

INFRASTRUCTURE & PLANNING PORTFOLIO COMMITTEE
INFRASTRUKTUUR & BEPLANNING PORTEFEULJEKOMITEE

19 MAY 2015

I N D E X

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**PORTFOLIO COMMITTEE :
INFRASTRUCTURE & PLANNING**

Chairperson :

**Executive Deputy Mayor,
Cllr R Smith**

Committee Members :

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

**PORTEFEULJEKOMITEE :
INFRASTRUKTUUR & BEPLANNING**

Voorsitter :

**Uitvoerende Onderburgemeester
Rdl R Smith**

Komiteeëdele :

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

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 May 2015
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

**1.
TOWN PLANNING REPORT WITH REGARD TO APPLICATIONS CONSIDERED IN
TERMS OF DELEGATED AUTHORITY : MARCH 2015 – APRIL 2015**

15/3/11

R van Antwerp
13 April 2015

(028) 313 8039

Hermanus Administration

1. Executive Summary

To report on applications disposed of by the Senior Manager : Town Planning during the period from 10 March 2015 – 13 April 2015.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town Planning

3. Compliance with Strategic Priority

Promotion of tourism, economic and social development

4. Delegated Authority

Executive Mayor

5. Legal Requirements

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

6. Background/Discussion

Background

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

7. Financial Implications

None

8. Staff Implications

None

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 May 2015
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

Attached

RECOMMENDATION:

that **cognisance be taken** of the town planning applications disposed of by the Senior Manager : Town Planning in terms of delegated authority for the period 10 March 2015 – 13 April 2015:

1.	Erf 1433, Franskraal	12 March 2015
2.	Erf 495, Pearly Beach	12 March 2015
3.	Erf 1642, Hermanus	12 March 2015
4.	Erf 3206, Onrust River	16 March 2015
5.	Erf 4606, Onrust River	16 March 2015
6.	Erf 358, Pearly Beach	18 March 2015
7.	Erf 3414, Onrust River	18 March 2015
8.	Erf 3406, Onrust River	18 March 2015
9.	Erf 834, Sandbaai	18 March 2015
10.	Erf 2097, Onrust River	18 March 2015
11.	Erf 532, Franskraal	25 March 2015
12.	Erf 2410, Hermanus	25 March 2015
13.	Erf 706, Fisherhaven	31 March 2015
14.	Erf 148, Kleinbaai	31 March 2015
15.	Erf 1129, Hermanus	31 March 2015
16.	Erf 429, Kleinbaai	31 March 2015
17.	Erf 2252, Pearly Beach	31 March 2015
18.	Portion 6 (Portion of Portion 5) of the farm Weltevrede No. 647	31 March 2015
19.	Erf 11149, Hermanus	31 March 2015
20.	Erven 1596 and 1603, Hermanus	31 March 2015
21.	Erven 720, 721 and 722, Hermanus	31 March 2015
22.	Erf 631, Franskraal	13 April 2015
23.	Erf 1064, Franskraal	13 April 2015

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 May 2015
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

RESPONSIBLE OFFICIAL :	R VAN ANTWERP
TARGET DATE FOR IMPLEMENTATION :	10 JUNE 2015
TARGET DATE TO INFORM APPLICANT :	N/A
TARGET DATE TO INFORM OBJECTOR :	N/A

3a

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 May 2015**

(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)

**1.
TOWN PLANNING REPORT WITH REGARD TO APPLICATIONS CONSIDERED IN
TERMS OF DELEGATED AUTHORITY : MARCH 2015 – APRIL 2015**

15/3/11

R van Antwerp

(028) 313 8039

Hermanus Administration

13 April 2015

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
19 MAY 2015, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :

R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION :

10 JUNE 2015

TARGET DATE TO INFORM APPLICANT :

N/A

TARGET DATE TO INFORM OBJECTOR :

N/A

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 May 2015
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

1. ERF 1433, 42 JULIA STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : GS GOUWS

Erf 1433 GFK (2756)

SW van der Merwe

(028) 313 8900

Hermanus Administration

7 March 2015

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the Scheme Regulations on Erf 1433 Franskraal in order to encroach the 2m lateral building line up to 0,63m from the lateral property boundary, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the lateral building line as indicated on undated Drawing No. 1433GOUWSFK Sheet 1 & 2/2, attached as Annexure B;
 - (b) that building plans be submitted to the Building Department for approval;
 - (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.



LIGGINGSPLAN / LOCALITY PLAN
ERF 1433 FRANSKRAAL



Motivering

Aansoek om verslapping van boulyne t.o.v braaiskoorsteen en windskermmuur.

Die gaste gedeelte was nie intertoeganklik tot die res van die huis nie op die destydse ingediende plan nie. Om binne die regulasies op te tree, is 'n gang agter deur die garage aanbeveel.

Die beplande braai moes binne die braakamer wees en sou dan die ingang na die gang na die gastegedeeltebelemmer. Toe is aanbeveel dat die skoorsteen buite aangebou word.

Die agterdeur is op die westekant en die winterreen en noordweste wind maak die gebruik van die deur onmoontlik sodat dit nodig was om 'n reen/ windskerm op te rig.


Daar is nog 650 mm opening tussen genoemde strukture en die grensmuur, wat nie beweging rondom die huis beperk nie.

Die strukture vorm esteties deel van die bestaande struktuur en is glad nie onooglik nie.

Die skoorsteen is ekstra hoog gebou sodat rookwalms nie die bure kan pla nie.

As dit in u besluitneming moontlik is, sal dit opreg waardeur word indien die versoek gunstig oorweeg word.

baie dankie.


12/11/2014

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 May 2015
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

**2. ERF 495, 57 ARCADIA STREET, PEARLY BEACH, OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : NJ & UJ WARNER**

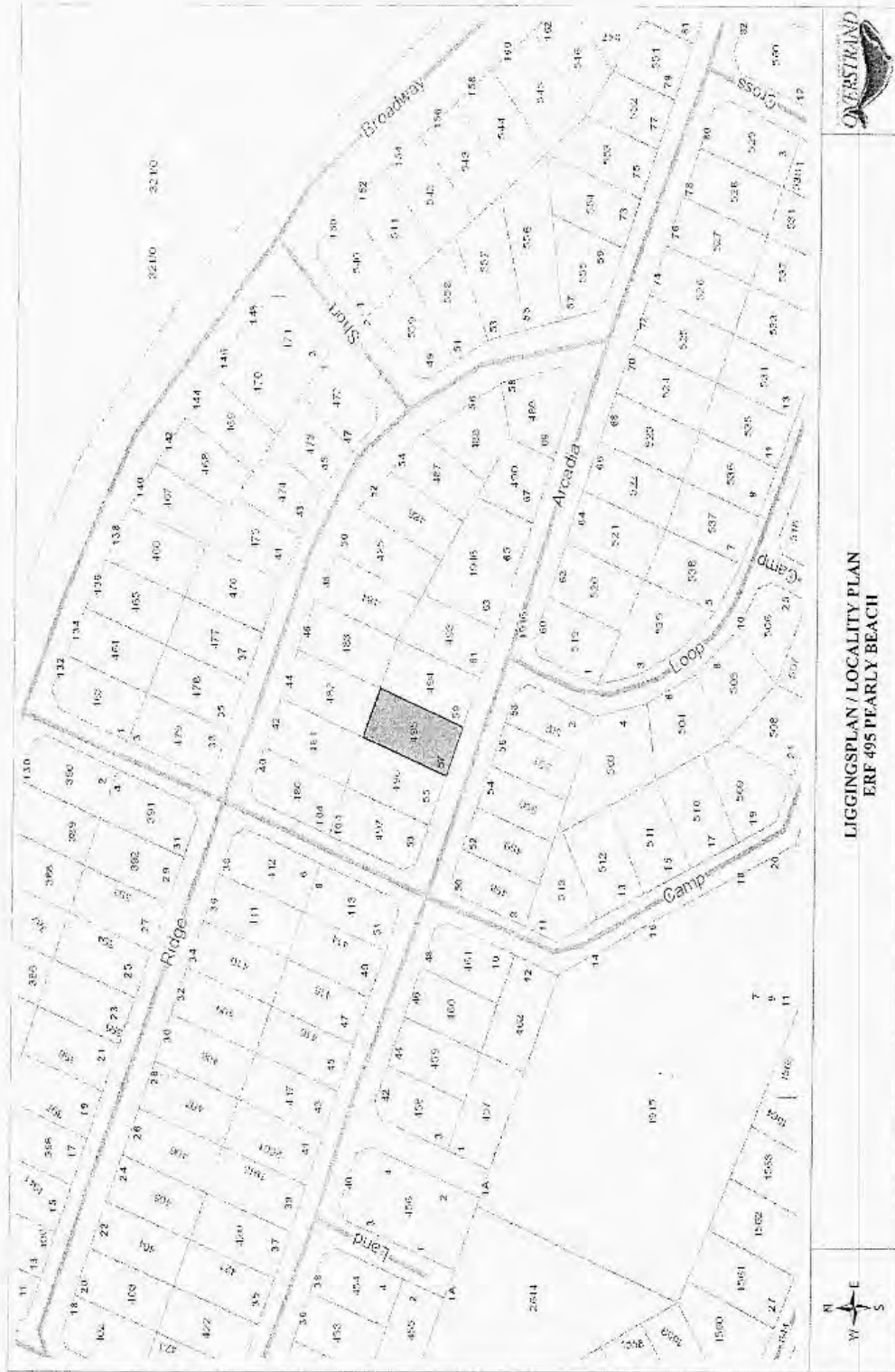
**Erf 495 GPB (2757)
SW van der Merwe
7 March 2015**

(028) 313 8900

Hermanus Administration

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the Scheme Regulations on Erf 495, Pearly Beach in order to encroach the 2m lateral building line up to 0,43m, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the lateral building line as indicated on Drawing No. NJW2014, dated 3 November 2014;
 - (b) that building plans be submitted to the Building Department for approval;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation; and
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
3. that the applicants be notified of their right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000.



LIGGINGSPLAN / LOCALITY PLAN
 ERF 495 PEARLY BEACH



Roosstraat 5
BERGVLJET.
7945

27 Oktober 2014.

VIR AANDAG : STADSBEPLANNING

Die Uitvoerende Beampte
Overstrand Munisipaliteit
Posbus 20
HERMANUS.
720

ERF NO 495, ARCADIASTRAAT 57, PEARLY BEACH: AANSOEK OM VERSLAPPING VAN SY BOULYN VAN 1,57 METER NA 2 METER.

Erf 495, Pearly Beach is vir residensiële doeleindes gesoneer en is geleë te Arcadiastraat 57. Die eiendom is ontwikkel met 'n woonhuis en buitegebou. Ingevolge die voormalige Gansbaai Soneringskema regulasies was 'n 1,57m syboulyn van toepassing op die eiendom en is die motorhuis gevolglik op die 1,57m boulyn gebou. Met inwerkingtreding van die nuwe Overstrand Soneringskema regulasie in Januarie 2014 is 'n 2 meter syboulyn nou van toepassing. Met die vergroting van die motorhuis gaan 'n tandem motorhuis geskep word en word ek genoodsaak om aansoek te doen ten einde die 2m boulyn te verslap om sodoende die voorgestelde motorhuis in lyn met die bestaande motorhuis te bou.

Die vergroting van die motorhuis word benodig vir die beveiliging van voertuie en gereedskap

Esteties sal die struktuur inskakel by huidige ontwerp van die huis en is dit my mening dat die oorskryding geen impak op die omliggende grondeienaars he nie.

U gunstige oorweging sal waardeer word.

Bale dankie by voorbaat.



N. J. van der Merwe

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 May 2015
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

3. ERF 1642, 17 THERON STREET, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: SUE-ANNE BLANDFORD-NEWSON ON BEHALF OF THE ELM PARK TRUST

1642 HEC(2729)

**H van der Stoep
2 March 2015**

(028) 313 8900

Hermanus Administration

RESOLVED :

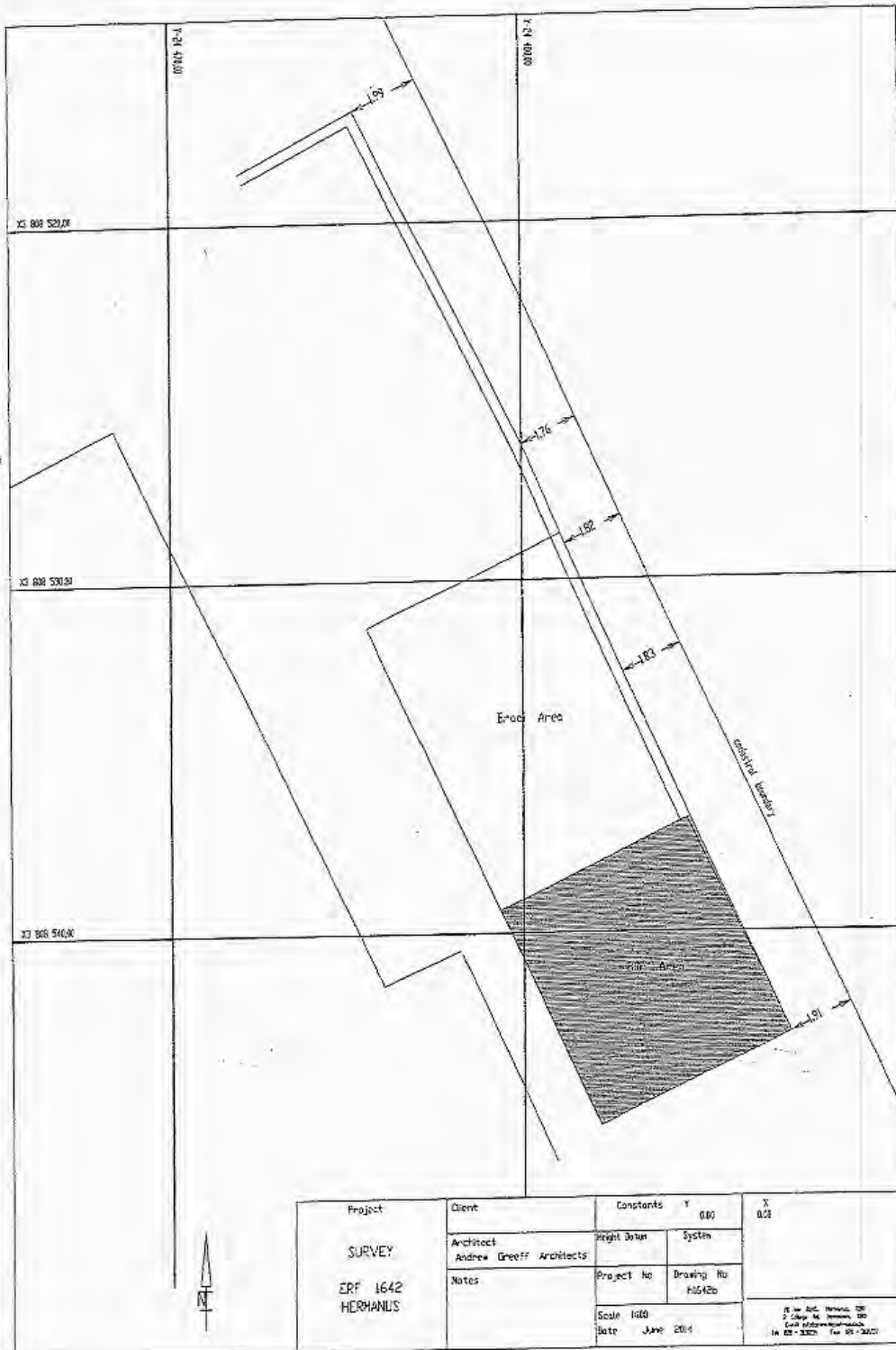
1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the Scheme Regulations on Erf 1642, Hermanus in order to relax the rear building line from 2,0m to 1,82m to replace the roof structure on the existing outbuilding, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the rear building line as indicated on Drawing No. h1642b dated June 2014, 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 AnnexureD), be complied with;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

NOTE:
 1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE.
 2. ALL INVESTORS ARE ADVISED THAT THE VALUE OF ANY INVESTMENT MAY FLUCTUATE AND THERE IS A RISK OF LOSS OF PRINCIPAL.
 3. THE INVESTOR SHOULD CONSULT WITH AN INVESTMENT ADVISOR BEFORE MAKING ANY INVESTMENT DECISION.
 4. THE INVESTOR SHOULD BE AWARE THAT THE VALUE OF ANY INVESTMENT MAY BE AFFECTED BY CHANGES IN THE PRICE OF THE UNDERLYING ASSETS.
 5. THE INVESTOR SHOULD BE AWARE THAT THE VALUE OF ANY INVESTMENT MAY BE AFFECTED BY CHANGES IN THE PRICE OF THE UNDERLYING ASSETS.
 6. THE INVESTOR SHOULD BE AWARE THAT THE VALUE OF ANY INVESTMENT MAY BE AFFECTED BY CHANGES IN THE PRICE OF THE UNDERLYING ASSETS.
 7. THE INVESTOR SHOULD BE AWARE THAT THE VALUE OF ANY INVESTMENT MAY BE AFFECTED BY CHANGES IN THE PRICE OF THE UNDERLYING ASSETS.
 8. THE INVESTOR SHOULD BE AWARE THAT THE VALUE OF ANY INVESTMENT MAY BE AFFECTED BY CHANGES IN THE PRICE OF THE UNDERLYING ASSETS.
 9. THE INVESTOR SHOULD BE AWARE THAT THE VALUE OF ANY INVESTMENT MAY BE AFFECTED BY CHANGES IN THE PRICE OF THE UNDERLYING ASSETS.
 10. THE INVESTOR SHOULD BE AWARE THAT THE VALUE OF ANY INVESTMENT MAY BE AFFECTED BY CHANGES IN THE PRICE OF THE UNDERLYING ASSETS.



PLAN: SITE LOCALITY
 SCALE 1 : 2500

DRG. NO. 0.1



Project	Client	Constants	Y	X
SURVEY ERF 1642 HERMANUS	Architect	Right Datum	0.00	0.00
	Andrew Greeff Architects	System		
	Notes	Project No	Drawing No	
			H542b	
		Scale	1:100	
		Date	June 2014	
		If we are Hermanus ERF 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 In 2014 - 2025 Tel: 021-222-2222		

ANNEXURE F

ANDREW GREEFF ARCHITECTSARCHITECTURE AND INTERIOR DESIGN
CORPORATE MEMBER OF THE SAIA20 PATERSON STREET, HERMANUS, 7200
TEL 022 - 313 1966 FAX 022 - 313 1977
E-MAIL: AGREEFF@NETACTIVE.CO.ZAThe Manager
THE TOWN PLANNING DEPARTMENT
OVERSTRAND MUNICIPALITY
HERMANUS
7200Date : 2 October 2014
Ref : ELM PARK TRUST_01

Mr. Riaan Kuchar

RE : ALTERATIONS & ADDITIONS TO OUTBUILDING, ERF 1642, 17 THERON STREET, FERNKLOOF,
HERMANUS, OVERSTRAND1. Submission for Departure

- 1.1 The owner, Sue - Anne Blandford - Newson Trustee for The Elm Park Trust hereby submits this application for the following departure :
- from the Northern rear building line setback of 2,0m
- 1.2 Refer to the below documents, drawings & information (also available at Building Services) pertaining to this application :

2. Attached Documents & Drawings

- 2.1 Attached Documents & Information :
- | | | | | | |
|-------|--|----------|-------|--|--------------|
| 2.1.1 | Overstrand Municipality Town Planning Application Form: | | | | Annexure A |
| 2.1.2 | Title Deed / Deed of Transfer No. T 24240 / 2013 | | | | Annexure B |
| 2.1.3 | Overstrand Municipality Building Service's Notice of Approval Plan No. 24897 dated 8-11-2013 | | | | Annexure C |
| 2.1.4 | Photographs of the outbuilding | | | | Annexure D |
| 2.2 | <u>Architect's Drawings for Approval :</u> | Scale | Sheet | | |
| 2.2.1 | Drawing No. 0.1 Plan : Locality | 1 : 2500 | A 3 | | Annexure E 1 |
| 2.2.2 | Drawing No. 1.1 Plan : Site / Roof | 1 : 250 | A 3 | | Annexure E 2 |
| 2.2 | <u>Land Surveyor's Drawing</u> | | | | |
| 2.2.1 | Drawing No. h 164 b Survey | 1 : 100 | A3 | | Annexure F |

3. Motivation Report

- 3.1 Physical Characteristics of The Property :
- 3.1.1 The improved erf is sited approximately 150m from the Main Road junction.
- 3.1.2 A single & double storey dwelling, & outbuilding exists on the erf.
- 3.1.3 Currently alterations & additions are in process, completion is intended for end November 2014.
- 3.2 Existing Planning & Usage in the Area :
- 3.2.1 All the surrounding erven are zoned single residential.
- 3.2.2 No change in land use is proposed.
- 3.3 Character of the Surrounding Area :
- 3.3.1 The surrounding area is characterized by high value single & double storey residences / dwelling houses.
- 3.4 The Potential of The Property :
- 3.4.1 The improved erf can only be utilized for residential purposes.
- 3.5 Approved Alterations & Additions :
- 3.5.1 See the Overstrand Municipality Building Service's Notice of Approved Plan No. 24897 dated 8-11-2013 attached (Annexure C), large scale drawings are available from their offices.
- 3.5.2 No new built areas or buildings are under construction, the existing fabric is being either replaced or upgraded.
- 3.5.3 Site works in the form of new screen walls, new entrance portico & new swimming pool are in progress.

4. Departure Required4.1 Building Lines

- 4.1.1 Northern Rear Boundary :
- a The existing single storey outbuilding on the North side encroaches over the 2,0m setback line, the envelope is at the narrowest point 1,82m, & widest point 1,91m from the property line, see the Land Surveyor's drawing no. h 1642 b attached (Annexure F).
- b Departure to re-roof the 180mm to 90mm encroachment of this structure is required.

5. **Prior Liaison With Other Bodies**
- 5.1 **Overstrand Municipality Building Services Department**
- 5.1.1 The adjoining Northern Neighbour, Dr. Strandvic of erf 1641 notified the Municipal Building Inspector, Mr. Jonty Abrahams that the existing outbuilding may be constructed over the line.
- 5.1.2 Mr. Abrahams contacted us to submit proof that the outbuilding is constructed on or within the rear setback line.
- 5.1.3 To this end the Land Survey Agent to the project, Mr. Nicolas Clark of Geomatics Africa was instructed to survey & produce a survey diagram of the outbuilding position relative to the rear boundary, see his drawing no. h 1642 b attached (Annexure F).
- 5.2 **Overstrand Municipality Town Planning Department**
- 5.2.1 Ms. Hanneen van der Stoep confirmed that, if the outbuilding is to be re-roofed, departure for the encroachment is required.
- 5.3 **Conservation Bodies**
- 5.3.1 The Architect consulted the Overstrand Heritage Register, the structure is not listed.
- 5.4 **Consultation with the Adjoining Neighbour (Erf 1641)**
- 5.4.1 As the Neighbour is the complainant he has not been approached for comment.
6. **Motivation**
- 6.1 **Existing Outbuilding**
- 6.1.1 As transfer of the property occurred in June 2013, and a rates clearance certificate necessarily issued, a site inspection was therefore conducted & the outbuildings negligible encroachment was approved.
- 6.1.2 As the outbuilding is built over the new 2,0m building line by between 90 & 180mm, the encroachment is negligible.
- 6.1.3 There are no window or door openings in the encroaching wall.
- 6.2 **Existing Outbuildings Roof Replacement**
- 6.2.1 The existing outbuildings roof structure required replacement due to age & water damage.
- 6.2.2 Its expression and materials are consistent with that of the dwellings roof, & other houses in the neighbourhood.
- 6.3 **Trees Along Boundary / Privacy / Light**
- 6.3.1 Given the extent of the large trees occurring along the rear common boundary, no privacy is compromised, and no additional light taken (located on the South side of the neighbouring dwelling).
7. Do not hesitate to contact the undersigned for clarification or additional information, we await your favourable consideration.

Yours sincerely



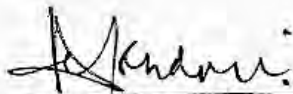
Andrew Greeff Pr.Arch. Ml.Arch
 PRINCIPAL AGENT
 SACAP Reg. No. 6656
 SAIA Reg. No. 7057
 Corporate Member No. PG3619

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1642, EASTCLIFF - HERMANUS

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

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that stormwater be allowed to discharge through Erf 1642, Eastcliff, unobstructed;
3. that no on-street parking be allowed.



DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

14/11/2014.
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 May 2015
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

**4. ERF 3206, 7 LAGOON DRIVE, ONRUST RIVER, OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE AND RELAXATION OF
TITLE DEED BUILDING LINE : THE VOLDA TRUST**

3206 HON (2275)

H Olivier

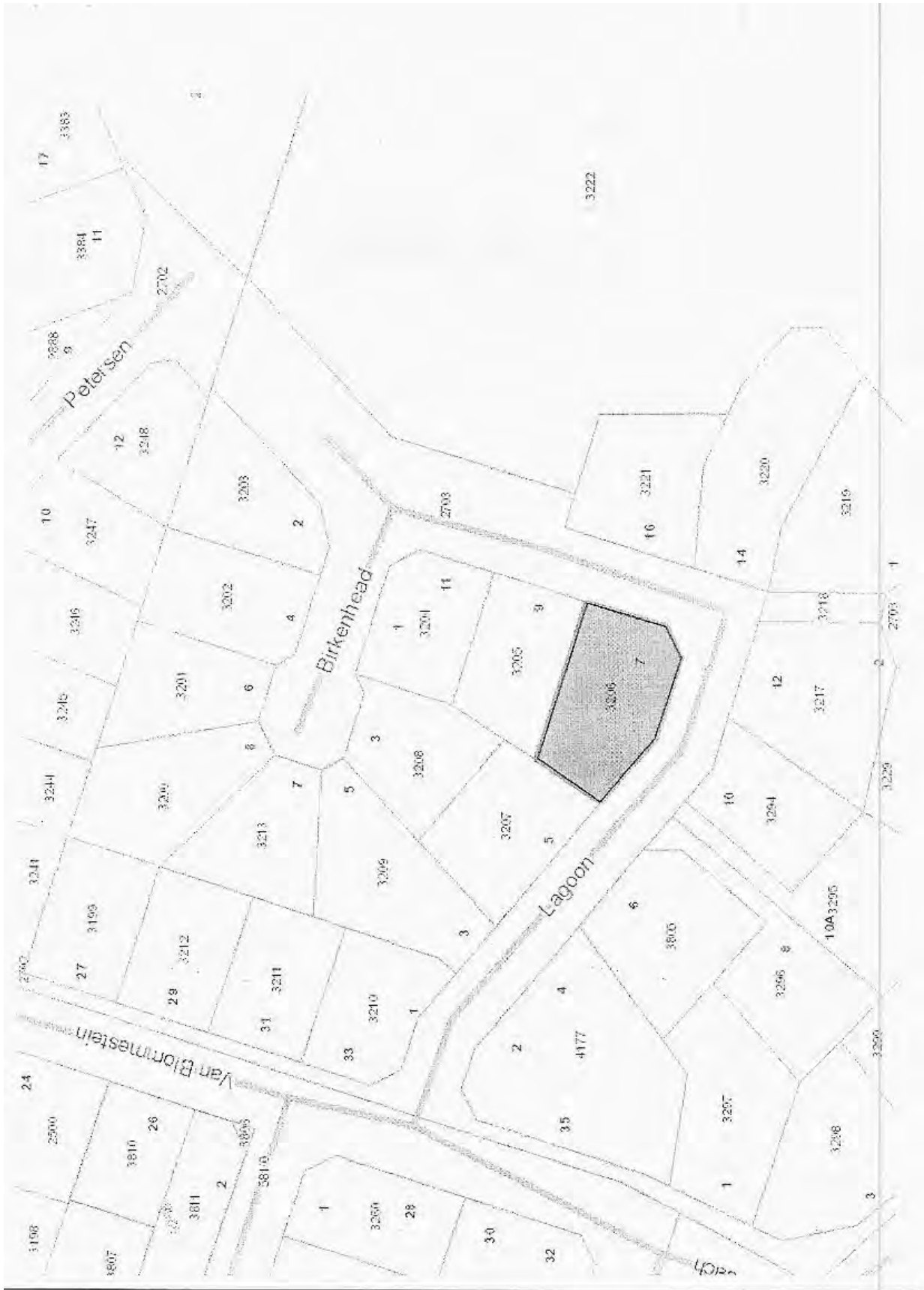
(028) 313 8900

Hermanus Administration

26 February 2015

RESOLVED :

1. that the relaxation of the 5m street building line and 1,5m lateral building line in the Title Deed building line to 0m, as stipulated in Condition 7 of the Title Deed of Erf 3206, Onrust River, **be recommended for approval** to the Western Cape Government : Environmental Affairs and Development Planning.
2. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 3206, Onrust River to allow the relaxation of the lateral building line from 2m to 0m to accommodate an existing garage extension, shade port and outside toilet, and to relax the 4m street building line from 4m to 0m to legalize the shade port, **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 as indicated on the plan which was submitted with the application by the architect, and
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage.
3. that the applicant 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 decision.



TP- A Theart



Posbus 47
Onrusrivier 7201
8 Oktober 2014

Die Munisipale Bestuurder,
Overstrand Munisipaliteit
Hermanus

ERF 3206, ONRUS RIVIER: AANSOEK VIR AFWYKING VAN BOULYN

Orbic Argitekete het namens die trustees van die Volda Trust, eienaar van bogenoemde eiendom, aansoek gedoen vir aanbouings en veranderinge aan die bestaande woning op die erf. Die eienaar het besluit om nie voort te gaan met die bouwerk nie en het besluit om die aansoek te wysig om steeds die bestaande struktuur te wettig. Die meegaande plan, aansig en snit toon die detail hiervan.

Die gewysigde aansoek is vir die afwyking van die Overstrand Skemaregulasies om die een syboulyn te verslap vanaf 2m na 0m om die bestaande verlenging aan 'n motorhuis, 'n buite-toilet en "shadeport" te wettig, asook om die straatboulyn te verslap vanaf 4m na 0m om die bestaande "shadeport" te wettig. Die aansoek sluit ook 'n aansoek in vir die verslapping van die 1,5m syboulyn en 5m straatboulyn, soos gestipuleer in die Titelakte van die eiendom, na 0m, om die bovermelde strukture te wettig. Die kommentare van die omliggende eienaars is bekom en word aangeheg.

Die uwe,

A handwritten signature in black ink, appearing to read "PH van Niekerk".

PH van Niekerk
Trustee: Volda Trust

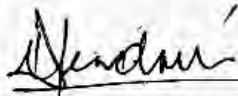
FILE NO:	EL3206-0N
SCAN NO:	
COLLABORATOR NO:	671168

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR RELAXATION & DEPARTURE: ERF 3206, ONRUS
RIVER**

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

Conditions:

1. that only the standard water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
2. that stormwater be allowed to discharge through Erf 3206, Onrus River, unobstructed.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

25/11/2014

DATE