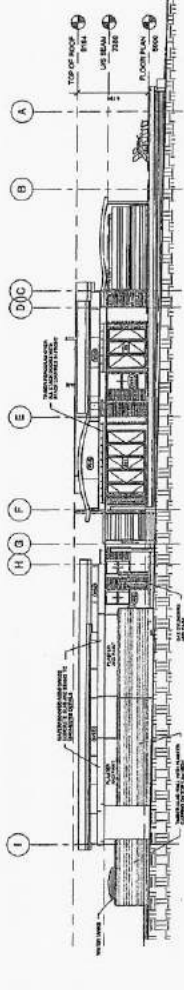
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Client:	PROPOSED ALTERATIONS AND ADDITIONS TO EXISTING AND NEW COUNCIL BUILDING
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Drawn:	1712/2003
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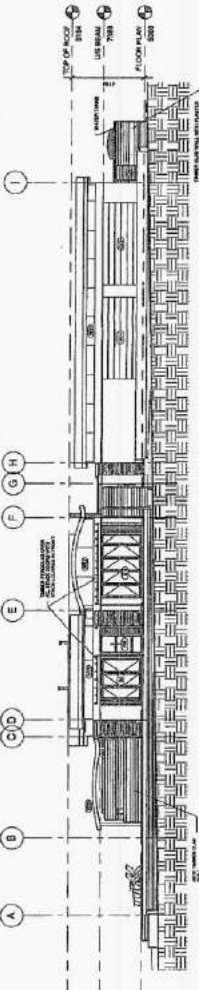
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1:100



SOUTH EAST ELEVATION  
1:100



NORTH EAST ELEVATION  
1:100



SOUTH WEST ELEVATION  
1:100



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE & AMENDMENT OF CONDITIONS OF  
APPROVAL: PORTION 33 OF FARM 723, WORTEL GAT**

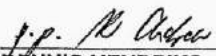
Electricity	:	Eskom area
Stormwater	:	No services available
Water	:	No services available
Sewer	:	No services available
Roads and traffic	:	No services available

**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 any commercial food preparation (eg. restaurant/ guesthouse etc.) must be provided with a grease trap, which must comply with the standards and specifications of the Overstrand Operational Services Department.
9. 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;

10. 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;
11. 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;
12. that the developer complies to all the conditions set by Department Of Water & Environmental Affairs;
13. that on-site parking facilities are provided as per Planning Schedule and to the satisfaction of the Department: Operational Services;
14. 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

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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- 10. PORTION 2 (LANG BOSCH) OF THE FARM STRANDFONTEIN NO. 712, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR THE EXTENTION OF THE VALIDITY OF AN APPROVAL: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF OOSTERWIJK STRANDFONTEYN CC**

**2/711 RCAL**

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**24 February 2021**

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**Executive Summary**

An application was received on 25 August 2021 from Messrs PlanActive Town- and Regional Planners on behalf of Oosterwijk Strandfonteyn CC on Portion 2 (Lang Bosch) of the Farm Strandfontein No. 712, Division Caledon for the following:

- extension of the validity period of the approval issued by the Mayoral Committee in terms of Section 16(2)(i) of the Overstrand Municipality Amendment By-law on Municipal Land Use Planning, 2020.

**RESOLVED :**

1. that the application in terms of Section 16(2)(i) of the Overstrand Municipal Amendment By-Law on Municipal Land Use Planning, 2020 for the extension of the validity period of the approval issued by the Mayoral Committee on Portion 2 (Lang Bosch) of the Farm Strandfontein No. 712, Division Caledon **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the conditions of the land use approval of 1 September 2015 remain applicable;
  - (b) that the approval is valid for a period of five (5) years from the original approval;
  - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
  - (d) that all the conditions in the Services Report, Eskom and Breede-Gouritz Catchment Management Agency, be complied with;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

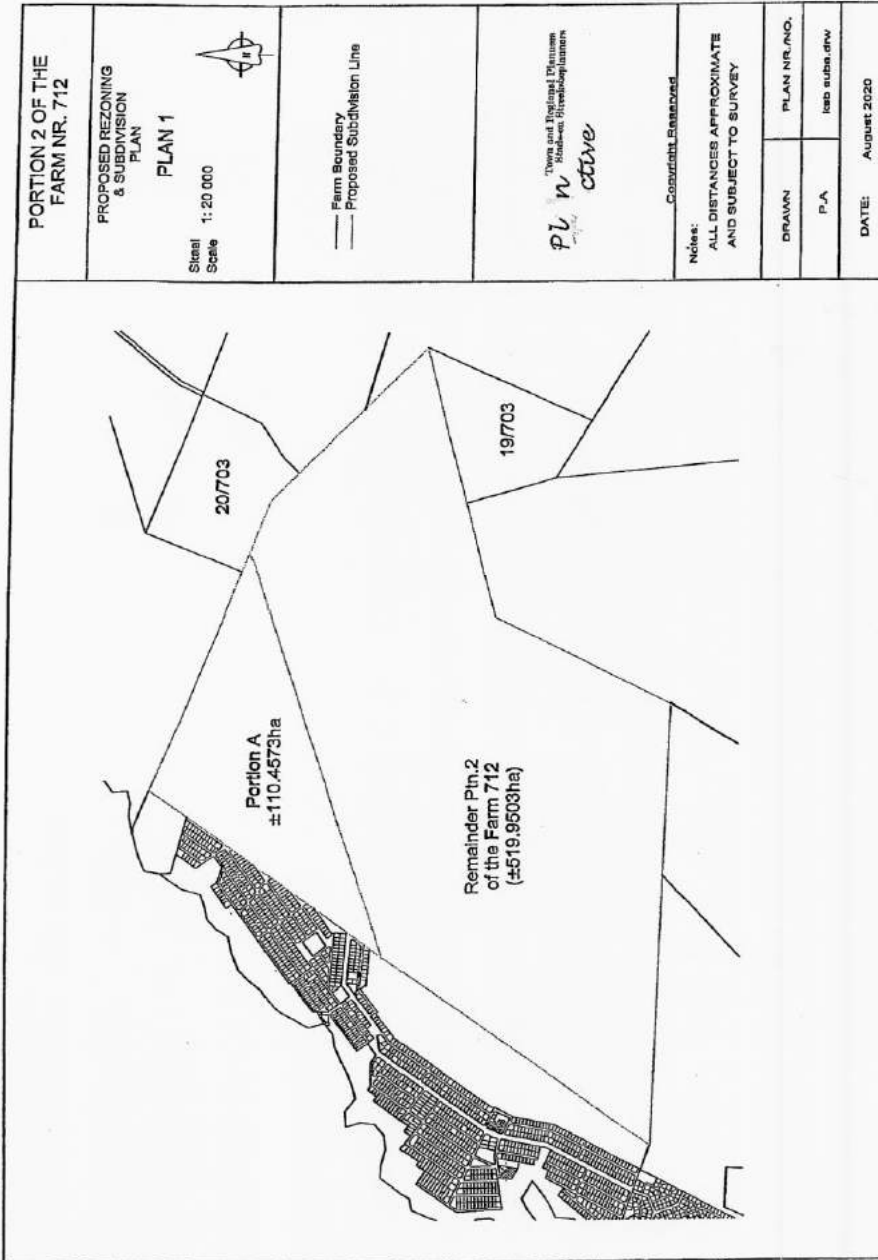
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2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the above conditions of approval.

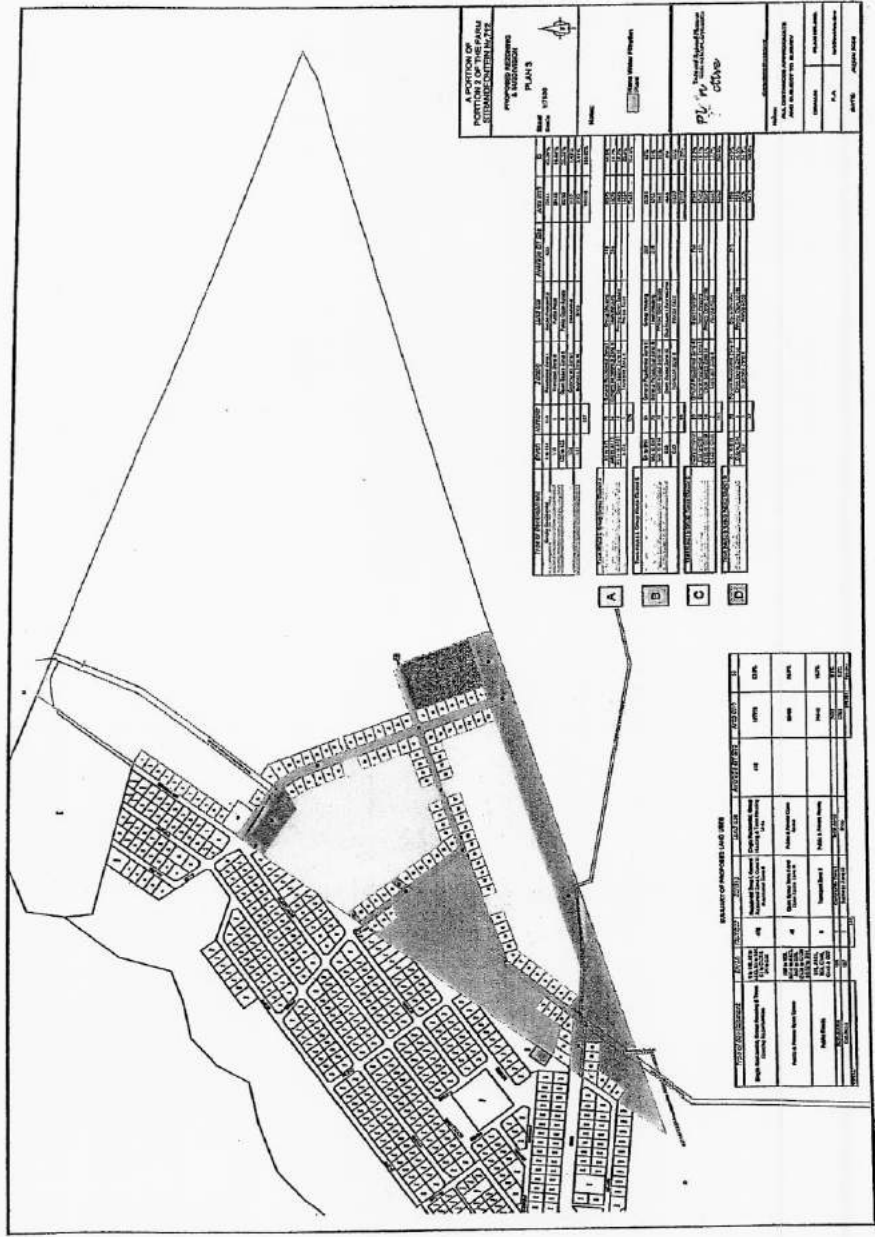
**REASONS FOR RECOMMENDATION**

- ❖ The application for extension of time complies with the planning principles and is considered desirable.









**A PORTION OF PLYMOUTH SUBDIVISION BLOCK 2**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
**PLANS**  
 No. 17188  
 Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 City of \_\_\_\_\_  
 State of \_\_\_\_\_

NO.	DESCRIPTION	AREA (S.F.)	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL VOLUME
1	Lot 1	10,000	10.00%	10.00%
2	Lot 2	10,000	10.00%	10.00%
3	Lot 3	10,000	10.00%	10.00%
4	Lot 4	10,000	10.00%	10.00%
5	Lot 5	10,000	10.00%	10.00%
6	Lot 6	10,000	10.00%	10.00%
7	Lot 7	10,000	10.00%	10.00%
8	Lot 8	10,000	10.00%	10.00%
9	Lot 9	10,000	10.00%	10.00%
10	Lot 10	10,000	10.00%	10.00%
11	Lot 11	10,000	10.00%	10.00%
12	Lot 12	10,000	10.00%	10.00%
13	Lot 13	10,000	10.00%	10.00%
14	Lot 14	10,000	10.00%	10.00%
15	Lot 15	10,000	10.00%	10.00%
16	Lot 16	10,000	10.00%	10.00%
17	Lot 17	10,000	10.00%	10.00%
18	Lot 18	10,000	10.00%	10.00%
19	Lot 19	10,000	10.00%	10.00%
20	Lot 20	10,000	10.00%	10.00%
21	Lot 21	10,000	10.00%	10.00%
22	Lot 22	10,000	10.00%	10.00%
23	Lot 23	10,000	10.00%	10.00%
24	Lot 24	10,000	10.00%	10.00%
25	Lot 25	10,000	10.00%	10.00%
26	Lot 26	10,000	10.00%	10.00%
27	Lot 27	10,000	10.00%	10.00%
28	Lot 28	10,000	10.00%	10.00%
29	Lot 29	10,000	10.00%	10.00%
30	Lot 30	10,000	10.00%	10.00%
31	Lot 31	10,000	10.00%	10.00%
32	Lot 32	10,000	10.00%	10.00%
33	Lot 33	10,000	10.00%	10.00%
34	Lot 34	10,000	10.00%	10.00%
35	Lot 35	10,000	10.00%	10.00%
36	Lot 36	10,000	10.00%	10.00%
37	Lot 37	10,000	10.00%	10.00%
38	Lot 38	10,000	10.00%	10.00%
39	Lot 39	10,000	10.00%	10.00%
40	Lot 40	10,000	10.00%	10.00%
41	Lot 41	10,000	10.00%	10.00%
42	Lot 42	10,000	10.00%	10.00%
43	Lot 43	10,000	10.00%	10.00%
44	Lot 44	10,000	10.00%	10.00%
45	Lot 45	10,000	10.00%	10.00%
46	Lot 46	10,000	10.00%	10.00%
47	Lot 47	10,000	10.00%	10.00%
48	Lot 48	10,000	10.00%	10.00%
49	Lot 49	10,000	10.00%	10.00%
50	Lot 50	10,000	10.00%	10.00%
51	Lot 51	10,000	10.00%	10.00%
52	Lot 52	10,000	10.00%	10.00%
53	Lot 53	10,000	10.00%	10.00%
54	Lot 54	10,000	10.00%	10.00%
55	Lot 55	10,000	10.00%	10.00%
56	Lot 56	10,000	10.00%	10.00%
57	Lot 57	10,000	10.00%	10.00%
58	Lot 58	10,000	10.00%	10.00%
59	Lot 59	10,000	10.00%	10.00%
60	Lot 60	10,000	10.00%	10.00%
61	Lot 61	10,000	10.00%	10.00%
62	Lot 62	10,000	10.00%	10.00%
63	Lot 63	10,000	10.00%	10.00%
64	Lot 64	10,000	10.00%	10.00%
65	Lot 65	10,000	10.00%	10.00%
66	Lot 66	10,000	10.00%	10.00%
67	Lot 67	10,000	10.00%	10.00%
68	Lot 68	10,000	10.00%	10.00%
69	Lot 69	10,000	10.00%	10.00%
70	Lot 70	10,000	10.00%	10.00%
71	Lot 71	10,000	10.00%	10.00%
72	Lot 72	10,000	10.00%	10.00%
73	Lot 73	10,000	10.00%	10.00%
74	Lot 74	10,000	10.00%	10.00%
75	Lot 75	10,000	10.00%	10.00%
76	Lot 76	10,000	10.00%	10.00%
77	Lot 77	10,000	10.00%	10.00%
78	Lot 78	10,000	10.00%	10.00%
79	Lot 79	10,000	10.00%	10.00%
80	Lot 80	10,000	10.00%	10.00%
81	Lot 81	10,000	10.00%	10.00%
82	Lot 82	10,000	10.00%	10.00%
83	Lot 83	10,000	10.00%	10.00%
84	Lot 84	10,000	10.00%	10.00%
85	Lot 85	10,000	10.00%	10.00%
86	Lot 86	10,000	10.00%	10.00%
87	Lot 87	10,000	10.00%	10.00%
88	Lot 88	10,000	10.00%	10.00%
89	Lot 89	10,000	10.00%	10.00%
90	Lot 90	10,000	10.00%	10.00%
91	Lot 91	10,000	10.00%	10.00%
92	Lot 92	10,000	10.00%	10.00%
93	Lot 93	10,000	10.00%	10.00%
94	Lot 94	10,000	10.00%	10.00%
95	Lot 95	10,000	10.00%	10.00%
96	Lot 96	10,000	10.00%	10.00%
97	Lot 97	10,000	10.00%	10.00%
98	Lot 98	10,000	10.00%	10.00%
99	Lot 99	10,000	10.00%	10.00%
100	Lot 100	10,000	10.00%	10.00%

**TABLE OF PROPOSED LOTS**

LOT NO.	AREA (S.F.)	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL VOLUME
1	10,000	10.00%	10.00%
2	10,000	10.00%	10.00%
3	10,000	10.00%	10.00%
4	10,000	10.00%	10.00%
5	10,000	10.00%	10.00%
6	10,000	10.00%	10.00%
7	10,000	10.00%	10.00%
8	10,000	10.00%	10.00%
9	10,000	10.00%	10.00%
10	10,000	10.00%	10.00%
11	10,000	10.00%	10.00%
12	10,000	10.00%	10.00%
13	10,000	10.00%	10.00%
14	10,000	10.00%	10.00%
15	10,000	10.00%	10.00%
16	10,000	10.00%	10.00%
17	10,000	10.00%	10.00%
18	10,000	10.00%	10.00%
19	10,000	10.00%	10.00%
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21	10,000	10.00%	10.00%
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29	10,000	10.00%	10.00%
30	10,000	10.00%	10.00%
31	10,000	10.00%	10.00%
32	10,000	10.00%	10.00%
33	10,000	10.00%	10.00%
34	10,000	10.00%	10.00%
35	10,000	10.00%	10.00%
36	10,000	10.00%	10.00%
37	10,000	10.00%	10.00%
38	10,000	10.00%	10.00%
39	10,000	10.00%	10.00%
40	10,000	10.00%	10.00%
41	10,000	10.00%	10.00%
42	10,000	10.00%	10.00%
43	10,000	10.00%	10.00%
44	10,000	10.00%	10.00%
45	10,000	10.00%	10.00%
46	10,000	10.00%	10.00%
47	10,000	10.00%	10.00%
48	10,000	10.00%	10.00%
49	10,000	10.00%	10.00%
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66	10,000	10.00%	10.00%
67	10,000	10.00%	10.00%
68	10,000	10.00%	10.00%
69	10,000	10.00%	10.00%
70	10,000	10.00%	10.00%
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93	10,000	10.00%	10.00%
94	10,000	10.00%	10.00%
95	10,000	10.00%	10.00%
96	10,000	10.00%	10.00%
97	10,000	10.00%	10.00%
98	10,000	10.00%	10.00%
99	10,000	10.00%	10.00%
100	10,000	10.00%	10.00%

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR EXTENSION OF THE VALIDITY OF AN APPROVAL,  
PTN 2 OF FARM 712, STRANDFONTEYN**

Water : According to GLS Report  
Sewer : According to GLS Report  
Roads and traffic : According to TIA  
Stormwater (SW) : See conditions 12 & 13  
Electricity : According to the master plan

**Conditions:**

1. that the same conditions as set out by the Director: Infrastructure and Planning in his letter dated 1 September 2015 with regards to the original application be applied to the extension of the validity of the approval.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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**11. ERF 78, 31 GULL ROAD, PRINGLE BAY, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE : MESSRS AD DESIGN STUDIO (PTY) LTD ON BEHALF OF A & M MOUTON**

**78 KPRB**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**9 March 2021**

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**Executive Summary**

An application was received on 13 December 2019 from Messrs AD Design Studio (Pty) Ltd on behalf of A & M Mouton on Erf 78, Pringle Bay 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 lateral building line from 2m to 1,57m to accommodate a double garage.

Application is also made in terms of Section 16(c)(iii) to transgress the 9m restriction of buildings over a lateral building line.

**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 78, Pringle Bay for a departure in order to relax the western lateral building line from 2m to 1,57m and the 9m restriction of buildings over the lateral building line to accommodate a double garage, **be approved** in terms of the provisions of Section 61, be subject to the following conditions:
  - (a) that this approval is only for the development as indicated on plan numbers B101 and B102 dated 12 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;
  - (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.

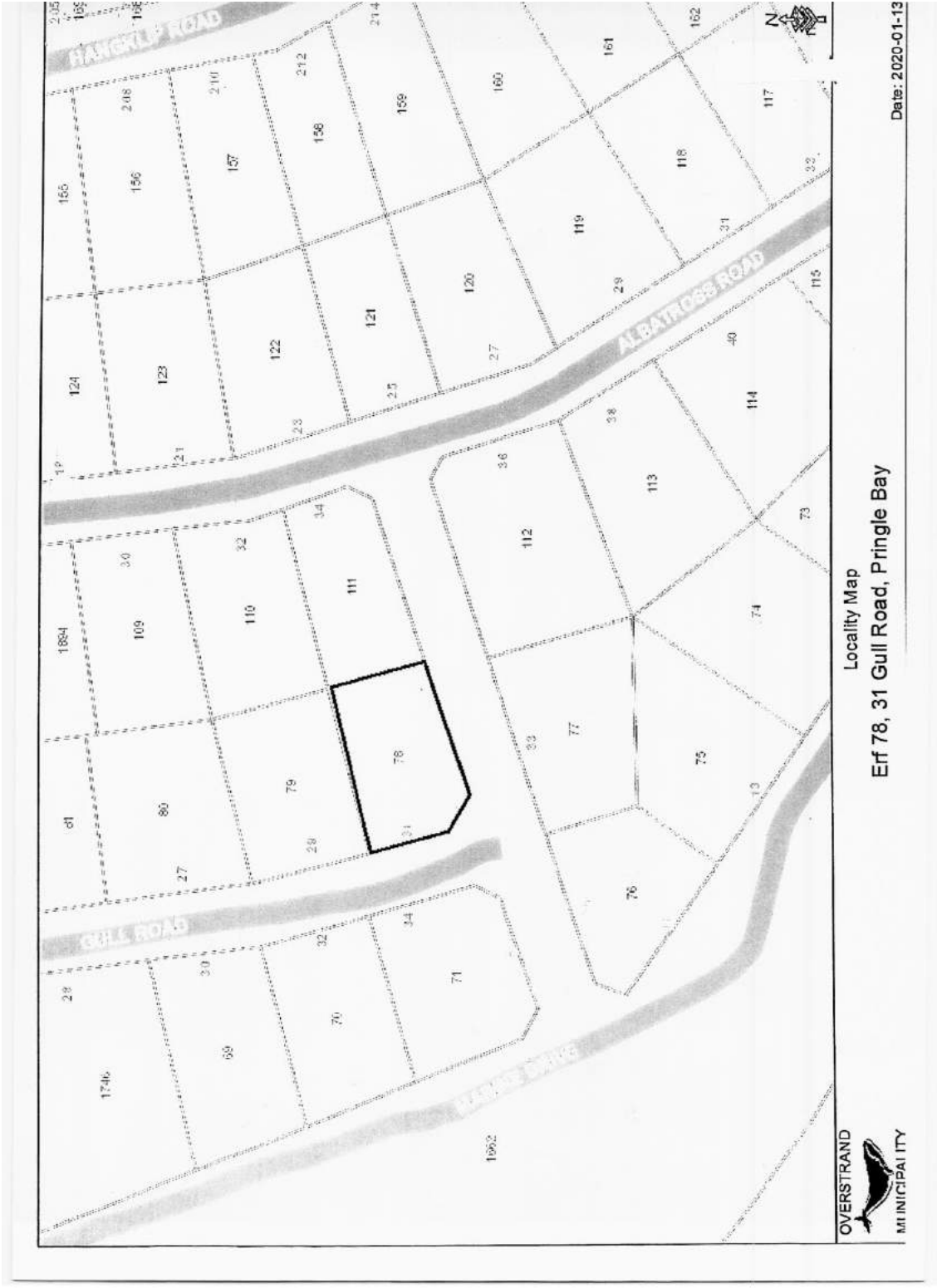
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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

**REASONS FOR RECOMMENDATION**

- ❖ The application is in line with the requirements of the Overstrand Zoning Scheme.
- ❖ No surrounding property owners objected to the application.
- ❖ The application will not impact on the character of the area.



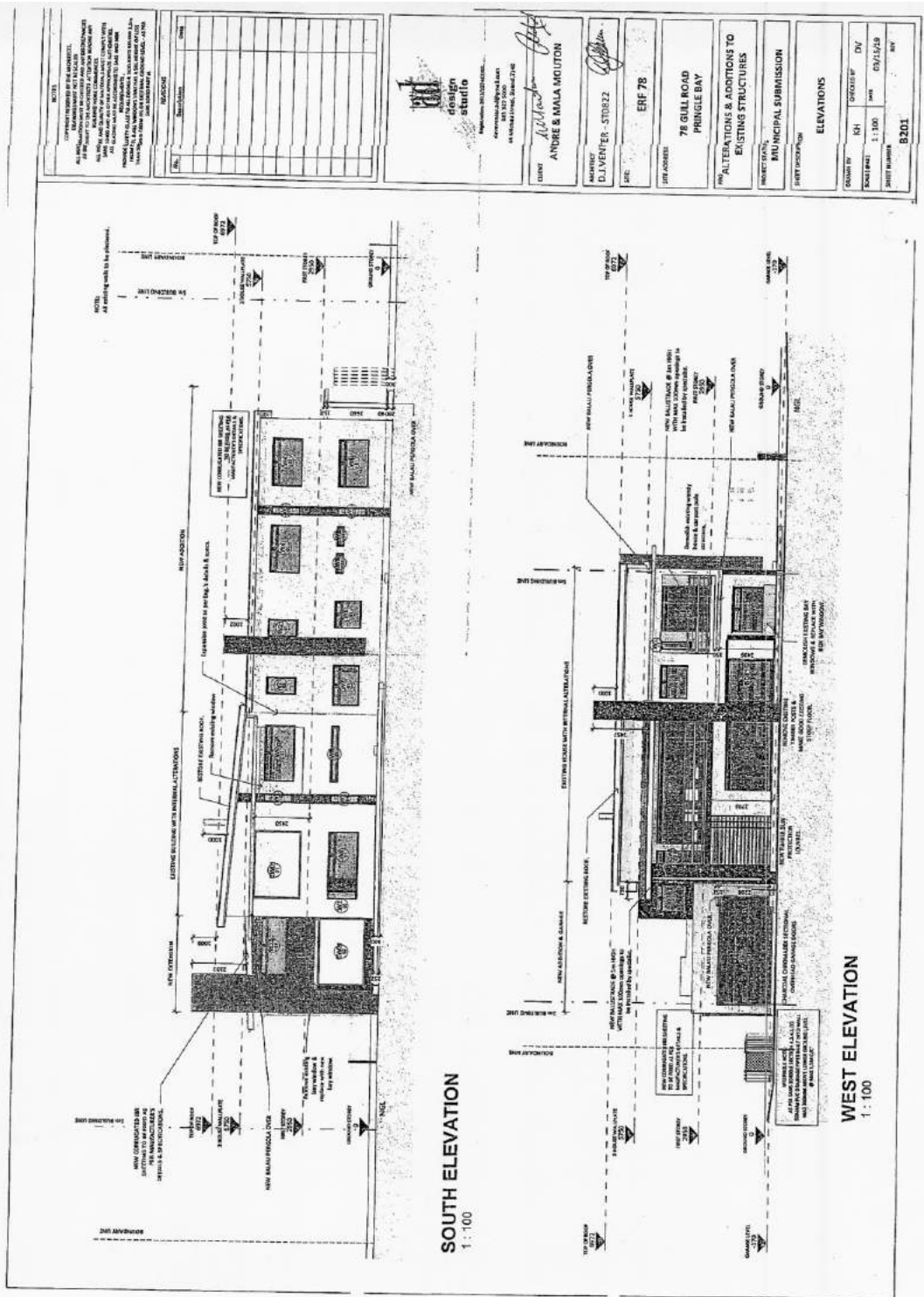
Locality Map  
Erf 78, 31 Gull Road, Pringle Bay











**SOUTH ELEVATION**  
1 : 100

**WEST ELEVATION**  
1 : 100

**NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN METERS.

2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE.

3. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING STRUCTURE AND HAS FOUND IT TO BE IN GOOD CONDITION.

4. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION.

5. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING LANDSCAPE AND HAS FOUND IT TO BE IN GOOD CONDITION.

6. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT STRUCTURES AND HAS FOUND THEM TO BE IN GOOD CONDITION.

7. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION.

8. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT LANDSCAPE AND HAS FOUND IT TO BE IN GOOD CONDITION.

9. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT STRUCTURES AND HAS FOUND THEM TO BE IN GOOD CONDITION.

10. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION.

11. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT LANDSCAPE AND HAS FOUND IT TO BE IN GOOD CONDITION.

12. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT STRUCTURES AND HAS FOUND THEM TO BE IN GOOD CONDITION.

13. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION.

14. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT LANDSCAPE AND HAS FOUND IT TO BE IN GOOD CONDITION.

15. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT STRUCTURES AND HAS FOUND THEM TO BE IN GOOD CONDITION.

16. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION.

17. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT LANDSCAPE AND HAS FOUND IT TO BE IN GOOD CONDITION.

18. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT STRUCTURES AND HAS FOUND THEM TO BE IN GOOD CONDITION.

19. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION.

20. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING ADJACENT LANDSCAPE AND HAS FOUND IT TO BE IN GOOD CONDITION.



**CLIENT**  
ANDRE & MALLA MOUTON

**ARCHITECT**  
D.J. VENTER - STOREZ

**DATE**  
ENF 78

**JOB ADDRESS**  
78 GULL ROAD  
PRINGLE BAY

**PROJECT DESCRIPTION**  
ALTERATIONS & ADDITIONS TO  
EXISTING STRUCTURES

**MUNICIPAL SUBMISSION**

**ELEVATIONS**

**DESIGNED BY**  
KSH

**CHECKED BY**  
DV

**SCALE**  
1:100

**DATE**  
09/15/20

**SHEET NUMBER**  
S201





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 78, PRINGLE BAY (3552/2020)**

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 78, Pringle Bay, unobstructed;
4. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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Municipal Planning Tribunal

1. **ERF 790, 17 COVE STREET, DE KELDERS, OVERSTRAND MUNICIPAL AREA: REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND CONSENT USE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF HIPPOMANIA (PTY) LTD**

**790 GDK**

**P Roux**

**10 December 2020**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application was received on 11 February 2020 from Messrs WRAP Project Office on behalf of Hippomania (Pty) Ltd applicable to Erf 790, De Kelders for the following:

- ❖ removal of restrictive title deed conditions D(1)(a), D(1)(b), D(1)(c), D(1)(d) as contained in Title Deed T21764/2018 applicable to Erf 790, De Kelders in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law);
- ❖ application for consent use in terms of Section 16(2)(o) of the By-Law in order to accommodate a restaurant and a flat on ground floor on the property.

**RESOLVED:**

1. that the comments received be noted;
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 deed conditions with reference to Clauses D(1)(a), D(1)(b), D(1)(c), D(1)(d) as contained in Title Deed T21764/2018, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(o) of the By-Law received from Messrs WRAP on behalf of Hippomania (Pty) Ltd applicable to Erf 790, De Kelders for consent use in order to accommodate a restaurant and a flat on ground floor on the property, **be approved** in terms of the provisions of Section 61 of the By-Law;

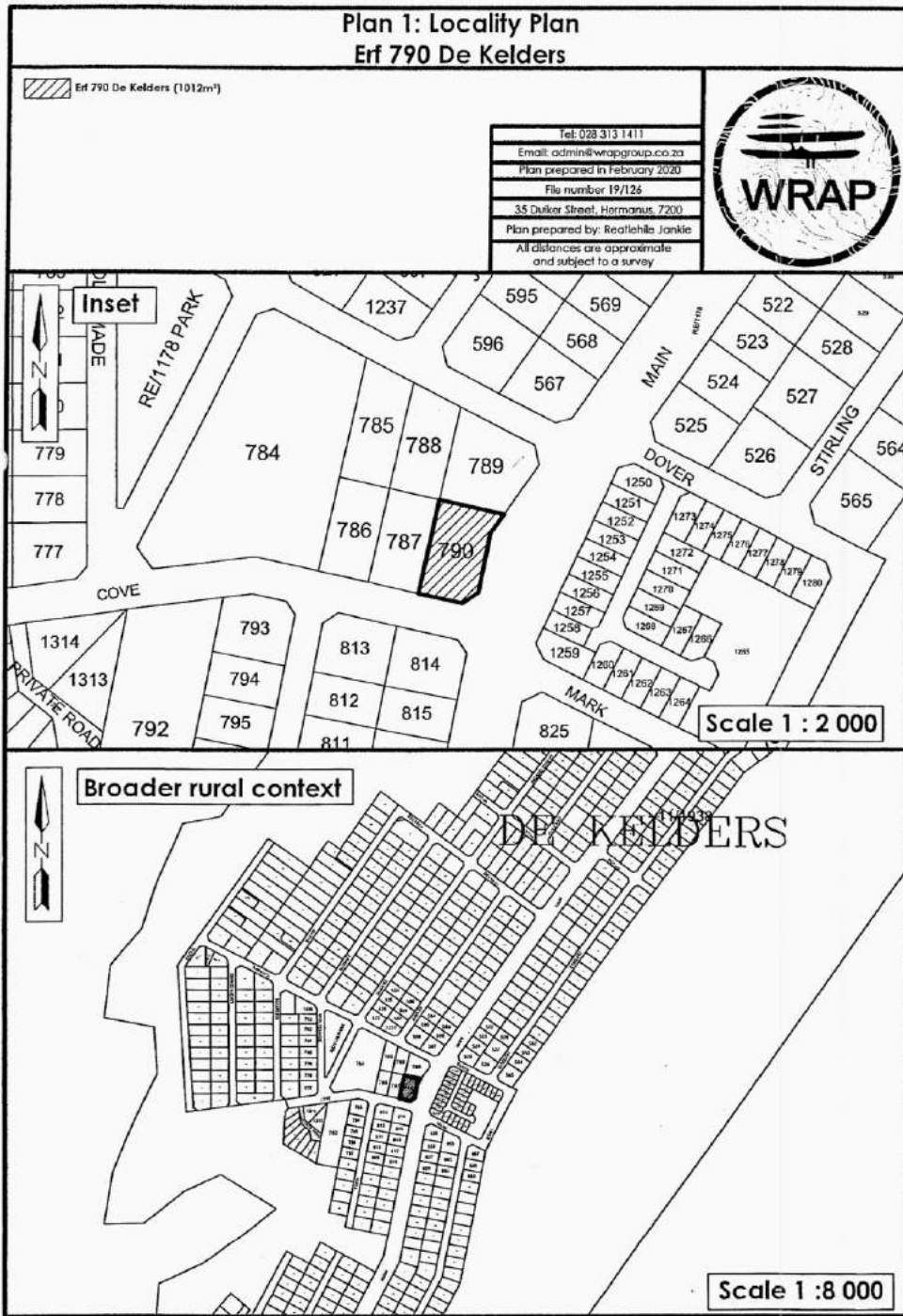
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

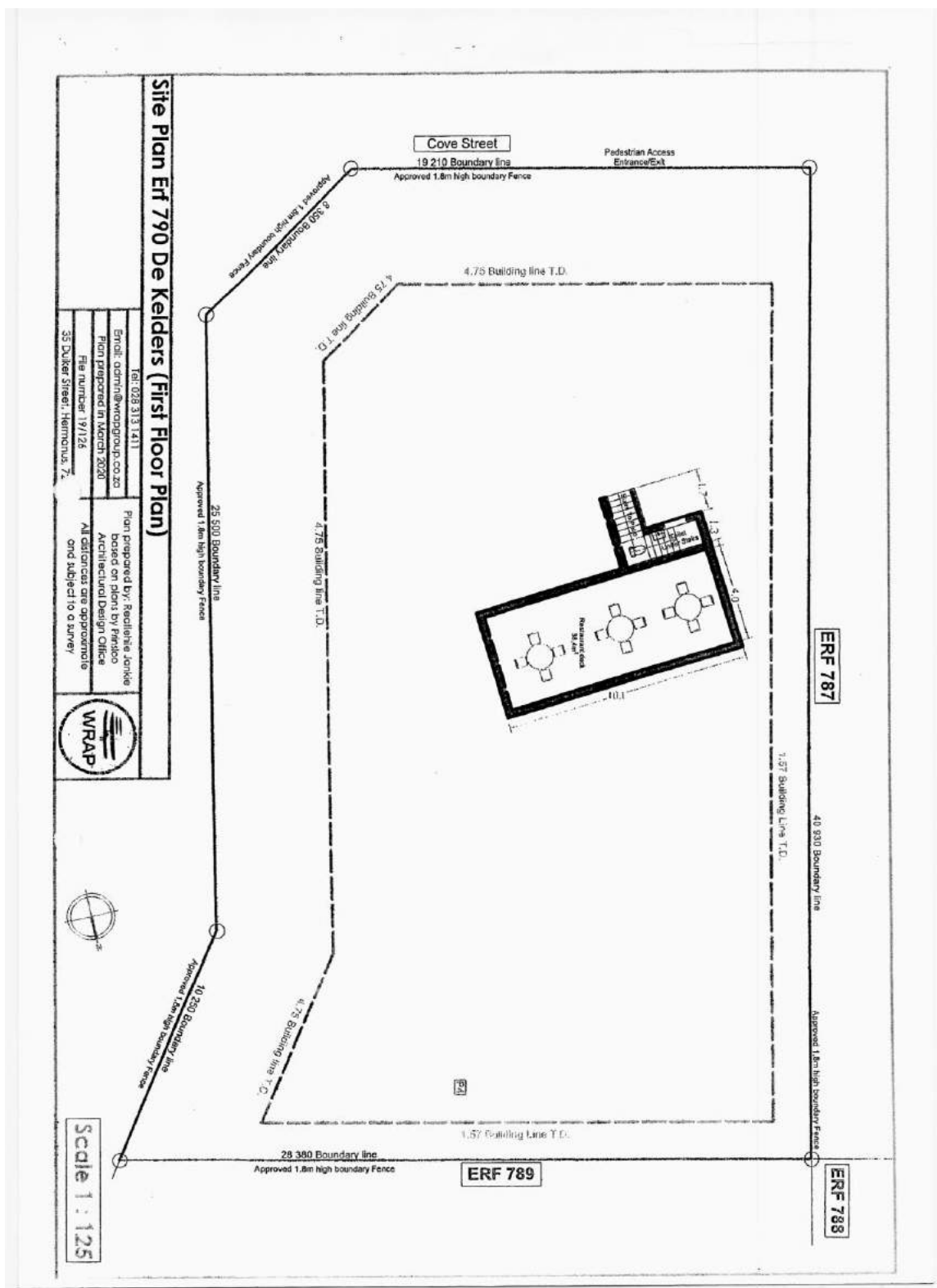
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4. that the decisions in paragraph 2. and 3. be subject to the following conditions:
  - (a) that the approval is only for the development and utilisation of the property as indicated on the Site Development Plan (*Plan No 3, file number 19/126*), as submitted with the application;
  - (b) that the conditions in the Services Report be complied with;
  - (c) that this approval does not absolve the owner/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.
5. that the applicant and persons who commented 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.

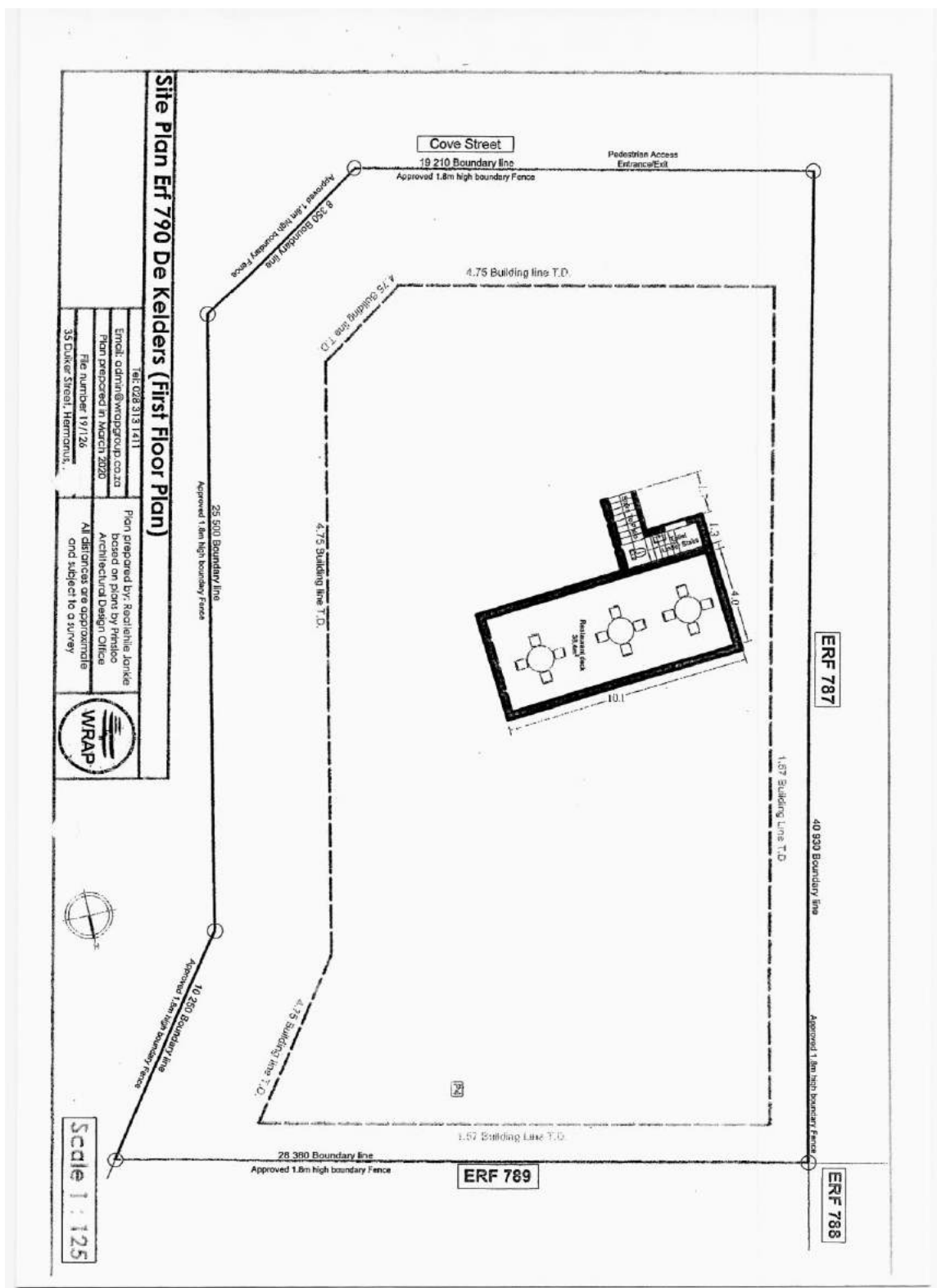
**REASONS FOR RESOLUTION:**

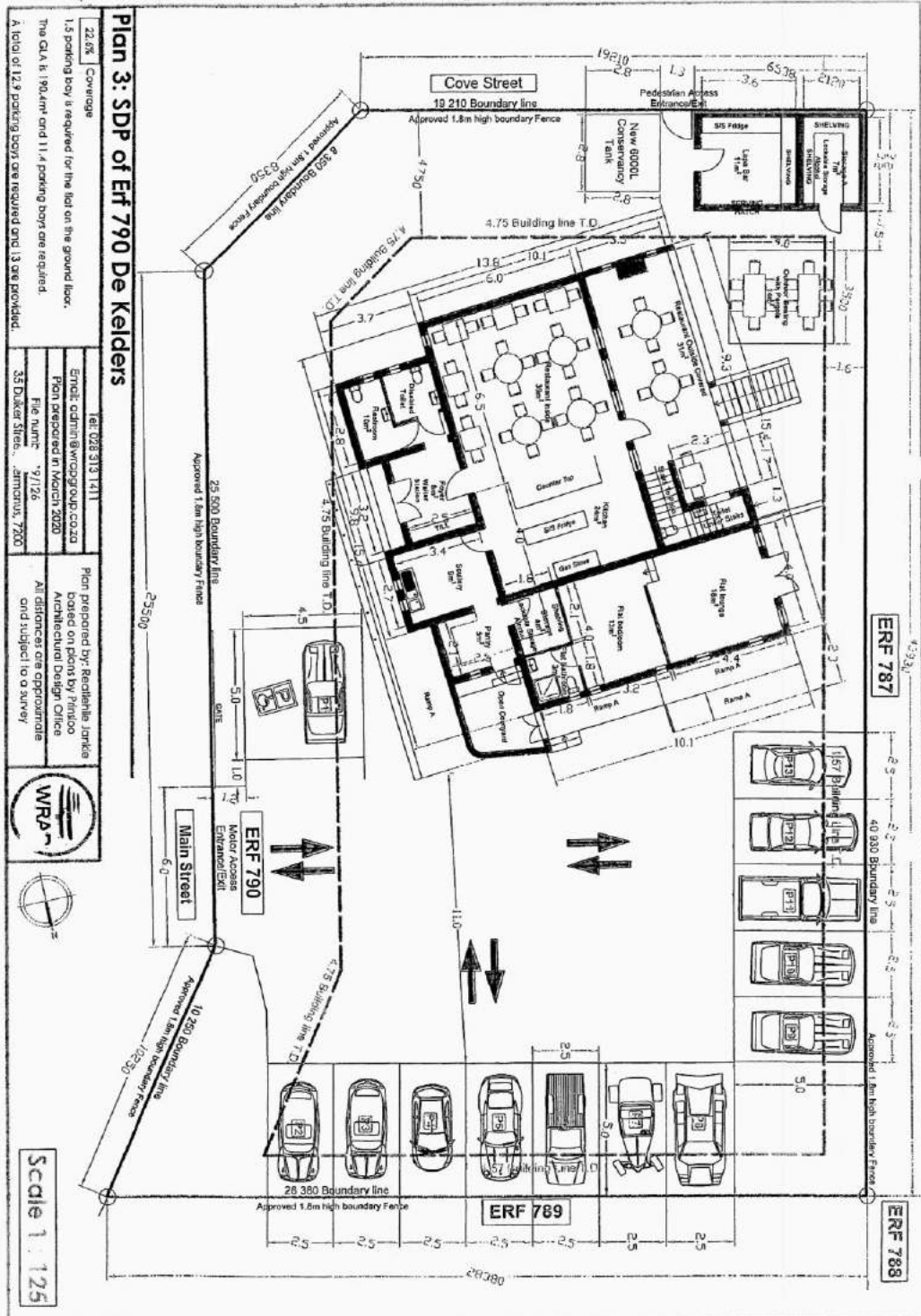
- ❖ The application has followed due procedure.
- ❖ None of the relevant departments have any objection.
- ❖ There are other properties in the commercial node which are developed with mixed use land uses and which are developed onto boundaries, and the removal of these restrictions would therefore not impact on the character of the area.
- ❖ The Overstrand Zoning Scheme Regulations have sufficient control measures when it comes to land use, coverage and building line controls.
- ❖ The removal of the restrictions will be beneficial to the De Kelders Community.
- ❖ The proposal will not negatively impact on existing/vested rights of adjoining property owners.
- ❖ The proposal is in line with the Municipality's SDF.











22.06' Coverage  
 1.5 parking bay is required for the lot on the ground floor.  
 The O.A. is 1904m<sup>2</sup> and 11.4 parking bays are required.  
 A total of 12.9 parking bays are required and 13 are provided.



Plan prepared by: Reclentia Jenke  
 based on plans by: Perisco  
 Architectural Design Office  
 All distances are approximate  
 and subject to a survey

Scale 1:125

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED &  
CONSENT USE: ERF 790, DE KELDERS**

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 (2020/2021) is as follows:**

**Freehold erven:**

Water	R 23 957.00 x 0.9172	= R 21 973.36
Sewerage	R 16 153.00 x 0.9172	= R 14 815.53
Roads	R 7 243.00 x 6.46743	= R 46 843.60
<b>TOTAL (inclusive of VAT)</b>		<b>= R 83 632.49</b>

**Note:**

The above figures are estimates

2. that the existing water connection and conservancy tank to Erf 790 shall be used to service Erf 790;
3. 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;
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 on-site parking facility is 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 790, De Kelders, unobstructed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

---

**2. ERF 3010, 93 ATLANTIC DRIVE, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE : MESSRS ADSQUARED ARCHITECTURE & DESIGN CC ON BEHALF OF JA HOLTZHAUSEN**

**3010 HON**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**23 November 2020**

---

**EXECUTIVE SUMMARY**

An application was received on 5 August 2020 from Messrs Adsquared Architecture & Design CC on behalf of JA Holtzhausen on Erf 3010, 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 following:

- southern lateral building line from 2m to 1,243m to accommodate alterations and new windows;
- northern building line from 3m to 1,5m and 0m to accommodate the change of the existing balcony area as an extension to the dwelling on ground floor and first storey area, and the new pergola over the courtyard respectively;
- rear building line from 2m to 0m to accommodate a new pergola over the courtyard, and
- height restriction from 8m to 10,710m to accommodate a change to the existing roof structure.

**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 3010. Onrustrivier to relax the 8m height restriction to 10,7m to accommodate a change to the existing roof structure, **not 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 a departure on Erf 3010, Onrustrivier to relax the northern street building line from 3m to 1,5m to change an existing balcony to an extension to the dwelling, **partially be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following condition:

that only the area below the existing balcony may be enclosed, but the proposed covering and full enclosure of the first-floor balcony area **not be supported**;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

---

3. that the application in terms of Section 16(2)(b) of the By-Law for a departure on Erf 3010, Onrustrivier for a departure to relax the following:
- northern lateral building line from 3m to 0m and the rear building line from 2m to 0m to accommodate a pergola; and
  - southern lateral building line from 2m to 1,243m to accommodate internal changes and new windows
- be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the decisions in 1. to 3. above be subject to the following conditions:
- (a) that the building plans be amended to be in line with the decisions in 1. to 3. above and submitted to the Building Control Department;
  - (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 all conditions of the Building- and the Fire Department be complied with at building plan submission phase;
  - (e) that all the conditions in the Services Report be complied with; and
  - (f) that all the conditions by Telkom be complied with.
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.

**REASONS FOR THE RESOLUTION:**

**POINT 1.**

- ❖ The extension to the roof structure above the 8m height restriction line will impede on views from the north and west.
- ❖ The alterations to the roof structure are for aesthetic reasons and not a necessity.
- ❖ Objections were received from surrounding property owners that their view will be impacted, and their property value thereby affected.
- ❖ The applicant, in his response on the objections, did not provide any detailed information to prove the objectors are wrong in their opinion that view will be impacted and possibly the character of the area.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

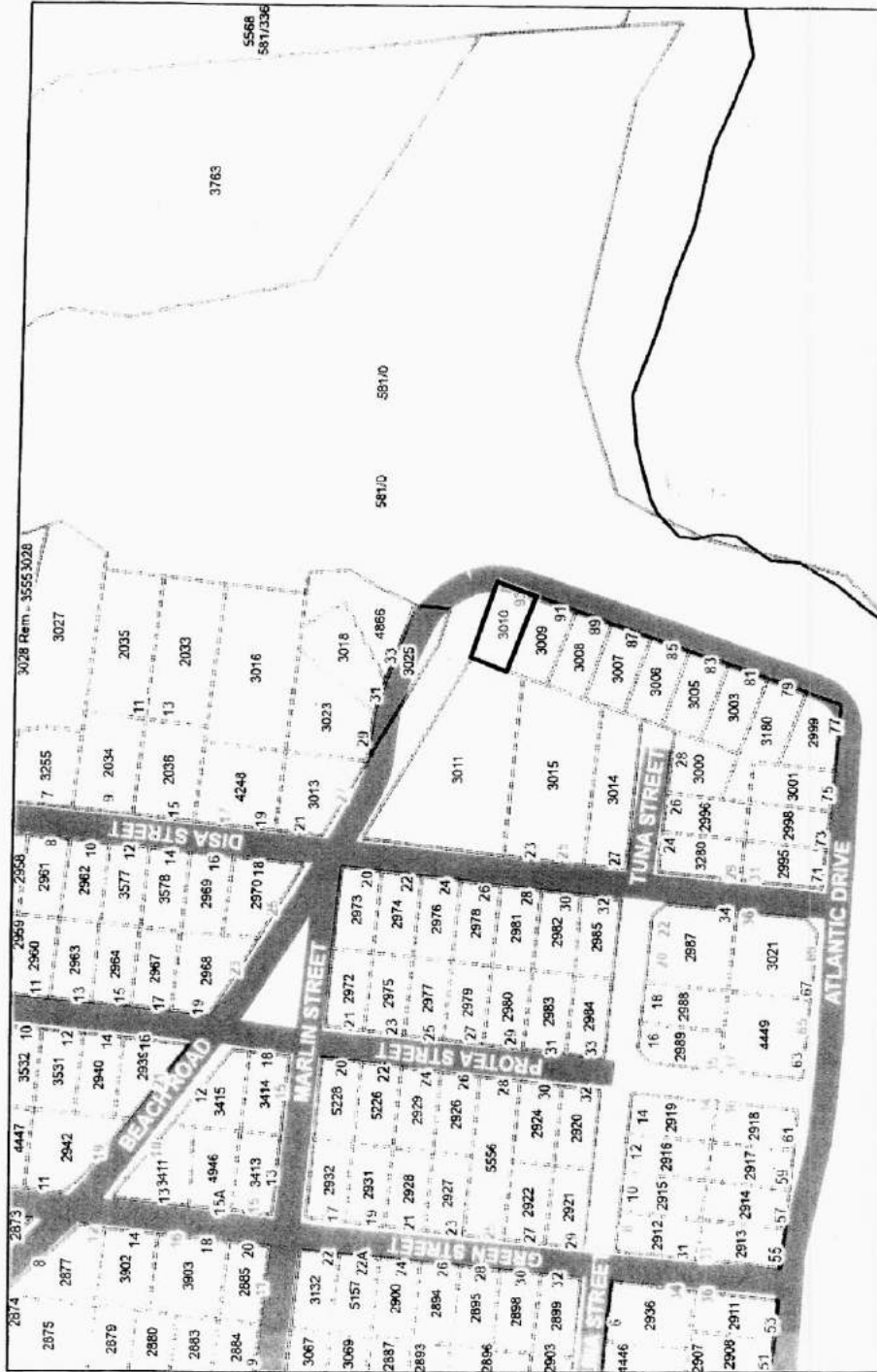
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**POINT 2.**

- ❖ The objections regarding the impact of the relaxation of building lines on the character of the area and impeding on a public area does have merit with the roofing and enclosure of the existing first floor balcony.
- ❖ The proposed covered and enclosed balcony would be 6,5m to 5m in height over a 12m long distance, and will only be 1,5m from the public area. It will be an imposing structure and could impact on the aesthetical character of the Onrus Beach parking area.
- ❖ The applicant did not provide any detailed information in his response to objections disproving the concerns of the objectors regarding the proposed extension.
- ❖ The enclosure of the area underneath the balcony will not be imposing on the public parking area and will provide the property owner with some privacy.

**POINT 3.**

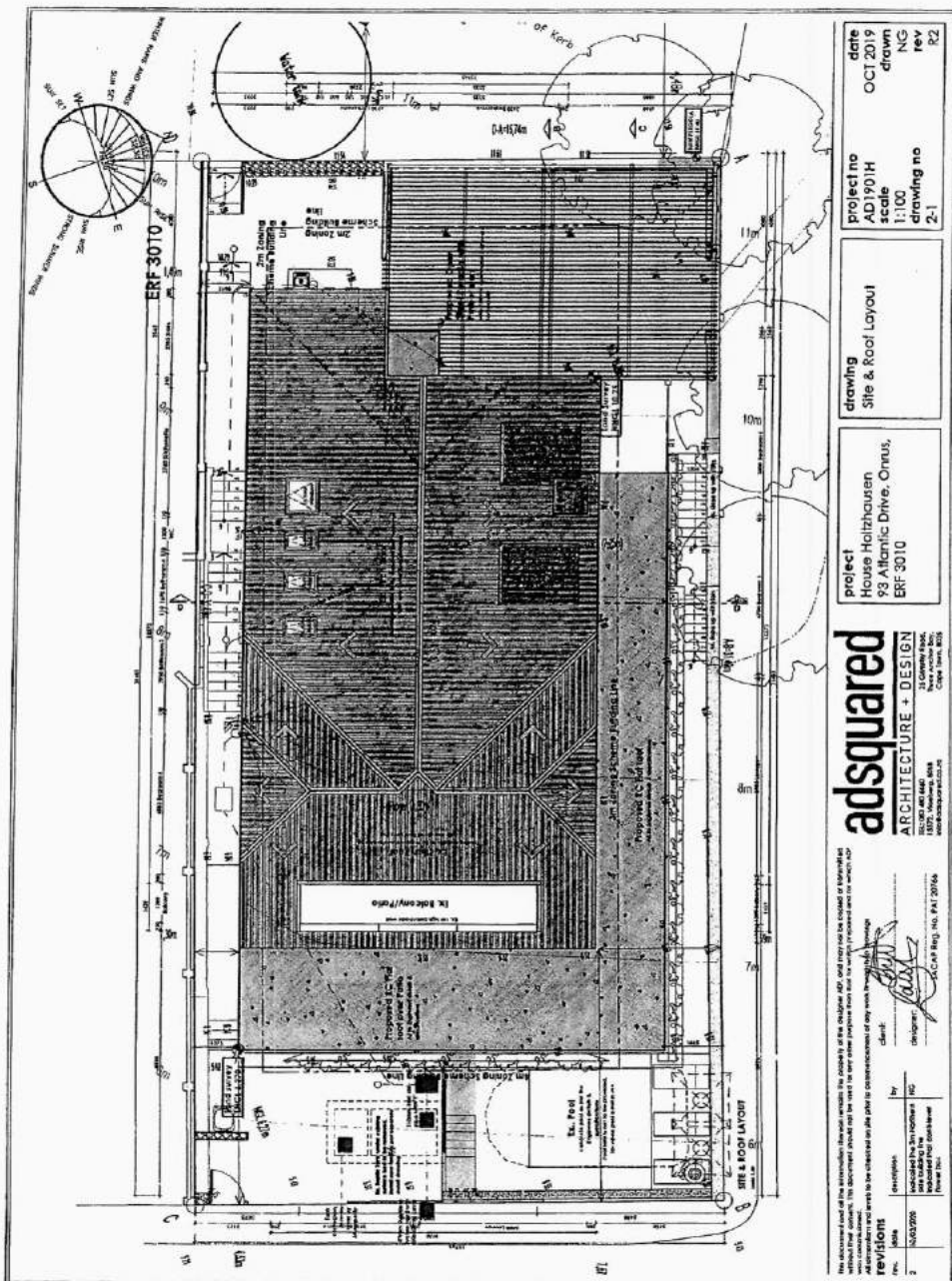
- ❖ The departure applied for of the southern building line is internal changes and some new windows in an existing wall, with limited impact on neighbours.
- ❖ The adjacent neighbour (Erf 3009), who is the only neighbour, really impacted by the relaxation of the southern boundary submitted no objection.
- ❖ The pergola proposed to be constructed over the 3m street and 2m rear building lines up to the boundary, is a low non-imposing structure that would be hidden behind milkwood trees, and hardly visible to neighbours.
- ❖ The pergola structures will be placed next to parking areas, not close to any neighbours.
- ❖ The objections regarding views, aesthetics and impact on the character of the area is not considered relevant to the relaxations of the southern lateral building line and also the relaxation to accommodate the pergola, as its impact is minimal.



OVERSTRAND  
 MUNICIPALITY

Locality Map  
 Erf 3010 Onrus River

Date: 2020/02/13



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**adSquared**  
 ARCHITECTURE + DESIGN  
 11 Lovershock Park,  
 1502/2nd Floor,  
 1000/10th Avenue,  
 Cape Town, 8001

project: House Hiltzhausen  
 93 Atlantic Drive, Ormsburg  
 ERF 3010

drawing: Site & Roof Layout  
 drawing no: 2-1

date: OCT 2019  
 drawn: NG  
 rev: R2

No. 1003/2006  
 Issued by: The Architect  
 Date: 10/10/2019  
 Project No: 2019/04

Client: [Signature]  
 Designer: [Signature]

Description: [Signature]

**NOTES**

AREAS:  
 Single Residential Zone 1  
 Allowable Coverage 400m<sup>2</sup> \*  
 Building FSR: 1.4  
 Height: From base level to top of Roof  
 TOTAL EXISTING OVERALL COVERAGE 272m<sup>2</sup>  
 TOTAL NEW OVERALL COVERAGE 547m<sup>2</sup>  
 TOTAL % COVERAGE 54%

**COVERAGE AREAS**

**GROUND STOREY**

Ex. Ground Storey Coverage	170m <sup>2</sup>
Ex. Ground Storey Fella Coverage	48m <sup>2</sup>
<b>Total Existing Coverage Area</b>	<b>218m<sup>2</sup></b>

**FIRST STOREY**

Ex. First Storey Coverage	197m <sup>2</sup>
Ex. First Storey Secoya Coverage	67m <sup>2</sup>
<b>Total Existing Coverage Area</b>	<b>264m<sup>2</sup></b>

**SECOND STOREY**

Ex. 2nd Storey Coverage	107m <sup>2</sup>
Ex. 2nd Storey Secoya Coverage	10m <sup>2</sup>
<b>Total Existing Coverage Area</b>	<b>117m<sup>2</sup></b>
<b>Overall Coverage Area</b>	<b>248m<sup>2</sup>   54%</b>

**PROPOSED**

**GROUND STOREY**

Ground Storey Coverage	219m <sup>2</sup>
Ground Storey Fella Coverage	17m <sup>2</sup>
<b>Total Coverage Area</b>	<b>236m<sup>2</sup></b>

**FIRST STOREY**

First Storey Coverage	229m <sup>2</sup>
First Storey Secoya Coverage	37m <sup>2</sup>
<b>Total Coverage Area</b>	<b>266m<sup>2</sup></b>
<b>Overall Coverage Area</b>	<b>248m<sup>2</sup>   54%</b>

**NO COVERAGE ADDED TO EXISTING**

**NEW WORK**

**GROUND STOREY**

INTERIOR	
Prop. Garage	37m <sup>2</sup>
Prop. Bedroom 1 En-suite	5m <sup>2</sup>
Family Room	16m <sup>2</sup>
Prop. Living Room	22m <sup>2</sup>
Ex. Bath changes	6m <sup>2</sup>
<b>EXTERIOR</b>	
Prop. 3x6m Ex. Pool Deck	4m <sup>2</sup>
<b>Total New Work on Ground Storey Area</b>	<b>77m<sup>2</sup></b>

**FIRST STOREY**

INTERIOR	
Prop. Library	10m <sup>2</sup>
Prop. Entrance	12m <sup>2</sup>
Prop. BBQ	3m <sup>2</sup>
<b>EXTERIOR</b>	
Prop. Observative feature, cantilever planter box	12m <sup>2</sup>
Drying yard extension	4m <sup>2</sup>
Courtyard Extension	7m <sup>2</sup>
Prop. Pergola over courtyard	60m <sup>2</sup>
<b>Total New Work on First Storey Area</b>	<b>110m<sup>2</sup></b>
<b>TOTAL NEW WORK</b>	<b>202m<sup>2</sup></b>

**NEW WALLS**

Foundation walls	
Prop. Deck wall areas	
3700x500x100mm	0.26m <sup>2</sup> East
7700x500x300mm (Build up on ex.)	0.6m <sup>2</sup> East
1330x330x1725mm	0.41m <sup>2</sup> South
200x330x1650mm	0.68m <sup>2</sup> North
2614x506x200mm (Build up on)	1.45m <sup>2</sup> North
2614x506x200mm	0.97m <sup>2</sup> North
<b>TOTAL NEW WALLS</b>	<b>4.3m<sup>2</sup></b>

**adsquared**  
 ARCHITECTURE + DESIGN  
 111, 100, 4th Flr  
 1000, Victoria, BC  
 Tel: 250.686.8888  
 Fax: 250.686.8899  
 www.adsquared.ca

Project: House Holtzhausen  
 93 Atlantic Drive, Anus.  
 ERF 3010

Project no: AD1901H  
 scale: NTS  
 drawing no: 2-1-A

date: OCT 2019  
 drawn: NG  
 rev: R2

drawing AREAS

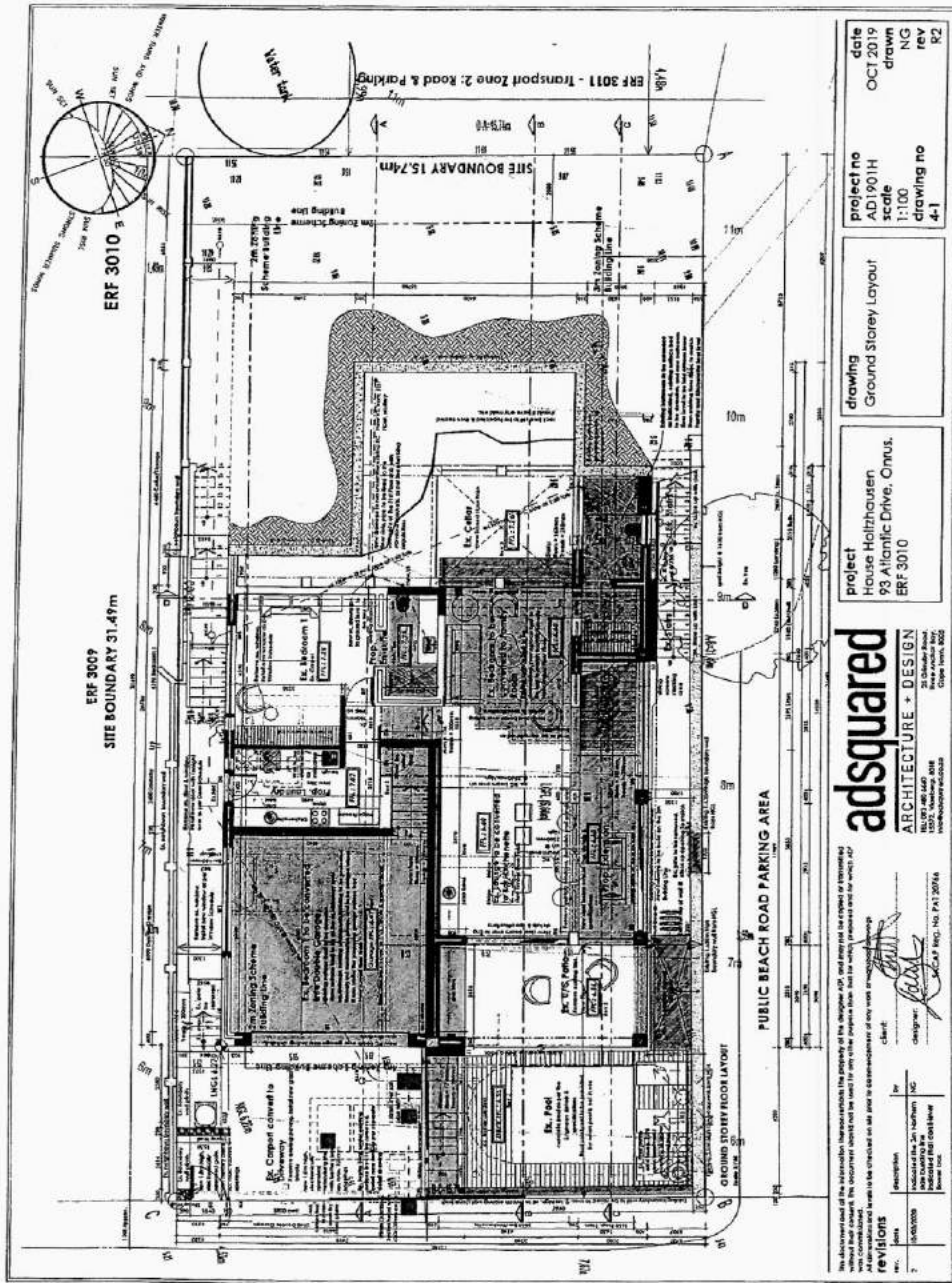
REVISIONS

No.	Date	Description	By	NO
1	10/01/2019	Issued for tender	NG	

DATE: 10/01/2019  
 DESIGNER: NG  
 CHECKER: NG

Scale: 1:100  
 Date: 10/01/2019

111, 100, 4th Flr  
 1000, Victoria, BC  
 Tel: 250.686.8888  
 Fax: 250.686.8899  
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**project no**  
 AD1901H  
**scale**  
 1:100  
**drawing no**  
 4-1

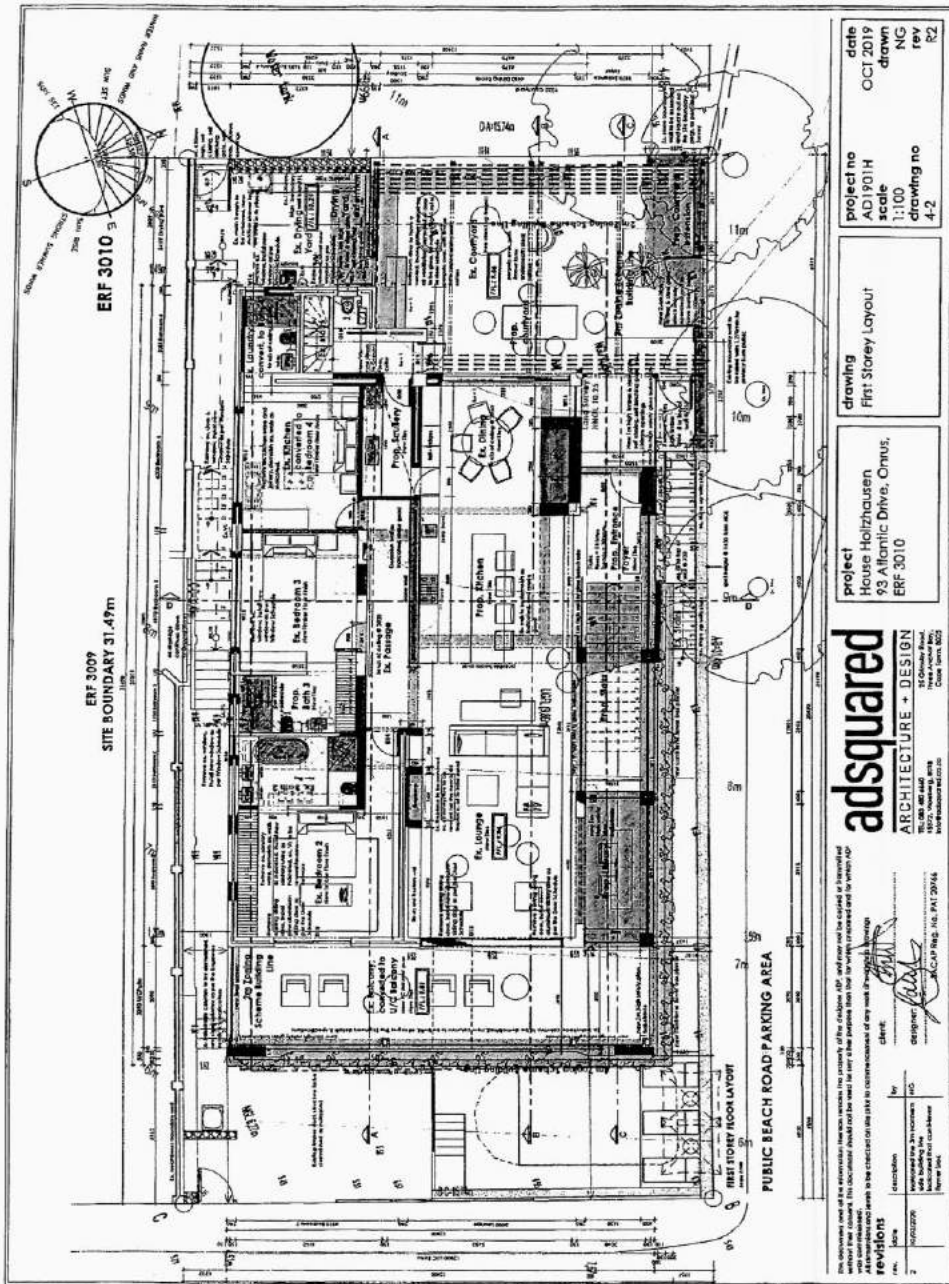
**date**  
 OCT 2019  
**drawn by**  
 NG  
**checked by**  
 RZ

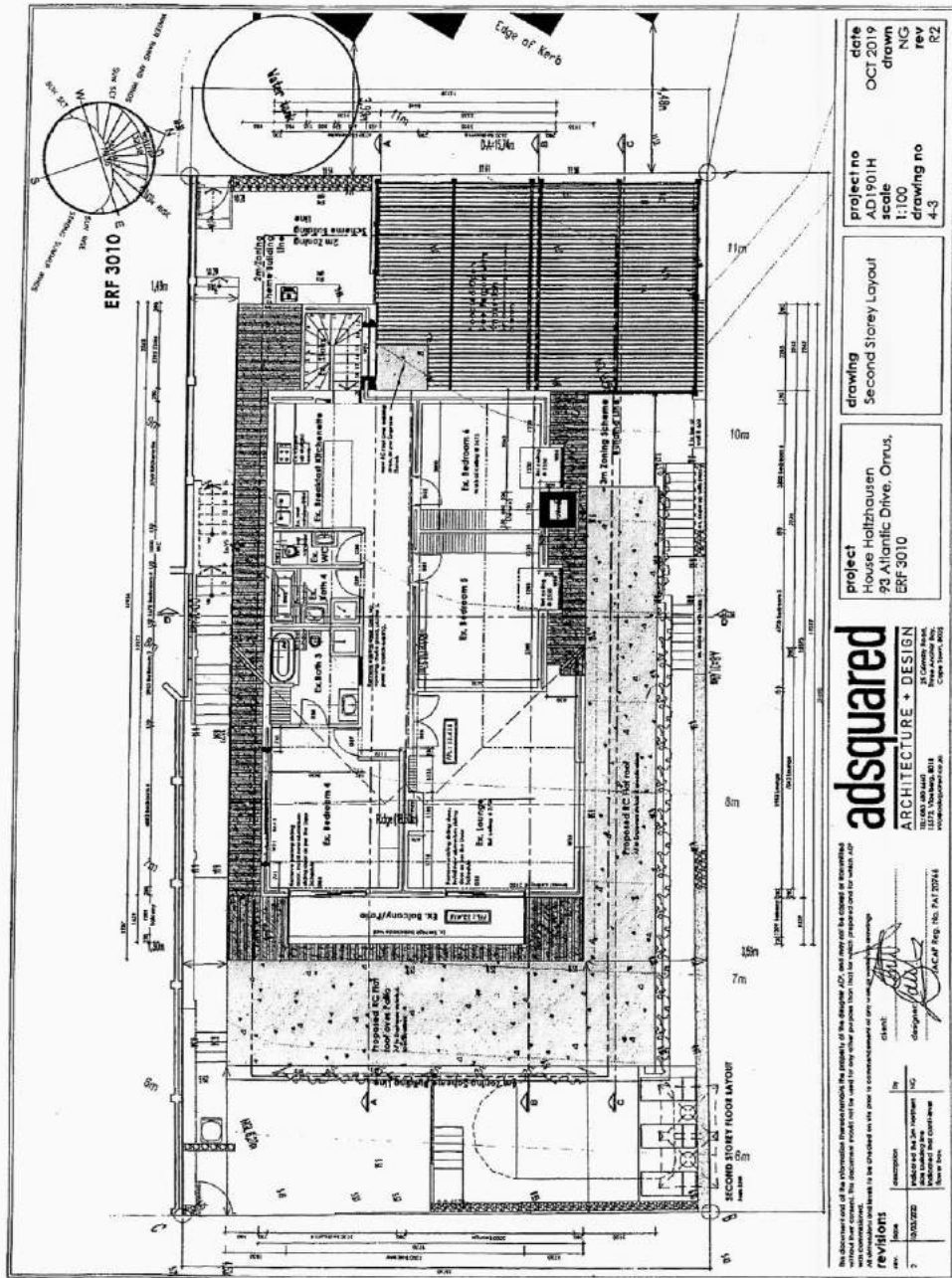
**project**  
 House Holthausen  
 93 Atlantic Drive, Onrus.  
 ERF 3010

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 WILSONS PROMENADE  
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**client:**  
 \_\_\_\_\_  
**designer:**  
 \_\_\_\_\_

no.	description	date
1	Issued for tender	10/10/2019
2	Revised floor plan	10/10/2019





**project no** AD1901H  
**scale** 1:100  
**drawing no** 4-3

**date** OCT 2019  
**drawn** NCS  
**rev** R2

**drawing** Second Storey Layout  
**project** House Holtzhausen  
 93 Atlantic Drive, Ormus,  
 ERF 3010

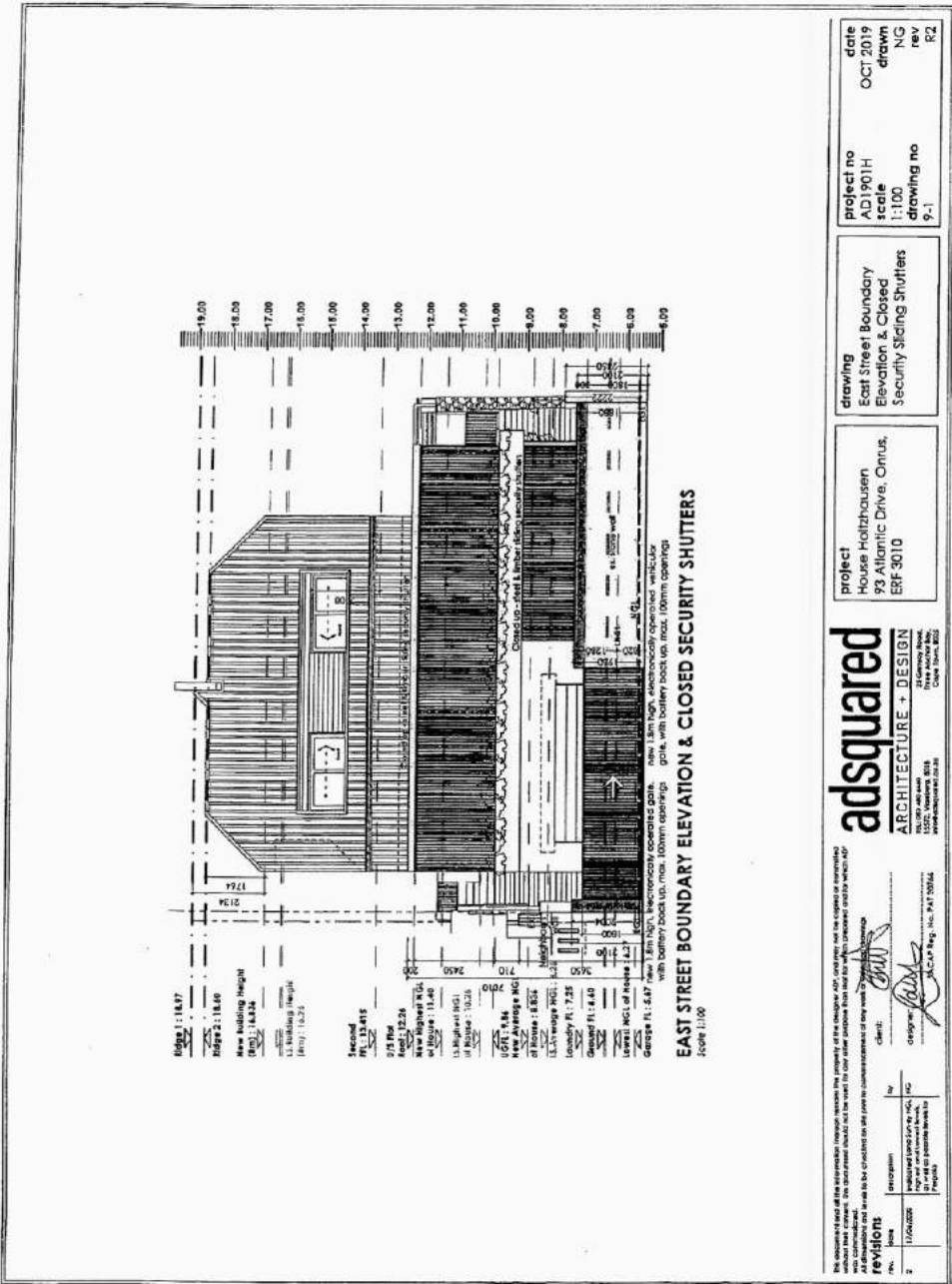
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 1217, Vredehoek, Cape Town, 8001  
 info@adsquared.co.za

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**revisions**  
 no. 1  
 date 12/03/2022  
 description  
 published by the architect  
 author of the content  
 Name in block

checked: [Signature]  
 designed by: [Signature]

CAP Reg. No. PA1 27214



date	project no
OCT 2019	ADJ1901H
drawn	scale
NG	1:100
REV	drawing no
R2	9-1

**drawing**  
 East Street Boundary  
 Elevation & Closed  
 Security Sliding Shutters

**project**  
 House Holtzhausen  
 99 Atlantic Drive, Orms,  
 ERF-3010

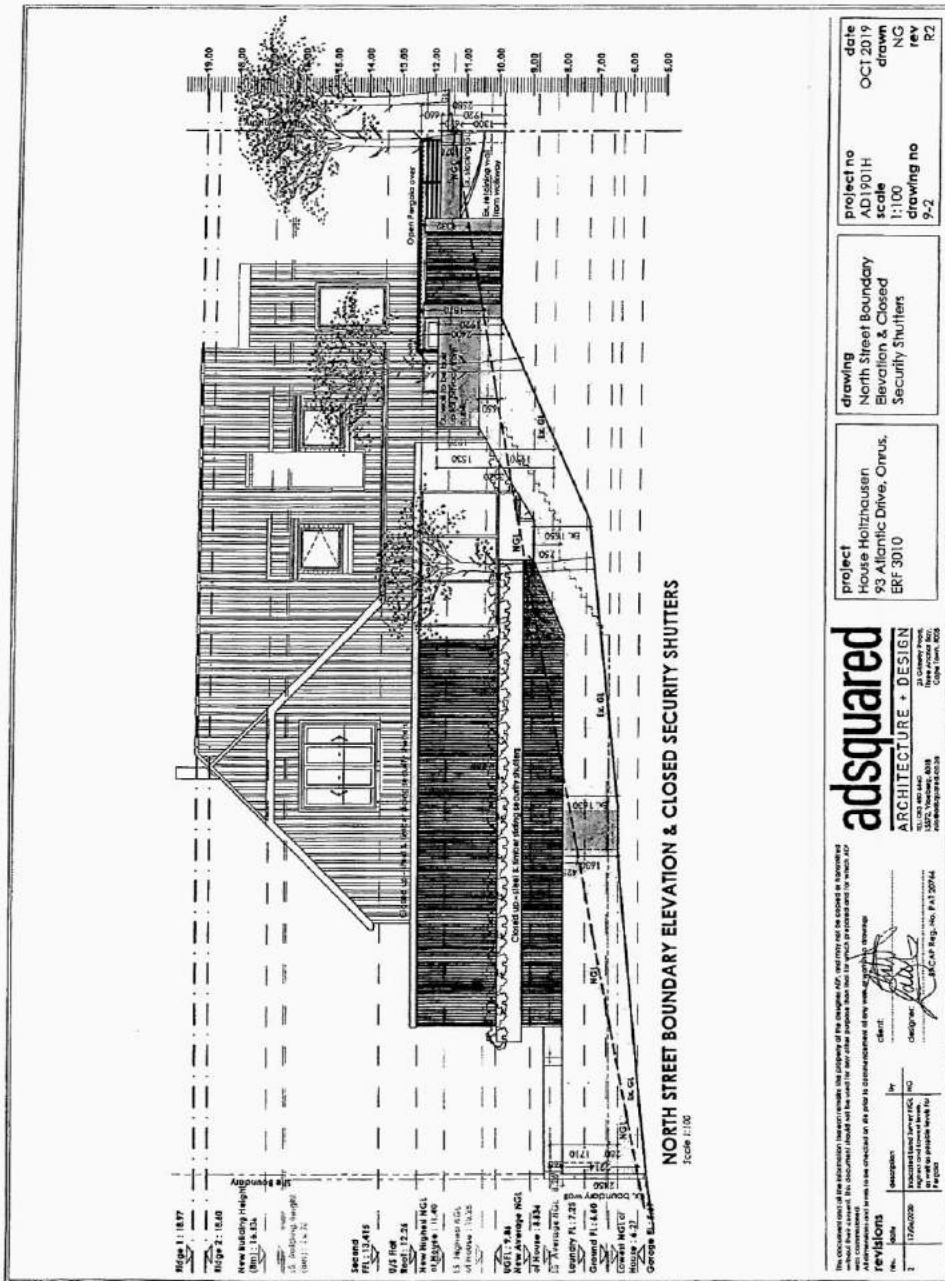
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 22 Gateway Road,  
 Cape Town, 8001  
 Tel: +27 21 460 4000  
 www.adsquared.co.za

**revisions**

no.	date	description	by	checked
2	11/06/2019	Indicating proposed gate location and dimensions	NG	NG

designed by: *NG*  
 checked by: *NG*  
 date: *11/06/2019*  
 project no: *ADJ1901H*  
 drawing no: *9-1*

**EAST STREET BOUNDARY ELEVATION & CLOSED SECURITY SHUTTERS**  
 Scale: 1:100



The client warrants that the information provided to the architect is true and correct and that the architect is not responsible for any errors or omissions in the information provided to the architect or in the project or in the construction of the project or in the construction of the project or in the construction of the project.

**revisions**

No.	Date	Description	By	Checked
1	17/06/2019	As Issued	NG	NG

Project: 17/06/2019  
 Architect: NG  
 Designer: NG  
 Date: 17/06/2019  
 Scale: 1:100  
 Project: 17/06/2019

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 Email: info@adsquared.com.au  
 Website: www.adsquared.com.au

**project**  
 House Holtzhausen  
 93 Atlantic Drive, Ormus,  
 ERF 3010

**drawing**  
 North Street Boundary  
 Elevation & Closed  
 Security Shutters

**project no**  
 AD1901H

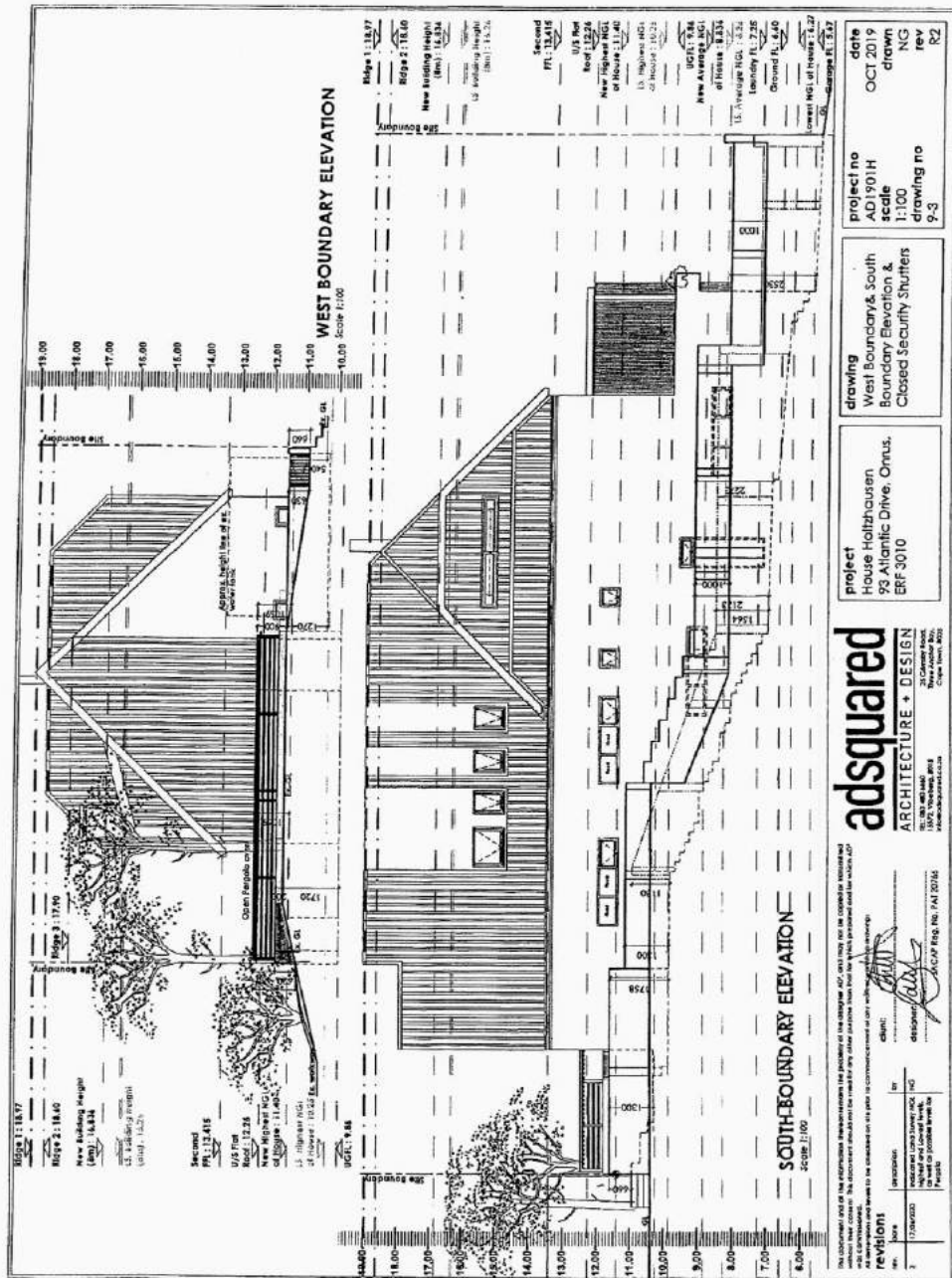
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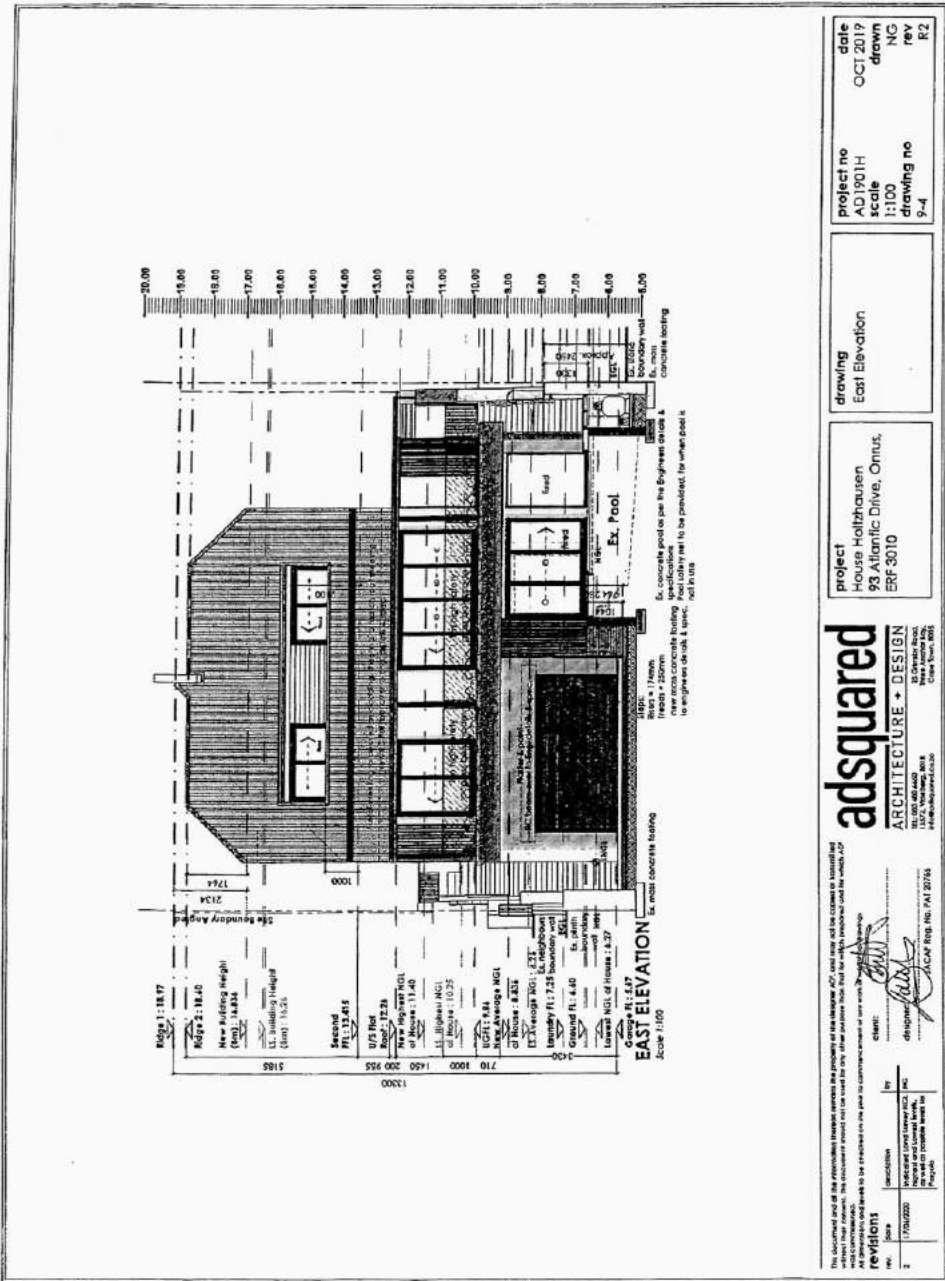
**drawing no**  
 9-2

**date**  
 OCT 2019

**drawn**  
 NG

**rev**  
 R2





project no	AD1901H	date	OCT 2019
scale	1:100	drawn	NG
drawing no	9-4	rev	R2

drawing  
East Elevation

project  
House Holtzhausen  
93 Atlantic Drive, Onus,  
ERF 3010

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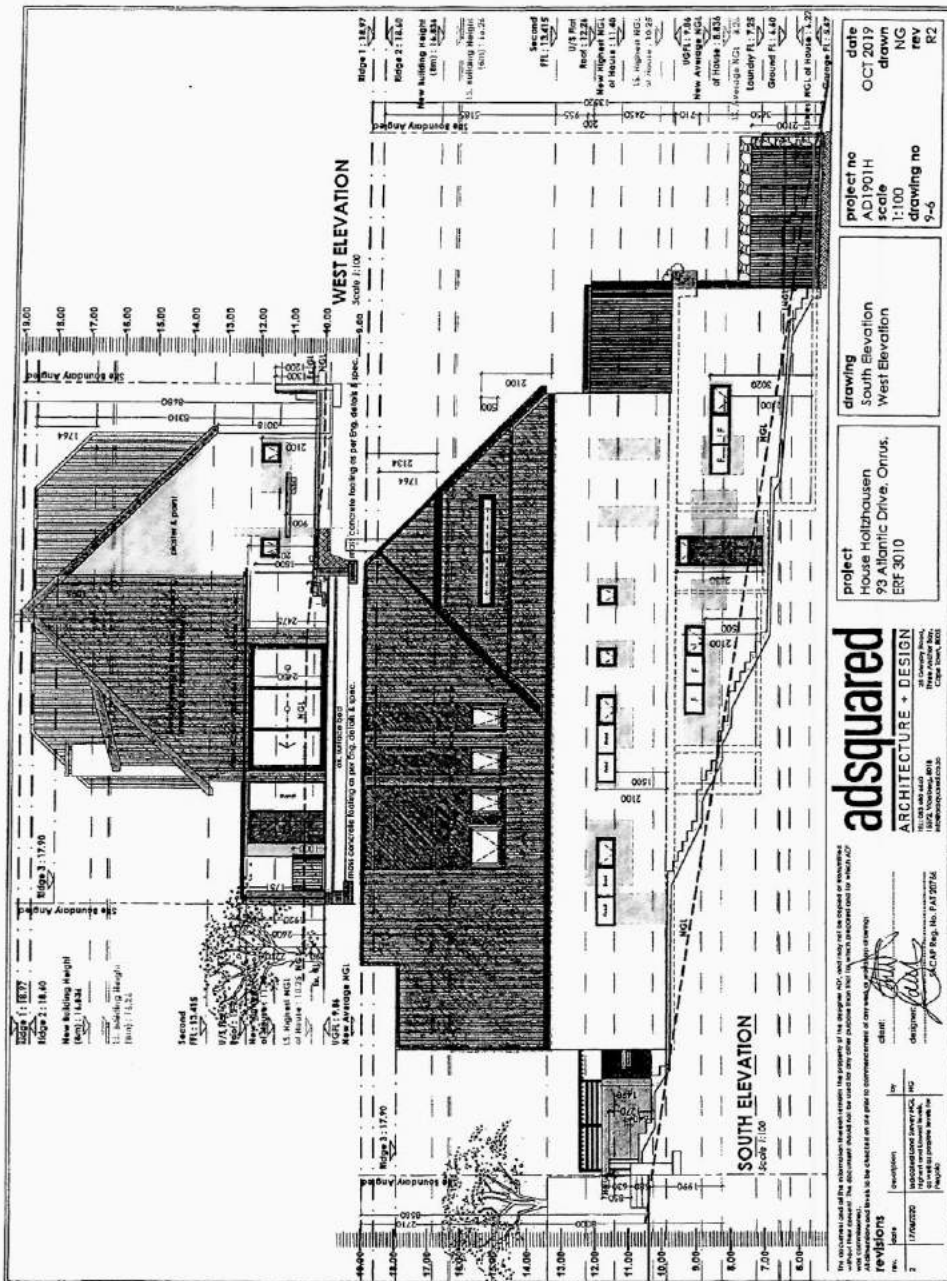
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**revisions**

no.	date	description	by	checked
1	17/04/2020	Indicated level survey (1:100)	NG	NG
2		Revised level survey (1:100)	NG	NG

CLIENT: *[Signature]*  
designed by: *[Signature]*  
drawn by: *[Signature]*  
checked by: *[Signature]*  
A/C Ref No: PA1 20194





**adsquared**  
ARCHITECTURE + DESIGN

project  
House Holzhausen  
99 Atlantic Drive, Ormskirk  
ERF 3010

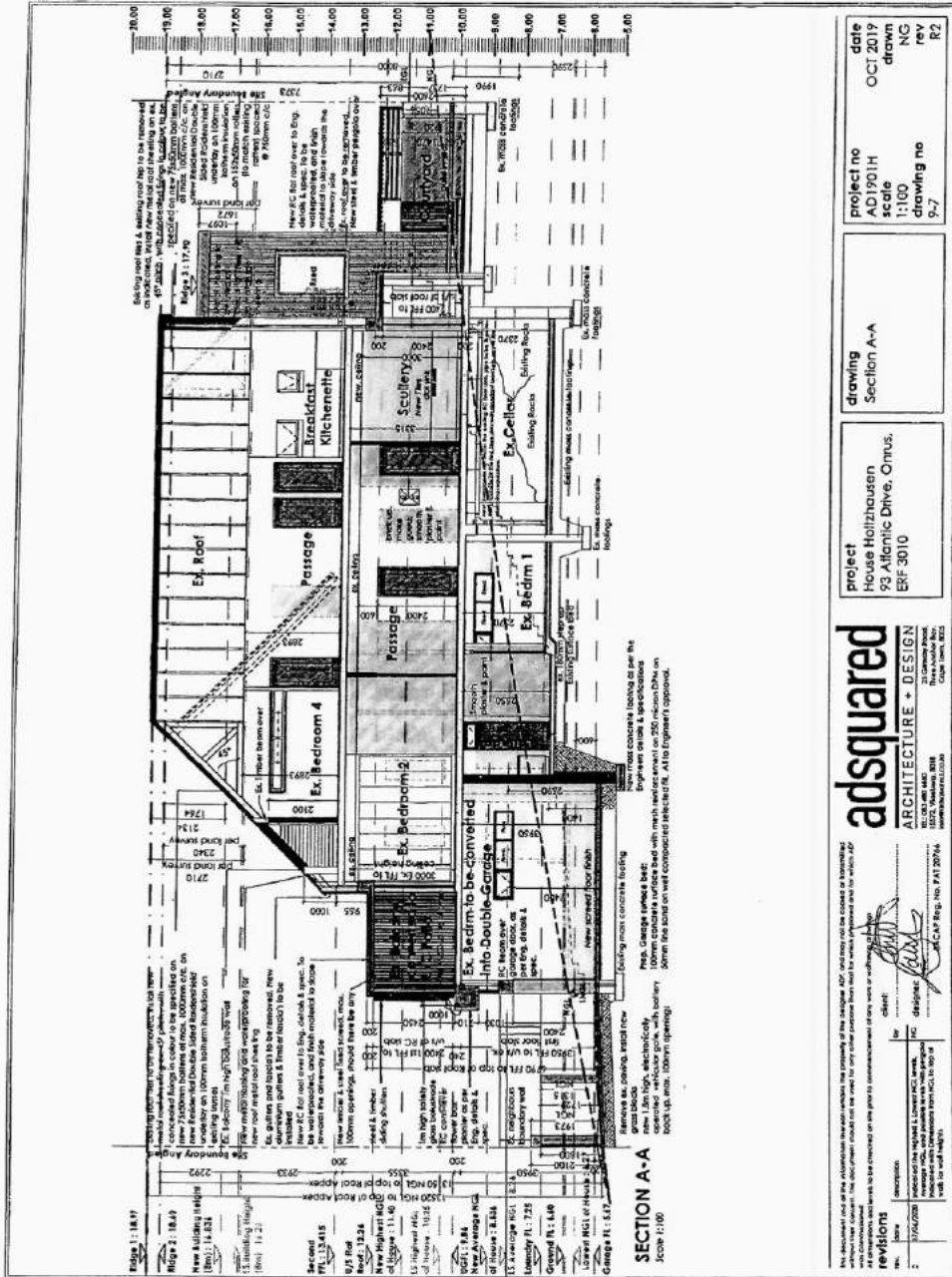
drawing  
South Elevation  
West Elevation

project no  
AD1901H  
scale  
1:100  
drawing no  
9-6

date  
OCT 2019  
drawn  
NG  
checked  
BY  
RZ

Professional Engineer No. 17060220  
Professional Architect No. 17120716  
Professional Engineer No. 17120716  
Professional Architect No. 17120716  
Professional Engineer No. 17120716  
Professional Architect No. 17120716

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SECTION A-A  
Scale 1:100

Project  
House Holzhausen  
73 Atlantic Drive, Onrus,  
BRF 3010

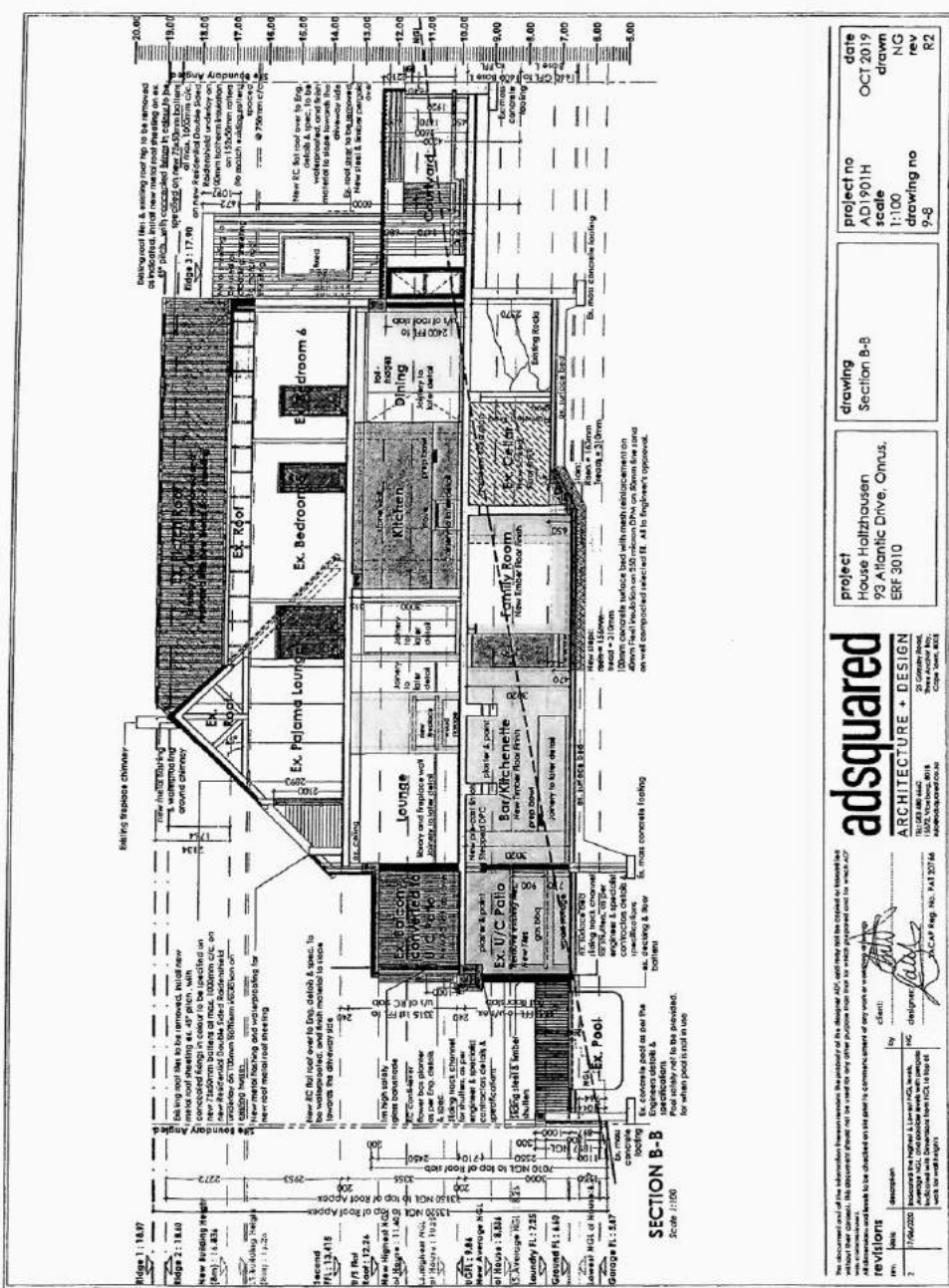
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AD1901H  
Scale  
1:100  
Drawing no  
9-7

date  
OCT 2019  
drawn  
NG  
rev  
R2

adsquared  
ARCHITECTURE + DESIGN  
21 Cambridge Road  
Onrus, BRF 3010  
Tel: 081 481 4444  
www.adsquared.co.za

REVISIONS  
1. 17/10/2019  
2. 17/10/2019

NOTES:  
1. All dimensions are in millimeters unless otherwise stated.  
2. All dimensions are to the centerline of walls and columns unless otherwise stated.  
3. All dimensions are to the finished surface unless otherwise stated.  
4. All dimensions are to the centerline of doors and windows unless otherwise stated.  
5. All dimensions are to the centerline of stairs unless otherwise stated.  
6. All dimensions are to the centerline of balconies unless otherwise stated.  
7. All dimensions are to the centerline of terraces unless otherwise stated.  
8. All dimensions are to the centerline of ramps unless otherwise stated.  
9. All dimensions are to the centerline of stairs unless otherwise stated.  
10. All dimensions are to the centerline of balconies unless otherwise stated.



Revised to include 1.5' high wall, 2' high wall, and 2' high wall with 1/2" thick wall for wall support.

Revised to include 1.5' high wall, 2' high wall, and 2' high wall with 1/2" thick wall for wall support.

Revised to include 1.5' high wall, 2' high wall, and 2' high wall with 1/2" thick wall for wall support.

Revised to include 1.5' high wall, 2' high wall, and 2' high wall with 1/2" thick wall for wall support.

Revised to include 1.5' high wall, 2' high wall, and 2' high wall with 1/2" thick wall for wall support.

Revised to include 1.5' high wall, 2' high wall, and 2' high wall with 1/2" thick wall for wall support.



**adsquared**  
ARCHITECTURE + DESIGN

13127 Woodloch Rd.  
Charlotte, NC 28225  
Phone: 704.536.1000  
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**project**  
House Holzhausen  
93 Atlantic Drive, Orms  
ERF 3010

**drawing no**  
9-9

**date**  
OCT 2019

**drawn**  
NC

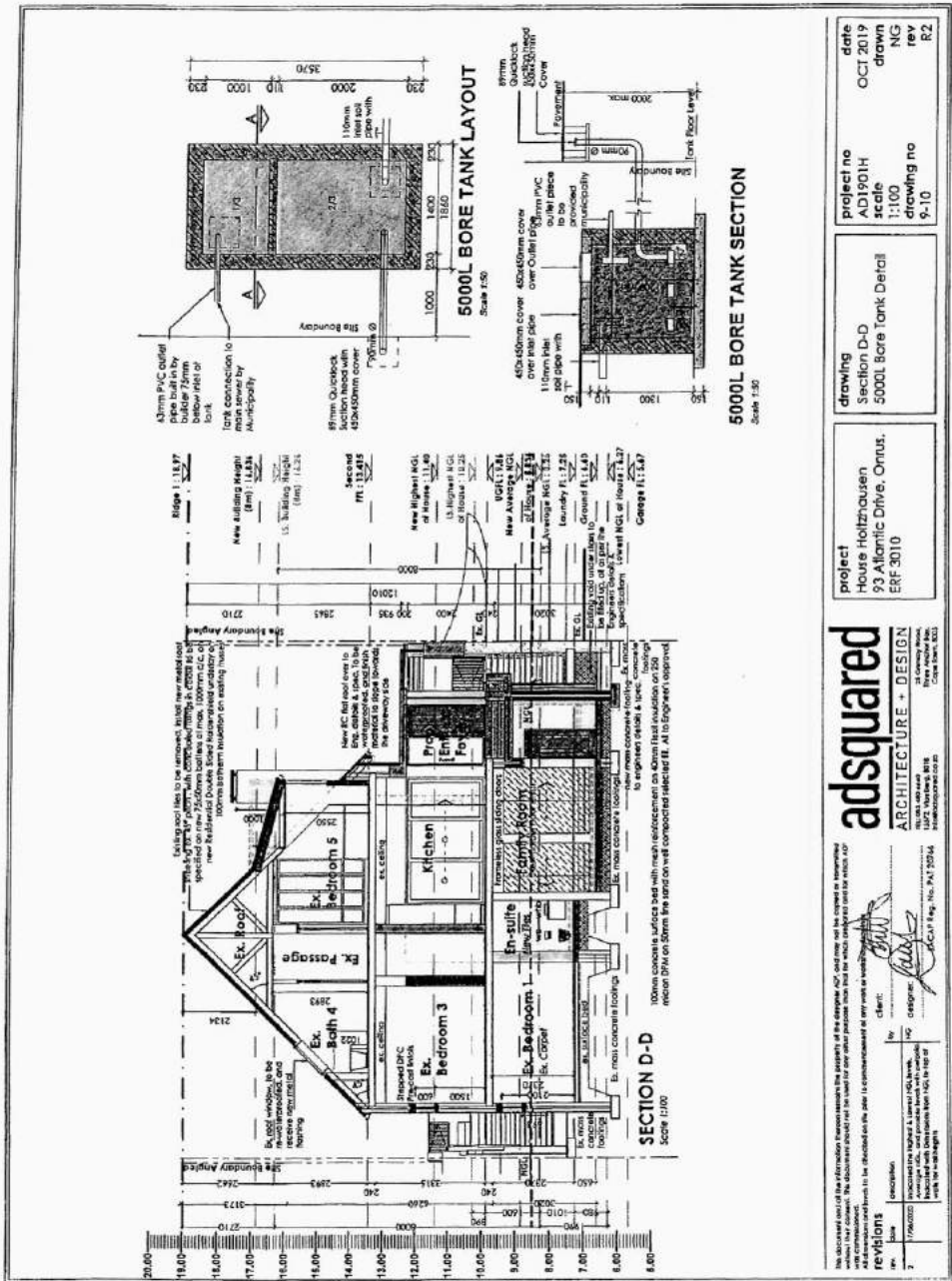
**rev**  
R2

**drawing**  
Section C-C

**project no**  
AD1901H

**scale**  
1:100

**drawing no**  
9-9



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 3010, ONRUS RIVER**

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 3010, 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

14-08-2020  
DATE

2020 -08- 18

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
20 April 2021  
(Also the agenda for the Mayoral Committee Meeting : 28 April 2021)**

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- 3. PORTION 47 OF FARM HANGKLIP NO.559, HANGKLIP, OVERSTRAND MUNICIPAL AREA: PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF MR J DE JAGER ON BEHALF OF THE TRIO DATA SECURITY SERVICES BK**

**KHANG 47/559 (4060)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**28 December 2020**

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**EXECUTIVE SUMMARY**

An application was received on 26 June 2018 from Messrs Plan Active Town and Regional Planners on behalf of Mr J de Jager on behalf of the Trio Data Security Services BK on Portion 47 of the Farm Hangklip No. 559 for the following:

- ❖ Removal of restrictive title conditions with reference to Clauses D.(b), D.(d), D.(e), D.(i), D.(n), D.(o), D.(r), E.(i), E.(ii) and E.(iii) of Title Deed T3920/2017 applicable to Portion 47 of the Farm Hangklip No. 559, in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015.

The restrictive conditions contained in Title Deed T3920/2017 to be removed read as follow:

“Clause D:

- (b) No wood and iron buildings or works of any description shall be erected nor shall corrugated iron be used for roofing purposes.*
- (d) All buildings and other constructional works, including all fences and garden or other gates, shall be of good design and sound construction and plans thereof must be approved by the Seller before construction is commenced. In the event of a breach of this Clause the Seller shall have the right to require the Purchaser to demolish such unauthorised buildings or works and/or shall have the opinion to re-purchase the land upon payment of the cost price thereof without compensation for improvements.*
- (e) No signs, advertisements, advertisement hoardings or other lettering shall be erected on the land hereby sold and purchased, nor shall any advertisements, signs or lettering be painted on any buildings, walls or*

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*fence erected or to be erected on the said land save and except with the written approval of the Seller.*

- (i) *No Person other than the registered owner and his immediate family shall camp overnight or light open fires on the said land save with the written consent of the Seller which shall have the right to refuse such consent without assigning any reason therefore or to give such consent subject to such conditions as it thinks fit.*
  - (n) *The land shall be used only for agricultural purposes and the breeding and keeping of domestic animals, poultry and/or bees provided that no goats or pigs may be kept except with the special written consent of the Seller.*
  - (o) *Only buildings and structures to be used as dwellings and farm buildings shall be erected on the land.*
  - (r) *No boarding houses, flats, maisonettes, hotel, shops, public garage or filling station, business premises, canteen, restaurant, bioscope, factory or industrial buildings shall be erected on the land nor shall any such business or entertainment be conducted on the land”*
- E. *ENTITLED to the benefit of the conditions referred to in the Servitude Endorsements appearing on said Certificate of Registered Title No. T5789/1957 which said endorsements are dated and read as follows:*

(i) 17<sup>th</sup> December 1959:

*By D.T. No 18344/59 dd. This day Portion 59 thereby conveyed is subject to conditions relating to (a) buildings (b) restriction against erection of signs, advertisements etc. (c) restriction against trade (d) prohibition against making of bricks, tiles and pipes (e) prohibition against deposit of debris, scrap, etc. (g) camping (h) access (i) sewerage (j) water (k) sub-division, and use of land i.f.s. the remainder of within portion 45 meas. 250,8309 hectares held hereunder. As will more fully appear on reference to the said D.T.”*

(ii) Dated 10<sup>th</sup> May 1960:

*“By Deed of Transfer No. 6799/1960 dated this day Portion 62 = 9,2831 hectares thereby conveyed is (A) not entitled to conditions referred to in certain, endorsements and (B) Subject to conditions relating to (a) (b) (c) and (d) buildings and design (e) advertising (f) trade (g) and (h) building materials and scrap (j) camping (k) access to roads (l) sewage (m) use of water (n) subdivision (o) (p) (q) (r) & (s) use of land and buildings in favour of the remainder of Portion 45 = 242,1473 hectares held*

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*hereunder, as will more fully appear on reference to the said Deed of Transfer.”*

(iii) Dated 20<sup>th</sup> of November 1961:

*“By Deed of Transfer No. 16184/1961 dd. This day, Portion 58 meas. 9,6944 hectares thereby conveyed is (A) Not entitled to conditions referred to in certain endorsements and (B) Subject to conditions relating to (a) (b) (c) and (d) buildings and design (e) advertising (f) trade (g) & (h) building materials and scrap (j) camping (k) access to roads (l) sewage (m) use of water (n) sub-division (o) (p) (q) (r) & (s) use of land and buildings in favour of the remainder of Portion 45 meas. 232,4530 hectares held hereunder as will more fully appear on reference to the said Deed of Transfer.”*

**RESOLVED:**

1. that the objections be noted;
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 conditions D.(d), D.(i), D.(n), D.(o), E.(i), E.(ii) and E.(iii) of Title Deed T3920/2017 applicable to Portion 47 of the Farm Hangklip No. 559, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
  - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with; and
  - (c) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
3. that the application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title conditions D(b), D.(e) and Condition D.(r) of Title Deed T3920/2017 applicable to Portion 47 of the Farm Hangklip No. 559 **be amended** as follows:
  - ❖ Condition D.(b) remove “corrugated iron for roofing purposes”
  - ❖ Condition D.(e) replace “seller” with Local Authority”
  - ❖ Condition D.(r) amend to read as follows: “... with the exception of a home occupation and guest rooms”

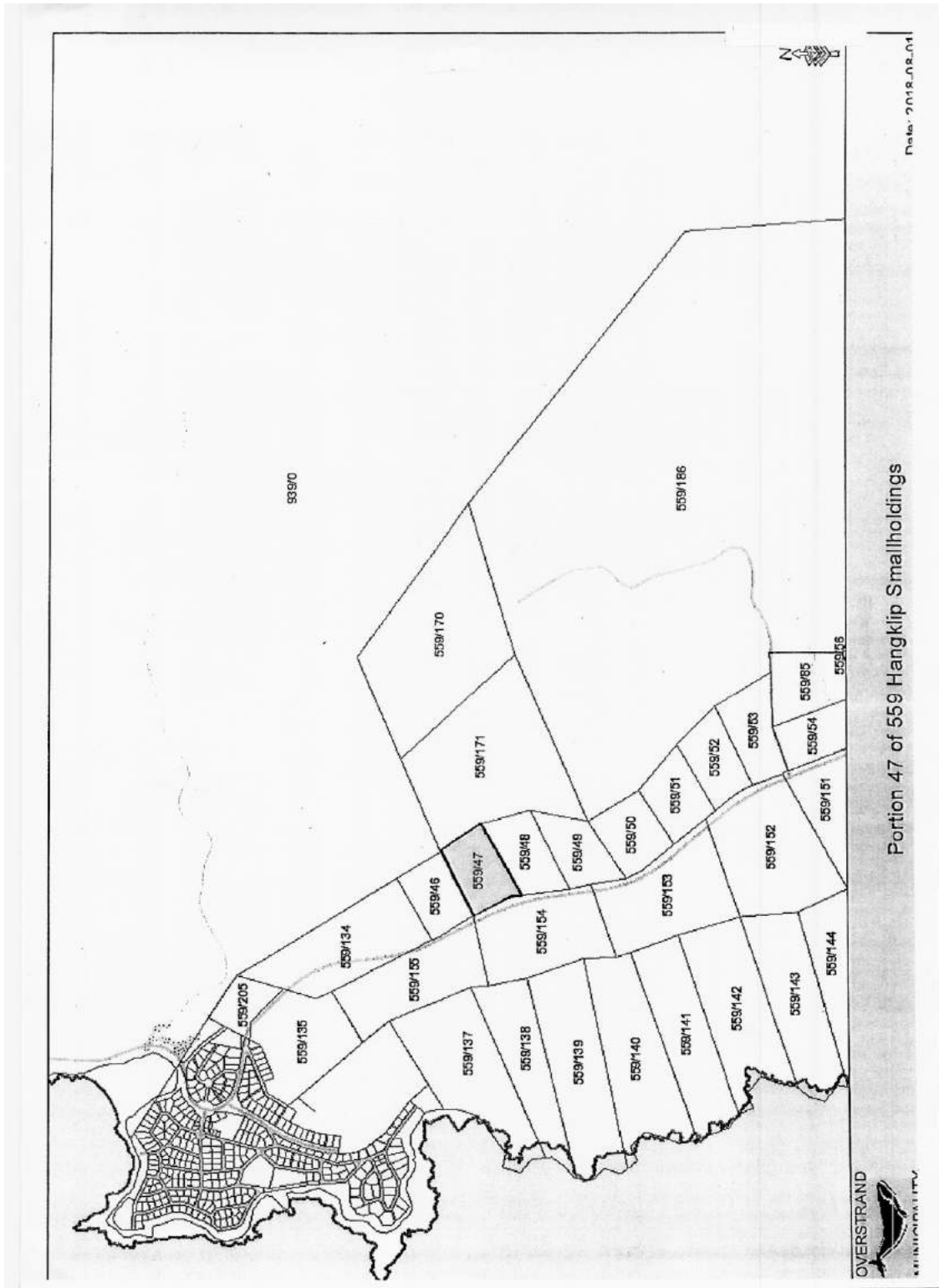
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4. that the applicant and objectors be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

**REASONS FOR THE RESOLUTION:**

- ❖ The removal of the restrictive conditions will have no impact on the character of the area and/or the environment.
- ❖ The Overstrand Zoning Scheme is more restrictive than the Title Deed restrictions.
- ❖ The buildings are in existence and is there no impact on the CBA area.
- ❖ The use category is in line with the Kogelberg Biosphere Framework.
- ❖ The application is not a blanket removal of all the conditions in the Title Deed and not all the conditions that were applied for to be removed, had been approved.
- ❖ The application indicates that the applicant intends to make use of the primary rights in terms of the Zoning Scheme.
- ❖ The primary rights can only be accommodated in the existing structures.
- ❖ The objectors were part of the compilation of the amalgamated Zoning Scheme, and the primary rights of Conservation Usage were not objected against.
- ❖ The objectors did not elaborate on the assumptions being made in terms of character on the township, public interest etc. Thus, the negative impact of the application could not be established.
- ❖ The application site is not part of Rooi Els and or Pringle Bay Township and thus should be evaluated in the context of small holdings and not a residential erf.
- ❖ The letter received from Raymond McCreath Attorneys, dated 23 February 2021 is noted. The comments received fall outside the public participation time frame and cannot be considered in the evaluation of the application before the Tribunal.



Portion 47 of 559 Hanglip Smallholdings

Date: 2015\_08\_01

SUBDIVISIONAL DIAGRAM.  
Sect. 24(b) of Act 9/1929.

OFFICE COPY  
KANTOOR AF-SKRIF

General Plan 1339 LD.

S. G. No. 471761

SIDES	Capa Feet	ANGLES OF DIRECTION	SYSTEM Co. 19 <sup>00</sup> CO-ORDINATES
		Constant	0.0 +12033600.0
AB	1130.45	241.06.00	A +49514.35 + 29534.43
BC	780.52	328.28.40	B +48524.68 + 28988.11
CD	1227.97	62.08.30	C +48116.62 + 29653.46
DE	151.77	161.05.30	D +49202.28 + 30227.26
EA	608.92	154.25.20	E +49251.46 + 30083.68

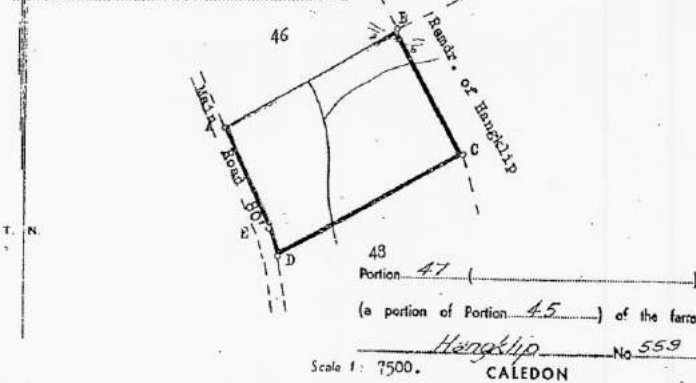
Approved  
*[Signature]*  
Surveyor-General.  
11-10-1961

Description of Beacons.

A, V.C.D.E. : Iron standards projecting 6" with cairns.  
B. : 2" round iron peg and cairn.  
The curved line ab represents the Southern edge of a Servitude Road 30 C.Ft. wide. Vide Dgn. No. 4718/1961 annexed to D/T.

SERVITUDE DIAGRAM AFFECTING THIS PROPERTY FILED

WITH FARM 559/46



The Figure A. B. C. D. E.

represents 10.4278 Morgen of land being

PORTION 47 (a portion of Portion 45)  
of the Farm HANGKLIP,

situate in the Division of Caledon,

Province of Cape of Good Hope.

Surveyed in Oct. 1945 - May 1947  
& Feb. - Dec. 1955

*[Signature]*  
Land Surveyor-g.

This diagram is annexed to

C.R.T. 13784/1962

Registrar of Deeds

The original diagram is

No. 4/1956 annexed to  
Cert. of Registered  
Title

File No. S.13048/8

S.R. No. E. 2/56  
Gen. Plan 1339LD.  
Noting Plan AH-4B

Artists: G.T.  
559/47