

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 March 2016
(Also the agenda for the Mayoral Committee Meeting : 30 March 2016)**

**2.
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS
CONSIDERED IN TERMS OF DELEGATED AUTHORITY : JANUARY 2016 TO
FEBRUARY 2016**

15/3/11

R van Antwerp
5 February 2016

(028) 313 8039

Hermanus Administration

1. Executive Summary

To report on applications disposed of by the Senior Manager : Town- & Spatial Planning during the period from 18 January 2016 – 5 February 2016.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priority/ies

Promotion of tourism, economic and social development

4. Delegated Authority

Executive Mayor

5. Legal Requirements

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

6. Background/Discussion/Evaluation/Conclusion

Background

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

7. Financial Implications

None

8. Staff Implications

None

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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 Senior Manager : Town- & Spatial Planning in terms of delegated authority for the period 18 January 2016 – 5 February 2016:

1.	Erf 1990, Pearly Beach	20 January 2016
2.	Erf 4378, Kleinmond	21 January 2016
3.	Erf 2146, Sandbaai	21 January 2016
4.	Erf 4349, Onrust River	22 January 2016
5.	Erf 2176, Vermont	27 January 2016
6.	Erf 1140, Hermanus	27 January 2016
7.	Erf 3921, Betty's Bay	27 January 2016
8.	Portion 3 of Farm 662 and Remainder Portions 2, 9 and 10 of the farm Paardenbergs Rivier No. 663	27 January 2016
9.	Erf 7316, Hermanus	1 February 2016
10.	Erf 2470, Onrus River	4 February 2016
11.	Erf 7856, Kleinmond	4 February 2016
12.	Erven 3673 and 5145, Betty's Bay	4 February 2016

RESPONSIBLE OFFICIAL : R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION : 13 APRIL 2016

TARGET DATE TO INFORM APPLICANT : N/A

TARGET DATE TO INFORM OBJECTOR : N/A

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**15/3/11
R van Antwerp
5 February 2016**

(028) 313 8039

Hermanus Administration

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
22 MARCH 2016, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :	R VAN ANTWERP
TARGET DATE FOR IMPLEMENTATION :	13 APRIL 2016
TARGET DATE TO INFORM APPLICANT :	N/A
TARGET DATE TO INFORM OBJECTOR :	N/A

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1. ERF 1990, PEARLY BEACH (ELUXOLWENI), OVERSTRAND MUNICIPAL AREA : PROPOSED REZONING : OVERSTRAND MUNICIPALITY

1990 GPB (3005)

P Roux

(028) 313 8900

Hermanus Administration

15 January 2016

Executive Summary

An application has been received on 5 August 2015 from the Overstrand Municipality, the owner of Erf 1990, Pearly Beach (Eloxulweni), for the rezoning of the subject property from Less Formal Development Zone to Community Zone 1 (Community Facilities) in order to establish a library.

RESOLVED :

1. that in terms of Sections 16 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for the rezoning of Erf 1990, Pearly Beach from Less Formal Development Zone to Community Zone 1 (Community Facilities) in order to establish a library, **be approved**, subject to the following conditions;
 - (a) that all other parameters as prescribed in the Zoning Scheme be adhered to;
 - (b) that if any future issues arise on account of parking then alternative parking solutions must be investigated;
 - (c) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
 - (d) that all the conditions compiled by the Engineering Department (attached as Annexure D), Operational Department (attached as Annexure E) and the Department of Health (attached as Annexure F), be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.

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2. ERF 4378, 43 MAIN ROAD, KLEINMOND, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE : D STEVENS ON BEHALF OF FACTORY CARPET PROPERTIES CC

4378 KKM (3071)

H van der Stoep

(028) 313 8900

Hermanus Administration

21 January 2016

Executive Summary

An application has been received on 1 October 2015 from D Stevens on behalf of Factory Carpet Properties CC on Erf 4378, Kleinmond for a departure from the relevant Scheme Regulations in order to relax the 3m lateral building line with Erf 4381 to approximately 0,89m to accommodate the proposed link between the two existing structures on the property concerned.

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 4378, Kleinmond in order to relax the 3m lateral building line with Erf 4381 to approximately 0,89m to accommodate the proposed link between the two existing structures on the property concerned, **be approved**, subject to the following conditions:
 - (a) that this approval is only for the relaxation of the lateral building line and existing structures indicated on Plan Numbers B.601.K (1 – 5) dated 21 July 2015, which was submitted with the application;
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (d) that building plans be submitted to the Building Control Department for approval, and that all conditions of the Building – and Fire Department be complied with at that stage.
2. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

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**3. ERF 2146, 20 VILLA ANADIA, BERGSIG STREET, SANDBAAI,
OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : MD KRIEL**

2146 HSB (2969)

H Olivier

(028) 313 8900

Hermanus Administration

13 January 2016

Executive Summary

An application has been received on 2 July 2015 from MD Kriel, the property owner, on Erf 2146, Villa Anadia, Sandbaai for a departure from the relevant Scheme Regulations to relax the 3m eastern lateral building line to 2,345m to accommodate an existing store room on the property.

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 2146, Sandbaai, to relax the eastern lateral building line from 3m to 2,345m to accommodate an existing store room on the property, **be approved**, subject to the following conditions:
 - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (c) that this approval is only for the relaxation of building lines indicated on Plan No. 2014/11/147, which was submitted with the application;
 - (d) that the structure in order comply with National Building Regulations SANS 10400, and
 - (e) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage.
2. that the applicant be notified of its right of appeal in terms of the Local Government : Municipal Systems Act, 2000 (Section 62) with regard to the above conditions of approval.

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**4. ERF 4349, 10 MEADOW AVENUE, GLENFRUIN MEADOWS, ONRUS RIVER,
OVERSTRAND MUNICIPAL AREA : PROPOSED CONSENT USE : JC AND
L DE BEER**

4349 HON (2857)

H Olivier

(028) 313 8900

Hermanus Administration

14 January 2016

Executive Summary

An application has been received on 18 March 2015 from JC and L de Beer the property owners on Erf 4349, Onrus River for a consent use in order to continue operating a 4 bedroom guest house on the property concerned.

RESOLVED :

1. that in terms of Section 2.2 of the Section 9 Zoning Scheme Regulations of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a consent use on Erf 4349, Glenfruin, Onrus River to continue operating a 4 bedroom guesthouse on the property concerned, **be approved**, subject to the following conditions:
 - (a) that the facility be utilized as a **guesthouse only**;
 - (b) that a maximum of 4 bedrooms to be let, be permitted;
 - (c) that the owner/manager resides on the premises;
 - (d) that the guesthouse is utilized as such - no self-catering will be permitted;
 - (e) that no facilities (bar/restaurant or any other) be provided for non-residents of the accommodation establishment and that these facilities only be used by bona-fide guests of the establishment;
 - (f) that the selling or serving of liquor on the premises will be subject to the applicant obtaining the necessary liquor licence;
 - (g) that a minimum of one permanently demarcated parking bay per guest room (as indicated on the Site Plan submitted) and two for the owner/manager be provided within the erf boundaries, subject to the approval of the Senior Manager: Town- and Spatial Planning;
 - (h) that commercial rates and service tariffs, as determined by the annual budget, be made applicable, which tariffs are automatically adjusted

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- in terms of the annual budget;
- (i) 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;
 - (j) that a single non-illuminated sign that complies with the Municipal By-Law on signage, may be displayed on the premises;
 - (k) that the guesthouse be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;
 - (l) that a R918 Certificate of Acceptability must be applied for at the Overberg District Municipality;
 - (m) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation,
 - (n) that should any building alterations be required building plans should be submitted to the Building Department for approval;
 - (o) that all the conditions in the Services Report (attached as Annexure F), be complied with, and
 - (p) that only the bedrooms as indicated for guest bedrooms on the site plan (attached as Annexure B).
2. that the applicants be notified of their right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.

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5. ERF 2176, 7 FRANCOLIN CLOSE, VERMONT, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : D SWART

2176 HVM (3052)

H Olivier

(028) 313 8900

Hermanus Administration

17 December 2015

Executive Summary

An application has been received on 15 September 2015 from Messrs Smart Solution on behalf of the property owner, on Erf 2176, Vermont for a departure from the relevant Scheme Regulations and structural guidelines to relax the one street building line to 2,495m, to relax the southern side building line to 1,22m and to relax the western lateral building line to 2m.

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) an application for a departure from the relevant Scheme Regulations and Francolin Height Architectural guidelines on Erf 2176, Vermont to relax the eastern street building line to 2,495m, to relax the southern lateral building line to 1,22m, and to relax the western lateral building line to 2m, to accommodate the new dwelling and garage, **be approved**, subject to the following conditions:
 - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (c) that this approval is only for the relaxation of building lines indicated on Plan No. 10190/03 dated 1 September 2015, which was submitted with the application, and
 - (d) that the structure in order comply with National Building Regulations SANS 10400;
 - (e) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;
 - (f) That permits be obtained from Department Agriculture, Fisheries and Forestry should any milkwood trees be removed.
2. that the applicant be notified of its right of appeal in terms of the Local

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Government : Municipal Systems Act, 2000 (Section 62) with regard to the above conditions of approval.

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**6. ERF 1140, 90 MITCHELL STREET, EASTCLIFF, HERMANUS,
OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : N LLOYD
ON BEHALF OF J AND E RABIE**

1140 HEC (3008)

P Roux

(028) 313 8900

Hermanus Administration

22 January 2016

Executive Summary

An application has been received on 5 August 2015 from N Lloyd on behalf the property owners, J and E Rabie, on Erf 1140 for the departure from the Scheme regulation for the relaxation of the street and lateral building lines from 4m to 3m and 2m to 0m, respectively, in order to accommodate proposed alterations to the dwelling and outbuilding.

RESOLVED :

1. that in terms of section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the departure from the Scheme Regulations for the relaxation of the street and lateral building lines from 4m to 3m and 2m to 0m, respectively, in order to accommodate proposed alterations to the dwelling and outbuilding, **be approved**, subject to the following conditions;
 - (a) that this approval only has reference to the relaxation of the building lines as indicated on Plan No. DWG 757/02 to 757/05 dated July 2015, as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval;
 - (c) that all the conditions in the Service Report (attached as Annexure D) and by Telkom (attached as Annexure E), be complied with;
 - (d) that the separate guest accommodation must comply with requirements of Section 4.58 of SANS 10400T:2011 – Fire Protection Regulations;
 - (e) that the pergolas must not be covered without approval from the Municipality
 - (f) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (g) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.

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2. that the applicant be notified of their right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.

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7. ERF 3921, COTULA CLOSE, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : MR S DOS SANTOS ON BEHALF OF GE DOS SANTOS

3921 KBB (2684)

H van der Stoep

26 January 2016

(028) 313 8900

Hermanus Administration

Executive Summary

An application has been received on 9 September 2014 from Mr S dos Santos on behalf of GE dos Santos on Erf 3921, Betty's Bay for a departure from the relevant Scheme Regulations in order to relax the 2m rear building line to approximately 0,485m to respectively legalize an existing portion of the kitchen on ground floor level, a balcony on first floor level and stairs on ground floor level.

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 3921, Betty's Bay in order to relax the 2m rear building line to approximately 0,485m to respectively legalize an existing portion of the kitchen on ground floor level, a balcony on first floor level and stairs on ground floor level, **be approved**, subject to the following conditions:
 - (a) that this approval is only for the relaxation of building lines and existing structures indicated on Plan Numbers D.998.K (1 – 8) dated 26 August 2015, which was submitted with the application;
 - (b) that no further transgressions over the building lines be considered;
 - (c) that the transgression of the garden over the boundary onto Municipal Land be restored to its original state and that it must be done in consultation with the Municipal Department of Environmental Management;
 - (d) that the balcony railing be set back to the 2m building line;
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (f) that all conditions imposed in the Services Report (attached as Annexure D), be complied with;

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- (g) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (h) that building plans be submitted to the Building Control Department for approval, and that all conditions of the Building – and Fire Department be complied with at that stage.
2. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

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8. PORTION 3 OF THE FARM NO. 662, REMAINDER PORTIONS 2, 9 AND 10 OF THE FARM PAARDEBERGS RIVIER NO. 663 AND REMAINDER PORTION 1 OF THE FARM WOEST ARABIE NO. 772, OVERSTRAND MUNICIPAL AREA : PROPOSED CONSOLIDATION, SUB DIVISION AND CONSENT USE : MESSRS WRAP ON BEHALF OF THE PAARDENBERG TRUST

**Farms 2/663, 9/663,
10/663, 3/662 &
1/722 (2903)**

P Roux

(028) 313 8900

Hermanus Administration

21 January 2015

Executive Summary

An application has been received on 24 April 2015 from Messrs WRAP on behalf of the property owner, The Paardenberg Trust, in terms of the provisions of Sections 2.2 and 2.3 of the Overstrand Zoning Scheme Regulations and Section 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for the following:

- Consolidation of Portion 3 of Farm No. 662, Remainder Portions 2, 9 and 10 of the Farm Paardebergs Rivier No. 663, Caledon.
- The subdivision of the consolidated property in three (3) portions, namely Portion A $\pm 220,5808$ ha, Portion B $\pm 725,8758$ ha and Portion C $\pm 167,3036$ ha;
- Subdivision of the Remainder of Portion 1 of the Farm Woest Arabie No. 722, Caledon in two (2) portions, namely Portion D $\pm 110,6771$ ha and a Remainder $\pm 259,5988$ ha.
- Consent use in order to utilize Portion B as a tourist facility, (wedding venue & conference facility) and a place of instruction.

RESOLVED :

1. that in terms of Section 2.3 of the Scheme Regulations made in terms of Section 9(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for the consolidation of Portion 3 of Farm No. 662, Portions 2, 9 and 10 of the Farm Paardebergs Rivier No. 663, Caledon, **be approved**;
2. that in terms of Section 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the subdivision of the consolidated property in three (3) portions, namely Portion A $\pm 220,5808$ ha, Portion B $\pm 725,8758$ ha and Portion C $\pm 167,3036$ ha and subdivision of the Remainder of Portion 1 of the Farm Woest Arabie No. 722, Caledon in two (2) portions, namely Portion D

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±110,6771 ha and a Remainder ±259,5988 ha, **be approved**;

3. that in terms of Section 2.2 of the Scheme Regulations made in terms of Section 9(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for consent use in order to utilize Portion B as a tourist facility, (wedding venue and conference facility) and a place of instruction, **be approved**;
4. that the following conditions be made applicable to the approvals in paragraphs 1, 2 and 3 above:
 - (a) that this approval only has reference to the proposed SG Diagram, as submitted with the application;
 - (b) that the relevant conditions of the Service Report (attached as Annexure F), Department of Health (attached as Annexure G), National Department of Agriculture, Forestry and Fisheries (attached as Annexure H), Department of Agriculture (attached as Annexure I), Eskom (attached as Annexure J), Telkom (attached as Annexure K), BGCMA (attached as Annexure L), Operational Department (attached as Annexure M), Fire Department (attached as Annexure N) and DEA&DP (attached as Annexure O), must strictly be adhered to by the landowners;
 - (c) that particulars of the sewerage system first be approved by the Engineering Department prior to the submission of building plans;
 - (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;
 - (f) that the farm school be limited to a total of thirty (30) scholars;
 - (g) that Site Development Plans of the properties, to the standards of the Municipality, must be submitted for approval, and
 - (h) that building plans must be submitted to the Municipality for approval before any building works or the upgrading of structures on the properties may be commenced with – any illegal building activities will be subject to the normal penalties.
5. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.

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9. ERF 7316, FYNBOSPARK, CHURCH STREET, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : J KOEKEMOER ON BEHALF OF FYNBOSPARK

7316 HWC (3072)

H van der Stoep

(028) 313 8900

Hermanus Administration

28 January 2016

Executive Summary

An application has been received on 5 October 2015 from J Koekemoer on behalf of Fynbosspark on Erf 7316, Hermanus for a departure from the relevant Scheme Regulations in order to relax the lateral building line from 5m to 0m to accommodate existing buildings and a new fire escape staircase.

RESOLVED:

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 7316, Hermanus in order to relax the lateral building line from 5m to 0m to accommodate existing buildings and a new fire escape staircase, **be approved**, subject to the following conditions:
 - (a) that this approval is only for the relaxation of building lines and existing structures indicated on Plan Numbers RH0015/1 dated February 2015, which was submitted with the application;
 - (b) that the departure be applicable to only the wash troughs and toilets;
 - (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 building plans be submitted to the Building Control Department for approval, and that all conditions of the Building – and Fire Department be complied with at that stage.
2. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

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10. ERF 2470, 25 ROOS STREET, ONRUS RIVER, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : J & M COATES

2470 HON(3089)

H Olivier

(028) 313 8900

Hermanus Administration

26 January 2016

Executive Summary

An application has been received on 16 October 2015 from J & M Coates, the property owners, on Erf 2470, Onrus River for a departure from the relevant Scheme Regulations to relax the western lateral building line from 2m to 0,5m to accommodate the existing wendy house on the property concerned.

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Remainder Erf 2470, Onrus River, to relax the western lateral building line from 2m to approximately 0,5m to accommodate an existing wendy house, **be approved**, subject to the following conditions:
 - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (c) that this approval is only for the relaxation of building lines indicated on Plan No. 2015/06/17, which was submitted with the application;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage, and
 - (e) that the wendy house only be used for storage purposes.
2. that the applicant be notified of its right of appeal in terms of the Local Government : Municipal Systems Act, 2000 (Section 62) with regard to the above conditions of approval.

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**11. ERF 7856, 1 ELEVENTH AVENUE, KLEINMOND, OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : MESSRS KLEINMOND
ONTWERP ATELJEE ON BEHALF OF MA OOSTHUIZEN**

7856 KKM (3039)

H van der Stoep

(028) 313 8900

Hermanus Administration

1 February 2016

Executive Summary

An application has been received on 10 September 2015 from Messrs Kleinmond Ontwerp Ateljee on behalf of MA Oosthuizen on Erf 7856, Kleinmond for a departure from the relevant Scheme Regulations in order to relax the lateral building line from 3m to 1,5m to accommodate a proposed new study room on the property concerned.

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 7856, Kleinmond in order to relax the lateral building line from 3m to 1,5m to accommodate a proposed new study room on the property concerned, **be approved**, subject to the following conditions:
 - (a) that this approval is only for the relaxation of building lines and existing structures indicated on Plan Numbers 1A dated September 2015, which was submitted with the application;
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (d) that building plans be submitted to the Building Control Department for approval, and that all conditions of the Building – and Fire Department be complied with at that stage;
 - (e) that all the conditions imposed in the Services Report (attached as Annexure D), be complied with, and
 - (f) that the consent of the Kambro Home Owners' Association be obtained.
2. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to

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the above decision.

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12. ERVEN 3673 AND 5145, 51 AND 57 MYRICA ROAD, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA : PROPOSED CONSOLIDATION : MESSRS PLAN ACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF THE JEAN FIRTH FAMILY TRUST

3673 & 5145 KBB (3054)

H van der Stoep (028) 313 8900

Hermanus Administration

1 February 2016

Executive Summary

An application has been received on 12 February 2015 from Messrs Plan Active Town- and Regional Planners on behalf of the property owner, the Jean Firth Family Trust, to consolidate Erf 3673, 51 Myrica Road, with the abutting Erf 5145, 57 Myrica Road, Betty's Bay.

RESOLVED :

1. that in terms of Section 2.3 of the Scheme Regulations made in terms of Section 9(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for the consolidation of Erven 3673 and 5145, Betty's Bay, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the proposed SG Diagram, Erf 5605, Betty's Bay, dated June 2015, as submitted with the application;
 - (b) that all the conditions in the Service Report (attached as Annexure D), be complied with;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.