

**PORTFOLIO COMMITTEE :
INFRASTRUCTURE & PLANNING**

Chairperson :

Cllr E Gillion

Committee Members :

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

**PORTEFEULJEKOMITEE :
INFRASTRUKTUUR & BEPLANNING**

Voorsitter :

Rdl E Gillion

Komiteelede :

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

INFRASTRUCTURE & PLANNING PORTFOLIO COMMITTEE
INFRASTRUKTUUR & BEPLANNING PORTEFEULJEKOMITEE

19 November 2019

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**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

**1.
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: SEPTEMBER 2019 -
OCTOBER 2019**

15/3/11

R Kuchar

Senior Manager: Town & Spatial Planning

14 October 2019

(028) 313 8900

1. Executive Summary

To report on applications disposed of by the Authorised Official in terms of the Spatial Land Use Management Act (SPLUMA) during the period from 17 September 2019 – 14 October 2019.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priority

Promotion of tourism, economic and social development

4. Delegated Authority

Executive Mayor

5. Legal Requirements

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

6. Background/Discussion/Evaluation/Conclusion

Background

This item serves to inform Council of matters that were disposed of by the Authorised Official in terms of SPLUMA and the Municipal Planning Tribunal.

7. Financial Implications

None

8. Staff Implications

None

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9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

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

RECOMMENDATION:

that cognisance be taken of the town planning applications disposed of by the Authorised Official in terms of SPLUMA for the period 17 September 2019 – 14 October 2019:

Spatial Land Use Management Act (SPLUMA) Approvals

1.	Erven 370 and 371, Jikeleza Street, Zwelihle	19 September 2019
2.	Portion 41 of the Farm Baardskeeders Bos No. 213	20 September 2019
3.	Erven 1328 and 1329, 41 and 31 Kritang Crescent, Vermont	26 September 2019
4.	Erf 4290, 295 Fourth Street, Voëlklip, Hermanus	1 October 2019
5.	Erf 8168, 104 Main Road, Kleinmond	1 October 2019
6.	Erf 582, 12 Plein Street, Westcliff, Hermanus	1 October 2019
7.	Erf 5673, 288 Sixth Street, Voëlklip, Hermanus	2 October 2019
8.	Erven 5261 and 6391, 25 Cambedo and 28 Boekenhout Avenues, Kleinmond	3 October 2019
9.	Erf 6221, 99 Eleventh Avenue, Kleinmond	9 October 2019
10.	Erf 195, 17 Park Road, Fisherhaven	9 October 2019
11.	Erf 555, 65 Sandloper Lane, Vermont	9 October 2019
12.	Erf 477, Church Street, Hawston	9 October 2019
13.	Erf 2954, 2 Disa Street, Onrustrivier	9 October 2019
14.	Erf 2256, 86 Roos Street, Onrustrivier	11 October 2019

Municipal Planning Tribunal

1.	Erf 1926, Saffron Crescent, Vermont	1 October 2019
2.	Erf 3293, 17 Pearl Drive, Betty's Bay	1 October 2019

RESPONSIBLE OFFICIAL :

R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION :

11 DECEMBER 2019

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

**1.
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: SEPTEMBER 2019 -
OCTOBER 2019**

15/3/11

R Kuchar

Senior Manager: Town & Spatial Planning

14 October 2019

(028) 313 8900

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
19 NOVEMBER 2019, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :

R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION :

11 DECEMBER 2019

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

Spatial Land Use Management Act (SPLUMA) Approvals

1. **ERVEN 370 AND 371, JIKELEZA STREET, ZWELIHLE, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSOLIDATION, REZONING, CONSENT USE, DEPARTURE, DEVIATION FROM THE OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK, 2006 AND OVERSTRAND GROWTH MANAGEMENT STRATEGY, 2010: MESSRS WRAP ON BEHALF OF SM STEMELE AND NP SKIZAZANA**

370 & 371 HZW (2949)

H Olivier

(028) 313 8900

Hermanus Administration

11 September 2019

Executive Summary

An application has been received on 20 February 2019 from Messrs WRAP on behalf of SN Stimele and NP Skizazana in terms of the Overstrand Municipal Land Use Planning Bylaw, 2015 on Erven 370 and 371, Zwelihle for the following:

- Consolidation of Erven 370 and 371, Zwelihle in terms of Section 16(2)(e) to create a new erf measuring $\pm 421\text{m}^2$;
- Rezoning in terms of Section 16(2)(a) of the new consolidated erf from Residential Zone I to Business Zone III;
- Consent use in terms of Section 16(2)(o) to establish a bottle store on the new consolidated erf;
- Departure in terms of Section 16(2)(b) in order to relax the 3m northern lateral building line to 2m to accommodate the bottle store and the 3m northern lateral and rear building lines to 0m to accommodate a proposed outside toilet;
- Deviation in terms of the provisions of Section 10 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, as well as the provisions of the Municipal Systems Act, 2000 (Act 32 of 2000) to deviate from the Overstrand Growth Management Strategy, 2010 (GMS) and Spatial Development Framework, 2006 (SDF) in order to change the reservation from residential land use to commercial land use.

RESOLVED:

1. that the application in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) to consolidate Erven 370 and 371, Zwelihle, **be approved** in terms of the provisions of Section 61 of the said By-Law;

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2. that the application in terms of Section 16(2)(a) of the By-Law to rezone the consolidated erf (Erven 370 and 371, Zwelihle) from Residential Zone I to Business Zone III, **be approved** in terms of the provisions of Section 61 of the said By-Law;
3. that the application in terms of Section 16(2)(o) of the By-Law for a consent use to allow the operation of a bottle store on the above-mentioned consolidated erf (Erven 370 and 371, Zwelihle), **be approved** in terms of the provisions of Section 61 of the said By-Law;
4. that the application in terms of Section 16(2)(b) of the By-Law for a departure to relax the 3m northern lateral building line to 2m to accommodate the new bottle store, and to relax the 3m northern and rear building lines to 0m to accommodate new toilets, **be approved** in terms of the provisions of Section 61 of the said By-Law;
5. that the approvals in points 1. to 4. above be subject to the following conditions:
 - (a) that a new site development plan be submitted showing a refuse area, a disabled toilet on-site and amended parking layout to ensure compliance with Section 4.2 of SANS 10400 (no parking bay closer than 1,5m from the commercial building window), to the satisfaction of the Senior Manager: Town and Spatial Planning;
 - (b) that all the conditions in the Services Report, be complied with;
 - (c) that building plans be submitted to the Building Department for approval;
 - (d) that commercial rates and tariffs as determined by the annual budget be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
 - (e) that the facility complies with Health and Safety legislation;
 - (f) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (g) that a refuse area be provided and maintained to the satisfaction of the Manager: Waste Management, and
 - (h) that all the conditions of Telkom, be complied with.

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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, 2015 with regard to the above decision.

RECOMMENDATION TO COUNCIL :

that the application in terms of the provisions of Section 10 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as well as the provisions of the Municipal Systems Act, 2000 (Act 32 of 2000) to deviate from the Overstrand Municipality Spatial Development Framework, 2006 and the Overstrand Municipality Growth Management Strategy (2010), **be recommended for approval.**

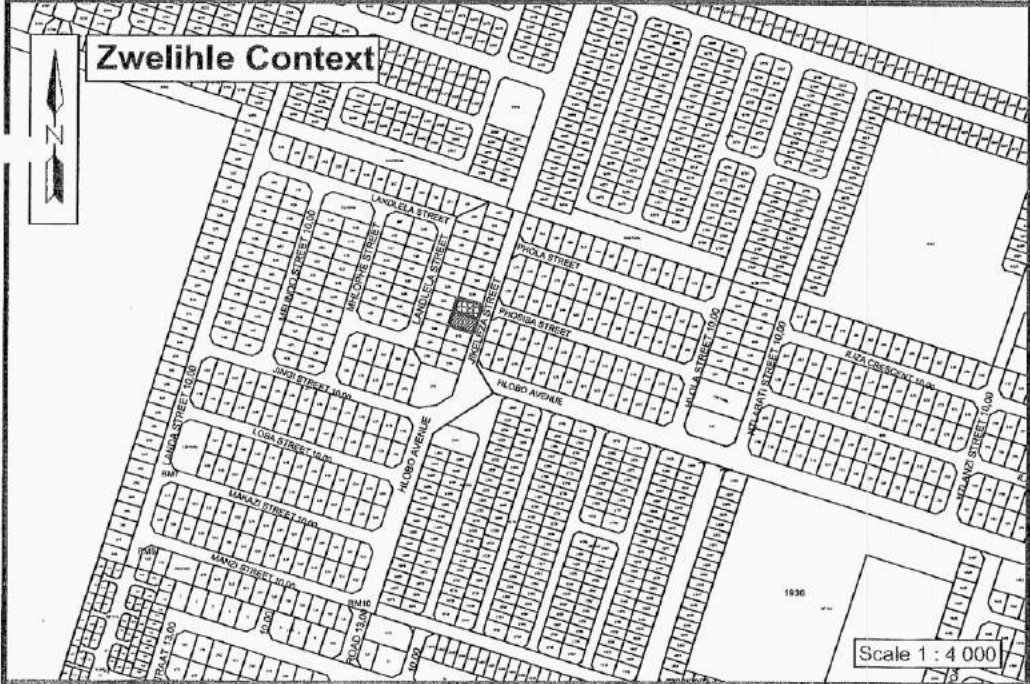
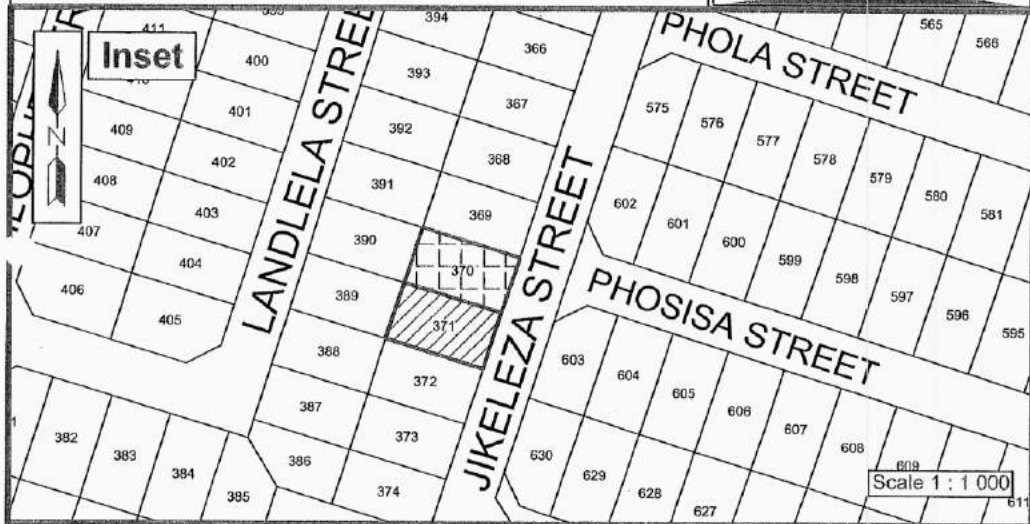
Plan 1: Locality Plan Erven 370 and 371 Zwelihle

 Erf 370 Zwelihle (211m²)
 Erf 371 Zwelihle (210m²)

File number 18/30

Plan prepared by: RealEhile Jankie

All distances are approximate
and subject to a survey





Plan 7 Ground floor SDP of the consolidated erf

Consolidated erf boundary (421m²)

File 16/30

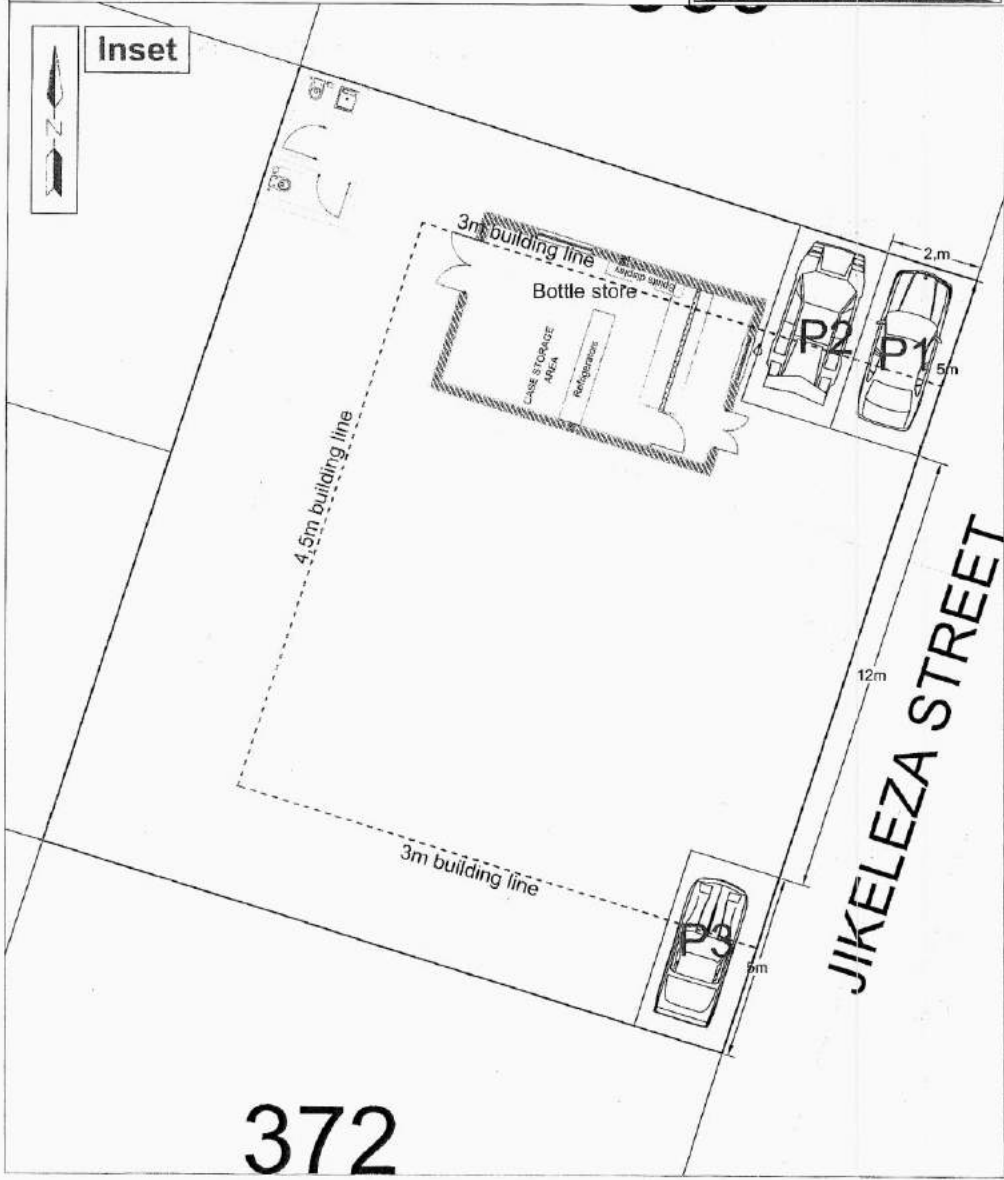
Scale 1 : 100

Plan prepared by: Reaffehle Janië

All distances are approximate and subject to a survey



Inset



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSOLIDATION, REZONING, CONSENT USE,
DEPARTURE, DEVIATION FROM OVERSTRAND SPATIAL DEVELOPMENT
FRAMEWORK, 2006 & OVERSTRAND GROWTH MANAGEMENT STRATEGY:
ERVEN 370 & 371, ZWELIHLE (2949/2019)**

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

Conditions:

1. that only the existing water and sewerage connections to Erf 370 shall be used to service the consolidated erf consisting of Erven 370 & 371;
2. that, should Erven 370 & 371 be consolidated, the existing water- and sewer connections to Erf 371 must be disconnected and blanked off, and all existing plumbing- and sewer on Erf 371 must be connected to the water- and sewer connections of Erf 370;
3. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
4. that any commercial food preparation facilities (e.g. restaurant/guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services;
5. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
6. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Directorate: Infrastructure and Planning;
7. that any additional and / or extended vehicle entrances will be for the owner's account;
8. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;

- 9. that stormwater be allowed to discharge through the proposed Erven, Zwelihle, unobstructed.

p.p. R. Chodja
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

28/02/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019**

(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)

**2. PORTION 41 OF THE FARM BAARDSKEERDERS BOSCH NO. 213,
BREDASDORP DIVISION, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR AMENDMENT OF SITE DEVELOPMENT PLAN: RJ
MURZL**

Farm 41/213 RBRE (2966)

SW van der Merwe

(028) 313 8900

Hermanus Administration

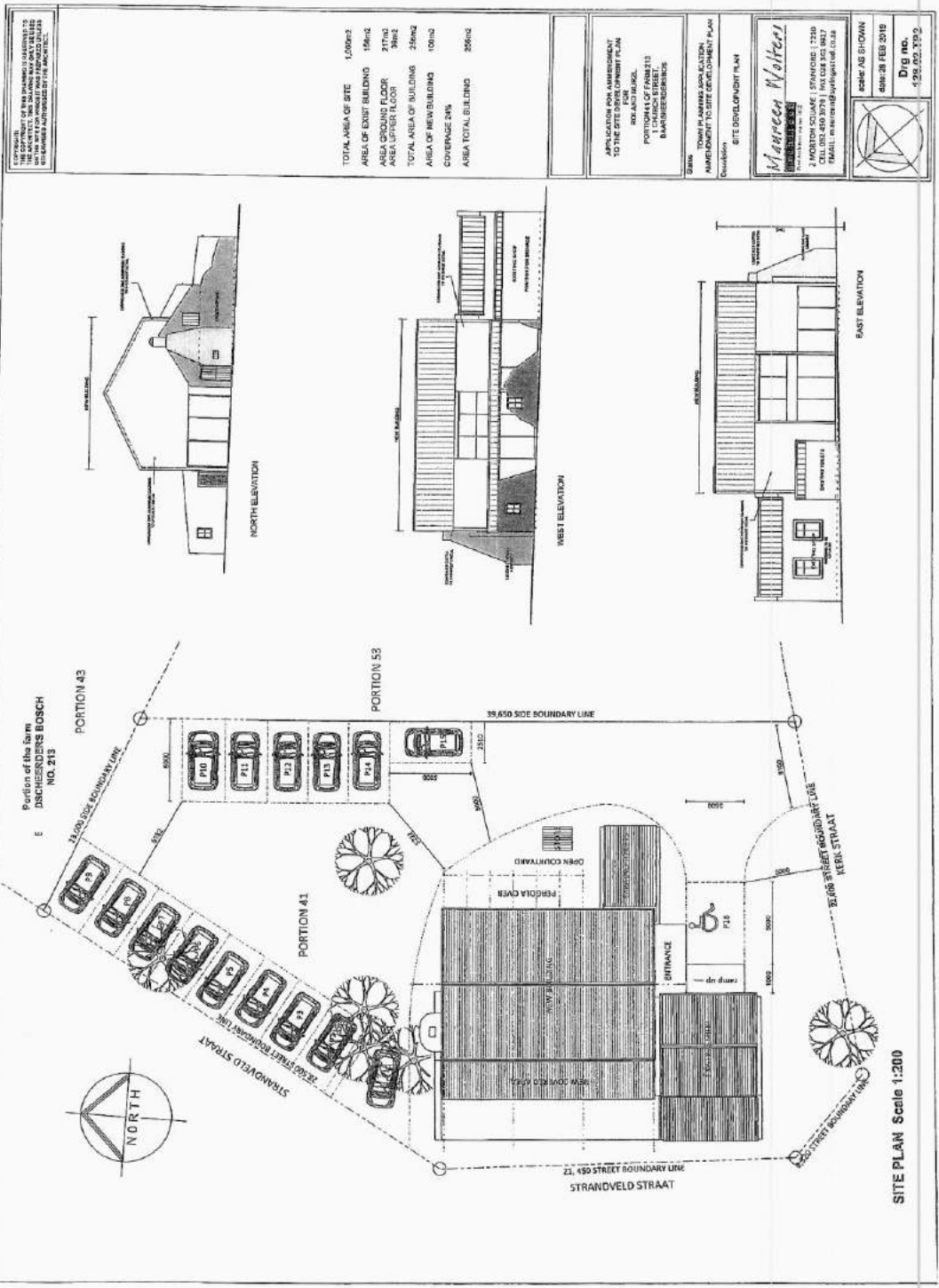
17 September 2019

Executive Summary

An application has been received on 1 March 2019 from RJ Murzl for the amendment of the Site Development Plan in terms of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Portion 41 of the Farm Baardscheerders Bosch No 213 in order to increase the building footprint, parking and amended access.

RESOLVED :

1. that the application for amendment of the Site Development Plan in terms of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) in order to increase the building footprint, parking and amended access, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions;
 - (a) that the development occurs strictly in accordance with the Site Development Plan;
 - (b) that the conditions compiled in the Services Report, be complied with;
 - (c) that the conditions compiled by Overstrand Waste Department, District Health, Eskom and Fire Services, be complied with;
 - (d) that building plans be submitted to the Building Department for approval prior to the commencement of the development;
 - (e) that the original approval conditions as per the decision of the Executive Mayor, dated 28 November 2012 be adhered to, and
 - (f) that this approval does not absolve the owner/applicant from compliance with any other relevant 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, 2015 with regard to the above conditions of approval.



NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

TOTAL AREA OF SITE	1,000m ²
AREA OF EXIST' BUILDING	150m ²
AREA OF NEW FLOOR	271m ²
AREA OF NEW FLOOR	500m ²
TOTAL AREA OF BUILDING	250m ²
AREA OF NEW BUILDING	100m ²
COVERAGE 20%	
AREA TOTAL BUILDING	250m ²

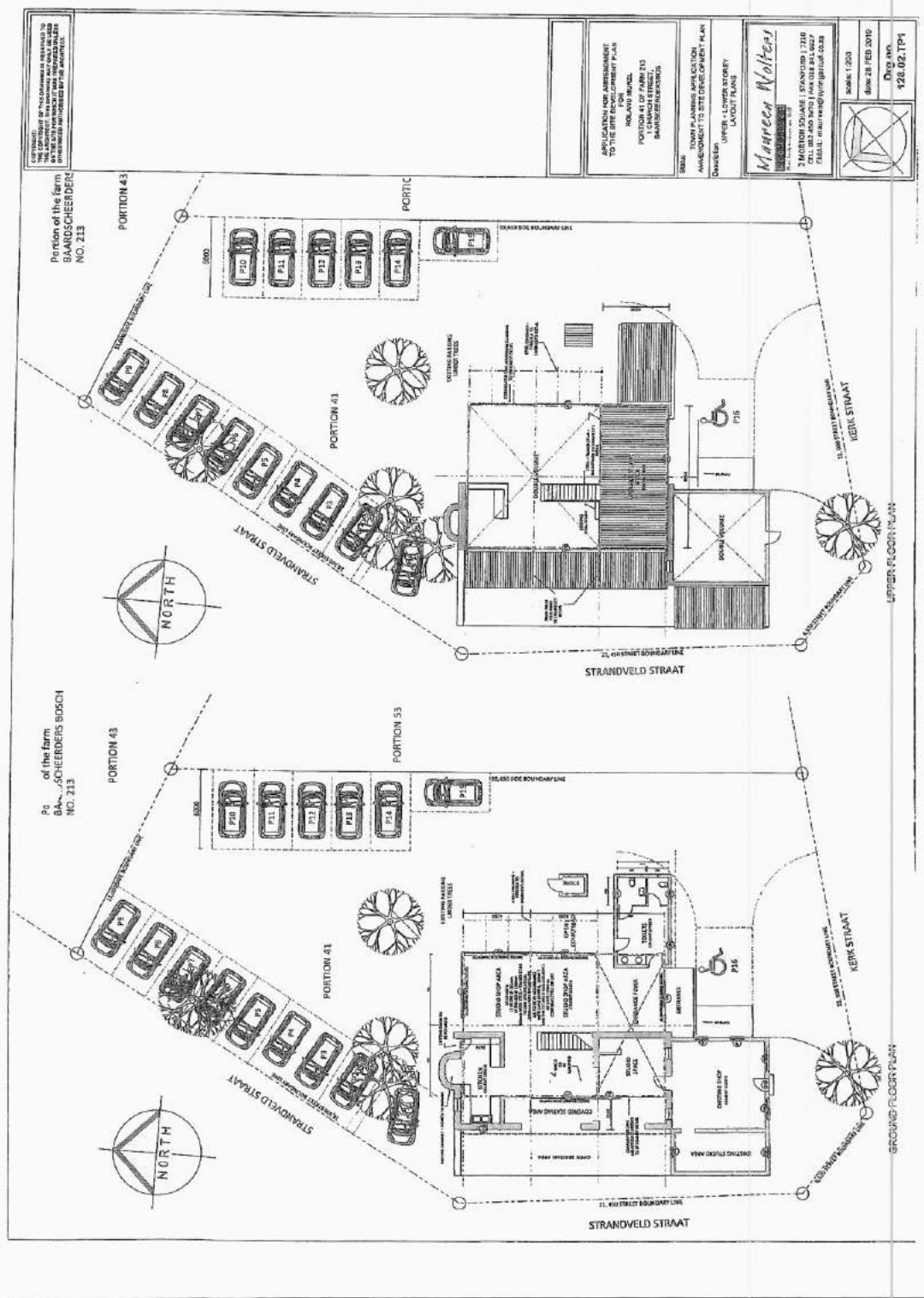
APPLICABLE FOR APPROVAL TO THE SITE BY LOCAL AUTHORITY FOR PORTION 41 OF FARM 211, 1 CHURCH STREET, BANGORBERGEN

DATE: 2019
 TOWN PLANNING APPLICATION AMENDMENT TO SITE DEVELOPMENT PLAN
 SITE DEVELOPMENT PLAN

Margaretha Wolter
 2 MORTON SQUARE, STRANDVELD 7330
 CELL: 082 400 8074 | FAX: 082 400 8277
 EMAIL: margaretha@wolter.co.za

DATE AS SHOWN: 4th FEB 2019
 DIG. NO.: 126.02.19.02

SITE PLAN Scale 1:200



NOTES:
 THE CONTENTS OF THIS DRAWING IS RESTRICTED TO THE PROJECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION BY THE ARCHITECT.

Portion of the farm
 BAARDSCHEIDEN
 NO. 213

Portion of the farm
 BAARDSCHEIDEN BOSCH
 NO. 213

APPLICATION FOR AMENDMENT
 TO THE SITE DEVELOPMENT PLAN
 INLAND RURAL
 PORTION 41 OF FARM 213
 1 CHAMBERS STREET,
 BANGOR, EAST LONDON.

SCALE
 TOWN PLANNING APPLICATION
 AMENDMENT TO SITE DEVELOPMENT PLAN
 CHAMBERS UPPER + LOWER STOREY
 LAYOUT PLANS

Maree Moten
 ARCHITECT
 2 MATHIAS SQUARE | STANFORD | 7240
 TEL: 031 261 1111 | FAX: 031 261 1112
 EMAIL: info@mareemoten.co.za

Scale: 1:500
 Date: 28 FEB 2016
 Drawn by:
 128.02.1P1



UPPER FLOOR PLAN

GROUND FLOOR PLAN

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR AMENDMENT SITE DEVELOPMENT PLAN: PTN 41
OF THE FARM BAARDESCHEERDERSBOS NO.213 (2966/2019)**

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

Conditions:

1. that the existing water connection and sewerage conservancy tank to Portion 41 of Farm 213 shall be used to service Portion 41 of Farm 213;
2. that any commercial food preparation facilities (e.g. restaurant/guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services;
3. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
4. that on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
5. that any additional and / or extended vehicle entrances will be for the developer's account;
6. that stormwater be allowed to discharge through Ptn 41 of Farm No. 213, Baardscheerdersbos, unobstructed.

p.p. D. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

12/06/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

3. ERVEN 1328 AND 1329, 41 & 31 KRINTANG CRESCENT, VERMONT, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE AND EXCEMPTION OF SUBDIVISION: MESSRS PLAN ACTIVE ON BEHALF OF GB TONG, F TONG AND R TOPLISS

1328 HVM (2874)

H Olivier

(028) 313 8900

Hermanus Administration

4 September 2019

Executive Summary

An application was received on 14 February 2019 from Messrs Plan Active on behalf of GB Tong, F Tong and R Topliss on Erven 1328 and 1329, Vermont for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the 2m lateral building line on Erf 1329 in relation to a proposed amended western boundary line from 2m to 0,3m to accommodate an garage and from 2m to 0,8m to accommodate a servant's quarters.

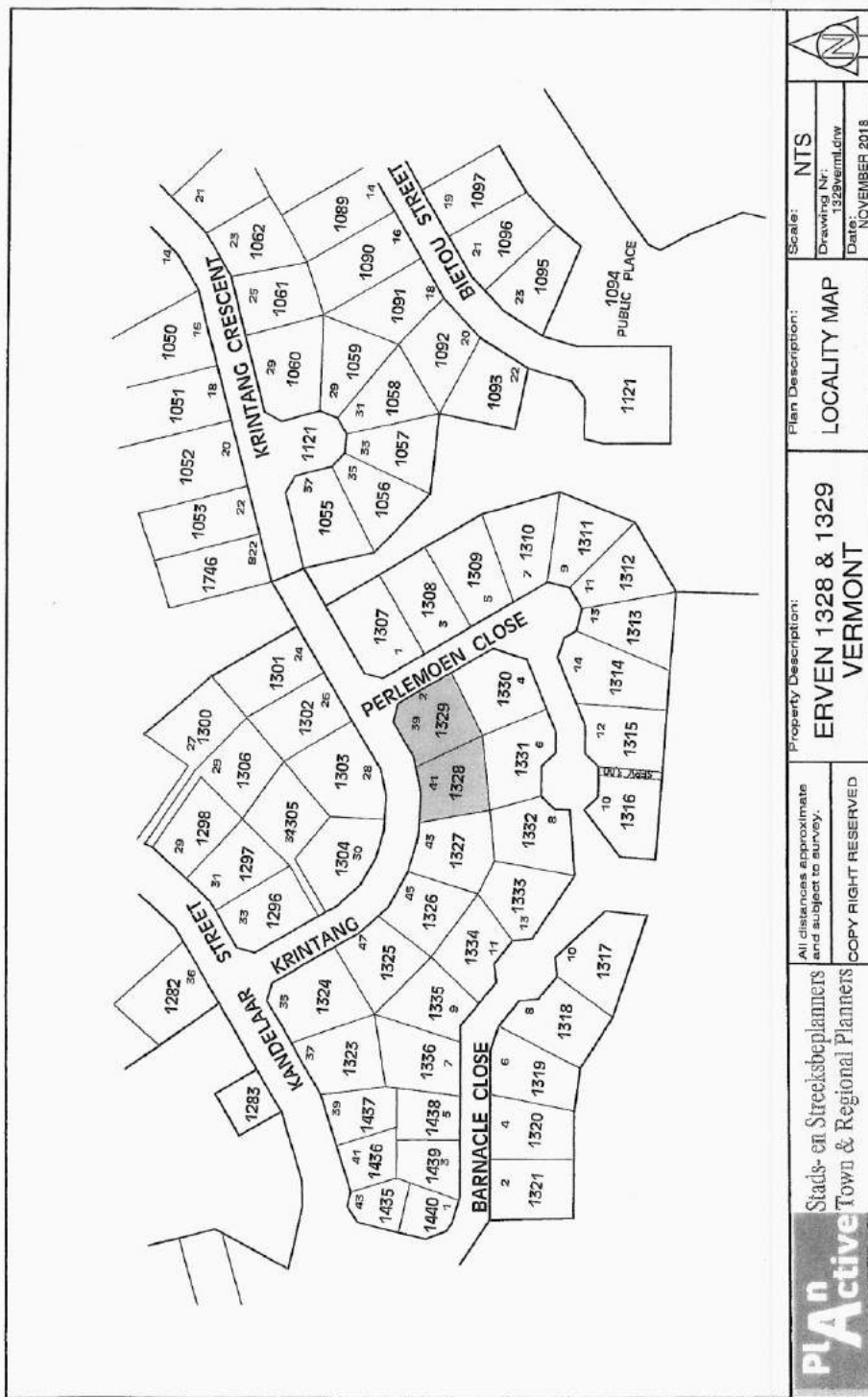
A request for exemption of subdivision was applied for to slightly change the western boundary of Erf 1329 between Erven 1328 and 1329.

RESOLVED :

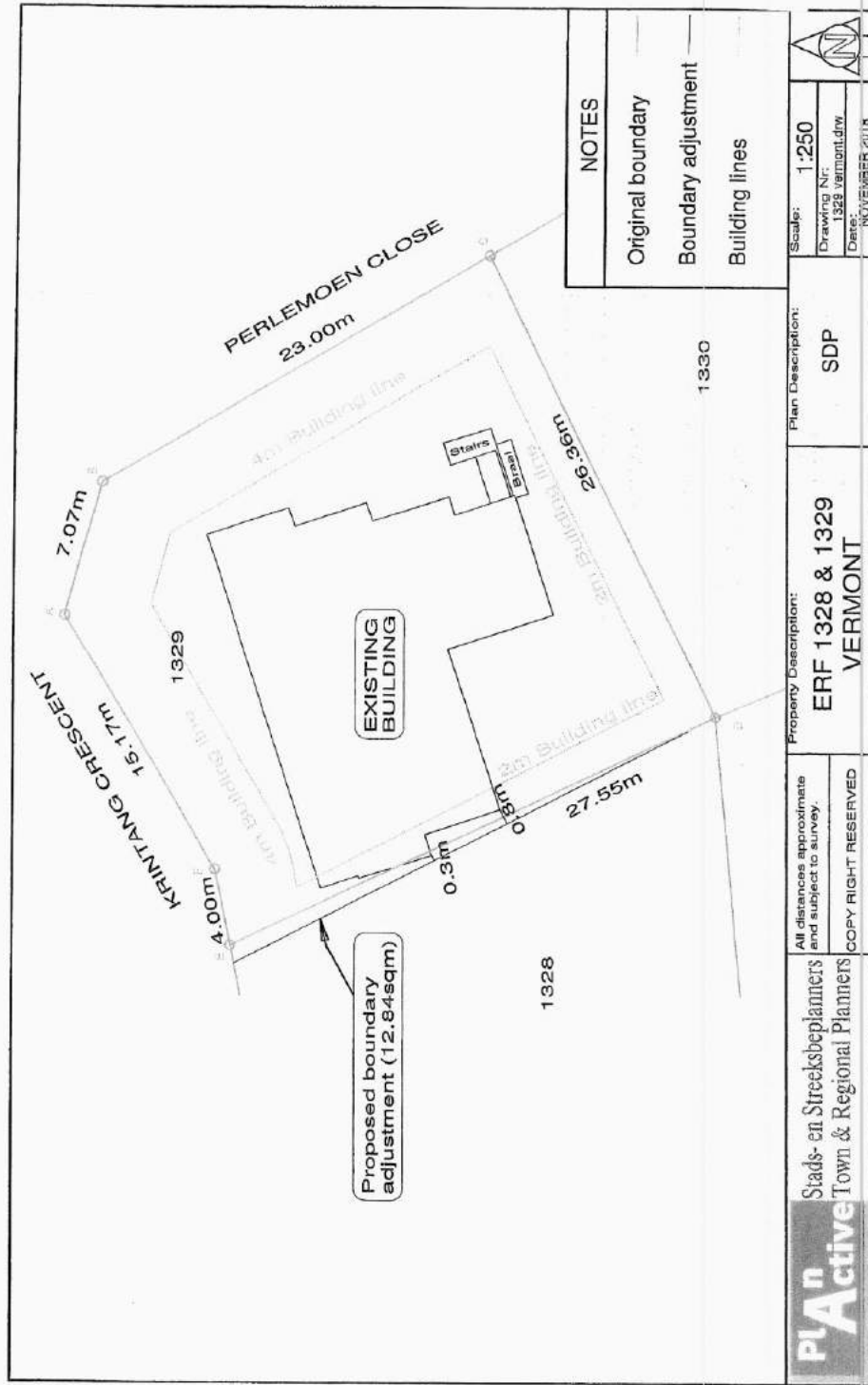
1. that the exemption from subdivision to re-align the boundary between Erven 1328 and 1329, Vermont, be supported;
2. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 1329, Vermont in order to relax the 2m lateral building line from the new western boundary position created from the re-alignment to 0,3m to accommodate the garage and to 0,8m to accommodate the servant's quarters, **be approved** in terms of the provisions of Section 61, and that the following conditions be complied with:
 - (a) that approval only relates to Plan 1329, Vermont dated November 2018, submitted with this application;
 - (b) that this is not an approval in terms of any other legislation;
 - (c) that the conditions in the Services Report, be complied with;
 - (d) that all the conditions imposed by Telkom, be complied with, and

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- (e) that if the Building - and Fire Department require that any openings over the building line have to be enclosed or amended at building plan approval phase it be complied with.
2. that the applicant and objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



	Stads- en Streeksbeplanners Town & Regional Planners	Property Description: ERVEN 1328 & 1329 VERMONT	Plan Description: LOCALITY MAP	Scale: NTS	
	All distances approximate and subject to survey. COPY RIGHT RESERVED			Drawing Nr: 1328verml.dwg Date: NOVEMBER 2018	



NOTES
Original boundary
Boundary adjustment
Building lines

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE & EXEMPTION OF SUBDIVISION: ERVEN
1328 & 1329, VERMONT (2874/2019)**

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

Conditions

1. that the existing water connection to and sewer tank on Erf 1329 shall be used to service the proposed consolidated erf consisting of Erf 1329 and a Portion of Erf 1328;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that any commercial food preparation facilities (e.g. restaurant/guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services;
4. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
5. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
6. that stormwater be allowed to discharge through the proposed Erven, Vermont, unobstructed;
7. that any additional and / or extended vehicles entrances will be for the owner's account;
8. that no on-street parking be allowed.

p.p. R. Hofman
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

07/08/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

4. ERF 4290, 295 FOURTH STREET, HERMANUS (VOËLKLIP), OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MMR LINNEY

4290 HVK (4123)

H Boshoff

(028) 313 8900

Hermanus Administration

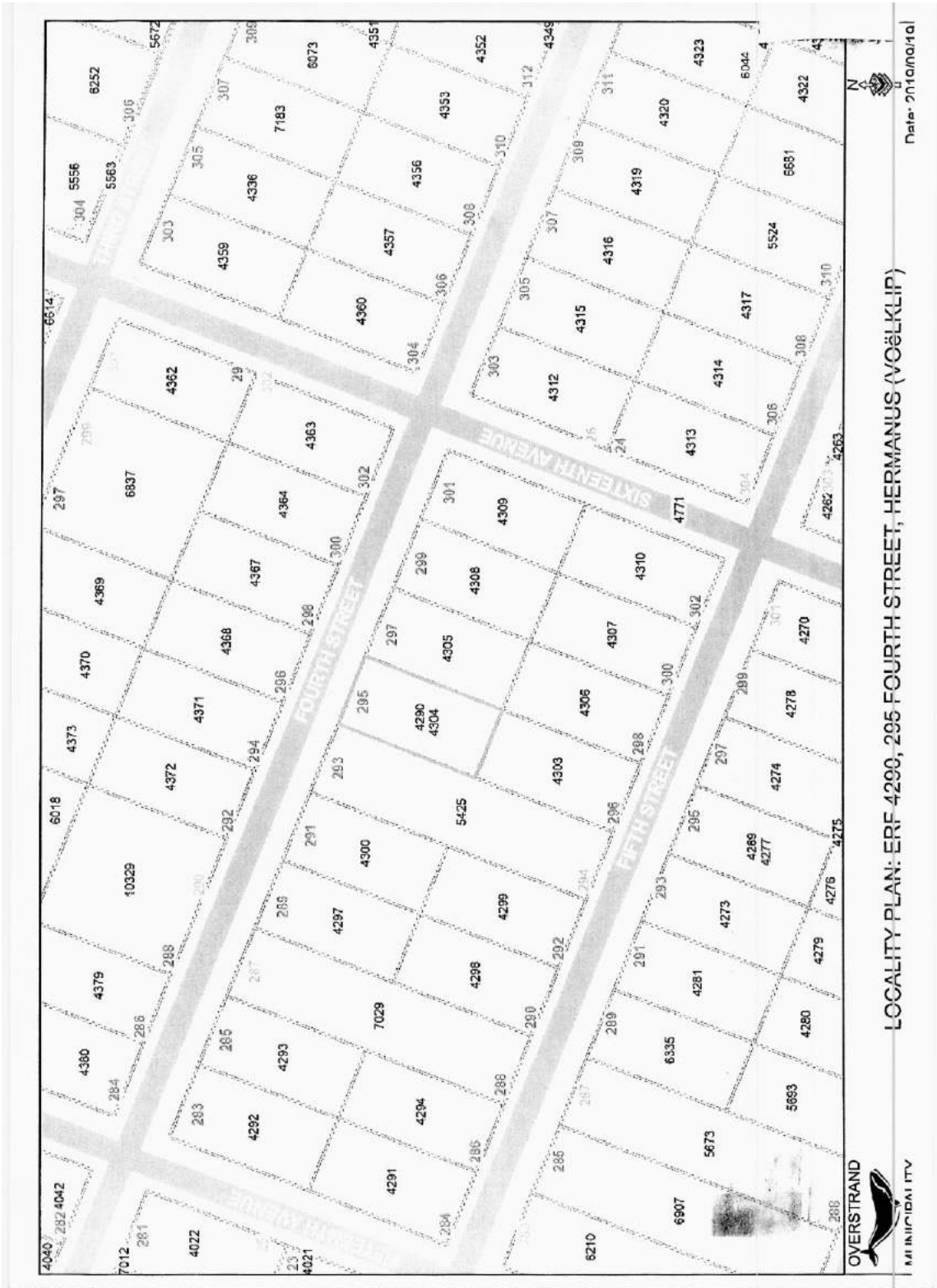
17 September 2019

Executive Summary

An application for departure in terms of Section 16.(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 has been received on 14 November 2018) from MMR Linney, applicable to Erf 4290, Hermanus in order to accommodate a pergola that encroach the 2m western lateral building line with 1m.

RESOLVED :

1. that the application for departure in terms of Section 16.(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, applicable to Erf 4290, Hermanus in order to accommodate a pergola that encroach the 2m western lateral building line with 1m, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the development as per the dimentions indicated on layout plan LINNEY 004 dated March 2018 that was submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building - and the Fire Department be complied with at that stage;
 - (c) that all the applicable conditions of Engineering Services and Telkom, be complied with;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (e) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditional approval.

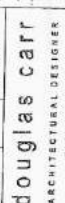


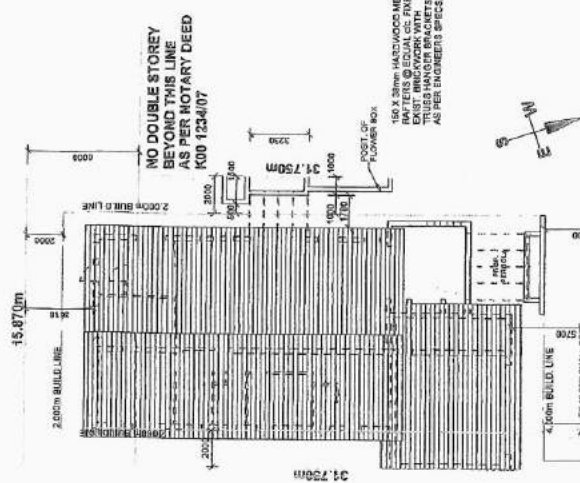
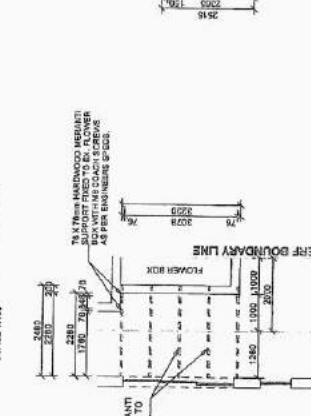
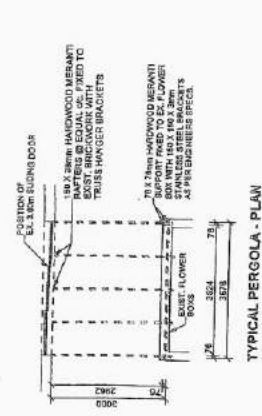
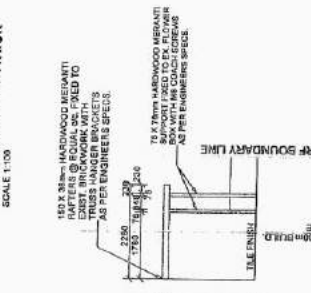
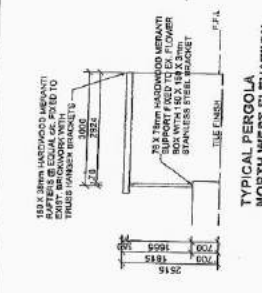
LOCALITY PLAN: ERF 4299, 295 FOURTH STREET, HERMANUS (VOELKLIP)



OVERSTRAND MUNICIPALITY

Date: 2010/01/10

GENERAL NOTES:	
ERF COVERAGE	503.00m ²
ERF (TOTAL m ²)	210.00m ²
EX. DWELLING	30.00m ²
NEW ALTERATIONS	240.00m ²
PROP. PERGOLA	47%
TOTAL (m ²) INCLUD. EX. DWELLING	240.00m ²
TOTAL COVERAGE (%)	47%
CLIENT	
HOUSE LINNEY	
PROJECT	
ALTERATIONS AND ADDITIONS FOR MR. & MRS. H.M.S LINNEY	
ERF 4200	
288 4th STREET	
VOELKLUP	
HERMANUS	
DRAWING TITLE	
RYDER PLAN	
SITE LAYOUT	
AND PERGOLA LAYOUTS	
DATE	MARCH 2018
DRAWN BY	M.M.B
CHECKED BY	M.M.B
DATE	MARCH 2018
DRAWING No	LNNEY 004
SCALE	AS SHOWN
 douglas carr ARCHITECTURAL DESIGNER SACAP Reg. 1563 GHOST FOUNDATION 111111 011 643338222 010 03733311	
OWNER SIGNATURE	



GENERAL NOTES:

ERF COVERAGE 503.00m²

ERF (TOTAL m²) 210.00m²

EX. DWELLING 30.00m²

NEW ALTERATIONS 240.00m²

PROP. PERGOLA 47%

TOTAL (m²) INCLUD. EX. DWELLING 240.00m²

TOTAL COVERAGE (%) 47%

CLIENT

HOUSE LINNEY

PROJECT

ALTERATIONS AND ADDITIONS FOR MR. & MRS. H.M.S LINNEY

ERF 4200

288 4th STREET

VOELKLUP

HERMANUS

DRAWING TITLE

RYDER PLAN

SITE LAYOUT

AND PERGOLA LAYOUTS

DATE MARCH 2018

DRAWN BY M.M.B

CHECKED BY M.M.B

DATE MARCH 2018

DRAWING No LNNEY 004

SCALE AS SHOWN


douglas carr
 ARCHITECTURAL DESIGNER
 SACAP Reg. 1563
 GHOST FOUNDATION
 111111 011 643338222 010 03733311

OWNER SIGNATURE

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 4290, VOELKLIP (4123)**

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

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 4290, Voelklip, unobstructed;
6. that the existing vehicular entrance be used for access to the proposed carport;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

26/03/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

5. ERF 8168, 104 MAIN ROAD, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS PLAN ACTIVE ON BEHALF OF THE GRAIL CENTRE TRUST

8168 KKM (2947)

H van der Stoep

(028) 313 8900

Hermanus Administration

16 September 2019

Executive Summary

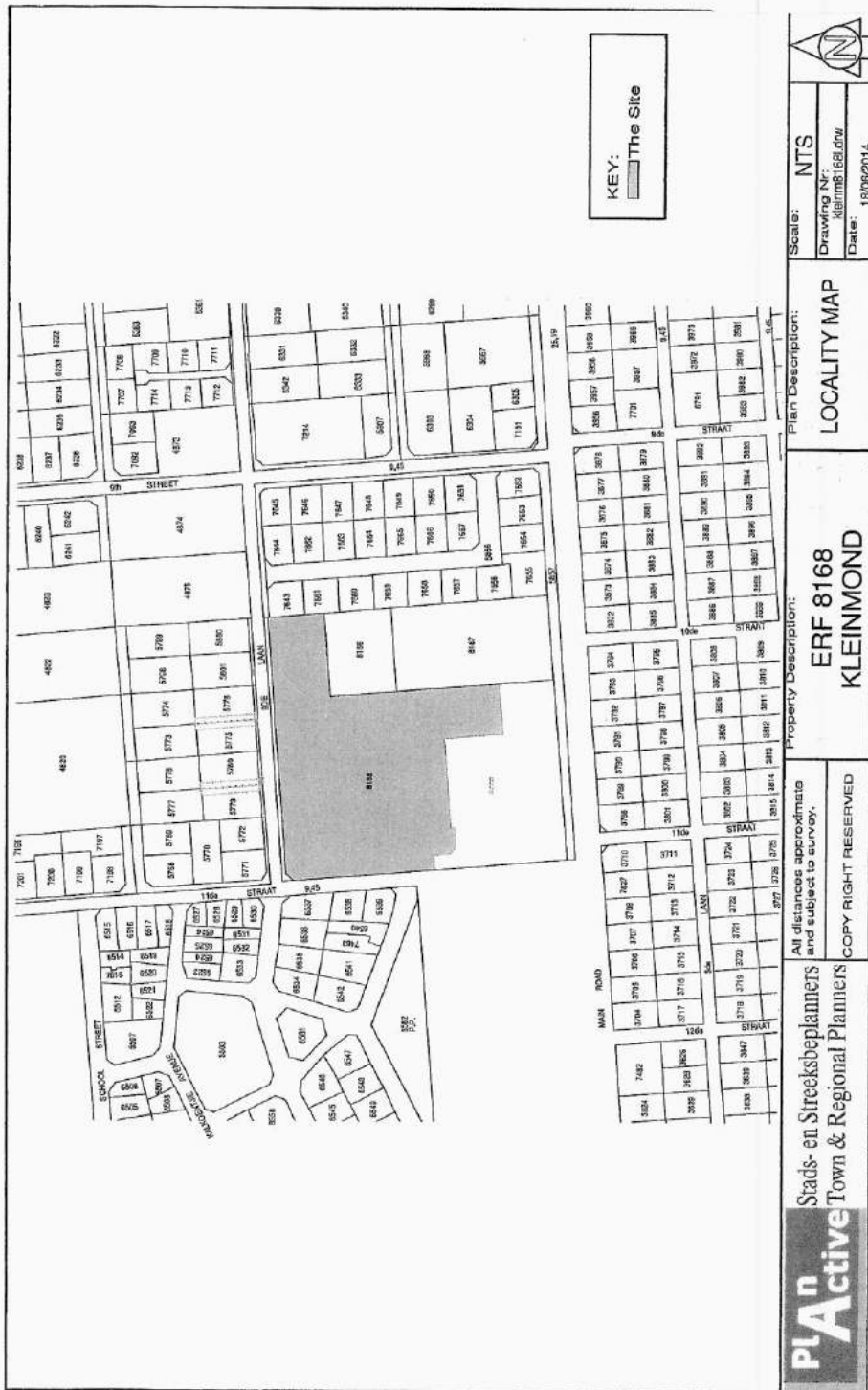
An application has been received on 13 February 2019 from Messrs Plan Active Town and Regional Planners on behalf of the Grail Centre Trust on Erf 8168 (a portion of Erf 4880), Kleinmond for a subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to create a Remainder (measuring $\pm 17643\text{m}^2$) and a new Portion A (measuring $\pm 1395\text{m}^2$).

RESOLVED :

1. that the application in terms of Section 16(2)(d) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) to subdivide Erf 8168 (a portion of Erf 4880), Kleinmond to create a Remainder (measuring $\pm 17643\text{m}^2$) and a new Portion A (measuring $\pm 1395\text{m}^2$) to accommodate an aftercare centre on the proposed portion, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the subdivision as indicated on subdivision plan number kleinm8168sub4.drw dated 1 February 2016, as submitted with the application;
 - (b) that the development (aftercare centre) be restricted to Site Development Plans 190406/01 and 190406/03 dated 1 August 2019 and kleinm8168s4.drw dated February 2019, as submitted with the application;
 - (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building - and the Fire Department be complied with at that stage;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and

**AGENDA of the
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19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

- (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, 2015 with regard to the above conditions of approval.



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION: ERF 8168, KLEINMOND (2947/2019)**

Water : In order
Sewer : In order
Roads and traffic : In order
Stormwater : In order
Electricity : Refer to comments

Conditions:

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

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

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

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

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

The contribution according to the current policy (2019/2020) is as follows:

Freehold erven:

Water	R 22 925.00	x 0.28	=	R 6 419.00
Sewerage	R 15 457.00	x 0.28	=	R 4 327.96
Roads	R 6 931.00	x 0.0	=	R 0.00
Stormwater	R 7 997.00	x 0.0	=	R 0.00
Solid Waste	R 1 386.00	x 0.0	=	R 0.00
TOTAL (inclusive of VAT)			=	<u>R 10 746.96</u>

Note:

1.3 The above figures are estimates;

1.4 The above figures excludes Development Contributions (DC) for the supply of electricity;

- 1.5 The DC for electricity will be determined by the electricity department of Overstrand Municipality, based on the supply required and the DC policy at the time of rates clearance application;
2. that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be proved;
 3. that only the standard water, sewerage and electricity 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;
 4. that each individual erf be provided with its own water, sewerage and electricity connections.
 5. that an investigation may be conducted by the applicant, at the applicant's cost and application be submitted to the electricity department of Overstrand Municipality for any additional electricity supply;
 6. that the connection to the existing stormwater reticulation system be in accordance to the requirements and standard determined by Council;
 7. that the developer apply for a temporary water connection on the prescribed application form at Overstrand Municipality's Finance Department, before commencement of construction;
 8. that the connection to the main water and sewerage lines will only be done by the Operational Department after payment of the connection fee, by the developer;
 9. the development will be required to connect to the existing municipal sewerage system in Main Road and/or 10th Street. No sewer conservancy system will be allowed.
 10. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer;


DENNIS HENDRIKS

SENIOR MANAGER: ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

6. ERF 582, 12 PLEIN STREET, HERMANUS (WESTCLIFF), OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURES: MESSRS PLAN ACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF CL DU PREEZ

582 HWC (3011)

H Boshoff

(028) 313 8900

Hermanus Administration

13 September 2019

Executive Summary

The following application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 has been received on 11 April 2019 from Messrs Plan Active Town- and Regional Planners on behalf CL du Preez applicable to Erf 582, Hermanus in order to:

- ❖ relax the height restriction of the existing northern street boundary wall of the property from 2,1m to $\pm 2,11$ m at the lowest point thereof, and $\pm 2,47$ m at the highest point thereof;
- ❖ relax the height restriction of the existing southern boundary wall of the property from 2,1m to $\pm 2,36$ m at the lowest point thereof, and $\pm 3,14$ m at the highest point thereof;
- ❖ relax the southern lateral building line from 2m to 0m to accommodate an existing 5KL Jojo type water harvesting tank;
- ❖ relax the approved height of the chimney of the existing braai room within the 2m southern lateral building line from 3m to $\pm 3,46$ m;
- ❖ relax the height restriction of the existing eastern boundary wall of the property from 2,1m to $\pm 2,35$ m at the lowest point thereof, and $\pm 3,07$ m at the highest point thereof;
- ❖ relax the height restriction of the existing western street boundary wall pillar from 2,1m to $\pm 2,33$ m, as well as two (2) existing gate pillars from 2,1m to $\pm 2,72$ m and $\pm 2,84$ m;
- ❖ relax the western street building line from 4m to $\pm 2,79$ m to accommodate the two (2) pillars, the concrete roof and the gable that forms part of the existing covered walkway;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

- ❖ relax the height restriction of the existing covered walkway within the western street building line from 3m to $\pm 3,01\text{m}$ and $\pm 3,11\text{m}$, and from 3m to $\pm 4,19\text{m}$ to accommodate the gable of the covered walkway, as well as to exceed the maximum allowable size of the covered walkway from 5m^2 to $\pm 6,02\text{m}^2$; and to
- ❖ relax the western street building line from 4m to $\pm 2,78\text{m}$ to accommodate the alterations made to the roof structure of the garage, the increase of the height of the outer walls of the garage, as well as to accommodate the dressing room directly above the garage.

RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), applicable to Erf 582, Hermanus in order to:
 - relax the height restriction of the existing northern street boundary wall of the property from 2,1m to $\pm 2,11\text{m}$ at the lowest point thereof, and $\pm 2,47\text{m}$ at the highest point thereof;
 - relax the height restriction of the existing southern boundary wall of the property from 2,1m to $\pm 2,36\text{m}$ at the lowest point thereof, and $\pm 3,14\text{m}$ at the highest point thereof;
 - relax the southern lateral building line from 2m to 0m to accommodate an existing 5KL Jojo type water harvesting tank;
 - relax the approved height of the chimney of the existing braai room within the 2m southern lateral building line from 3m to $\pm 3,46\text{m}$;
 - relax the height restriction of the existing eastern boundary wall of the property from 2,1m to $\pm 2,35\text{m}$ at the lowest point thereof, and $\pm 3,07\text{m}$ at the highest point thereof;
 - relax the height restriction of the existing western street boundary wall pillar from 2,1m to $\pm 2,33\text{m}$, as well as two existing gate pillars from 2,1m to $\pm 2,72\text{m}$ and $\pm 2,84\text{m}$;
 - relax the western street building line from 4m to $\pm 2,79\text{m}$ to accommodate the two pillars, the concrete roof and the gable that forms part of the existing covered walkway;

**AGENDA of the
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19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

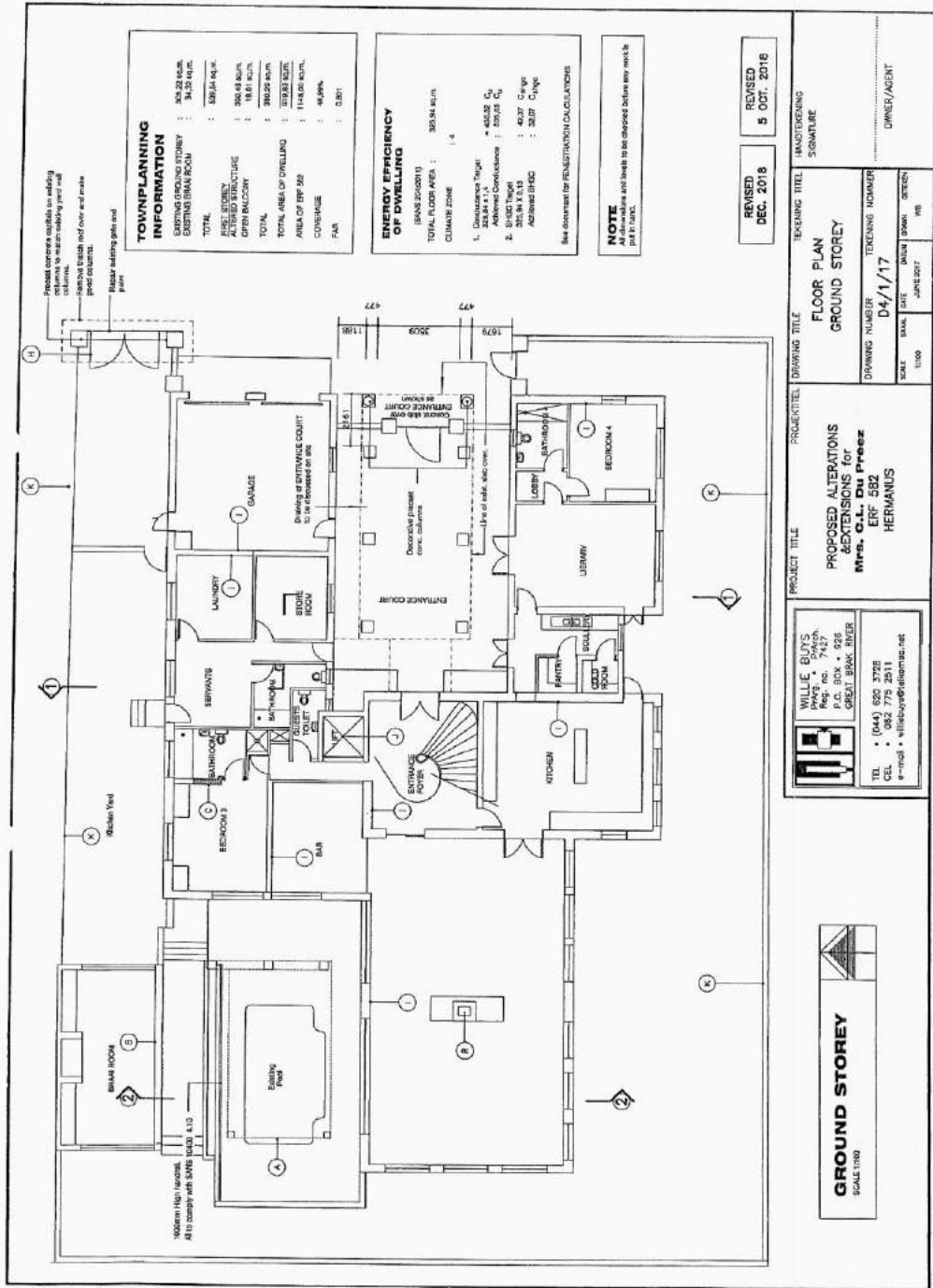
- relax the height restriction of the existing covered walkway within the western street building line from 3m to $\pm 3,01\text{m}$ and $\pm 3,11\text{m}$, and from 3m to $\pm 4,19\text{m}$ to accommodate the gable of the covered walkway, as well as to exceed the maximum allowable size of the covered walkway from 5m^2 to $\pm 6,02\text{m}^2$; and to
- relax the western street building line from 4m to $\pm 2,78\text{m}$ to accommodate the alterations made to the roof structure of the garage, the increase of the height of the outer walls of the garage, as well as to accommodate the dressing room directly above the garage;

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

- (a) that this approval is only for the development as per the measurements indicated on the aerial photos 117LDL/17 1 – 3 dated 28 June 2017 that was submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building - and the Fire Department be complied with at that stage;
 - (c) that all the applicable conditions of Engineering Services, be complied with;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (e) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditional approval.



Plan Active Stads- en Sreeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: ERF 582 HERMANUS	Plan Description: LOCALITY MAP	Scale: NTS Drawing Nr: ERF582.dwg Date: 03/2018



REVISED DEC. 2018

REVISED 5 OCT. 2018

PROJECT TITLE: FLOOR PLAN GROUND STOREY

DRAWING NUMBER: D4/1/17

DATE: 11/00

SCALE: 1:100

PROJECT: WILLE BUYS

CLIENT: Mrs. C. B. Preese

ADDRESS: 382 HERMANUS

PROJECT TITLE: PROPOSED ALTERATIONS & EXTENSIONS for Mrs. C. B. Preese

DRAWING NUMBER: D4/1/17

DATE: 11/00

SCALE: 1:100

PROJECT: WILLE BUYS

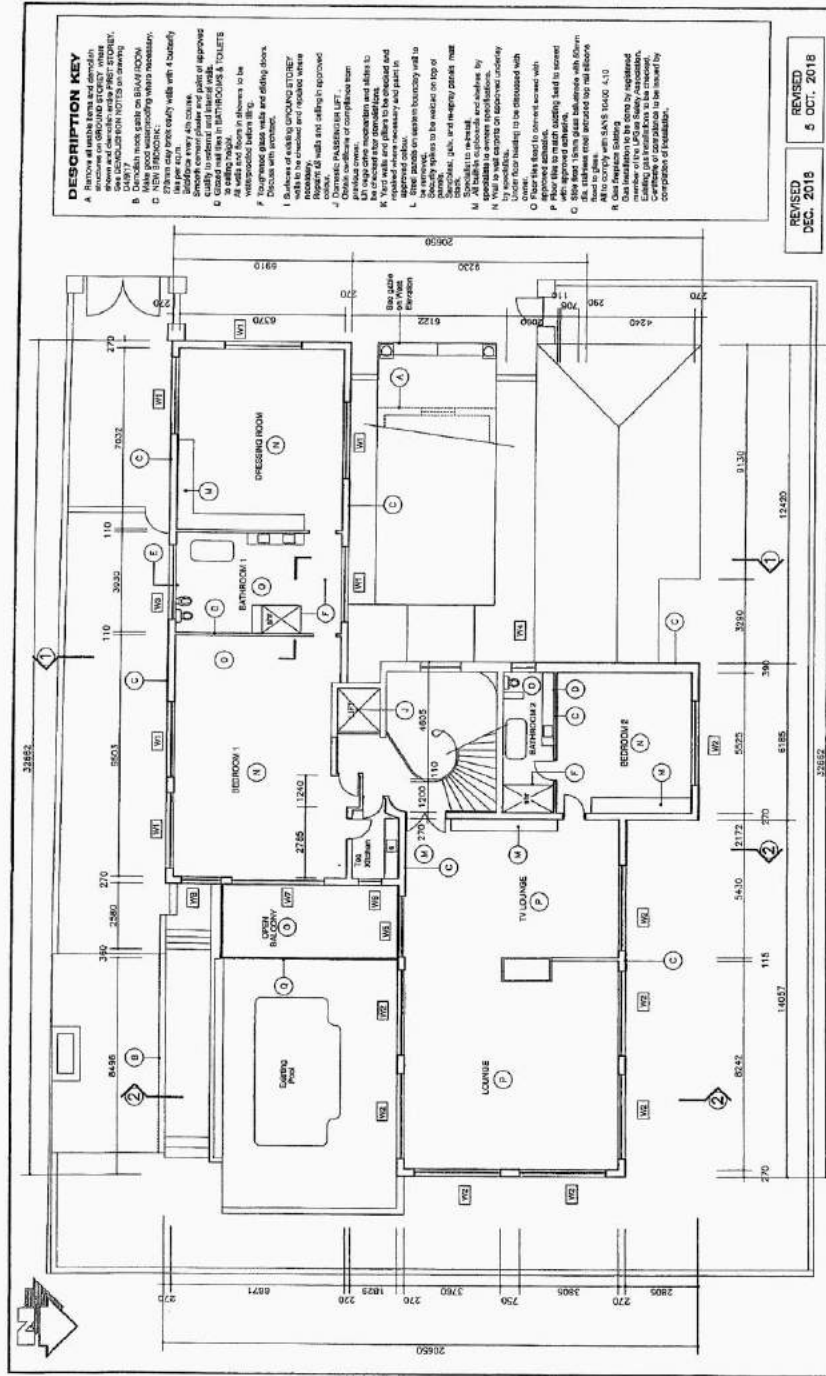
CLIENT: Mrs. C. B. Preese

ADDRESS: 382 HERMANUS

WILLE BUYS
 Reg. no. 7427
 P.O. BOX 428
 GREAT BRACK RIVER

TEL: (044) 920 3728
 FAX: (044) 920 3729
 e-mail: willebuys@willebuys.net

GROUND STOREY
 SCALE 1:100



DESCRIPTION KEY

A Remove all walls, beams and demolition work as indicated by dashed lines. All work to be done in accordance with the relevant building code.

B Demolish masonry walls on BALCONY.

C NEW BRICKWORK.

D 270mm clay brick cavity walls with 4-battled leaf and 40mm insulation.

E Smooth concrete slabs and paths of approved concrete. All concrete to be finished to be waterproofed before fit.

F Four-pane glass walls and sliding doors. Sliding doors to be finished to be waterproofed before fit.

G Ceramic wall finish in BATHROOMS & TOILETS as indicated.

H Waterproofed before fit.

I Ceramic wall finish.

J 1200mm x 2000mm x 20mm tiles in TOILET as indicated.

K 1200mm x 2000mm x 20mm tiles in BEDROOMS as indicated.

L 1200mm x 2000mm x 20mm tiles in BALCONY as indicated.

M 1200mm x 2000mm x 20mm tiles in DECK as indicated.

N 1200mm x 2000mm x 20mm tiles in BALCONY as indicated.

O Floor finish to be discussed with client. All floor finish to be approved with client.

P Floor finish to be discussed with client. All floor finish to be approved with client.

Q Floor finish to be discussed with client. All floor finish to be approved with client.

R Other finishes as indicated.

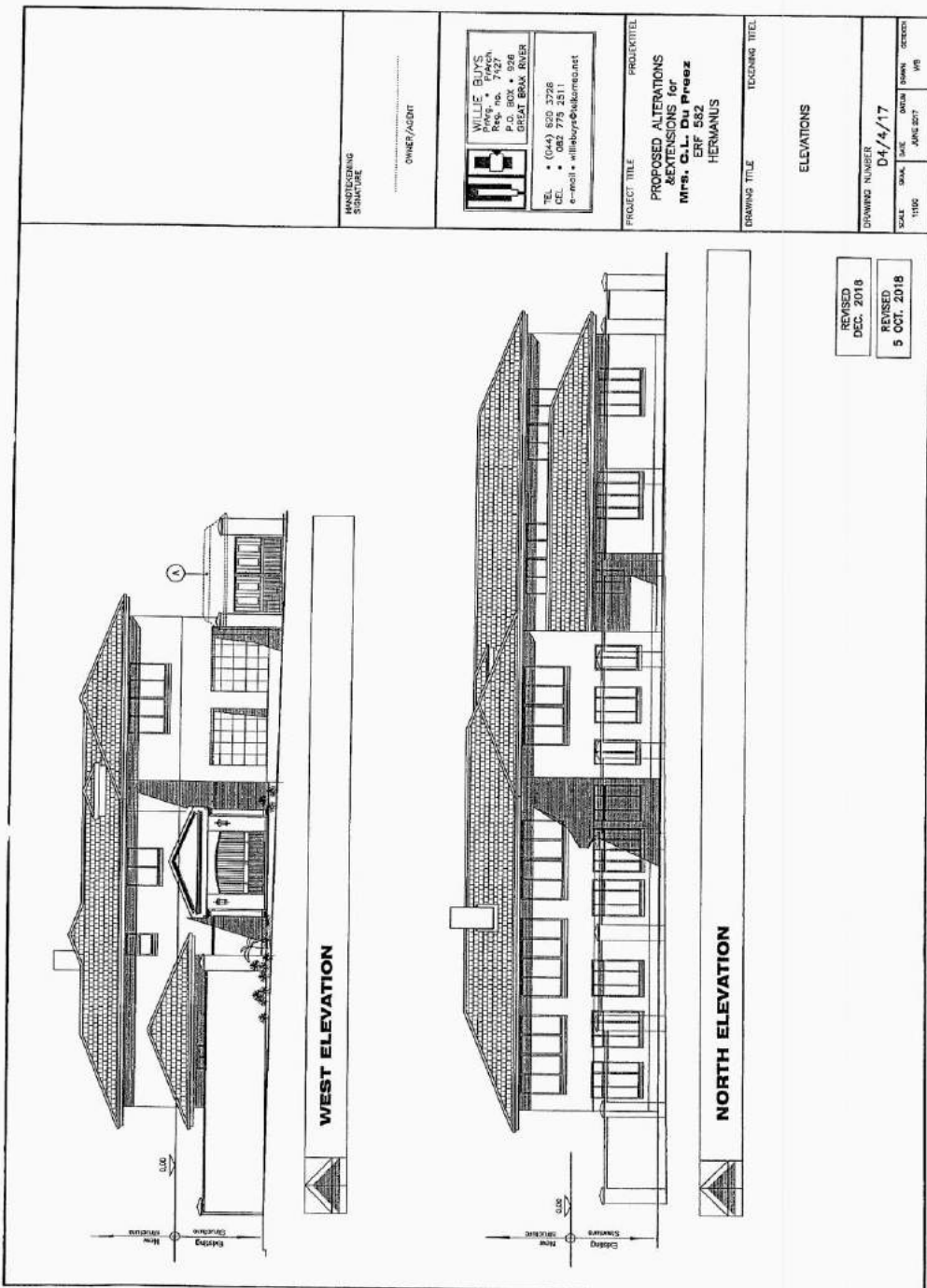
REVISED 5 OCT. 2018
REVISED 5 OCT. 2018

<p>PROJECT TITLE PROPOSED ALTERATIONS & EXTENSIONS for Mrs. G.L. Du Preez ERF 532 HERMANS</p>		<p>PROJECT TITLE TEAKING TITEL FLOOR PLAN FIRST STOREY</p>		<p>HANDSIGNED SIGNATURE</p>	
<p>OWNER/AGENT</p>		<p>DRAWING NUMBER D4/2/17</p>		<p>TEAKING NUMBER 01/01/17</p>	
<p>SCALE 1:100</p>		<p>DATE JUNE 2017</p>		<p>STATUS 01/01/17</p>	

FIRST STOREY
SCALE 1:100

NOTE
 All work to be checked before any work is put in hand.

WILLIE BUIJS
 ARCHITECT
 P.O. BOX 7427
 GREAT BRIDGE ROAD
 TEL • (041) 520 3728
 CEL • 082 775 2511
 e-mail • williebuijs@telkomsa.net



WEST ELEVATION

NORTH ELEVATION

REVISED
DEC. 2018

REVISED
5 OCT. 2018

MANAGING
SIGNATURE

OWNER/AGENT

WILLIE BURNS
PWC - PARCH
Rep. no. 7427
P.O. BOX 508
GREAT BOX RIVER

TEL. • (244) 820 3728
CEL. • 082 778 2511
e-mail • willieburns@earthlink.net

PROJECT TITLE PROJECT TITLE

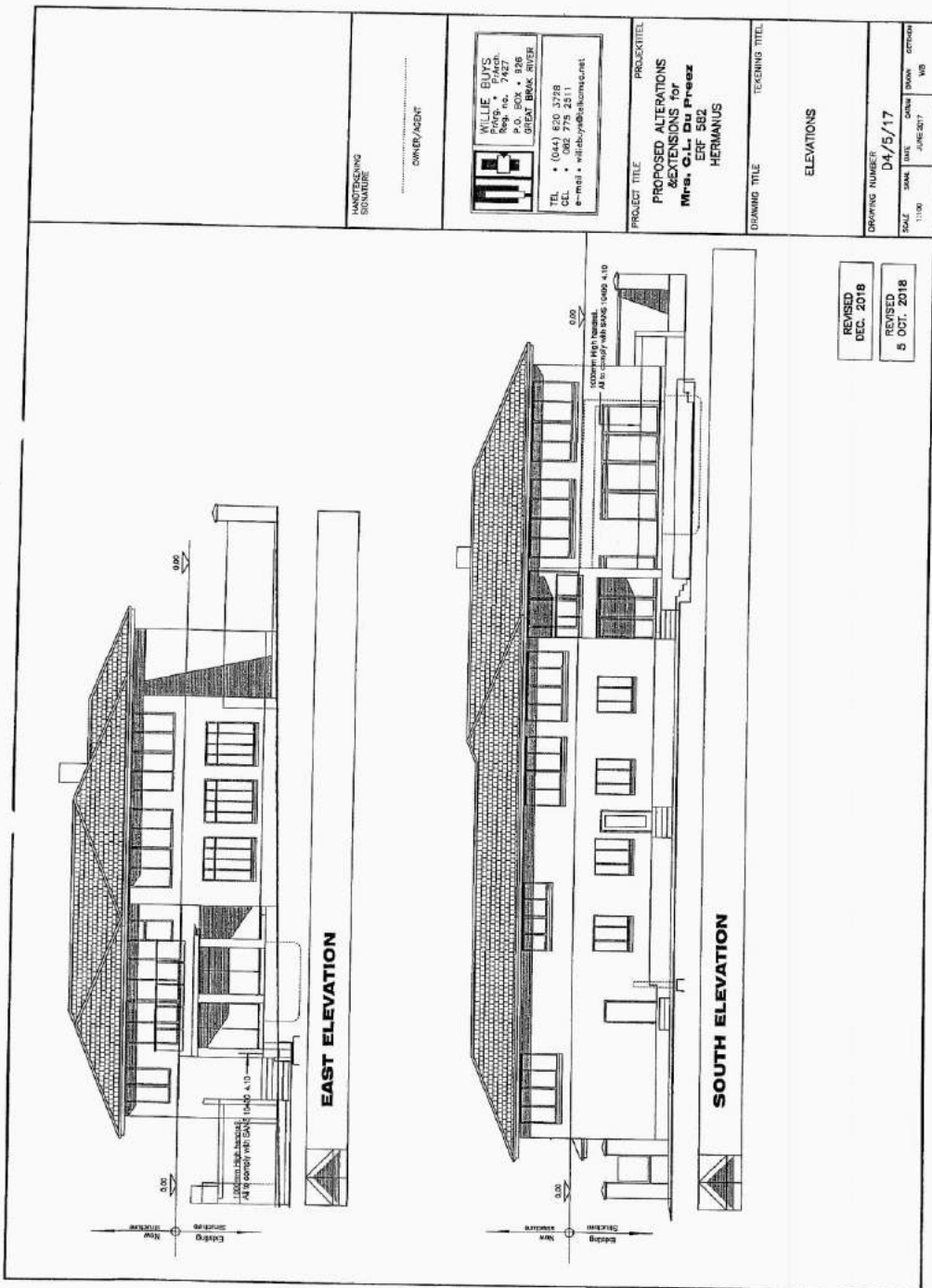
**PROPOSED ALTERATIONS
& EXTENSIONS for
Mrs. Gertrude
HERMANUS**

DRAWING TITLE TEACHING TITEL

ELEVATIONS

DRAWING NUMBER
D4/4/17

SCALE	DATE	BY	CHKD
1:1500	JUNE 2017	WB	



EAST ELEVATION

SOUTH ELEVATION

REVISED
DEC. 2018

REVISED
5 OCT. 2018

MANUFACTURING
SIGNATURE

OWNER/AGENT

WILLIE CLYDE
ARCHITECT
P.O. BOX 938
REG. NO. 7427
JORDAN BRICK RIVER

TEL • (944) 630-3788
CEL • (862) 775-2511
e-mail • willie@wclclark.com

PROJECT TITLE
**PROPOSED ALTERATIONS
& EXTENSIONS for
Mrs. O.L. Du Preez
ERF 582
HERMANUS**

DRAWING TITLE
ELEVATIONS

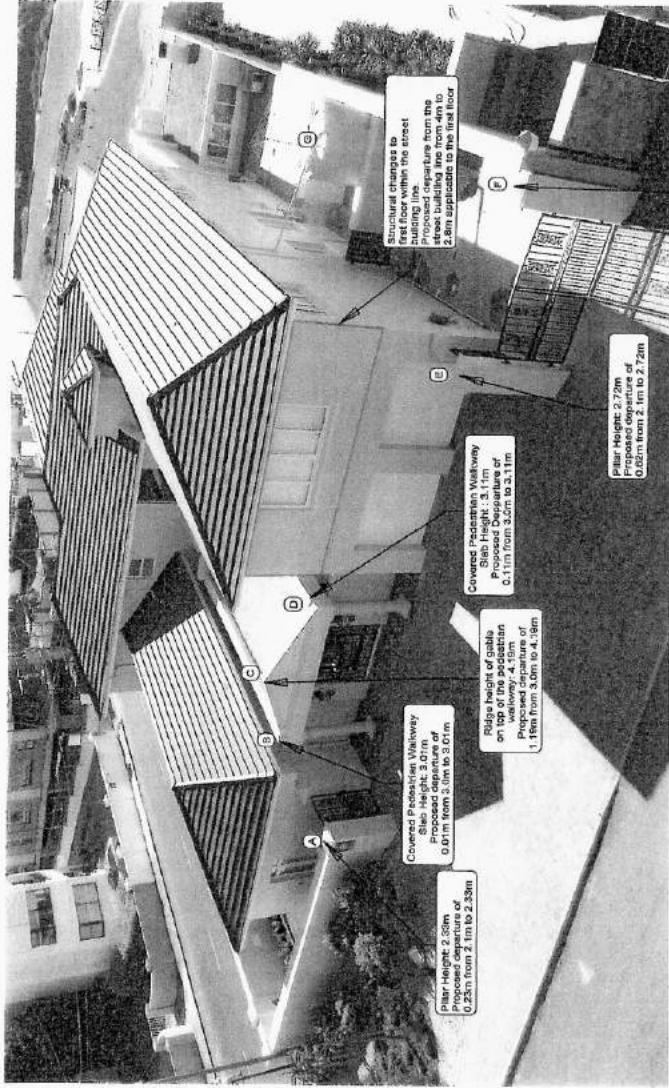
TEKENING TITEL

DRAWING NUMBER
D4/5/17

SCALE
1:100

DATE
JUNE 2017

DATE
OCTOBER



Structural changes to first floor within the street building lines... 2.8m applicable to the first floor

Covered Pedestrian Walkway Slab Height: 3.0m Proposed departure of 0.6m from 2.4m to 3.0m

Ridge height of cable on top of the podiation walkway: 4.15m Proposed departure of 1.15m from 3.0m to 4.15m

Covered Pedestrian Walkway Slab Height: 3.1m Proposed departure of 0.1m from 3.0m to 3.1m

Pillar Height: 0.70m Proposed departure of 0.65m from 2.1m to 2.72m

Pillar Height: 2.8m Proposed departure of 0.74m from 2.1m to 2.8m

PlAn Active
Stads- en Sreeksbeplanners
Town & Regional Planners

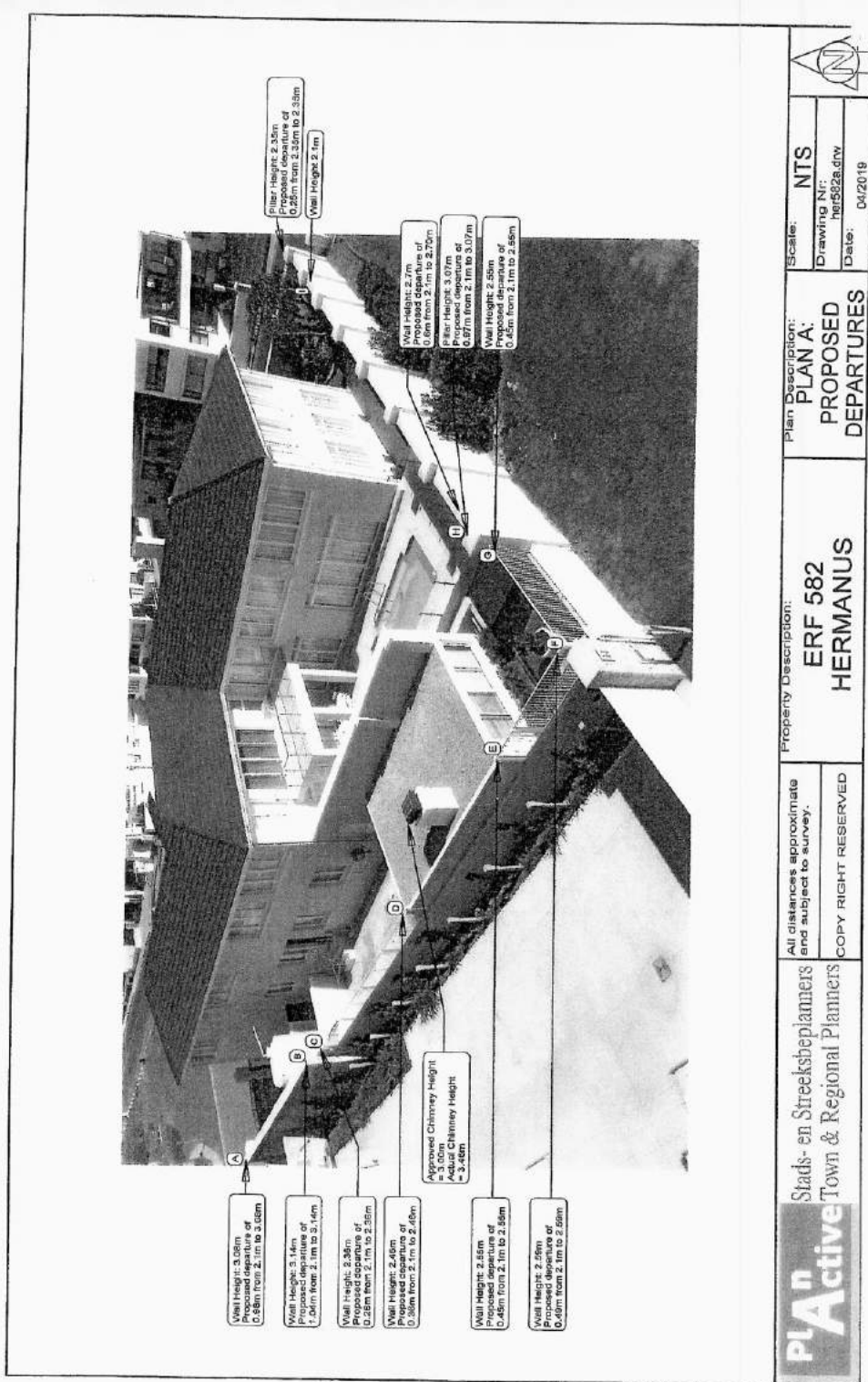
All distances approximate and subject to survey.
COPY RIGHT RESERVED

Property Description:
**ERF 582
HERMANUS**

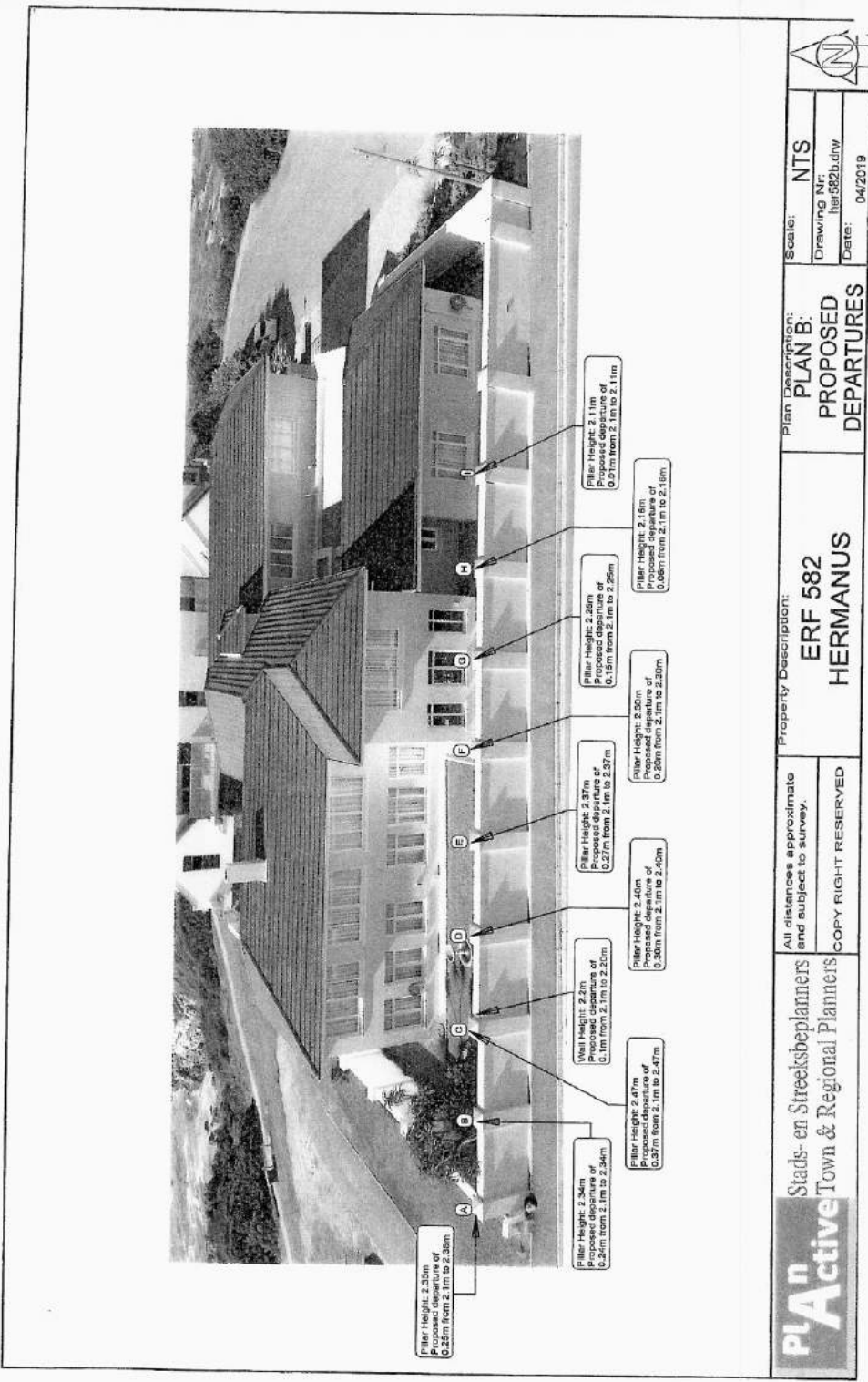
Plan Description:
**PLAN C:
PROPOSED
DEPARTURES**

Scale: **NTS**
Drawing No: **Her582c.dfw**
Date: **04/2018**





PIAⁿ Active Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: ERF 582 HERMANUS	Plan Description: PLAN A: PROPOSED DEPARTURES	Scale: NTS Drawing Nr: hgt582a.dwg Date: 04/2019
	A North Arrow pointing towards the top right of the page.			



Scale: NTS
Drawing Nr: hpf582b.dwg
Date: 04/2019

Plan Description:
**PLAN B:
PROPOSED
DEPARTURES**

Property Description:
**ERF 582
HERMANUS**

All distances approximate
and subject to survey.
COPY RIGHT RESERVED

PLAN Stads- en Streetsbeplanners
Town & Regional Planners

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 582, WESTCLIFF (3011/2019)**

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

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 582, Westcliff, unobstructed;
6. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019**

(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)

- 7. ERF 5673, 288 SIXTH STREET, HERMANUS (VOËLKLIP), OVERSTRAND MUNICIPAL AREA: REMOVAL OF RESTRICTIVE TITLE DEED CONDITION, SUBDIVISION AND DEPARTURE: MESSRS PLAN ACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF CROUX STEEL MERCHANTS (PTY) LTD**

5673 HVK (2776/2018)

SW van der Merwe

(028) 313 8900

Hermanus Administration

30 September 2019

Executive Summary

An application has been received on from Messrs Plan Active Town- and Regional Planners applicable to Erf 5673, Hermanus (Voëlklip) for the following:

➤ **Removal of Restrictive Title Deed Condition**

Application in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the removal of restrictive title deed condition E. as contained in Title Deed No. T68332/2004 applicable to Erf 5673, Hermanus in order to subdivide the property into two (2) portions.

➤ **Subdivision**

Application in terms of Section 16(2)(d) of the By-Law for the subdivision of Erf 5673, Hermanus into two portions, namely Portion A (±495m² in extent) and Remainder Erf 5673 (±495m² in extent).

➤ **Departure**

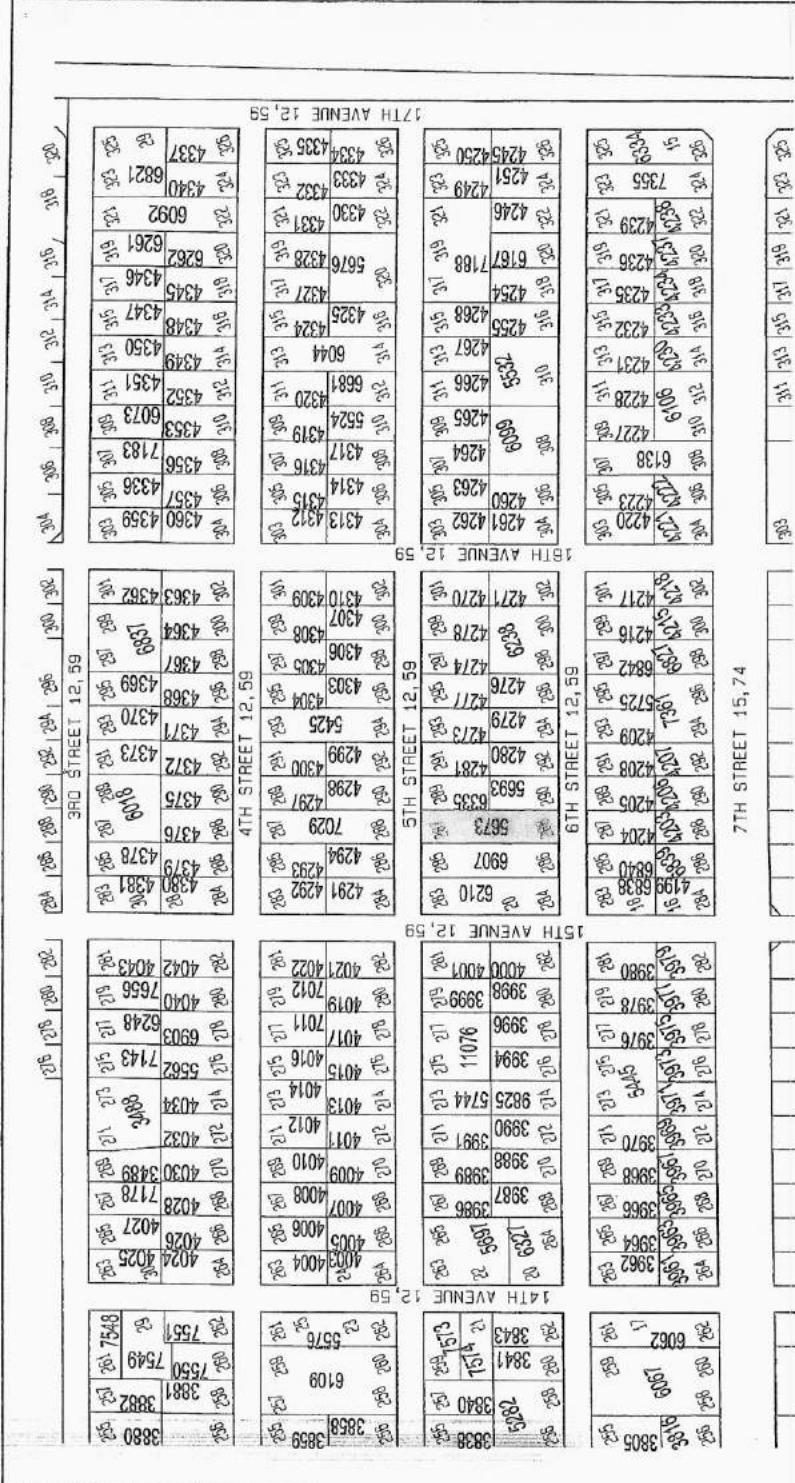
Application in terms of Section 16(2)(b) of the By-Law to relax both the 4m northern street building line and the 2m eastern lateral building line of the proposed Remainder Erf 5673 to 0m to accommodate a pergola.

RESOLVED :

1. that the application in terms of Section 16.(2)(f) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) for the removal of Condition E. as contained in Title Deed No. T13016/2018 applicable to Erf 5673, Hermanus in order to subdivide the property into two (2) portions, **be approved** in terms of the provisions of Section 61 of the By-Law;

**AGENDA of the
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19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

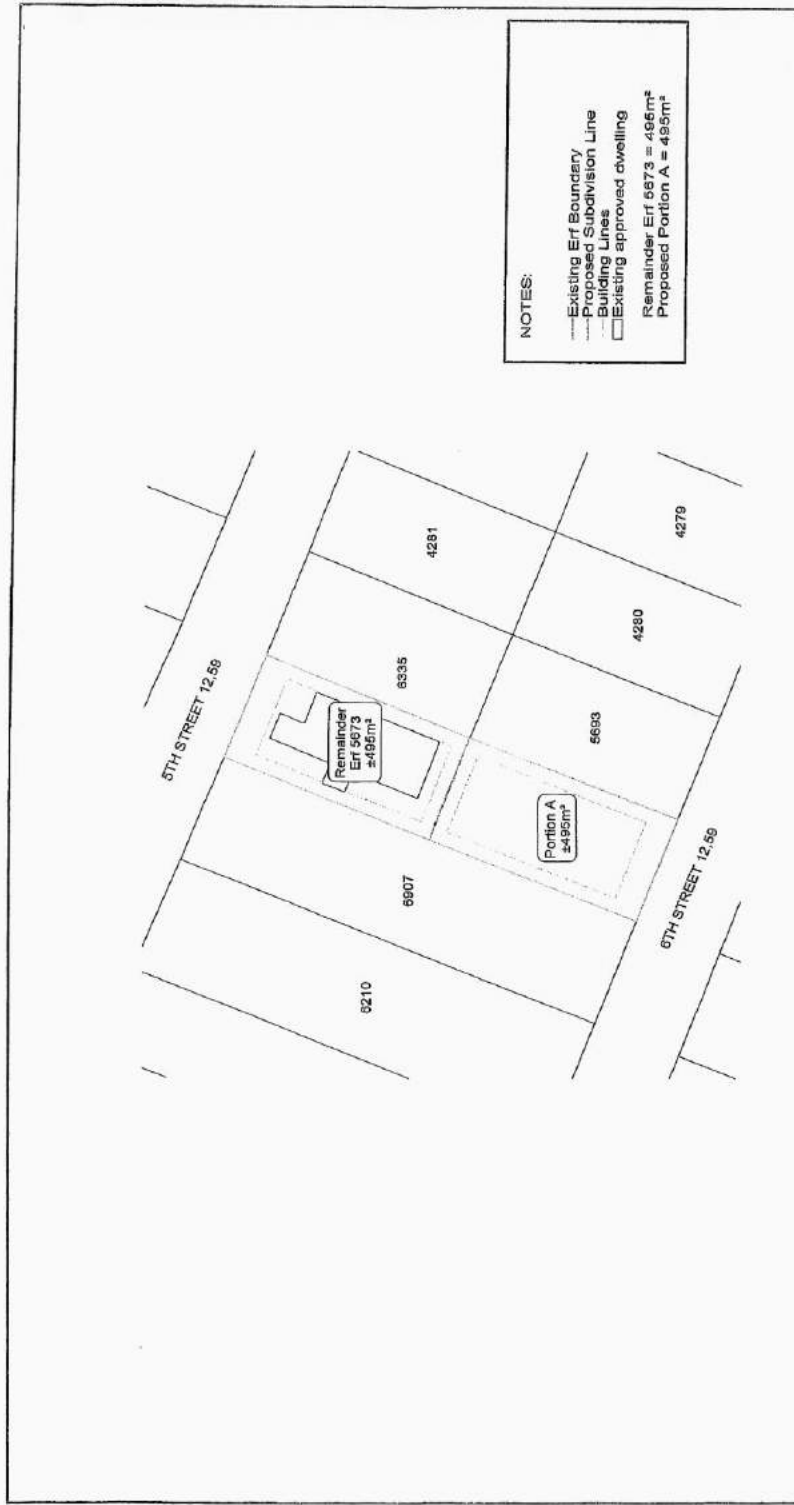
2. that the application in terms of Section 16.(2)(d) of the By-Law for the subdivision of Erf 5673, Hermanus into two (2) portions, namely Portion A ($\pm 495\text{m}^2$ in extent) and Remainder Erf 5673 ($\pm 495\text{m}^2$ in extent), **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16.(2)(b) of the By-Law for departure to relax both the 4m northern street building line and the 2m eastern lateral building lines of the proposed Remainder Erf 5673 to 0m to accommodate an existing pergola, **be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the above approvals be subject to the following conditions:
 - (a) that this approval is for the subdivision as indicated on Drawing No: her5673S.drw dated 10/2018 that was submitted with the application;
 - (b) that the pergola be restricted to the dimensions as per the Site Development Plan that was submitted with the application;
 - (c) that building plans be submitted to the Building Department for approval and that all conditions of the Building - and Fire Department be complied with at that stage;
 - (d) that the conditions of Engineering Services and Telkom respectively, be complied with;
 - (e) that all other applicable development parameters as prescribed in the relevant Zoning Scheme, be complied with, and
 - (f) that this approval does not absolve the applicant from compliance with any other relevant legislation.
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.



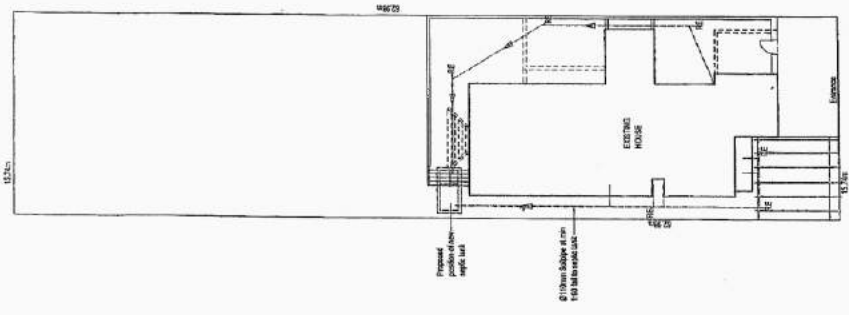
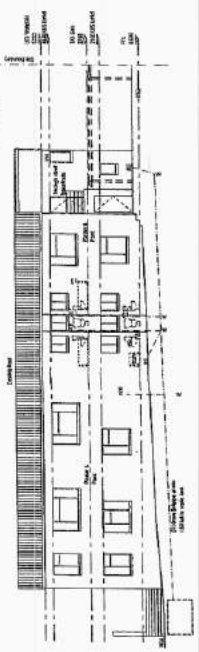
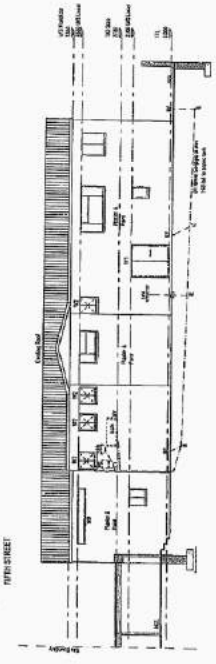
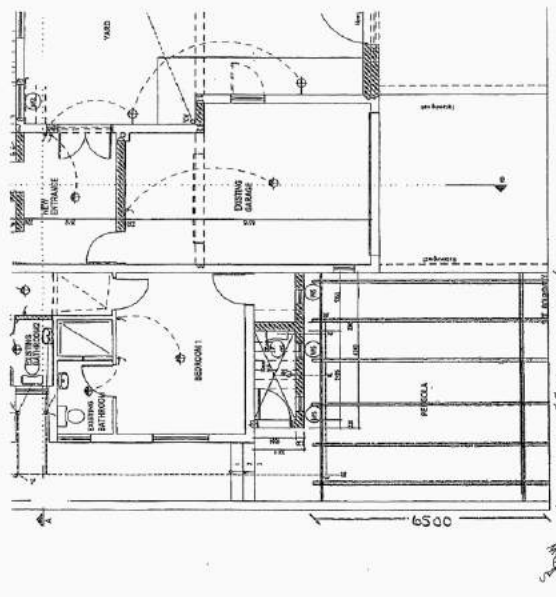
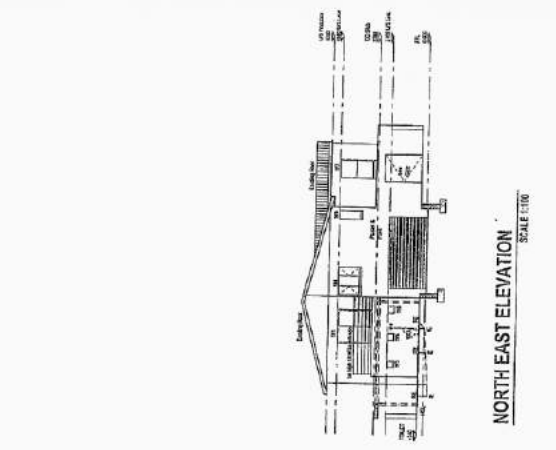


Scale: NTS Drawing No: HER5673.dwg Date: 10/2018	LOCALITY MAP	Plan Description: ERF 5673 HERMANUS
All distances approximate and subject to survey.		COPY RIGHT RESERVED

P/A[®] Active
 Stads- en Streetsbeplanners
 Town & Regional Planners

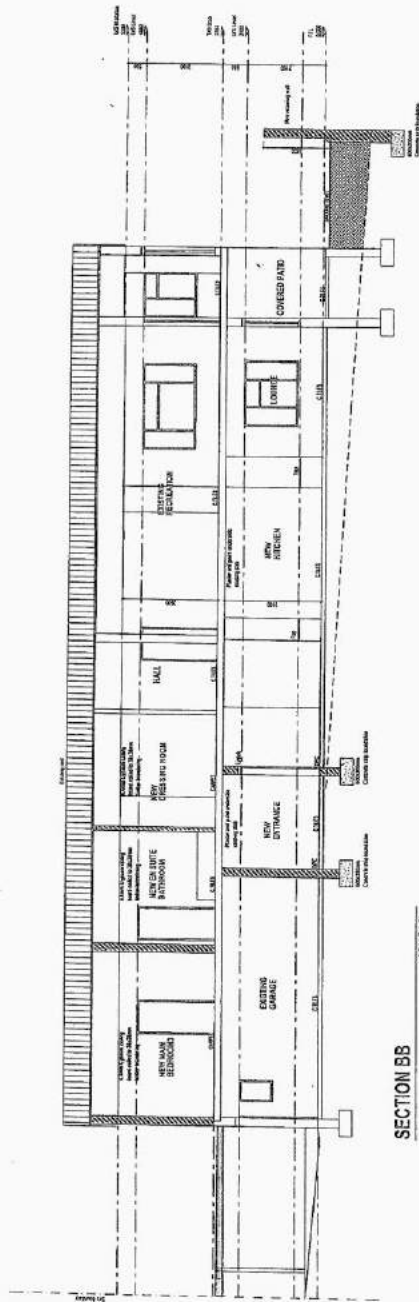


	Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description:	ERF 5673 HERMANUS	Plan Description:	PROPOSED SUBDIVISION	Scale: 1:750
			Drawing Nr: HRF5673S.dwg	Date: 10/2018			



SOUTH EAST ELEVATION

SITE PLAN



SECTION BB
SCALE 1/8"

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS,
SUBDIVISION & DEPARTURE: ERF 5673, VOELKLIP (4237)**

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

Conditions:

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

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

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

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

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

The contribution according to the current policy (2018/2019) is as follows:

Freehold erven:

Water	R 21 688.60 x 1	=	R 21 688.60
Sewerage	R 14 623.16 x 1	=	R 14 623.16
Roads	R 6 557.01 x 1	=	R 6 557.01
Stormwater	R 7 565.79 x 1	=	R 7 565.79
Solid Waste	R 1 311.40 x 1	=	R 1 311.40
Electricity	R 32 139.45 x 1	=	<u>R 32 139.45</u>
TOTAL (inclusive of VAT)		=	R 83 885.41

Note:

- 1.3 The above figures are estimates**
1.4 The above figures do not include connection fees
2. that Portion A – as well as Remainder of Erf 5673 must be provided with individual and separate metered water connections which must comply with

the standards of the Department: Operational Services, as well as a sewer septic tanks;

3. that new suction points for sewer conservancy tanks, which must comply with the standards of the Department: Operations must be provided for Portion A – as well as Remainder of Erf 5673 at the street boundary with 6th Street;
4. that only a standard 60 Amp single phase electricity connection will be available per erf;
5. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
6. that, should any upgrading and / or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
7. that any additional and / or extended vehicle entrances will be for the owner's account;
8. that stormwater be allowed to discharge through the proposed Erven, Voelklip, unobstructed;
9. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

8. ERVEN 5261 AND 6391, 25 CAMBEDO AND 28 BOEKENHOUT AVENUES, KLEINMOND, OVERSTRAND MUNICIPAL AREA: PROPOSED SUBDIVISION, CONSOLIDATION AND DEPARTURE: MESSRS PLAN ACTIVE ON BEHALF OF A DELEN

5261+6391 KKM (2788/2018)

H van der Stoep

(028) 313 8900

Hermanus Administration

16 September 2019

Executive Summary

An application has been received on 28 November 2018 from Plan Active Town and Regional Planners on behalf of A Delen on Erven 5261 and 6391, Kleinmond for the following:

- Subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) to subdivide Erf 6391, Kleinmond into two (2) portions, namely Portion A ($\pm 595\text{m}^2$) and a Remainder ($\pm 595\text{m}^2$);
- Consolidation in terms of Section 16(2)(e) of the By-Law to consolidate Erf 5261, Kleinmond with the newly created Portion A to create a consolidated property of $\pm 1190\text{m}^2$ in extent; and
- Departure in terms of Section 16(2)(b) of the By-Law to relax the proposed new eastern lateral boundary line from 2m to 0m to accommodate an existing braai lapa and also to relax the same building line 2m to 0,8m to accommodate the existing double garage on Erf 6391, Kleinmond.
- Departure in terms of Section 16(2)(b) of the By-Law to relax the rear boundary line from 2m to 0m to accommodate an existing braai lapa on Erf 6391, Kleinmond.

RECOMMENDATION

1. that the application in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) to subdivide Erf 6391, Kleinmond into two (2) portions, namely Portion A ($\pm 595\text{m}^2$) and a Remainder ($\pm 595\text{m}^2$), **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(e) of the By-Law to consolidate Erf 5261, Kleinmond with the newly created Portion A to create a consolidated property of $\pm 1190\text{m}^2$ in extent, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(b) of the By-Law for the following departures:

**AGENDA of the
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19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

- to relax the proposed new eastern lateral boundary line from 2m to 0m to accommodate an existing braai lapa and also to relax the same building line 2m to 0,8m to accommodate the existing double garage on Erf 6391, Kleinmond, and
- to relax the rear boundary line from 2m to 0m to accommodate an existing braai lapa on Erf 6391, Kleinmond,

be approved in terms of the provisions of Section 61;

4. that the approvals in Points 1., 2. and 3. above be subject to the following conditions:
 - (a) that this approval is only for the development as indicated on plan no. kleinmond6391sdp.drw dated January 2019, as submitted with the application;
 - (b) that no further transgression over the building lines will be allowed, except that is sanctioned by the Overstrand Zoning Scheme;
 - (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building - and the Fire Department be complied with at that stage;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (f) that all the conditions in the Services Report, be complied with.
5. that the applicant and objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



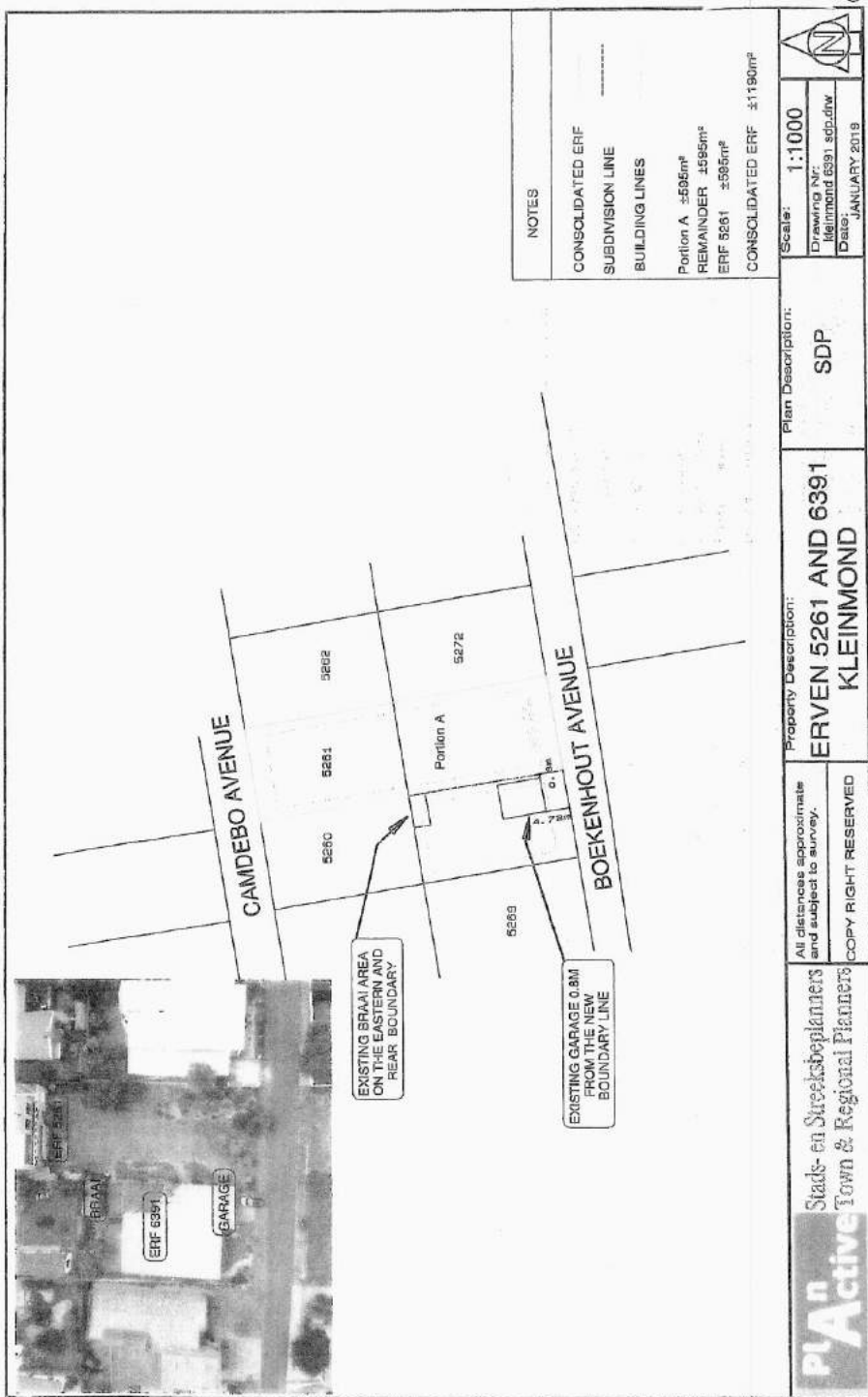
Scale: NTS
 Drawing Nr: Melmond 6391.dwg
 Date: NOVEMBER 2018

Plan Description:
LOCALITY MAP

Property Description:
**ERF 5261 AND 6391
 KLEINMOND**

All distances approximate
 and subject to survey.
 COPY RIGHT RESERVED

PLAN Active
 Stads- en Streeksbeplanners
 Town & Regional Planners



NOTES	Scale: 1:1000
CONSOLIDATED ERF	Drawing No: Kleinmond 6391.sdp.dwg
SUBDIVISION LINE	Date: JANUARY 2018
BUILDING LINES	
Portion A :596m ²	
REMAINDER :4985m ²	
ERF 5261 :595m ²	
CONSOLIDATED ERF :1190m ²	

	Stads- en Streetsbeplanners Town & Regional Planners	All distances approximate and subject to survey.	Property Description: ERVEN 5261 AND 6391 KLEINMOND	Plan Description: SDP
		COPY RIGHT RESERVED		

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION, CONSOLIDATION & DEPARTURE: ERVEN
5261 & 6391, KLEINMOND (2788/2019)**

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

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
2. that only the existing electricity connections will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that only a single electricity connection/ supply will be available for the proposed consolidated erf.
4. that stormwater be allowed to discharge through Erven 5261 & 6391, Kleinmond, unobstructed;
5. that no on-street parking be allowed.

Dennis Hendriks
DENNIS HENDRIKS

SENIOR MANAGER: ENGINEERING SERVICES

14/03/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

**9. ERF 6221, 99 ELEVENTH AVENUE, KLEINMOND, OVERSTRAND
MUNICIPAL AREA: APPLICATION FOR DEPARTURE: YL BURGER**

6221 KKM (4003 & 4158)

H van der Stoep

(028) 313 8900

Hermanus Administration

30 August 2019

Executive Summary

An application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Erf 6221, Kleinmond has been received on 21 May 2018 and 28 August 2018 from YL Burger for the following:

- ❖ relaxation of the eastern lateral building line of the property from 2m to 1m to accommodate a new store/hobby room;
- ❖ relaxation of the street building line of the property from 4m to 2m to accommodate a shade net carport; and
- ❖ relaxation of the western lateral building line from 2m to 1,2m and the rear building line of the property from 2m to 1,5m to accommodate a storage shed.

RECOMMENDATION

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), applicable to Erf 6221, Kleinmond for the relaxation of the western lateral building line from 2m to 1,2m and the rear building line of the property from 2m to 1,5m to accommodate a storage shed, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the relaxation of the street building line of Erf 6221, Kleinmond from 4m to 2m to accommodate a shade net carport, **be approved in part** in terms of the provisions of Section 61(a) of the By-Law from 4m to 3,15m (title deed building line);
3. that the carport **be supported** in such a way that it be moved so that the 3,15m title deed street building line be maintained;
4. that the application for departure in terms of Section 16(2)(b) of the By-Law applicable to Erf 6221, Kleinmond for the relaxation of the eastern lateral building line from 2m to 1m to accommodate a new store/hobby room, **not be approved**, in terms of the provisions of Section 61 of the By-Law;
5. that the above approvals be subject to the following conditions:

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- (a) that building plans be submitted to the Building Department and that all conditions of the Building Department and Fire Services be complied with at that stage, as per points 1, 2 and 3;
 - (b) that the applicable conditions of Engineering Services , be complied with;
 - (c) that all other development parameters as set out in the Zoning Scheme be complied with, and
 - (d) that the above approvals do not exempt the landowner from compliance with any other applicable legislation.
6. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

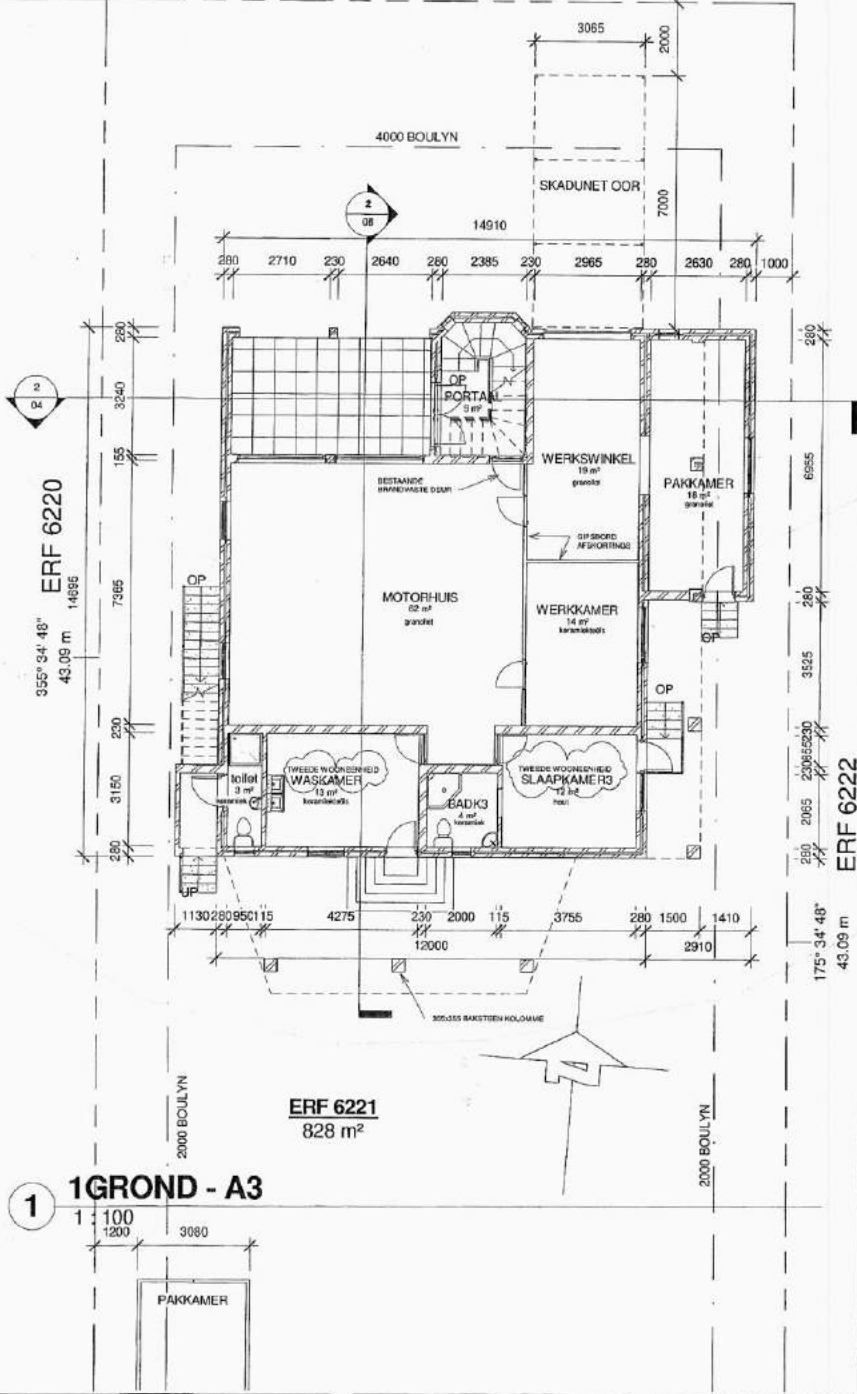


ERP 6221 KLEINMOND

Date: 2019-01-23

ELFDE LAAN

85° 34' 48"
1: 21 m



1
1: 100
1200
3080
PAKKAMER

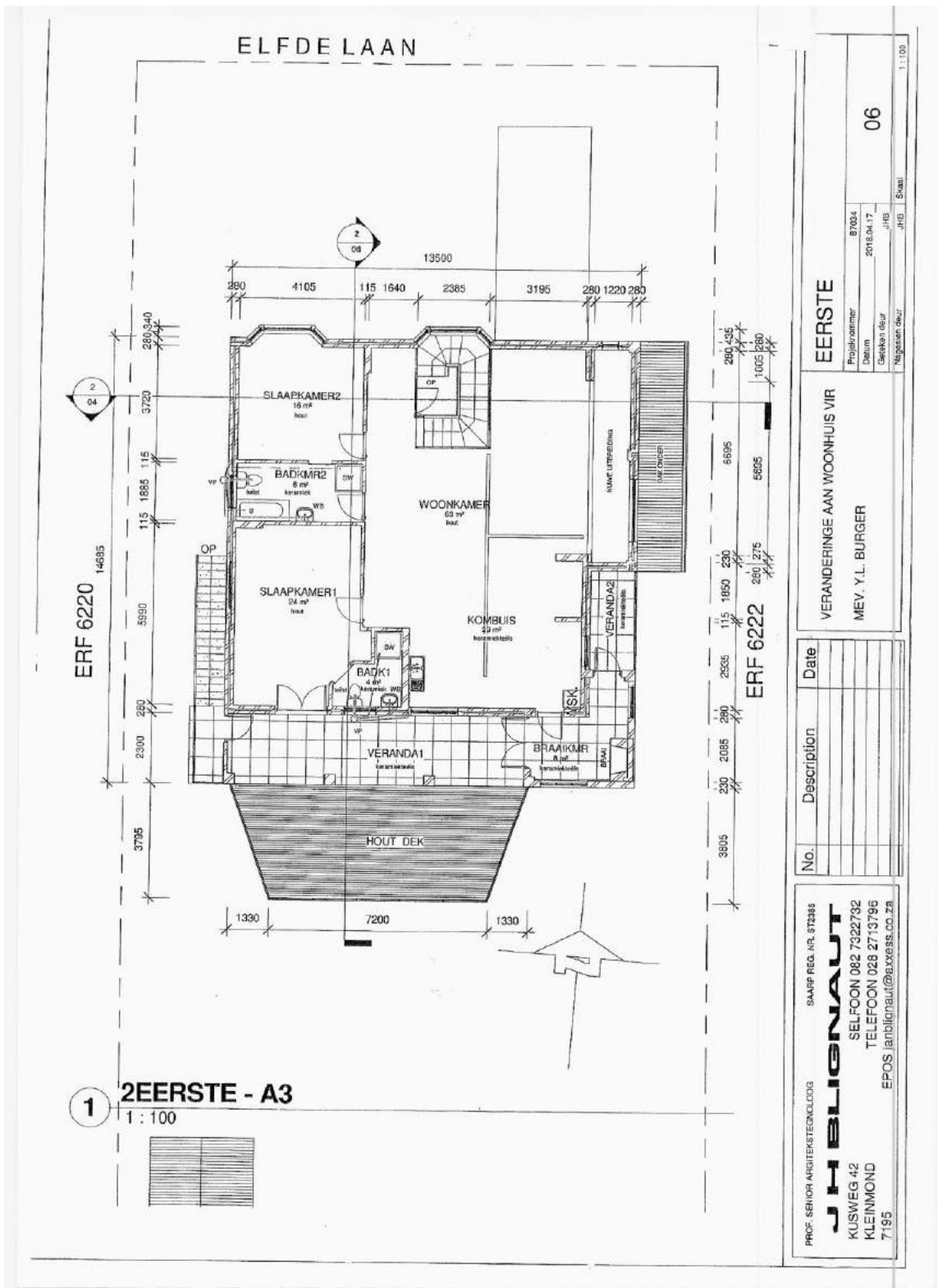
ERF 6221
828 m²

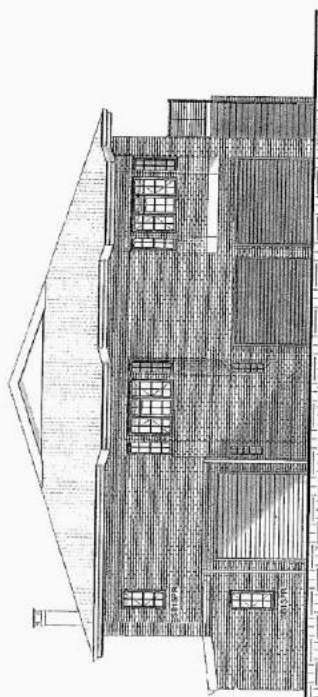
GROND	
Projektnummer	87004
Datum	2018.04.17
Opsteller	JHB
Approver	JHB
Bladsyd	05

VERANDERINGE AAN WOONHUIS VIR	
MEV. Y. L. BURGER	

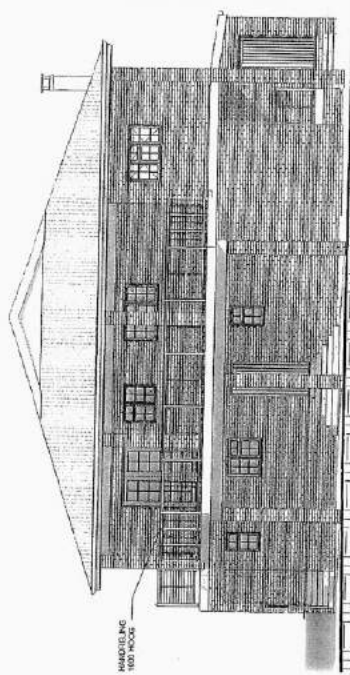
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PROF. SENIOR ARGITEKSTEGNOLOG	SAARP REG. NR. ST2385
J H BLIGNAUT	
KUSWEG 42	SELFOON 082 7322732
KLEINMOND	TELEFOON 028 2713796
71 95	EPOS janblignaut@vaxxess.co.za

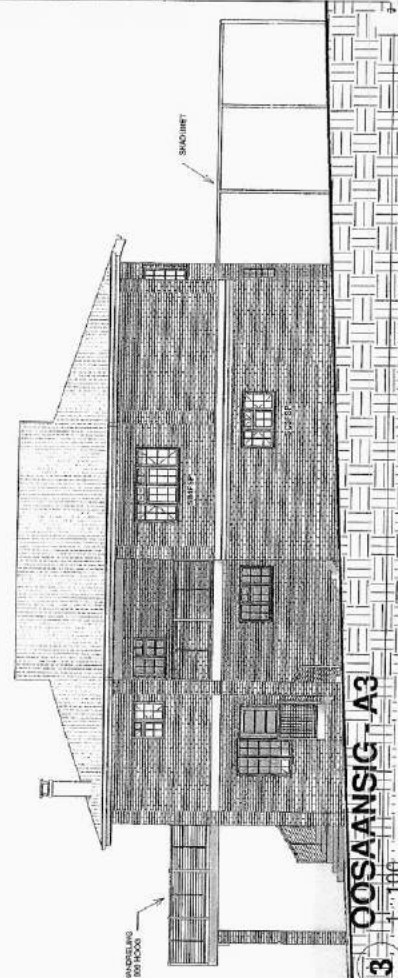




1 NOORDAANSIG - A3
1 : 100



2 SUIDAANSIG - A3
1 : 100



3 OOSTAANSIG - A3
1 : 100

PROF. SENIOR-ARGITEKTEGNULOOG
J H BLIGNAUT
 SAAPP REG. NR. ST2385
 KUSWEG 42
 KLEINMOND
 7195
 SELFON 082 7322732
 TELEFON 028 2713796
 EPCS.janblignaut@eecs.co.za

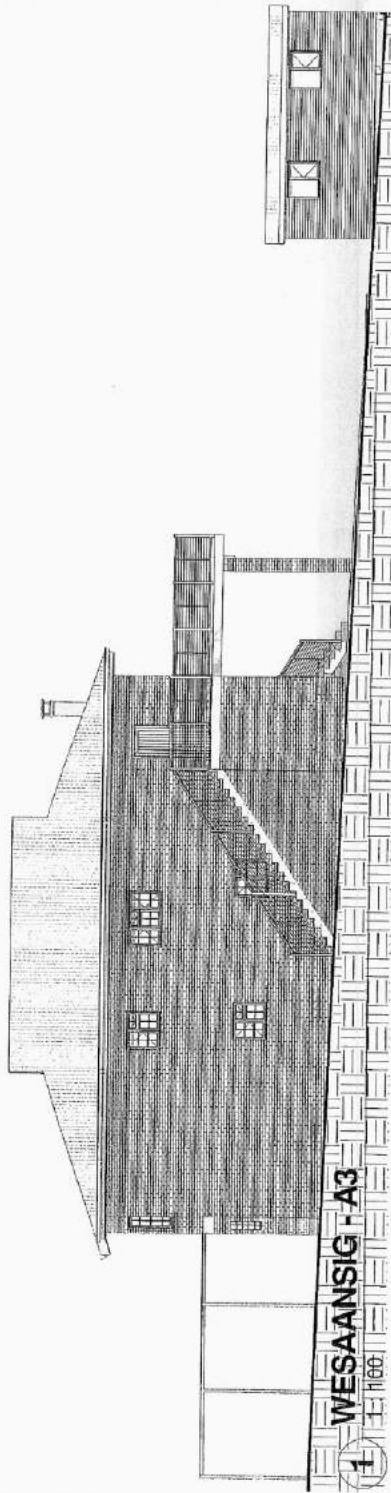
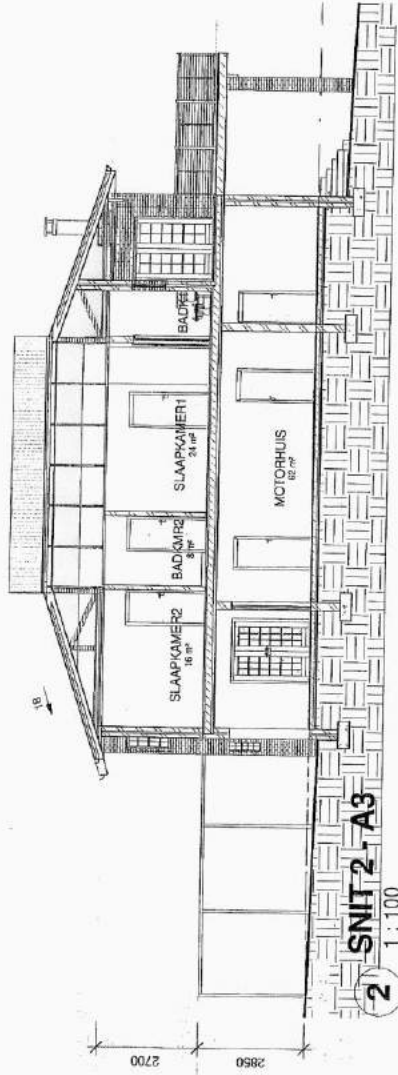
No.	Description	Date

VERANDERINGE AAN WOONHUIS VIR
 MEV. Y.L. BURGER

AANSIGTE

Projektnommer	B7054
Datum	2018.04.17
Getekende/	JHB
Registreer deur	JHB
Skalaal	1:100

07



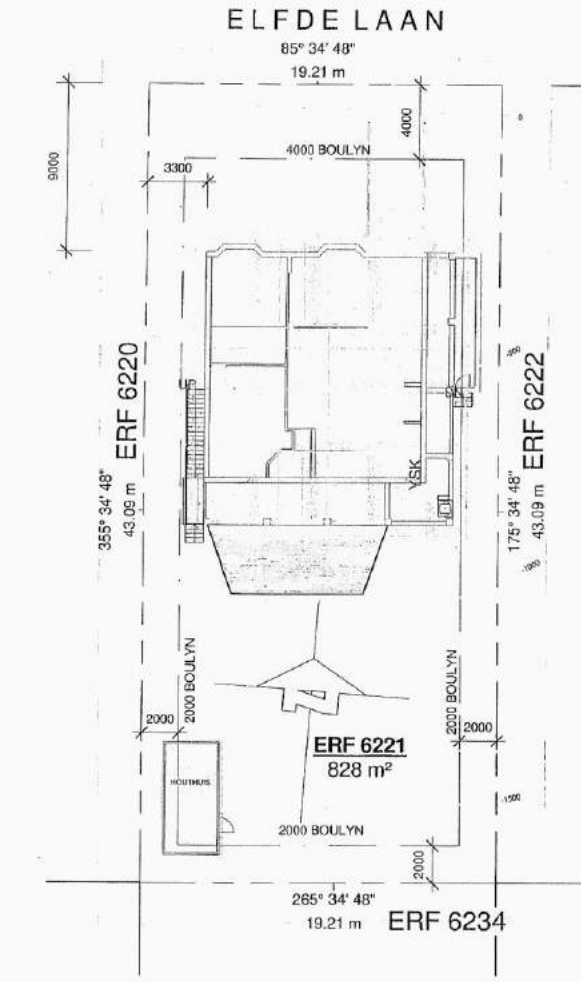
PROF. SENIOR ARCHITECTENBUREAU
J H BLIGNAUT
 KUSWEG 42
 KLEINMOND
 71-95
 SMART REG. NR. ST2285
 SELFON 082 7322732
 TELEFON 028 2713796
 EPOS jhblignaut@arcoco.co.za

No.	Description	Date

VERANDERINGE AAN WOONHUIS VIR
 MEV. Y.L. BURGER

SNIT	
Projektnummer	B7034
Datum	2018.04.17
Geïkël deur	JHB
Opgeleë deur	JHB
Skale	1 : 100

08



1 TERREINPLAN - A3
1 : 200

1GROND	HOOFHUIS	202.0 m ²	24%
1GROND	PAKKAMER	17.9 m ²	2%
1GROND: 2		219.9 m ²	
2EERSTE	HOOFHUIS	200.4 m ²	24%
2EERSTE: 1		200.4 m ²	
TOTALE OPPERVLAKTE		420.3 m ²	

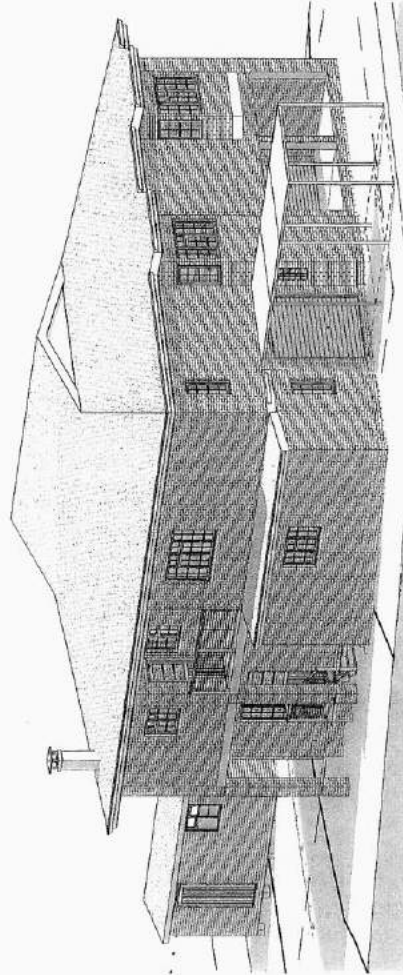
ERF OPPERVLAKTE = 828M²
DEKKING - 26,6%

TERREINPLAN	
Profielnummer	EP004
Datum	2016.04.17
Getekener deur	JHB
Negatiewe deur	Staal
1 : 200	

VERANDERINGE AAN WOONHUIS VIR
MEV. Y.L. BURGER

No.	Description	Date

SAARF REG. NR. ST2385
J H B LIGNAULT
 SENIOR ARCHITECTE/TEKNOLOG
 KUSWEG 42
 KLEINMOND
 7195
 SELFON 082 7322732
 TELEFON 028 271 3796
 EPOS jhblignault@axx-ess.co.za



1 NOORDOOSAANSIG - A3

PROF. SENIOR ARCHITECT/TEGNOLOOG
 SAARF REG. NOL. ST2385
J H BLIGNAUT
 KUSWEG 42
 KLEINMOND
 7195
 SELFOON 082 7322732
 TELEFOON 028 271 3796
 EPOS janblignaut@axxess.co.za

No.	Description	Date

VERANDERINGE AAN WOONHUIS VIR
 MEV. Y.L. BURGER

3D - AANSIG

Projektnummer	B7094
Datum	2018.04.17
Getekende deur	JHB
Skalaal	10

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 6221, KLEINMOND (4158)**

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

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that stormwater be allowed to discharge through Erf 6221, Kleinmond, unobstructed;
4. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 6221, KLEINMOND (4003)**

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

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that stormwater be allowed to discharge through Erf 6221, Kleinmond, unobstructed;
4. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

10. ERF 195, 17 PARK ROAD, FISHERHAVEN, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE AND RELAXATION OF TITLE DEED CONDITION: D COOPER

195 HFH (3055/2019)

H Olivier

(028) 313 8900

Hermanus Administration

18 September 2019

Executive Summary

An application was received on 14 May 2019 from D Cooper for a departure in terms of Section 16.(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Erf 195, Fisherhaven in order to:

- (a) relax the western lateral building line of the property from 2m to $\pm 0,3$ m to accommodate an existing carport, and to
- (b) relax the rear building line of the property from 2m to $\pm 0,5$ m to accommodate an existing storage shed.

The application also entails the relaxation of restrictive title deed condition E.4.(d) of the Title Deed No.T49029/2016 of the property to accommodate the carport that encroaches the prescribed 1,57m western lateral title deed building line with $\pm 1,27$ m.

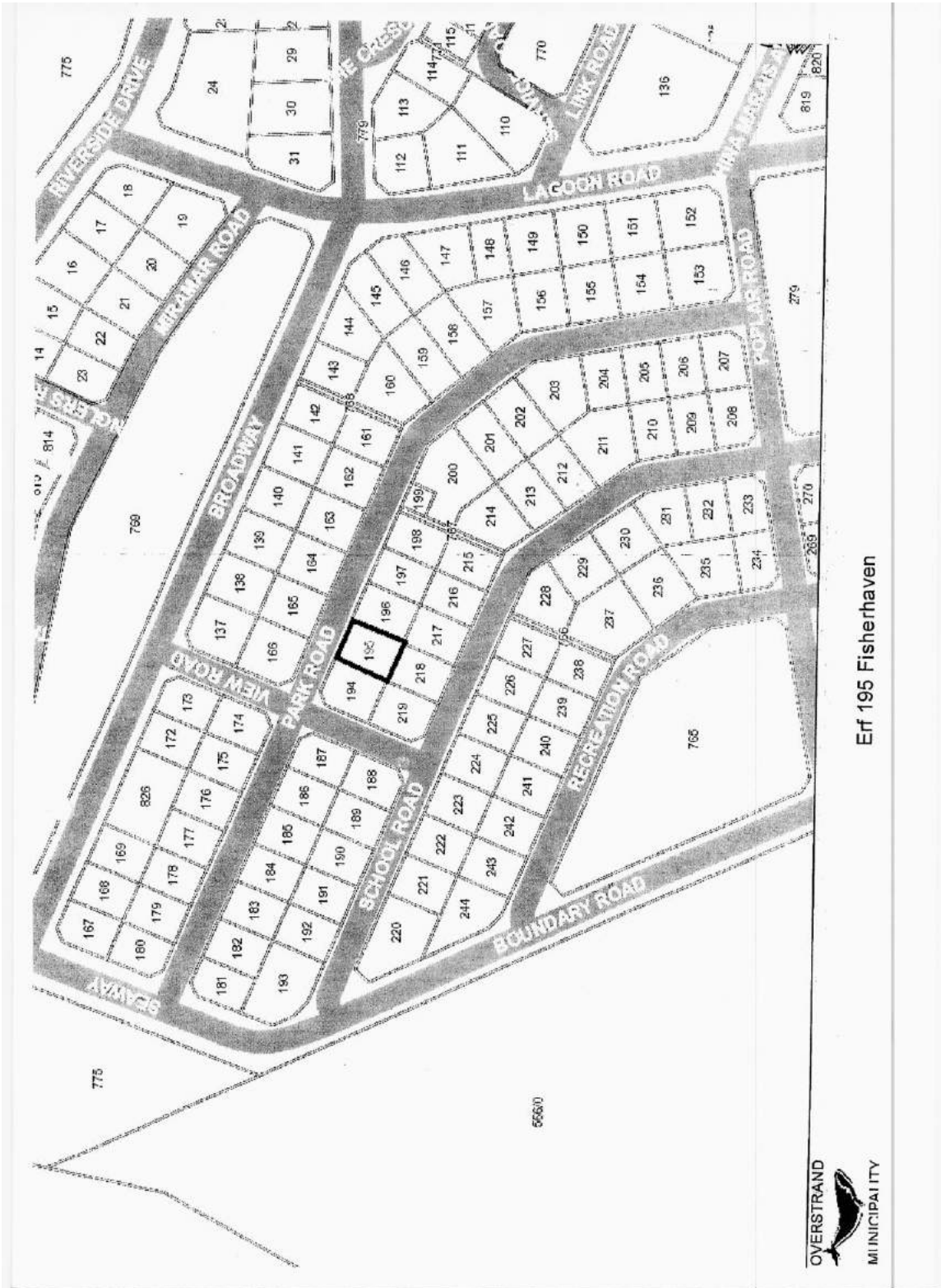
RECOMMENDATION

1. that the application in terms of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 for the relaxation of title deed Condition E.4.(d) as contained in Title Deed T49029/2016 applicable to Erf 195, Fisherhaven in order to relax the 1,57m western lateral building line to 0,3m in order to accommodate an existing carport, **be approved** in terms of Section 61 of the By-Law;
2. that the application in terms of Section 16.(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 applicable to Erf 195, Fisherhaven for the following departures :
 - to relax the western lateral building line of the property from 2m to $\pm 0,3$ m to accommodate an existing carport, and to
 - to relax the rear building line of the property from 2m to $\pm 0,5$ m to accommodate an existing storage shed,

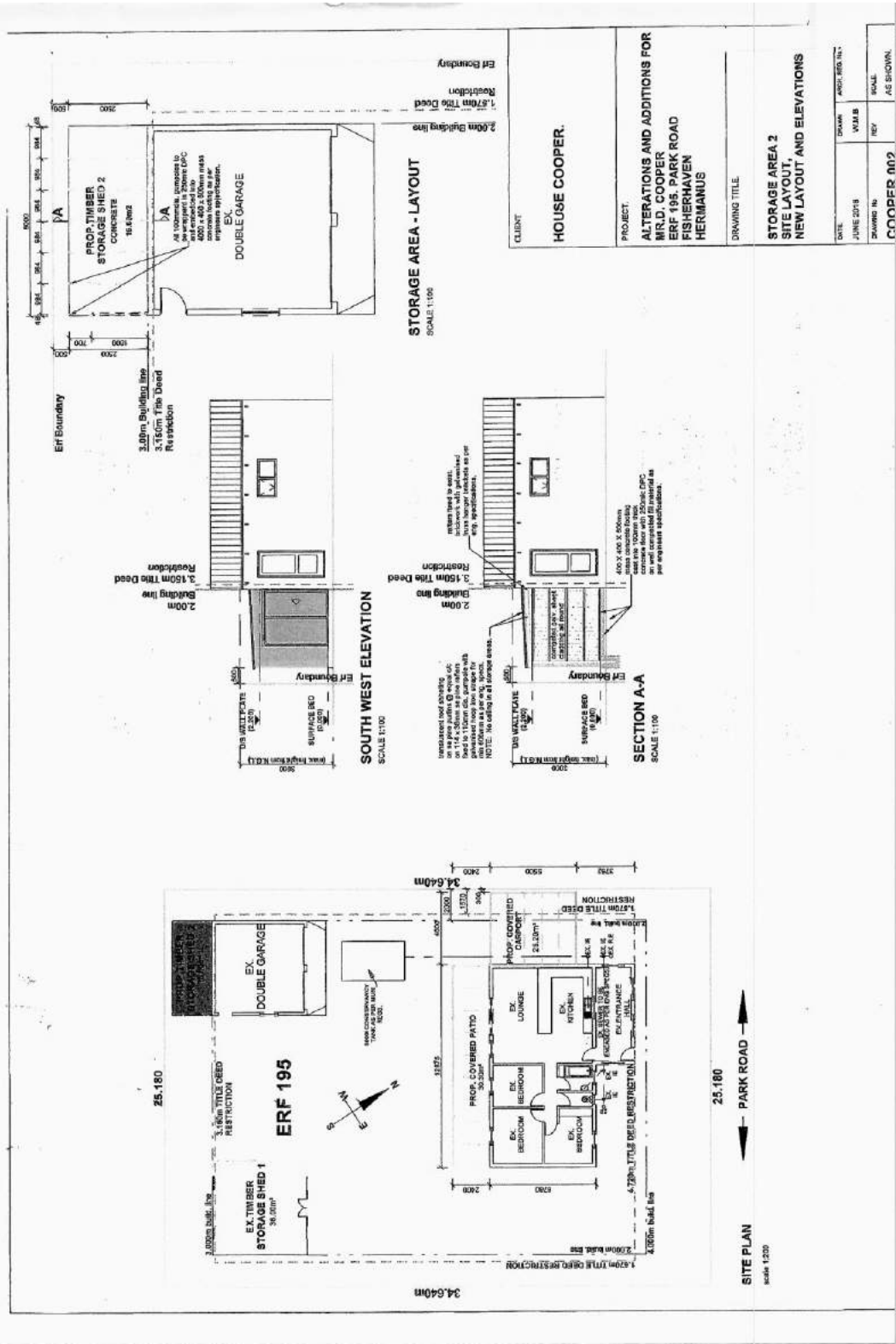
be approved in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

- (a) that the approval only be applicable for the encroachments indicated on Drawing No. Cooper 002 dated June 2018, as submitted with the application;
 - (b) that the storage shed may only be used for storage purposes;
 - (c) that the storage shed may not exceed a height of 3,05m, measured from the floor to the wall plate thereof;
 - (d) that no openings in the storage shed may be closer than 1m from the rear boundary of the property;
 - (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 all the conditions of Engineering Services, be complied with;
 - (g) that all the conditions of Telkom, be complied with;
 - (h) that all the conditions of Eskom respectively, be complied with;
 - (i) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with, and
 - (j) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
3. that the applicant be notified of its right of appeal (against Point 2.) in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.



Erf 195 Fisherhaven



CLIENT:	HOUSE COOPER.
PROJECT:	ALTERATIONS AND ADDITIONS FOR MR.D. COOPER ERF 195, PARK ROAD FISHERHAVEN HERMANUS
DRAWING TITLE:	STORAGE AREA 2 SITE LAYOUT NEW LAYOUT AND ELEVATIONS
DATE:	JUNE 2015
DRAWN BY:	W.M.B.
CHECKED BY:	REY
SCALE:	AS SHOWN
DRAWN BY:	W.M.B.
CHECKED BY:	REY
SCALE:	AS SHOWN

SITE PLAN
Scale 1:200

STORAGE AREA - LAYOUT
SCALE 1:100

SOUTH WEST ELEVATION
SCALE 1:100

SECTION A-A
SCALE 1:100

CORRUGATED CHROMIUM PLATE
 TO ROOF RIDGE
 (1:500)
 US WALL PLATE
 (1:500)
 SURFACE BED
 (1:500)
 N.G.L.

TO ROOF RIDGE
 (1:500)
 US WALL PLATE
 (1:500)
 SURFACE BED
 (1:500)
 N.G.L.

TO ROOF RIDGE
 (1:500)
 US WALL PLATE
 (1:500)
 SURFACE BED
 (1:500)
 N.G.L.

TO ROOF RIDGE
 (1:500)
 US WALL PLATE
 (1:500)
 SURFACE BED
 (1:500)
 N.G.L.

TO ROOF RIDGE
 (1:500)
 US WALL PLATE
 (1:500)
 SURFACE BED
 (1:500)
 N.G.L.

TO ROOF RIDGE
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 US WALL PLATE
 (1:500)
 SURFACE BED
 (1:500)
 N.G.L.

TO ROOF RIDGE
 (1:500)
 US WALL PLATE
 (1:500)
 SURFACE BED
 (1:500)
 N.G.L.

TO ROOF RIDGE
 (1:500)
 US WALL PLATE
 (1:500)
 SURFACE BED
 (1:500)
 N.G.L.

SECTION A-A
 SCALE 1:100

SECTION B-B
 SCALE 1:100

NORTH EAST ELEVATION
 SCALE 1:100

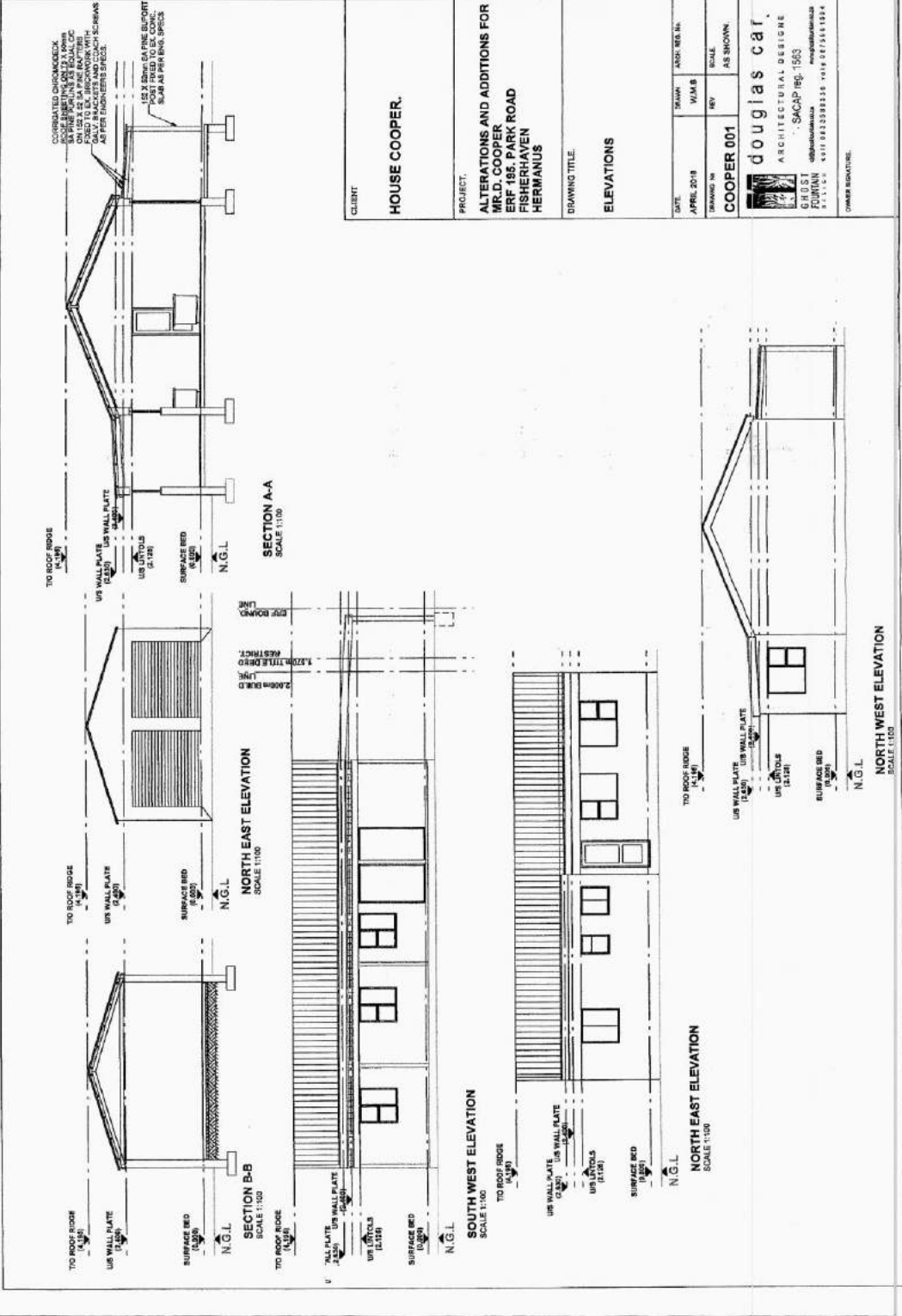
SOUTH WEST ELEVATION
 SCALE 1:100

NORTH EAST ELEVATION
 SCALE 1:100

NORTH WEST ELEVATION
 SCALE 1:100

CLIENT	HOUSE COOPER.		
PROJECT	ALTERATIONS AND ADDITIONS FOR MR. D. COOPER ERF 183, PARK ROAD FISHERHAVEN HERMANUS		
DRAWING TITLE	ELEVATIONS		
DATE	APRIL 2018	SCALE	AS SHOWN
DRAWN BY	W.M.B.	REV	AS SHOWN
CHECKED BY	J.A.M.	DATE	APRIL 2018
DRAWING NO.	COOPER 001	DATE	APRIL 2018

douglas car.
 ARCHITECTURAL DESIGN
 SACAP 180, 1983
 GHOST ARCHITECTURE
 4111 012 3382335 • 019 07 561 1994



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 195, FISHERHAVEN (3055/2019)**

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

Conditions

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 195, Fisherhaven, unobstructed;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that no on-street parking be allowed.

p.p. A. Hendriks

DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

26/09/2019

DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

11. ERF 555, 65 SANDLOPER LANE, VERMONT, OVERSTRAND MUNICIPAL AREA: PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS AND SUBDIVISION: MESSRS PLAN ACTIVE ON BEHALF OF RV BOSHOFF

555 HVM (3002)

H Olivier

(028) 313 8900

Hermanus Administration

18 September 2019

Executive Summary

Applications have been received on 1 April 2019 from Messrs Plan Active on behalf of RV Boshoff on Erf 555, Vermont for the following:

- ❖ Removal of restrictive title conditions in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 with reference Title Deed T27175/2018, Clauses V(a) and (d) applicable to Erf 555, Vermont, in order to enable the subdivision of the erf.

Restrictive title condition V.(a) and (d) reads as follows:

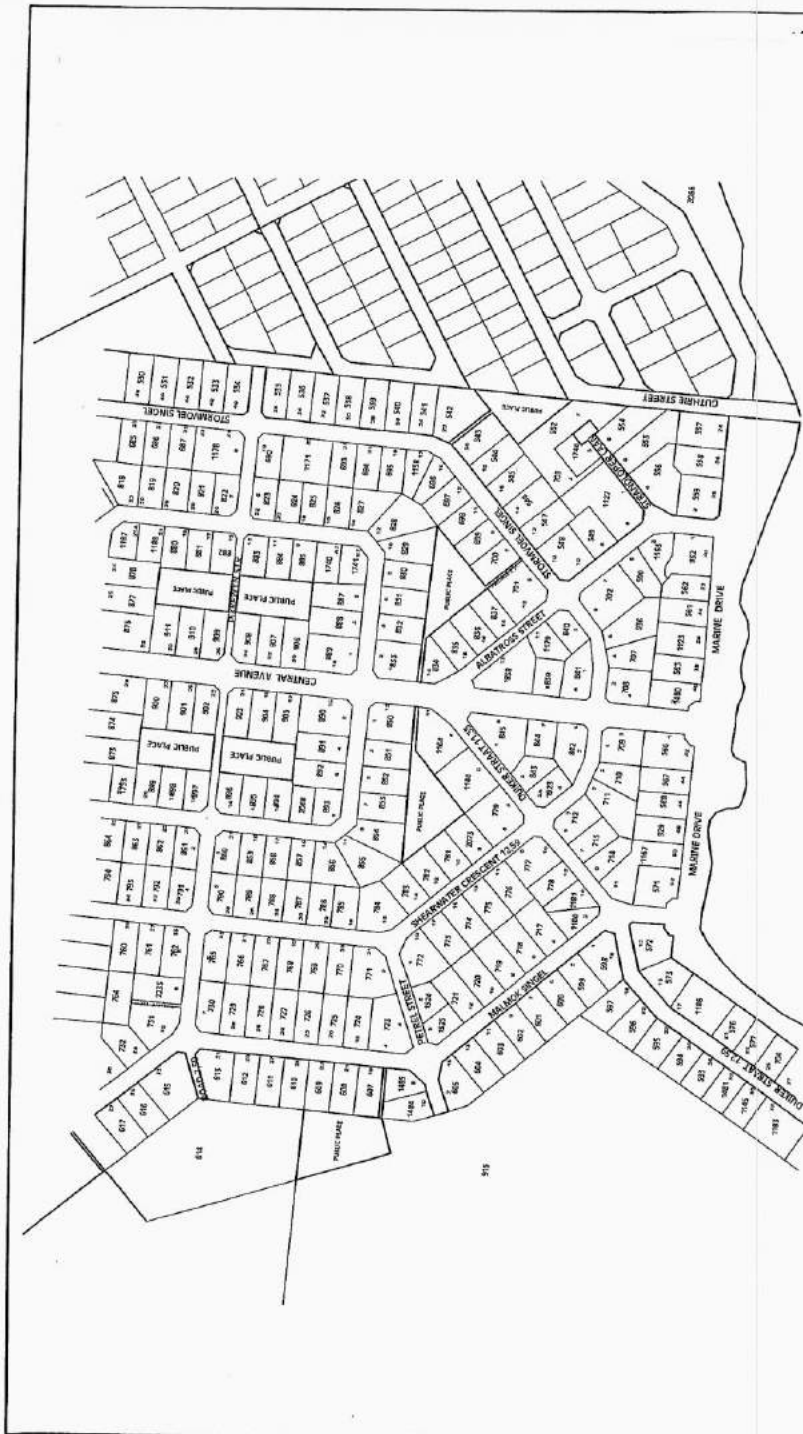
“V. FURTHER SUBJECT to the following condition contained in the said Deed of Transfer Number R16010/1952 imposed by the Transferor Company therein in its favour and in favour of its successors in title as owner of the remainder of the land held by Deed of Transfer dated 21 August 1935 Number 7023, namely:

- (a) *Save with the consent of the Transferor Company in writing, no building or structure or any portion thereof except boundary walls and fencing shall be erected nearer than ten (10) feet to the street line which forms a boundary to the said property, and no such building or structure shall be situate within five (5) feet of the lateral boundary common to any adjoining lot, not save with the consent aforesaid may the said property (or any lot if the property sold comprises more than one lot) be subdivided.*
 - (d) *Unless the permission of the Transferor Company in writing be obtained under condition (c) above, the said property shall be used for residential purposes only and only one dwelling together with such outbuildings as are ordinarily required for domestic purposes shall be erected on any one lot, and in particular, subject to any permission granted as aforesaid, not structure or type commonly known as “flats” shall be erected on the said property.”*
- ❖ Subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 of Erf 555, Vermont into two (2) portions, namely Portion A (±535m²) and a Remainder (±600m²).

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

RECOMMENDATION

1. that the application for removal of restrictive title conditions in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) with reference Title Deed T27175/2018, Clause V.(a) and (d) applicable to Erf 555, Vermont in order to enable the subdivision of the erf, **be approved**;
2. that the subdivision in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) of Erf 555, Vermont into two (2) portions, namely Portion A (535m²) and the Remainder (±600m²), **be approved**;
3. that the approvals in points 1 and 2 above be approved in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the subdivision as indicated on Plan Number NoName1.drw dated March 2019, submitted with the application;
 - (b) that building plans be submitted for all new buildings to the Building Department for approval, and that all conditions of the Building - and the Fire Department be complied with at that stage;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with;
 - (e) that all the conditions in the Services Report, be complied with;
 - (f) that the conditions imposed by Telkom, be complied with, and
 - (g) that the conditions imposed by Eskom, 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, 2015 with regard to the above conditions of approval.



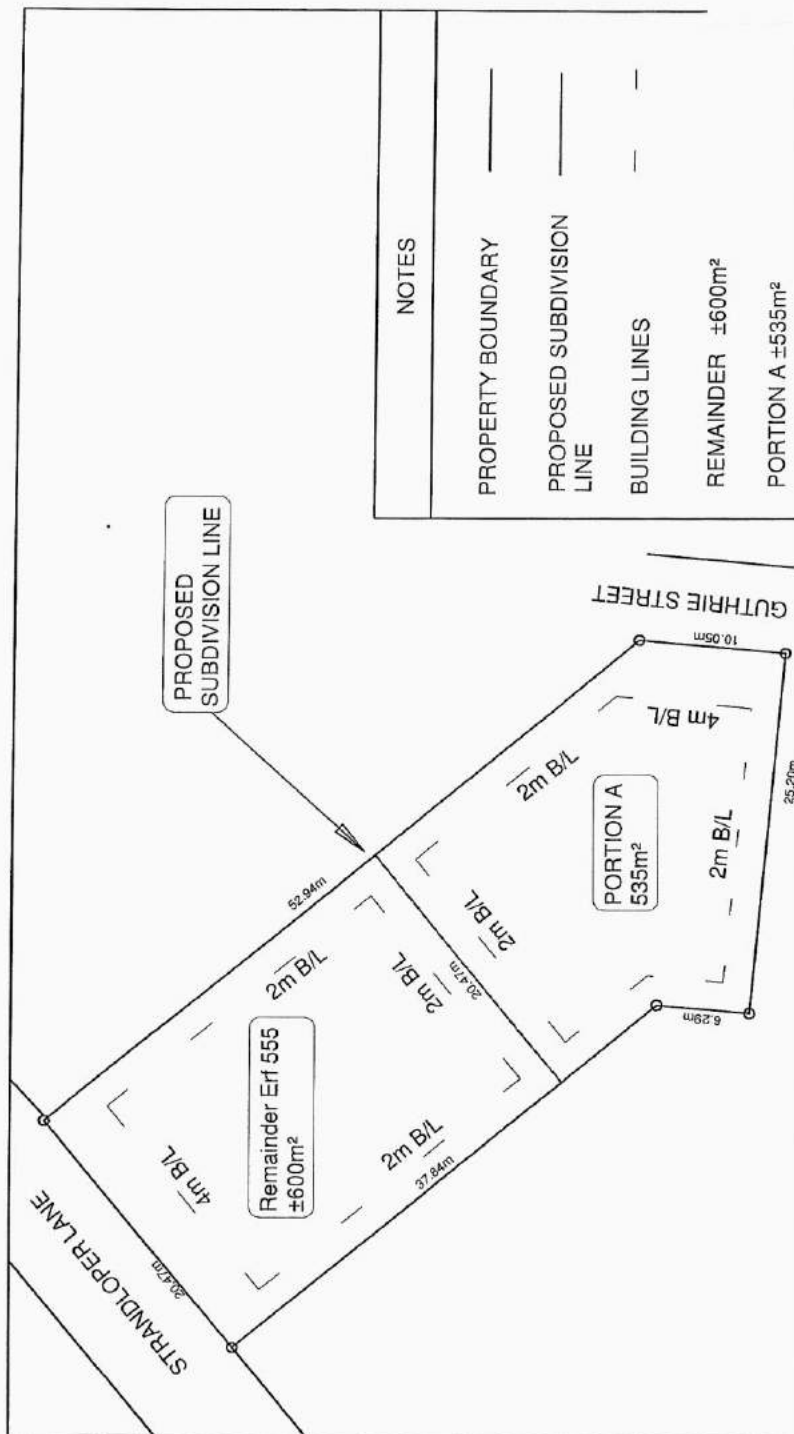
Scale: NTS
 Drawing Nr: VERM555L.dwg
 Date: MARCH 2019

Plan Description:
LOCALITY MAP

Property Description:
**ERF 555
 VERMONT**

All distances approximate
 and subject to survey.
 COPY RIGHT RESERVED

Trade or Service Providers
SAVANA
 Town & Regional Planners



NOTES

- PROPERTY BOUNDARY _____
- PROPOSED SUBDIVISION LINE _____
- BUILDING LINES _____
- REMAINDER ±600m²
- PORTION A ±535m²

PLAⁿ Active Stads- en Streeksbeplanners Town & Regional Planners	Property Description: ERF 555 VERMONT	Plan Description: SUBDIVISION PLAN	Scale: 1:350 Drawing Nr: NoName1.dwg Date: MARCH 2019
	All distances approximate and subject to survey. COPYRIGHT RESERVED		

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS &
SUBDIVISION: ERF 555, VERMONT (3002/2019)**

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

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.
- 1.1 **Developments with free standing properties** (property that is subdivided and plots to be sold individually).
- 1.2 The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (2019/2020) is as follows:

Water	R 22 925.00 x 1	=	R 22 925.00
Sewerage	R 15 457.00 x 1	=	R 15 457.00
Roads	R 6 931.00 x 1	=	R 6 931.00
Stormwater	R 7 997.00 x 1	=	R 7 997.00
Solid Waste	R 1 386.00 x 1	=	<u>R 1 386.00</u>
TOTAL (inclusive of VAT)		=	<u>R 54 696.00</u>

Note:

- 1.2.1 The above figures are estimates and do not include connection fees.
2. that Portion A – as well as Remainder of Erf 555 be provided with individual and separate metered water connections as well as sewer conservancy tanks which must comply with the standards of the Department: Operational Services;
3. that a new suction points for sewer conservancy tanks, which must comply with the standards of the Department: Operations must be provided for both Portion A – as well as Remainder of Erf 555 at the street boundary with Strandloper Avenue;

4. that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
5. that servitudes for municipal services be registered at the developer's cost in respect of all existing municipal services concerned crossing private property;
6. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 - P: 2010: Drainage*;
7. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
8. that any additional and / or extended vehicle entrances will be for the developer's account;
9. that, should any upgrading and / or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
10. that stormwater be allowed to discharge through the proposed erven, unobstructed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

12. ERF 477 AND REMAINDER ERF 65, CHURCH STREET, HAWSTON, OVERSTRAND MUNICIPAL AREA: REQUEST FOR EXTENSION OF THE PERIOD OF VALIDITY OF AN APPROVAL: MESSRS VAN DYK SAAYMAN ATTORNEYS ON BEHALF OF LB WILLIAMS

477 HHW (3315/2019)

H Olivier

(028) 313 8900

Hermanus Administration

18 September 2019

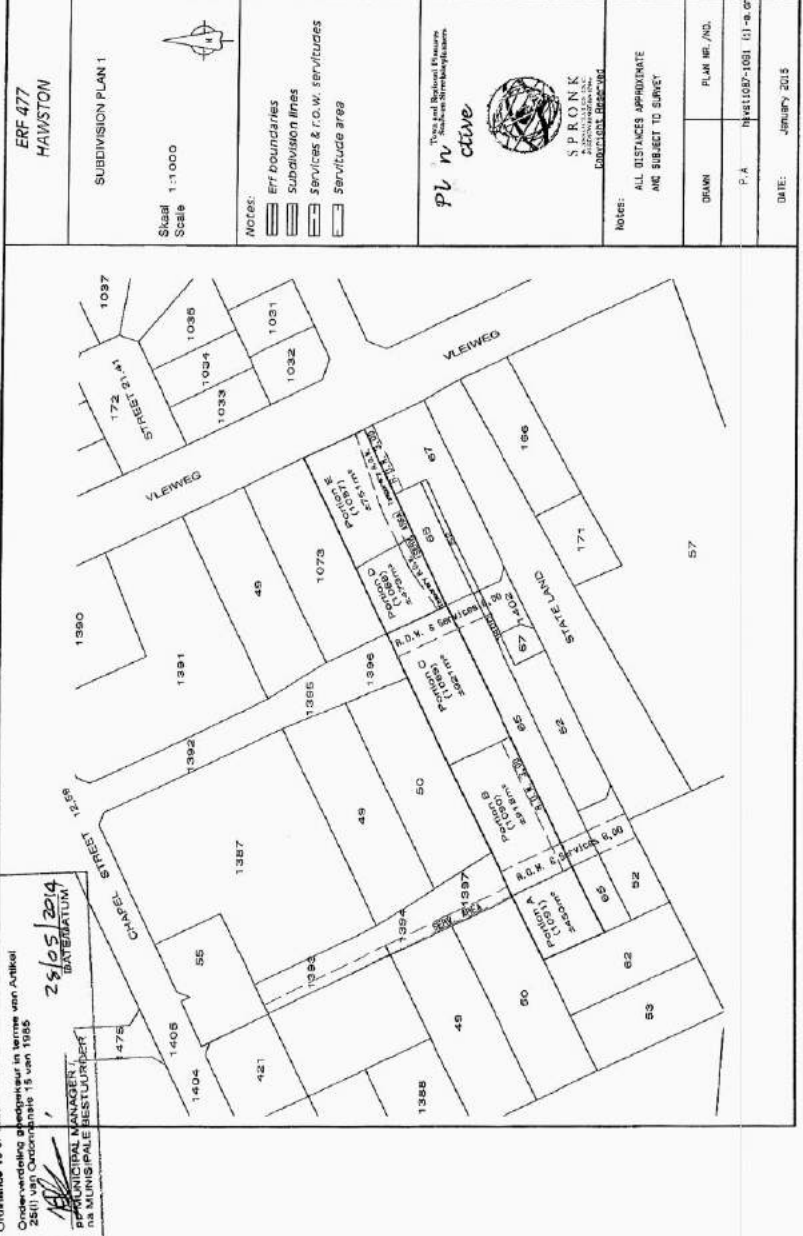
Executive Summary

An application has been received on 5 March 2019 from Messrs van Dyk Saayman Attorneys on behalf of the property owner, LB Williams, on Erf 477 and Remainder Erf 65, Hawston for an application in terms of Section 16(2)(i) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 to grant an approval for the extension of the period of the validity of the approval of a development on the abovementioned property for a further three (3) years.

RECOMMENDATION

1. that the application in terms of Section 47 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) of an application in terms of Section 16(2)(i) on Erf 477 and Remainder Erf 65, Hawston to extend the approval for the extension period of a development on these erven, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that approval is granted for an extension of time of an additional period of three (3) years, which will expire on 28 May 2022, and
 - (b) that all Council's conditions in the original approval and extension of time approval, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

OVERSTRAND MUNICIPALITY / MUNISIPALITEIT
 Subdivision approved in terms of Section 25(1) of Ordinance 15 of 1944
 Onderwysende goedkeuring in terme van Artikel 25(1) van Ordonnansie 15 van 1944
 28/05/2014
 MUNICIPAL MANAGER / BUREAUBLAD
 N.S. MUNISIPALE BESTUURDER



ERF 477 HAWSTON
 SUBDIVISION PLAN 1
 Skaal Scale 1:1000
 Notes:
 ERF boundaries
 Subdivision lines
 Services & r.o.w. servitudes
 Servitude area
 The Small Business Enterprise
 PL NCTIVE
 SPRONK
 2
 COASTAL BRANCH
 Notes:
 ALL DISTANCES APPROXIMATE
 AND SUBJECT TO SURVEY
 DRAWN PLAN NR. NO.
 P.A. DW1108P-1001 (1)-16.09
 DATE: JANUARY 2015



Navrae:
Enquiries: H Olivier (Town Planner)

Lêervrywysing:
File Reference: 477 & RE 65 HHW (2186)

Datum:
Date: 5 June 2014

TOWN PLANNING / STADSBEPLANNING
HERMANUS

Plan Active
PO Box 296
HERMANUS
7200

REGISTERED MAIL

Dear Sir / Madam

ERVEN 477 AND REMAINDER ERF 65, CHURCH STREET, HAWSTON, OVERSTRAND MUNICIPAL AREA : PROPOSED SUBDIVISION, CONSOLIDATION AND DEPARTURE : JC BURGESS AND ESTATE LATE FD WILLIAMS

With reference to your application regarding the above dated 13 December 2012 it is hereby confirmed that the matter was considered by the Mayoral Committee during a meeting held on 28 May 2014, and that it was resolved as follows:

RESOLVED :

- "1. that in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for the subdivision of Erf 477, Hawston to create five residential erven, and also a portion to be consolidated with Erf 65, be approved, subject to the following conditions:
- (a) that the subdivision diagrams hawst1087-1091(1) and hawst1087-1091(2) be amended to include the cancellation of the two road portions on Erf 477, Hawston and to include the proposed road portions as part of Portions B and C respectively;
 - (b) that 8m wide services and access servitudes be registered over the former road portions mentioned in (a) above, also over Erf 65 to the same width and also over the portion allocated for road purposes over Erf 52, Hawston;
 - (c) that the access and service servitudes mentioned in (b) above be registered over and against the Title Deed of the effected erven, in favour of the general public;
 - (d) that a 3m right of way servitude be registered over Portions E and B (Erf 477, Hawston), to ensure access to Portions D and C;
 - (e) that should there be any additional requirements in terms of the environmental legislation, the onus will be on the applicant to obtain the necessary approvals;
 - (f) that all conditions imposed by Eskom, be complied with;

Tel: 028 313 8900
Fax: 028 313 2083
E-mail : loretta@overstrand.gov.za

PO Box 20 / Poebus 20
HERMANUS
7200

- (g) that written confirmation be obtained from the municipal Engineering Department that they support the proposals of how the new erven will be serviced, prior to the final subdivision plan be approved;
 - (h) that all conditions imposed in the Services Report, be complied with;
 - (i) that approved SG diagrams be submitted to the Municipality for record purposes;
 - (j) that the approval does not absolve the applicant/owner from compliance with any other relevant legislation and/or Title Deed conditions;
 - (k) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with; and
 - (l) that clearance for registration will only be granted after all services have been installed to the satisfaction and standard acceptable to the Municipality.
2. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for departure to relax the 2m lateral building line on the erf created out of the consolidation of Erf 65 and a portion of Erf 477, Hawston be relaxed to 0,5m and 1m respectively, be approved."

Your attention is drawn to your right of appeal to the Overstrand Municipality in terms of Section 62 of the Act on Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) within 21 days of date of registration of this letter. It needs to be noted, however, that the Council has resolved that all appeals in terms of Section 62 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) must be accompanied with a deposit of R2120.00, which deposit is refundable in total should the appeal be upheld.

Yours faithfully


S. MÜLLER
DIRECTOR: INFRASTRUCTURE & PLANNING

Tel: 028 313 8900
Fax: 028 313 2093
E-mail : loretta@overstrand.gov.za

PO Box 20 / Postbus 20
HERMANUS
7200

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

13. ERF 2954, 2 DISA STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: DJ CARR ON BEHALF OF MC SWANEPOEL

2954 HON (3043/2019)

H Olivier

(028) 313 8900

Hermanus Administration

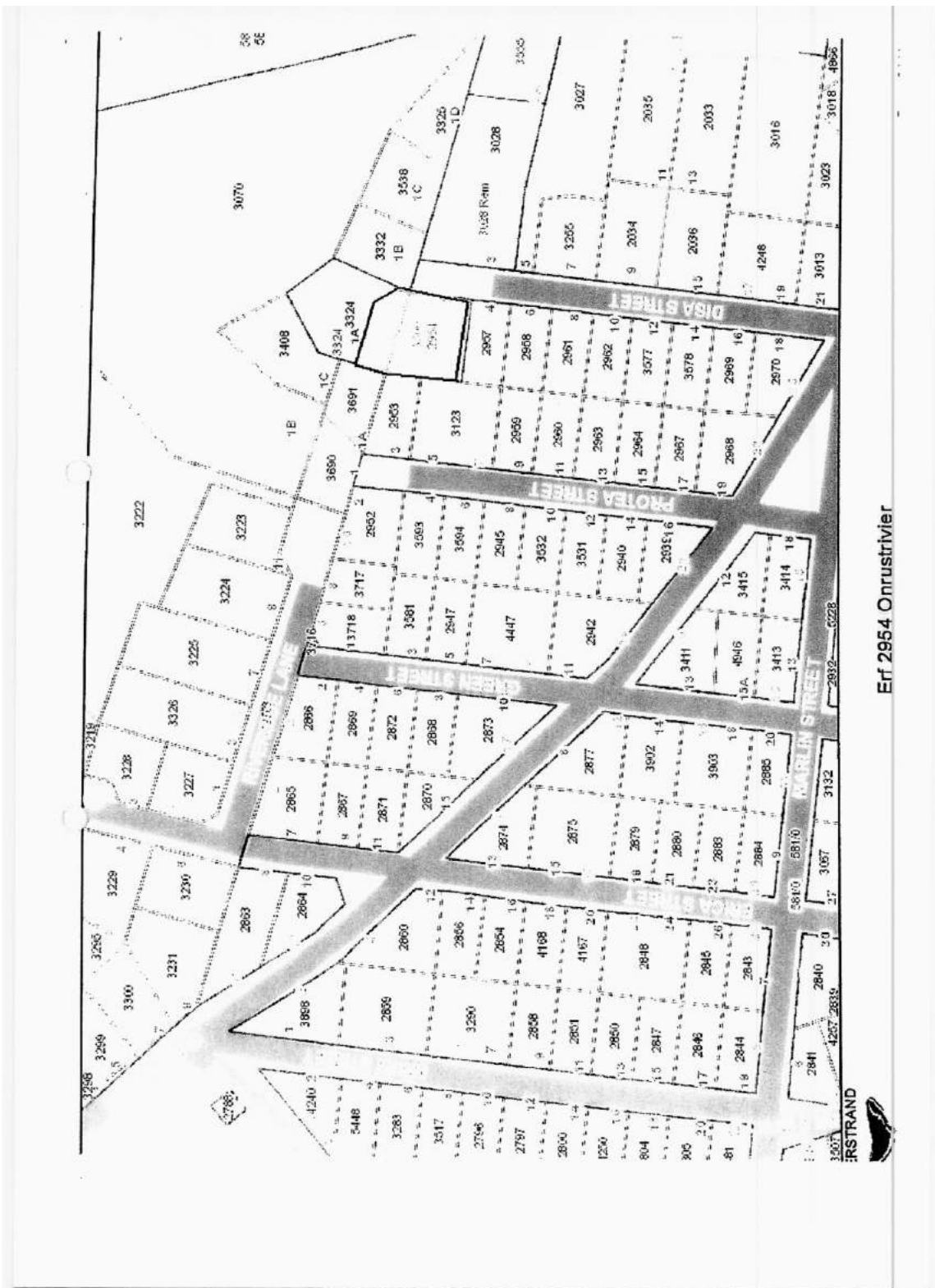
20 September 2019

Executive Summary

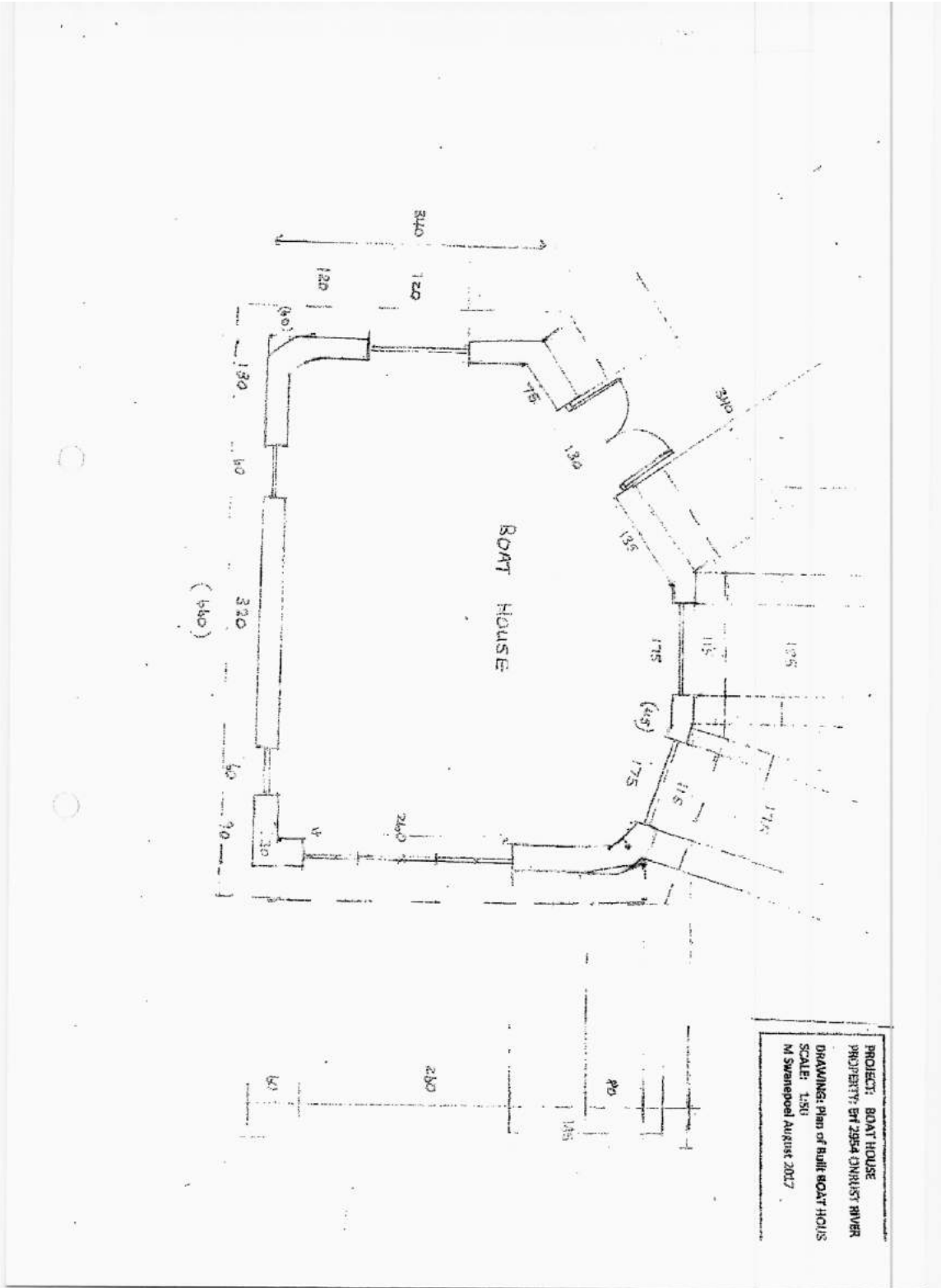
An application has been received on 3 May 2019 from DJ Carr on behalf of MC Swanepoel on Erf 2954, Onrustrivier for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the 4m street building line to 1m to accommodate an existing boat house.

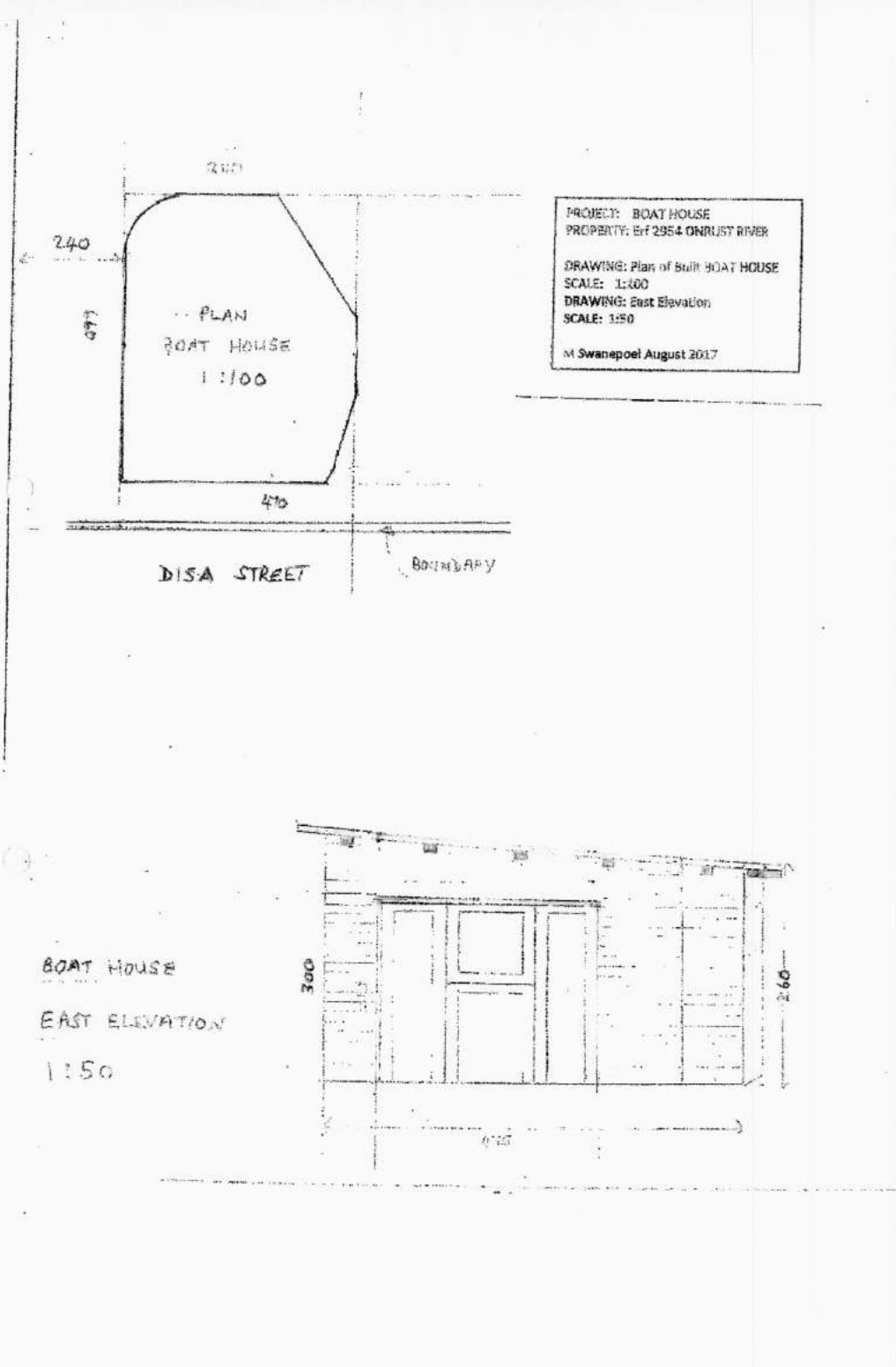
RECOMMENDATION

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 2954, Onrustrivier to relax the 4m street building line to 1m to accommodate an existing boathouse, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the relaxation of the street building line as indicated on the plan dated August 2017, 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 Department for approval, and that all conditions of the Building- and the Fire Department be complied with, 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, 2015 with regard to the above conditions of approval.



Erf 2954 Onrustivier

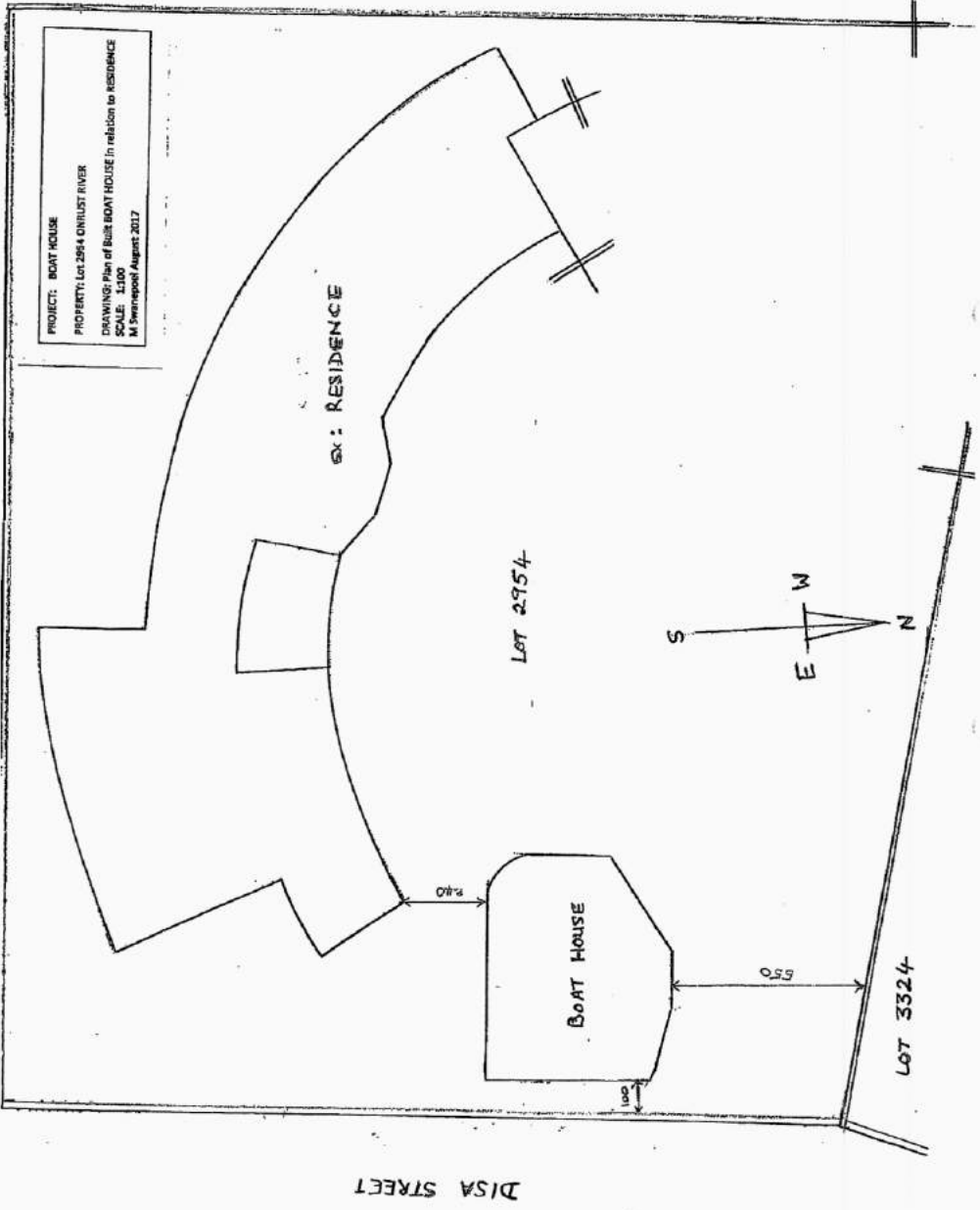


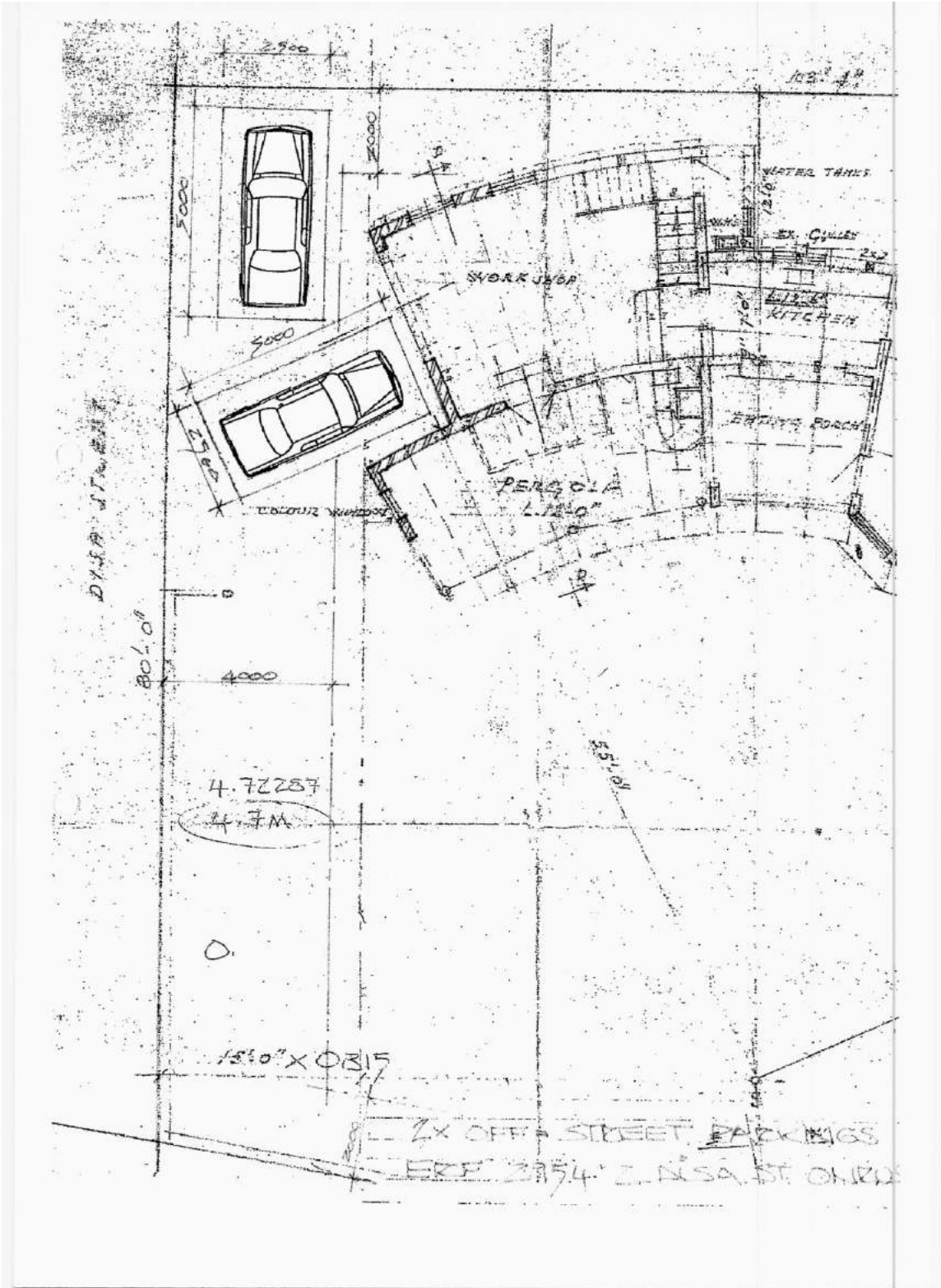


PROJECT: BOAT HOUSE
PROPERTY: Erf 2954 ONRUJST RIVER
DRAWING: Plan of Built BOAT HOUSE
SCALE: 1:100
DRAWING: East Elevation
SCALE: 1:50
M Swanepoel August 2017

BOAT HOUSE
EAST ELEVATION
1:50

PROJECT: 2954
 BUILT BOAT HOUSE
 DRAWING: 1:100
 BOAT HOUSE
 M. SWARNEPOEL
 AUGUST 2017





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2954, ONRUS RIVER (3043/2019)**

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

Conditions

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 2954, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

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

19/07/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

14. ERF 2256, 86 ROOS STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: SA AND JC STRAUSS

2256 HON (3225/2019)

H Olivier

(028) 313 8900

Hermanus Administration

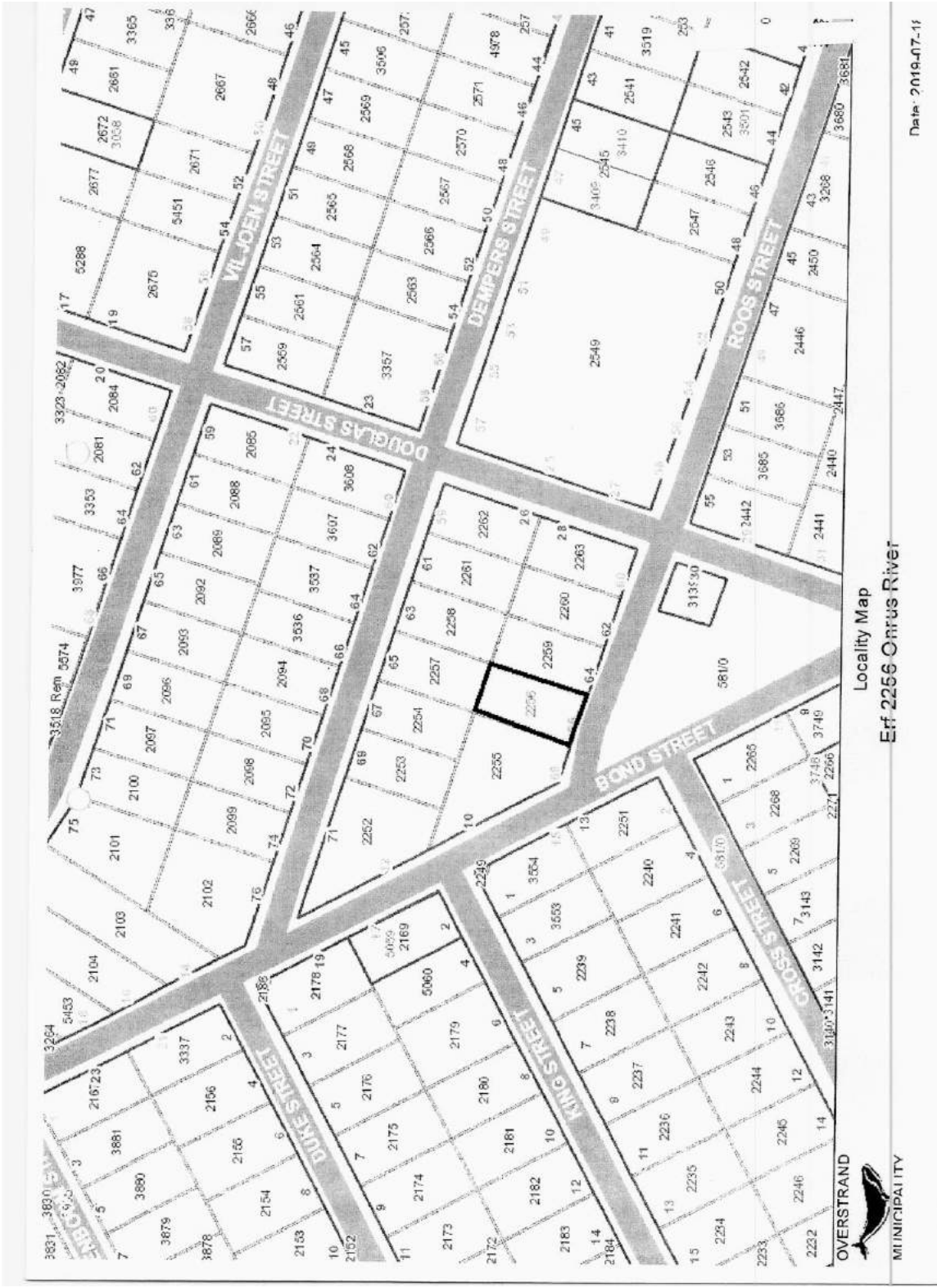
7 October 2019

Executive Summary

An application has been received on 16 July 2019 from SA and JC Strauss on Erf 2256, Onrustrivier for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the 2m western lateral building line to 0,9m to accommodate a new proposed bedroom on first floor level.

RECOMMENDATION

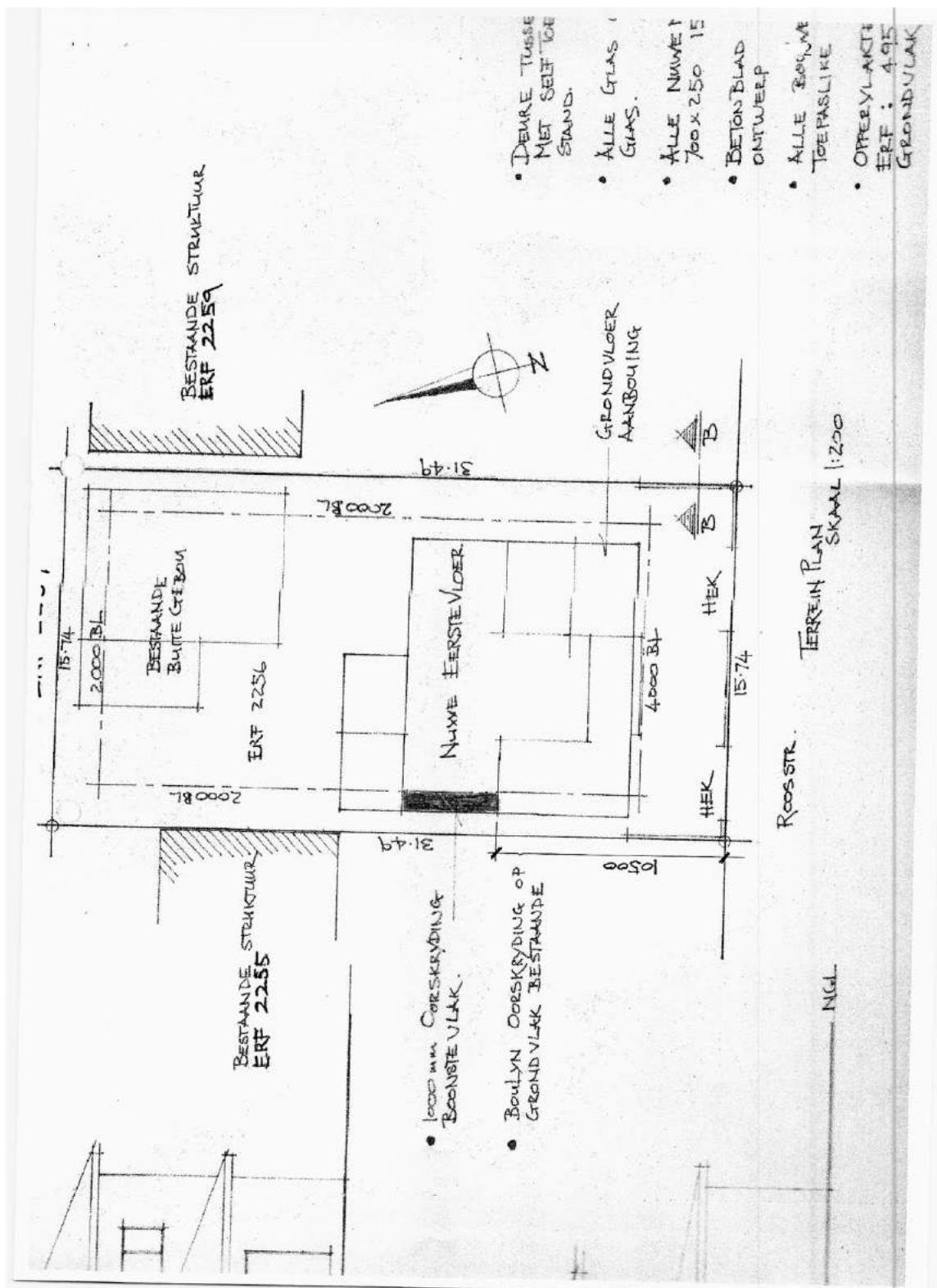
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 2256, Onrustrivier to relax the 2m western lateral building line to 0,9m to accommodate an extension on first storey (bedroom), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the relaxation of the western lateral building line as indicated on the plan 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 Department for approval, and that all conditions of the Building- and the Fire Department be complied with;
 - (e) that all the conditions in the Services Report, be complied with, and
 - (f) 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, 2015 with regard to the above conditions of approval.



Date: 2019-07-11

Locality Map Erf 2256 Ontus River





- DEURE TUISSE MET SELF TOE STAND.
- ALLE GLAS / GLAS.
- ALLE NAWET 700x250 15
- BETONBLAD ONTWERP
- ALLE BOUWME TOEPASLIKE
- OPREYLAKTE ERF : 495 GRONDVLAK

- 1000 mm OORSKRYDING BOONSTE VLAK.
- BOUWLYN OORSKRYDING OP GRONDVLAK BESTAANDE

ROOS STR. TERREIN PLAN SKAAL 1:200 NGL

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2256, ONRUS RIVER (3225/2019)**

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

Conditions

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 2256, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

p.p. D. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

14/02/2017
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

Municipal Planning Tribunal

1. ERF 1926, SAFFRON CRESCENT, VERMONT, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: REZONING, SUBDIVISION AND DEPARTURE: MESSRS WRAP ON BEHALF OF FOXMORE INVESTMENTS CC

1926 HVM (3997)

H Olivier

(028) 313 8900

Hermanus Administration

24 July 2019

Executive Summary

An application was received on 11 May 2018 from Messrs WRAP on behalf of Foxmore Investments CC on Erf 1926, Vermont in terms of the Overstrand Municipality By-Law on Land Use Planning, 2015 for the following:

- rezoning in terms of Section 16(2)(a) of the above-mentioned By-Law from Residential Zone I : Single Residential (SR1) to Subdivisional Area (SA);
- subdivision in terms of Section 16(2)(d) of the abovementioned By-Law, read with Section 22 to create -
Nine (9) Residential Zone I erven,
Eight (8) General Residential Zone I erven,
One (1) Open Space Zone II (public open space) erf, and
One (1) Transport Zone II (public road) site.
- departure in terms of Section 16(2)(b) to relax internal street and lateral building lines applicable to the new General Residential Zone I erven to be created, as indicated on the submitted plan, as indicated below:

Erf	Applicable Boundary	Proposed Use	From	To	Proposed Zoning
7	Northern Street Boundary	Dwelling / Outbuilding	5m	2m	GR1
7	Western Lateral Boundary	Dwelling / Outbuilding	3m	1m	GR1
7	Western Lateral Boundary	Outbuilding	3m	0m	GR1
8	South Western Lateral Boundary	Dwelling / Outbuilding	3m	2m	GR1
8	Southern Street Boundary	Dwelling / Outbuilding	5m	1m	GR1

**AGENDA of the
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19 November 2019**

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9	Northern Street Boundary	Dwelling / Outbuilding	5m	2m	GR1
9	Southern Street Boundary	Dwelling / Outbuilding	5m	1m	GR1
10	Northern Street Boundary	Dwelling / Outbuilding	5m	2m	GR1
10	Southern Street Boundary	Dwelling / Outbuilding	5m	1m	GR1
11	Northern Street Boundary	Dwelling / Outbuilding	5m	2m	GR1
11	Eastern Lateral Boundary	Dwelling / Outbuilding	3m	1m	GR1
11	Eastern Lateral Boundary	Outbuilding	3m	0m	GR1
11	Western Street Boundary	Dwelling / Outbuilding	5m	1m	GR1
12	Eastern Rear Boundary	Dwelling / Outbuilding	3m	1m	GR1
12	Eastern Rear Boundary	Outbuilding	3m	0m	GR1
12	Western Street Boundary	Dwelling / Outbuilding	5m	1m	GR1
13	Eastern Rear Boundary	Dwelling / Outbuilding	3m	1m	GR1
13	Southern Lateral Boundary	Outbuilding	3m	0m	GR1
13	Southern Lateral Boundary	Dwelling / Outbuilding	3m	1m	GR1
13	North Western Street Boundary	Dwelling / Outbuilding	5m	1m	GR1
14	Southern Lateral Boundary	Dwelling / Outbuilding	3m	1m	GR1
14	Southern Lateral Boundary	Outbuilding	3m	0m	GR1
14	Western Street Boundary	Dwelling / Outbuilding	5m	1m	GR1
14	Northern Street Boundary	Dwelling / Outbuilding	5m	1m	GR1

**AGENDA of the
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RESOLVED :

1. that the application in terms of Section 16(2)(a) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 to rezone Erf 1926, Vermont from Residential Zone I: Single Residential (SR1) to Subdivisional Area (SA), and for a subdivision in terms of Section 16(2)(d) of the above-mentioned By-Law, read with Section 22, **be approved** in terms of the provisions of Section 61, subject to the following conditions:
 - (a) that the final Site Development Plan (SDP) submitted as Alternative 4 (page 70 to the agenda) be amended by consolidating Sites 6 and 7 into 1 Residential Zone I erf of minimum 600m², that the right-of-way servitude that provide access to the new Residential Zone I site and Site 8 be made wider to a width acceptable to the Engineering Department to accommodate double traffic, that the passage created to the open space between Sites 10 and 11 be a 2m wide open space alley surveyed as part of the open space, and lastly that the open space be changed to Private Open Space;
 - (b) that the amended SDP be submitted showing ten (10) Residential Zone I erven, six (6) General Residential Zone 1 erven, one (1) Transport Zone II (Public Road) and one (1) Open Space Zone III (Private Open Space) Site, to the satisfaction of the Senior Manager: Town and Spatial Planning;
 - (c) that a service servitude be registered over all municipal services to the satisfaction of the Engineering Department, prior to the registration of the first erf;
 - (d) that a minimum of two (2) parking bays be provided on each erf, to municipal standards and satisfaction;
 - (e) that the compliance does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (f) that the Architectural Design Guidelines in line with Zoning Scheme parameters and the departure relaxation as dealt with in Point 2 below for the development to address the style of the houses that will be constructed, be submitted to the Municipality for approval;
 - (g) that all the conditions of Telkom be complied with;
 - (h) that all the conditions imposed by Eskom be complied with;
 - (i) that all conditions in the Services Report be complied with;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
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- (j) that the conditions imposed by the Western Cape Government: Environmental Affairs and Development Planning be complied with;
 - (k) that the conditions of the Municipal Fire Department be complied with;
 - (l) that the conditions imposed by the Overberg District Municipality be complied with;
 - (m) that a Home Owners' Association be established with compulsory membership for all property owners within the development;
 - (n) that the Constitution of the Home Owners' Association be submitted for approval by the Municipality (which reserves the right to impose conditions in this regard), and that the following aspects inter alia be addressed in this document:
 - the approval of building plans by an "estate architect" prior to submission thereof to the Municipality, and
 - that the Constitution clarifies at what stage the responsibility would be transferred from the developer to the Home Owners' Association to deal with approval of plans.
 - (o) that the Private Open Space be transferred into the name of the Home Owners' Association and they be responsible for the upkeep and maintenance of the open space, and an Environmental Management Plan be submitted for the Private Open Space.
2. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 to relax internal street building lines and lateral building lines applicable to the following General Residential Zone I erven to be created, **be approved**, as follows:


Erf	Applicable Building Line	From	To
8	Street – Malmok Street	5m	3m
8	Western lateral boundary	3m	2m
9	Street	5m	2m
9	Street – garage with direct access	5m	4m
9	Western lateral	3m	2m
10	Street	5m	2m
10	Street – garage with direct access	5m	4m
11	Street	5m	2m
11	Street – garage	5m	4m
11	Northern lateral (to Erf 1995)	3m	2m

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12	Street	5m	2m
12	Street – garage with direct access	5m	4m
12	Eastern lateral	3m	2m
12	Southern lateral	3m	2m
13	Street	5m	2m
13	Street - garage with direct access	5m	4m
13	Southern lateral	3m	2m

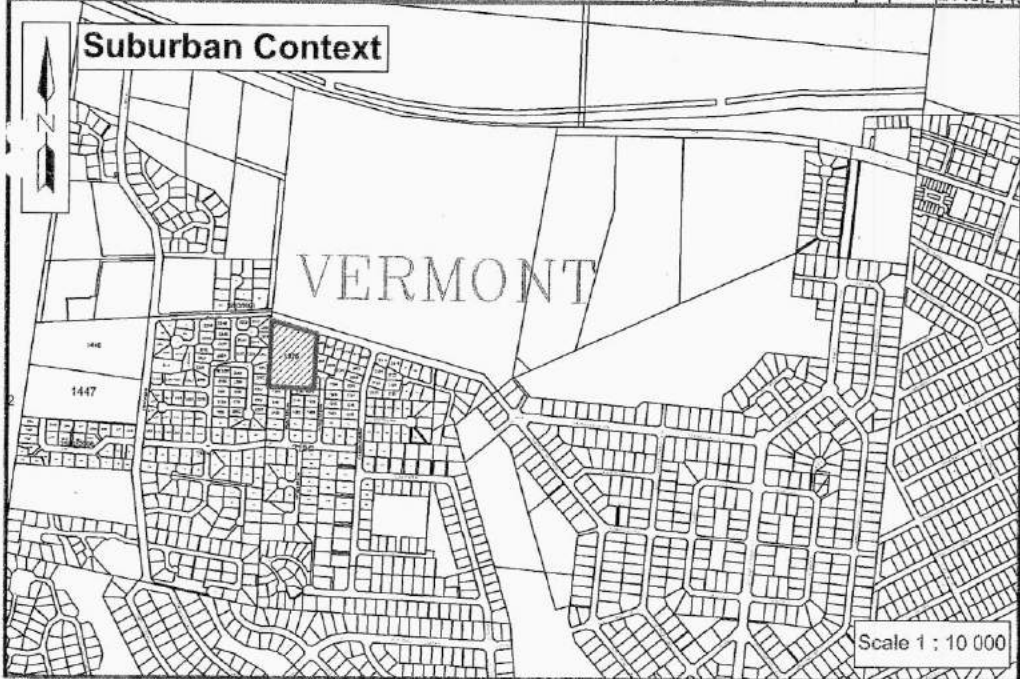
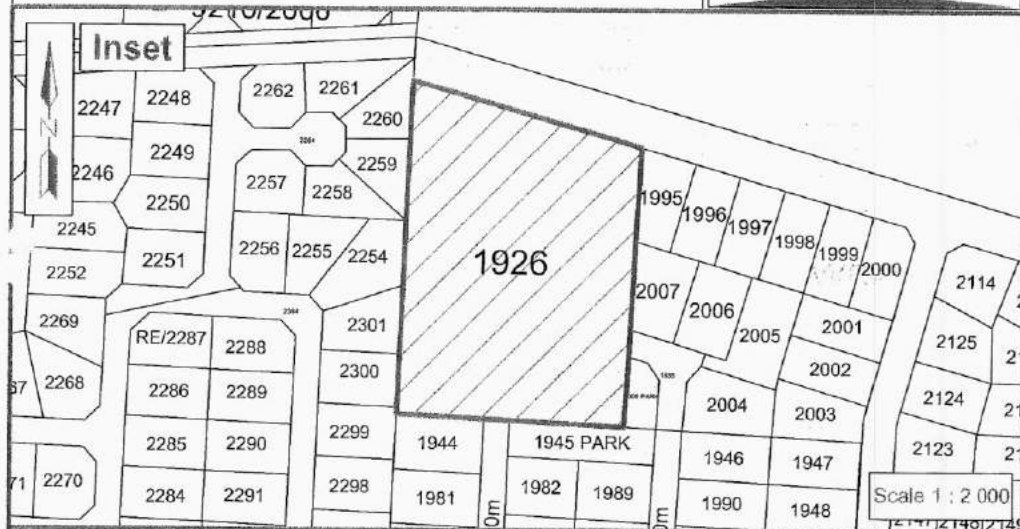
3. that all other applications for departure in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 to relax internal street building lines and lateral building lines for the General Residential Zone I sites, **not be approved**; and
4. that the applicant and objectors be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

Plan 1: Locality Plan Erf 1926 Vermont

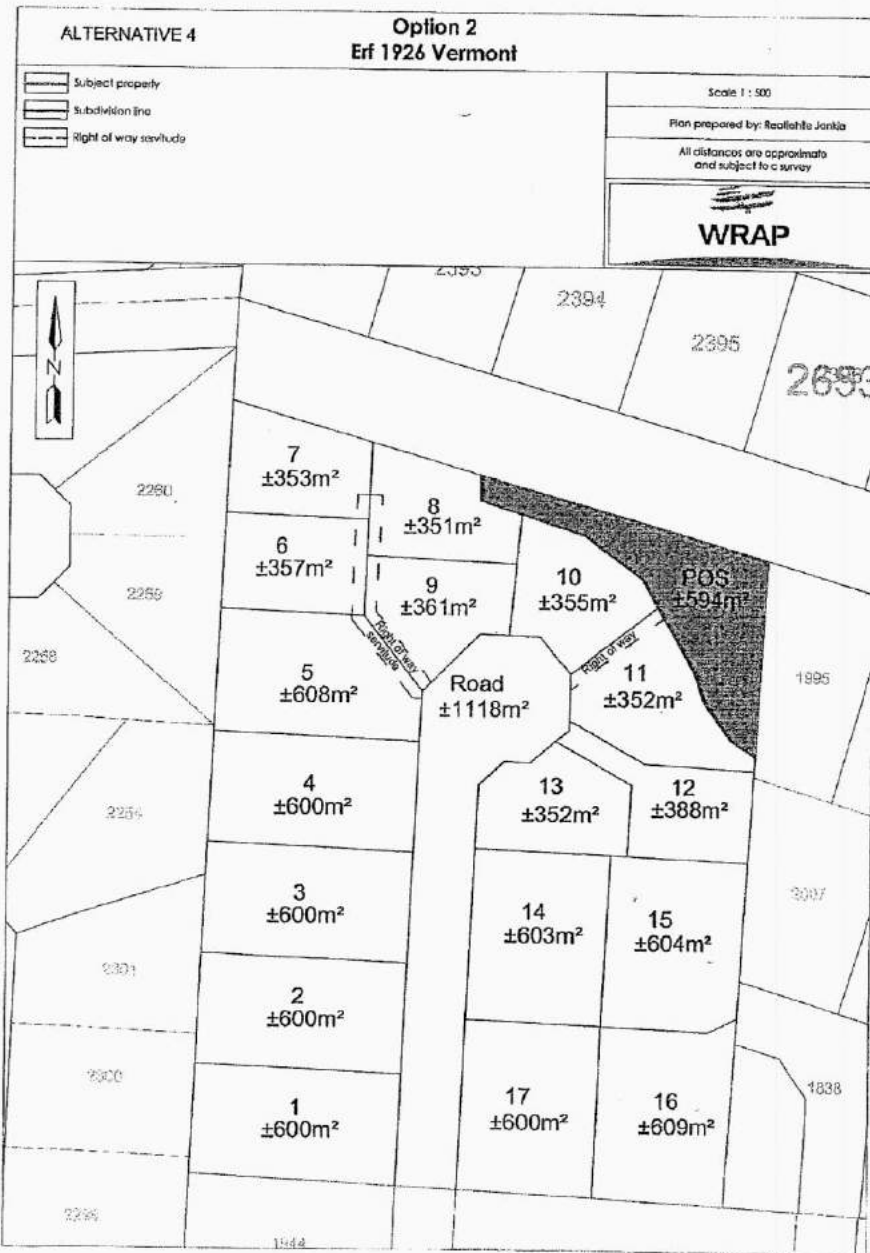
 Subject property (10011m²)

Plan prepared by: Reetlehle Janke

All distances are approximate
and subject to a survey



ANNEXURE 2: SITE PLAN



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REZONING, SUBDIVISION & DEPARTURE: ERF 1926,
VERMONT (3997)**

Stormwater (SW) :	According to the master plan by the Developer
Electricity :	Escom
Water :	According to GLS Report
Sewer :	According to GLS Report
Roads and traffic :	In order

Conditions:

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

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

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

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

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

The contribution according to the current policy (2018/2019) is as follows:

Water	R 21 688.60 x 14,4	=	R 312 315.84
Sewerage	R 14 623.16 x 14.4	=	R 210 573.50
Roads	R 6 557.01 x 16	=	R 104 912.16
Stormwater	R 7 565.79 x 2,2003	=	R 16 647.01
Solid Waste	R 1 311.40 x 16	=	<u>R 20 982.40</u>
TOTAL (inclusive of VAT)		=	<u>R 665 430.91</u>

Note:

1.2.1 The above figures are estimates and do not include connection fees.

2. that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;

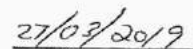
- 2.1 the Director: Infrastructure and Planning may require the developer to construct internal, link, and/or bulk municipal services to a higher capacity than warranted by the development for purposes of allowing other existing or future developments to also utilise such services, provided:
- 2.2 the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

6. that the developer may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:
 - 6.1 such costs to be established in accordance with a system which is fair, equitable, transparent, competitive and cost effective;
 - 6.2 such costs shall be set-off against (part or full) development contributions payable in respect of engineering services;
 - 6.3 to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the prime rate, when funds are available;
7. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
8. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SABS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
9. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
10. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
11. such independent professional civil engineer/technologist to furnish the Director: Infrastructure and Planning with satisfactory proof of his professional indemnity insurance to an amount which shall not be less than that required by the SAACE and which insurance shall be valid for the relevant contract and maintenance period;
12. that all municipal civil and electrical services installed or constructed by the developer, be maintained after completion thereof for a maintenance period, as described in the General Condition of Contract for works of Civil Engineering Construction – 2004, of 12 months, and
13. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the

Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;

14. that the developer furnish the Council with a bank guarantee equal to 2.5% of the value of the provided municipal civil and electrical services as certified by the independent professional engineer/technologist. The guarantee shall be to the satisfaction of the Director: Infrastructure and Planning and valid for the 12 months maintenance period which commences from date of the Certificate of Completion;
15. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
16. that the above stormwater management plan include the following:
 - 16.1. pre-development run-off from the catchment area;
 - 16.2. post-development run-off from catchment area;
 - 16.3. existing stormwater reticulation system and the capacity thereof;
 - 16.4. connection of internal stormwater reticulation system;
 - 16.5. overland escape routes;
17. that the connection to the stormwater reticulation system be provided according to the stormwater management plan, by the developer at his cost and approved by Overstrand Municipality ;
18. that the developer apply for a temporary water connection on the prescribed application form at Overstrand Municipality's Finance Department, before commencement of construction;
19. that the connection to the main water line will only be done by the Operational Department after payment of the connection fee, by the developer;
20. that any additional cost related to the upgrading of bulk civil services will be for the developer's account;
21. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer.


DENNIS HENDRIKS


DATE

SENIOR MANAGER: ENGINEERING SERVICES

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

2. ERF 3293, 17 PEARL DRIVE, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA: PROPOSED REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS: MESSRS WRAP ON BEHALF OF AL AND JA VAN WYK

**3293 KBB (2663)
H van der Stoep
16 August 2019**

(028) 313 8900

Hermanus Administration

Executive Summary

An application was received on 23 October 2018 from Messrs WRAP on behalf of AL and JA van Wyk for the removal of restrictive title conditions with reference to Condition C.5.(b) of Title Deed T2613/2018 applicable to Erf 3293, Betty's Bay in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to allow the owners to establish a flat on the first floor.

The restrictive condition C.5.(b) contained in Title Deed T2613/2018 to be removed reads as follow:

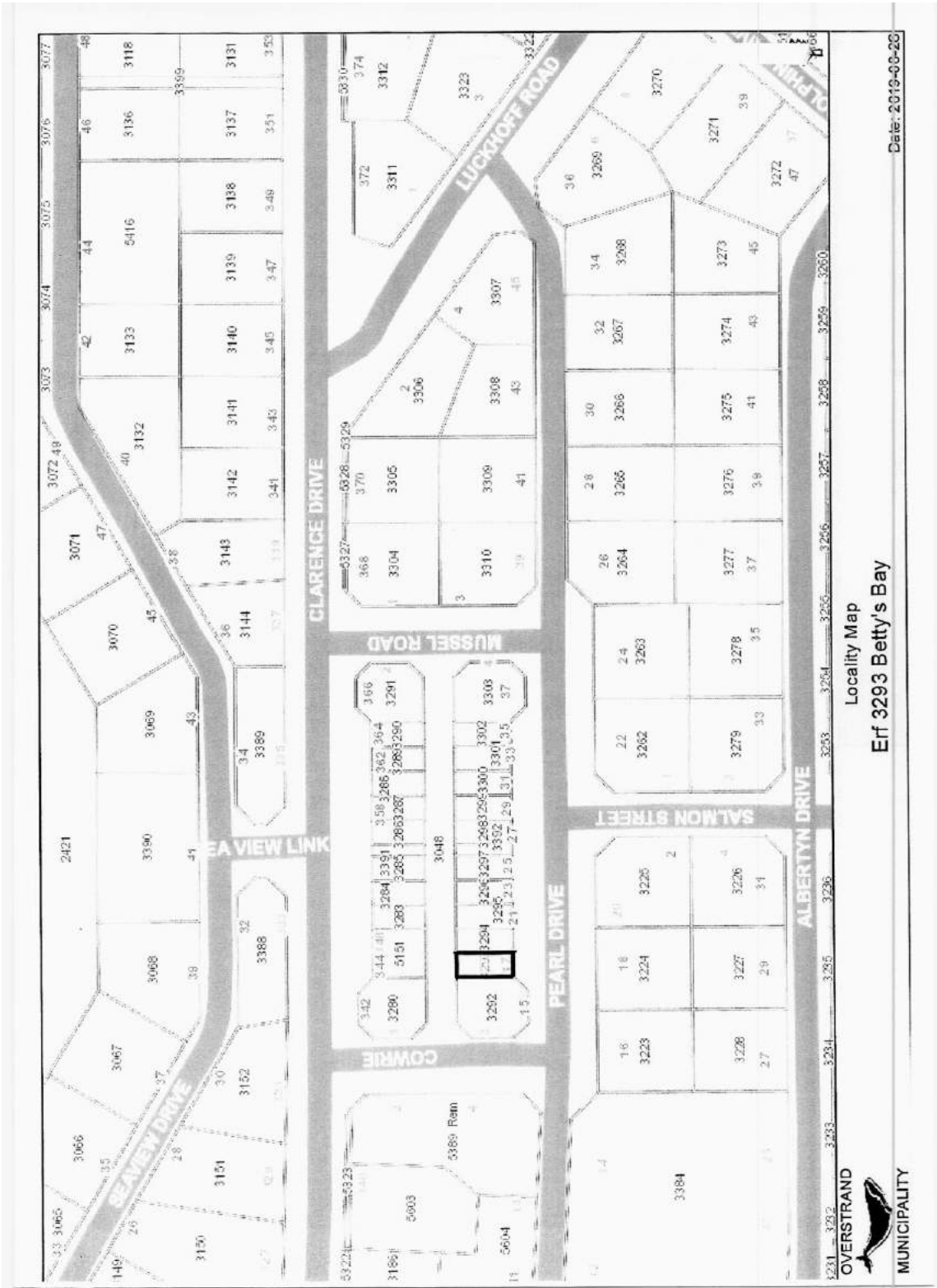
“(b) It shall be used only for the shop purposes only.”

RESOLVED :

1. that the application in terms of Section 16(2)(f) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 3293, Betty's Bay for the removal of restrictive Condition C.5.(b) of Title Deed T2613/2018, **be approved** in terms of the provisions of Section 61 of the By-Law in terms of the following conditions:
 - (a) that the approval for the proposal as indicated on plans submitted with the application Drawing No AvW2018-3293-02 to 04 and AvW2018-3293-05 to 09 dated 15 October 2018;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation; and
 - (e) that all the conditions in the Services Report be complied with.

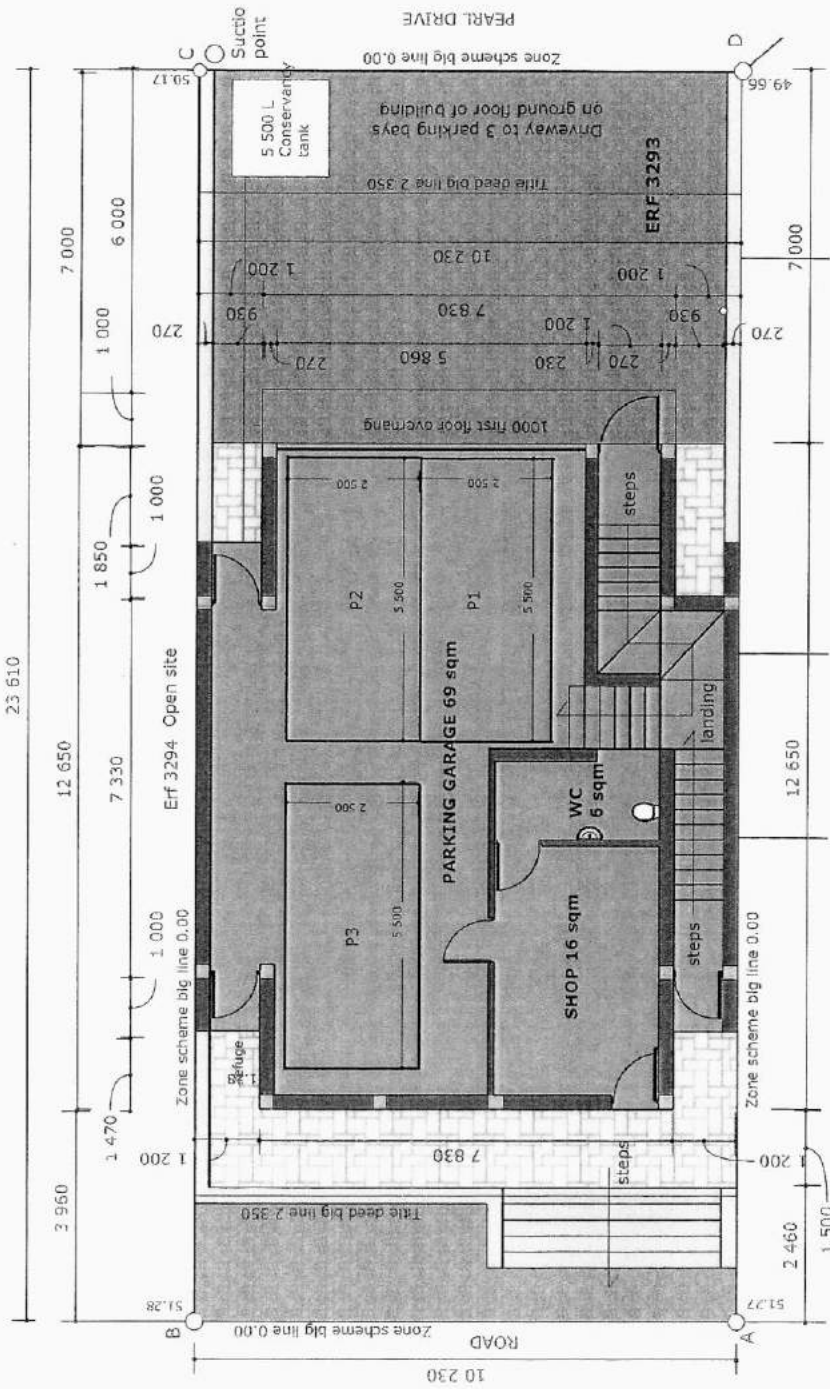
**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 November 2019
(Also the agenda for the Mayoral Committee Meeting : 27 November 2019)**

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



Locality Map
Erf 3293 Betty's Bay

Date: 2019-08-20



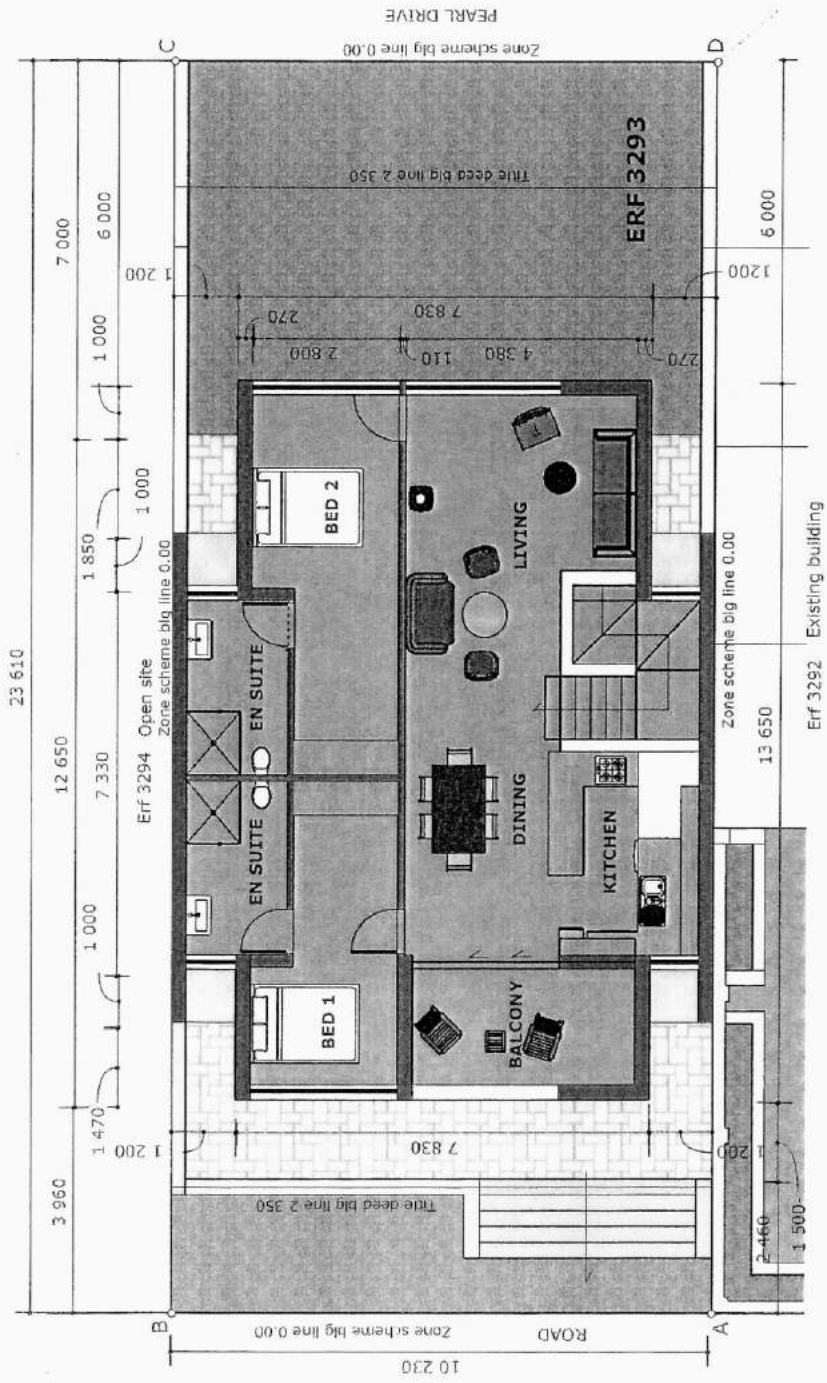
RAYMOND SMITH

Ground floor gross area: 121 sqm
 Shop = 16 sqm; Parking = 69 sqm
 Toilets = 6 sqm; Stairwell = 12 sqm; Walls = 18 sqm

Ground Floor Plan - scale 1:100
 Drawing No AVW2018-3293-02

ERF 3293, Pearl Drive, Betty's Bay | Proposed Van Wyk Building

October 15, 2018



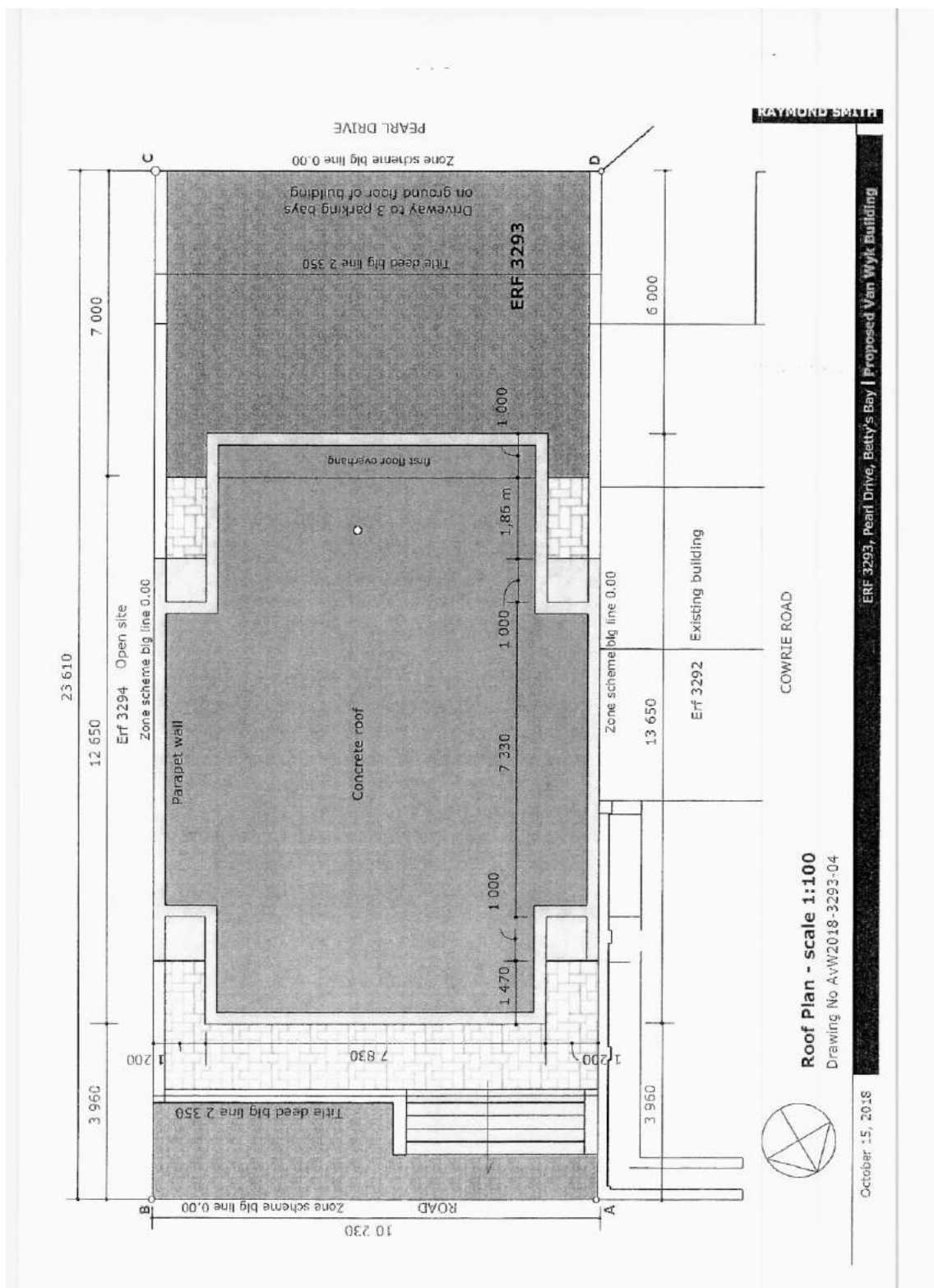
First Floor Plan - scale 1:100
 Drawing No AVW2018-3293-03

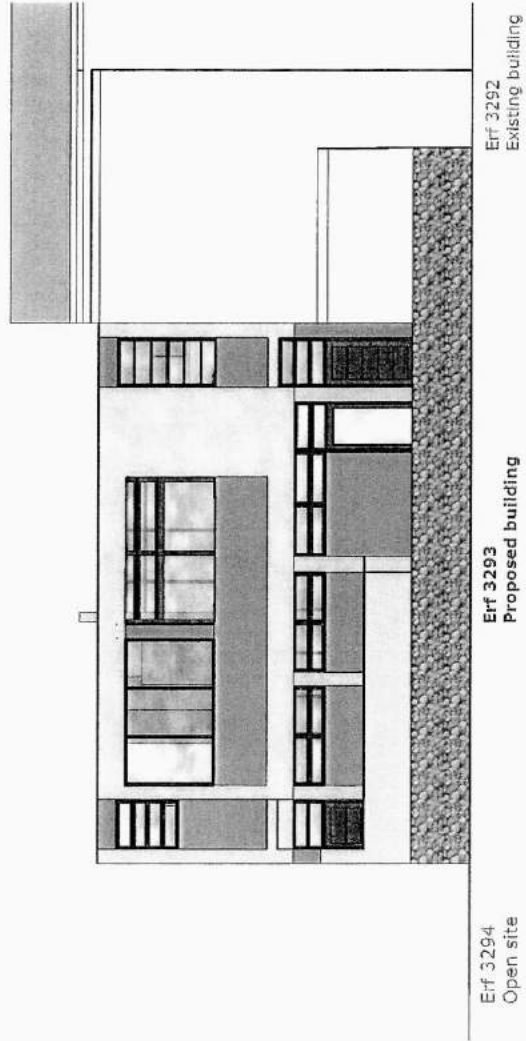
First floor gross area: 130 sqm
 2 Bed apartment = 103 sqm; Stairwell = 9 sqm
 Walls = 18 sqm

October 14, 2018

ERF 3293, Pearl Drive, Betty's Bay | Proposed Van Wyk Building

RAYMOND SKILL



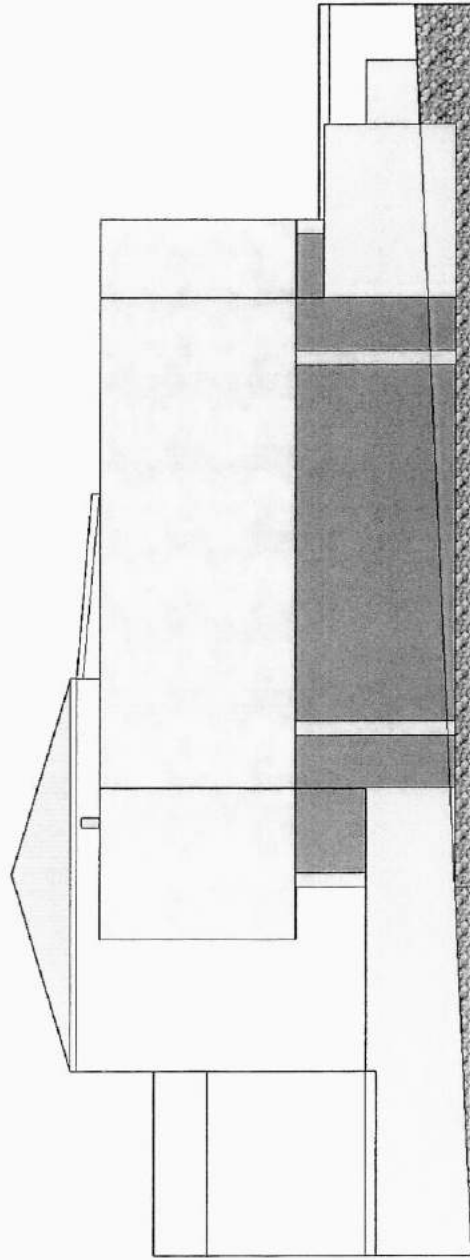


RAYMOND SMITH

North Elevation - scale 1:100
Drawing No. AvW2018-3293-06

October 15, 2018

ERF. 3293, Pearl Drive, Bety's Bay | Proposed Van Wyk Building

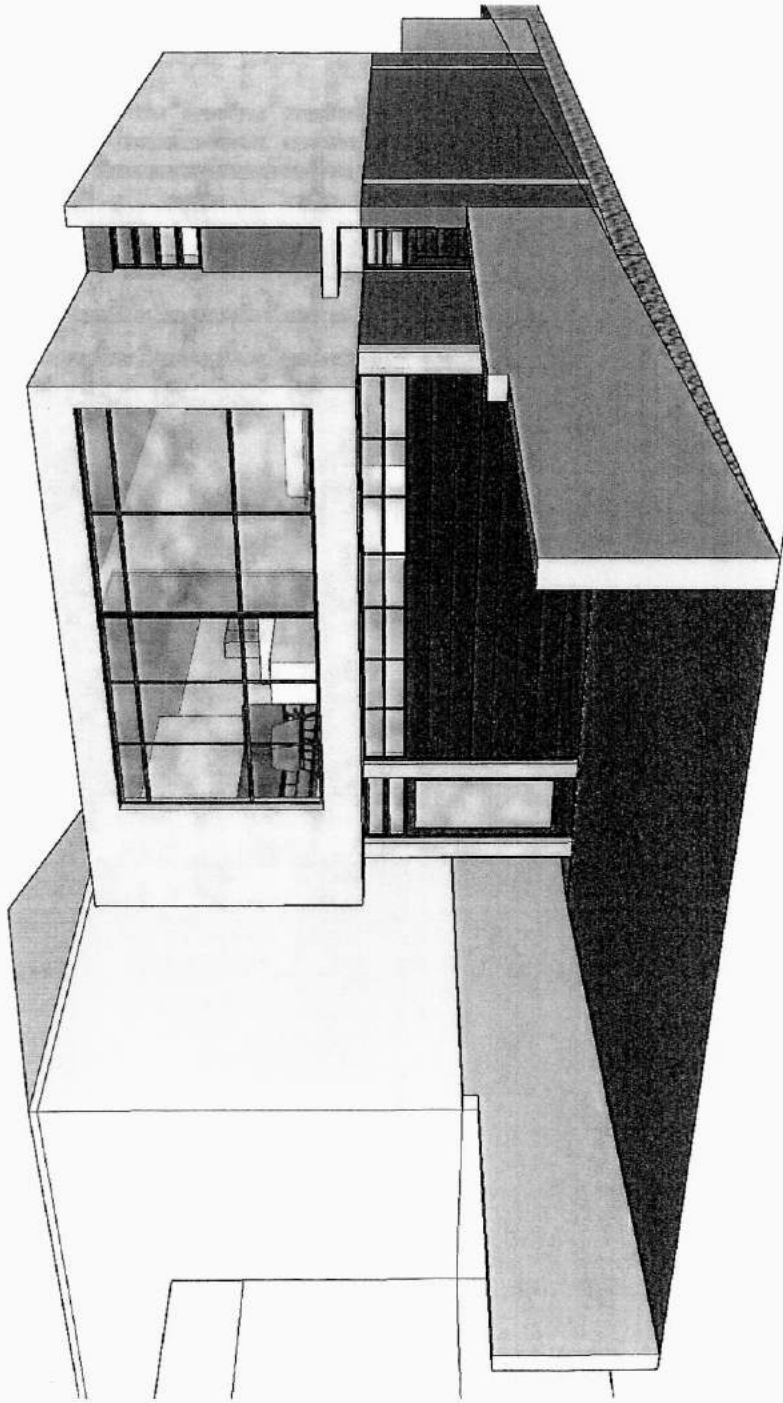


RAYMOND SMITH

East Elevation - scale 1:100
Drawing No. AvW2018-3293-07

October 15, 2018

ERF 3293, Peart Drive, Betty's Bay | Proposed Van Wyk Building



RAYMOND SMITH

Perspective
Drawing No Avw2018-3293-06

October 15, 2018

ERF 3293, Pearl Drive, Betty's Bay | Proposed Van Wyk Building



RAYMORD SMITH

Perspective

Drawing No. AvW2018-3293-09

October 15, 2018

ERF 3293, Peard Drive, Betty's Bay | Proposed Van Wyk Building

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITIONS: ERF 3293,
BETTY'S BAY (4222)**

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

Conditions

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that stormwater be allowed to discharge through Erf 3293, Betty's Bay, unobstructed;
4. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

19 DEC 2018