

**PORTFOLIO COMMITTEE :  
INFRASTRUCTURE & PLANNING**

**Chairperson :**

**Cllr D Botha**

**Committee Members :**

**Cllrs G Cohen, F Krige,  
S Tebele & V Pungupungu**

**PORTEFEULJEKOMITEE :  
INFRASTRUKTUUR & BEPLANNING**

**Voorsitter :**

**Rdl D Botha**

**Komiteelede :**

**Rdle G Cohen, F Krige,  
S Tebele & V Pungupungu**

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

**22 MAY 2017**

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22 May 2017  
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**1.  
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS  
CONSIDERED IN TERMS OF DELEGATED AUTHORITY : FEBRUARY 2017 –  
MARCH 2017**

15/3/11

R van Antwerp  
15 March 2017

(028) 313 8039

Hermanus Administration

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**1. Executive Summary**

To report on applications disposed of by the Authority Officer during the period from 16 February 2017 – 15 March 2017 as well as the applications that served before the Municipal Planning Tribunal on 22 February 2017.

**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

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**8. Staff Implications**

None

**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 in terms of the Spatial Land Use Management Act (SPLUMA) disposed of by the Authority Officer (AO) for the period 16 February 2017 – 15 March 2017, as well as the applications that served before the Municipal Planning Tribunal on 22 February 2017:

Spatial Land Use Management Act (SPLUMA) Approvals

1.	Erf 1180, Stanford	28 February 2017
2.	Erf 62, Stanford	28 February 2017
3.	Erf 7328 and Remainder Erf 5694, Hermanus	28 February 2017
4.	Erf 1096, Hermanus	28 February 2017
5.	Erf 1152, Stanford	2 March 2017
6.	Erf 4546, Kleinmond	9 March 2017
7.	Erf 4075, Onrustrivier	9 March 2017
8.	Erf 2500, Onrustrivier	9 March 2017
9.	Erf 1060, Vermont	9 March 2017
10.	Erf 1296, Vermont	9 March 2017
11.	Erf 3179, Kleinmond	9 March 2017
12.	Erf 4174, Hermanus	9 March 2017
13.	Erf 2002, Vermont	9 March 2017
14.	Erf 875, Vermont	9 March 2017
15.	Erf 2365, Betty's Bay	9 March 2017
16.	Erf 5531, Kleinmond	9 March 2017
17.	Erf 8502, Kleinmond	9 March 2017
18.	Erf 5183, Kleinmond	9 March 2017
19.	Erf 7680, Hermanus	9 March 2017

Municipal Planning Tribunal

1.	Erf 599 Franskraal	22 February 2017
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- |    |                                  |                  |
|----|----------------------------------|------------------|
| 2. | Erven 2840 and 2841, Betty's Bay | 22 February 2017 |
| 3. | Erf 4732, Hermanus               | 22 February 2017 |

**RESPONSIBLE OFFICIAL :** R VAN ANTWERP

**TARGET DATE FOR IMPLEMENTATION :** 14 JUNE 2017

**TARGET DATE TO INFORM APPLICANT :** N/A

**TARGET DATE TO INFORM OBJECTOR :** N/A

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**1.  
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS  
CONSIDERED IN TERMS OF DELEGATED AUTHORITY : FEBRUARY 2017 –  
MARCH 2017**

**15/3/11**

**R van Antwerp  
15 March 2017**

**(028) 313 8039**

**Hermanus Administration**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
22 MAY 2017, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

**RESPONSIBLE OFFICIAL : R VAN ANTWERP**

**TARGET DATE FOR IMPLEMENTATION : 10 MAY 2017**

**TARGET DATE TO INFORM APPLICANT : N/A**

**TARGET DATE TO INFORM OBJECTOR : N/A**

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Spatial Land Use Management Act (SPLUMA) Approvals

1. **ERF 1180, 2 SANNIE BADENHORST STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: RJ PRINS AND LM MOSSOP**

**1180 SSS (3322)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**7 February 2017**

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**Executive Summary**

To consider an application for departure in terms of Section 16(2)(b) received from the owners of Erf 1180, Stanford in order to relax the lateral building line from 2m to 1m to accommodate the encroachment of the existing wendy house.

**RESOLVED :**

1. that in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 the departure application on Erf 1180, Stanford in order to relax the lateral building line from 2m to 1m to accommodate the encroachment of the existing wendy house, **be approved**, subject to the following conditions:
  - (a) that this approval only has reference to the Site Development Plan as submitted with the application;
  - (b) that all the conditions in the Services Report, be complied with;
  - (c) that the wendy house can only be used for storage purposes;
  - (d) that building plans be submitted to the Building Department for approval;
  - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
  - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2016 with regard to the above conditions of approval.

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**2. ERF 62, 18 CALEDON STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: PR WHITELAW**

**62 SSS (3486)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**8 February 2017**

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**Executive Summary**

A departure application was received in terms of Section 16(2)(b) in order to relax the lateral building line with Erf 62 from 2m to 0m to accommodate additions to the existing garage.

**RESOLVED :**

1. that in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 the application for departure on Erf 62, Stanford in order to relax the lateral building line from 2m to 0m to accommodate additions to the existing garage, **be approved**, subject to the following conditions:
  - (a) that this approval only has reference to the Site Plan as submitted with the application;
  - (b) that all the conditions in the Services Report, be complied with;
  - (c) that building plans be submitted to the building department for approval and that all comments from the Fire- and Building Departments be adhered to at that stage;
  - (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 its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2016 with regard to the above conditions of approval.

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**3. ERF 7328 AND REMAINDER ERF 5694, 88 AND 90 EIGHTH STREET, VOËLKLIP, HERMANUS : OVERSTRAND MUNICIPAL AREA : PROPOSED CONSOLIDATION : MESSRS VAN BRAKEL PROFFESIONAL PLANNING & PROPERTY SERVICES ON BEHALF OF THE MAZURI TRUST**

**7328/Rem 5694, HVK (3458)**

**S van der Merwe (028) 313 8900**

**Hermanus Administration**

**9 February 2017**

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**Executive Summary**

Consolidation of Erf 7328 and Remainder Erf 5694, Hermanus in order to create one single property of 987m<sup>2</sup>.

**RESOLVED :**

1. that in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 the application to consolidate Erf 7328 and Remainder Erf 5694, Hermanus (Voëlklip), **be approved**, subject to the following conditions:
  - (a) that this approval only has reference to the proposed SG Diagram, Ref: 8913 dated August 2016, as submitted with the application;
  - (b) that all the conditions in the Service Report, be complied with;
  - (c) that only one (1) electricity- and water connection be allowed for the consolidated property;
  - (d) that it is the owner/applicant's responsibility to register the approved consolidation within five (5) years from the date of approval;
  - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
  - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2016 with regard to the above conditions of approval.

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**4. ERF 1096, 6 STEMMET STREET, EASTCLIF, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: ENGELBRECHT & SCORGIE ON BEHALF OF JJ MALHERBE AND A BUSSE**

**1096 HEC (3339)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**15 February 2017**

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**Executive Summary**

To consider an application for consent use received in terms of Section 16(2)(o) from Messrs Engelbrecht & Scorgie on behalf of the owner of Erf 1096, Hermanus, JJ Malherbe and A Busse, in order to operate a four (4) bedroomed guest house and one (1) self-catering unit on the property concerned.

**RESOLVED :**

1. that in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning , 2016 the consent use and departure applications on Erf 1096, Hermanus in order to operate a four (4) bedroom guest house and a self-catering unit, **be approved**, subject to the following conditions:
  - (a) that this approval only has reference to the Site Plan as submitted with the application;
  - (b) that all the conditions in the Services Report, be complied with;
  - (c) that building plans be submitted to the Building Department for approval and that all comments from the Fire and Building Departments be adhered to at that stage
  - (d) 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;
  - (e) that parking be demarcated on site indicating which parking may be used for guests;
  - (f) that the owner/manager resides on the premises;
  - (g) that only four (4) bedrooms are utilized in the guest house and only one (1) bedroom is allowed in the self-catering unit;

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- (h) 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;
  - (i) that commercial rates and service tariffs, as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
  - (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 selling or serving of liquor on the premises will be subject to the applicant obtaining the necessary liquor licence;
  - (l) that a R918 Certificate of Acceptability must be applied for at the Overberg District Municipality;
  - (m) that the accommodation facility complies with Council's Policy with regard to accommodation establishments;
  - (n) that this approval does not absolve the applicant from compliance with any other relevant legislation,
  - (o) 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, 2016 with regard to the above conditions of approval.

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**5. ERF 1152, 4 VALEY STREET, STANFORD, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : MESSRS WRAP CONSULTANCY ON BEHALF OF PE BYSSHE**

**1152 SSN (3442)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**9 January 2017**

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**Executive Summary**

A departure application was received in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 from Messrs WRAP Consultancy on behalf of the property owner of Erf 1152, Stanford, PE Bysshe, in order to relax the lateral building line from 2m to 0m to accommodate the existing building as well as the proposed additions to the building.

**RESOLVED :**

1. that, in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016, the application for departure on Erf 1152, Stanford to relax the lateral building line from 2m to 0m to accommodate the existing building as well as the proposed additions to the building, **be approved**, subject to the following conditions:
  - (a) that building plans be submitted to the Building Department for approval, and that any conditions by the Fire- and Building Departments be complied with at that stage;
  - (b) that all the conditions in the Services Report, be complied with;
  - (c) that this approval only relates to the relaxation of the lateral building line for the ground floor of the structure, as indicated on the plan submitted by the architect;
  - (d) that building plans submitted to the building department indicate adequate parking and that the office section is only one storey;
  - (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.

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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, 2016 with regard to the above conditions of approval.

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**6. ERF 4546, 21 MAIN ROAD, KLEINMOND, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE AND CONSENT USE : AC & CP DUVENAGE**

**4546 KKM (3286)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**16 January 2017**

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**Executive Summary**

An application has been received on 6 May 2016 from AC & CP Duvenage for a departure in terms of Section 16(2)(b) in order to relax the rear building line with Erf 4555 from 3m to 2m to accommodate the proposed new shade ports on the property, and also an application for a consent use in terms of Section 16(2)(o) to legalize the existing flats on ground floor level.

**RESOLVED :**

1. that in terms of Section 16(2)(b) and (o) of the Overstrand Municipality-By Law on Municipal Land Use Planning, 2016, the application for a consent use on Erf 4546, Kleinmond in order to accommodate the existing dwelling units for residential purposes on ground floor of the property concerned and the departure of the lateral building line from 3m to 2m to accommodate shade ports, **be approved**, subject to the following conditions:
  - (a) that this approval does not absolve the owner/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 a minimum of four (4) parking bays be provided for residential units and parking for the business activity be provided as per site plan dated 5 April 2016;
  - (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 future extension of the existing building be prohibited, except if proof of additional parking can be provided.

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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, 2016 with regard to the above conditions of approval.

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**7. ERF 4075, 14 BOSPLASIE CRESCENT, ONRUSTRIVIER. OVERSTRAND MUNICIPAL AREA : PROPOSED CONSENT USE : E & S CHAMBERS**

**4075 HON (3487)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**15 February 2017**

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**Executive Summary**

An application has been received on 21 October 2016 from E and S Chambers in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Land Use Planning, 2016 for a consent use to construct a second dwelling on their property.

**RESOLVED :**

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 on Erf 4075, Onrustrivier for a consent use to construct a second dwelling on the property, **be approved**, subject to the following conditions:
  - (a) that building plans be submitted to the Building Department for approval, and that any conditions by the Fire- and Building Departments be complied with at that stage;
  - (b) that this application only relates to the approval of the second dwelling as indicated on the plan submitted by the architect;
  - (c) that this is not an approval in terms of any other legislation;
  - (d) that all the conditions in the Services Report, be complied with;
  - (e) that all the conditions by Eskom, be complied with, and
  - (f) that all the other conditions in the Special Zone : Bosplasia 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, 2016 with regard to the above conditions of approval.

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**8. ERF 2500, 1 DEMPER STREET, ONRUSTRIVIER. OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : MESSRS PLAN ACTIVE ON BEHALF OF C JUDGE AND J CAMPBELL**

**2500 HON (3485)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**2 February 2017**

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**Executive Summary**

An application has been received on 20 October 2016 from Messrs Plan Active on behalf of the property owners in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Land Use Planning, 2016 for the departure of the street building line to legalize an existing covered pedestrian entrance which is in excess of 5m<sup>2</sup> in size.

The departure on the street front is from 4m to 0m.

**RESOLVED :**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 on Erf 5200, Onrustrivier for a departure to relax the street building line with Van Blommenstein Street from 4m to 0m to legalize a portion of an existing covered pedestrian entrance, **be approved**, subject to the following conditions:
  - (a) that this approval is only for the relaxation of the building line as indicated on the plans submitted with the application;
  - (b) that building plans be submitted to the Building Department for approval, and that any conditions by the Fire- and Building Departments be complied with at that stage;
  - (c) that all the conditions in the Services Report, be complied with;
  - (d) that all the conditions by Eskom, be complied with;
  - (e) that all the conditions by Telkom, be complied with, and
  - (f) that this approval is not an approval for encroachment of the structure onto the road reserve and the necessary approval will have to be obtained or alternatively such encroachment will have to be demolished.

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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, 2016 with regard to the above conditions of approval.

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**9. ERF 1060, 27 KRINTANG CRESCENT, VERMONT, OVERSTRAND  
MUNICIPAL AREA : PROPOSED RELAXATION OF TITLE DEED  
CONDITION : B SCORGIE ON BEHALF OF E RALL**

**1060 HVM (3235)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**14 February 2017**

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**Executive Summary**

An application has been received on 9 March 2016 from B Scorgie on behalf of the property owner, E Rall, on Erf 1060, Vermont for the following:

- Relaxation to relax the street building line with Krintang Crescent from 5m to 4m in terms of the Title Deed to accommodate new proposed extensions.

**RESOLVED :**

1. that the application for the relaxation of title deed restriction in terms of Title Deed T117713/2014, Clause 7, applicable to Erf 1060, Vermont to relax the street building line with Krintang Crescent from to 5m to accommodate proposed extensions, **be approved**, subject to the following conditions:
  - (a) that the building plan as submitted only be applicable for the relaxation as indicated on Plans erf1060RALL A1/01-2015-WD and erf1060RALL A1/02-2015-WD dated November 2015;
  - (b) that this application 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 Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;

that all the conditions in the Services Report be complied with, and

that the new addition on the first storey may not be utilized as a second dwelling.

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**10. ERF 1296, 34 KRINTANG CRESCENT, VERMONT, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : HM PRETORIUS ON BEHALF OF JM DU PLESSIS**

**1296 HVM (3465)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**15 February 2017**

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**Executive Summary**

An application has been received on 7 October 2016 from HM Pretorius on behalf of the property owner, JM du Plessis, in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Land Use Planning, 2016 for the departure to relax the street building line with Krintang Crescent from 4m to 2,5m to accommodate a new pergola, and also to relax the lateral building line with Erf 1294 from 2m to 0,8m to accommodate a proposed extension to an existing built braai.

**RESOLVED :**

1. that the application for departure on Erf 1296, Vermont in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 to relax the street building line with Krintang Crescent from 4m to 2,5 to accommodate a new pergola and also to relax the lateral building line with Erf 1297 from 2m to 0,8m to accommodate extensions to an existing braai, **be approved**, subject to the following conditions:
  - (a) that building plans be submitted to the Building Department for approval, and that any conditions by the Fire- and Building Departments be complied with at that stage;
  - (b) that this application only relates to the approval to relax building lines as indicated on the plan submitted by the architect dated 9/06/2016;
  - (c) that this is not an approval in terms of any other legislation;
  - (d) that all the conditions in the services report, be complied with;
  - (e) that all the conditions by Eskom, be complied with, and
  - (f) that all the conditions by Telkom, 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, 2016 with regard to the above conditions of approval.

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**11. ERF 3179, 12 DE VOS STREET, KLEINMOND, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE : E ERLANK**

**3179 KKM (3441)**

**H van der Stoep**

**14 February 2017**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application has been received on 13 September 2016 from Ms. E Erlank for a departure in terms of Section 16(b) of the Overstrand Municipality By-Law on Municipal Land use Planning, 2016 in order to relax the lateral building line with Erf 3181 from 2m to 1,5m to accommodate a proposed new braai room, and also to relax the rear building line with Erf 3151 from 2m to 0m to accommodate the existing covered structure.

**RESOLVED :**

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 on Erf 3179, Kleinmond in order to relax the lateral building line with Erf 3181 from 2m to 1,5m to accommodate a proposed new braai room, and also to relax the rear building line with Erf 3151 from 2m to 0m to accommodate the existing covered structure, **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 departure of the lateral and rear building lines indicated on Plan Number 16-070 dated 15 September 2016, indicating the demolition of the pergola over the street building line;
  - (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 all the conditions in the Services Report, 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, 2016 with regard to the above conditions of approval.

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**12. ERF 4174, 305 SEVENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED SUBDIVISION & DEPARTURE: MESSRS PLANACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF JM & CP SWARBRECK**

**4174 HVK (3345)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**17 February 2017**

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**Executive Summary**

To consider an application received from Messrs PlanActive Town- and Regional Planner on behalf of the owners of Erf 4174, Voëlkliip, Hermanus, JM & CP Swarbeck, for the following:

- ❖ subdivision in terms of Section 16(2)(d) in order to subdivide Erf 4174, Hermanus into two (2) portions namely Portion A ±740m<sup>2</sup> and a Remainder ±523m<sup>2</sup>; and
- ❖ departure in terms of Section 16(2)(b) in order to relax the lateral building line from 2m to 1,48m to accommodate an encroachment by an outbuilding.

**RESOLVED :**

1. that in terms of Section 16(2)(d) of the Overstrand Municipal By-Law on Land Use Planning, 2016 the application for the subdivision of Erf 4174, Hermanus into two (2) portions namely Portion A ±740m<sup>2</sup> and a Remainder ±523m<sup>2</sup>, **be approved**;
2. that, in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 the application for departure in order to relax the lateral building line from 2m to 1,48m to accommodate an encroachment by an outbuilding, **be approved**, subject to the following conditions:
  - (a) that building plans be submitted to the Building Department for approval and that any conditions by the Fire- and Building Departments be complied with at that stage;
  - (b) that this approval only has reference to the Subdivisional Plan as submitted by the applicant;
  - (c) that the conditions compiled in the Services Report be adhered to;

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- (d) that the openings in the sections of the structure encroaching the building line on Erf 4173 border may not exceed 5m<sup>2</sup> in total as per table 2 of SANS 10400T:2011, and
  - (e) that this is not an approval in terms of any other legislation.
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, 2016 with regard to the above conditions of approval.

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**13. ERF 2002, 49 AMBER AVENUE, VERMONT, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : AW GEE**

**2002 HVM (3416)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**22 February 2017**

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**Executive Summary**

An application has been received on 26 August 2016 from EW Gee for a departure in terms of Section 16(2)(b) in order to relax the lateral building line with Erf 2001 from 2m to approximately 1m to accommodate an existing covered pergola and to relax the same building line to 0m to accommodate an existing built braai.

**RESOLVED :**

1. that the application for departure on Erf 2002, Vermont in terms of Section 16(2)(b) of the Overstrand By-Law on Municipal Land Use Planning, 2016 to relax the lateral building line with Erf 2001 from 2m to 0m and 1m to accommodate an existing built braai and a covered pergola respectively, **be approved**, subject to the following conditions:
  - (a) that building plans be submitted to the Building Department for approval, and that any conditions by the Fire- and Building Departments be complied with at that stage;
  - (b) that this application only relates to the approval to relax building lines as indicated on the plan AG2016/1-2 dated July 2016;
  - (c) that this is not an approval in terms of any other legislation;
  - (d) that all the conditions in the Services Report, be complied with, and
  - (e) that all the conditions by Eskom, 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, 2016 with regard to the above conditions of approval.

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**14. ERF 875, 28 GANET ROAD, VERMONT, OVERSTRAND MUNICIPAL AREA: PROPOSED SUBDIVISION : MESSRS PLAN ACTIVE ON BEHALF OF CARIT DEVELOPMENT CO (PTY) LTD**

**875 HVM (3478)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**24 February 2017**

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**Executive Summary**

An application has been received on 17 October 2016 from Messrs Plan Active on behalf of Carit Development Co (Pty) Ltd in terms of Section 16(2)(d) to subdivide Erf 875, Vermont to create a Remainder measuring approximately 504m<sup>2</sup> and a new Portion A measuring approximately 600m<sup>2</sup>, for residential purposes.

**RESOLVED :**

1. that the application for subdivision in terms of Section 16(2)(d) of the Overstrand By-Law on Municipal Land Use Planning, 2016 to subdivide Erf 875, Vermont to create a Remainder measuring approximately 504m<sup>2</sup> and a new Portion A measuring approximately 600m<sup>2</sup>, for residential purposes, **be approved**, subject to the following conditions;;
  - (a) that this approval only has reference to the Subdivisional Plan, Drawing No: Verm875 dated 10/2016, as 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 all new structures on subdivided property must comply with the requirements of the National Fire Protection Regulations SANS10400T:2011, and
  - (e) that all the conditions in the Services Report, 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, 2016 with regard to the above conditions of approval.

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**15. ERF 2365, 3 BUSINESS CRESCENT, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE : M DE JAGER (obo AC JACOBS)**

**2365 KBB (3463)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**3 March 2016**

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**Executive Summary**

A departure application was received on 6 October 2016 in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 from Mr M de Jager (Overstrand Architecture) on behalf of the property owner, AC Jacobs, in order to relax the lateral building line from 2m to 1,57m to accommodate an existing sun room on the property.

**RESOLVED :**

1. that, in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016, the application for departure on Erf 2365, Betty's Bay to relax the lateral building line from 2m to 1,57m to accommodate an existing sun room, **be approved**, subject to the following conditions:
  - (a) that building plans be submitted to the Building Department for approval, and that any conditions by the Fire- and Building Departments be complied with at that stage;
  - (b) that all the conditions in the Services Report, be complied with;
  - (c) that this application only relates to the approval to relax building line as indicated on the plan submitted by the architect;
  - (d) that building plans submitted to the Building Department indicate only one (1) dwelling and the wording of the second dwelling be removed;
  - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
  - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2016 with regard to the above conditions of approval.

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**16. ERF 5531, 40 BEACH ROAD, KLEINMOND, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : D CILLIERS (obo J SAAYMAN)**

**5531 KKM (3406)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**14 February 2017**

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**Executive Summary**

An application has been received 25 August 2016 from Messrs Bower Architects (Mr. D Cilliers) on behalf of Ms J Saayman in terms of Section 48 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 for a departure in terms of Section 16(2)(b) to relax the lateral building line with Erf 4452 from 2m to 1,5m to accommodate the usage change of the existing store room into a new bedroom with en-suite bathroom on ground floor level.

**RESOLVED :**

1. that the application for departure on Erf 5531, Kleinmond in terms of Section 48 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 that an application has been received for a departure in terms of Section 16(2)(b) to relax the lateral building line with Erf 4452 from 2m to 1,5m to accommodate the usage change of the existing store room into a new bedroom with en-suite bathroom on ground floor level, **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 departure of the lateral building line indicated on Plan Number WD\_101 dated 18 November 2016, signed by Jean den Heijer, 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 all the conditions in the Services Report, 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, 2016 with regard to the above conditions of approval.

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**17. ERF 8502, 74 LAVENDER STREET, KLEINMOND, OVERSTRAND  
MUNICIPAL AREA : PROPOSED DEPARTURE : M NKABI**

**8502 KKM (3470)**

**H van der Stoep  
20 February 2017**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application has been received on 10 October 2016 from Ms. M. Nkabi for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 in order to relax the lateral building line with Erf 8503 from 1m to 0m to accommodate a proposed new bedroom.

**RESOLVED :**

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 on Erf 8502, Kleinmond in order to relax the lateral building line with Erf 8503 from 1m to 0m to accommodate a proposed new bedroom, **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 departure of the lateral building line indicated on Plan Number KM8502/16 dated 1 September 2016 submitted with the application;
  - (d) that building plans be submitted to the Building Control Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;
  - (e) that the rooms be interleading with the house, and
  - (f) that all the conditions in the Services Report, 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, 2016 with regard to the above conditions of approval.

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**18. ERF 5183, 32 DORINGBOOM AVENUE, KLEINMOND, OVERSTRAND  
MUNICIPAL AREA : PROPOSED DEPARTURE : S SCHUTTE (obo  
IW MACHTS)**

**6183 KKM (3500)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**22 February 2017**

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**Executive Summary**

An application has been received on 3 November 2016 from Ms S Schutte on behalf of IW Machts, the property owner of Erf 5183, Kleinmond, for a departure in terms of Section 16(b) of the Overstrand Municipality By-Law on Municipal Land use Planning, 2016 in order to relax the lateral building line with Erf 5165 from 2m to 1,020m and to exceed the 9m restriction of a building on one specific boundary to accommodate the proposed extension of the existing single garage into a triple garage.

**RESOLVED :**

1. that the application for departure and in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 on Erf 5183, Kleinmond in order to relax the lateral building line with Erf 5165 from 2m to 1,020m and to exceed the 9m restriction of a building on one specific boundary to accommodate the proposed extension of the existing single garage into a triple 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 departure of the rear building lines indicated on Plan Number D.1143.K (1-7) dated 25 October 2016 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;
  - (e) that all the conditions in the Services Report, be complied with, and
  - (f) that the garages may not be utilized as a habitable space.

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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, 2016 with regard to the above conditions of approval.

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**19. ERF 7680, 13 FOURIE STREET, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED REMOVAL OF RESTRICTIONS AND CONSENT USE : M STODDART**

**7680 HWC (3241)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**23 February 2017**

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**Executive Summary**

An application has been received on 7 March 2016 from Ms M Stoddart in terms of Section 47 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 for the following:

- ❖ Removal of Restriction in terms of Section 16(2)(f) in order to accommodate a crèche for twenty (20) children within a portion of the existing dwelling, and
- ❖ Consent use in terms of Section 16(2)(o) in order to accommodate a crèche for twenty (20) children within a portion of the existing dwelling.

**RESOLVED :**

1. that the application in terms of Section 16(2)(f) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 on Erf 7680, Hermanus for the removal of restrictive conditions C.1, 3 and 4 in Title Deed T41774/2004, **be approved**;
2. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 on Erf 7680, Hermanus for a consent use in order to accommodate an Early Childhood Centre (ECD Centre) for twenty (20) children within a portion of the existing dwelling, **be approved**;
3. that the approvals in Points 1 and 2 be subject to the following conditions:
  - (a) that a portion of the dwelling be utilized as an ECD Centre;
  - (b) that a maximum of twenty (20) children, be permitted;
  - (c) that the owner/manager resides on the premises, and that the owner be responsible for the proper management of the ECD Centre;

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- (d) that a site plan be submitted indicating the residential use and parking layout of the centre;
  - (e) that the consent use be limited to a ECD Centre and be subservient to the residential use;
  - (f) that a minimum of one (1) permanently demarcated parking bay per ten (10) children and a drop-and-go facility be provided on-site;
  - (g) that commercial rates and service tariffs, as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
  - (h) that a single non-illuminated sign that complies with the Municipal By-Law on Signage, may be displayed on the premises;
  - (i) that the ECD Centre be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;
  - (j) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
  - (k) that all the conditions in the Services Report, be complied with;
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, 2016 with regard to the above conditions of approval.

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Municipal Planning Tribunal

**1. ERF 599, 91 SCHNEIDER STREET, FRANSKRAAL, OVERSTRAND  
MUNICIPAL AREA : PROPOSED REMOVAL OF RESTRICTIVE  
CONDITIONS AND DEPARTURE : PRINSLOO ARGITEKTONIESE  
ONTWERP ON BEHALF OF S DICKS**

**599 GFK (3291)**

**S van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**17 November 2016**

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**Executive Summary**

An application has been received on 16 May 2016 from Prinsloo Argitektoniese Ontwerpskantoor on behalf of the owner of Erf 599, Franskraal in order to legalise encroachments of the existing building, namely:

1. removal of restrictive title conditions with reference to condition C.16(b) and C.16(d) of Title Deed T70276/2000 in terms of Section 16(2)(f) of the aforementioned By-Law, to accommodate a second dwelling unit as well as encroachments of the street-, lateral- and rear title deed building lines on the property;
2. departure in terms of Section 16(2)(b) of the aforementioned By-Law, to accommodate the following encroachments, namely:
  - ❖ encroachment of the 4m street building line with 0,63m and 0,31m respectively to accommodate a first floor balcony and a second dwelling unit;
  - ❖ encroachment of the 2m lateral and rear building lines with 0,45m and 1,04m respectively to accommodate the main dwelling; and
  - ❖ encroachment of the 2m western building line with 0,43m in respect of the second dwelling unit and 0m in respect of the outside braai.

**RESOLVED :**

1. that the objection be noted;
2. that in terms of Section 16(2)(f) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 the application for Removal of Restrictive Conditions on Erf 599, Franskraal to remove condition C.16(b) and (d) in Title Deed T70276/2000, be approved;
3. that in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 the departure application on Erf 599, Franskraal to accommodate the following:

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- ❖ encroachment of the 4m street building line with 0,63m and 0,31m respectively to accommodate a first floor balcony and a second dwelling unit;
- ❖ encroachment of the 2m lateral and rear building lines with 0,45m and 1,04m respectively to accommodate the main dwelling; and
- ❖ encroachment of the 2m western building line with 0,43m in respect of the second dwelling unit and 0m in respect of the outside braai.

**be approved**, subject to the following conditions:

- (a) that this approval only has reference to the Site Development Plan, Drawing No. DIC-FK-15/026 dated 16 May 2015, as submitted with the application;
  - (b) that building plans be submitted to the Building Department for approval and that any conditions by the Fire- and Building Departments be complied with at that stage;
  - (c) that all the conditions/comments from Operational Services and the Fire Department, be complied with;
  - (d) that all the conditions contained in the Services Report, be adhered to;
  - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
  - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
4. that the applicant and objector be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2016 with regard to the above conditions of approval.

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**2. ERVEN 2840 & 2841, 32 & 34 CLIFF ROAD, BETTY'S BAY, OVERSTRAND  
MUNICIPAL AREA : PROPOSED REMOVAL OF RESTRICTIVE  
CONDITIONS, CONSOLIDATION AND DEPARTURES : MESSRS PLAN  
ACTIVE (obo THE STEWART FAMILY TRUST)**

**2840 & 2841 KBB (3390)**

**H van der Stoep (028) 313 8900**

**Hermanus Administration**

**22 November 2016**

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**Executive Summary**

An application has been received on 5 August 2016 from Messrs. Plan Active Town & Regional Planners on behalf of The Stewart Family Trust for the following:

- ❖ Application for a removal of restrictive title conditions with reference to Clauses (c).A.(b) & (c).A.(d) of Title Deed T20701/11 applicable to Erf 2840 and Clauses (c).A.(b) & (c).A.(d) of Title Deed T20702/11 applicable to Erf 2841 in terms of Section 16(2)(f) of the aforementioned By-Law, in order to accommodate the following:
  - Second dwelling unit on consolidated erf;
  - Existing double garage which encroaches over the Title Deed street building line; and
  - Existing generator room which encroaches the Title Deed street and lateral building lines respectively.
- ❖ Application for a consolidation in terms of Section 16(2)(e) of the aforementioned By-Law, to consolidate Erf 2840 with Erf 2841 to accommodate the existing encroachments on the common boundary line.
- ❖ Application for a departure in terms of Section 16(2)(b) of the aforementioned By-Law, to relax the following:
  - Street building line with Cliff Road from 4m to 1,15m to accommodate the existing double garage;
  - Street building line with Cliff Road from 4m to 1,9m and lateral building line with Erf 2839 from 2m to 0,5m to accommodate the existing generator room; and
  - Lateral building line with Erf 2842 from 2m to 1,57m to accommodate a proposed new braai room.
- ❖ Application for a departure in terms of Section 16(2)(b) of the aforementioned By-Law, to depart from the maximum size prescribed for a second dwelling unit from 120m<sup>2</sup> to 134,43m<sup>2</sup>.

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The erven is zoned Residential Zone 1 and will remain as such.

**RESOLVED :**

1. that the application for the removal of title deed restrictions in terms of Section 16(2)(f) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 as per Clauses (c).A.(b) & (c).A.(d) of Title Deed T20701/11 applicable to Erf 2840, Betty's Bay and Clauses (c).A.(b) & (c).A.(d) of Title Deed T20702/11 applicable to Erf 2841, Betty's Bay, in order to accommodate the second dwelling unit on the consolidated erf, the existing double garage which encroaches over the title deed street building line and the existing generator room which encroaches the title deed street and lateral building lines respectively, **be approved**;
2. that in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Land Use Planning, 2016 the application to consolidate Erf 2840 with Erf 2841, Betty's Bay to accommodate the existing encroachments on the common boundary line, **be approved**;
3. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 for the following departures on the consolidated erf, **be approved**;
  - Street building line with Cliff Road from 4m to 1,15m to accommodate the existing double garage;
  - Street building line with Cliff Road from 4m to 1,9m and lateral building line with Erf 2839, Betty's Bay from 2m to 0,5m to accommodate the existing generator room; and
  - Lateral building line with Erf 2842 from 2m to 1,57m to accommodate a proposed new braai room.
4. that the departure in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016, on Erf 2840, Betty's Bay to depart from the maximum size prescribed for a second dwelling unit from 120m<sup>2</sup> to 134,43m<sup>2</sup>, **be approved**,
5. that the approvals in Points 1, 2, 3 and 4 be subject to the following conditions:
  - (a) that this approval is only for the departure of the building lines indicated on Plan Number 2.100D dated July 2016, which was submitted with the application;
  - (b) that it is the owner/applicant's responsibility to register the approved consolidation within five (5) years from the date of approval;

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- (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;
  - (e) that all the conditions in the Services Report, be complied with, and
  - (f) 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.
6. 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, 2016 with regard to the above conditions of approval.

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**3. ERF 4732, 6 HOY STREET, NORTHCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA : REMOVAL OF TITLE DEED RESTRICTION AND DEPARTURE: MESSRS WRAP ON BEHALF OF JG WHITE**

**4732 HNC (3301)  
Hvan der Stoep  
13 January 2017**

**(028) 313 8179**

**Hermanus Administration**

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**Executive Summary**

An application has been received on 30 June 2016 from Messrs WRAP, trading as Wright Approach Investments 136 CC, on behalf of Mr. JG White in terms of Sections 16(2)(b) and 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 on Erf 4732, Hermanus for departures and removal of restrictive conditions C1, C2, C3 and C4 to accommodate a proposed boathouse, proposed garage and an existing bathroom.

The departures are as follows:

- ❖ Lateral building line relaxation from 2m to 0m on the eastern building line to accommodate a garage and boathouse;
- ❖ Rear building line relaxation from 2m to 0m on the southern building line to accommodate the boathouse, and
- ❖ Lateral building line relaxation from 2m to 0,8m on the western building line to accommodate the bathroom.

**RESOLVED :**

1. that the application for the removal of restrictive conditions C1, C2, C3 and C4 contained in Title Deed T12819/2012 applicable to Erf 4732, Hermanus, **be approved**, in terms of Section 16(2)(f) of the Overstrand By-Law on Municipal Land Use Planning, 2016;
2. that the application for departure on Erf 4732, Hermanus in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 to relax the western lateral and rear building line from 2m to 0m to accommodate the boathouse, the eastern lateral building line from 2m to 0m to accommodate the garage, and the western lateral building line from 2m to 0,8m to accommodate the existing bathroom, **be approved**;
3. that the application for departure on Erf 4732, Hermanus in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 to the exceeding of the 9m and/or one third of the boundary with outbuildings, **be approved**;

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4. that the approvals in Points 1, 2 and 3 be 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 3;
  - (d) that all the conditions in the Services Report, be complied with;
  - (e) that building plans reflecting the approval be submitted to the Building Control Department for approval and that all conditions of the Building – and the Fire Department and the Overstrand Scheme Regulations with regard to outbuildings be complied with at that stage;
  - (f) that no additional structures be allowed encroaching any building lines to accommodate the remaining 0,5% coverage available to the applicant;
  - (g) that no additional structures be built or erected on the eastern boundary encroaching the building line;
  - (h) that no second storey structures be erected on the proposed outbuildings encroaching the building lines, and
  - (i) that the boathouse may not be used and/or converted into a second dwelling, self-catering unit or home occupation.
5. 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, 2016 with regard to the above conditions of approval.