

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
20 October 2015  
(Also the agenda for the Mayoral Committee Meeting : 28 October 2015)**

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**4.  
ERF 401, 16 SNOEK STREET, VAN DYKSBAAI (KLEINBAAI) : PROPOSED TITLE  
RELAXATION : L SIEG**

**401 GKB (2825)**

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**11 September 2015**

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**1. Executive Summary**

To consider an application for relaxation of restrictive title condition received on 10 February 2015 from L Sieg on Erf 401, Kleinbaai in order to accommodate an existing outbuilding on the rear- and lateral erf boundaries, as well as a proposed carport fixed to the street boundary wall.

**2. Service Delivery and Budget Implementation Plan - IGNITE**

Infrastructure and Planning  
Town- and Spatial Planning

**3. Compliance with Strategic Priorities**

Provision of democratic, accountable and ethical governance  
Promotion of tourism, economic and social development

**4. Delegated Authority**

Executive Mayor

**5. Legal Requirements**

Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)

**6. Background/Discussion/Evaluation/Conclusion**

**Background**

Erf 401 Kleinbaai measures 605m<sup>2</sup> in extent. The property is developed with a part two, part single storey dwelling. A detached outbuilding (wendy house) is situated on the lateral- and rear property boundaries.

The current application seeks to legalise the encroachment of the wendy house on the lateral- and rear property boundaries, which structure encroach the 3m rear- and 1,5m lateral title deed building lines up to the respective erf

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boundaries. The applicant also proposes to construct a carport, which carport will encroach the 5m title deed street building line up to the street boundary.

An application for departure of the applicable building lines in terms of the Zoning Scheme has already been disposed of under delegated authority by the Senior Manager: Town- and Spatial Planning (item attached as Addendum AA) on 5 June 2015. The application for relaxation of restrictive title conditions were recommended for approval by the Provincial Government: Western Cape (PGWC) and forwarded to the said department for finalisation.

In a letter dated 22 July 2015 (refer to Addendum BB) the PGWC advised that from 1 July 2015 as a result of the enactment of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and the Land Use Planning Act, 2014 (Act 3 of 2014) the PGWC can no longer dispose of applications for relaxation of restrictive title conditions since Municipalities are from the aforementioned date regarded as the administrator and is therefore the competent authority to decide on these matters.

### **Discussion**

The affected adjoining property owners (Erven 386, 400 and 402) provided written consent letters that they are in favour of the application (attached as Addendum CC).

### **Evaluation**

The departure application has already been approved under delegated powers as the opinion is held that the retention of the outbuilding and the proposed carport would not unacceptably detract from the visual amenity of the locality, the character of the surrounding area or the visual amenity of the street scene.

Pertaining to the relaxation of the restrictive title deed building lines, paragraph 7 of the Title Deed T53229/2014 states:

*“no building or structure or any portion thereof, except boundary walls and fences, shall except with the consent of the Administrator be erected nearer than 5m to the street line which forms a boundary of this erf, nor within 3m of the rear or 1,5m of the lateral boundary common to any adjoining erf ....”*

The Title Deed permits the administrator to grant a relaxation. The relaxation of the relevant restrictive title condition is supported as it would not adversely impact the safety and wellbeing of the local community. The adjoining affected property owners also provided written consent.

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**Conclusion**

That the application be supported as per the recommendation below.

**7. Financial Implications**

None

**8. Staff Implications**

None

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

Not applicable

**10. Annexures**

Addendum AA: Delegated item dated 1 June 2015

Addendum BB: Letter from the Provincial Government: Western Cape dated 22 July 2015

Addendum CC: Consent letters received from adjacent property owners

**RECOMMENDATION:**

that the application for the relaxation of restrictive title conditions contained in the Title Deed of Erf 401, Van Dyksbaai (T53229/2014; paragraph 7) in order to relax the street building line from 5m to 0m, the 1,5m lateral- and 3m rear building lines up to the relevant erf boundaries, **be approved**, subject thereto that this approval is only for the relaxation of the building lines as indicated on Plan No. 16/IS/14 dated 15 October 2014, which was submitted with the application.

<b>RESPONSIBLE OFFICIAL :</b>	<b>SW VAN DER MERWE</b>
<b>TARGET DATE FOR IMPLEMENTATION :</b>	<b>11 NOVEMBER 2015</b>
<b>TARGET DATE TO INFORM APPLICANT :</b>	<b>11 NOVEMBER 2015</b>
<b>TARGET DATE TO INFORM OBJECTOR :</b>	<b>11 NOVEMBER 2015</b>



**DELEGATED ITEM  
RECESS PERIOD (24 June 2015 – 19 July 2015)**

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**ERF 401, 16 SNOEK STREET, VAN DYKSBAAI (KLEINBAAI) : PROPOSED DEPARTURE : L SIEG**

**401 GKB (2825)**

**SW van der Merwe  
1 June 2015**

**(028) 313 8900**

**Hermanus Administration**

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**1. Executive Summary**

To consider an application for departure received on 10 February 2015 from the owner of Erf 401, Kleinbaai, L Sieg, in order to accommodate an existing outbuilding on the rear- and lateral erf boundaries, as well as a proposed carport fixed to the street boundary wall.

A Locality Plan of the property concerned is attached as Annexure A. The proposed Site Development Plan is attached as Annexure B, and the Motivation Report from the applicant in support of the proposal is attached as Annexure C.

**2. Service Delivery and Budget Implementation Plan - IGNITE**

Infrastructure and Planning  
Town- and Spatial Planning

**3. Compliance with Strategic Priorities**

Provision of democratic, accountable and ethical governance  
Promotion of tourism, economic and social development

**4. Delegated Authority**

Senior Manager: Town- and Spatial Planning

**5. Legal Requirements**

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

**6. Background/Discussion/Evaluation/Conclusion**

**Background**

Erf 401 Kleinbaai measures 605m<sup>2</sup> in extent. The property is developed with a part double, part single storey dwelling. A detached outbuilding (wendy house) is situated on the lateral- and rear property boundaries.

The current application seeks to legalise the encroachment of the wendy house on the lateral- and rear property boundaries, which structure encroaches the 2m building line up to 0m. The applicant also proposes to

**DELEGATED ITEM  
RECESS PERIOD (24 June 2015 – 19 July 2015)**

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construct a carport, which carport encroach the 4m street building line up to the street boundary. The applicable building lines are as follows:

Building Line	Overstrand Zoning Scheme Regulations	Title Deed
Street	4,0m	5,0m
Lateral	2,0m	1,5m
Rear	2,0m	3,0m

Having regard to the above the application for departure of the Scheme Regulations is also accompanied by an application to relax the restrictive title deed building lines.

### Discussion

Notices were served on the adjacent property owners in the prescribed manner. The relevant municipal departments were also notified. No objections were received.

### Evaluation

The subject property abuts the golf course to the rear. The existing outbuilding (wendy house) is situated on the rear- and lateral property boundaries and is not visible from the street. The outbuilding has a maximum height of 1,7m and is obscured from view by a 1,8m high boundary wall.

The proposed carport will be fixed onto the street boundary wall and will be open on three sides. The requirements pertaining to carports in terms of the Scheme Regulations require that the carport may not be enclosed, except for a boundary wall; it may not exceed 6,5m in width or 3m in height. The ground floor of the garage is situated 1,2m below street level. In order to ensure sufficient headroom at the street boundary the proposed carport will exceed the 3m height restriction with  $\pm 0,350\text{m}$  where it is fixed to the dwelling.

Although street building line encroachments are normally not supported, the Scheme Regulations make provision for the construction of carports onto the street boundary as the impact of a carport which is open is less compared to that of a garage.

Having had regard to the aforementioned, the opinion is held that the retention of the outbuilding and the proposed carport would not unacceptably detract from the visual amenity of the locality, the character of the surrounding area or the visual amenity of the street scene.

The application for the relaxation of restrictive title conditions is supported.

**DELEGATED ITEM**  
**RECESS PERIOD (24 June 2015 – 19 July 2015)**

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**Conclusion**

That the application be supported as per the recommendation below.

**7. Financial Implications**

None

**8. Staff Implications**

None

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

**Building Department**

*"No objection to the proposed additions."*

**Protection Services : Fire Brigade**

*"All structural boundary walls of proposed garage & store must provide minimum 60 minute fire resistance in terms of National Building Regulations SANS 10400 T: 2011. Carport may not be enclosed on more than two sides."*

**10. Annexures**

- Annexure A: Locality Plan
- Annexure B: Site Development Plan
- Annexure C: Motivation Report

**RECOMMENDATION :**

1. that the application for the relaxation of restrictive title conditions in terms of the Removal of Restrictions, 1967 (Act 84 of 1967) in order to relax the street building line from 5m to 0m, the 1,5m lateral- and 3m rear building lines up to the relevant erf boundaries as stipulated in Title Deed T53229/2014, **be recommended for approval** to the Provincial Government: Western Cape;
2. that in terms of the provisions of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for departure in order to construct a carport, which carport encroach the 4m building line up to the street boundary as well as the retention of the outbuilding, which outbuilding encroach the 2m lateral- and rear building lines up to the property boundaries, **be approved**, subject to the following conditions:
  - (a) that this approval is only for the relaxation of the building lines as indicated on Plan No. 16/IS/14 dated 15 October 2014, which was

**DELEGATED ITEM**  
**RECESS PERIOD (24 June 2015 – 19 July 2015)**

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- submitted with the application;
- (b) the carport may not be enclosed;
  - (c) that the approval be subject to the approval of building plans and the compliance with any applicable conditions that may be incorporated in the building plan approval pertaining to fire safety;
  - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
  - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above approval.



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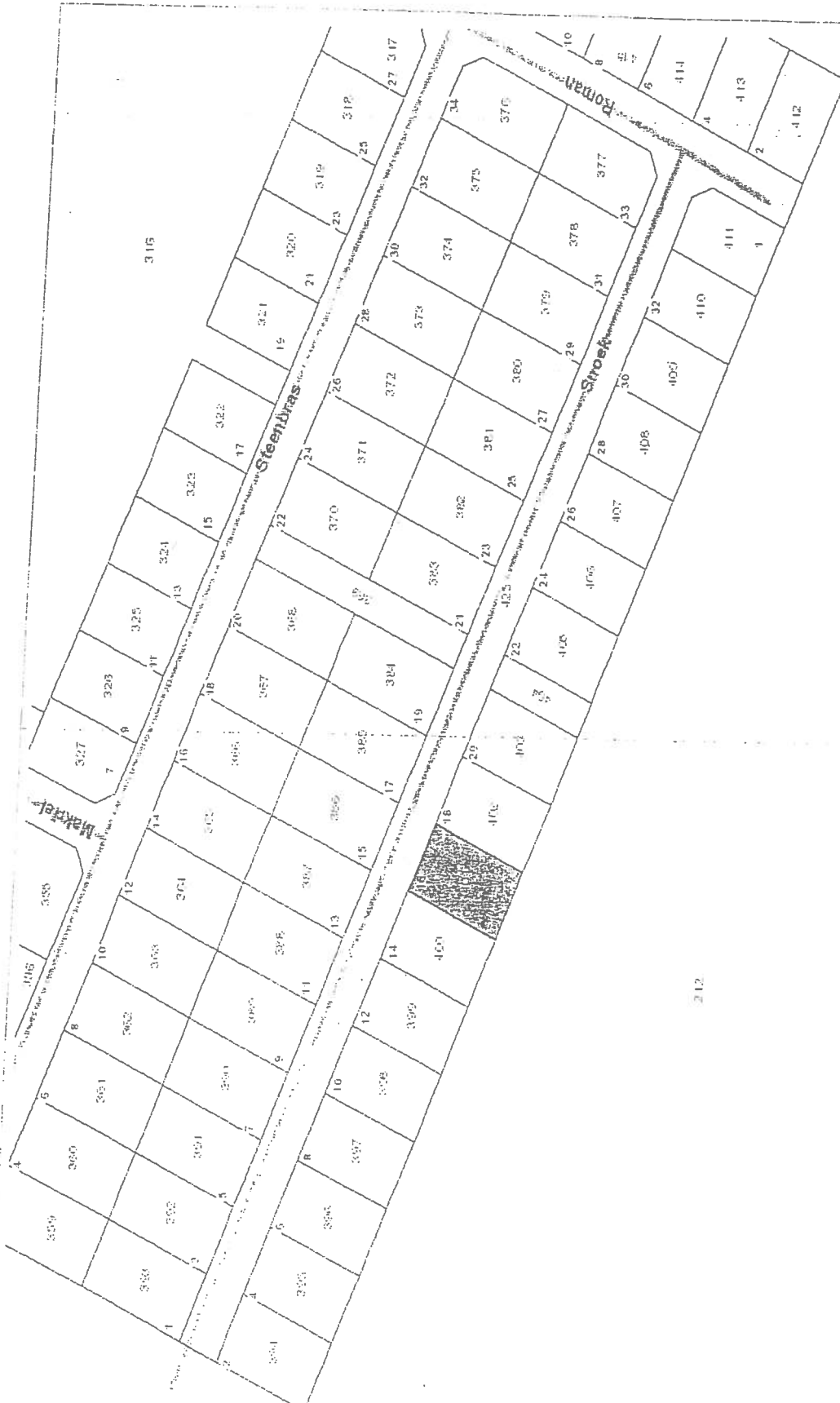
**R Kuchar**

Senior Manager: Town- and Spatial Planning

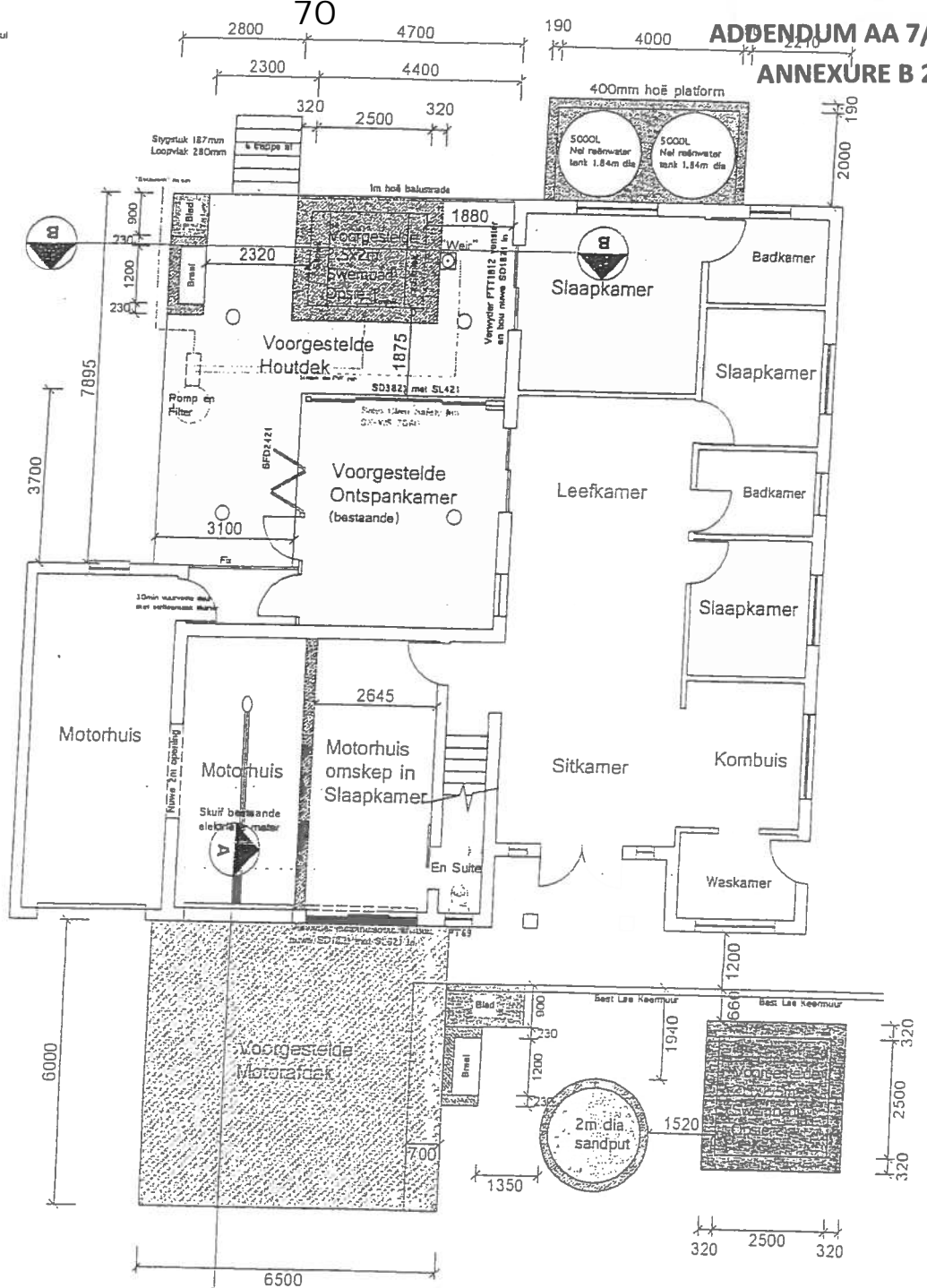
05/06/2015  
Date



LIGGINGPLAN / LOCALITY PLAN  
Erf 401 Van Dyksbaai (Kleinbaai)







40x300mm  
3Mpa sterkte vir fondasies na 28 dae  
Bekruiper en Ingenieur moet fondasies inspekteer voordat dit geval

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impakteerde puinvulling.  
van 15Mpa sterkte vir betonvloer na 28 dae

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laag op elke ty stene.  
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soos getoon.  
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d vir swaar dakbedekking  
geel 1 deel sement en 4 deel sand.

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en volgens Swardini se tegniek.  
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IS 10400 Part O en SABS  
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bad met ROK stene gebou Y12 staal stawe soos per  
sursontwerp.

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hoog en veldvrye staal materiaal soos per eensaansontwerp  
ge maks 100mm wyd



Eerste verdieping  
Skaal 1 : 100

3 Grondverdieping  
Skaal 1 : 100

Okkupasie Klas : H4 Woonenheid  
Populasie : 4 persone per huis 24/7

Oppervlakte :	
Grondverdieping :	131.24m <sup>2</sup>
Motorhuise :	43.92m <sup>2</sup>
Stoor :	6.13m <sup>2</sup>
Motorafdak :	39.00m <sup>2</sup>
Aanbouing :	67.45m <sup>2</sup>
Eerste verdieping :	67.10m <sup>2</sup>
Balkonne :	14.58m <sup>2</sup>
<b>Totaal :</b>	<b>369.42m<sup>2</sup></b>
Erf :	604.00m <sup>2</sup>
Dekking :	47.64%

Gericke Argitektoniese Dienste  
Johan Gericke  
Pr Arch Draught (D2869)  
Posbus 392, Gansbaai, 7220  
Tel/Faks : 028 384 1659 ; Sel : 062 453 8554  
gad@excess.co.za  
Lid van SAIT : S0702

Plan nagesien deur :  
JLS Gericke Datum

Voorgestelde aanbouing vir  
Mnr I Sieg te erf 401,  
Snoekstraat 16, Kleinbaai.

Tekening : Vloerplanne

Projek No : 16/IS/14  
Skaal : Soos Getoon  
Bladsy : 2 van 4  
Datum : 15 Oktober 2014

Hierdie Bouplan is opgetrek volgens die standaard vir boutekeninge SABS 0143

**NOTAS:**

Alle voorstelle van die plaaslike owerheid moet streng nagekom word.  
Die Kontrakteur is verantwoordelik om die minipale regulasies na te kom en homself te vergewis met die prosedures van boubeheer.  
Alle maties moet gekontroleer word vir enige bouwerk begin.  
Mities ingetel op plan geniet voorrang oor maties geskiedt vormal plan.  
Ingenieur moet in kennis gestel word voordat projek begin word.  
Aangeselde ingenieur MOET gebruik word vir projek.

Okkupasie Klas : H4 Woonenheid  
Populasie : 4 persone per huis 24/7

**Oppervlakktes:**

Grondverdieping :	131.24m <sup>2</sup>
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Totaal :	369.42m <sup>2</sup>
Erf :	604.00m <sup>2</sup>
Dekking :	47.64%

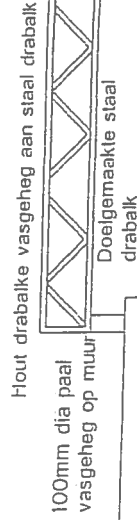
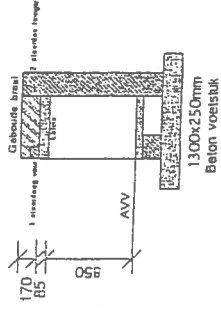
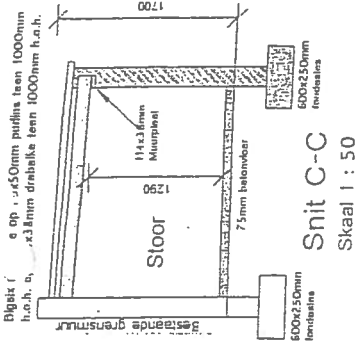
**Gerjcke Argitektoniese Dienste**  
 Johan Gerjcke  
 Pr. Arch. Draught. (P02869)  
 Posbus 392, Gansbaai 7220  
 Telefoon: 021 307 1650 | Fax: 021 307 8554  
 E-mail: jg@argitek.co.za  
 Lid van SAAT, S07B23

Plan nagesien deur :  
JLS Gerjcke

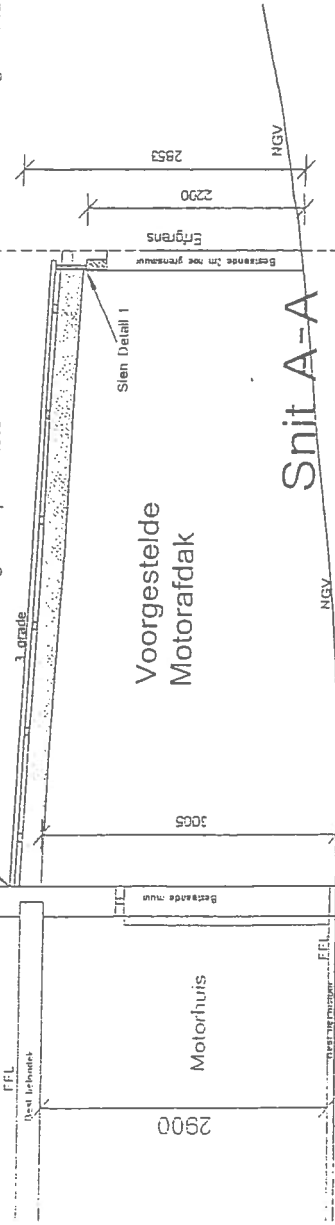
Datum :

Voorgestelde aanbouing vir  
 Mnr I Sieg te erf 401,  
 Snoekstraat 16, Kleinbaai.

Tekening :	Aansigte en Snitte
Projek No :	16/11/14
Skaal :	Soos Getoon
Bladsy :	3 van 4
Datum :	15 Oktober 2014



Bestaande grensmuur



NOTA:  
 1 "Clear Polycarbonate" dakplaat bokant nuwe skuifdeur

Colorbond dakplate op 75x50mm purlins teen 1000mm h.o.h. op drabalk teen 1000mm h.o.h. volgens spjaliste

Watersdigting

Braaikamer

Suid Aansig  
 Skaal 1 : 100

Noord Aansig  
 Skaal 1 : 100

Hierdie plan is opgelrek volgens die standaard vir boutekeninge : SABS 1410

**NOTAS :**

Alle verelstes van die plaaslike owerheid sittel streng nagekom word.  
 Die kontrakleur is verantwoordelik om die munisipale regulasies na te kom en homself te vergewis met die prosedure van die owerheid.  
 Alle metes moet gekontroleer word voor enige bouwerk begin.  
 Metes aangepas op plan goniel voorsiening oor metes gestaal vanaf plan.  
 Ingenieur moet in kennis gestel word voordat projek begin word.  
 Aangesteelde Ingenieur MOET gebruik word vir projek.

Okkupasie Klas : H4 Woonenheid  
 Populasie : 4 persone per huls 24/7

**Oppervlaktes :**

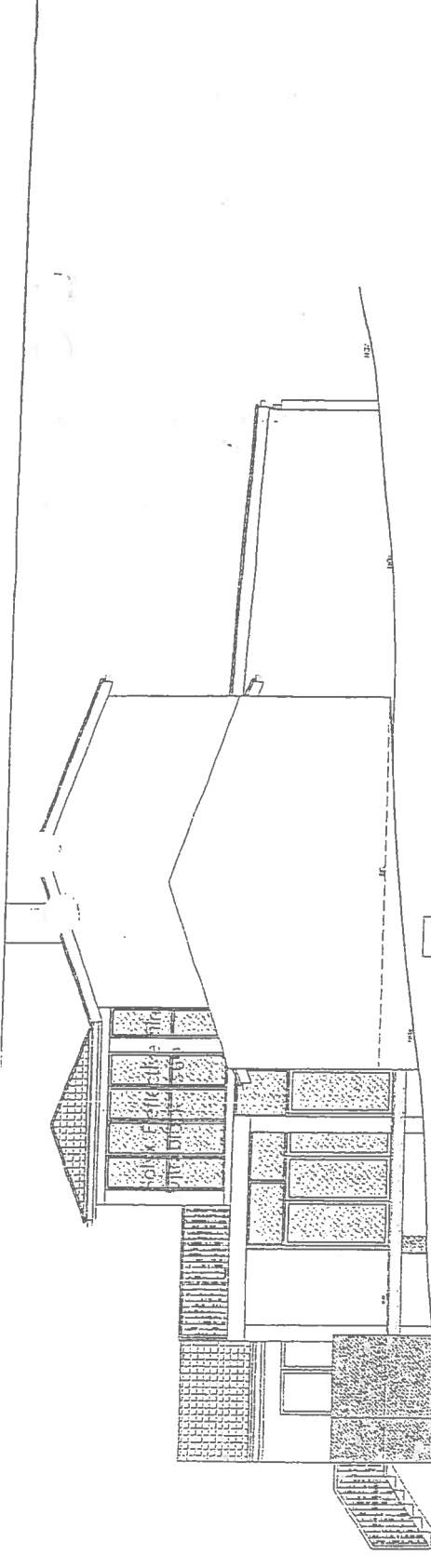
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Balkonne :	14,58m <sup>2</sup>
Totaal :	369,42m <sup>2</sup>
Erf :	604,00m <sup>2</sup>
Dekking :	47,64%

**Gerieke Argitektoniese Dienste**  
 Johan Gerieke  
 Private Practice (Pty) Ltd  
 P.O. Box 342, Kleinbaai, 7201  
 Tel/fax: 028 364 3659. Saai: 028 463 0554  
 E-mail: jg@jg.co.za  
 Web: www.jg.co.za

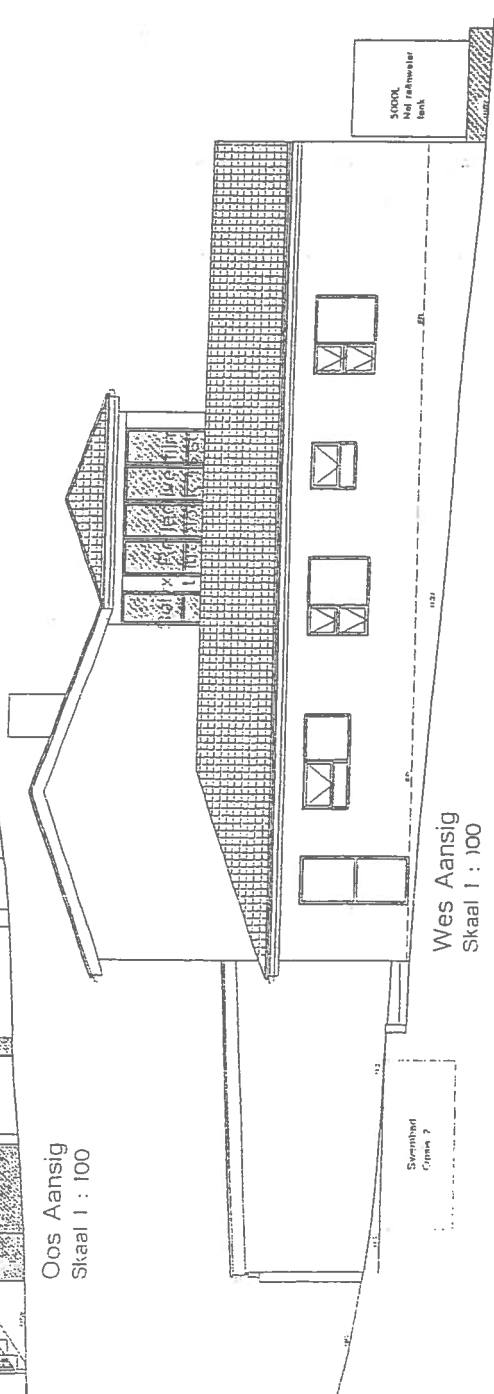
Plan nagesien deur :  
 JLS Gerieke Datum :

Voorgestelde aanbouing vir  
 Mnr I Sieg te erf 401,  
 Snoekstraat 16, Kleinbaai.

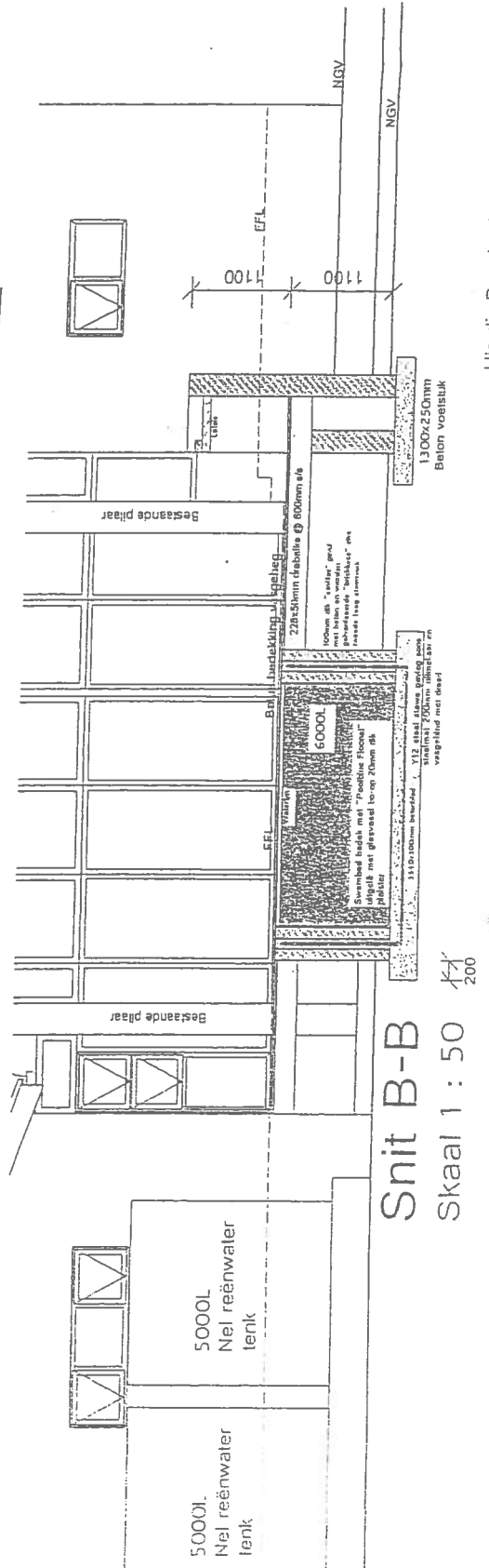
Tekening : Aansigte en Snitte  
 Projek No : 16/19/4  
 Skaal : Soos Getoon  
 Bladsy : 4 van 4  
 Datum : 15 Oktober 2014



Oos Aansig  
 Skaal 1 : 100



Wes Aansig  
 Skaal 1 : 100



Snit B-B  
 Skaal 1 : 50

Hierdie Bouplan is opgetrek volgens die standaard vir boutekeninge : SABS 0143

Die Munisipale Bestuurder  
 Posbus 26  
 GA 3AAI  
 7220

22 Oktober 2014

**ERF 401, KLEINBAAI : AANSOEK OM AFWYKINGS EN TITELVERSLAPPINGS.**

Erf 401, Kleinbaai is vir enkel residensiële doeleindes gesoneer en 604.00m<sup>2</sup> groot. Die eiendom is ontwikkel met 'n woonhuis en gepaardgaarde buitegebou (motorhuise).

Hiermee word aansoek vir die volgende gedoen (sien uitlegplanne):

Motivering vir bestaande stoor en voorgestelde motorafdak wat die toepaslike noordelike straatboulyn, westelike syboulyn asook die suidelike agterboulyn oorskry.

Die bestaande stoor wat nie deur die Munisipaliteit goedgekeur was nie oorskry reeds die 2m syboulyn met 2m asook die 2m agterboulyn met 2m (6.16m<sup>2</sup>). Die voorgestelde motorafdak oorskry die 4m straatboulyn met 4m (26.00m<sup>2</sup>).

Ek, LSieg, het die woning onlangs gekoop en het agtergekom dat die stoor nie op die goedgekeurde planne van die Munisipaliteit is nie.

Soos voorgestelde bouplanne aandui kan u sien dat ek verbeteringe aan die woning wil maak en dus ook die stoor regstel en aansoek doen tesame met die voorgestelde motorafdak.

Die stoor wil ek graag behou omrede dit gerieflike plek is om tuin goedere of hout daar te stoor.

Die rede vir die motorafdak is om ons voertuie teen die hittige somer son te beskerm en om ook ekstra parking te skep vir ons-gaste/familie wat vakansie tye kom kuier. Een motorhuis word ook nou reeds prys gegee.

Die woning is ook tot voor op die eiendom gebou wat die opsies minimal maak vir plasing van die motorafdak.

Dit was ook onder my aandag gebring dat die motorafdak slegs 6.5m breed mag wees. My behoefte was eintlik voor al drie motorhuise.

Die motorafdak voldoen ook aan alle vereiste volgens die Overstrand skema.

Titelverslapping

In terme van die wet op opheffing van beperkende titelvoorwaardes word aansoek gedoen om die 5.0m noordelike straatboulyn, 1.5m westelike syboulyn en 3.0m suidelike agterboulyn, soos voorgeskryf in die titelaktevoorwaardes, te oorskry met 5.0m, 1.5m en 3.0m onderskeidelik deur die bestaande stoor en voorgestelde motorafdak. Aansoek om titelverslapping is vir dieselfde redes soos hierbo genoem.

Slotsom.

Voldoende parking kan op die eiendom voorsien word.

Die aansoeke hierbo sal na mening nie 'n negatiewe impak op die karakter van die omgewing of die bestaande regte van die omliggende grondeienaars inhou nie, aangesien die stoor reeds bestaande is en slegs 1.7m hoog is en amper nie eers sigbaar is agter die grensmure nie en dat die voorgestelde motorafdak slegs vir die berg van voertuie gebruik sal word en geen uitsig sal belemmer word nie.

Die omliggende grondeienaars het skriftelik aangedul dat hul geen beswaar teen die voorstelle het nie.

Geen verkeers- of impak sal voorkom nie.

Dit sal waardeur word indien my aansoek gunstig oorweeg sal word. Soortgelyke aansoeke is ook al deur die raad gesteun.

LSieg





**Western Cape  
Government**  
Environmental Affairs and  
Development Planning

**DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 2)**

[Rifaah.Samaai@westerncape.gov.za](mailto:Rifaah.Samaai@westerncape.gov.za)  
Tel: +27 21 483 8338 Fax: +27 21 483 3633  
1 Dorp Street, Cape Town, 8000  
[www.westerncape.gov.za/eadp](http://www.westerncape.gov.za/eadp)

**REFERENCE:** 15/3/1/4/1/E2/17/Erf 401, Kleinbaai  
**ENQUIRIES:** R Samaai

The Municipal Manager  
Overstrand Municipality  
P. O. box 20  
HERMANUS  
7200

Sir / Madam

**PENDING REQUESTS FOR RELAXATION OF BUILDING LINE(S): ERF 401, KLEINBAAI**

1. The purpose of this letter is to inform you that as of 1 July 2015 the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA) was enacted in the Republic of South Africa as national legislation, to provide a framework for spatial planning and land use management.
2. Prior to 1 July 2015 this Provincial Department granted consent for the relaxation of title deed conditions that were imposed by the former Administrator of the Cape, in terms of the Townships Ordinances (Ordinance 13 of 1927 and Ordinance 33 of 1934).
3. The restrictive conditions contemplated in section 39(4) of the Land Use Planning Act, 2014 (Act 3 of 2014) and section 45(6) of SPLUMA provides that a restriction may be relaxed with the consent of the Administrator. From the commencement of SPLUMA and LUPA, municipalities will be regarded as the Administrator and will therefore be the competent authority to decide on these matters.
4. This Department has obtained legal clarification with regards to title deed relaxations and the manner in which to proceed with it given the new planning law regime. The implications for this Department and for you, as the municipality, is that this Department will not have the competency to issue consent letters for title deed relaxations from 1 July 2015. This Department will now handover these requests for title deed relaxations to the municipality who now have this competency.

5. In the interest of cooperative governance and in an effort to prevent any delays in the finalisation of these requests, this Department will undertake to hand deliver all pending requests to the applicable Municipality (where deemed necessary) for processing and provide assistance if required. It is, however, the Municipality's discretion to determine the manner in which these will be dealt with. The applicant should liaise with the Municipality in this regard.
6. As noted in paragraph 3 the only conditions in title deeds that can be relaxed are those imposed by the former Administrator and must be clearly stated in the wording of the preamble of the conditions in question, or in the condition itself. Conditions imposed by third parties (e.g. municipalities, private companies, individuals etc.) cannot be relaxed. The only types of conditions that this Department has relaxed in the past are conditions pertaining to building lines and coverage/built upon area. The property owner was advised that when the building work/activity is not permitted in terms of all other restrictive conditions, these conditions must be removed or amended in terms of the applicable legislation or other procedures available (e.g. court order).
7. Before consent to a title relaxation was issued, the following information was required by this Department (please see example attached);
  - A **locality plan**, clearly showing the erf numbers of the relevant property and surrounding properties.
  - A **building / development plan**, clearly showing the new building work for which a relaxation is required and the relevant building lines in terms of the title deed.
  - A **full copy of the title deed** for the property concerned.
  - A **copy(ies) of the form(s) or letters of consent or the relevant building plan(s) signed by the affected property owner**, clearly indicating the relaxations required and the correct erf numbers of the affected property owners (please see checklist attached).
8. The affected neighbours are the ones that abut (e.g. next door) or are closest to (e.g. across the street from) the building lines being encroached upon or the property on which the coverage/built upon area is being exceeded. This will vary according to each request for a relaxation and should be determined by the relevant official.
9. The written consent from the affected neighbor(s) was required and in the event that the neighbor(s) were not prepared to sign, this was seen as a refusal and an objection. In such a case, the applicant was then advised that a formal removal application was necessary.

10. The difference in the concept of 'coverage' and 'area to be built upon' should be noted. To ensure correct and consistent practice and advise to applicants, the concepts are further explained and defined below:

- Regulation 6 of the "Requirements for the establishment of townships or subdivision of estates under Ordinance 33 of 1934" as published in the Cape of Good Hope Province Official Gazette of 18 October 1935 (see copy attached), refers to "area to be built on" as "The proportion of the area of any one erf which may be covered by buildings ...". It is noted specifically that the above approach only refers to "buildings" as opposed to structures, where it sets such "built upon" restrictions.
- In light of the above, the standard interpretation of the "area to be built upon" title restrictions are therefore considered to include the following building elements and components for the purposes of calculating compliance with the maximum upper limit of this parameter:
  - All parts of a building (including cantilevered/overhanging parts, e.g. balconies or suspended floors), as well as all outbuildings, whether attached or detached;
  - All basements or parts thereof above ground (after construction completion) and visible from level or angle;
  - Covered decks (including swimming pools within it)

11. Please note that the Departmental file is now considered closed.

12. Further queries regarding the contents of this letter can be directed at the Director: Development Management:

- Region 2 (Cape Winelands and Overberg)  
Henri Fortuin - [Henri.Fortuin@westerncape.gov.za](mailto:Henri.Fortuin@westerncape.gov.za) - (021) 483 5842

  
/ HEAD OF DEPARTMENT

Date: 22 JUL 2015

## MUNISIPALITEIT OVERSTRAND MUNICIPALITY

Die eienaar van onderstaande erf beoog om uitbreidings aan sy woonhuis te doen/woonhuis op te rig/grensmure op te rig wat die boulyne oorskry (soos per bygaande plan). Die instemming/kommentaar van die aanliggende erfeienaars word vereis.

BESONDERHEDE VAN EIENAAR(S) WAT AANSOEK DOEN VIR VERSLAPPING VAN BOULYNE			
ERF NO	401		
STRAATADRES	Snoekstraat 16, Kleinbaai		
NAAM EN VAN	I Sieg		
TEL NO	082 805 9933		
POSADRES			POSKODE
			7220

BESONDERHEDE VAN AANSOEK (voltooi waar van toepassing)			
VERSLAPPING VAN:	MERK (✓)	BOULYN VOLGENS TITELAKTE/SKEMAREGULASIES:	VERSLAPPING TOT:
SYBOULYN	✓	1.50m en 2.00m	0.00m
AGTERBOULYN	✓	3.00m en 2.00m	0.00m
STRAATBOULYN	✓	5.00m en 4.00m	0.00m
OPRIGTING VAN GRENSMUUR			

BESONDERHEDE VAN EIENAAR(S) VAN OMLIGGENDE ERF			
ERF NO	386		
STRAATADRES	Snoekstraat Kleinbaai		
NAAM EN VAN	MJ Barkes		
TEL NO	082 777 4814		
POSADRES	Postbus 547		
	Gansbaai		POSKODE
			7220

**NB: INSTEMMING TOT VERSLAPPING IS ONVOLLEDIG INDIEN NIE VERGESEL VAN TERREINPLAN WAT ONDERTEKEN IS DEUR EIENAAR(S) VAN AANLIGGENDE ERF NIE.**

Hiermee stem ek/~~ons~~ in tot die bogenoemde verslapping.

Ek/~~ons~~ gee toestemming tot die betreding van my/~~ons~~ erf vir die uitvoering van by oorskryding/oprigting van grensmuur.

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HANDTEKENING/E

\_\_\_\_\_  
DATUM

OPMERKINGS/VOORWAARDES \_\_\_\_\_

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## MUNISIPALITEIT OVERSTRAND MUNICIPALITY

Die eienaar van onderstaande erf beoog om uitbreidings aan sy woonhuis te doen/woonhuis op te rig/grensmure op te rig wat die boulyne oorskry (soos per bygaande plan). Die instemming/kommentaar van die aanliggende erfeienaars word vereis.

BESONDERHEDE VAN EIENAAR(S) WAT AANSOEK DOEN VIR VERSLAPPING VAN BOULYNE	
ERF NO	401
STRAATADRES	Snoekstraat 16, Kleinbaai
NAAM EN VAN	I Sieg
TEL NO	082 805 9933
POSADRES	
	POSKODE 7220

BESONDERHEDE VAN AANSOEK (voltooi waar van toepassing)			
VERSLAPPING VAN:	MERK (✓)	BOULYN VOLGENS TITELAKTE/SKEMAREGULASIES:	VERSLAPPING TOT:
SYBOULYN	✓	1.50m en 2.00m	0.00m
AGTERBOULYN	✓	1.50m en 2.00m	0.00m
STRAATHOULYN	✓	1.50m en 4.00m	0.00m
OPRIGTING VAN GRENSMUUR			

BESONDERHEDE VAN EIENAAR(S) VAN OMLIGGENDE ERF	
ERF NO	400
STRAATADRES	Snoekstraat 14, Kleinbaai
NAAM EN VAN	E P KLEYNHANS (Beattie BELEGINGS BK)
TEL NO	(081) 854 8332
POSADRES	KAROL KIEBLOCKSINGEL 51 GOEDEHOOP STRAND
	POSKODE 7140

NB: INSTEMMING TOT VERSLAPPING IS ONVOLLEDIG INDIEN NIE VERGESEL VAN TERREINPLAN WAT ONDERTOKEN IS DEUR EIENAAR(S) VAN AANLIGGENDE ERF NIE.

Hiermee stem ek/ons in tot die bogenoemde verslapping.

Ek/ons gee toestemming tot die betreding van my/ons erf vir die uitvoering van bg oorskryding/oprigting van grensmuur.

HANDTEKENING/E

OPMERKINGS/VOORWAARDES

26 JANUARIE 2015  
DATUM

## MUNISIPALITEIT OVERSTRAND MUNICIPALITY

Die eiernaar van onderstaande erf beoog om uitbreidings aan sy woonhuis te doen/woonhuis op te rig/grensmure op te rig wat die boulyne oorskry (soos per bygaande plan). Die instemming/kommentaar van die aanliggende erfeienaars word vereis.

BESONDERHEDE VAN EIENAAR(S) WAT AANSOEK DOEN VIR VERSLAPPING VAN BOULYNE			
ERF NO	401		
STRAATADRES	Snoekstraat 16, Kleinbaai		
NAAM EN VAN	I Sieg		
TEL NO	082 805 9933		
POSADRES			
		POSKODE	7220

BESONDERHEDE VAN AANSOEK (voltooi waar van toepassing)			
VERSLAPPING VAN:	MERK (✓)	BOULYN VOLGENS TITELAKTE/SKEMAREGULASIES:	VERSLAPPING TOT:
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AGTERBOULYN	✓	3.00m en 2.00m	0.00m
STRAATBOULYN	✓	5.00m en 4.00m	0.00m
OPRIGTING VAN GRENSMUUR			

BESONDERHEDE VAN EIENAAR(S) VAN OMLIGGENDE ERF			
ERF NO	402		
STRAATADRES	SNOEKSTRAAT 18		
NAAM EN VAN	George Edward Rowan en Franckena Carvelia Johannas		
TEL NO	073 922 8267		
POSADRES	Posbus 694 KATHU 8446		
		POSKODE	

**NB: INSTEMMING TOT VERSLAPPING IS ONVOLLEDIG INDIEN NIE VERGESEL VAN TERREINPLAN WAT ONDERTEKEN IS DEUR EIENAAR(S) VAN AANLIGGENDE ERF NIE.**

Hiermee stem ek/ons in tot die bogenoemde verslapping.

Ek/ons gee toestemming tot die betreding van my/ons erf vir die uitvoering van bg oorskryding/oprigting van grensmuur.

  
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 HANDTEKENING/E

14/11/2014  
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 DATUM

OPMERKINGS/VOORWAARDES \_\_\_\_\_

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