

**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

22 October 2019

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**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

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

15/3/11

R van Antwerp

(028) 313 8039

Hermanus Administration

16 September 2019

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 16 August 2019 – 16 September 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 16 August 2019 – 16 September 2019:

Spatial Land Use Management Act (SPLUMA) Approvals

1.	Erf 1099, 15 Bitou Street, Vermont	22 August 2019
2.	Erf 4517, 42 Ixia Road, Betty's Bay	22 August 2019
3.	Erf 1668, 52 Bergzicht Complex, Bergsig Street, Sandbaai	22 August 2019
4.	Erf 1111, 44 Luyt Street, Eastcliff, Hermanus	28 August 2019
5.	Erf 2077, 52 Fifth Street, Voëlklip, Hermanus	28 August 2019
6.	Erf 193, 5 Anemone Street, Rooiels	28 August 2019
7.	Erf 5432, 239 Third Street, Voëlklip, Hermanus	28 August 2019
8.	Erf 233, 5 Bezuidenhout Street, Stanford	30 August 2019
9.	Erf 577, 99 Cilliers Street, Franskraal	30 August 2019
10.	Erf 950, 46 Roeland Street, Franskraal	3 September 2019
11.	Erf 3759, 168 Second Avenue, Kleinmond	10 September 2019
12.	Erf 2879, 19 Erica Street, Onrustrivier	10 September 2019
13.	Erven 2358 and 2359, Mooizicht Gardens, Sandbaai	10 September 2019
14.	Erf 2514, 16 Roos Street, Onrustrivier	10 September 2019
15.	Erf 878, Eastcliff, Hermanus	11 September 2019

Municipal Planning Tribunal

1.	Erf 678, 82 Jan van Riebeeck Street, Sandbaai	30 August 2019
2.	Erf 936, 4 Grysbok Crescent, Sandbaai	30 August 2019

RESPONSIBLE OFFICIAL :

R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION :

13 NOVEMBER 2019

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

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

**15/3/11
R van Antwerp (028) 313 8039 Hermanus Administration
16 September 2019**

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
22 OCTOBER 2019, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL : R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION : 13 NOVEMBER 2019

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

Spatial Land Use Management Act (SPLUMA) Approvals

1. ERF 1099, 15 BITOU STREET, VERMONT, OVERSTRAND MUNICIPAL AREA: RELAXATION OF THE TITLE DEED RESTRICTION: MESSRS BASSON & BASSON ARCHITECTS ON BEHALF OF THE NILIMA TRUST

1099 HVM (2903/2019)

H Olivier

(028) 313 8900

Hermanus Administration

24 July 2019

Executive Summary

An application has been received on 12 December 2018 from Messrs Bason & Basson Architects on behalf of the Nilima Trust for a relaxation of restrictive condition in Title Deed T1502/2018, Condition E.7. which reads as follows:

“7. 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 5 metres to the street line which forms a boundary of this erf, nor within 3 metres of the rear of 1,5 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority:

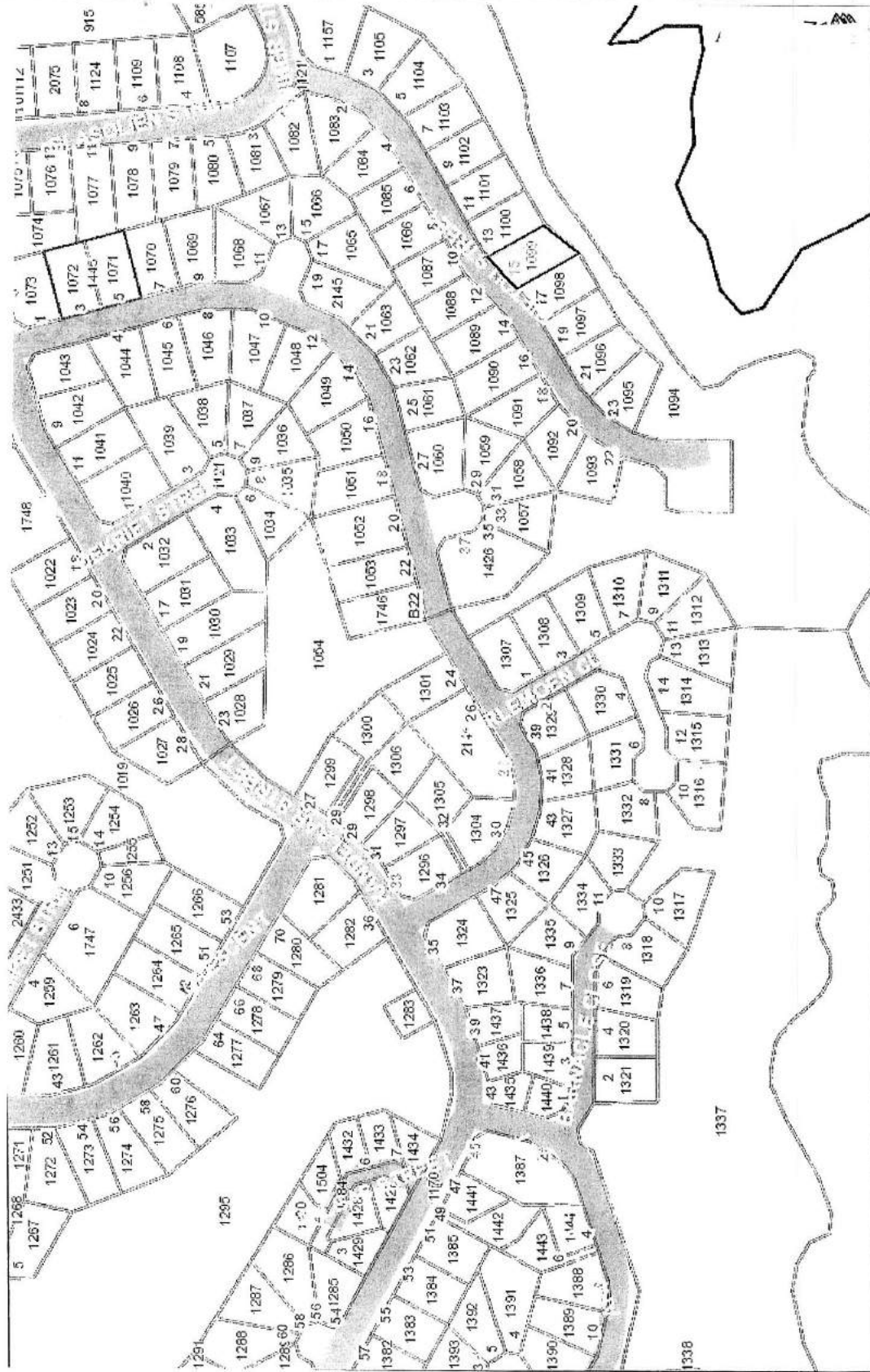
(i) ...”

RESOLVED:

1. that the application for the relaxation of Title Deed T1502/2018, Condition E.7., in terms of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 1099, Vermont, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval only relate to the building extensions as indicated on plan numbers W3705120 and W3705122 dated 29 October 2018 submitted with this 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 this approval does not absolve the owner/applicant from compliance with any other relevant legislation;

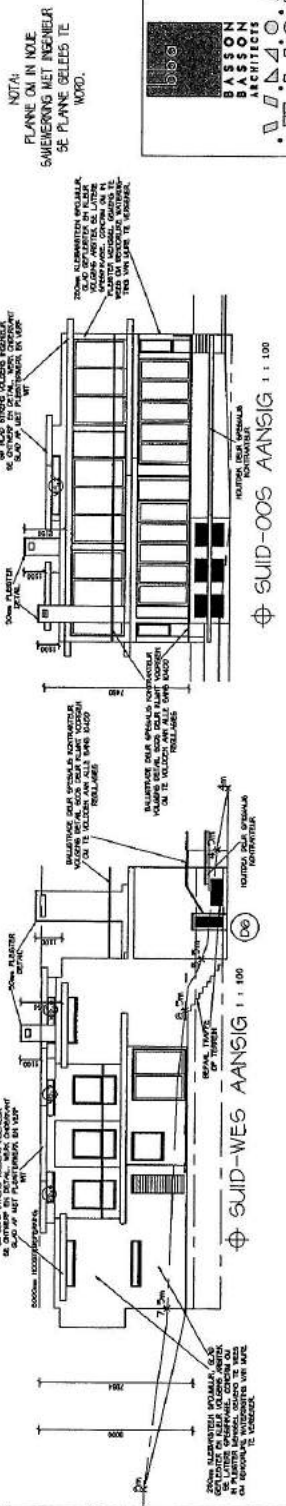
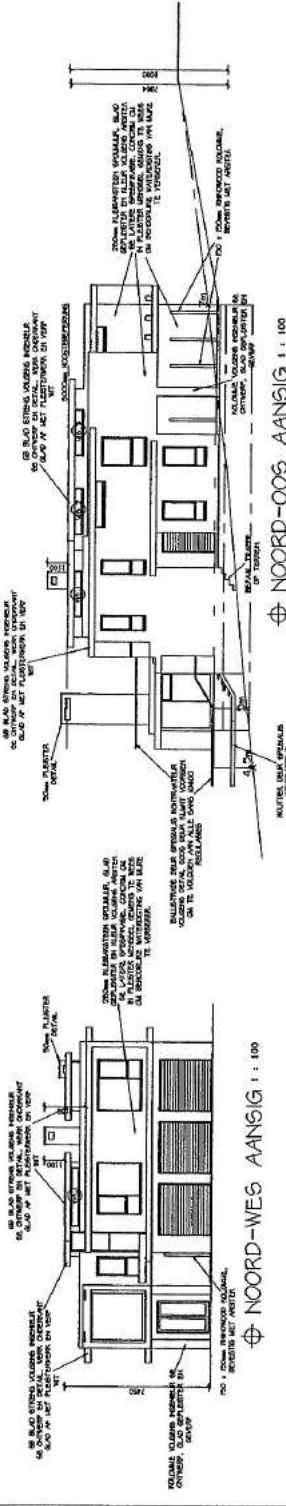
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22 October 2019
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- (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (e) that all the conditions in the Services Report, complied with;
 - (f) that all the conditions of Telkom, be complied with, and
 - (g) that al the conditions of Eskom, be complied with.
2. that the applicant be notified of the decision.

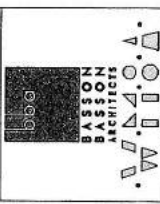


ERF 1099 VERMONT

Date: 2018-12-19



NOTA:
 PLANE OM IN NOIE
 SWEMMERING MET INGENIEUR
 SE PLANE GELEES TE
 WORD.



W. BASSON & S. BASSON
 N. ARBORETTUMWEG 11, 2145, SANDHURST, KAPSTAD.
 T. (021) 835 2277
 F. (021) 835 2278
 WWW.BASSONARCHITECTS.CO.ZA
 BLOK, BLOK (OPS) (021) 835 2277

KLIENT:
 NICCO MEETHLING

PROEJIEK:
 WEDERGESTELDE NUWE WOONHUIS
 OP ERF 1090, OUNAS

TEKENING:
 AANSIGTE

R1000/S11

SKALE:	1 : 100	1 : 100	1 : 100
DATE:	10/05/11	10/05/11	10/05/11
TEKENER:	W. BASSON	S. BASSON	W. BASSON
TOEGESIGTER:	W. BASSON	S. BASSON	W. BASSON

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BYW. WERKVERBOD

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR RELAXATION OF BUILDING LINE: ERF 1099, VERMONT
(2903/2019)**

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 1099, Vermont, 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.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

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2. ERF 4517, 42 IXIA ROAD, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE AND RELAXATION: PM SISSING

4517 KBB (3403)

H van der Stoep

(028) 313 8900

Hermanus Administration

16 August 2019

Executive Summary

An application was received on 22 October 2016 from PM Sissing on Erf 4517, Betty's Bay in terms of Section 16(2)(b) of Overstrand Municipal Planning By-Law, 2015 for a departure to relax the western lateral building line with Erf 4516 from 2m to 0,86m to accommodate an enclosed existing patio and garage.

The application also includes a relaxation of a restrictive condition in the Title Deed to relax the same lateral building line from 3m to 0,86m in terms of the Title Deed to accommodate the usage change of the existing carport into a single garage on ground floor level and to accommodate the usage change of the existing patio on the first floor into a living room.

The restrictive Condition B.7.(i) as contained in Title Deed T55888/2000, reads as follows:

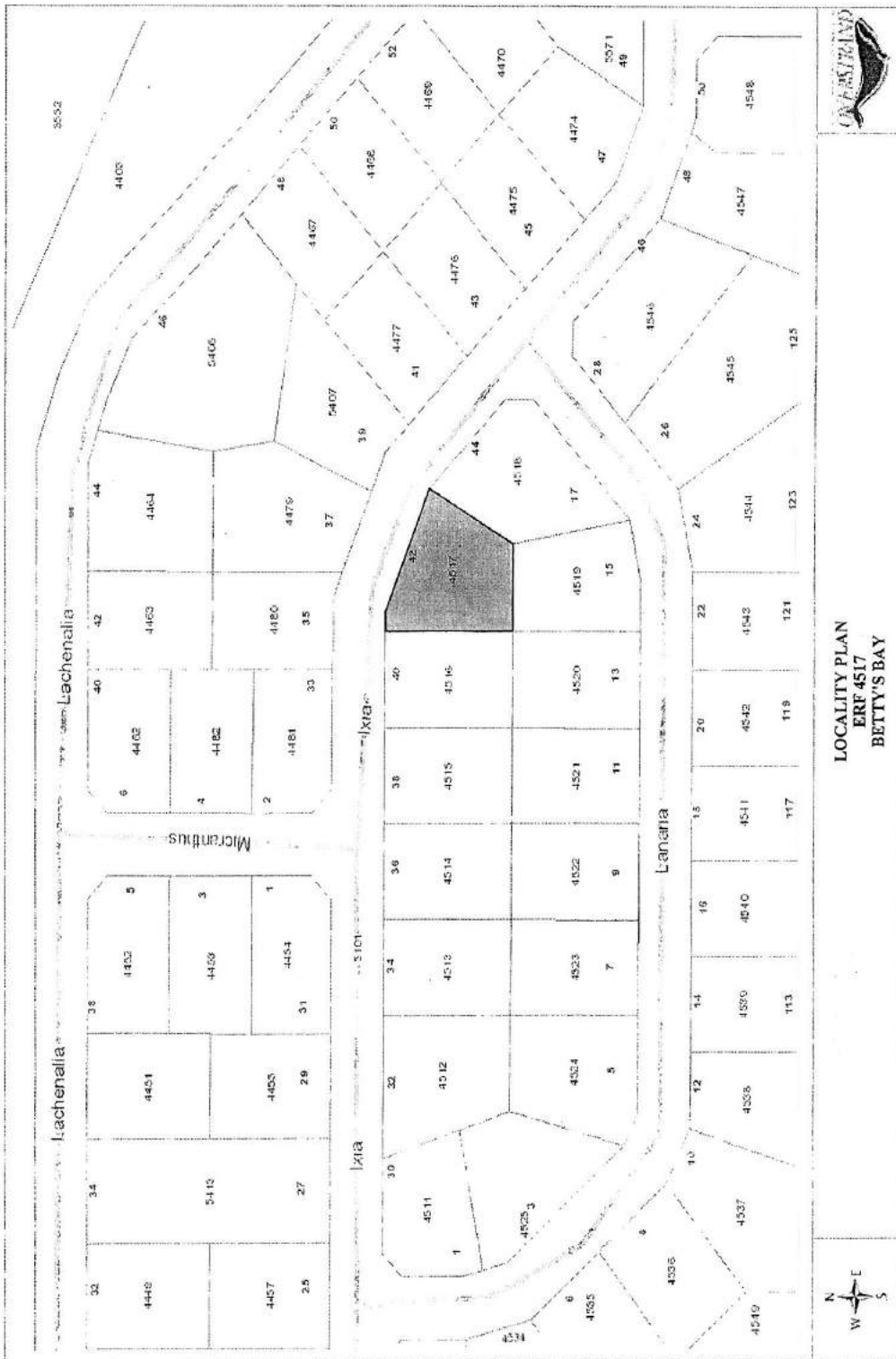
"an outbuilding used solely for the housing of motor vehicles and not exceeding 3m in height, measured from the ground floor of the outbuilding to the wall-plate thereof, may be erected within such side and rear spaces, and any other outbuildings of the same height may be erected within the rear space and side space for a distance of 12m measured from the rear boundary of the erf, provided that in the case of a corner erf, the distance of 12m shall be measured from the point furthest from the streets abutting the erf;"

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 4517, Betty's Bay for a departure to relax the western lateral building line with Erf 4516 from 2m to 0,86m to accommodate an enclosed existing patio on first floor level and a garage on ground floor, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application for the relaxation of B.7.(i) as contained in Title Deed T55888/2000 in terms of the By-Law on Erf 4517, Betty's Bay, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the approval of Points 1. and 2. be subject to the following conditions:

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- (a) that this approval is only for the development as indicated on the plan dated 1 October 2014, as submitted with the application read with Notarial Deed K865/2018;
 - (b) that building plans reflecting the approval be submitted to the Building Control Department within one (1) month of the decision;
 - (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.
4. that building plans be submitted that reflects the Notarial Deed K865/2018 conditions.
5. that the approval is subject to the agreement between the two (2) parties, Mr. PM Sissing and Mr. J van Zyl. The agreement be applicable to Erf 4517 and should Mr. PM Sissing sells the property, the new owner be responsible to execute the agreement.
6. that the applicant and objector be notified of its right of appeal (applicable to Points 1, 3, 4 and 5) in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.



LOCALITY PLAN
ERF 4517
BETTY'S BAY

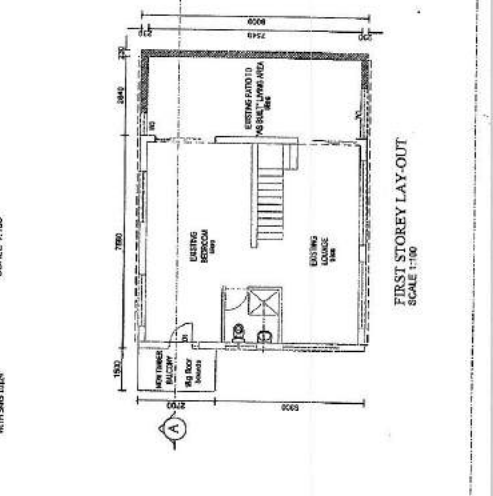
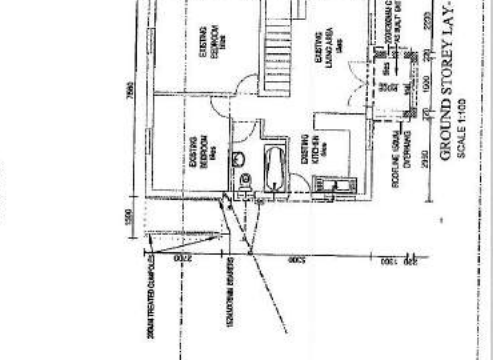
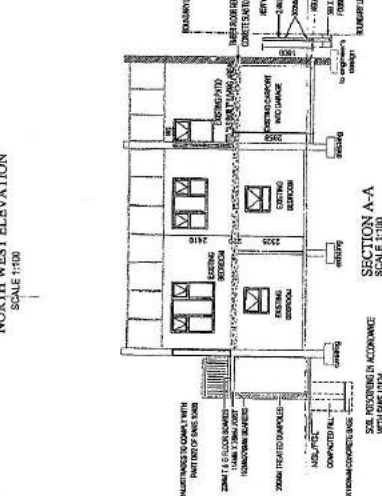
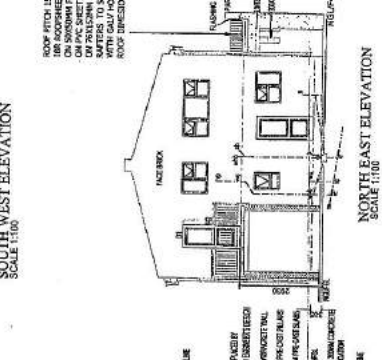
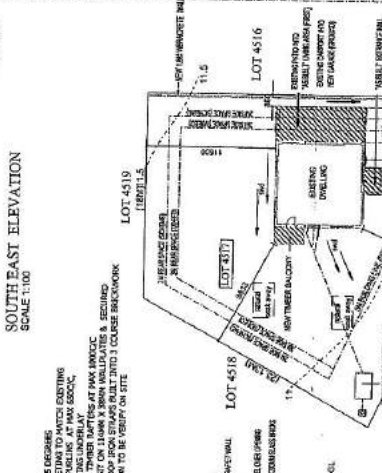
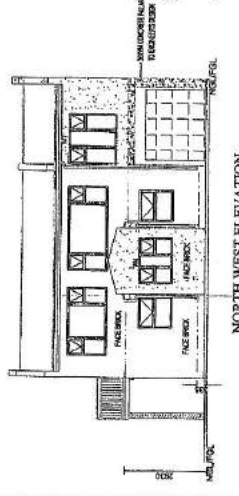
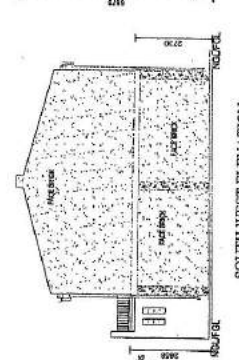
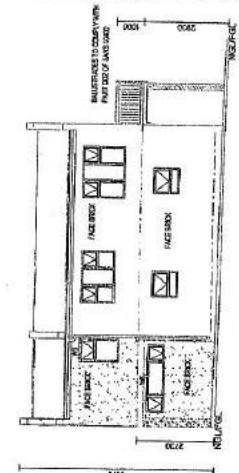


- GENERAL NOTES**
1. READ THIS DRAWING IN CONJUNCTION WITH THE SPECIFICATIONS AND SURVEYOR OR OTHER SPECIALISTS DRAWINGS & DETAILS. NOTIFY THE SUPERVISOR IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR CONSULTANT AT LEAST 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF WORK.
 2. THE CONTRACTOR SHALL NOTIFY THE SUPERVISOR IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR CONSULTANT AT LEAST 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF WORK.
 3. SHOULD ANY DISCREPANCIES OR CONSULTANT AT LEAST 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF WORK.
 4. DIMENSIONS AND/OR DETAILS AND/OR THE SPECIFICATION SHALL BE NOTED WITHOUT DELAY.
 5. SHOULD REVISION FROM A DECISION OF THE CONSULTANT BE REQUIRED, THE CONSULTANT'S WRITTEN APPROVAL SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK.
 6. THE CONSULTANT SHALL BE NOTIFIED WITHOUT DELAY OF ANY DISCREPANCIES OR CONSULTANT AT LEAST 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF WORK.
 7. ONLY WRITTEN DIMENSIONS AND/OR LEVELS SHALL BE USED. THE CONTRACTOR SHALL NOTIFY THE SUPERVISOR IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR CONSULTANT AT LEAST 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF WORK.
 8. FIRE WALLS MUST ALWAYS BE 200MM THICK MASONRY CONCRETE WITH REINFORCING BARS AND WALLS.
 9. CONCRETE WATER CHANNELS, MOULDINGS AND WALLS.
 10. ALL ELECTRICAL AND PLUMBING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
 11. ALL ELECTRICAL AND PLUMBING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
 12. ALL ELECTRICAL AND PLUMBING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
 13. BOUNDARY BEACONS TO BE EXPANDED & REMARKED AT THE COMMENCEMENT OF WORK.
 14. WORK MUST BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE INSTRUCTIONS.
 15. FLOORS TO COMPLY WITH SANS 10400-4.
 16. WALLS TO COMPLY WITH SANS 10400-4.
 17. ROOF TO COMPLY WITH SANS 10400-2.
 18. SAFETY GLAZING TO COMPLY WITH SANS 10400-6.
 19. GLASS THICKNESS TO COMPLY WITH SANS 10400-6.
 20. GLASS VENTILATION TO COMPLY WITH SANS 10400-6.
 21. DRAINAGE DISPOSAL TO COMPLY WITH SANS 10400-8.
 22. STORMWATER DISPOSAL TO COMPLY WITH SANS 10400-8.

- WINDOW & DOOR SCHEDULE**
- ALUMINIUM WINDOW FRAME**
- W1 - W 1.2M X 1.7M
 - W2 - W 1.5M X 1.7M
 - W3 - W 1.5M X 2.1M
 - W4 - W 1.5M X 2.1M
- EXTERNAL DOOR WITH 200 X 2.1M GLASS PANEL**
- OCCUPATION CLASSIFICATION: R4**
- PROJECT**
 AMENDED PLAN - REFER TO PLAN NO. 553/2000
 ON LOT 4517, DIA. ROAD, BETTYS BAY
- CLIENT**
 PAUL SISSING
- DRAWING:**
 GROUND & FIRST STOREY LAY-OUT
 SECTION A-A
 N.S.W./E ELEVATION
 SITE PLAN
- DATE** 01 OCTOBER 2014
DRAWN RC
SHEET NO 1 OF 1
SCALE AS SHOWN

TOWN PLANNING REQUIREMENTS

	EXISTING	NEW	CONVERSION
	(M ²)	(M ²)	(M ²)
GROUND STOREY	24.5	15.3	3.3
CARPORT INTO GARAGE	60.4	60.4	60.4
AS BUILT ENTRANCE HALL	0.4	0.4	0.4
AS BUILT LIVING AREA	24.5	24.5	24.5
NEW TRIMMER BALCONY	0.0	4.0	4.0
TOTAL	109.8	75.9	148.8
LOT SIZE	571m ²		1.3%



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01 OCTOBER 2014

CLIENT
 PAUL SISSING

DESIGNER
 RITA VAN DER MERWE
 ARCHITECT

DATE 01 OCTOBER 2014

PROJECT
 AMENDED PLAN - REFER TO PLAN NO. 553/2000
 ON LOT 4517, DIA. ROAD, BETTYS BAY

CLIENT
 PAUL SISSING

DESIGNER
 RITA VAN DER MERWE
 ARCHITECT

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE AND RELAXATION: ERF 4517,
BETTY'S BAY (3403)**

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

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that 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 4517, Betty's Bay, unobstructed;
4. that no on-street parking be allowed;



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

11/11/2016
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

**3. ERF 1668, 52 BERGZICHT COMPLEX, BERGSIG STREET, SANDBAAI,
OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: G AND ST
LOTZ**

1668 HSB (2910/2019)

KR Thomas

(028) 313 8900

Hermanus Administration

26 July 2019

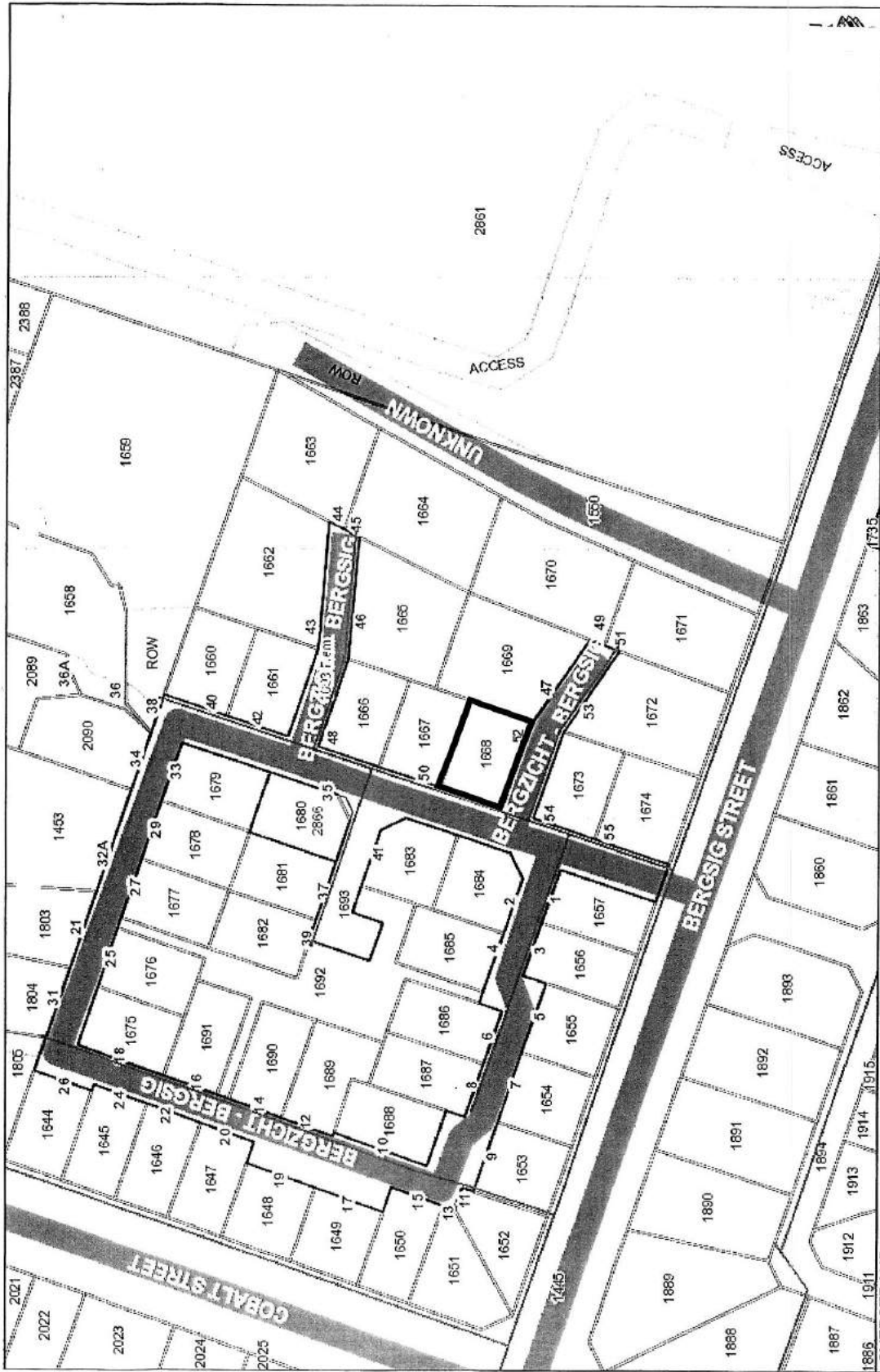
Executive Summary

An application was submitted on 22 November 2018 from G and ST Lotz in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, for a departure applicable to Erf 1688, Sandbaai (Bergzicht Town Housing Complex) to exceed the allowable 50% coverage with $\pm 2\%$ and to relax the eastern lateral building line from 1m to 0,2m to accommodate the existing garage and a new carport.

RESOLVED :

1. that the application for departure applicable to Erf 1668, Sandbaai, to relax the eastern lateral building line from 1m to 0,2m, and to exceed the allowable coverage from 50% to 52%, in order to accommodate the existing garage and proposed carport, **be approved** in terms of provisions of Section 61 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, subject to the following conditions:
 - (a) 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;
 - (b) that the development adhere to the approved Bergzicht Design Standards and Guidelines, and
 - (c) that this approval does not absolve the applicant/developer from compliance with any other legislation that might be/become applicable to this development.

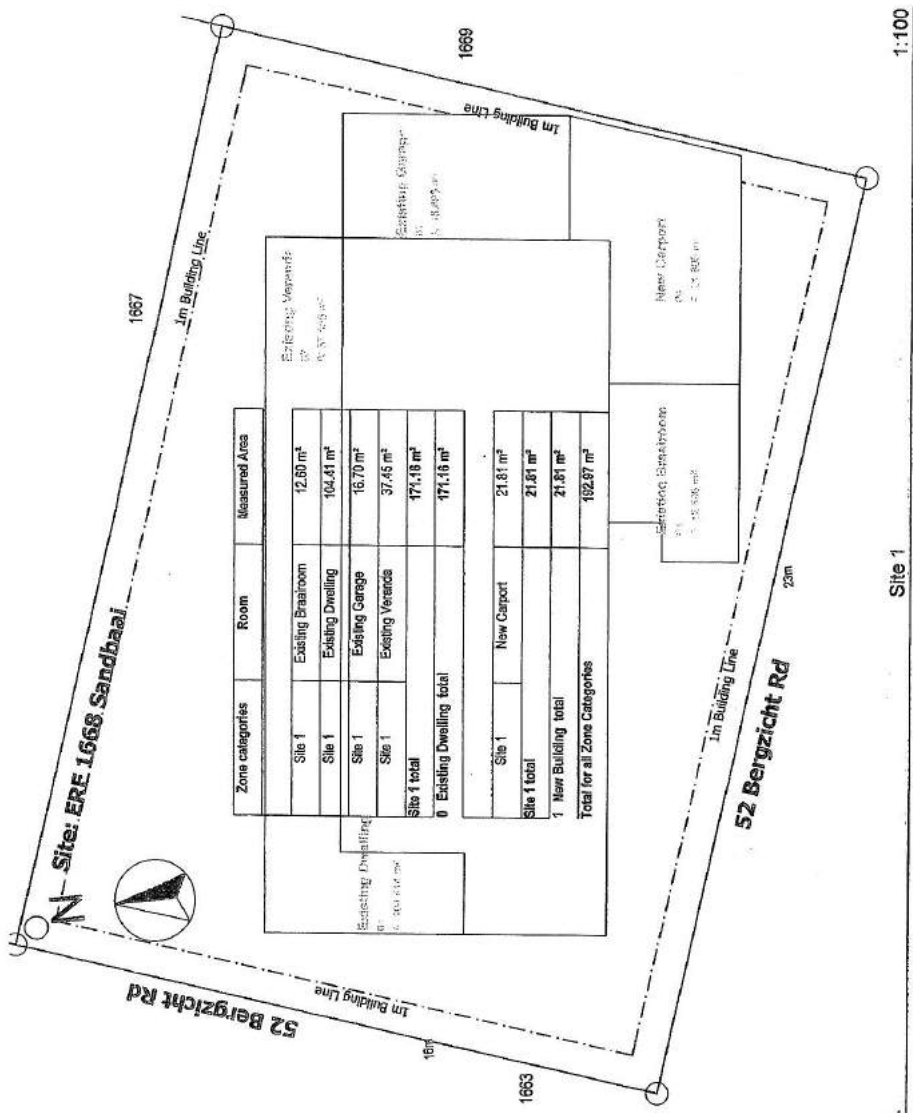
2. that the applicant be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



Locality Plan Erf 1668, Sandbaai



Date: 2018-10-10



1:100

Site 1

-1-

Coverage calculation:
368m² x 50% = 184m²
Actual Coverage = 192.97m²
52% Coverage

1. Settlement of work.
 2. All dimensions and levels are to be checked on site before setting out of work. All dimensions shown on drawings are in millimetres.
 3. All boundary pegs to be identified.
 4. Check Roof covering Colourbond Sheeting, S-profile to match existing roof in type and colour.
 5. Sheeting on 70x50 purlins @ 600mm o/c on 14x43x3 beams at 1800mm o/c tied down onto 200x30mm beam with wall hangers.
- GENERAL NOTES:**
1. The design on this drawing is copyright protected and is the property of the designer.
 2. The original Council approved drawing is to be returned to the owner on completion of the contract.
 3. All work is to be in accordance with the National Building Regulations SANS 10400 code of practice.
 4. Any errors, omissions or contradictions are to be reported to the designer and client.
 5. All levels, dimensions and no. of steps are to be checked and verified by the contractor on site, prior to commencing any work.
 6. Drawings are not to be scaled.
 7. Architectural drawings are to be read in conjunction with engineers and draftsmen's drawings.
 8. The contractor will be held responsible for the correct setting out of the work. Any doubt as to accuracy of the boundary lines or pegs is to be reported to the client.
 9. The foundation to any boundary wall is not to encroach over the boundary line.
 10. All electrical and plumbing work is to be done by a qualified and registered person.
 11. The strongest precast concrete blocks to be specified and used over openings, they should be of minimum 100mm thickness.
 12. Provide clean water holes at 20m intervals.
 13. Care to be taken when excavating for new work. All existing pipes, cables etc. exposed are to be protected to the client who should advise on the necessary action to be taken.
 14. The contractor shall take the necessary precautions to avoid any damage whatsoever to existing buildings, fences or any municipal property.
- DRAINAGE NOTES:**
1. All drained pipes to be located on the right.
 2. Provide 40mm dia. downpipes at head of run - Right hand side.
 3. Provide 40mm dia. downpipes at all heads and junctions.
 4. Provide 40mm dia. downpipes at all heads and junctions.
 5. Provide 40mm dia. downpipes at all heads and junctions.
 6. Provide 40mm dia. downpipes at all heads and junctions.
 7. Provide a trap catchage valve to all WCs.
 8. All sanitary ware and taps to be approved by client prior to building in. Soap dish holders, towel rails and toilet paper holder to be included.
 9. Adequately protect existing pipes under new building level by surrounding pipes in 100mm concrete around.
 10. Provide 40mm dia. downpipes at all heads and junctions.
 11. 50x50mm and 50x75mm (most over) downpipes to be used.

[Handwritten signatures]

ImageStudio
Architectural Plans 074 102 7897
Drawn by: Steven van der Merwe
Checked by: Steven van der Merwe
Date: 28 October 2018
ster.van.der.merwe@gmail.com

erf 1668 Sandbaai
Additions and Alterations
Sandbaai, 1668 Sandbaai
52 Bergzicht, Bergsig St
Hermanus, 7200
7950
sandbaai@rockmail.com

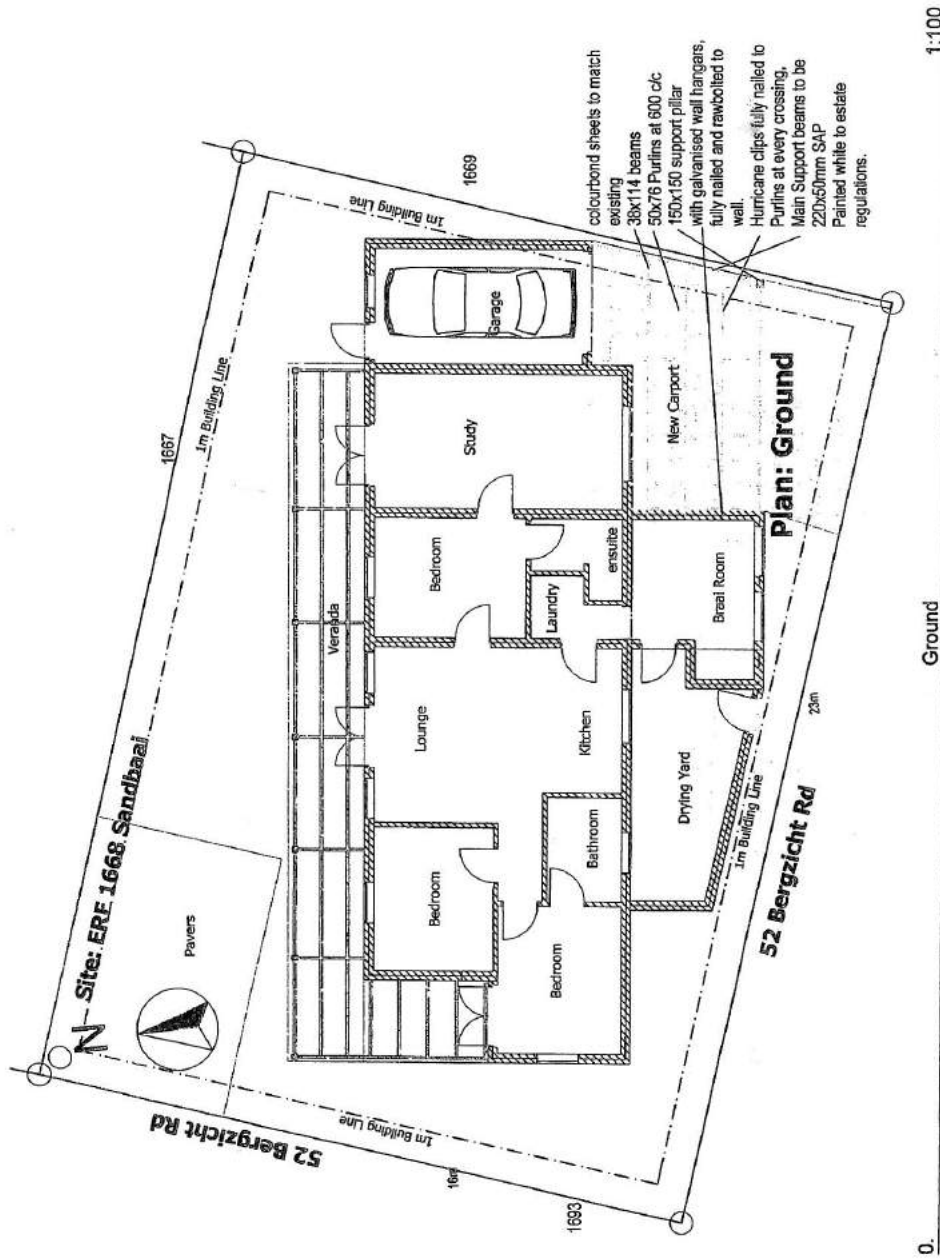
Job Details
Revision: A.01.1
Job no.: 648
Job desc.: 1810 Sandbaai
Lotz

ImageStudio
15 Belladonna Street
Sandbaai
Hermanus, 7200
7950
j.van.der.merwe@gmail.com
074 102 7897

HOME OWNERS ASSN.
38 BERGZICHT
SANDBAAI
HERMANUS, 7200

Working Drawings Only

The design on this drawing is copyright of the designer and is the property of the designer. It is to be returned in comparison of the contract.
 All work to be carried out strictly in accordance with municipal and/or local authority regulations.
 All dimensions and levels to be checked by the client or a qualified surveyor. Any discrepancies are to be brought to the attention of the designer.
 The builder is to adhere to the specification and comply with every agency requirement stated on the plan unless an equal alternative is proposed.



HOME OWNERS ASSN.
 98 BERGZICHT
 2011

[Handwritten Signature]

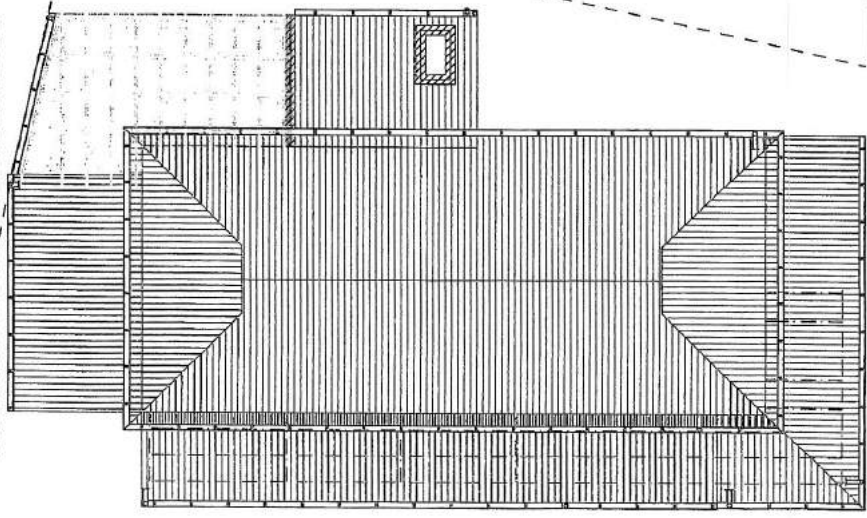
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Working Drawings Only

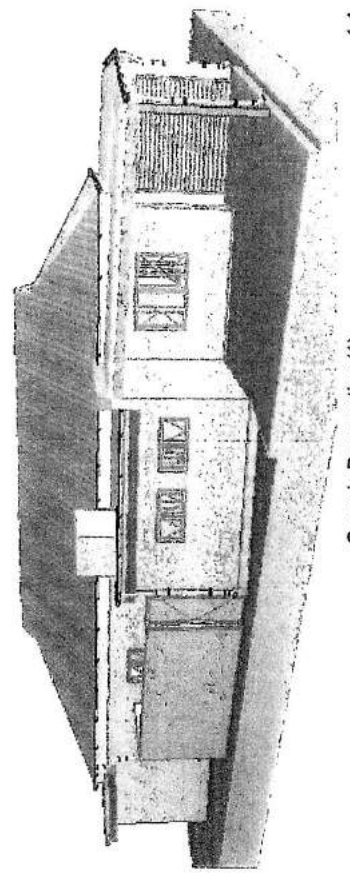
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 All work to be carried out strictly in accordance with municipal and local authority regulations and laws to be checked by the contractor on site. If any dimensions to be taken in accordance to scaling the drawing. Any discrepancies are to be brought to the attention of the designer.
 The contractor is to adhere to the specification and comply with all engineering and safety regulations and standards on the job unless an equal alternative is proposed.

1:100

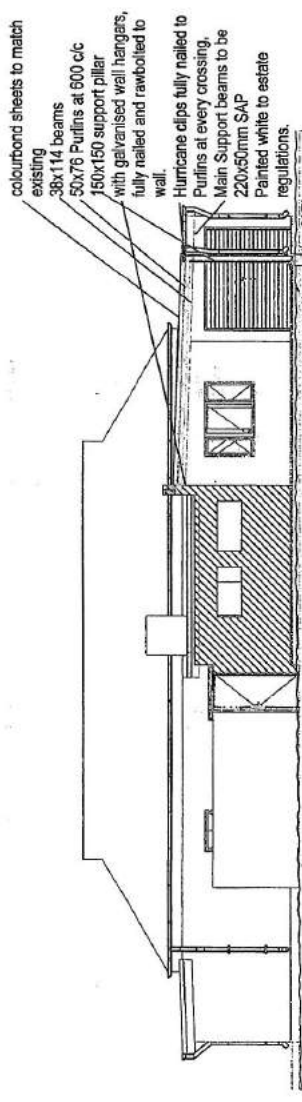
colourbond sheets to match existing
 38x114 beams
 50x76 Purlins at 600 c/c
 150x150 support pillar
 with galvanised wall hangers, fully nailed and rawbolted to wall.
 Hurricane clips fully nailed to Purlins at every crossing.
 Main Support beams to be 220x50mm SAP
 Painted white to estate regulations.



Roof (1)



Generic Perspective (1) 1:1



Building Section 1:100

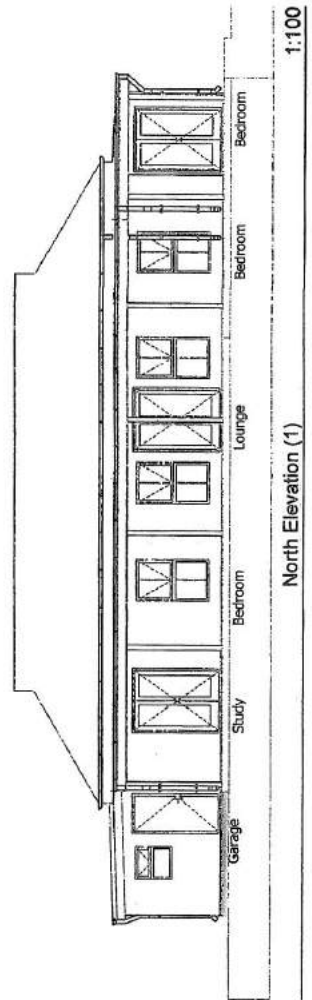
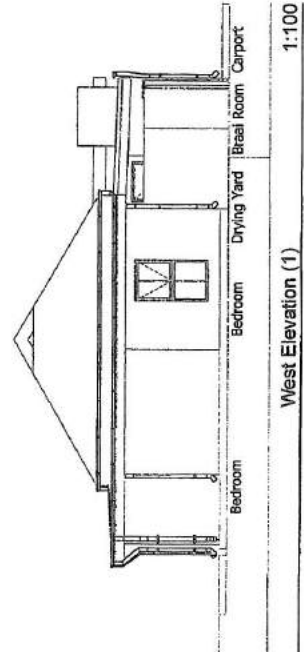
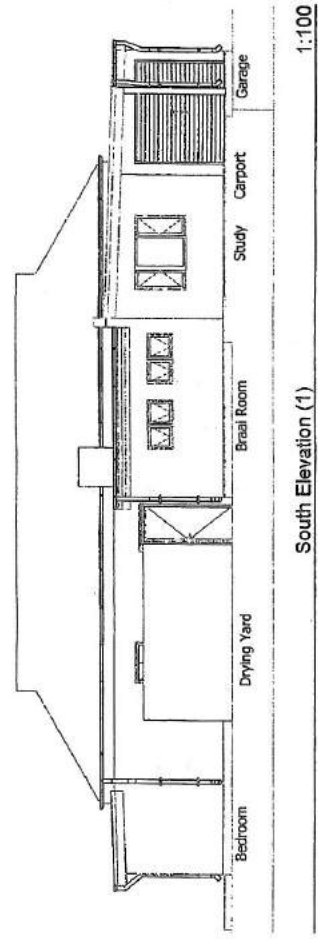
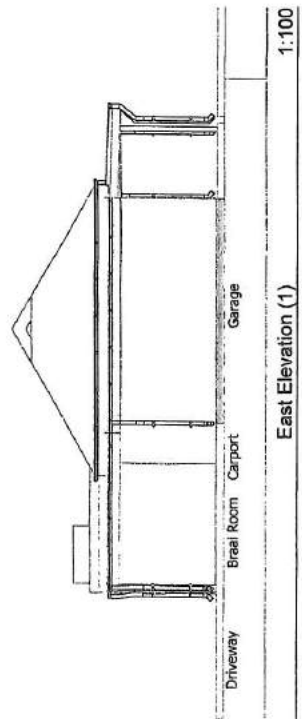
Job Details
 Status: **ASSIGNED**
 Revision: **A.01.4**
 Layout ID: **648**
 Job no.: **1810 Sandr...**
 Job bag: **1810 Sandr...**
LOTZ

HOME OWNERS ASSOCIATION
38 BERGZICHT
 SANDBAAL
 15 October 2019
 steven.van.der.merwe@gmail.com

erf 1668 Sandbaal
 Additions and Alterations
 Sandra Lotz, 0829247254
 52 Bergzicht, Bergsig St
 Hermanus
 sandralotz@rockmail.com

Roof (1), Building Section, Generic Perspective (1)
 Drawing S: **1:100, 1:1**
 Working Drawings Only

ImageStudio
 Architects & Planners 074 102 7897
 Drawn by: **Steven van der Merwe**
 Checked by: **Dagobert Drauwit**
 26 October 2019
 steven.van.der.merwe@gmail.com



The design on this drawing is copyright protected and is the property of the designer. It is to be returned on completion of the project. All work to be carried out strictly in accordance with municipal and/or local authority regulations. All dimensions and levels to be checked by the contractor on site. Figure dimensions to be drawn in preference to scaling the drawing. Any deviation from the drawing is brought to the attention of the designer. The builder is to adhere to the specification and comply with energy efficiency requirements as indicated on the plan unless an equal alternative is proposed.

Handwritten signature

HOME OWNERS ASSN.
38 BERGZICHT
 SANDBAAL

Job Details
 Status: Revision
 layout ID: A.01.5
 Job no. 648
 Lot no. 1840 Sandbaal Lotz

ImageStudio
 15 Bollandons Street
 Sandbaal
 Hermanus, 7200
 Steven van der Merwe
 0741627897
 sandv@ibz@rocketmail.com

East Elevation (1), North Elevation (1), South Elevation (1), West Elevation (1)
 Drawing S
 1:100
Working Drawings Only

ImageStudio
 Architectural Plans 074 102 7897
 Drawn by: Steven van der Merwe
 Checked by: Darius Panchbraucht
 29 October 2016
 steven.van.der.merwe@gmail.com

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

4. ERF 1111, 44 LUYT STREET, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: LUKE VAN DER WESTHUIZEN ON BEHALF OF A EGGERT

1111 HEC (2908)

P Roux

(028) 313 8900

Hermanus Administration

26 July 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 1111, Hermanus has been received on 18 January 2019 from L van der Westhuizen on behalf of A Eggert in order to relax the 2m lateral building line to 0m and the 4m street building line to 2,758m in order to accommodate the conversion of the existing garage to a patio.

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 1111, Hermanus in order to relax the 2m lateral building line to 0m and the 4m street building line to 2,758m in order to accommodate the conversion of the existing garage to a patio, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions;
 - (a) that this approval only relates to the conversion of the garage into a patio as indicated on the plans submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval and that any conditions by the Fire- and Building Departments be complied with at that stage;
 - (c) that the patio cannot be enclosed prior to written approval from the Municipality;
 - (d) that all the conditions in the Services Report, be adhered to;
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (f) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.

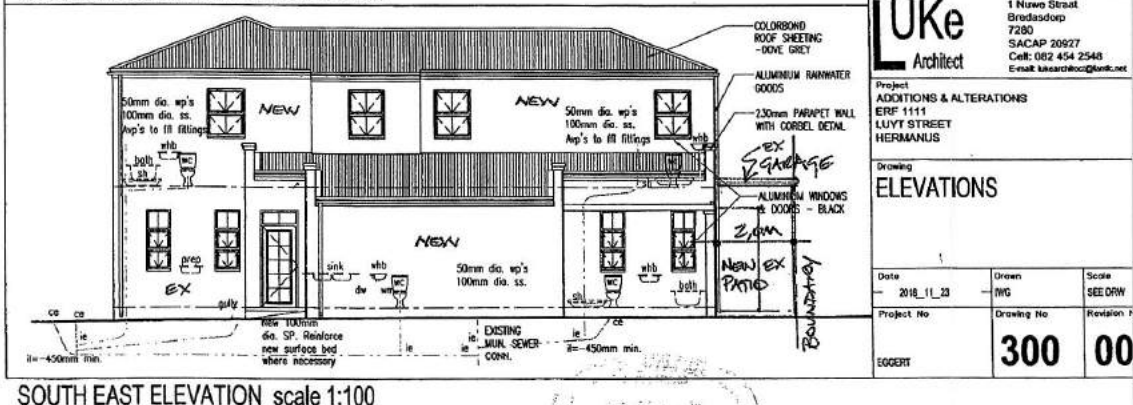
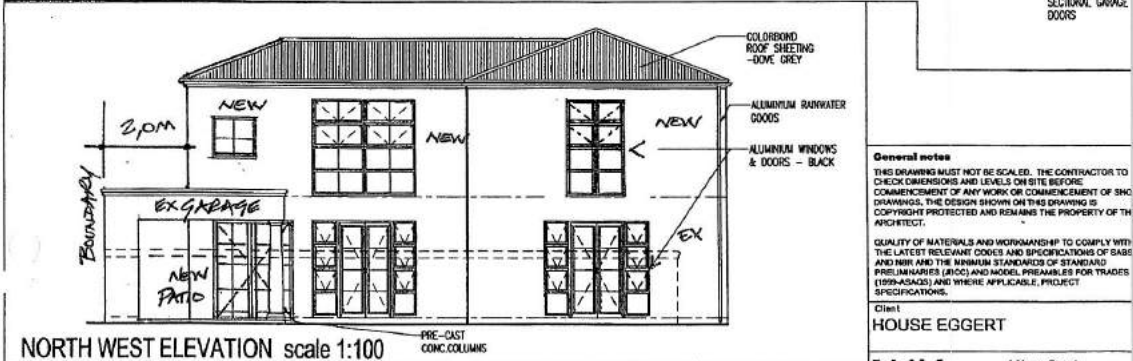
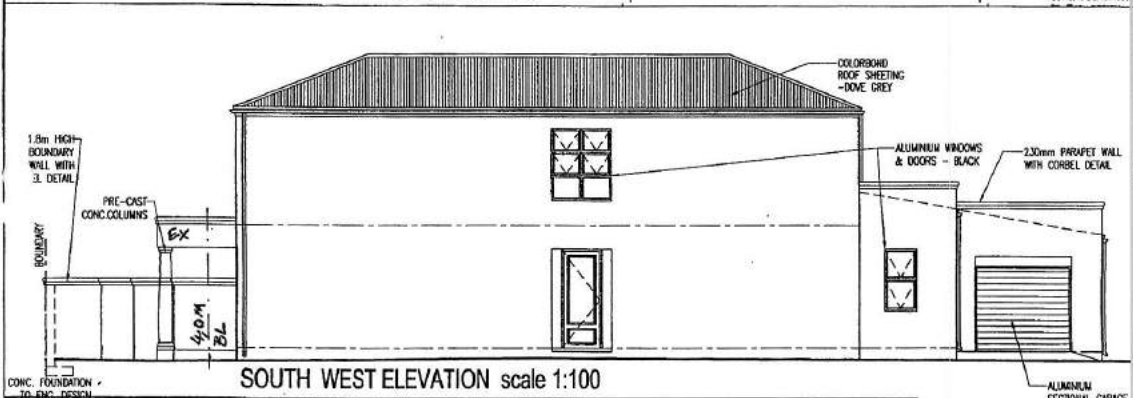
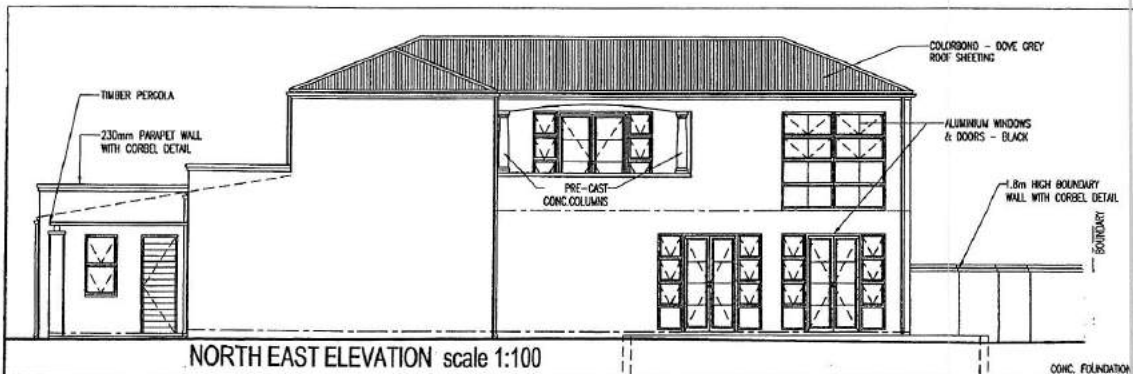
**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

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 conditions of approval.



ERF 1111 HEC

Date: 2019-01-23



General notes
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 QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SABS AND NBR AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (SIC) AND MODEL PRELIMINARIES FOR TRADES (1999-SAGS) AND WHERE APPLICABLE, PROJECT SPECIFICATIONS.

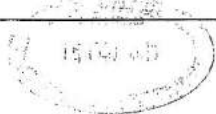
Client
HOUSE EGGERT

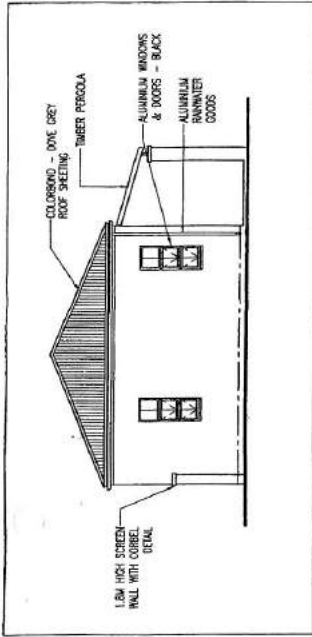
LUKE Architect
 1 Nuwo Street
 Bredasdorp
 7280
 SACAP 20927
 Cell: 082 454 2548
 Email: lukey@lukey.co.za

Project
ADDITIONS & ALTERATIONS
 ERF 1111
 LUYT STREET
 HERMANUS

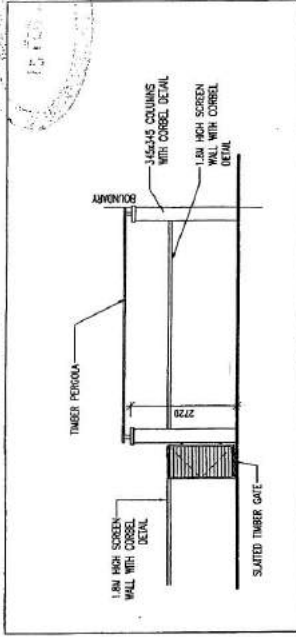
Drawing
ELEVATIONS

Date	2018_11_23	Drawn	HWG	Scale	SEE DRW
Project No	EGGERT	Drawing No	300	Revision No	00

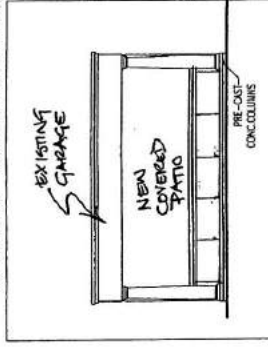




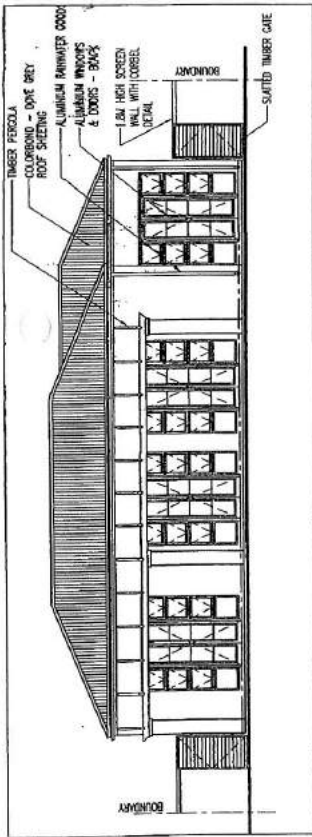
EAST ELEVATION scale 1:100



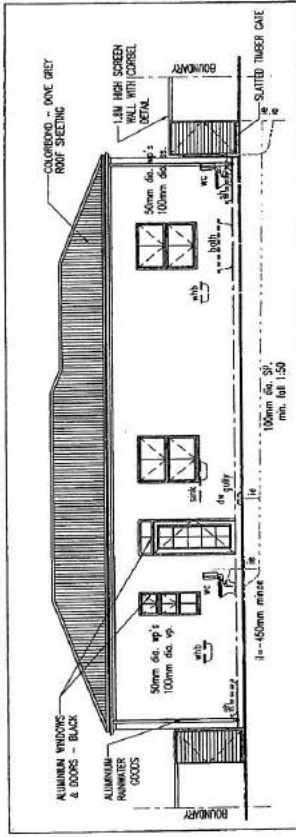
CARGOLA - NORTH ELEVATION scale 1:100



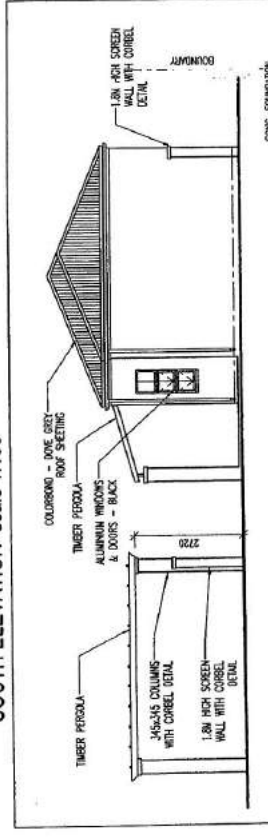
PATIO / ex GARAGE WEST ELEVATION scale 1:100



NORTH ELEVATION scale 1:100



SOUTH ELEVATION scale 1:100



WEST ELEVATION scale 1:100

Client: HOUSE EGGERT

LUKE Architect
 1 Nuwe Straat
 Bredasdorp
 7280
 SACAP 20827
 031 462 5648
 kluke@lukearchitect.co.za

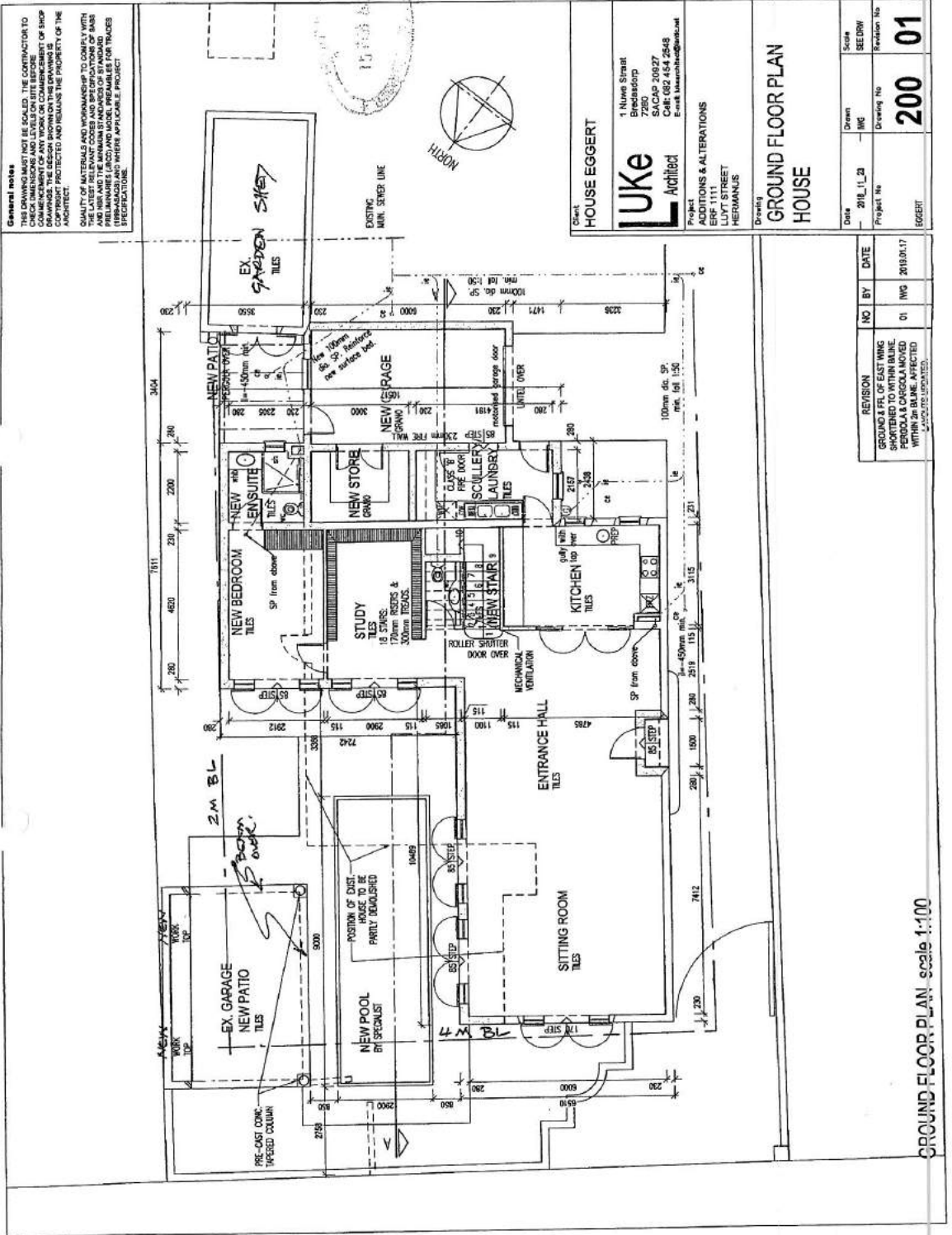
Project: ADDITIONS & ALTERATIONS
 ERF 1111
 LUYT STREET
 HERMANUS

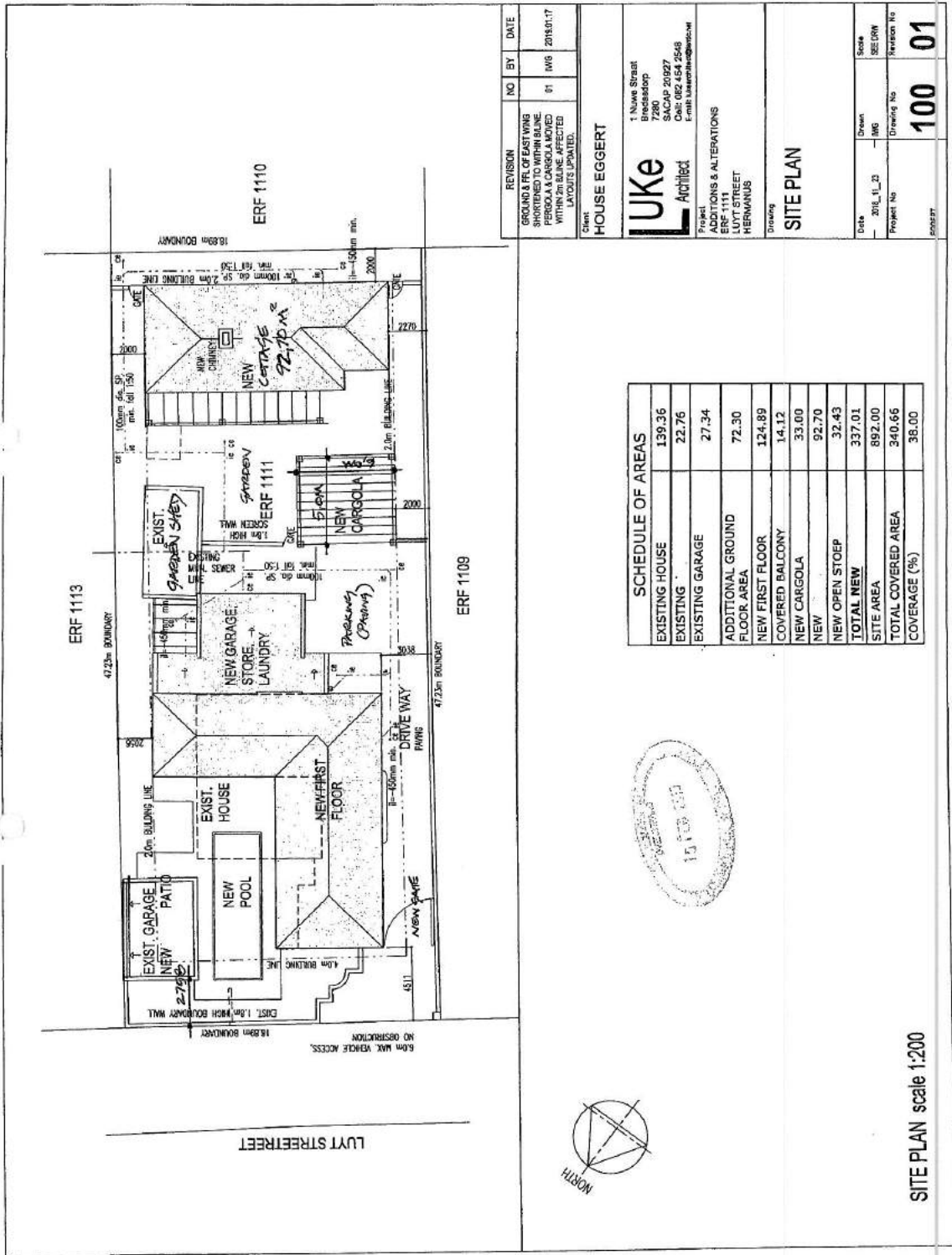
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 Scale: SEE DRAW
 Revision No: **00**

DATE: 2018_11_21
 DRAWN: JMC
 PROJECT NO: **927A**

General notes

THE DRAWING MUST NOT BE SCALED. THE CONTRACTOR TO CHECK DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY OF SHOUBROEK BAY. THE DESIGN SHOWN ON THIS DRAWING IS THE PROPERTY OF LUKE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY OF SHOUBROEK BAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY OF SHOUBROEK BAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY OF SHOUBROEK BAY.





SCHEDULE OF AREAS	
EXISTING HOUSE	139.36
EXISTING	22.76
EXISTING GARAGE	27.34
ADDITIONAL GROUND FLOOR AREA	72.30
NEW FIRST FLOOR	124.89
COVERED BALCONY	14.12
NEW CARGOLA	33.00
NEW	92.70
NEW OPEN STOEP	32.43
TOTAL NEW	337.01
SITE AREA	892.00
TOTAL COVERED AREA	340.66
COVERAGE (%)	38.00



REVISION	NO	BY	DATE
GROUND FLOOR EAST WING SHORTENED TO WITHIN BALNE PERGOLA & CARGOLA MOVED WITHIN 2m BALNE AFFECTED LAYOUTS UPDATED.	01	IMG	2018.01.17

Client: HOUSE EGGERT

Luke Architect
 1 Mabwe Street
 Brackenford
 7280
 SACAP 20927
 Cell: 082 454 2546
 E-mail: lukey@lukearchitect.co.za

Project: ALTERATIONS & ALTERATIONS
 892 LYT STREET
 HERMANUS

Drawing: **SITE PLAN**

Date	2018_1_17	Drawn	IMG	Scale	AS PER DW
Project No		Drawing No	100	Revision No	01

SITE PLAN scale 1:200

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1111, HERMANUS (2908/2019)**

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 1111, Hermanus, 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. M. Cobben
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

19/06/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

5. ERF 2077, 52 FIFTH STREET, HERMANUS (VOËLKLIP), OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS ENGELBRECHT & SCORGIE ON BEHALF OF JE BOURHILL

2077 HVK (2919)

P Roux

(028) 313 8900

Hermanus Administration

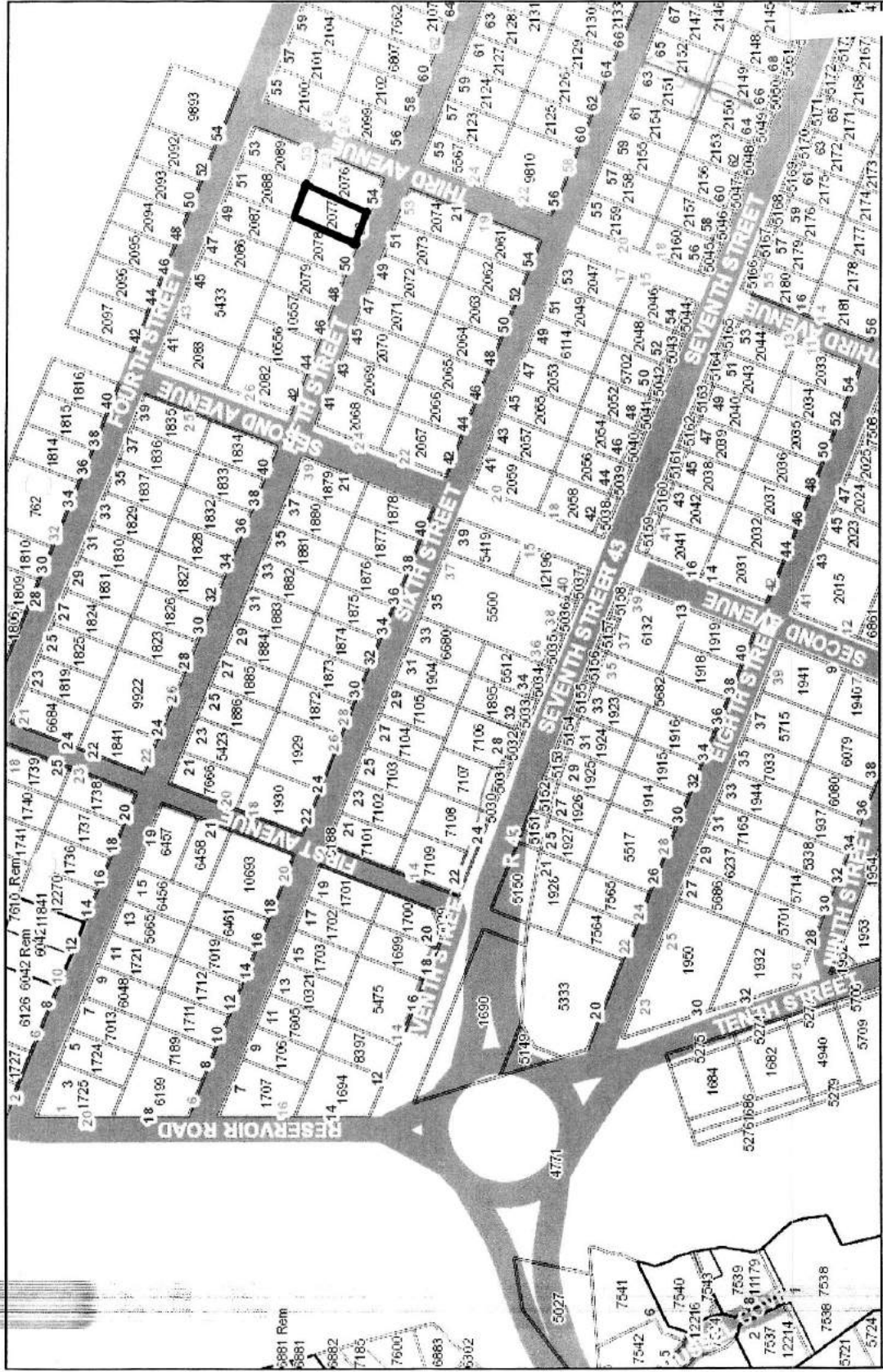
14 August 2019

Executive Summary

An application has been received in terms of Section 16(2)(d) and (b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) from Messrs Engelbrecht & Scorgie on behalf of JE Bourhill on Erf 2077, Hermanus (Voëlklip) in order to relax the north western lateral building line from 2m to 1,735m and the south eastern lateral building line from 2m to 1,2m to accommodate changes within the respective building lines.

RESOLVED :

1. that the application received in terms of Section 16.(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 2077, Hermanus (Voëlklip) in order to relax the north western lateral building line from 2m to 1,735m and the south eastern lateral building line from 2m to 1,2m to accommodate changes within the respective building lines, **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 building lines as indicated on Project No. ERF2077_Bouhill as submitted with the application;
 - (b) that this is not an approval in terms of any other applicable legislation;
 - (c) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of 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.



Locality Map
 ERF 2077, HERMANIUS (VOËKIIP)

Date: 2019-08-14

AREA CALCULATIONS:

EXISTING HOUSE:	133,066 m ²
ADDITIONS:	29,839 m ²
- SCULLERY	12,840 m ²
- STOBP	17,999 m ²
TOTAL:	162,907 m ²
ERF SIZE:	485,888 m ²
COVERAGE ALLOWED:	60,000%
COVERAGE PROPOSED:	32,866%

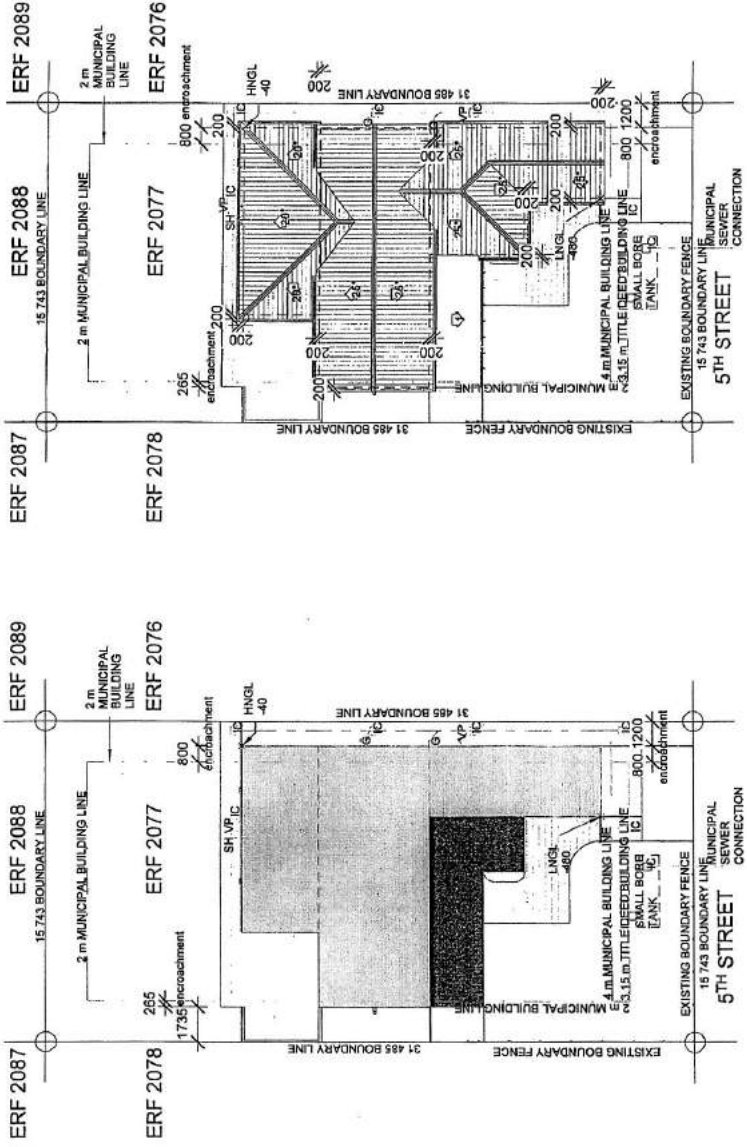
Architectural Office
GERHARD ENGINEERING
 Nat. dip. Architectures (Pret. Tech.)
BRANDON SCORBITT
 Nat. dip. Architectures (Cape Tech.)
BUILDING PLANS
AUTOMATIC DRAWING
PROJECT MANAGEMENT
 48 Main Rd.
 P.O. Box 181
 Omdra 7710
 TEL: (028) 3163294 FAX (028) 3162200
 CELL: Gerhard 082 556 2512
 Branson 082 898 6086

archoffice@maxitec.co.za

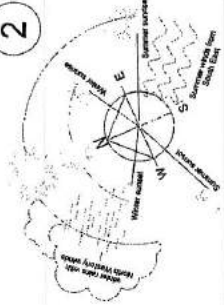
CLIENT: Jane Bounhill

ERF: 2077
 PAGE: A3-01
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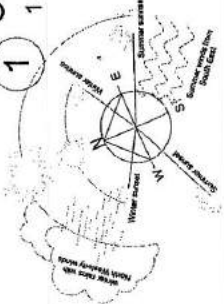
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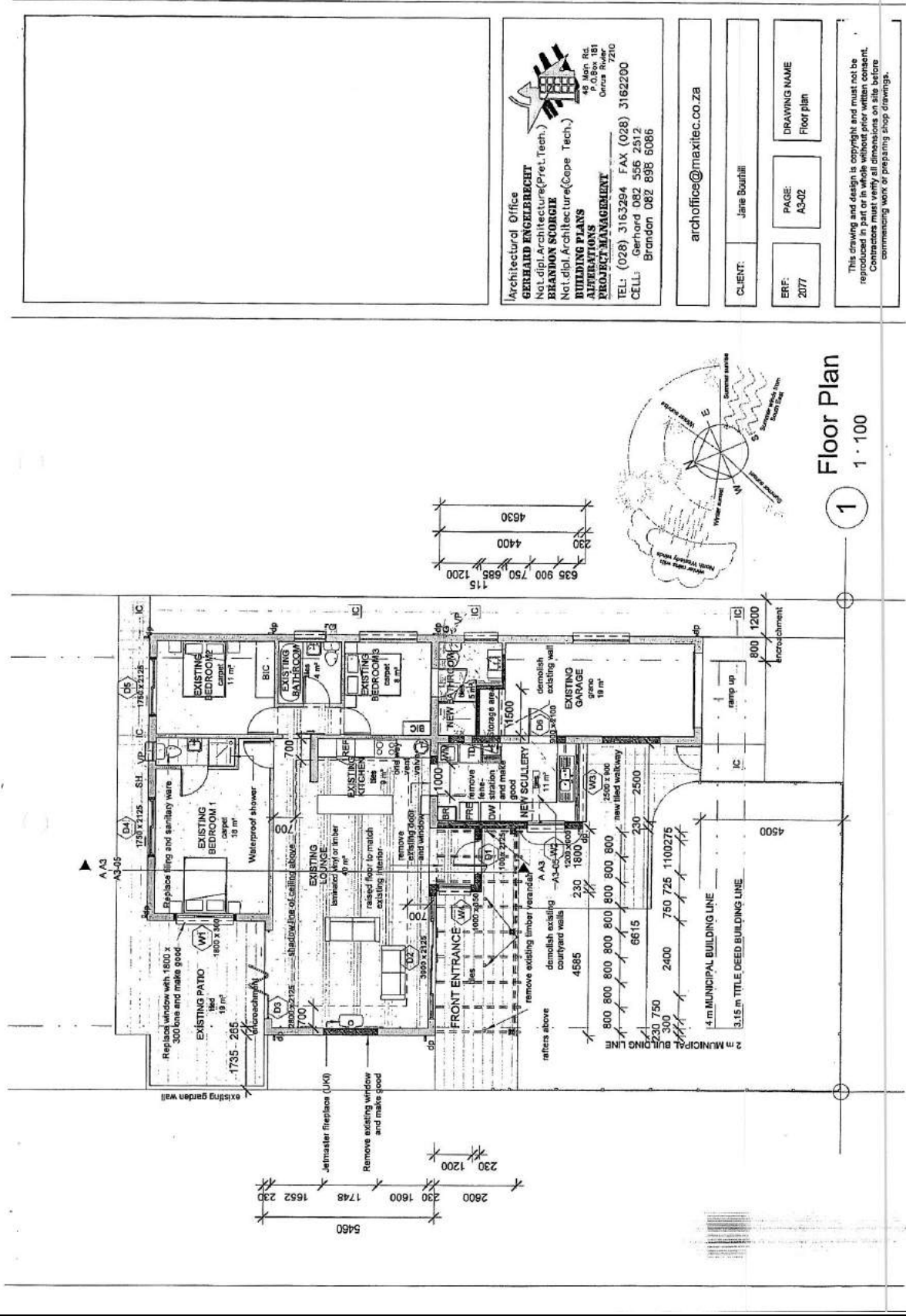


Roof plan
 2 1 : 200

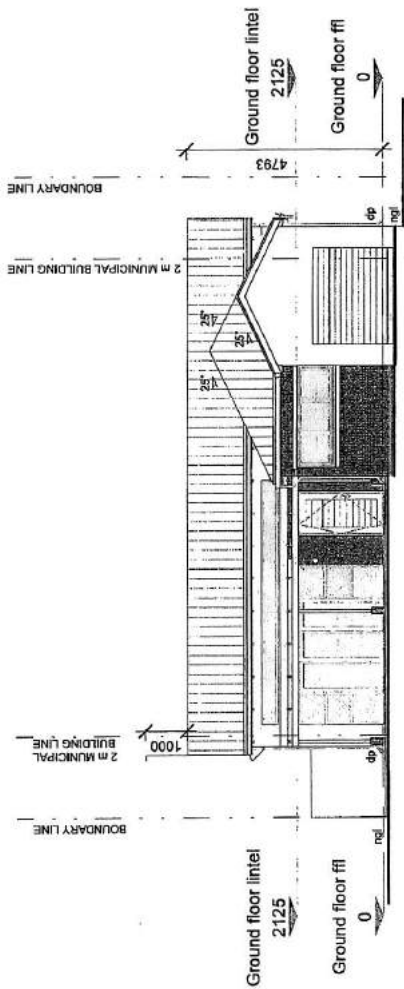


Site Plan
 1 1 : 200



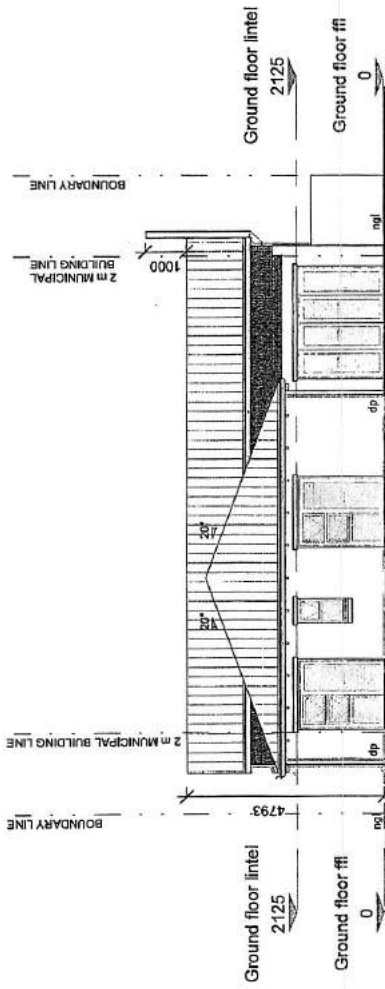


1 Floor Plan
 1 : 100



South Elevation

1 : 100



North Elevation

1 : 100

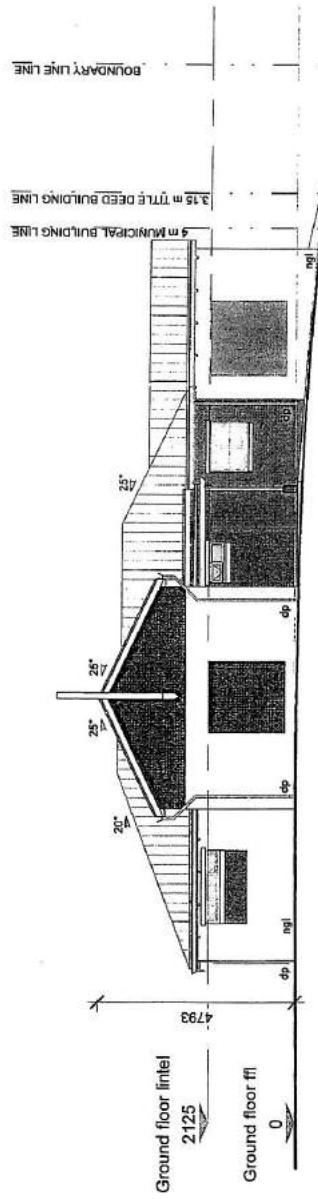
Architectural Office
GERHARD ENGELBRECHT
 Not.dipl.Architecture(Pret.Tech.)
BRANDON SCORGIE
 Not.dipl.Architecture(Cape Tech.)
BUILDING PLANS
ALTERATIONS
PROJECT MANAGEMENT
 2000 Kings Rd
 P.O.Box 181
 Ower River 7210
 TEL: (028) 3163294 FAX: (028) 3162200
 CELL: Gerhard 082 556 2512
 Brandon 082 888 6086

archoffice@maxitec.co.za

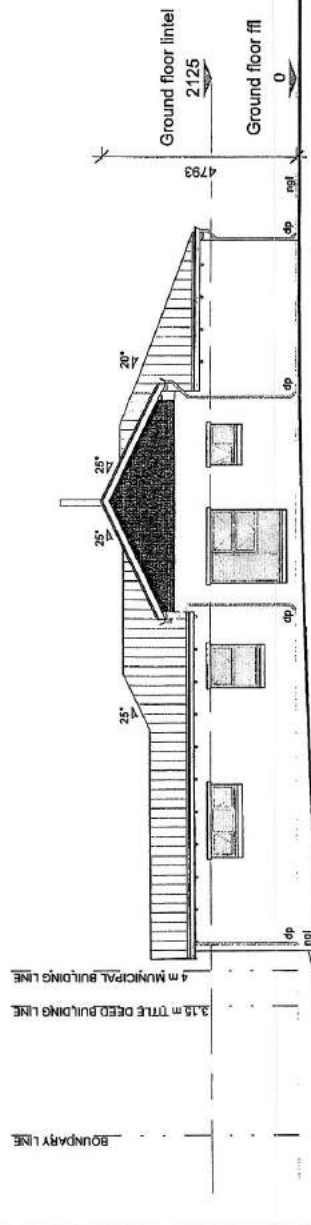
CLIENT: Jane Bourhill

ERF: 2077
 PAGE: A3-03
 DRAWING NAME: Elevations

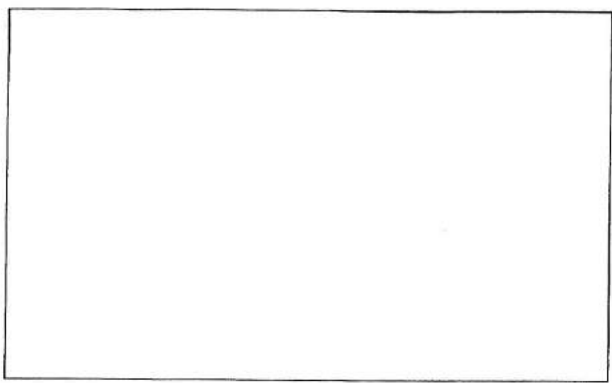
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1 West Elevation
1 : 100



2 East Elevation
1 : 100



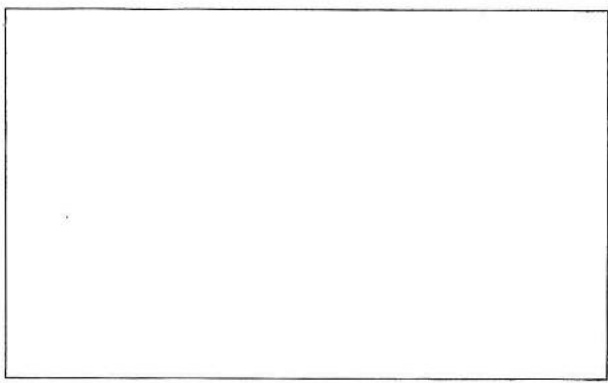
Architectural Office
GERHARD ENGELBRECHT
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BRANDON SCORGIE
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BUILDING PLANS
AUDITATIONS
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 P.O. Box 181
 Ormsburg 7810
 TEL: (028) 3163294 FAX (028) 3162200
 CELL: Germond 082 556 2512
 Brandon 082 698 6086

archoffice@maxifec.co.za

CLIENT: Jane Bournill

ERF: 2077
 PAGE: A3-04
 DRAWING NAME: Elevations

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BRANDON SCORGIE
 Nat.dipi.Architecture(Cape Tech.)
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 Oerua River
 A7210
 TEL: (028) 3163294 FAX (028) 3162200
 CELL: Gerhard 082 556 2512
 Brandon 082 898 6086

archoffice@maxitec.co.za

CLIENT: Jane Bourhill

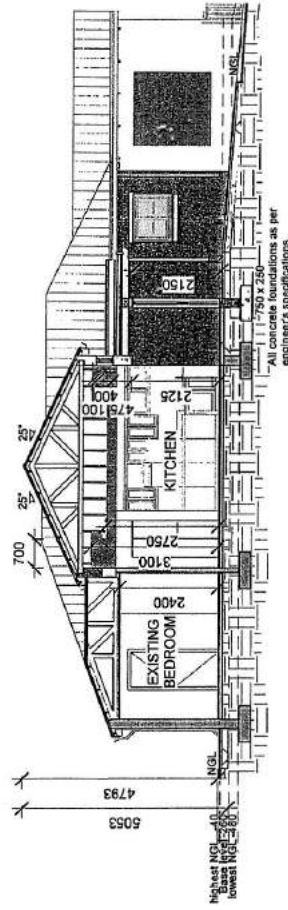
ERF: 2077

PAGE: A3-J5

DRAWING NAME
Section A-A

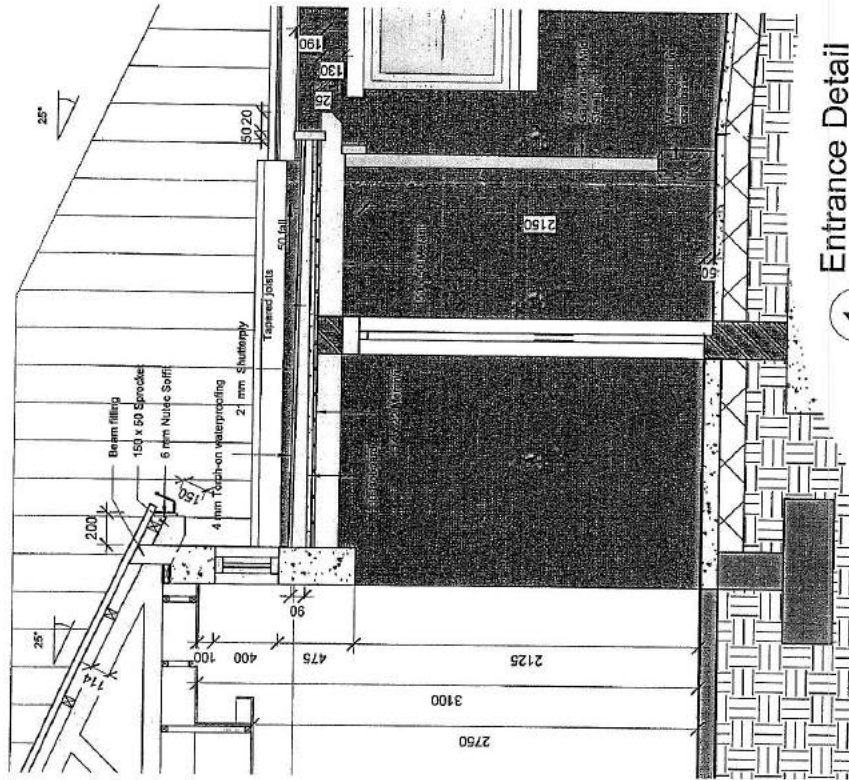
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8 m height restriction.

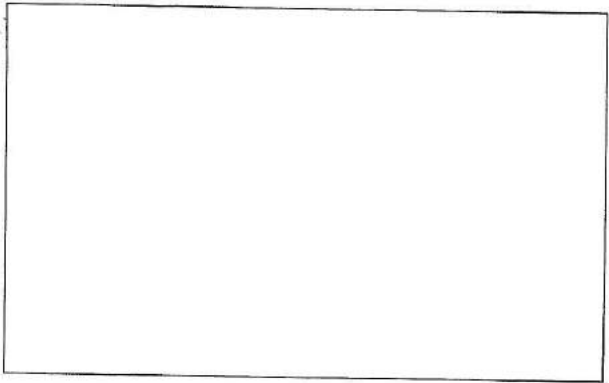


Section A-A
1 : 100

1



1 Entrance Detail
1 : 25



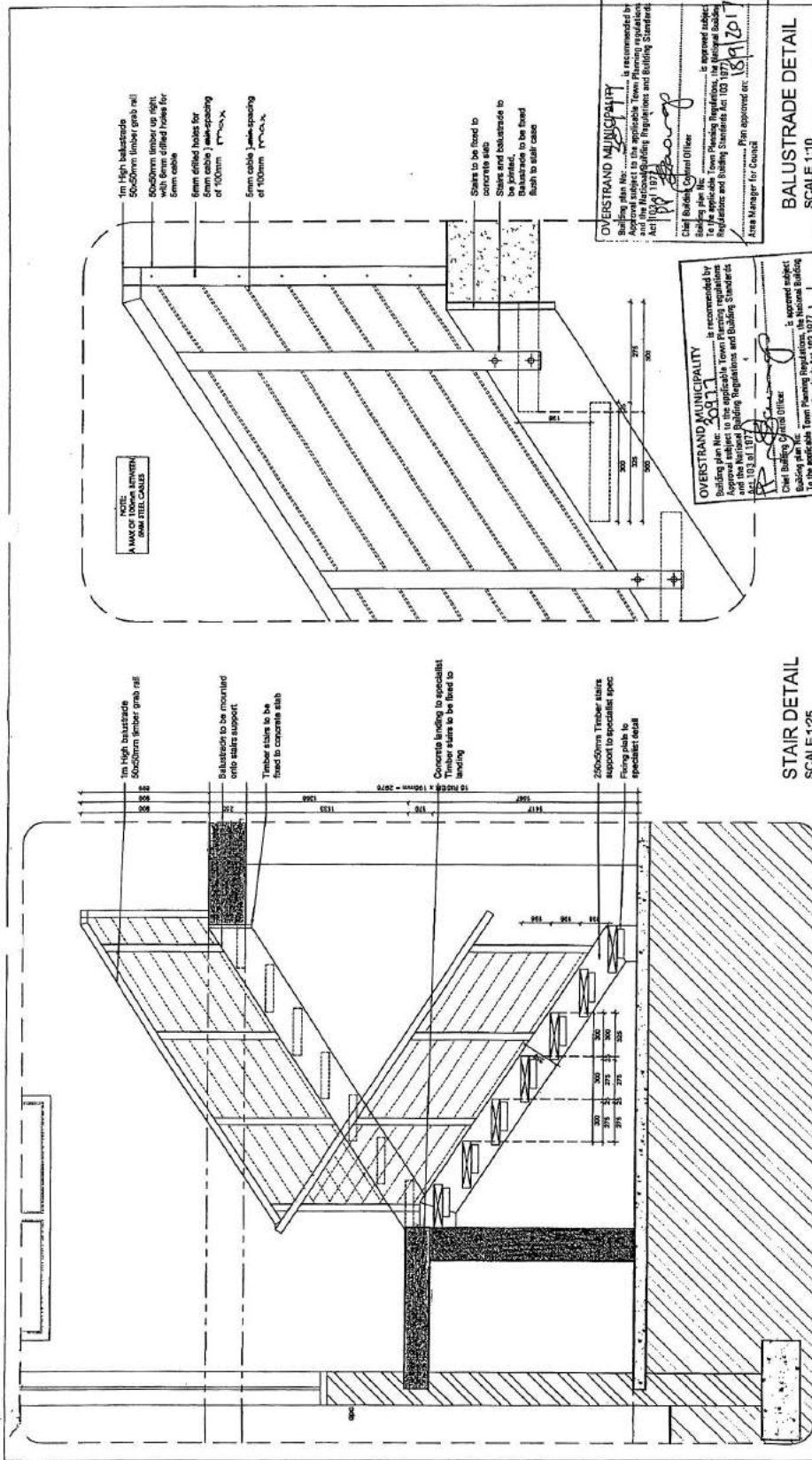
Architectural Office
GERHARD ENGELBRECHT
 Nat.dipl. Architecture (Pret. Tech.)
BRANDON SCOROH
 Nat.dipl. Architecture (Cape Tech.)
BUILDING PLANS
ALTERATIONS
PROJECT MANAGEMENT
 P.O. Box 181
 Onrus River
 7210
 TEL: (028) 3162284 FAX (028) 3162200
 CELL: Gerhard 082 556 2512
 Brandon 082 898 6866

archoffice@maxitec.co.za

CLIENT: Jane Bourhill

ERF: 2077
 PAGE: A3-06
 DRAWING NAME: Entrance Detail

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<p>PROPOSED ALTERATION ERF 2077 VOELKUP NR52 6TH STREET</p>		<p>CLIENT: MR. & MRS. BOURHILL</p>		<p>GENERAL NOTES: QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE MANUFACTURER'S SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP AND THE MATERIALS USED. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND UTILITIES. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP AND THE MATERIALS USED. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL SERVICES AND UTILITIES.</p>	
<p>STRUCTURAL ENGINEER:</p>		<p>DRAWING TITLE: STAIR CASE, BALUSTRADE DETAIL</p>		<p>DATE:</p>	
<p>CONTRACTOR:</p>		<p>DRAWING NO.: A-401</p>		<p>PROJECT NO.: VHA-01</p>	
<p>COUNCIL SUBMISSION</p>		<p>DATE:</p>		<p>REVISIONS:</p>	

OVERSTRAND MUNICIPALITY
is recommended by Building plan No. 2017/17 To the applicable Town Planning Regulations, the Municipal Building Regulations and the National Building Regulations and Building Standards Act (103 1077) of 1997.
Chief Building Control Officer
18/11/2017
Area Manager for Council

OVERSTRAND MUNICIPALITY
is recommended by Building plan No. 2017/17 To the applicable Town Planning Regulations, the Municipal Building Regulations and the National Building Regulations and Building Standards Act (103 1077) of 1997.
Chief Building Control Officer
18/11/2017
Area Manager for Council

BALUSTRADE DETAIL
SCALE 1:10

STAIR DETAIL
SCALE 1:25

VH
VICHI HARRIS ARCHITECTS
SACAP NO. 6026
DRAWN: WB
CHECKED: AS
PROJECT NO: VHA-01
DRAWING NO: A-401
REVISION NO: 000

OVERSTRAND MUNICIPALITY
is recommended by Building plan No. 2017/17 To the applicable Town Planning Regulations, the Municipal Building Regulations and the National Building Regulations and Building Standards Act (103 1077) of 1997.
Chief Building Control Officer
18/11/2017
Area Manager for Council

OVERSTRAND MUNICIPALITY
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Chief Building Control Officer
18/11/2017
Area Manager for Council

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is recommended by Building plan No. 2017/17 To the applicable Town Planning Regulations, the Municipal Building Regulations and the National Building Regulations and Building Standards Act (103 1077) of 1997.
Chief Building Control Officer
18/11/2017
Area Manager for Council

OVERSTRAND MUNICIPALITY
is recommended by Building plan No. 2017/17 To the applicable Town Planning Regulations, the Municipal Building Regulations and the National Building Regulations and Building Standards Act (103 1077) of 1997.
Chief Building Control Officer
18/11/2017
Area Manager for Council

OVERSTRAND MUNICIPALITY
is recommended by Building plan No. 2017/17 To the applicable Town Planning Regulations, the Municipal Building Regulations and the National Building Regulations and Building Standards Act (103 1077) of 1997.
Chief Building Control Officer
18/11/2017
Area Manager for Council

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

6. ERF 193, 5 ANEMONE STREET, ROOIELS: APPLICATION FOR CONSENT USE: MESSRS PLAN ACTIVE ON BEHALF OF THE JOHAN DE JAGER FAMILY TRUST

**193 KRE (2952)
H van der Stoep
12 August 2019**

(028) 313 8900

Hermanus Administration

Executive Summary

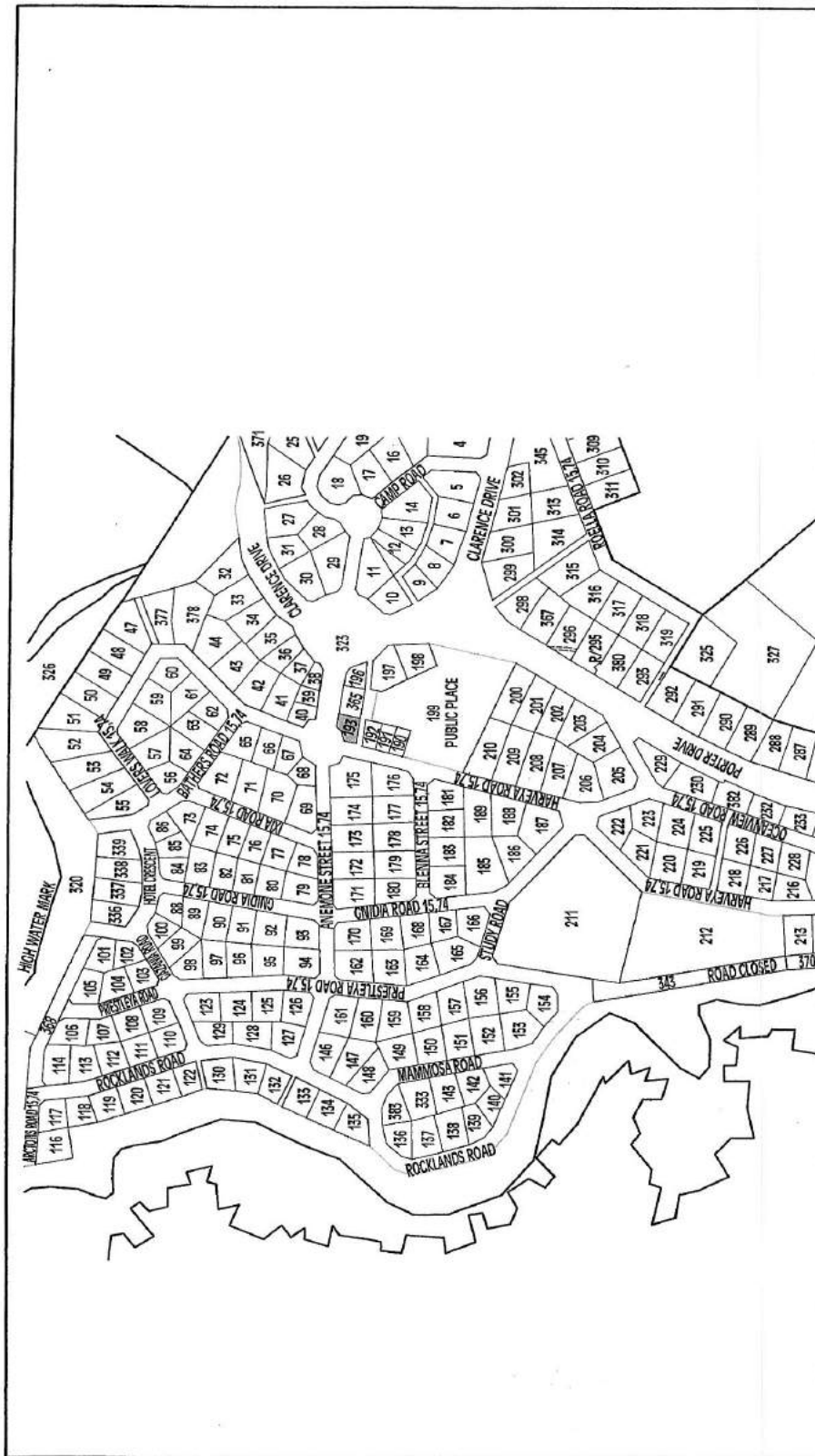
An application was received on 19 February 2019 from Messrs Plan Active on Erf 193, Rooiels in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a consent use to operate a restaurant on the property concerned.

RESOLVED :

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 193, Rooiels for a consent use to operate a restaurant on the property concerned, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions;
 - (a) that this approval be limited to the existing approved footprint as indicated on Plan no. 15104_rev01 dated 38 March 2018, as submitted with the application;
 - (b) that a site development plan indicating the parking layout be submitted for approval;
 - (c) that commercial rates and service tariffs, as determined by the annual budget be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
 - (d) that the accommodation facility complies with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Co-ordinator and the Health Inspector;
 - (e) that the sign complies with the Municipal By-Law on Signage;
 - (f) that the facility be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;
 - (g) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

- (h) that building plans be submitted to the Building Department for approval for any proposed amendments, and that all conditions of the Building – and the Fire Department be complied with at that stage.;
 - (i) that the outside smoking areas must not be partially enclosed (no roof and no umbrellas), and that doors between smoking and non-smoking areas to be kept closed, and
 - (j) that all the conditions in the Services Report, be complied with.
2. that the applicant and person who commented be notified of his/her 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.



	Scale: NTS
	Drawing Nr: roo182ldrw
	Date: FEBRUARY 2019
Plan Description:	LOCALITY MAP
Property Description:	ERF 193 ROOIELS
All distances approximate and subject to survey.	
COPY RIGHT RESERVED	
	

Stads- en Gemeenskap
 Town & Regional Planning

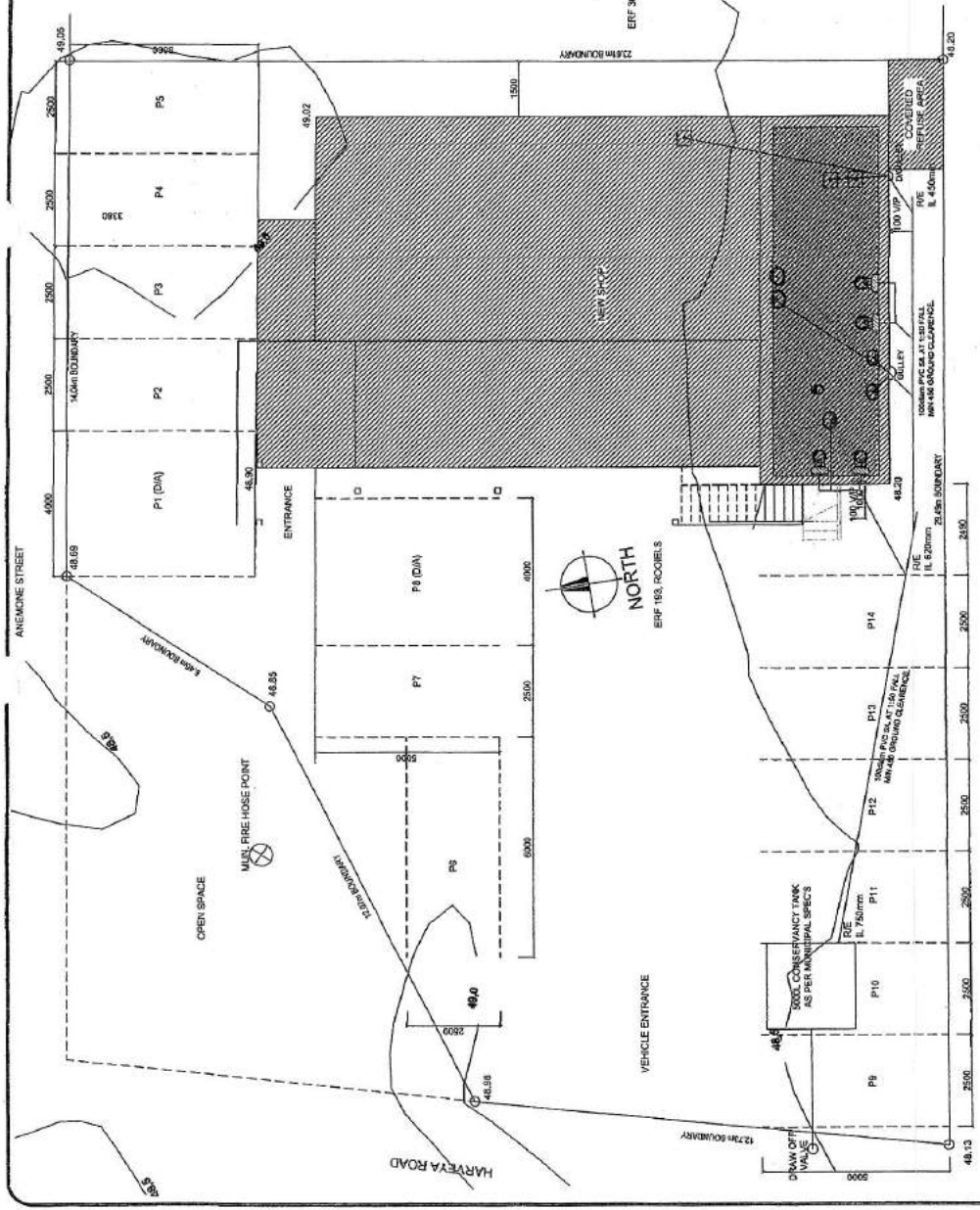
OVERSTRAND ARCHITECTURE

M. de Jager (022497)
41 Herbya St, Herbya, Bay
061 561 7227
mde@overstrand.com

CLIENT:	JOHANN DE JAGER FAMILIETRUST
CONTACT:	
PROJECT:	NEW ART GALLERY / COFFEE CAFE
LOCATION:	ERF 183, ROOIBELS
ADDRESS:	
CATEGORY:	A1
CLIMATE ZONE:	AS PER SARS 1940, 300, 4
DATE:	26 / 03 / 2016 REV. DATE:
AUTHOR:	M DE JAGER (ST 2507)
	overstrand 15100_20161

AREA & COVERAGE NOTES

ERF SIZE: 5750m²
 BUILDING G/F: 160,2m²
 MEZZANINE F/F: 55,3m²
 DECKS: 53,5m²
 TOTAL AREA: 269,0m²
 TOTAL FOOTPRINT: 213,7m²
 COVERAGE: 36,6%
 BULK FACTOR: 0,45



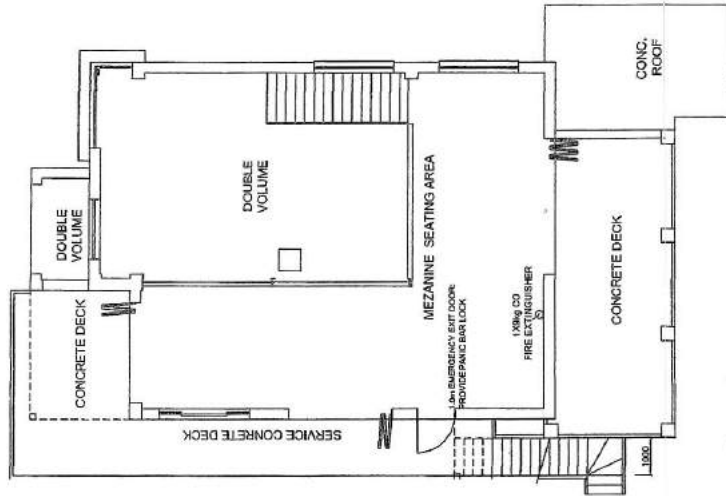
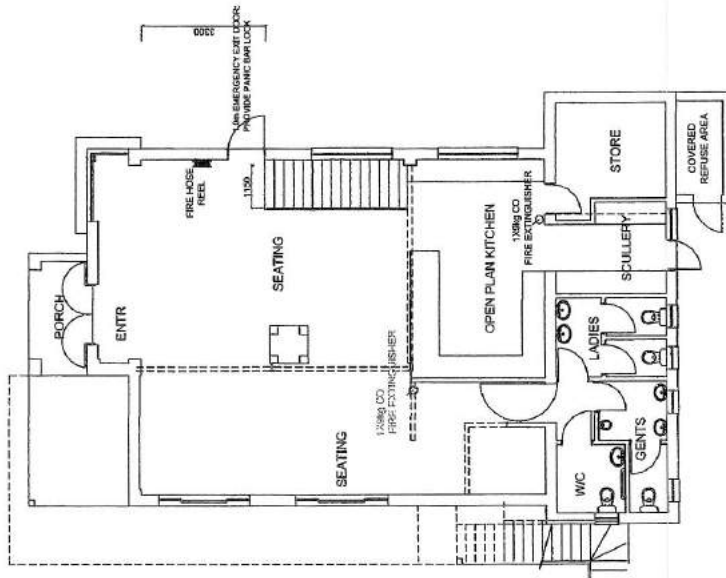
ROAD (LATENT)
SITE PLAN 1:100

OVERSTRAND
ARCHITECTURE

Maria de Jager (57262)
 47 Housa St. Beers by
 033 664 7227
 info@overstrand.nl

CLIENT:	JOHANN DE JAGER FAMILIE TRUST
PROJECT:	NEW ART GALLERY / COFFEE CAFE
LOCATION:	ERF 153, ROOIBELS
ADDRESS:	
CATEGORY:	A1
CLIENT'S REFERENCE:	1409 AXL 4
DATE:	28 / 01 / 2018
REV. DATE:	
AUTHOR:	M DE JAGER (ST 2807)
DATE:	15/04/2018

FIRE PROTECTION PLAN 1:100

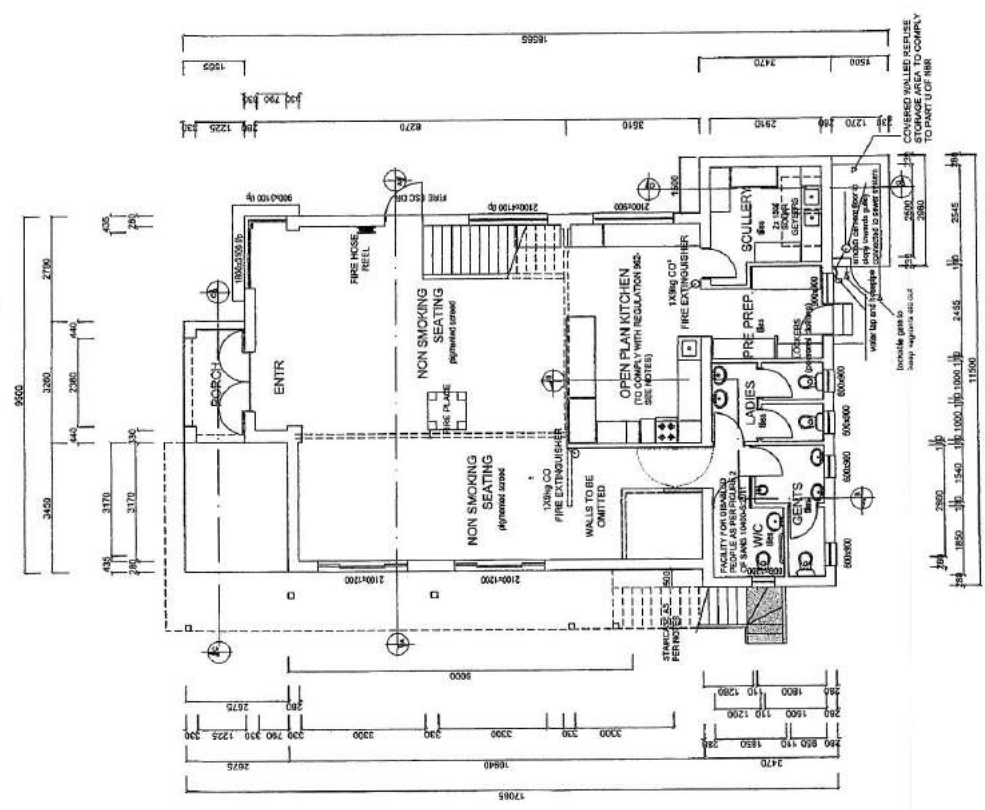


- INSTALLATION PROTECTION**
- 1) PROVIDE EMERGENCY LIGHTING OR ILLUMINATED EXIT SIGNS ABOVE EXIT DOORS
 - 2) PROVIDE PANIC BAR LOCKS ON EMERGENCY EXIT DOORS
 - 3) PROVIDE BANS 11842 (PHOTOLUMINESCENT) FIRE EQUIPMENT SIGNS AT 3m HEIGHT FROM FLOOR
 - 4) PROVIDE BANS 11842 ESCAPE ROUTE SIGNS
 - 5) PROVIDE BANS 10238 APPROVED AUDIBLE AND VISUAL MANUAL ALARM SYSTEM

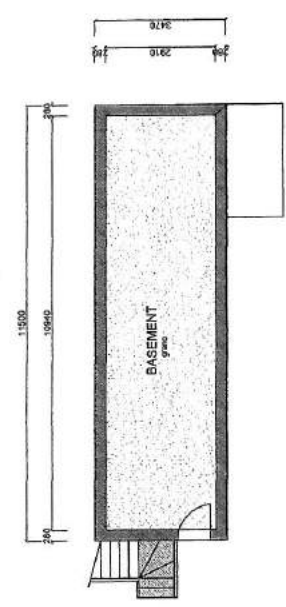
OVERSTRAND
ARCHITECTURE

103 04 127
 info@overstrand.ca

CLIENT:	JOHANN DE JAGER FAMILIETRUST
SERVICE:	ALTERATIONS/AS-BUILT ART GALLERY / COFFEE CAFE
LOCATION:	ERF 193, ROODELS
CATEGORY:	A1
CLIMATE ZONE:	AS PER SANS 10400-A-1
DATE:	28 / 03 / 2018 REV. DATE
AUTHOR:	M DE JAGER (ST 2607)
DRAWING NO.:	15104_004(1)



GROUND STOREY PLAN 1:100

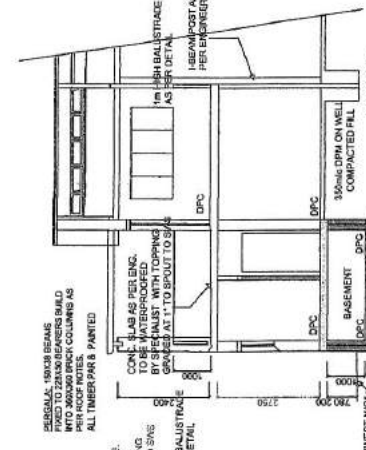


BASEMENT PLAN 1:100

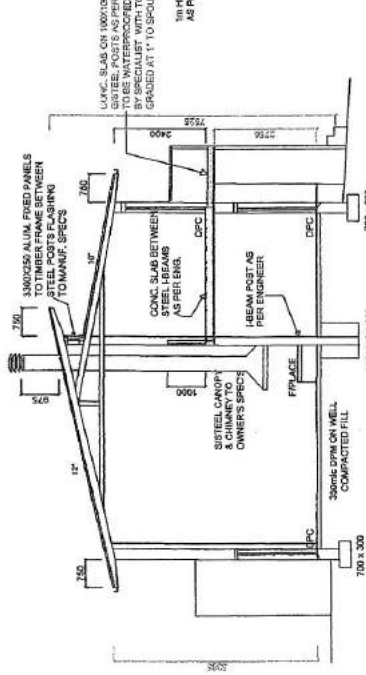
OVERSTRAND
ARCHITECTURE

Mick & Inger (172547)
At: Newby St, Newby Bay
063 064 7227
mick@overstrand.com

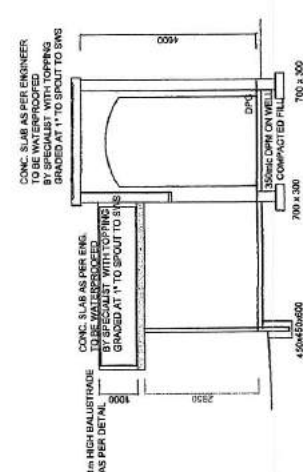
CLIENT:	JOHANN DE JAGER FAMILIETRUST
CONTACT:	JOHANN DE JAGER
SUBJECT:	NEW ART GALLERY / COFFEE CAFE
LOCATION:	ERF 193, ROODELS
ADDRESS:	
CATEGORY:	A1
CLIMATE ZONE:	AS PER SANS 1040 AX. 4
DATE:	28 / 03 / 2018 REV. DATE:
AUTHOR:	M DE JAGER (ST 2507)
DATE:	15/10/2017



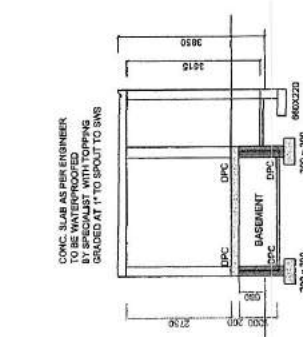
SECTION A-A 1:100



SECTION B-B 1:100



SECTION C-C 1:100

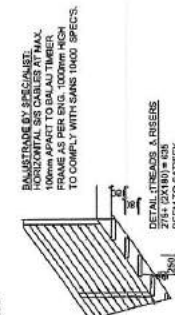


SECTION D-D 1:100

BALUSTRADE BY SPECIALIST. HORIZONTAL SEE CABLES AT MAX. 100mm APART TO BALU. TIMBER FRAME AS PER ENG. 1000mm HIGH TO COMPLY WITH SANS 10400 SPECS.



BALUSTRADE DETAIL 1:50

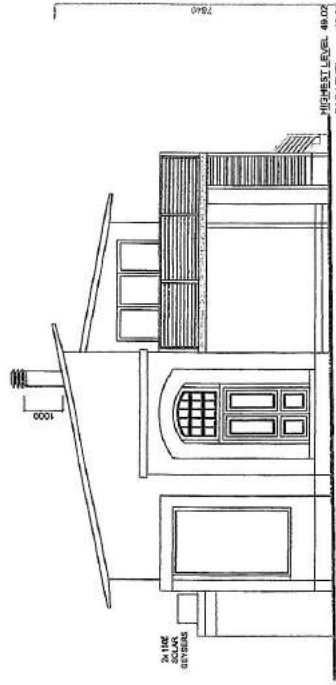


TREAD & RISER DETAIL 1:50

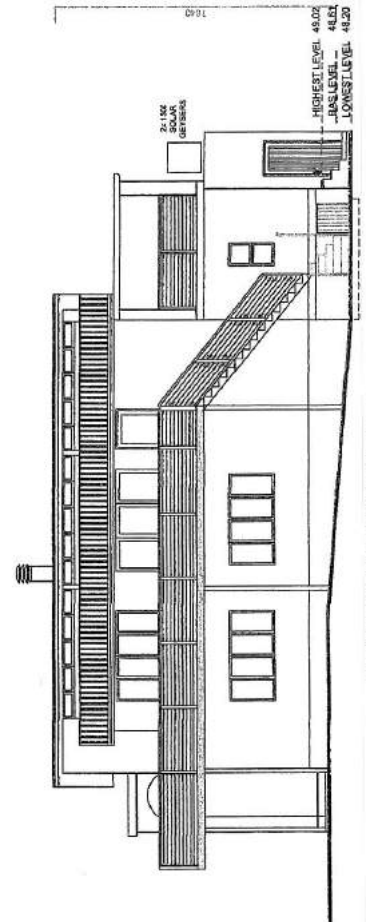
OVERSTRAND
ARCHITECTURE

1651 16th St. #200
San Francisco, CA 94103
415.774.8888
info@overstrand.com

CLIENT:	JOHANN DE JAGER FAMILIETRUST
SUBJECT:	NEW ART GALLERY / COFFEE CAFE
LOCATION:	ERF 193, ROODELS
ADDRESS:	
CONTRACT #:	
DATE:	28 / 03 / 2016
REV. DATE:	
AUTHOR:	M DE JAGER (ST 23077)
DRAWING #:	15104_0001



NORTH ELEVATION 1:100



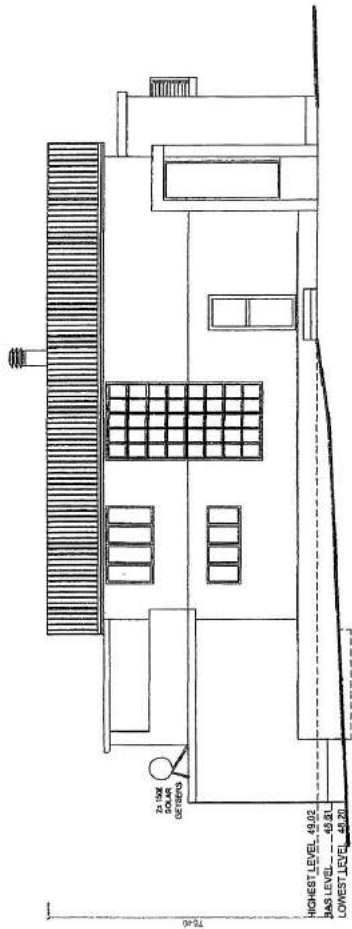
WEST ELEVATION 1:100

OVERSTRAND
ARCHITECTURE

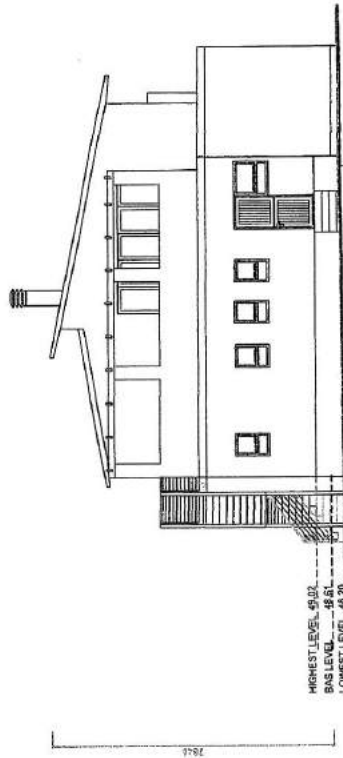
Max de Jong (272997)
 41 Heine St, Breda, Br
 033 547 1227
 max@overstrand.com

CLIENT	JOHANN DE JAGER FAMILIE TRUST
PROJECT	NEW ART GALLERY COFFEE CAFE
LOCATION	ERF 163, FROEDS
ADDRESS	
CATEGORY	A1
CLIMATE ZONE	AS PER SANS 1000 BR. 4
DATE	26 / 03 / 2016 NEW DATE
AUTHOR	M DE JAGER (ST 2817)

drawings as 19104_rev01



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100

GENERAL NOTES

ALL WORK TO COMPLY WITH SANS 1040 AND ALL TRADE SIZES AND GRACES TO BE VERIFIED AND APPROVED BY MANUFACTURERS ENGINEER DESIGN APPLIED AND/OR MUST STRICTLY TO MANUFACTURERS SPECIFICATIONS AND ALL RELEVANT LOCAL AUTHORITY, ESCOM AND ELECTRICAL REGULATIONS TO BE ESTABLISHED IN ADVANCE AND ADVISED TO THE CONTRACTOR. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE RELEVANT REGULATIONS, LOCAL AUTHORITY PRACTICE OR SITE CONDITIONS TO BE REFERRED TO THE CONTRACTOR IMMEDIATELY UPON INSTRUCTION FOR PLACEMENT OF ORDER.

THESE DRAWINGS DO NOT CONSTITUTE A CONTRACT. DRAWINGS, HEIGHTS, LEVELS AND ANGLES TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND TO CORRECT MATERIALS QUANTITIES AND TO CORRECT MATERIALS AND/OR THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY IN ACCORDANCE WITH THE BEST OCCUPATIONAL HEALTH & SAFETY ACT & ALL STRUCTURAL WORKS TO BE DESIGNED, DETAILLED AND CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL ENGINEER AND IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE DRAWINGS AND THE TO BE MADE FROM THE DRAWINGS DRAWINGS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK ON COMPLETION OF THE WORK.

ALL OTHER FINISHES AND FITTINGS AND COLOURS TO OWNERS SPEC.

THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION OF THE AUTHOR.

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: ERF 193, ROOIELS (2952/2019)**

Electricity : Eskom Area
Water : In order
Sewer : In order. Refer to Condition 2.
Stormwater : In order
Roads and traffic : In order

Conditions:

1. that only the existing water and sewer 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. The applicant is advised to consider increasing the volume of conservancy sewer tank to at least 10 000 litre. This in order to reduce the frequency of sewer tank removal services and to avoid emergency sewer tank removal call-outs after hours or over weekends.
3. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
4. that stormwater be allowed to discharge through Erf 193, Rooiels, unobstructed;
5. that the refuse area should be easily accessible for our personnel;
6. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER: ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

7. ERF 5432, 239 THIRD STREET, HERMANUS (VOËLKLIP), OVERSTRAND MUNICIPAL AREA: REMOVAL OF RESTRICTIVE TITLE DEED CONDITION AND DEPARTURE: MESSRS ENGELBRECHT & SCORGIE ARCHITECTURAL OFFICE ON BEHALF OF TA & ADV GRACE

5432 HVK (4045)

P Roux

(028) 313 8900

Hermanus Administration

27 June 2019

Executive Summary

Applications have been received on 13 June 2018 from Messrs Engelbrecht & Scorgie Architectural Office applicable to Erf 5432, Hermanus (Voëlkliip) 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. that restricts the distance of buildings and outbuildings from street boundaries, as contained in Title Deed No. T68332/2004 applicable to Erf 5432, Hermanus in order to accommodate a pergola that encroaches the northern street building line up to the erf boundary.

➤ **Departure**

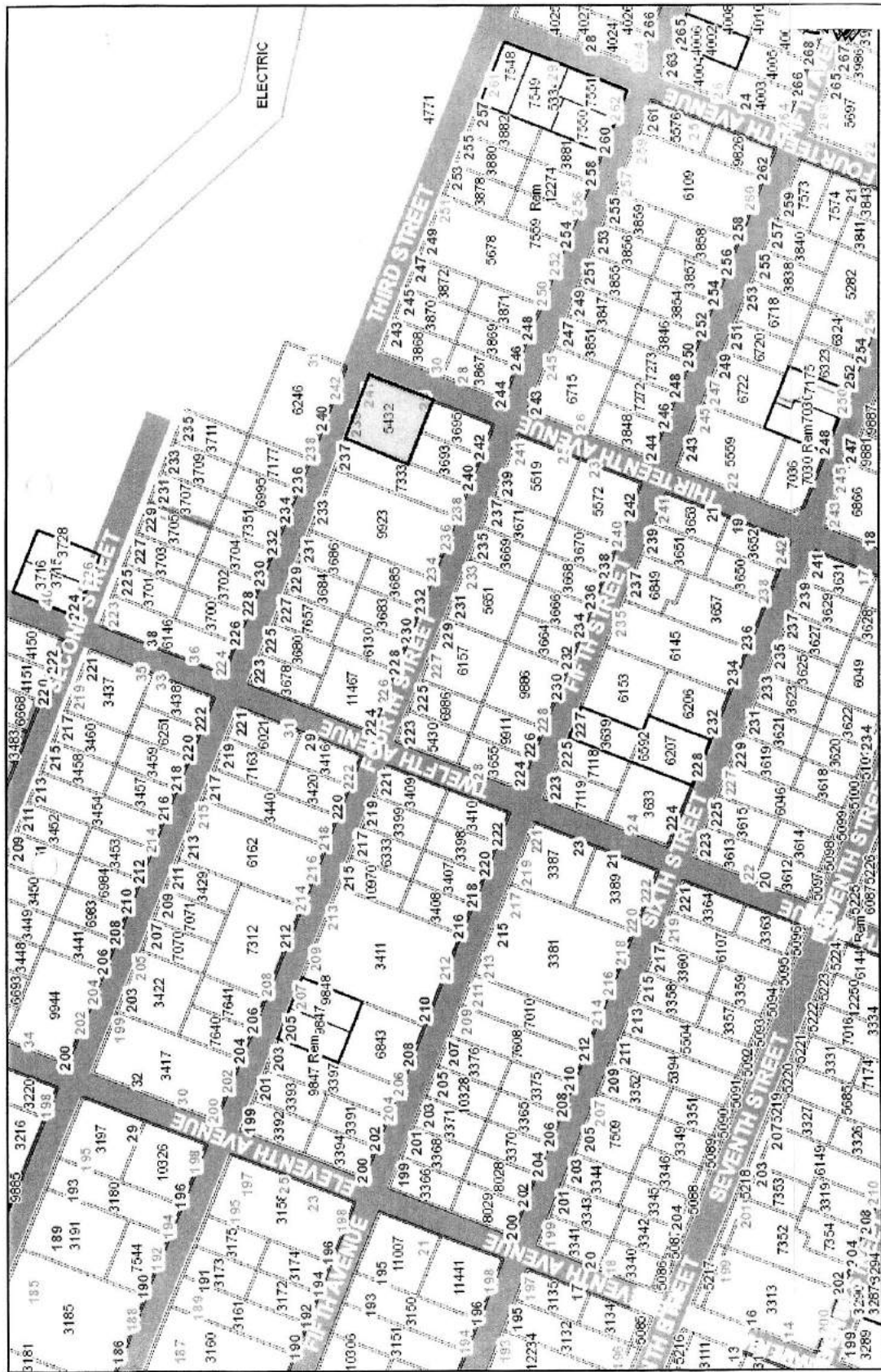
Application in terms of Section 16(2)(b) of the By-Law to relax the northern street building line from 4m to 0m in order to accommodate a pergola that encroaches the northern street building line up to the erf boundary.

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. relating to the distance of buildings and outbuildings from street boundaries, as contained in Title Deed No. T68332/2004 applicable to Erf 5432, Hermanus in order to accommodate the existing pergola on the northern street boundary of the property, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16.(2)(b) of the By-Law for the relaxation of the northern street building line of Erf 5432, Hermanus from 4m to 0m in order to accommodate the existing pergola, **be approved** in terms of the provisions of Section 61 of the By-Law;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

3. that the above approvals be subject to the following conditions:
 - (a) that the pergola be restricted to the dimensions as per Site Development Plan No. erf5432_GRACE/01_Rev2 dated November 2018 that was submitted with the application;
 - (b) 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;
 - (c) that the conditions of the Engineering Services and Telkom respectively, be complied with;
 - (d) that all other applicable development parameters as prescribed in the relevant Zoning Scheme, be complied with, and
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation.
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.





DEED OF TRANSFER

T68332/2004

IN THE NAME OF

TREVOR ALAN GRACE

AND

AMBER DAPHNE VIOLA GRACE

s t r b

BUCHANAN BOYES
SMITH TABATA
ATTORNEYS

12 BROOKE STREET
CLAREMONT
7700

11
Buchanan Boyes
12 Brooke Street
Claremont

Prepared by me

FEE
R. 500.00

[Signature]
CONVEYANCER
NEWMAN-MC
BRANDER

VERBIND MORTGAGED
VIA FOR R. 1 800 000.00
B000054537 / 2004
[Signature]
REGISTRAR/REGISTRAR

00068332 / 2004

DEED OF TRANSFER

RPY

BE IT HEREBY MADE KNOWN THAT
Ilze Du Toit

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said
appearer being duly authorised thereto by a Power of Attorney which said Power
of Attorney was signed at CLAREMONT on 6 July 2004 granted to him by

SKYPROPS 2 (PROPRIETARY) LIMITED
No. 1998/008235/07

[Faint stamp]

Page 2

And the appearer declared that his said principal had, on 21 May 2004, truly and legally sold by, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

TREVOR ALAN GRACE
 Identity Number 520513 5094 08 4
 and
AMBER DAPHNE VIOLA GRACE
 Identity Number 560309 0001 08 8
 Married in community of property to each other

their Heirs, Executors, Administrators or Assigns, in full and free property

ERF 5432 HERMANUS
 IN THE OVERSTRAND MUNICIPALITY, DIVISION OF CALEDON,
 PROVINCE OF THE WESTERN CAPE;

IN EXTENT 991 (NINE HUNDRED AND NINETY ONE) SQUARE
 METRES

FIRST TRANSFERRED by Certificate of Consolidated Title No
 34566/1971 with Diagram No. 10129/73 relating thereto and held by Deed
 of Transfer No. T58254/1998

A. **SUBJECT** to Conditions referred to in said Certificate of Consolidated
 Title No 34566 dated 23rd December 1971.

B. **SUBJECT FURTHER** to the conditions referred to in amended Deed of
 Grant dated 22nd November 1904 (Caledon Quitrents Volume 10 No 19)
 and to the special condition mentioned therein, namely:

"The land thus granted being further subject to all such rules and
 regulations as, either are already or shall in future be established
 respecting lands granted on similar tenure."

C. **SUBJECT FURTHER** to the reservation in favour of the State of rights to
 mines of gold, silver and precious stones mentioned in Section 4 of the
 Proclamation of Sir John Cradock dated 6th August 1813, as contained in
 Deed of Transfer No. T58254/98

D. **ENTITLED** to the benefit of the terms of certain servitude, a reference
 whereof was on the 11th October 1920 endorsed on the said amended
 Deed of Grant, reading:

"Portion of this property has been set aside for grazing purposes
 as will appear from the conditions of sale attached to a Transfer No
 12857 of 9th September 1920, of even shown on the General Plan
 M55A."

E. **SUBJECT FURTHER** to the conditions of sale imposed by the Mossel River Estate Company Limited and contained in Deed of Transfer No 1129 dated 20th February 1935, No (iv) whereof reads as follows:

"(iv) The Company reserves to itself the sole right to all water arising on or flowing over the Company's property. There shall, however, be excluded from this reservation any water obtained by the owner of any land within the Township by means of wells or boreholes sunk on such land."

and Nos (i) and (iii) whereof relate to Laws and Local Rules and Regulations and to roads, drains, culverts and the distance buildings and outbuildings have to be from any road or avenue.

F. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No 4859 dated 5th May 1942, imposed by and in favour of its successors in title to the remainder of the land held by Deed of Transfer No 10114 dated 24th September 1937, viz:

"(b) The said property may not be subdivided except with the consent of the Transferor Company.

(c) No canteen, hotel, restaurant, shop, factory, industry or any place of business whatsoever shall be opened or conducted on the said property except with the consent of the Transferor Company."

Page 4

WHEREFORE the said Appearer, renouncing all right and title which the said

SKYPROPS 2 (PROPRIETARY) LIMITED
No. 1998/008235/07

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

TREVOR ALLAN GRACE and AMBER DAPHNE VIOLA GRACE,
Married as aforesaid

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 800 000,00 (ONE MILLION EIGHT HUNDRED THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on

15 July

2004

I d m J o i r
q.q.

In my presence

[Signature]

REGISTRAR OF DEEDS

25

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS &
DEPARTURE: ERF 5432, VOELKLIP (4045)**

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 5432, 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


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

**8. ERF 233, 5 BEZUIDENHOUT STREET, STANFORD: PROPOSED
SUBDIVISION AND DEPARTURE: MESSRS WRAP CONSULTANCY ON
BEHALF OF JOANSVIEW PROPERTIES 1 CC**

233 SSN (2932)

P Roux

(028) 313 8900

Hermanus Administration

15 August 2019

Executive Summary

An application was received in terms of Section 16(2)(d) and (b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) from Messrs WRAP Consultancy on behalf of Joansview Properties 1 CC, on Erf 233, Stanford for the following;

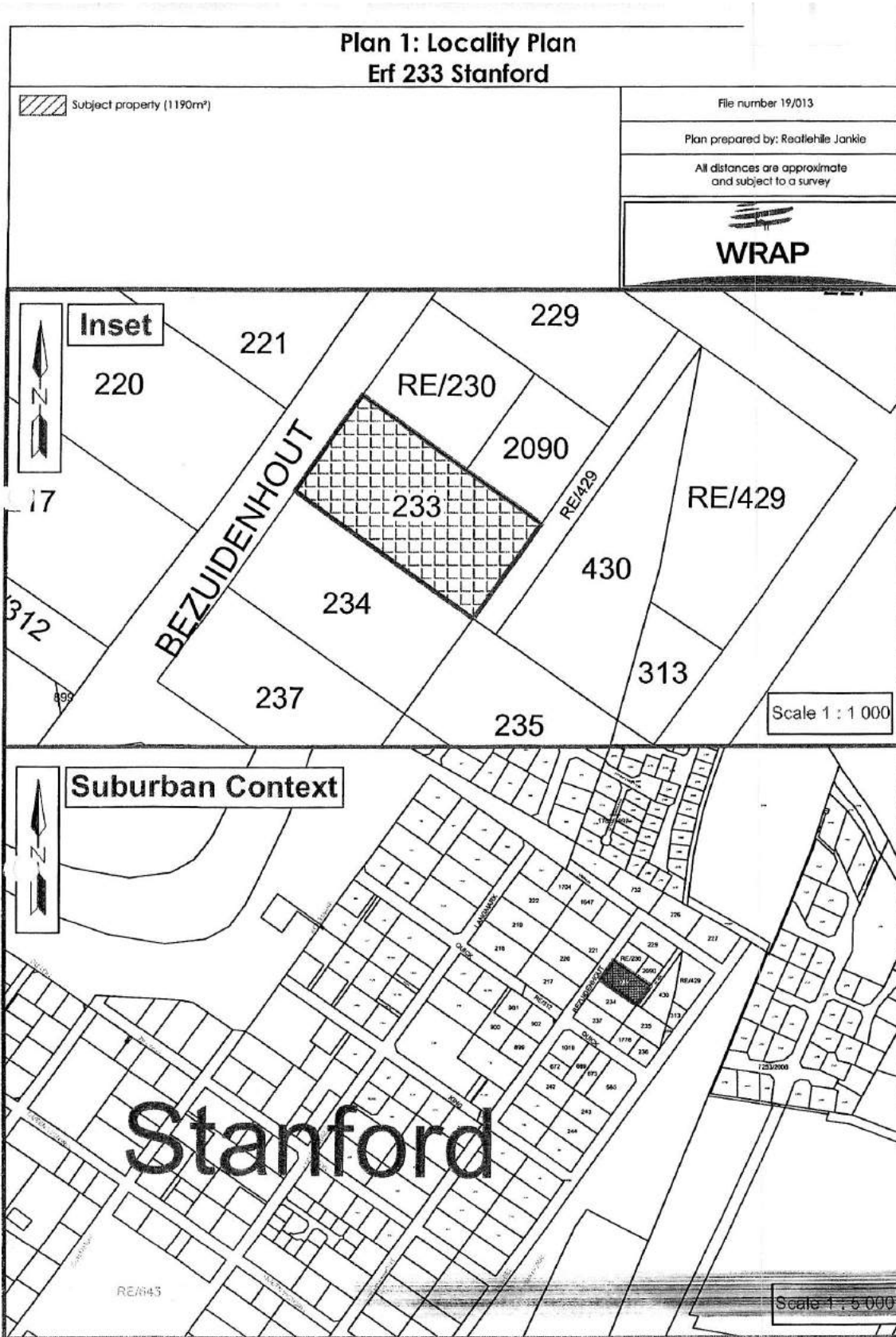
- ❖ a subdivision in terms of Section 16(2)(d) of the By-Law to subdivide Erf 233, Stanford into two (2) portions, namely Portion A ($\pm 483\text{m}^2$ in extent) and a Remainder ($\pm 707\text{m}^2$ in extent), and
- ❖ a departure in terms of Section 16(2)(b) of the By-Law for the relaxation of the rear building line applicable to Portion A from 2m to 0m in order to accommodate the existing garage, and the rear building line applicable to the Remainder from 2m to 1,2m in order to accommodate the existing dwelling.

RECOMMENDATION

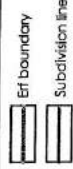
1. that the application for subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 233, to subdivide Erf 233, Stanford into two (2) portions, namely Portion A ($\pm 483\text{m}^2$ in extent) and a Remainder ($\pm 707\text{m}^2$ in extent), **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application for departure in terms of Section 16(2)(b) of the By-Law for the relaxation of the rear building line applicable to Portion A from 2m to 0m in order to accommodate the existing garage, and the rear building line applicable to the Remainder from 2m to 1,2m in order to accommodate the existing dwelling, **be approved**, in terms of the provisions of Section 61 of the By-Law;
3. that the approvals be subject to the following conditions:
 - (a) that the approval is only for the subdivision as indicated on the Subdivisional Plan as submitted with the application;

**AGENDA of the
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- (b) that only one (1) dwelling, with subservient outbuildings, be constructed on each of the subdivided properties and that a condition to this effect be included in the title deed of the each property;
 - (c) that the comment received by the Stanford Heritage Committee, be noted;
 - (d) that the conditions of Telkom and Engineering Services 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 owner/applicant from compliance with any other relevant legislation,
4. that the applicant and person who commented 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 4: Subdivision Plan
Erf 233 Stanford**

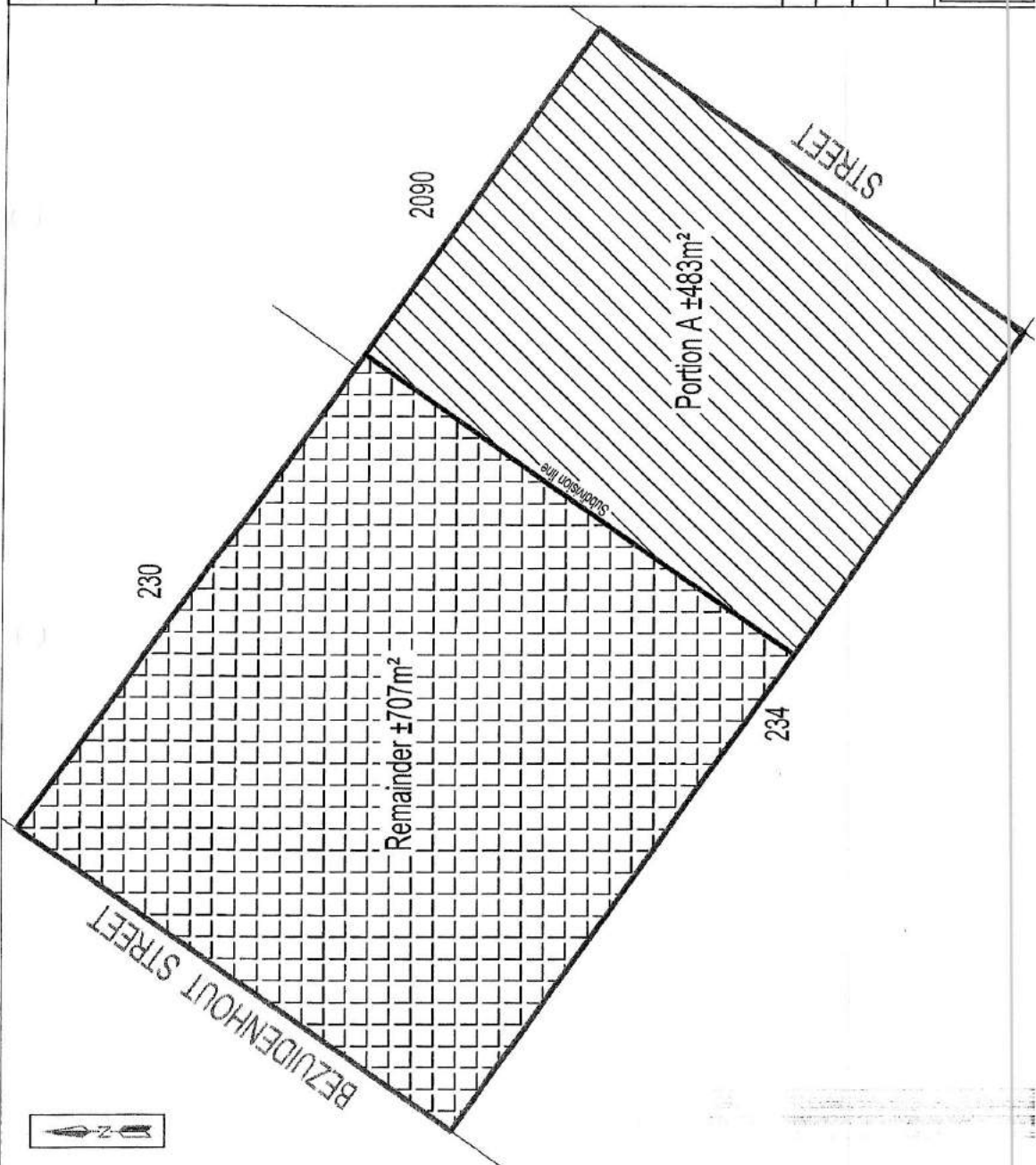


Scale 1 : 250

File number 19/013

Plan prepared by: Reitzelle Janzé

All distances are approximate
and subject to a survey



**Plan 3: Status Quo SDP
and Subdivision
Erf 233 Stanford**

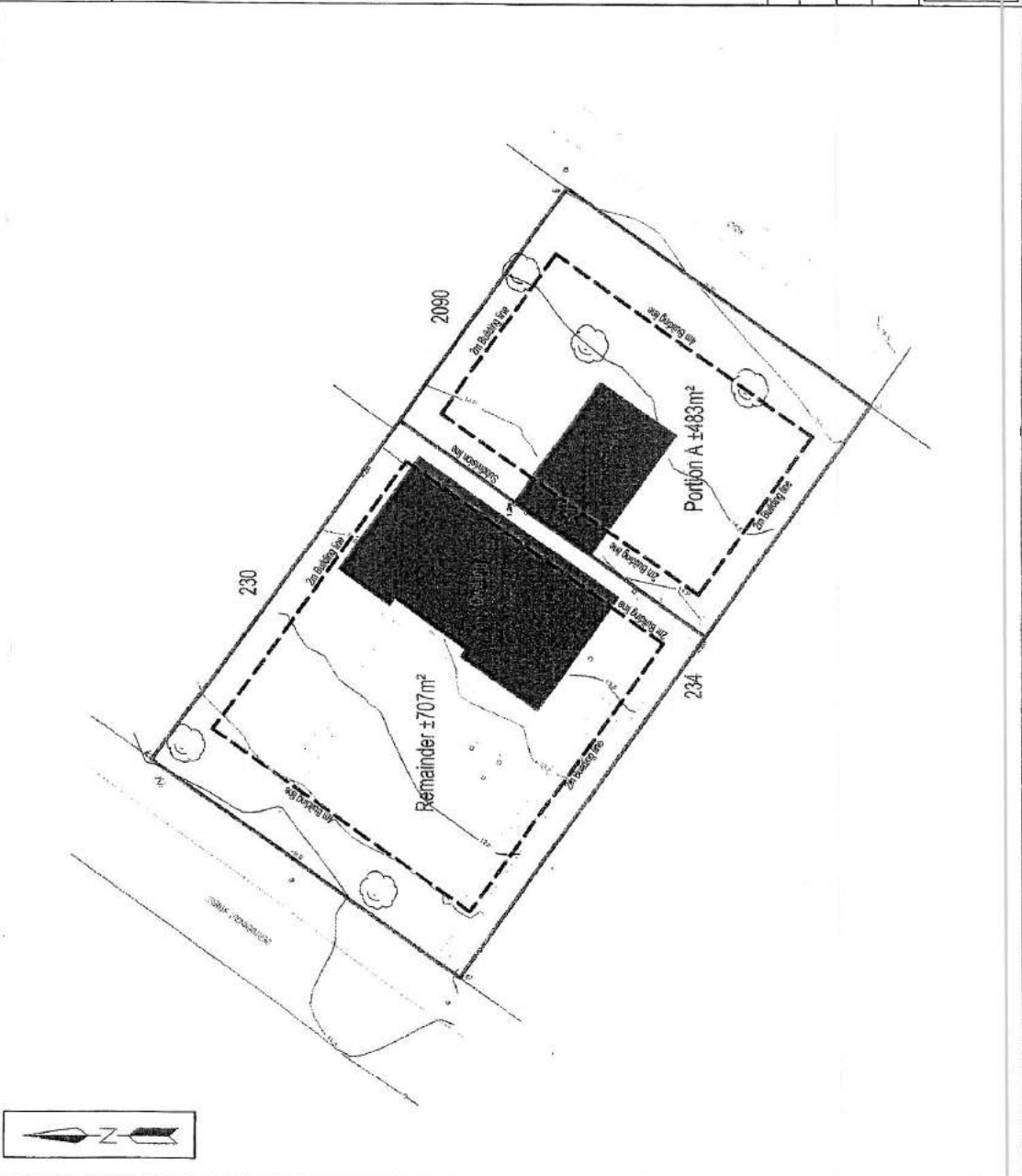
— Erf boundary
- - - Subdivision line

Scale 1 : 250

File number 19/013

Plan prepared by: Reathle Jankie

All distances are approximate
and subject to a survey



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION & DEPARTURE: ERF 233, STANFORD
(2932/2019)**

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 the existing water and sewer connection to the Remainder of Erf 233 shall be used to service the proposed Remainder of Erf 233;

3. that any part of the existing water and sewer services on the Remainder of Erf 233 that crosses the common boundary of Portion A and the Remainder of Erf 233 shall be disconnected and sealed off;
4. that Portion A of Erf 233 must be serviced with individual and separate water and sewer connections, which must comply with the standards of the Department: Operational Services;
5. that only a standard 60 Amp single phase electricity connection will be available per erf;
6. that the developer must 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 stormwater be allowed to discharge through the proposed Erven, Stanford, unobstructed;
8. that any additional and / or extended vehicle entrances will be for the owner's account;
9. that no on-street parking be allowed.

p.p. R. Hendriks

DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

28/06/2019

DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

9. ERF 577, 99 CILLIERS STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: DEPARTURE AND RELAXATION OF TITLE DEED CONDITION: WH & KH BUHR

577 GFK (2892)

SW van der Merwe

(028) 313 8900

Hermanus Administration

28 August 2019

Executive Summary

An application was received on 11 December 2018 from WH & KH Buhr 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 577, Franskraal in order to:

- a) relax the western lateral building line of the property from 2m to 1,57m to accommodate an existing covered stoep, braai room, scullery/laundry room and pantry, and
- b) relax the western lateral building line of the property from 2m to 1,35m to accommodate the chimney of the above braai room.

The application also entails the relaxation of restrictive title deed condition C.4.(d) of the Title Deed of the property to accommodate the chimney of the braai room in b) above that encroaches the prescribed 1,57m lateral title deed building line with 0,92m.

RECOMMENDATION

1. that the application for the relaxation of the restrictive title deed condition in terms of Clause C.4 of Title Deed T41494/2015 applicable to Erf 577, Franskraal in order to relax the 1,57m lateral building line with 0,92m to accommodate the chimney breast of the braai room at the western side of the dwelling, **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 577, Franskraal for departure in order to:
 - a) relax the western lateral building line of the property from 2m to 1,57m to accommodate an existing covered stoep, braai room, scullery/laundry room and pantry, and to
 - b) relax the western lateral building line of the property from 2m to 1,35m to accommodate the chimney of the above braai room

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

- (a) that the approval only be applicable for the encroachment indicated on the Site Plan as 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 contained in the Services Report, be complied with;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with; and
 - (e) 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 in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval applicable only to Point 2. above.



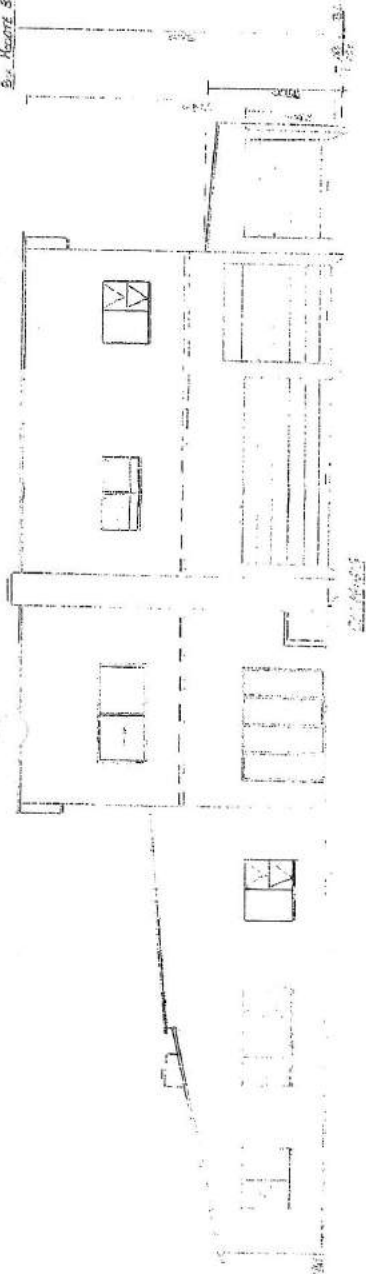
ERF 577 GFK

Date: 2019-05-09



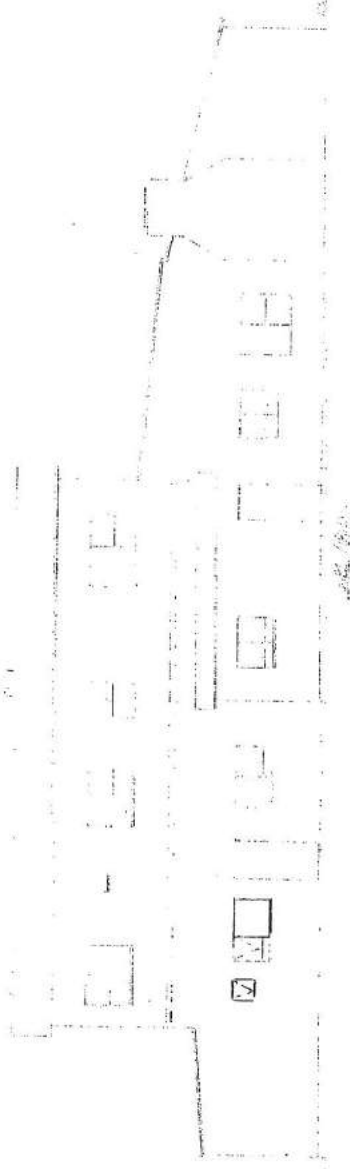
STI GFH
VINGENES

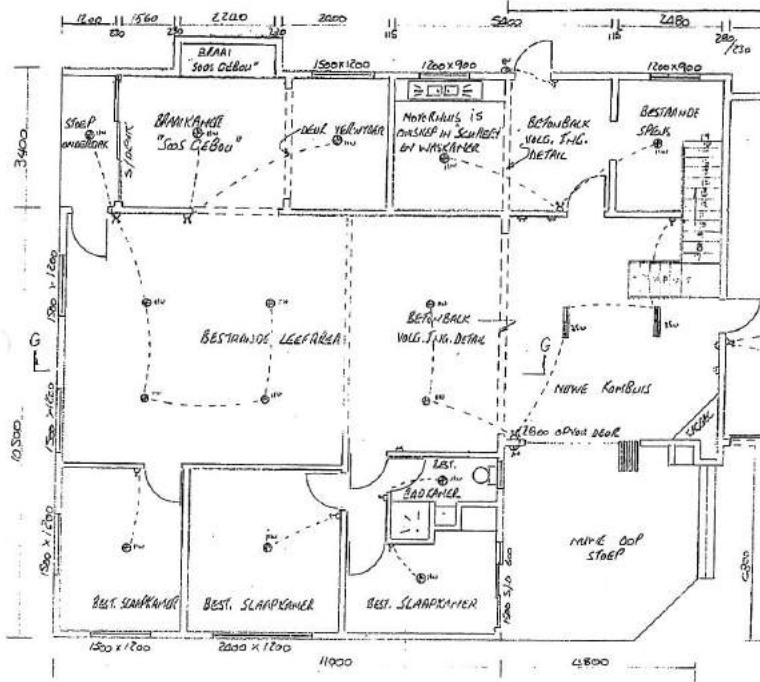
Bu. Mezz. 8/10/11



MUN. DI. VARESE (P. B. 10/11)
 FIRE BRIGADE - BRASOWEER
 APPROVED - GOTTSCHEW
 13 DEC 2018

R 09 JAN 2019





PLAN GED. 10/10/02
SKAAL 1:100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR RELAXATION OF RESTRICTIVE TITLE DEED &
DEPARTURE: ERF 577, FRANSKRAAL (2829/2019)**

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

Conditions:

1. that only the existing water connection and sewer conservancy tank shall be used to service Erf 577;
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 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 any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 577, Franskraal, unobstructed;
6. that no on-street parking be allowed.

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

28/08/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

10. ERF 950, 46 ROELAND STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: L ZIETSMAN ON BEHALF OF THE LIZE ZIETSMAN FAMILY TRUST

950 GFK (2813)

H Boshoff

(028) 313 8900

Hermanus Administration

27 August 2019

Executive Summary

An application, applicable to Erf 950, Franskraal, for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 was received on 11 December 2018 from L Zietsman on behalf of the Lize Zietsman Trust for the relaxation of the eastern lateral building line from 2m to 1,57m in order to convert the existing double garage into three (3) en-suite bedrooms of which two (2) bedrooms encroach the eastern lateral building line.

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 applicable to Erf 950, Franskraal in order to relax the eastern lateral building line from 2m to 1,57m to accommodate two (2) en-suite bedrooms at ground floor level of the existing dwelling, **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 indicated on the building plan, which was submitted with the application;
 - (b) 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;
 - (c) that the applicable conditions of Engineering Services and Telkom, be complied with;
 - (d) that all other development parameters as set out in the Zoning Scheme be complied with, and
 - (e) that the approval does not exempt the landowner from compliance with any other applicable legislation.

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Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

2. 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.

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 950, FRANSKRAAL (2813/2018)**

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

Conditions:

1. that only the existing water and sewerage connections will be available to the development 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;
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 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 any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 950, Franskraal, unobstructed;
6. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

11. ERF 3759, 168 SECOND AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS OVERSTRAND ARCHITECTURE ON BEHALF OF AC COETZEE

3759 KKM (2872)

H Boshoff

(028) 313 8900

Hermanus Administration

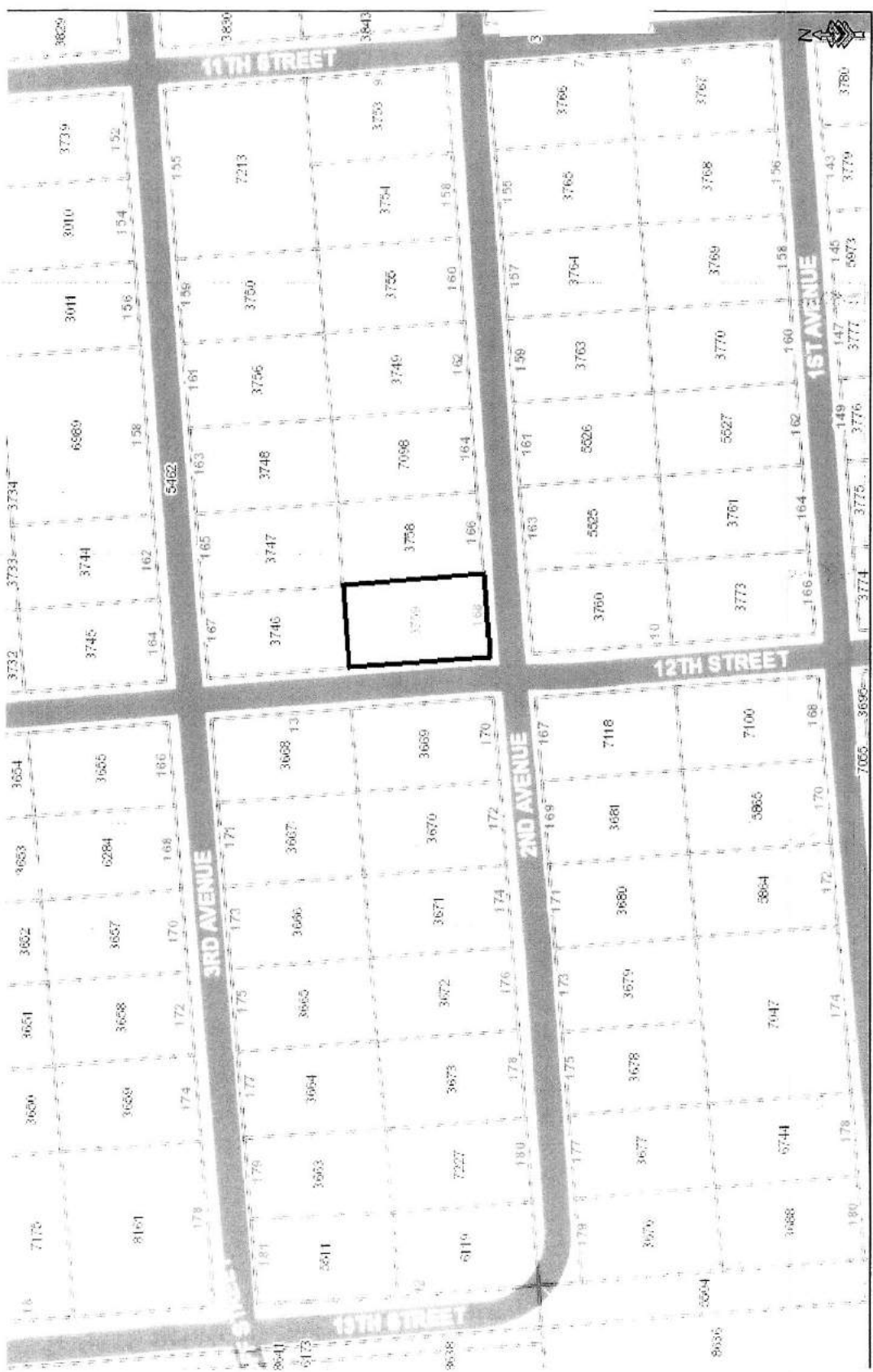
28 August 2019

Executive Summary

An application was received on 14 January 2019 from Messrs Overstrand Architecture on behalf of AC Coetzee on Erf 3759, Kleinmond for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to relax the lateral building line from 2m to 1,50m to accommodate a double volume space above the existing living room.

RECOMMENDATION

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 3759, Kleinmond in order to relax the lateral building line from 2m to 1,50m to accommodate a double volume space above the existing living room, **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 indicated on the layout plan no. 15104_rev01 dated 10 June 2018 that was submitted with the application;
 - (b) 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;
 - (c) that all the conditions in the Services Report, be complied with;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of 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.



OVERSTRAND

MUNICIPALITY

ERF 3759, KLEINMOND

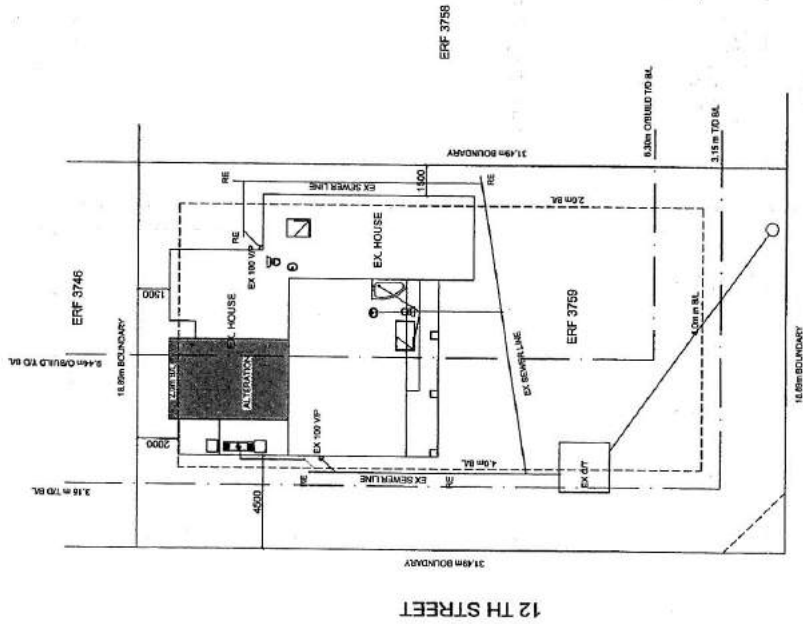
Date: 2019-03-12

OVERSTRAND ARCHITECTURE

Mica de Jager (ST 2507)
2141 Eley rd, Billy's Bay
033 564 7227
mdejager@gmail.com



CLIENT:	MR. & MRS. COETZEE
CONTACT #:	
SUBJECT:	AS-BUILT PLAN
LOCATION:	ERF 3759, KLEINMOND
ADDRESS:	
CATEGORY:	H4
CLIMATEZONE AS PER SANS 10460-XA: 4	
DATE:	10/08/2018
REV. DATE:	
AUTHOR:	M DE JAGER (ST 2507)
DRAWING #:	15104_REV01



AREA & COVERAGE NOTES

NOTE: NO ADDITIONAL COVERAGE

ERF SIZE:	565m ²
EX. DWELLING G/F:	144.3m ²
EX. DWELLING F/F:	96.2m ²
BALCONY F/F:	13.0m ²
STORER G/F:	13.0m ²
TOTAL AREA OF HOUSE:	263.5m ²
TOTAL FOOTPRINT COVERAGE:	160.5m ²
BULK FACTOR:	27%
	0.43

GENERAL NOTES:
ALL WORK TO COMPLY WITH SANS 1040 AND ALL DIMENSIONS, HEIGHTS, LEVELS AND ANGLES TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALSO CONFIRM MATERIALS AND/OR CONSTRUCTION PROCEDURES WITH THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES & METHODOLOGY PRIOR TO COMMENCEMENT OF WORKS.
ALL DIMENSIONS, HEIGHTS, LEVELS AND ANGLES TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALSO CONFIRM MATERIALS AND/OR CONSTRUCTION PROCEDURES WITH THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES & METHODOLOGY PRIOR TO COMMENCEMENT OF WORKS.
ALL OTHER DIMENSIONS AND FITTINGS AND COLOURS TO CONSERVE SPECIES.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION OF THE AUTHOR.

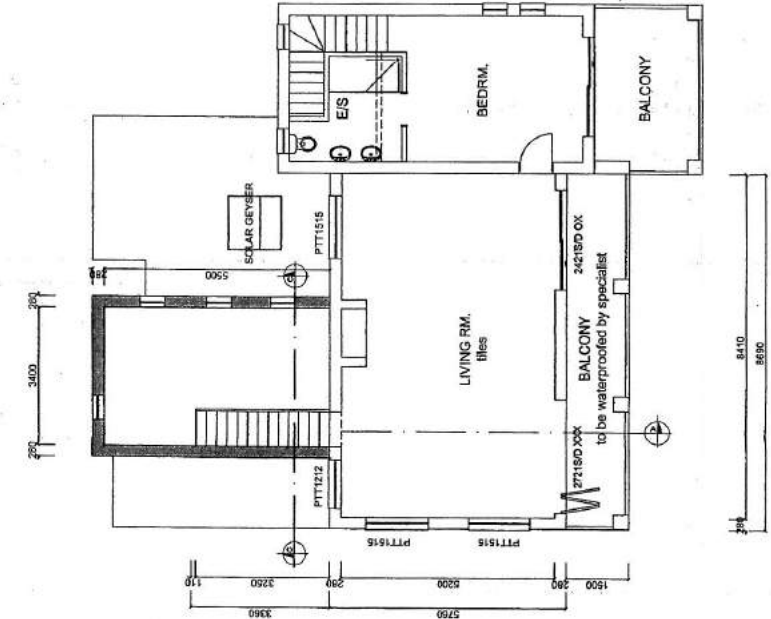
SITE PLAN 1:200

OVERSTRAND
ARCHITECTURE
 Mirela de Jager (ST2507) 063 564 7227
 2141 Easy rd, Belya Bay mde@overstrand.com

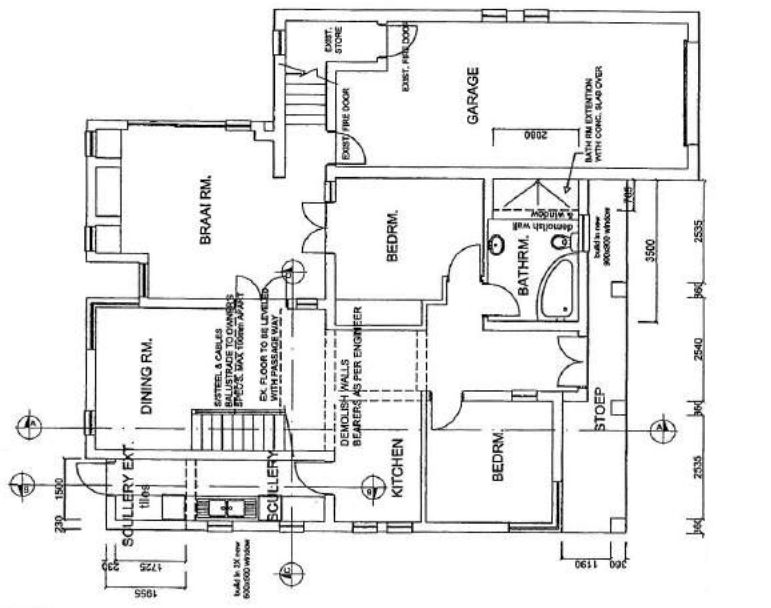
CLIENT:	MR & MRS. COETZEE
CONTACT #:	
SUBJECT:	AS-BUILT PLAN
LOCATION:	ERF 3755, KLEINMOND
ADDRESS:	
CATEGORY:	H4
CLIMATE ZONE:	AS PER SANS 10400 ZA: 4
DATE:	10/06/2018
REV. DATE:	
AUTHOR:	M DE JAGER (ST 2507)
DRAWING #:	15104_rev01

GENERAL NOTES:

- ALL TIMBER TO BE MIN GRADE 1. THINER BUILT INTO WALLS TO BE WRAPPED IN DPC.
- DOWNWATER DOORS CONNECTED TO STORM WATER DISPOSAL SYSTEM TO STREET.
- CEILING: SKIMMED 12mm GYPSUM SHEETBOARD CEILING FINISHED TO 3x3mm BRANDING AT 400mm FINISHED WITH 7mm COVERED GYPSUM CORNICE.
- WALLS: 200mm CAVITY CLAY BRICK EXTERNAL WALLS. INTERIOR WALLS TO BE 125mm GYPSUM SHEETBOARD PLASTERED AND PAINTED.
- CHIMNEYS: MIN 100mm ABOVE TOP OF ROOF COVER. NO TIE-IN CLOSER THAN 200mm TO CHIMNEY FLUE. 100mm HEARTH AROUND PREPLACE.
- FLASHING: APPLIED TO MANUFACTURER SPECS. PROVIDE SUMP AND 100mm UNDERGROUND PVC PIPES TO DISCHARGE RAINWATER TO ROAD.



FIRST STOREY PLAN 1:100

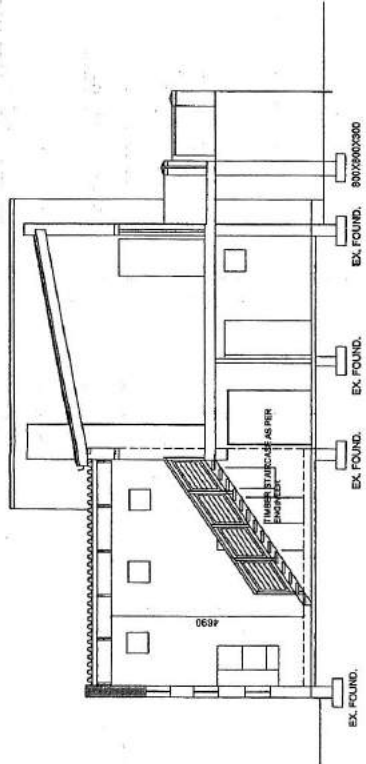


GROUND STOREY PLAN 1:100

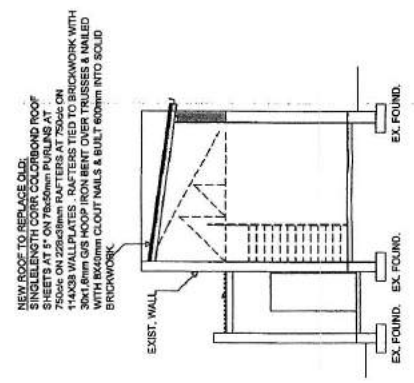
OVERSTRAND
ARCHITECTURE

Mike de Jager (572607)
 2141 Easy Ct, Berry's Bay
 063 564 7227
 mcd@overstrand.com

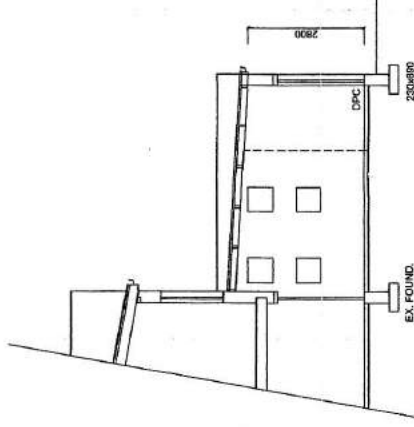
CLIENT:	MR & MRS. COETZEE
CONTACT #:	
SUBJECT:	AS-BUILT PLAN
LOCATION:	ERF 3759, KLEINMOND
ADDRESS:	
CATEGORY:	H4
CLIMATE ZONE:	AS PER SANS 10400-4.2.8
DATE:	10/06/2018
REV. DATE:	
AUTHOR:	M DE JAGER (ST 2507)
DRAWING #:	15104_01y01



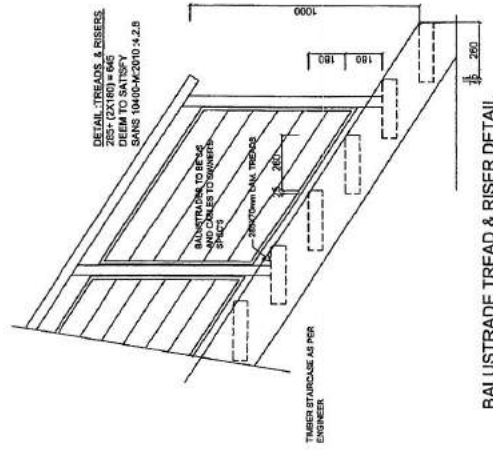
SECTION A-A 1:100



SECTION C-C 1:100



SECTION B-B 1:100

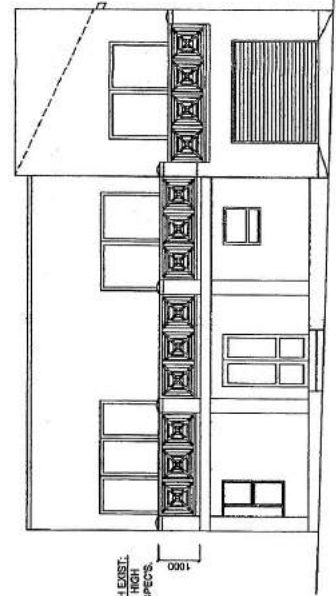


BALUSTRADE TREAD & RISER DETAIL

OVERSTRAND ARCHITECTURE

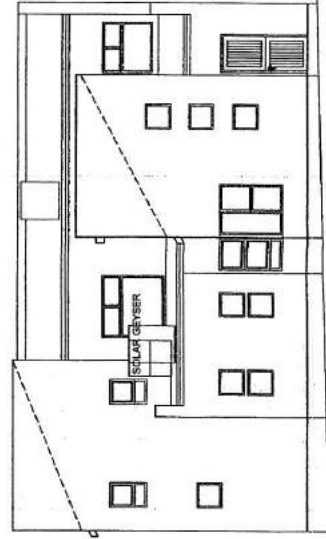
Mika de Jager (ST 2507)
2141 Easy rd. Benys Bay
083 664 7227
mde@overstrand.com

CLIENT:	MR. & MRS. COETZEE
CONTACT #:	
SUBJECT:	AS-BUILT PLAN
LOCATION:	ERF 3759, KLEINMOND
ADDRESS:	
CATEGORY:	HA
CLIMATE ZONE:	AS PER SANS 10400 XX-4
DATE:	10/06 / 2018
REV. DATE:	
AUTHOR:	M DE JAGER (ST 2507)
DRAWING #:	15104_rev01

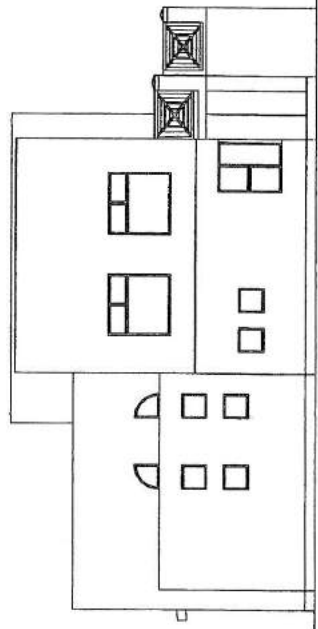


TIMBER BALUSTRADE TO MATCH EXIST.
MAX. 100mm OPENINGS 1000mm HIGH
TO COMPLY WITH SANS 10400 SPECS.
AS PER ENGINEER

SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100



WEST ELEVATION 1:100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 3759, KLEINMOND (2872/2019)**

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 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 3759, Kleinmond, unobstructed;
4. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

- 12. ERF 2879, 19 ERICA STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS DH ARCHITECTURE ON BEHALF OF THE JACANA TRUST**

2879 HON (2827/2018)

H Olivier

(028) 313 8900

Hermanus Administration

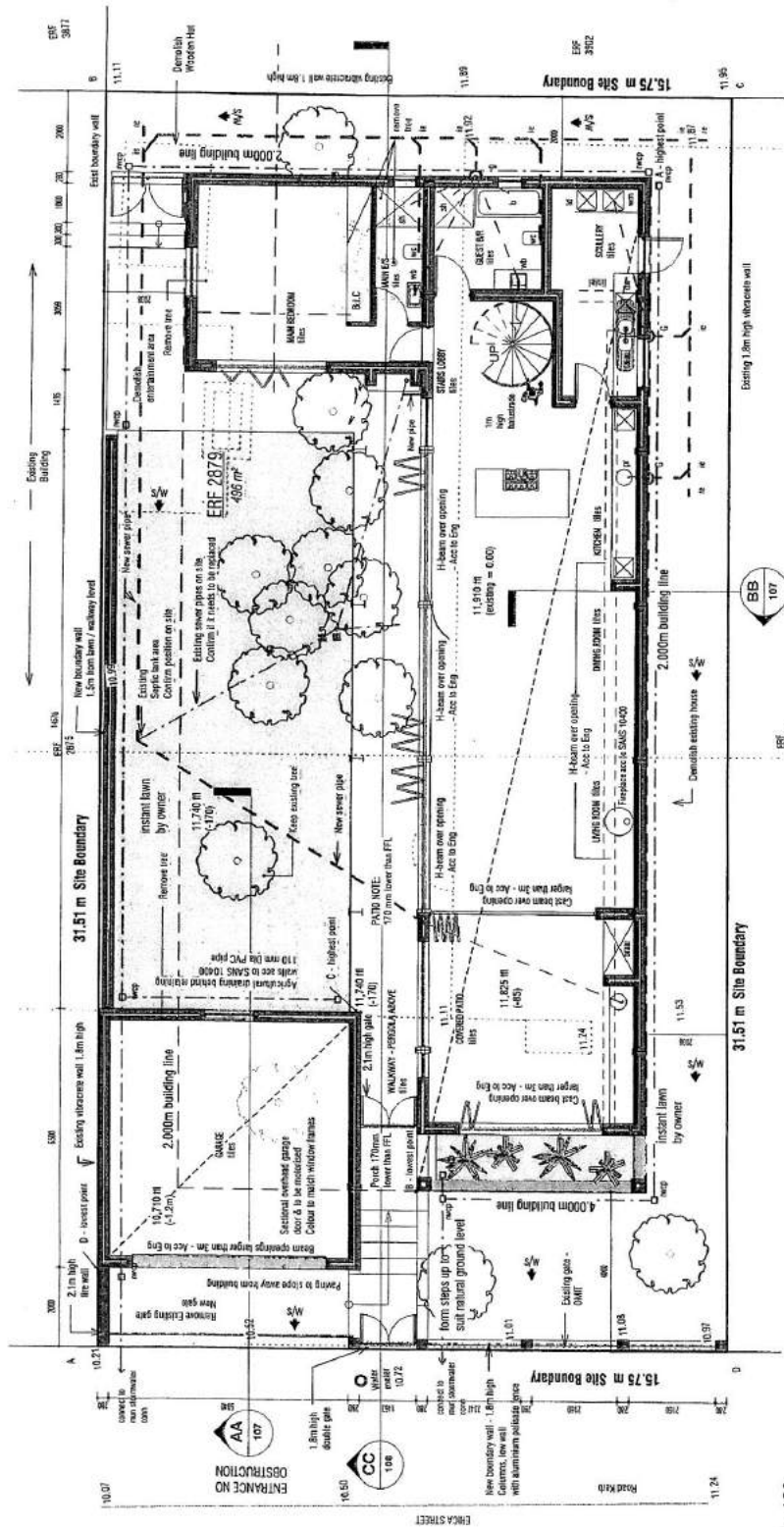
7 August 2019

Executive Summary

An application was received on 13 December 2018 from Messrs DH Architecture on behalf of the Jacana Family Trust on Erf 2879, 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 street building line from 4m to 2m and the northern lateral building line from 2m to 0m to accommodate a new garage.

RECOMMENDATION

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Erf 2879, Onrustrivier to relax the northern lateral building line from 2m to 0m and to relax the street building line from 4m to 2m to accommodate a new double garage, **not be approved** in terms of the provisions of Section 61 of the By-Law, and
2. that the applicant be notified of the 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.



1 : 100

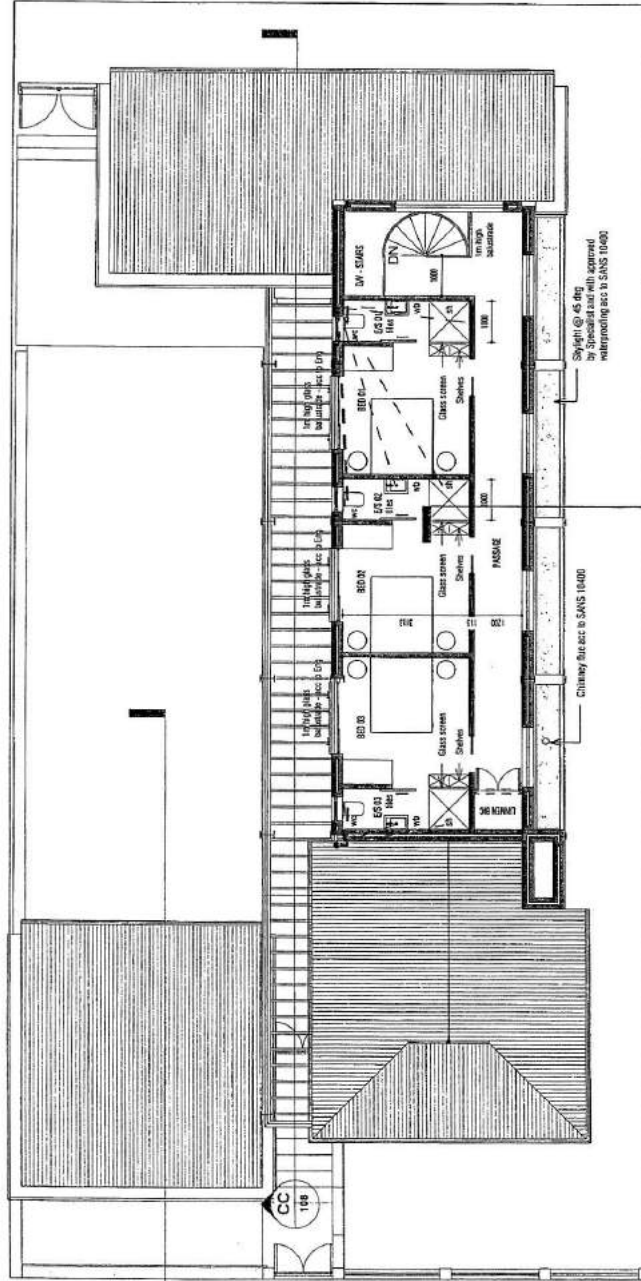
SITE PLAN WITH GROUND FLOOR LAYOUT

Area Schedule (Gross Building)		
Name	Area	Level
GROUND FLOOR	136.29 m ²	0 GROUND FLOOR
COVERED PATIO	31.26 m ²	0 GROUND FLOOR
GARAGE	42.25 m ²	0 GROUND FLOOR
	209.79 m ²	

Area Schedule (Gross Building)		
Name	Area	Level
FIRST FLOOR	78.83 m ²	1 FIRST FLOOR
	78.83 m ²	
	286.62 m ²	

496sqm SITE AREA
COVERAGE = 42.30%

At least 50% of all lot-areas to be from alternative healthy source: vegetation



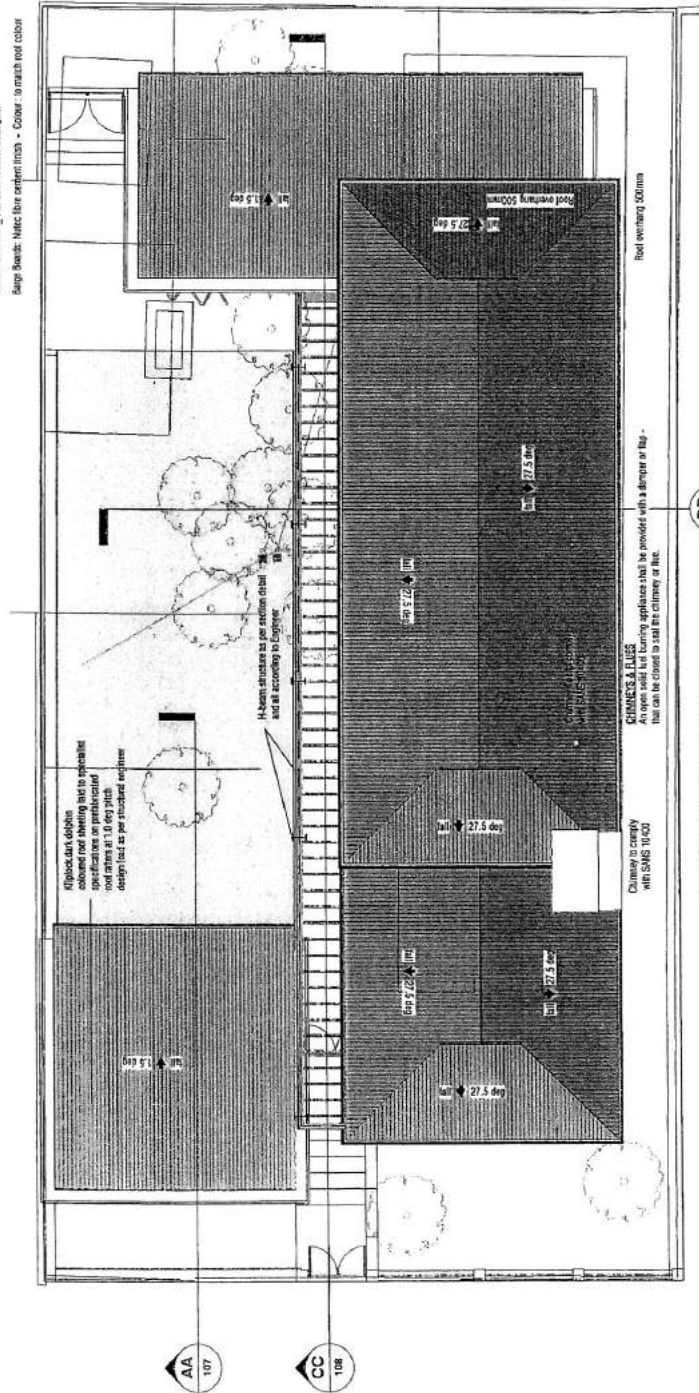
1 : 100

FIRST FLOOR PLAN

Gutters: Aluminium pre-coated - Colour: To match roof colour
 Fascia: Nuts from cement finish - Colour: To match roof colour
 Aluminium rainwater goods (Gutter and Downpipes) to match wall colour - 100 S/S 1 (100mm rectangular)
 Sarge Boards: Mastic fibre cement finish - Colour: To match roof colour

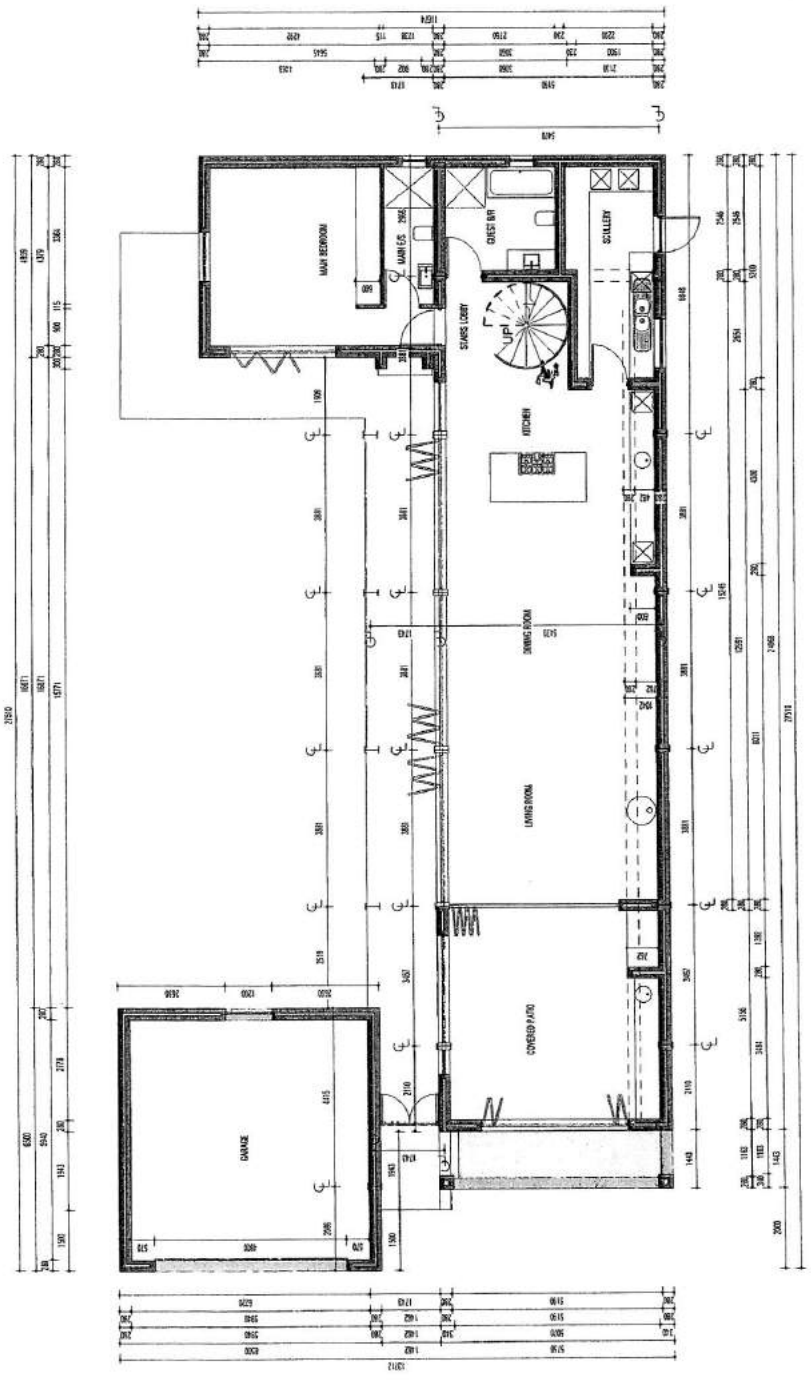
1/2 inch 400 deep eaves
 colour to be specified
 specifications on pre-fabricated
 roof trusses at 1.5 deg pitch
 design led as per structural engineer
 RW goods to
 match roof colour
 All exposed walls to be waterproofed on top

CLASS ABOVE-METAL ROOF SHEETING
 (Kiloblok (dark grey)) - colours
 Chromek roof sheeting led to specialist
 specifications on pre-fabricated
 roof trusses at 27.5 deg pitch
 design led as per structural engineer
 Flashing & corner flashing to specialist
 7mm gph. flashing
 76 x 38mm S/S PINE
 Wall plate per Eng Spec



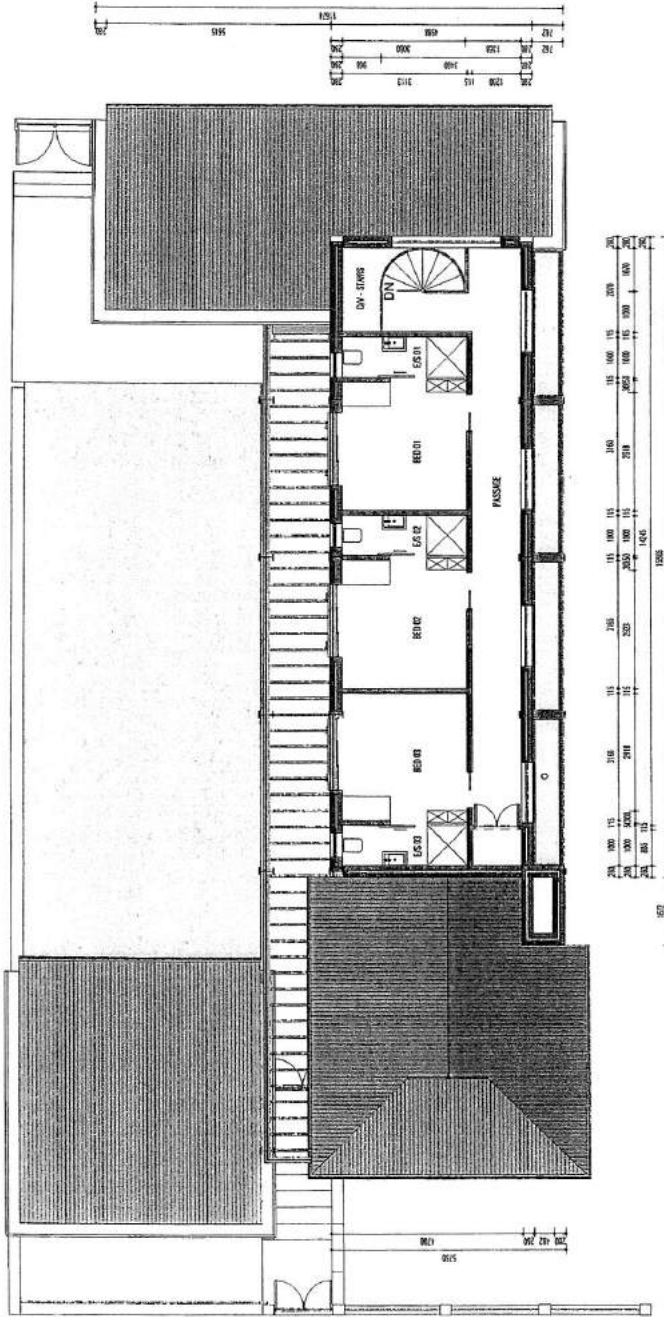
1 : 100
ROOF PLAN LAYOUT

Chimney to comply with SANS 10400
 CHIMNEYS & EAVES
 flashing appliance shall be provided with a damper or flap that can be closed to seal the chimney or flue.
 No combustible material, such as timber joist, timber roof truss shall be built within 200mm of the ridge or such chimney flue.
 Supply flashing where chimney meets roof & where roof meets walls.
 Roof and chimneys to comply to SANS 10400 regulations.
 CHIMNEYS & EAVES - and V.L.M.B.
 An open solid fuel burning appliance shall be provided with a damper or flap that can be closed to seal the chimney or flue.



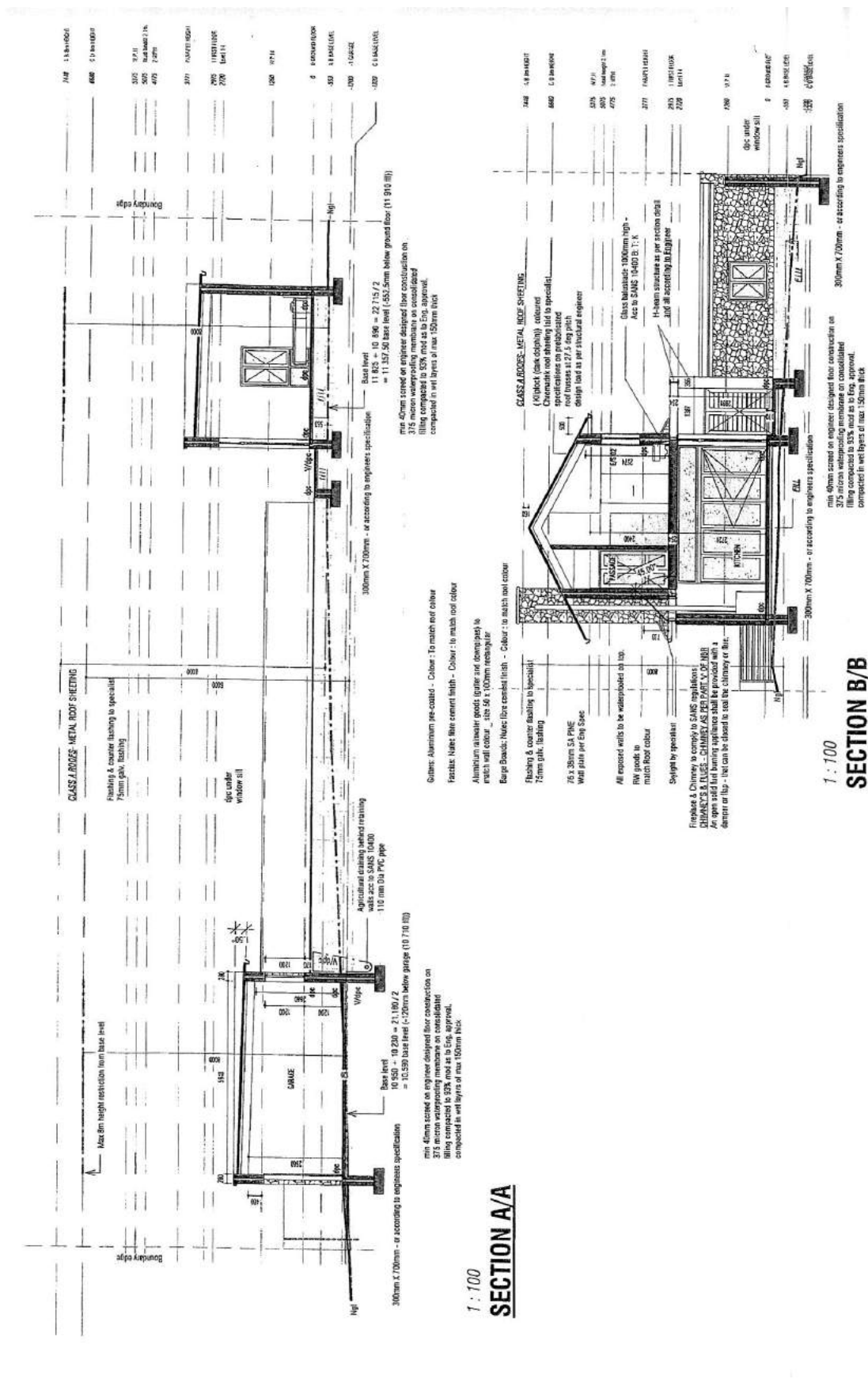
1 : 100

GROUND FLOOR DIMENSION PLAN



1:100

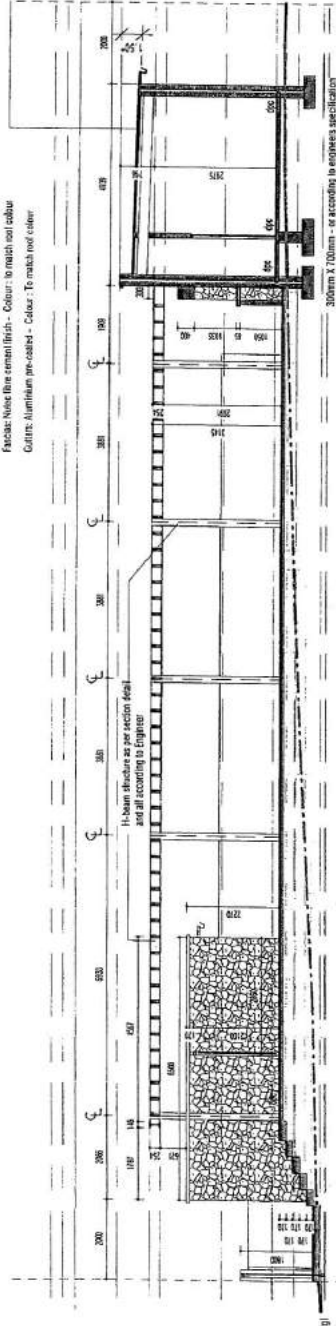
FIRST FLOOR DIMENSION PLAN



GLASS AND GRC METAL ROOF SPECIFIC

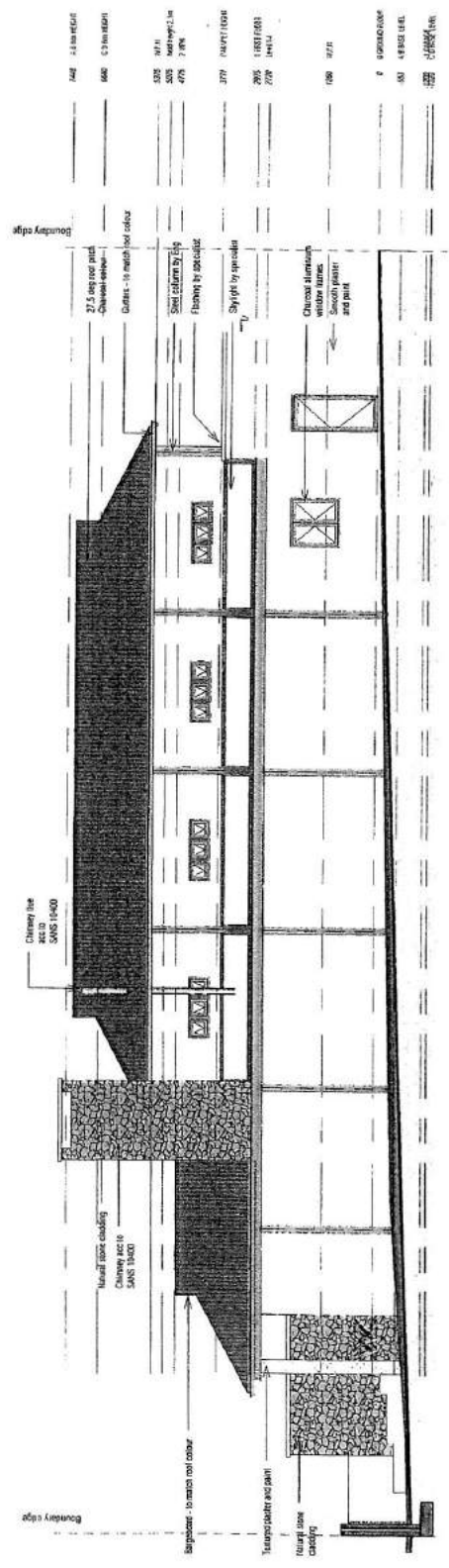
All request will to be waterproofed on top.
 Baye Beams: Niles fibre cement finish - Colour: to match roof colour
 Facias: Niles fibre cement finish - Colour: to match roof colour
 Colm: Aluminium pre-coated - Colour: To match roof colour

Kidcock 405 gale deflection covered roof sheeting with specialist specifications on articulated roof sheets at 1:3 slope also design load as per structural engineer
 RW goods to match roof colour
 75mm galv. flashing
 75 x 38mm SA PHE
 Wash & counter flashing to specialist
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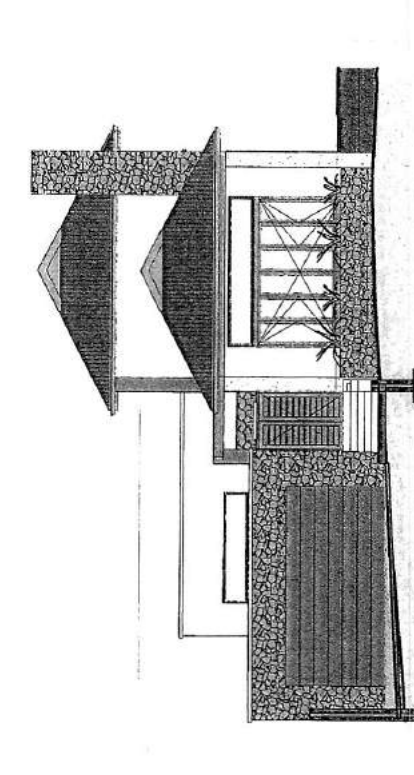
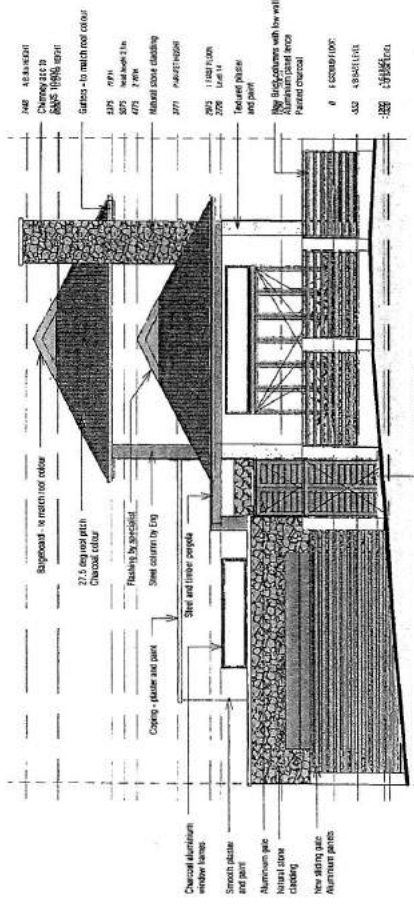


300mm x 100mm - as according to engineers specification
 this 40mm screed an engineer designed floor construction on 275 micron waterproofing membrane on consolidated filling compacted to 95% mod as to Eng. approval.
 composed in wet types of min. 150mm thick

1 : 100
SECTION C/C



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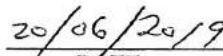
**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2879, ONRUS RIVER (2827/2019)**

Stormwater (SW) : In order
Electricity : Eskom
Water : In order
Sewer : Refer to comment 1
Roads and traffic : In order

Conditions

- 1 The application is not supported by the Operational and Engineering Services Departments. The reason for this is that a municipal sewer line is located under the proposed northern boundary encroachment.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

13. ERVEN 2358 & 2359, MOOIZICHT GARDENS, SANDBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION AND CONSOLIDATION: MESSRS PLANACTIVE ON BEHALF OF B LE ROUX AND AM SCHUTTE

2358 & 2359 HSB (2950/2019)

KR Thomas

(028) 313 8900

Hermanus Administration

31 July 2019

Executive Summary

An application was received on 8 February 2019 from Messrs PlanActive on behalf of B le Roux and AM Schutte, for the following:

- Subdivision of Erf 2358, Sandbaai into two (2) portions, namely Portion A (measuring $\pm 66\text{m}^2$ in extent) and Remainder (measuring $\pm 355\text{m}^2$ in extent); and
- Consolidation of proposed Portion A with Erf 2359, Sandbaai to form one (1) cadastral unit measuring $\pm 480\text{m}^2$ in extent.

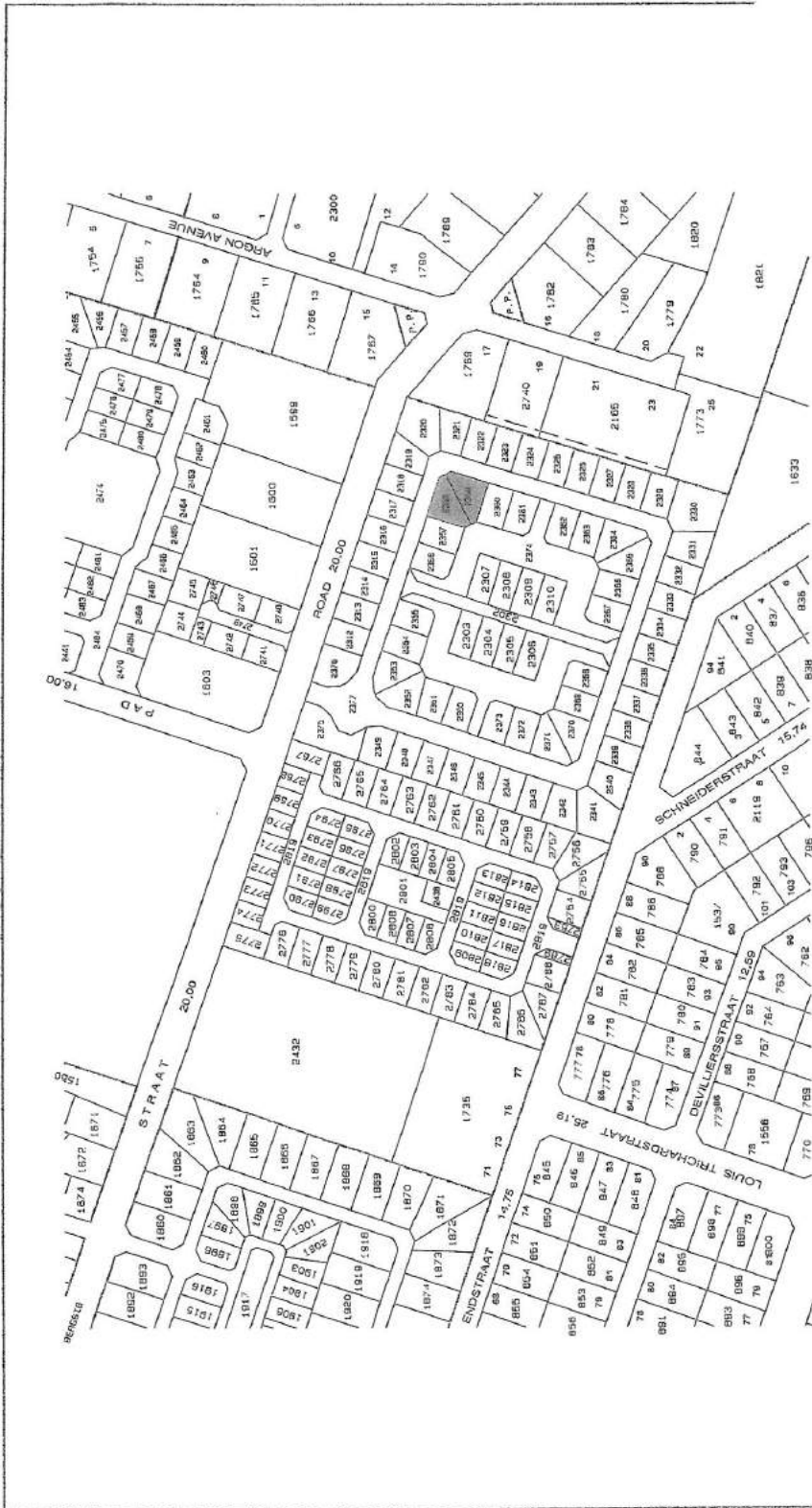
The purpose of this application is to formalise an existing boundary wall encroachment by means of a boundary line adjustment.

RECOMMENDATION

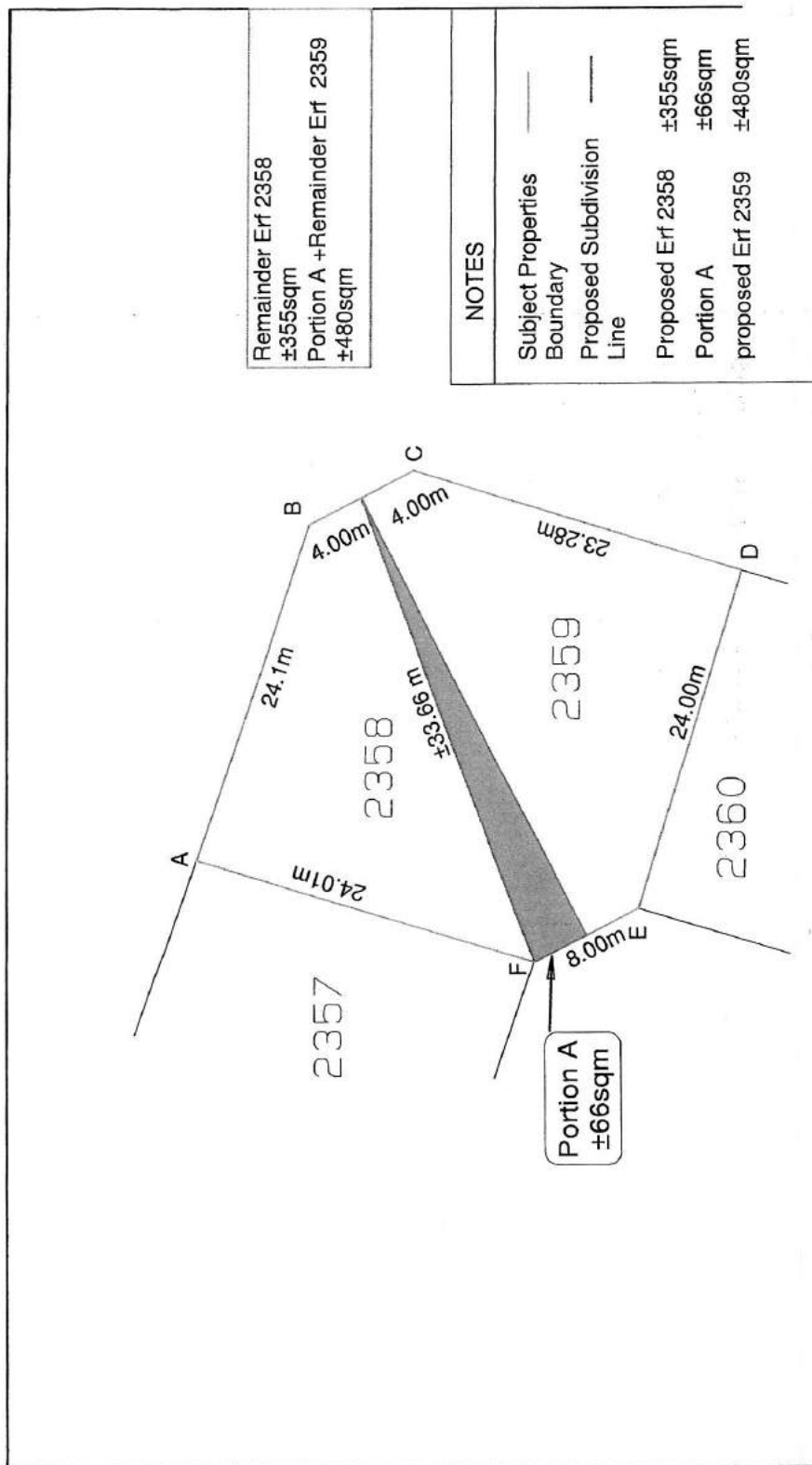
1. that the application for subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) of Erf 2358, Sandbaai into two (2) portions namely, Portion A (measuring $\pm 66\text{m}^2$ in extent) and the Remainder (measuring $\pm 355\text{m}^2$ in extent), **be approved** in terms of the provisions of Section 61 of the By-Law, and
2. that the application for consolidation in terms of Section 16(2)(e) of the By-Law of Portion A with Erf 2359, Sandbaai to accommodate the existing dwelling unit and boundary wall encroachment, **be approved** in terms of the provisions of Section 61 of the By-Law.
3. that the approval in Points 1. and 2. be subject to the following conditions:
 - (a) 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;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

- (b) that the development adhere to the approved Mooizicht Gardens Rules and Regulations;
 - (c) that all the conditions imposed by Telkom, be complied with;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (e) that this approval does not absolve the applicant/developer from compliance with any other legislation that might be/become applicable to this development.
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.



 Stads- en Streeksbeplanners Town & Regional Planners	Property Description: ERVEN 2358 & 2359 SANDBAAI		Plan Description: LOCALITY MAP		Scale: NTS
	All distances approximate and subject to survey.		Copy Right Reserved		Drawing Nr: san023581.dwg Date: 01/2018



Remainder Erf 2358
±355sqm
Portion A +Remainder Erf 2359
±480sqm

NOTES	
Subject Properties	——
Boundary	——
Proposed Subdivision	——
Line	——
Proposed Erf 2358	±355sqm
Portion A	±66sqm
proposed Erf 2359	±480sqm

PLAⁿ Active Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: ERVEN 2358 & 2359 SANDBAAI	Plan Description: SUBDIVISION PLAN	Scale: 1:350 Drawing Nr: sanc2358s.dwg Date: JANUARY 2019

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

14. ERF 2514, 16 ROOS STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED SUBDIVISION: MESSRS PLAN ACTIVE ON BEHALF OF THE CASTALIS TRUST

2514 HON (3140)

H Olivier

(028) 313 8900

Hermanus Administration

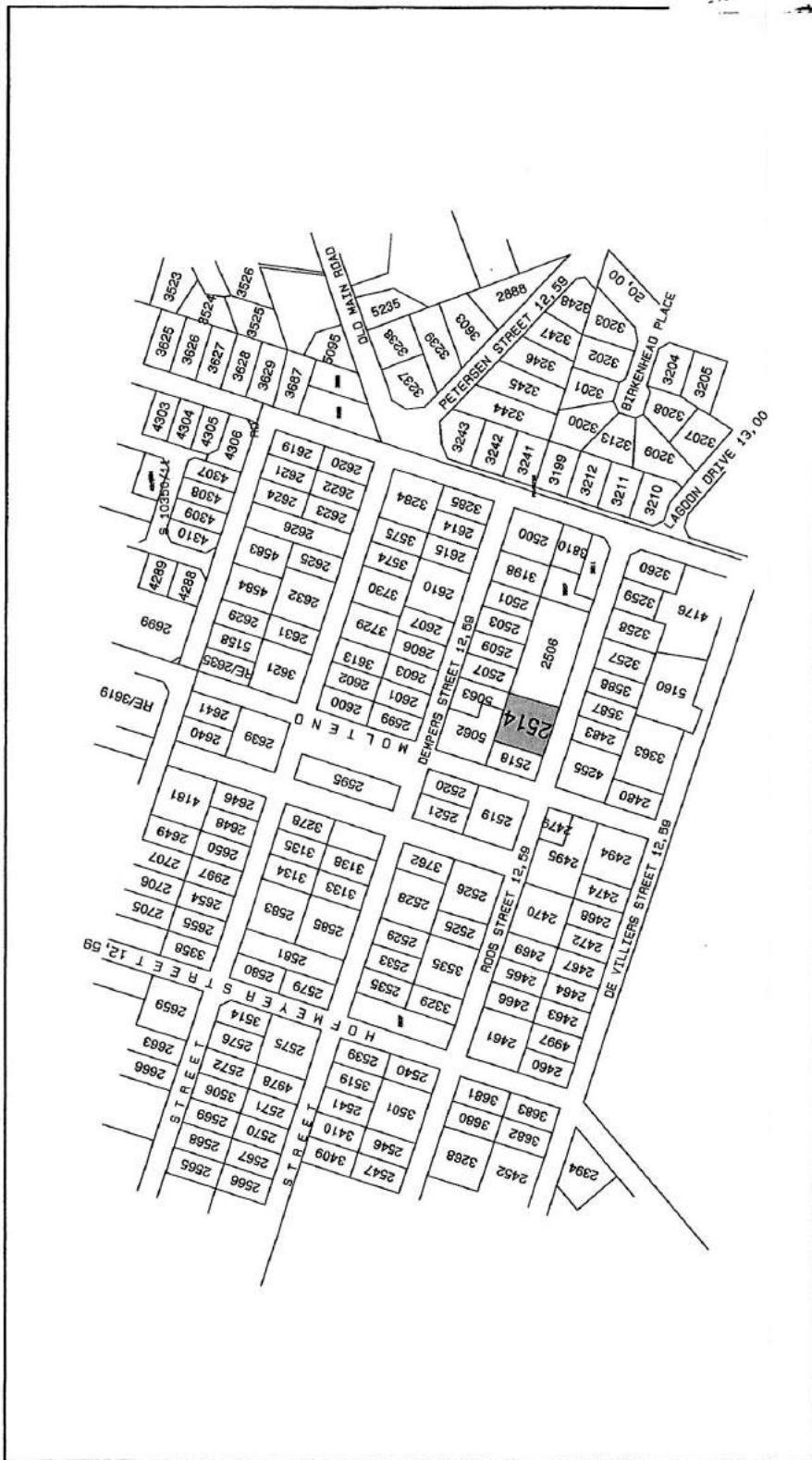
4 September 2019

Executive Summary

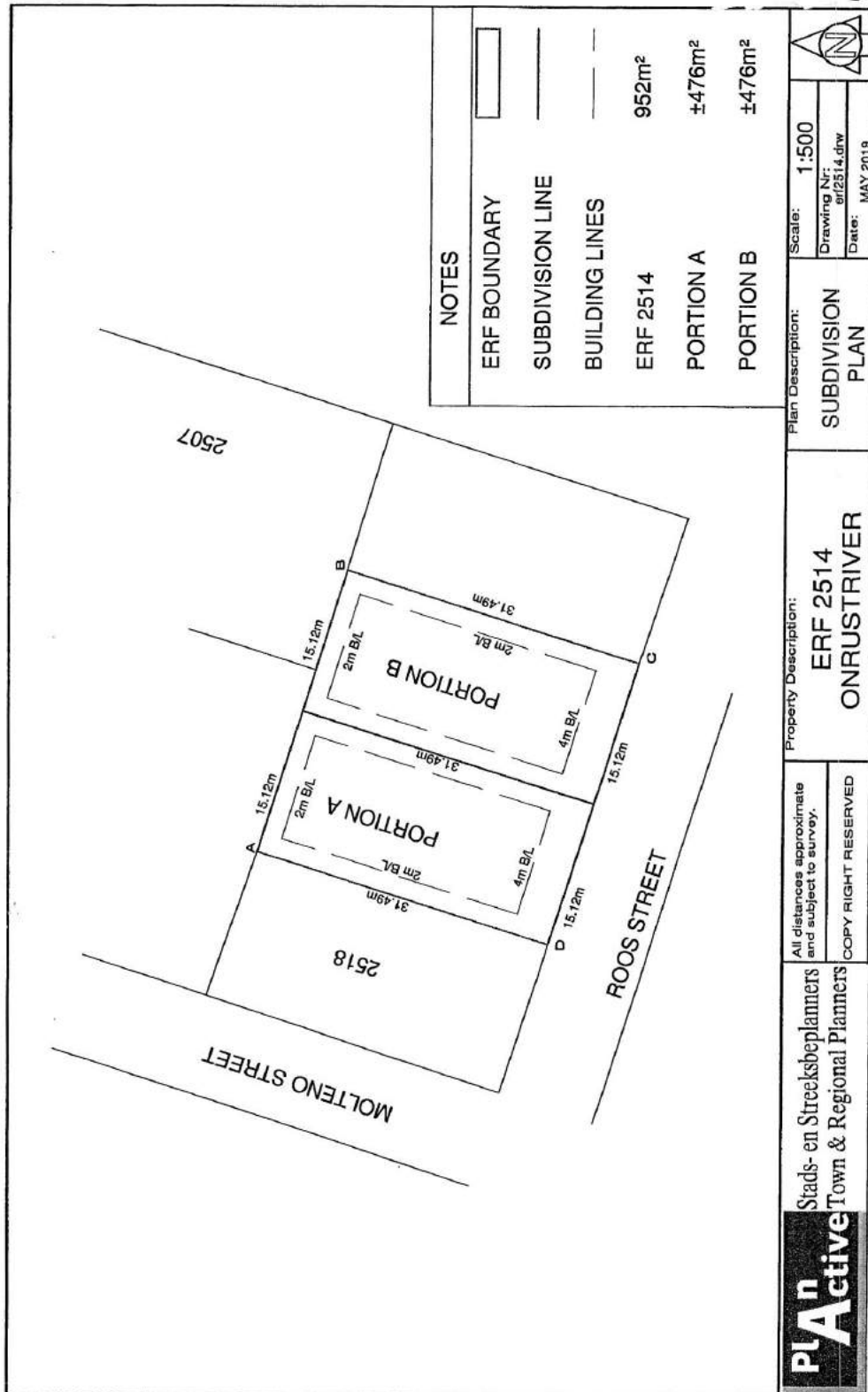
To consider an application received on 28 May 2019 from Messrs Plan Active on behalf of the Castalis Trust on Erf 2514, Onrustrivier for a subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to subdivide the property into two (2) portions namely a Portion A (measuring $\pm 476\text{m}^2$) and Portion B (measuring $\pm 476\text{m}^2$).

RECOMMENDATION

1. that the application for subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 2514, Onrustrivier to subdivide the property into two (2) portions namely a Portion A ($\pm 476\text{m}^2$) and Portion B ($\pm 476\text{m}^2$), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the approval is only for the subdivision as indicated on the Subdivisional Plan as submitted with the application;
 - (b) that the conditions in the Services Report, be complied with;
 - (c) that the conditions by Eskom, be complied with;
 - (d) that the conditions by Telkom, be complied with, and
 - (e) 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.



	Stads- en Streeksbeplanners Town & Regional Planners		Property Description: ERF 2514 ONRUSTRIVIER		Plan Description: LOCALITY MAP		Scale: NTS Drawing Nr: erf2514.drw Date: MAY 2019	
	All distances approximate and subject to survey.				COPY RIGHT RESERVED			



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION: ERF 2514, ONRUS RIVER (3140/2019)**

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 Portion B of Erf 2514 be provided with individual and separate metered water connections which must comply with the standards of the Department: Operational Services, as well as sewer conservancy tanks;
3. that a new suction point for sewer tank, which must comply with the standards of the Department: Operations must be provided for both Portion A – as well as Portion B of Erf 2514 at the street boundary with Roos Street;
4. 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*;

5. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
6. that any additional and / or extended vehicle entrances will be for the developer's account;
7. 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;
8. that stormwater be allowed to discharge through the proposed erven, unobstructed.

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

07/09/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

15. **ERF 878, 48 MITCHELL STREET, HERMANUS (EASTCLIFF),
OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION:
MESSRS OVERPLAN & ASSOCIATES ON BEHALF OF BASFOUR 2072
(PTY) LTD**

878 HEC (2871)

P Roux

(028) 313 8900

Hermanus Administration

4 September 2019

Executive Summary

To consider an application received on 11 January 2019 from Messrs Overplan & Associates on behalf of Basfour 2072 (Pty) Ltd on Erf 878, Hermanus for a subdivision in terms of Section 16(2)(d) in order to subdivide the property into two (2) portions namely a Remainder and a new Portion A (measuring approximately 773m² each).

RECOMMENDATION

1. that the application for subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 878, Hermanus to subdivide the property into two (2) portions namely a Remainder and a new Portion A (measuring approximately 773m² each), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the approval is only for the subdivision as indicated on the Subdivisional Plan as submitted with the application;
 - (b) that the conditions by Telkom, be complied with;
 - (c) that the conditions in the Services Report, be complied with;
 - (d) that future building plans must indicate demolition of house subject to the Town Planning Department's requirements;
 - (e) 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.



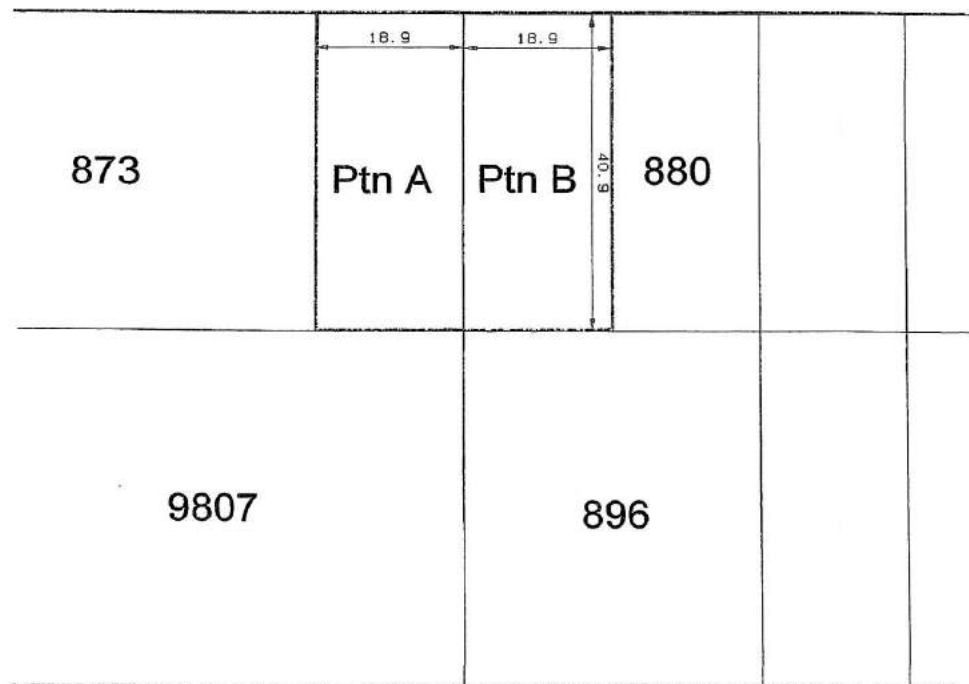
PROPOSED SUBDIVISION

Erf 878 Hermanus

Scale 1 : 750



Mitchell Street



Area Ptn A $\pm 773\text{m}^2$
Area Ptn B $\pm 773\text{m}^2$

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION: ERF 878, EASTCLIFF (2871/2019)**

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 (2019/2020) is as follows:

Freehold erven:

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	=	R 1 386.00
Electricity	R 32 139.45 x 1	=	<u>R 32 139.45</u>
TOTAL (inclusive of VAT)		=	R 86 835.45

Note:

- 1.3 The above figures are estimates**
1.4 The above figures do not include evaluation/investigation levies and connection fees
2. that the existing water connection to Portion A of Erf 878 shall be used to service Portion A of Erf 878;

3. Any part of the existing water supply on Erf 878 that crosses the common boundary of Portion A of Erf 878 and Portion B must be disconnected and sealed off.
4. Portion B must be serviced with an individual and separate water connection to the municipal system, which comply with the standards of the Department: Operational Services (Hermanus).
5. that the existing sewer connection to Portion A shall be used to service Portion A of Erf 878;
6. that Portion B of Erf 878 must be provided with a new separate sewer connection point which must comply with the standards of the Department: Operational Services(Hermanus);
7. that only a standard 60 Amp single phase electricity connection will be available per erf;
8. 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*;
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 any additional and / or extended vehicle entrances will be for the owner's account;
11. that stormwater be allowed to discharge through the proposed Erven, Eastcliff, unobstructed;
12. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER: ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

Municipal Planning Tribunal

1. **ERF 678, 82 JAN VAN RIEBEECK STREET, SANDBAAI, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE, THE DELETION OF A CONDITION IN RESPECT OF AN EXISTING APPROVAL AND DEPARTURE: MESSRS ENGELBRECHT AND SCORGIE ON BEHALF OF RED CHAIR PROPERTIES EIENDOMS BEPERK**

678 HSB (4137)

H van der Stoep

(028) 313 8900

Hermanus Administration

24 June 2019

Executive Summary

The following applications, applicable to Erf 678, Sandbaai, was received on 7 August 2018 (revised application received on 27 November 2018) from Messrs Engelbrecht and Scorgie on behalf of Redchair Properties Eiendoms Beperk:

- a) application for consent use in terms of Section 16.(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015 (By-Law) for “tourist accommodation” in order to utilise both the existing dwelling units on the property as self-catering dwelling units for tourists;
- b) application in terms of Section 16.(2)(h) of the By-Law for the deletion of a condition in respect of an existing approval in order to accommodate a wendy-house that is to be used as a garden shed at the northern lateral boundary of the property; and
- c) application in terms of Section 16.(2)(b) of the By-Law for departure to relax the northern lateral building line of the property from 2m to 0m in order to accommodate the above wendy-house, as well as the southern street building line from 4m to 1,04m in order to accommodate an open braai.

RESOLVED :

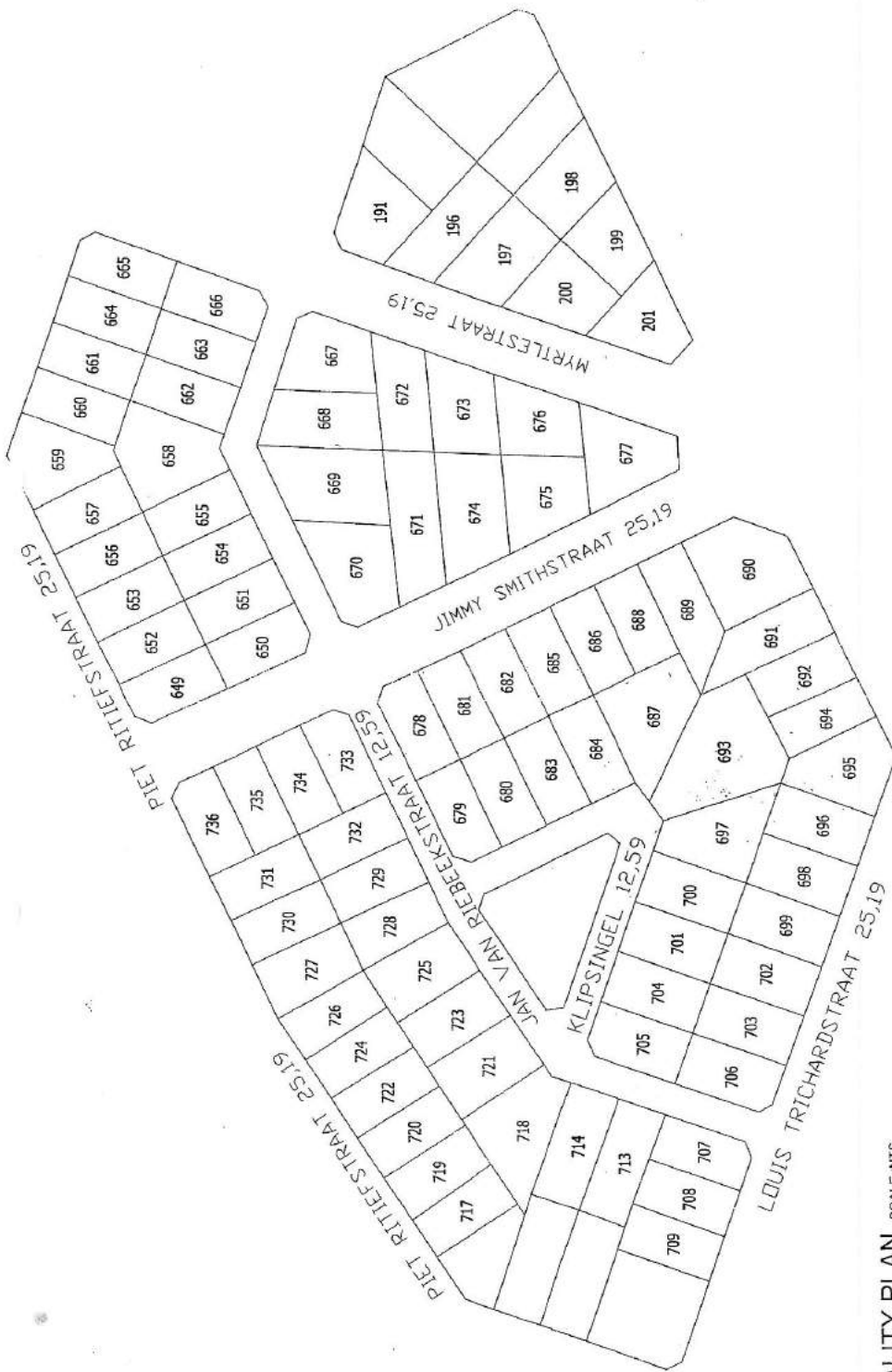
1. that the application in terms of Section 16.(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a consent use for “tourist accommodation” in order to utilise both the existing dwelling units on Erf 678, Sandbaai as self-catering dwelling units for tourists, **be approved in part** in terms of the provisions of Section 61 of the By-Law;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

2. that the application in terms of Section 16.(2)(h) of the By-Law for the deletion of Condition 3.(d) as set out in the relevant letter of approval dated 10 April 2017 in order to accommodate a wendy-house that is to be used as a garden shed at the northern lateral boundary of Erf 678, Sandbaai, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application for departure in terms of Section 16.(2)(b) of the By-Law to relax the northern lateral building line of Erf 678, Sandbaai from 2m to 0m in order to accommodate the above wendy-house, as well as the southern street building line from 4m to 1,04m in order to accommodate an open braai, 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 the Primary Unit (main dwelling) be used as a residential dwelling and the secondary unit be used as a self catering unit;
 - (b) that the development of the property strictly be in accordance with plan number erf678_MULLER_A1/11-2018-WA (REVISION A) dated NOVEMBER 2018 that was submitted with the application with reference to the wendy house and the open braai and second dwelling (secondary unit);
 - (c) that the site and building plan be amended to replace the manager's room with a bedroom;
 - (d) that the open braai may not be enclosed in any way whatsoever;
 - (e) that the wendy-house at the northern lateral boundary of the property may only be used as a garden shed for garden tools;
 - (f) that the landowner construct a fire wall of 2,1m high between the wendy-house and the common lateral boundary with Erf 679, Sandbaai;
 - (g) that the self-catering unit only be let to a single family;
 - (h) that building plans be submitted to the Building Department and that all requirements of the Building Department and Fire Services at that stage be complied with - all buildings on the property must be in compliance with SANS10400;
 - (i) that the conditions of Telkom, the Fire Department and Engineering Services be complied with;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

- (j) that the parking bays indicated on the plan in (b) above must be provided with a hard surface and must be properly demarcated;
 - (k) that no on-street parking be allowed whatsoever;
 - (l) that the owner or manager resides permanently on the premises and be responsible for the proper management of the accommodation establishment;
 - (m) that the applicable rates and service tariffs, as determined by the annual budget be applicable, which tariffs are automatically adjusted in terms of the annual budget;
 - (n) that the accommodation establishments comply with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Co-ordinator and the Health Inspector;
 - (o) that only a single non-illuminated sign that complies with the Municipal By-Law on Signage, may be displayed on the premises;
 - (p) that the accommodation establishment be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;
 - (q) that a R918 Certificate of Acceptability must be applied for at the Overberg District Municipality;
 - (r) that this approval does not absolve the landowner from compliance with any other relevant legislation;
 - (s) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with; and
 - (t) that the accommodation establishments may not be operated unless all applicable conditions have been applied with.
5. that the applicant be notified of his/her appeal right in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the conditions in 4. above.



• LOCALITY PLAN SCALE: NTS

Architectural Office
 Architectural Office
 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736

LOCALITY PLAN FOR DEON MULLER OR BEE
 STR. JIMMY SMITH STREET SANDHILL,
 HEMANUS

Scale: 1:1000
 Date: 11/2018
 Author: DEON MULLER
 Client: DEON MULLER

Project: LOCALITY PLAN
 Drawing: SUBMISSION DRAWINGS

Client: MR DEON MULLER
 Drawing: SUBMISSION DRAWINGS
 Locality Plan

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**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE, THE DELETION IN RESPECT OF AN
EXISTING APPROVAL & DEPARTURE: ERF 678, SANDBAAI (4137)**

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 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 the 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 Erf 678, Sandbaai, unobstructed;
7. that any additional and / or extended vehicle entrances will be for the owner's account;
8. that refuse will be removed from the sidewalks as per municipal arrangement;
9. that no on-street parking be allowed.

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

18/01/2018
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

2. ERF 936, 4 GRYSBOK CRESCENT, SANDBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, SUBDIVISION AND REGISTRATION OF A SERVICES SERVITUDE: MESSRS WRAP ON BEHALF OF J BIERMAN

936 HSB (4169)

H van der Stoep

(028) 313 8900

Hermanus Administration

14 June 2019

Executive Summary

An application was received on 7 September 2018 (revised on 3 October 2018) from Messrs WRAP on behalf J Bierman applicable to Erf 936, Sandbaai for the following:

- ❖ Application in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the removal of restrictive Title Deed conditions C.(a), (b), (c), and (d) as contained in Title Deed T17336/2018 applicable to the above erf in order to subdivide the property into two (2) portions, as well as to be in line with the primary rights and development rules as contained in the Overstrand Zoning Scheme Regulations.

The restrictive conditions as contained in Title Deed T17336/2018 to be removed, reads as follows:

- “C. (a) *That the above erf or erven be used for residential purposes only.*
 (b) *That the above erf or erven be not subdivided.*
 (c) *That no more than one dwelling, together with the necessary outbuildings and accessories be erected on any of the above erven and that not more than one-half the area of any one of the above erven be built upon.*
 (d) *That no building shall be erected on the above erf or erven within 4,72 metres of any boundary line between the said erf or erven and any street, road or avenue on which such erf or erven abuts; such space may be used as gardens but shall not be built upon.*”

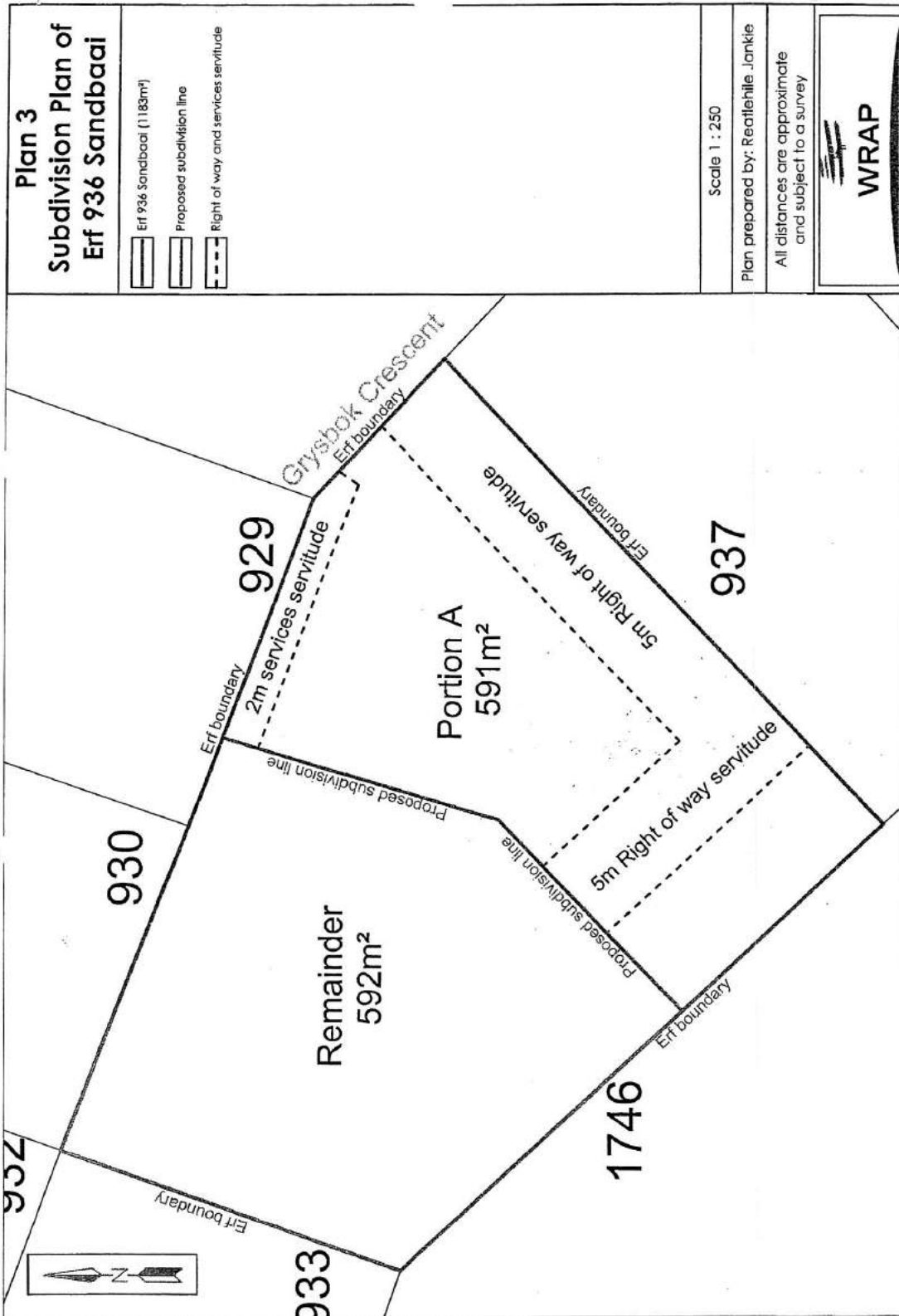
- ❖ Application in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the subdivision of the property into two (2) portions, namely Portion A (±591m² in extent) and a Remainder (±592m² in extent).

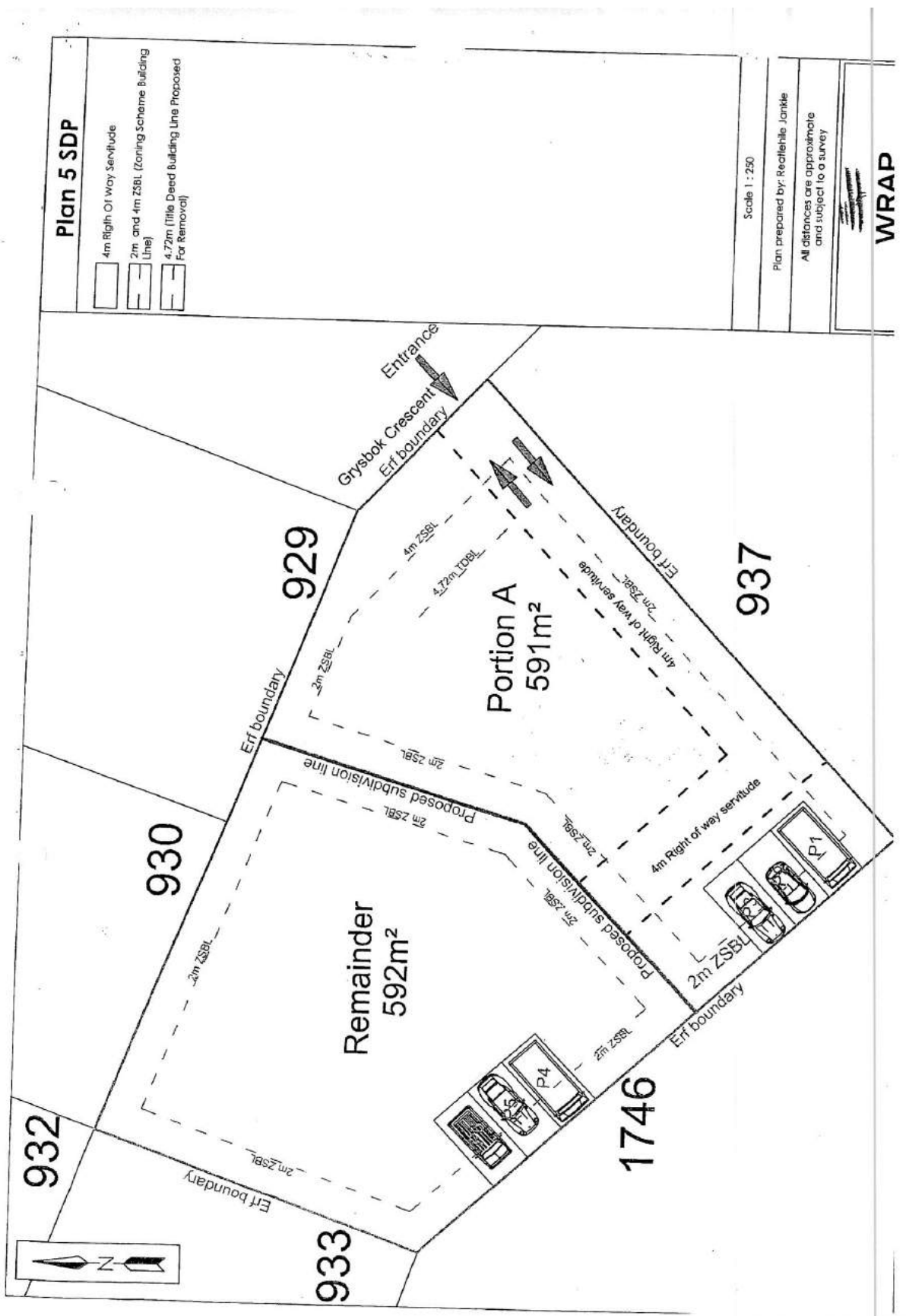
RESOLVED :

1. that the objection be noted;




**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 October 2019
(Also the agenda for the Mayoral Committee Meeting : 30 October 2019)**

2. that the 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 conditions C.(a), C.(b), C.(c) and C.(d) as contained in Title Deed T17336/2018 applicable to Erf 936, Sandbaai, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(f) of the By-Law for the subdivision of Erf 936, Sandbaai into two (2) portions, namely Portion A ($\pm 591\text{m}^2$ in extent) and a Remainder ($\pm 592\text{m}^2$ in extent), **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 Portion A must at all times allow the Remainder to have free access to and from the road over the access servitude;
 - (b) that all the conditions in the Engineering Services Report and Telkom be complied with;
 - (c) that the approvals do not absolve the applicant from compliance with any other relevant legislation; and
 - (d) that all development parameters as prescribed in the relevant Zoning Scheme must be complied with on both land units.
5. that the objector and applicant be notified of his/her appeal rights in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decisions.





Plan 5 SDP

-  4m Right of way Servitude
-  2m and 4m ZSBL (Zoning Scheme Building Line)
-  4.72m Title Deed Building Line Proposed For Removal

Scale 1 : 250

Plan prepared by: Reclishile Janke

All distances are approximate and subject to a survey

WRAP

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED
CONDITIONS, SUBDIVISION, DEVIATION FROM THE OVERSTRAND
MUNICIPAL GROWTH MANAGEMENT STRATEGY & CONFIRMATION OF
EXEMPTION OF A RIGHT OF WAY SERVITUDE: ERF 936, SANDBAAI
(4169)**

Electricity	:	In order
Water	:	In order
Sewer	:	In order
Stormwater	:	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 936 be provided with individual and separate metered water connections must comply with the standards of the Department: Operational Services, as well as sewer conservancy tanks;
3. that new suction points for the 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 936 at the street boundary with Cape Robin Crescent;
4. 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;
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 any additional and / or extended vehicle entrances will be for the owner's account;
7. 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;
8. that stormwater be allowed to discharge through the proposed Erven, Sandbaai, unobstructed;
9. that the right of way servitudes be registered in respect of all servitudes indicated on the revised site development plan, at the developer's cost.
10. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER: ENGINEERING SERVICES

15/02/2019
DATE