

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

**15.
TOWN & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: AUGUST 2021 –
SEPTEMBER 2021**

15/3/11

R Kuchar Senior Manager : Town & Spatial Planning

27 September 2021

(028) 3138900

1. Executive Summary

To report on applications disposed of by the Authorised Official and Municipal Planning Tribunal in terms of the Spatial Land Use Management Act (SPLUMA) during the period from 24 August 2021 – 27 September 2021.

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 24 August 2021 – 27 September 2021:

- | | | |
|-----|---|-------------------|
| 1. | Erf 6390, 12 Bob Laubser Street, Kleinmond | 1 September 2021 |
| 2. | Erven 6848 and 7308, 1 Bergroos Crescent Extension 6 and 2 Galjoen Street, Overhills, Kleinmond | 1 September 2021 |
| 3. | Erf 2149, 66 Seventh Street, Voëlklip, Hermanus | 6 September 2021 |
| 4. | Erf 1183, 15 Bester Crescent, Van Dyksbaai | 6 September 2021 |
| 5. | Erf 5281, 141 Ninth Street, Voëlklip, Hermanus | 9 September 2021 |
| 6. | Portion 1 of the farm Grootbos No 698 | 9 September 2021 |
| 7. | Erf 332, cnr Arcadia & Esplanade Street, Pearly Beach | 9 September 2021 |
| 8. | Erf 135, 1 Albatros Road, Pringle Bay | 16 September 2021 |
| 9. | Erf 713, 42 Barbara Road, Pringle Bay | 16 September 2021 |
| 10. | Erf 5122, 25 Middelrivier Avenue, Kleinmond | 16 September 2021 |
| 11. | Erf 62, 18 caledon Street, Stanford | 16 September 2021 |
| 12. | Erf 938, 22 Roeland Street, Franskraal | 23 September 2021 |
| 13. | Erven 1639 and 1640, 113 Clairvaux Crescent, Franskraal | 27 September 2021 |

that cognisance be taken of the town planning applications disposed of by the Municipal Planning Tribunal in terms of SPLUMA that took place on 26 August 2021:

- | | | |
|----|--|----------------|
| 1. | Erf 4336, 305 Third Street, Voëlklip, Hermanus | 26 August 2021 |
| 2. | Mount Pleasant IRDP Residential Housing Project (Area 8) on a portion of Remainder Erf 243, Hermanus at Heide Street, Mount Pleasant | 26 August 2021 |
| 3. | Erf 454, 21 Andries Pretorius Street, Sandbaai | 26 August 2021 |
| 4. | Erf 4164, Chanteclair Avenue, Onrustrivier | 26 August 2021 |

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RESPONSIBLE OFFICIAL :	R VAN ANTWERP
TARGET DATE FOR IMPLEMENTATION :	11 NOVEMBER 2021
TARGET DATE TO INFORM APPLICANT :	N/A
TARGET DATE TO INFORM OBJECTOR :	N/A

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**15.
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CONSIDERED IN TERMS OF DELEGATED AUTHORITY: AUGUST 2021 –
SEPTEMBER 2021**

15/3/11

R Kuchar

Senior Manager : Town & Spatial Planning

27 September 2021

(028) 3138900

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
19 OCTOBER 2021, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :

R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION :

11 NOVEMBER 2021

TARGET DATE TO INFORM APPLICANT :

N/A

TARGET DATE TO INFORM OBJECTOR :

N/A

**AGENDA of the
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Spatial Land Use Management Act (SPLUMA) Approvals

1. **ERF 6390, 12 BOB LAUBSER STREET, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS ARCHITECTURAL HOME DESIGN ON BEHALF OF C BOTMA**

6390 KKM (3473/2019)

H van der Stoep

(028) 313 8900

Hermanus Administration

26 August 2021

Executive Summary

An application was received on 1 November 2019 from Messrs Architectural Home Design on behalf of C Botma on Erf 6390, Kleinmond in terms of Section 16(2)(o) for a consent use to operate a pre-school from an approved outbuilding on the property.

RESOLVED :

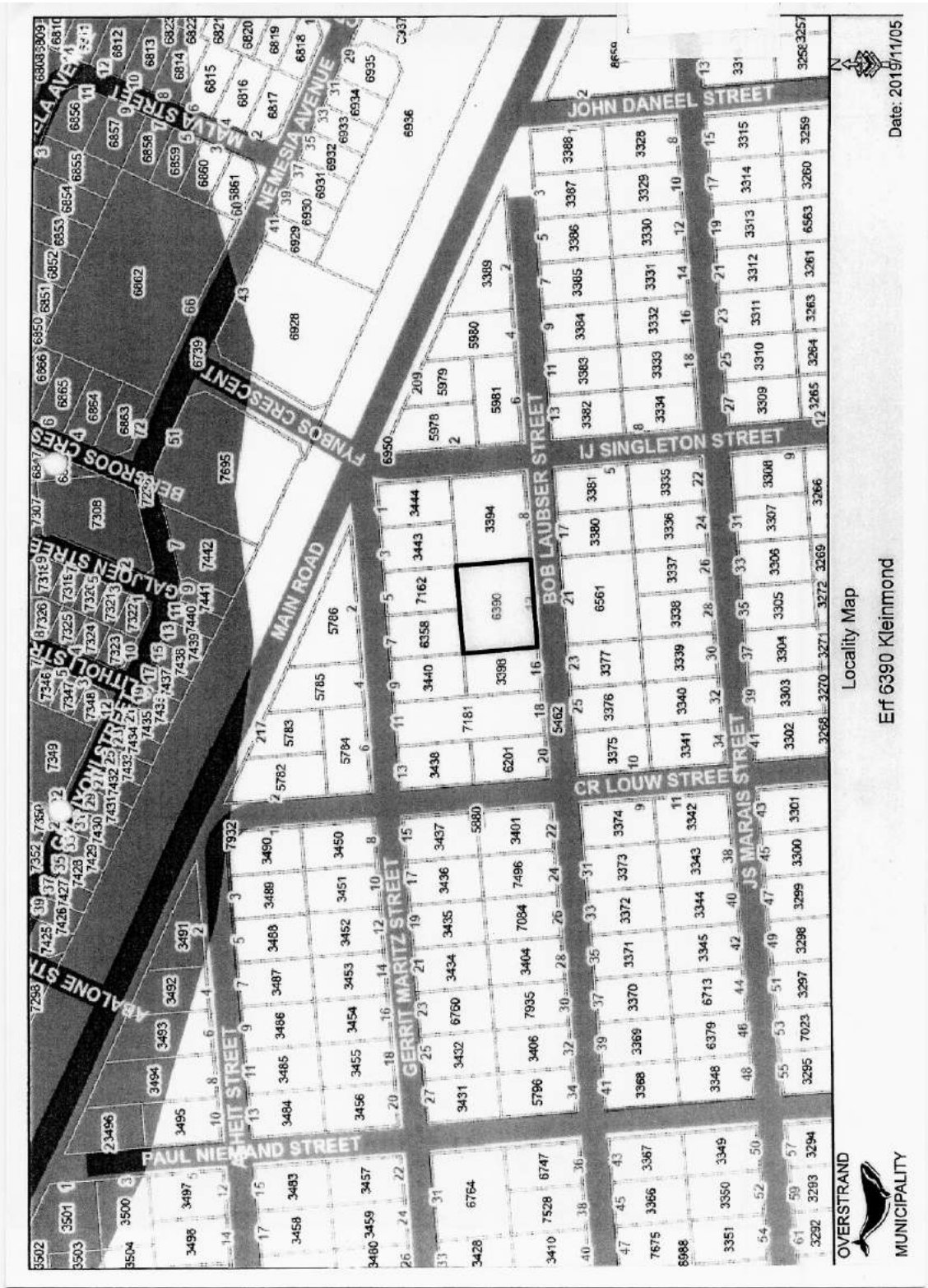
1. that the application in terms of Section 16.(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 applicable to Erf 6390, Kleinmond for a consent use to operate a pre-school from a portion of the existing house on the property, **be approved** in terms of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the development as indicated on Plan numbers KM6390/19 A1 and A2 dated 21 October 2019, as submitted with the application;
 - (b) that the road reserve in front of the application property be cleared of vegetation in conjunction with the Municipality to create a drop off and go zone for parents, until restrictions of COVID-19 is lifted to enable parents to make use of parking in the erf;
 - (c) that signage be erected to indicate where parents may stop and go;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (e) that the conditions in the Services Report, be complied with;
 - (f) that this approval does not absolve the applicant from compliance with any other relevant legislation, and

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- (g) 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.

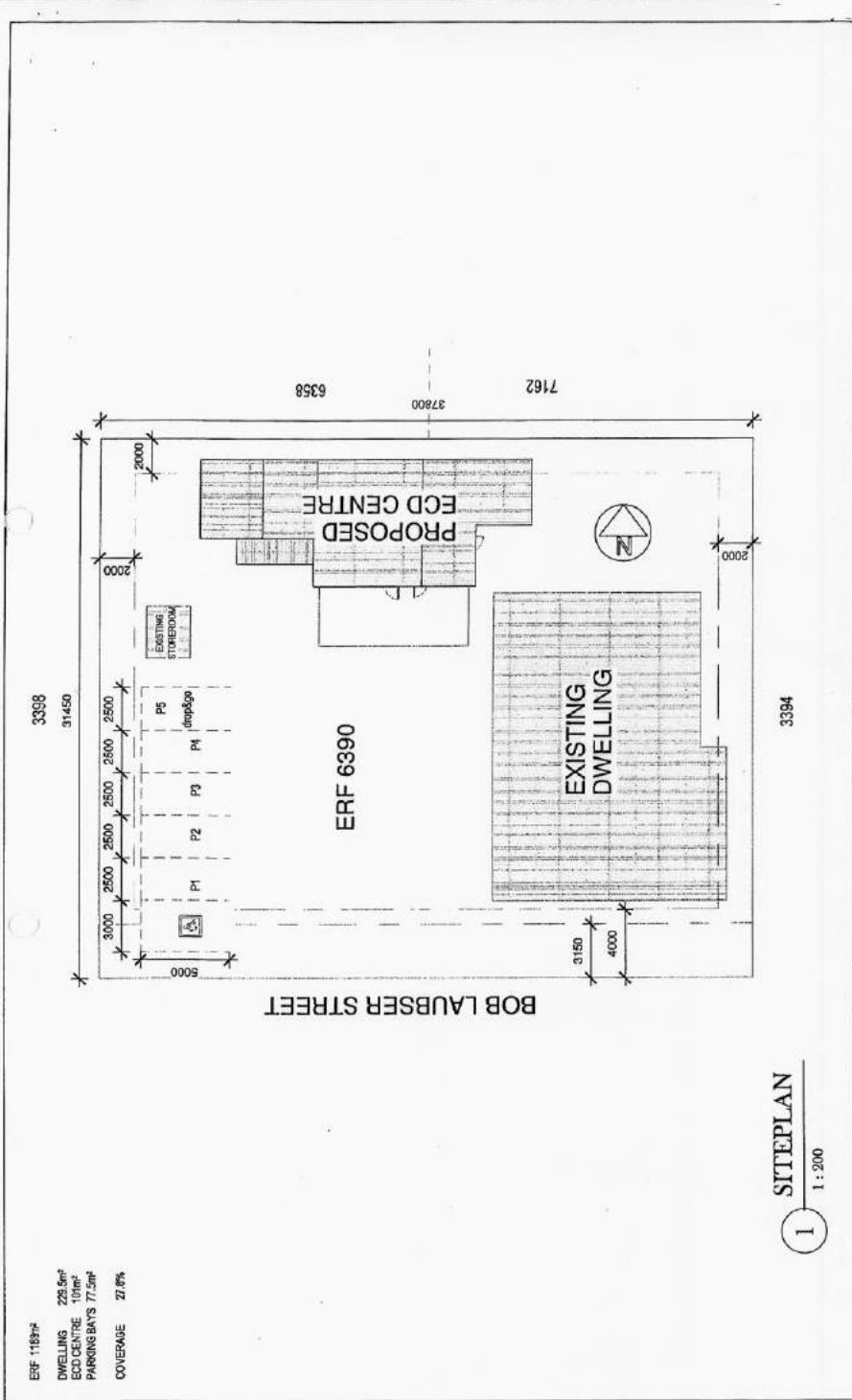
REASONS FOR RESOLUTION

- ❖ The application has followed due procedure.
- ❖ None of the relevant departments have any objection.
- ❖ The proposal will not negatively impact on existing/vested rights of adjoining property owners.
- ❖ The proposed application fits in with the character of the surrounding area and is desirable.
- ❖ The property will create job opportunities and will positively impact social and economic sectors
- ❖ The development will also be sustainable as it will be integrated and make use of the empty space.



Locality Map
Erf 6390 Kleinmond

Date: 2019/11/05

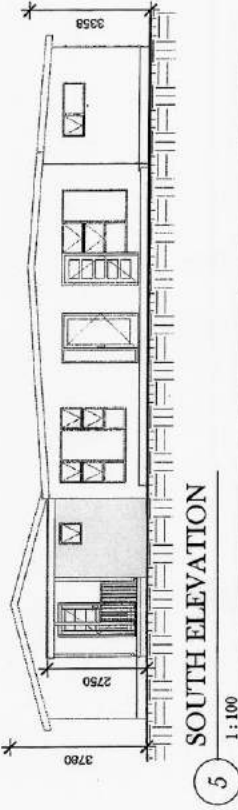
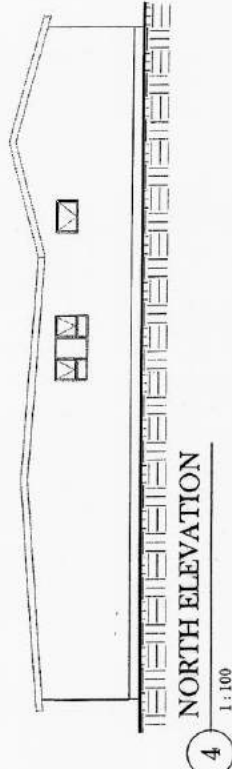
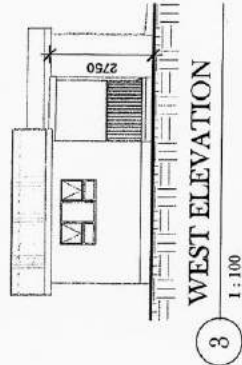
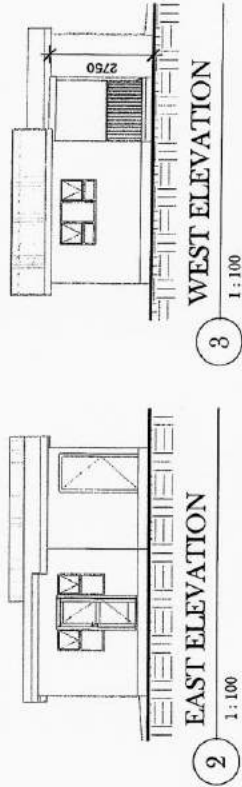
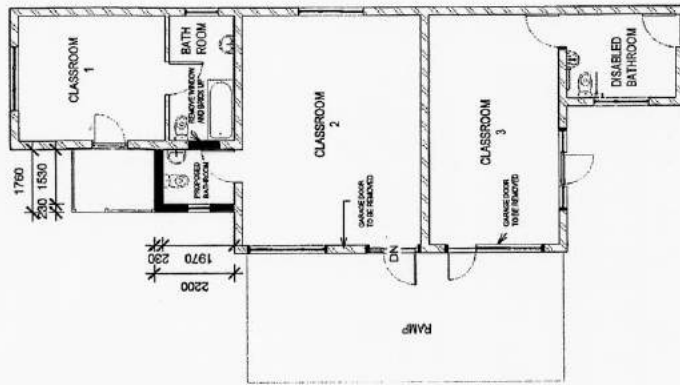


COUNCIL DRAWINGS			
Project number	146820019	Drawn by	pfm
Date	27/10/2019	Reg nr	PAJ 20162
		Scale	1 : 200

MR C. BOTMA
ERF 6390
BOB LAUBSER STREET
KLEINWOND

PROPOSED
NURSERY SCHOOL

A.H.D.
ahd@mweb.co.za
072 315 1336



<p>A.H.D. ahd@mweb.co.za 072 315 1336</p>	<p>PROPOSED NURSERY SCHOOL</p>	<p>MR C BOTMA ERF 6390 BOB LAUBSER STREET KLEINMOND</p>	<p>COUNCIL DRAWINGS</p>	
			<p>Project number Date Drawn by Prog nr</p>	<p>Subsection 27/11/2015 pjm P.A.D 20652</p>
			<p>Scale</p>	<p>1:100</p>

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: ERF 6390, KLEINMOND (3473/2019)**

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 should in future a request for speed calming measures be made, citing the nursery school as motivation, measures will have to be implemented by the school;
4. that stormwater be allowed to discharge through Erf 6390, Kleinmond, unobstructed;
5. that no on-street parking be allowed.

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

14-08-2020
DATE

**AGENDA of the
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2. **ERF 6848, 1 BERGROOS CRESCENT, EXTENTION 6, KLEINMOND AND ERF 7308, 2 GALJOEN STREET, OVERHILLS, KLEINMOND: APPLICATION FOR REZONING AND CONSOLIDATION : MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF OVERSTRAND MUNICIPALITY AND THE BREAD OF LIFE ASSEMBLY OF SOUTH AFRICA**

6848 KU6 & 7308 KOH

H van der Stoep

(028) 313 8900

Hermanus Administration

31 August 2021

Executive Summary

An application has been received on 23 October 2020 from Messrs Plan Active Town & Regional Planners on behalf of Overstrand Municipality and The Bread of Life Assembly of South Africa on Erven 6848 & 7308, Kleinmond for the following:

- **Rezoning** of Erf 6848, Kleinmond in terms of Section 16(2)(a) of the By-Law from Residential Zone 1: Single Residential (SR1) to Community Zone 1: Community Facilities (CO1);
- **Consolidation** of Erf 6848, Kleinmond with Erf 7308, Kleinmond in terms of Section 16(2)(e) of the By-Law to create a consolidated property of ±1498m² in extent.

RESOLVED :

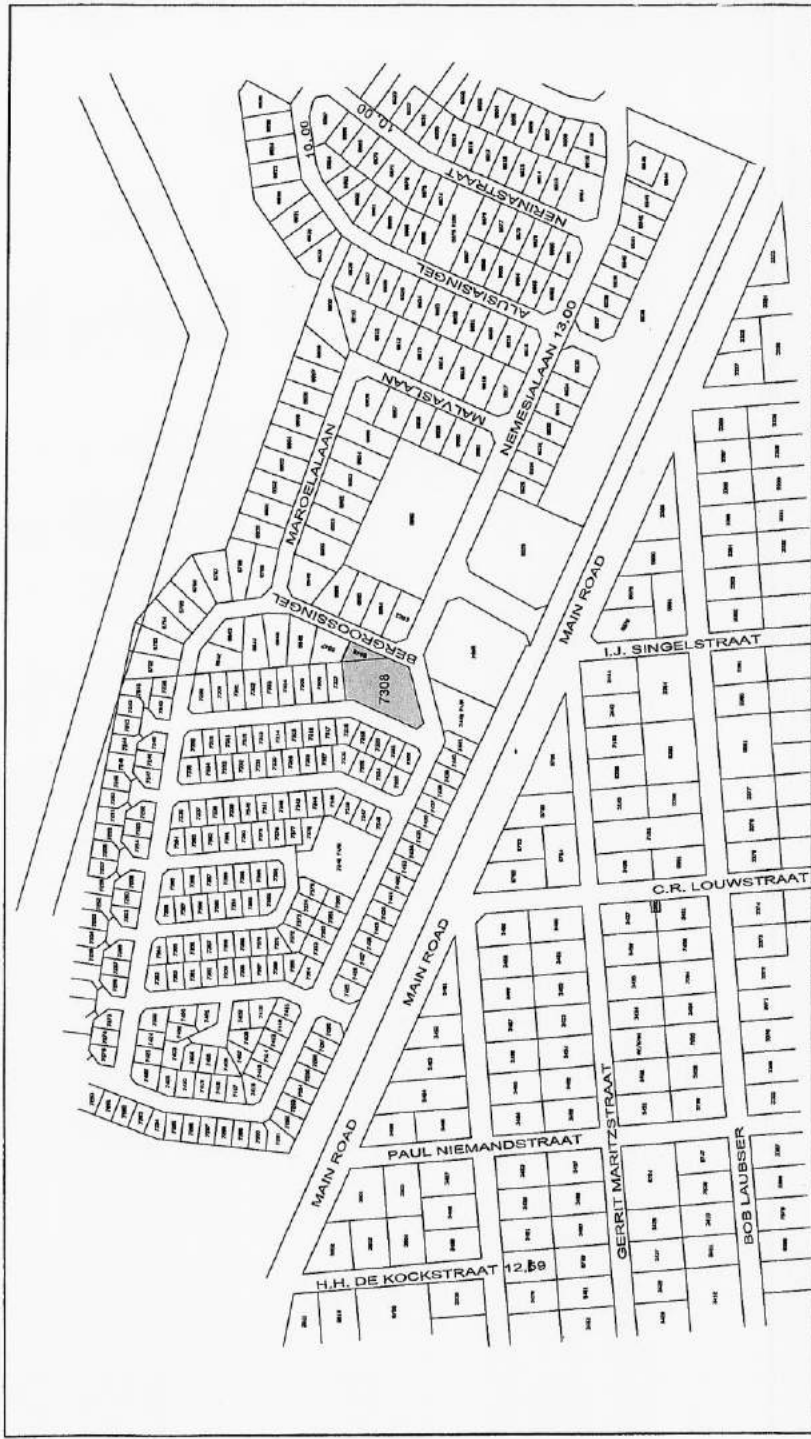
1. that the application in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) to rezone Erf 6848, Kleinmond from Residential Zone 1: Single Residential (SR1) to Community Zone 1: Community Facilities (CO1), **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(e) of the By-Law for the consolidation of Erf 6848, Kleinmond with Erf 7308, Kleinmond to create a consolidated property of ±1498m² in extent, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the above approvals in Points 1. and 2. be subject to the following conditions:
 - (a) that the consolidation be as per Drawing number Erven 7308 and 6848.drw, dated October 2020 as submitted with the application;
 - (b) that building plans be submitted to the Building Department for

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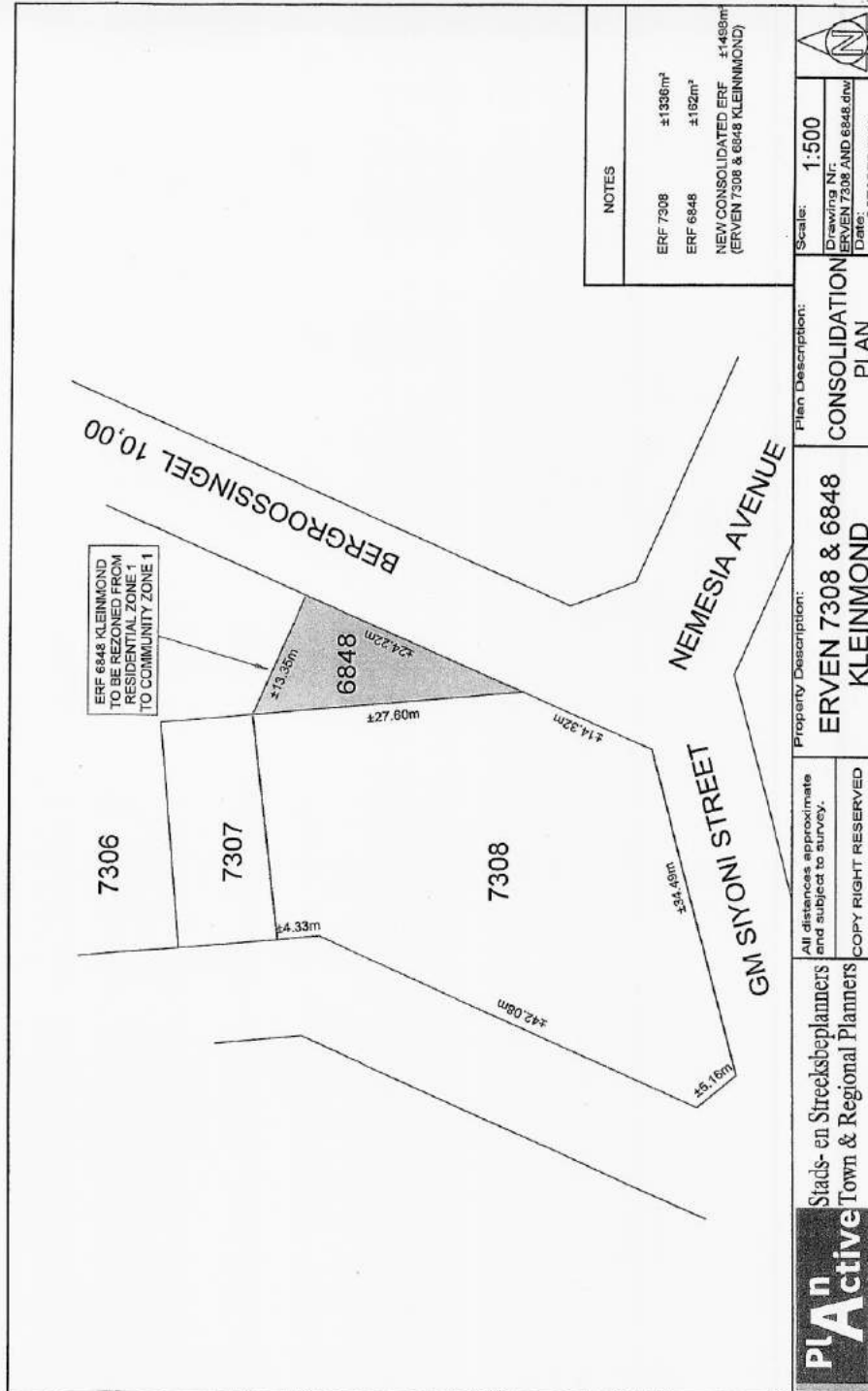
- approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
- (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (e) that all the conditions in the Services Report, be complied with, and
 - (f) that all the conditions imposed by Telkom, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

- ❖ The surrounding owners did not object.
- ❖ The change use will have no impact on the surrounding area since it is in line with the surrounding uses.



PLAN Stads- en Streeksbeplanners Town & Regional Planners Active	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: ERVEN 6848 & 7308 KLEINMOND	Plan Description: LOCALITY MAP	Scale: NTS Drawing Nr: ERF6468.dwg Date: OCTOBER 2020
				



NOTES	
ERF 7308	$\pm 1336m^2$
ERF 6848	$\pm 192m^2$
NEW CONSOLIDATED ERF $\pm 4468m^2$ (ERVEN 7306 & 6848 KLEINMOND)	

Scale:	1:500
Drawing Nr:	ERVEN 7306 AND 6848.dwg
Date:	OCTOBER 2020

Plan Description:	CONSOLIDATION PLAN
Property Description:	ERVEN 7306 & 6848 KLEINMOND

All distances approximate and subject to survey.
COPY RIGHT RESERVED

PLAn Stads- en Streetsbeplanners
Town & Regional Planners



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REZONING, CONSOLIDATION & TRANSFER OF THE
PORTION OF LAND: ERF 6848 & ERF 7308, KLEINMOND**

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

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that 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 investigates and determine the limitations of the site in terms of drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
4. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Directorate: Infrastructure and Planning;
5. that any additional and / or extended vehicle entrance will be for the owner's account;
6. that, 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 Senior Manager: Operational Services (Kleinmond) for written approval;
7. that stormwater be allowed to discharge through Erf 6848 & 7308, Kleinmond, unobstructed.

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

13/04/2021
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021**

(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)

3. ERF 2149, 66 SEVENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF HJ REYNEKE

2149 HVK

P Roux

11 August 2021

(028) 313 8900

Hermanus Administration

Executive Summary

An application was received on 10 December 2020 from Messrs Interactive Town- and Regional Planning on behalf of HJ Reyneke for a departure in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) applicable to Erf 2149, Voëlklip, Hermanus to relax the western lateral building line from 2m to 1,5m to accommodate an additional first storey bedroom.

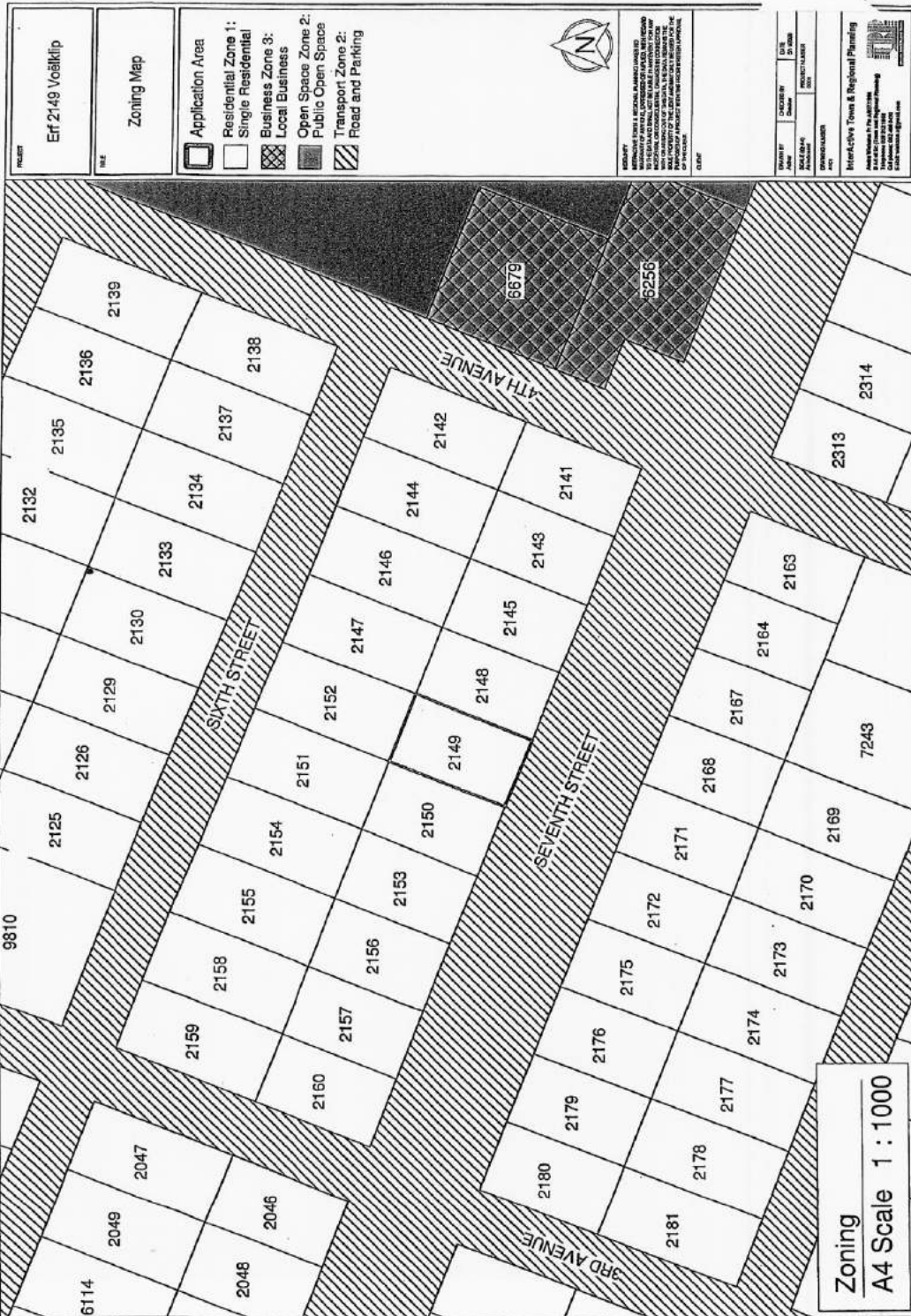
RESOLVED :

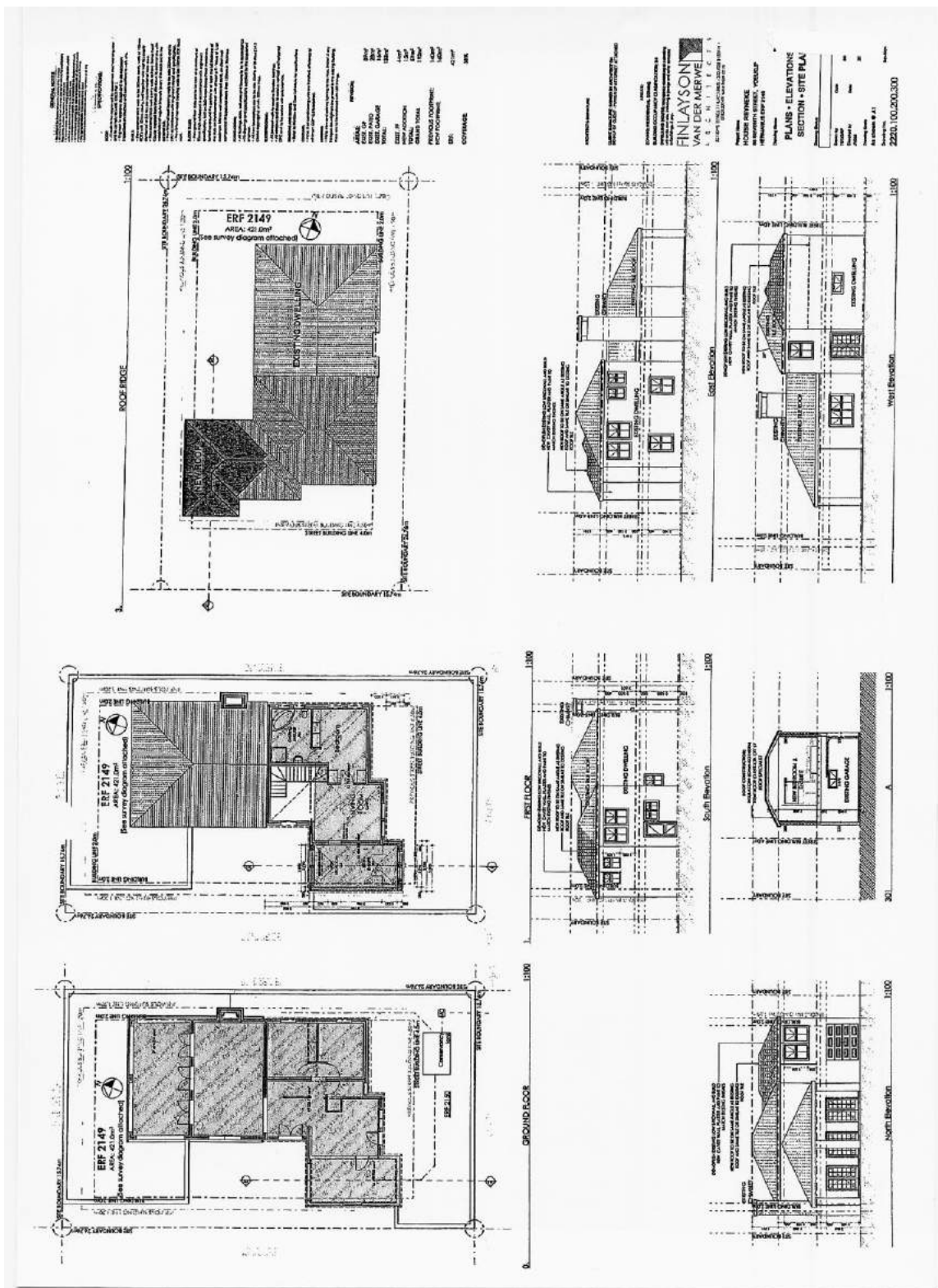
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) applicable to Erf 2149, Voëlklip, Hermanus for the relaxation of the western lateral building line from 2m to 1,5m to accommodate a additional first storey bedroom, **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 departure of the lateral building line as indicated on the Site Development Plan as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval and that any conditions by the Building Department and Fire Services at the time, be adhered to;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with.
2. that the applicant be notified of its right to appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the above conditional approval.

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REASONS FOR RESOLUTION

- ❖ The proposed additional first storey bedroom will have a minimal impact on the neighbouring property owners.
- ❖ No objections were received from adjacent property owners.
- ❖ The application has followed due procedure.
- ❖ None of the relevant departments have any objection.
- ❖ The proposal will not negatively impact on existing/vested rights of adjoining property owners.
- ❖ The proposed application fits in with the character of the surrounding area and is desirable.
- ❖ There will be no impact on services.
- ❖ The proposed developments will not negatively impact the natural environment.





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2149, VOELKLIP**

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 any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 2149, Voelklip, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

28.05.2021
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
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**4. ERF 1183, 15 BESTER CRESCENT, VAN DYKSBAAI, GANSBAAI,
OVERSTRAND MUNICIPAL AREA : APPLICATION FOR DEPARTURE:
C & C PIO**

1183 GKB (1183)

SW van der Merwe

(028) 313 8900

Hermanus Administration

28 July 2021

Executive Summary

To consider an application received on 9 March 2021 from C & C Pio for departure in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-law) applicable to Erf 1183, Van Dyksbaai to relax the street building line from 4m to 1,8m and the southern lateral building line from 2m to 0m to accommodate a proposed boathouse.

RESOLVED :

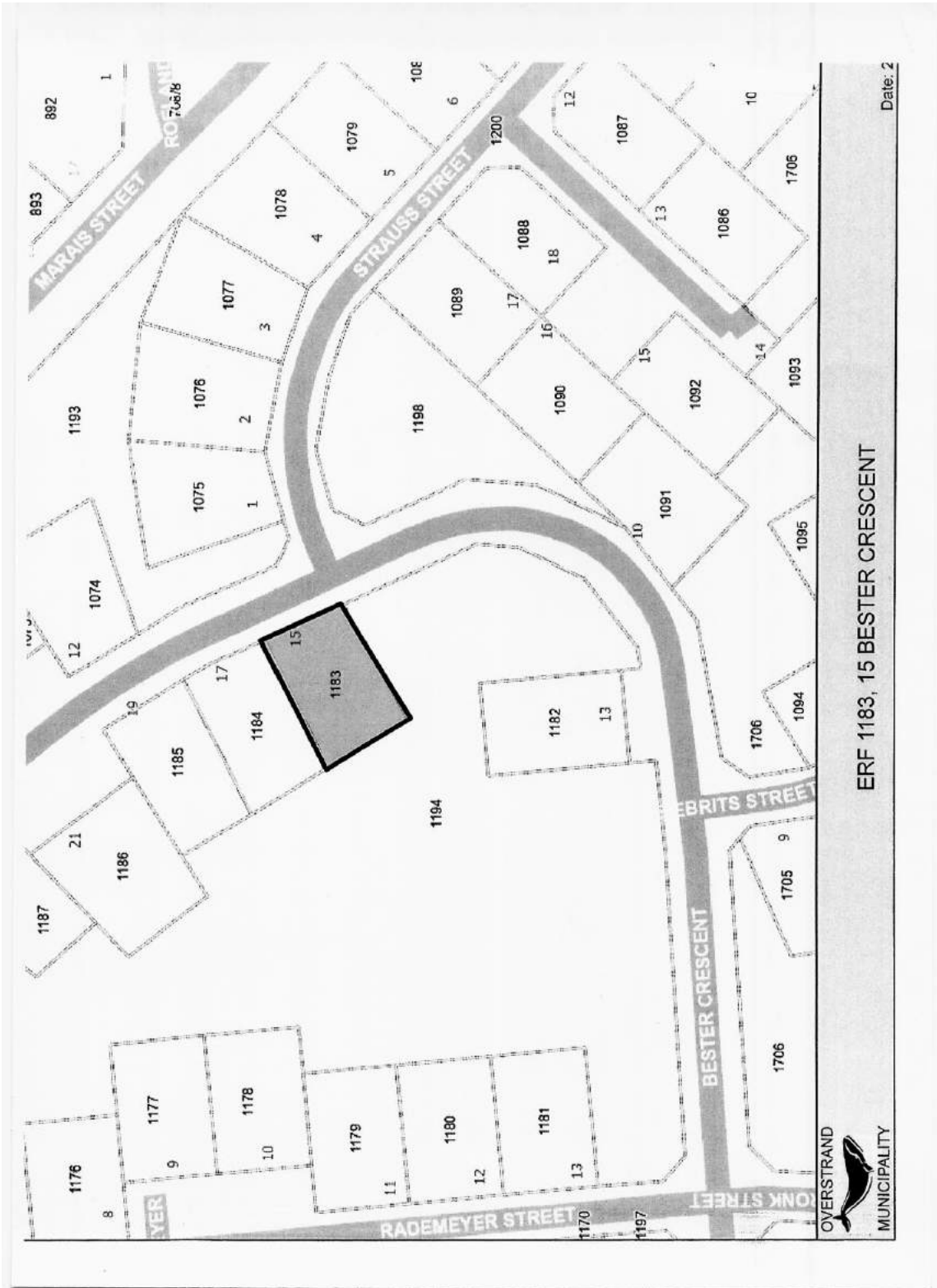
1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) to relax the street building line from 4m to 1,8m and the southern lateral building line from 2m to 0m to accommodate a proposed boathouse, **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 relaxation of the street and lateral building lines as indicated on the Site Development Plan as submitted with the application;
 - (b) that the conditions in the Services Report, be complied with;
 - (c) that the roof of the boathouse may not be utilised as a roof tarrace;
 - (d) the onus remains on the applicant to ensure that the access to the existing conserving tank is not obstructed;
 - (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
 - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.

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2. that the applicant and objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

- ❖ The application has followed due procedure.
- ❖ The proposal will not negatively impact on existing/vested rights of adjoining property owners.
- ❖ The proposed application fits in with the character of the surrounding area and is desirable.
- ❖ The proposed boathouse will not affect the traffic or the pedestrians making use of Bester Crescent.
- ❖ The proposed boathouse will not create any disturbance to any adjacent property owners.



ERF 1183, 15 BESTER CRESCENT

Date: 2

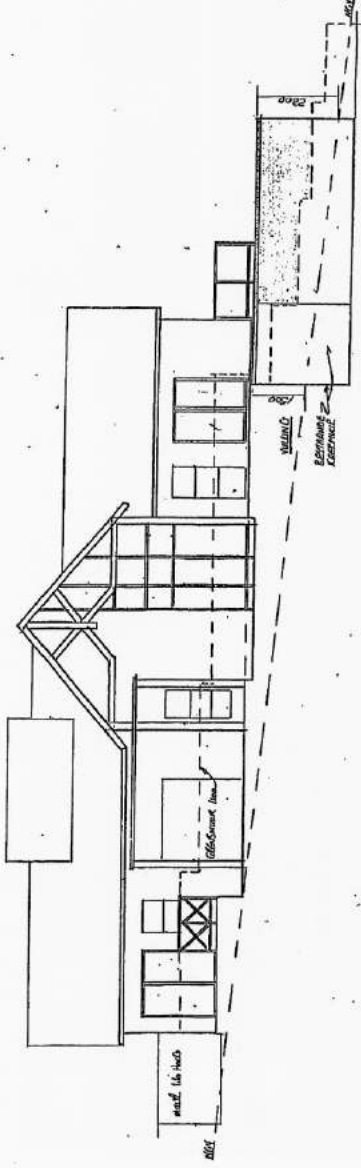


VOORGESTELDE NUWE AANBOUING (BOOT & SLEEFWA) VIR
C & C PIO
OP ERF No 1183 GELES TE KLIPFONTEYN I



EENHAAR <u>S.A. P. 22</u>
J.J. van der Nest
ARGENTONRESE
DIENSTE
SACAP REG: PAD 3738
GETEKEN
J.J. van der Nest
Kleinfontein 3
KLEINfontein 3220
SAC: 052 481 8100
DATUM: 2.2.2021
TEK NO.: 1109/21

Handwritten signatures



SAAR: 1183

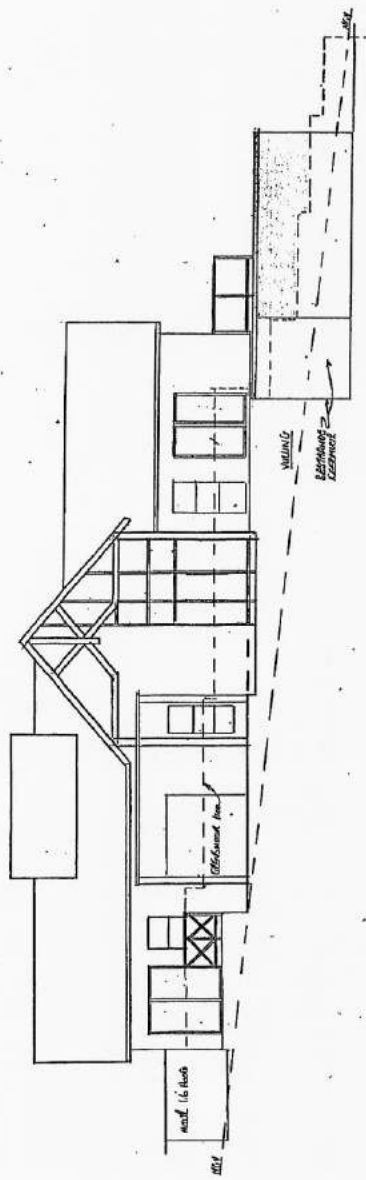
KLIPFONTEYN HEV / HOA
Estates Co-ordinator
Esthetically Approved
Handwritten Signature
Datum / Date



VOORGESTELDE NUWE AANBOUING (BOOT & SLEEFVA) VIR
C & C PIO
OP ERF No 1183 GELEë TE KLIPFONTEYN I

EENMANS-LEW. 70
J.J. van der Nest
ARGITEKTONIESE
DIENSTE
SACAP REG: (PAD 272)
GETEKEN: [Signature]
J.J. van der Nest
Blaauwstraat 3
KLEINSAAL, 7250
SEL: 062 485 8380
DATUM: 2.2.2021
TEK. NO.: 2109/21

[Signature]



Sara Anusis
SKALA: 1:200

KLIPFONTEYN HEV / HOA
Estimate / Oorsigter
[Signature]
Signature / Datum / Date



VOORGESTELDE NUWE AANBOUING (BOOT & SLEEFWA) VIR
C & C P/O
OP ERF NO 1183 GELEë TE KLIPFONTEYN I

BLAD 3 VAN 3

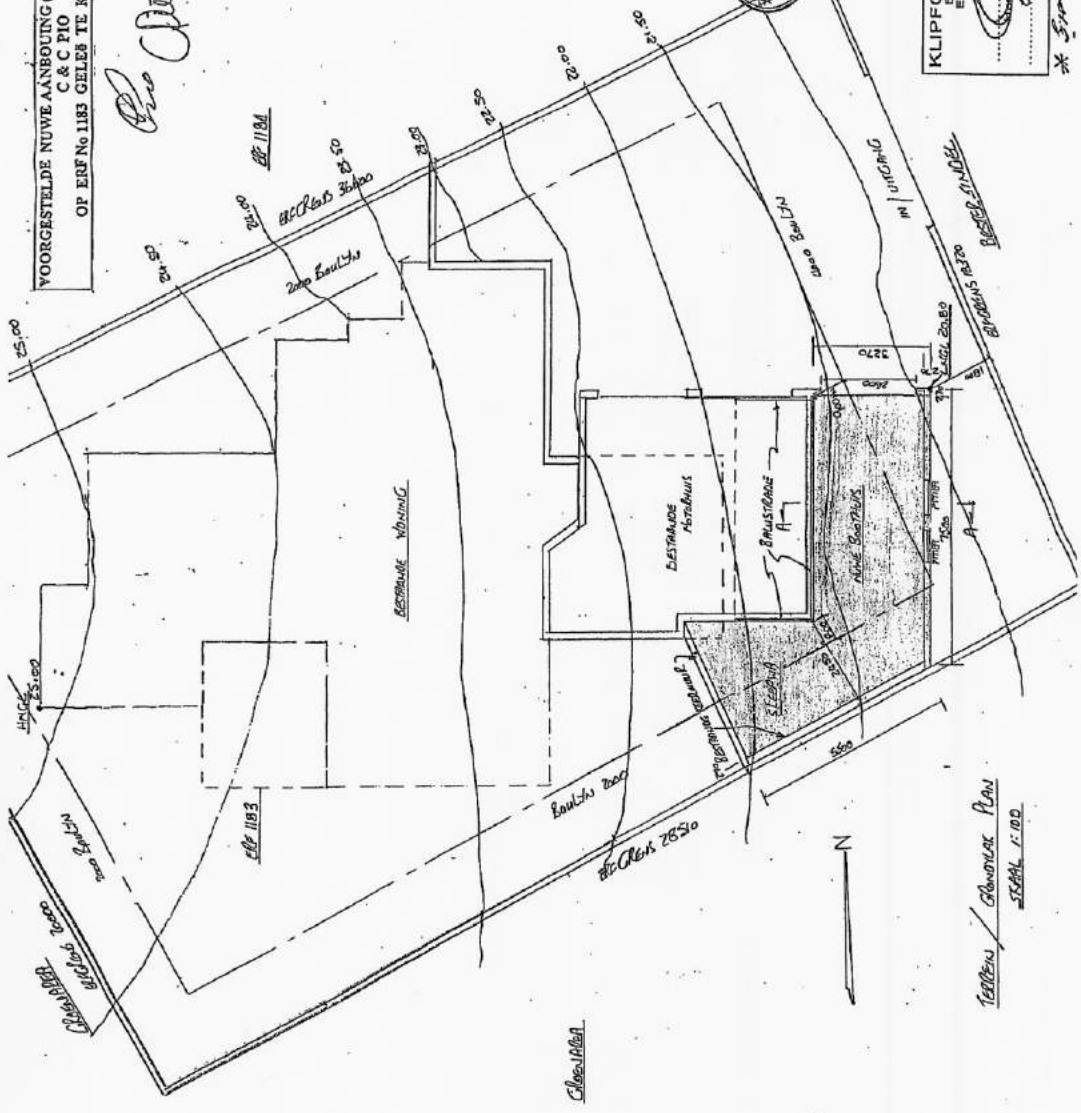
[Handwritten signature]

EENMAKERS EN
J.J. van der Nest
ARGITEKTONIESE
DIENSTE
SACAP REG. NO. 2770
J.J. van der Nest
Bloubaan, 7220
941 022 486 860
DATUM: 2-2-2021
TEK. NO.: 1509/21



KLIPFONTEYN HEV 10A
Estates Goedgekeur
Estates Approv
Signature
Date

* Sim. Barnard 701



Tekenaar / Draaier Plan
SKALA 1:100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1183, VAN DYKSBAAI**

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, standard 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 1183, Van Dyksbaai, unobstructed;
6. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

27.06.2021
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

5. ERF 5281, 141 NINETH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING (ITRP) ON BEHALF OF THE BRUCE STURGEON FAMILY TRUST

5281 HVK

P Roux

(028) 313 8900

Hermanus Administration

29 July 2021

Executive Summary

To consider an application received on 19 January 2021 from Messrs Interactive Town & Regional Planning (ITRP) on behalf of the Bruce Sturgeon Family Trust for departure in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 applicable to Erf 5281, Voëlklip in order to:

- relax the western lateral building line from 2m to 1,2m to allow for the proposed wind screen and door;
- relax the eastern lateral building line from 2m to 1,2m to allow for proposed stairs, stairlift and wall;
- relax the eastern lateral building line from 2m to 0m to allow for a proposed pergola, and
- relax the street building line from 4m to 0,5m to allow for a proposed pergola.

RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) applicable to Erf 5281, Voëlklip, Hermanus to relax the western lateral building line from 2m to 1,2m to allow for the proposed wind screen and door, **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 applicable to Erf 5281, Voëlklip, Hermanus for the following:
 - relax the eastern lateral building line from 2m to 1,2m to allow for proposed stairs, stairlift and wall, and
 - relax the eastern lateral building line from 2m to 0m to allow for a proposed pergola, and to relax the street building line from 4m to 0,5m to allow for a proposed pergola,

not be approved in terms of the provisions of Section 61 of the By-Law;

**AGENDA of the
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3. that the decision in paragraph 1 be subject to the following conditions:
 - (a) that the approval is only for the proposed wind screen and door as indicated on the Site Development Plan;
 - (b) that building plans be submitted to the Building Branch for approval, and that all conditions of the Building- and the Fire Department, be complied with at that stage;
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with;
 - (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
 - (e) that all the conditions in the Services Report, be complied with.
4. that the applicant be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regards to the above conditions of approval.

REASONS FOR RESOLUTION

Reasons for approval

- ❖ The application has followed due procedure.
- ❖ None of the relevant departments have any objection.
- ❖ The proposal will not negatively impact on existing/vested rights of adjoining property owners.
- ❖ The use of the entrance area or the landing of the ramp will remain unchanged.

Reasons for non-approval

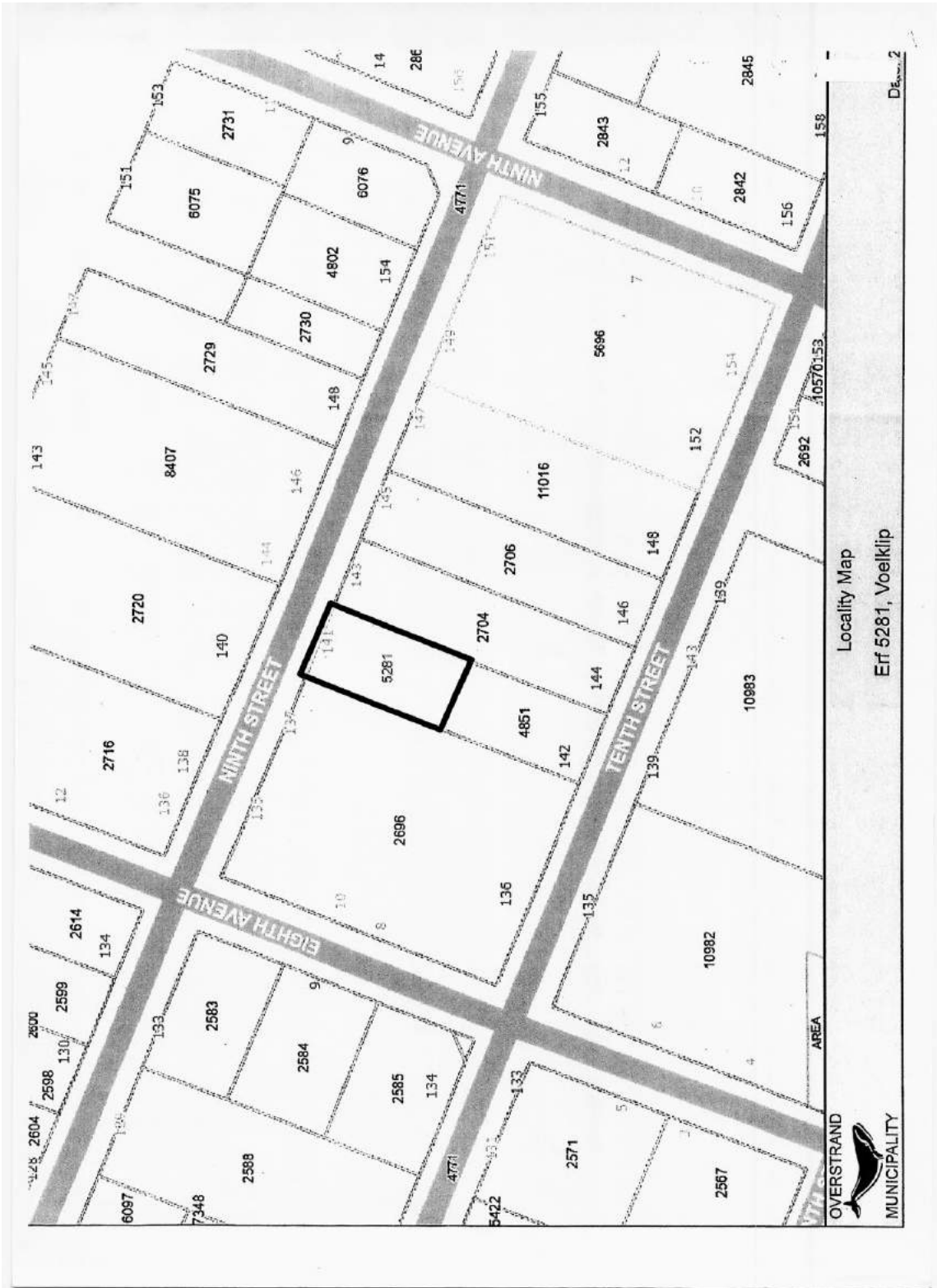
Pergola

- ❖ The encroachment of the pergola is in stark contrast to the character of the area and the street scape as most of the dwellings and structures comply with the scheme regulations.
- ❖ The carport (pergola) exceeds the 6,5m rule as stipulated in the land use scheme.
- ❖ The carport (pergola) will be approximate 13,5m in width and therefore take up almost the whole street façade of the structure and property boundary, which is approximately 15,5m in width. This is additional bulk/façade which is not in line with the character of the area and of Hermanus (Voëlklip).

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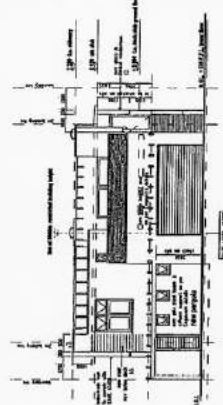
Staircase / stair lift and wall

- ❖ The property was recently renovated, and a staircase was indicated on the 2005 building plan which leads to the roof terrace without encroaching on the building lines, therefore there are other means of reaching the roof terrace without the need to extensively encroach upon the lateral building line.
- ❖ The wall of the staircase will be developed from the height where the staircase begins up to roof height. The proposed wall will create a large blank façade facing the adjoining property owners which is out of character from the rest of the dwelling and creates an imposing feature.

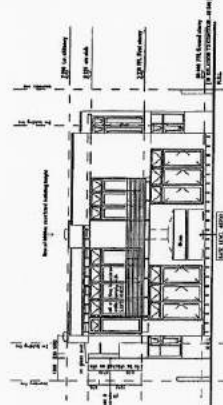


NOTES

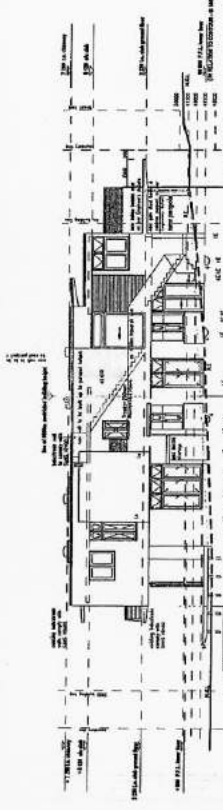
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
4. ALL FINISHES SHALL BE AS NOTED ON THE FINISH SCHEDULE.
5. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC).
6. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC).
7. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC).
8. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CONCRETE CODE (ICC).
9. ALL ROOFING WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ROOFING CODE (IRC).
10. ALL PAINTS AND COATINGS SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PAINT AND COATINGS CODE (IPCC).
11. ALL GLASS SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL GLASS CODE (IGC).
12. ALL METAL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL METAL CODE (IMC).
13. ALL WOODWORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL WOODWORK CODE (IWC).
14. ALL STAIRS SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL STAIR CODE (ISC).
15. ALL ELEVATIONS SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELEVATION CODE (IEC).
16. ALL SECTIONS SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SECTION CODE (ISC).
17. ALL FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FOUNDATION CODE (IFC).
18. ALL STRUCTURAL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL STRUCTURAL CODE (ISC).
19. ALL EXTERIOR WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL EXTERIOR CODE (IEC).
20. ALL INTERIOR WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL INTERIOR CODE (IIC).



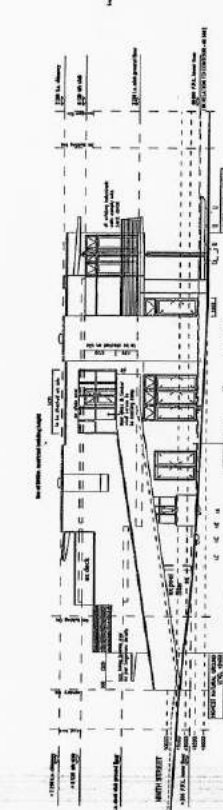
North Elevation
SCALE 1/16" = 1'-0"



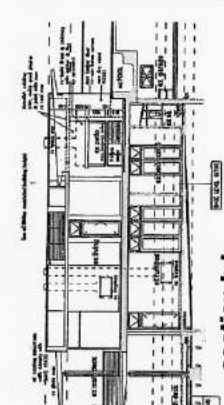
South Elevation
SCALE 1/16" = 1'-0"



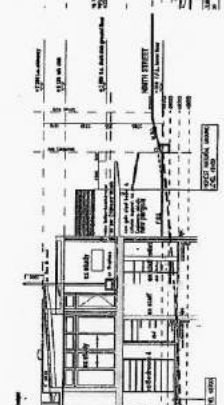
East Elevation
SCALE 1/16" = 1'-0"



West Elevation
SCALE 1/16" = 1'-0"



section b-b
SCALE 1/16" = 1'-0"



section a-a
SCALE 1/16" = 1'-0"

PROJECT INFORMATION

PROJECT NO. J364

DATE: 08/15/2018

DESIGNER: J. S. [Name]

CLIENT: [Name]

LOCATION: [Address]

SCALE: 1/16" = 1'-0"

DATE: 08/15/2018

DESIGNER: J. S. [Name]

CLIENT: [Name]

LOCATION: [Address]

SCALE: 1/16" = 1'-0"

FINISH SCHEDULE

NO.	FINISH	DESCRIPTION
1	CEILING	Acoustic Tile
2	FLOOR	Hardwood
3	WALL	Paint
4	DOOR	Paint
5	WINDOW	Paint
6	ROOF	Asphalt/Flt
7	FOUNDATION	Concrete
8	STRUCTURE	Steel
9	EXTERIOR	Siding
10	INTERIOR	Paint

NOTES

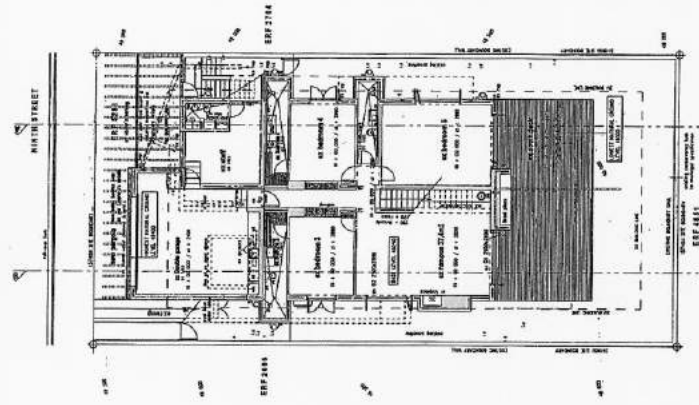
1. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FINISH CODE (IFC).
2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
4. ALL FINISHES SHALL BE AS NOTED ON THE FINISH SCHEDULE.
5. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC).
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19. ALL EXTERIOR WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL EXTERIOR CODE (IEC).
20. ALL INTERIOR WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL INTERIOR CODE (IIC).

GENERAL NOTES:

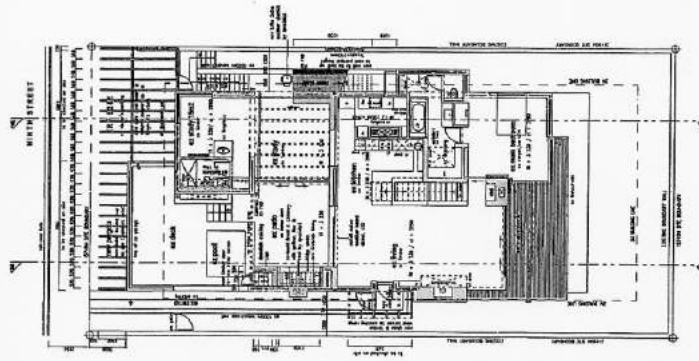
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

SCHEDULE OF INFORMATION:

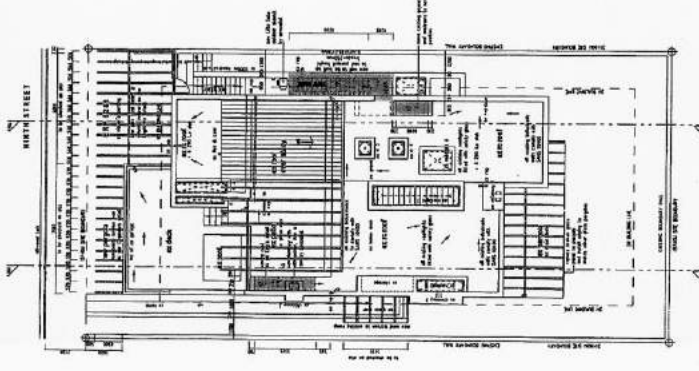
PROJECT NO.	111784
DATE	08/14/2018
PROJECT NAME	111784
CLIENT	111784
DESIGNER	111784
DATE	08/14/2018
PROJECT NO.	111784
DATE	08/14/2018
PROJECT NAME	111784
CLIENT	111784
DESIGNER	111784
DATE	08/14/2018



Site & Ground storey plan
scale 1/100



First storey plan
scale 1/100



Roof plan
scale 1/100



GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
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GENERAL INFORMATION:

PROJECT NO. 111784
DATE 08/14/2018
PROJECT NAME 111784
CLIENT 111784
DESIGNER 111784
DATE 08/14/2018

ASSIGNMENT LISTING:

1. SITE & GROUND STOREY PLAN
2. FIRST STOREY PLAN
3. ROOF PLAN

GENERAL INFORMATION:

PROJECT NO. 111784
DATE 08/14/2018
PROJECT NAME 111784
CLIENT 111784
DESIGNER 111784
DATE 08/14/2018

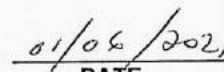
**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 5281, VOELKLIP**

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 any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 5281, Voelklip, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

6. PORTION 1 OF THE FARM GROOT BOS NO 698, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: PROPOSED AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN: M LUTZEYER ON BEHALF OF GROOTBOS ACCOMMODATION ENTERPRISES (PTY) LTD

Farm 698/1

SW van der Merwe

(028) 313 8900

Hermanus Administration

2 September 2021

Executive Summary

An application was received on 30 March 2021 from M Lutzeyer on behalf of Grootbos Accommodation Enterprises (Pty) Ltd on Portion 1 of the Farm Groot Bos No 698, Division Caledon for amendment of an approved Site Development Plan in terms of Section 16(2)(l) of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 (By-Law) to accommodate proposed additions to the existing guest lodge (Garden Lodge).

RESOLVED :

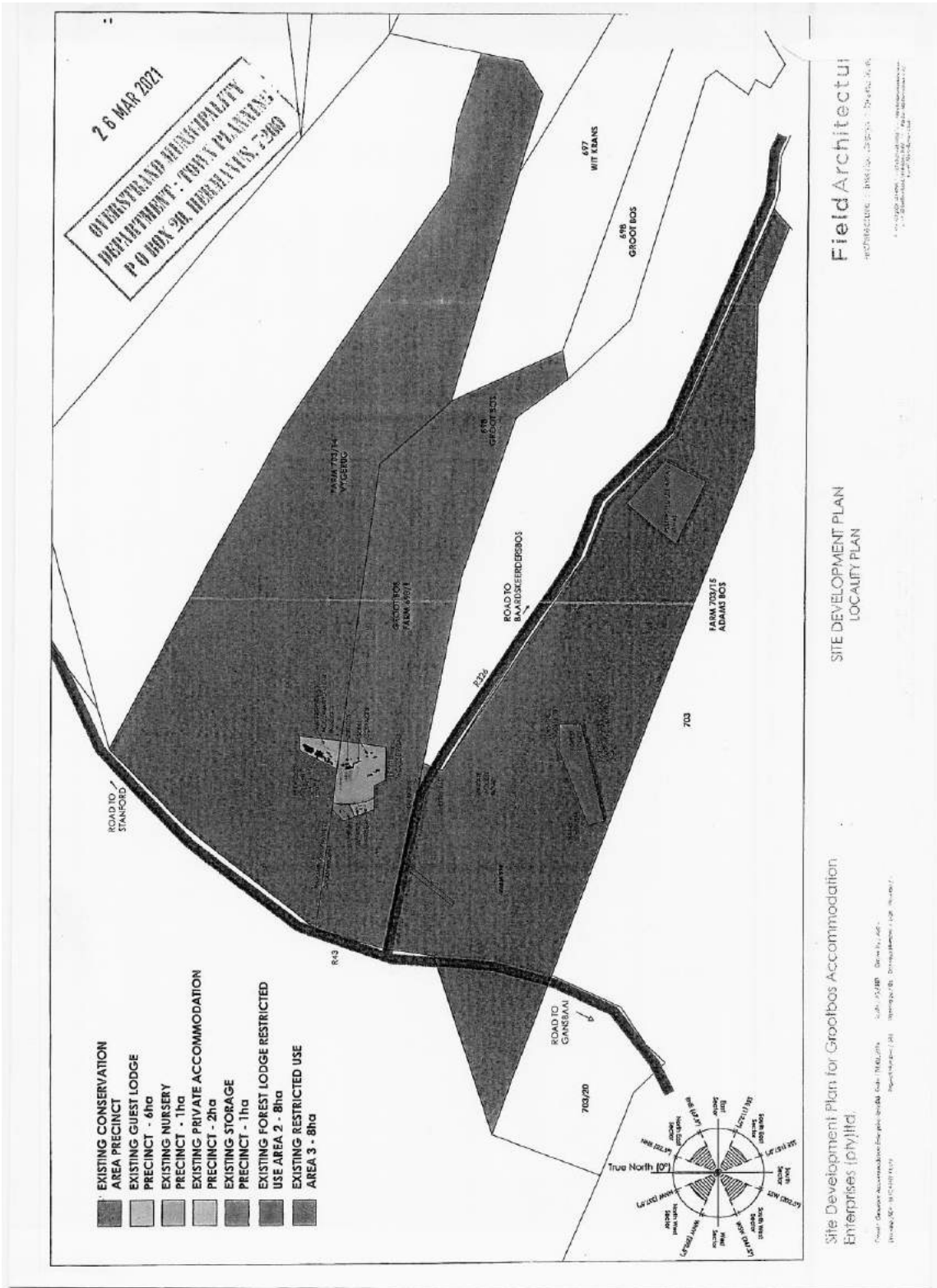
1. that the application received from M Lutzeyer on behalf of Grootbos Accommodation Enterprises (Pty) Ltd on Portion 1 of the Farm Groot Bos No. 698, Division Caledon for amendment of an approved Site Development Plan in terms of Section 16(2)(l) of the Overstrand Municipal Land Use Planning Amendment By-Law, 2020 to accommodate proposed additions to the existing guest lodge (Garden Lodge), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the development occurs in accordance with the provisions of the Site Development Plan, as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that any conditions by the Fire- and Building Departments be complied with at that stage
 - (c) that the property owner discusses the conditions in the Services Report with the Overstrand Engineering Services Department and that the bulk service levy should it be required be paid to the satisfaction of the Overstrand Municipality Engineering Services Department prior to the submission of building plans;
 - (d) that the applicable rates and service tariffs, as determined by the annual budget, be made applicable, which tariffs are automatically adjusted in terms of the annual budget;

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- (e) that the accommodation facility complies with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Coordinator and the Health Inspector;
 - (f) that a Certificate of Acceptability from the Health Department of the Overberg District Council and Fire Prevention Certificate be obtained from the Municipal Fire Department;
 - (g) that the operation of the restaurant and spa be subject to a valid business license;
 - (h) that all other development parameters as prescribed in the Special Zone approval dated 24 November 2004 be complied with, and
 - (i) 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 Amendment By-Law on Land Use Planning, 2020 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

- ❖ The application has followed due procedure.
- ❖ None of the internal or external departments have any objection.
- ❖ No objections were received from adjacent property owners.
- ❖ The proposal is consistent with the SDF
- ❖ The proposal is consistent with the Planning Principles as set out in SPLUMA and LUPA.



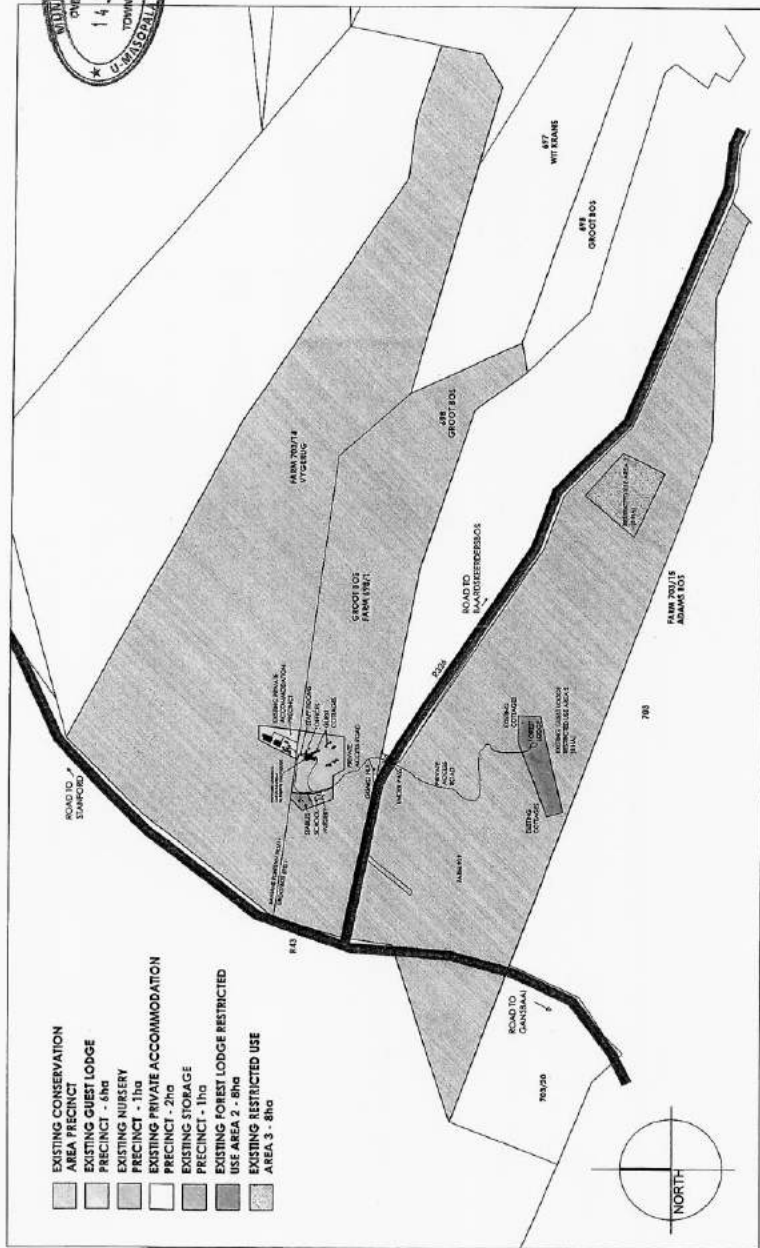
26 MAR 2021
 OVERSTRAAL MUNICIPALITY
 DEPARTMENT: TOWN PLANNING
 P O BOX 50, HERRIENS, 7200

- EXISTING CONSERVATION AREA PRECINCT
- EXISTING GUEST LODGE PRECINCT - 6ha
- EXISTING NURSERY PRECINCT - 1ha
- EXISTING PRIVATE ACCOMMODATION PRECINCT - 2ha
- EXISTING STORAGE PRECINCT - 1ha
- EXISTING FOREST LODGE RESTRICTED USE AREA 2 - 8ha
- EXISTING RESTRICTED USE AREA 3 - 8ha

FieldArchitectural
 ARCHITECTURE - INTERIOR DESIGN - GRAPHICS
 111 Grootbos Road, Grootbos, 7200
 Tel: +27 (0) 31 231 1111
 Email: info@fieldarchitectural.co.za

SITE DEVELOPMENT PLAN
 LOCALITY PLAN

Site Development Plan for Grootbos Accommodation Enterprises (pty) Ltd.
 Project: Grootbos Accommodation Enterprises (pty) Ltd. 111 Grootbos Road, Grootbos, 7200
 Date: 15/03/2021
 Scale: 1:5000
 Drawn by: J. de Vries
 Checked by: J. de Vries
 Approved by: J. de Vries
 Report number: 111-2021-001

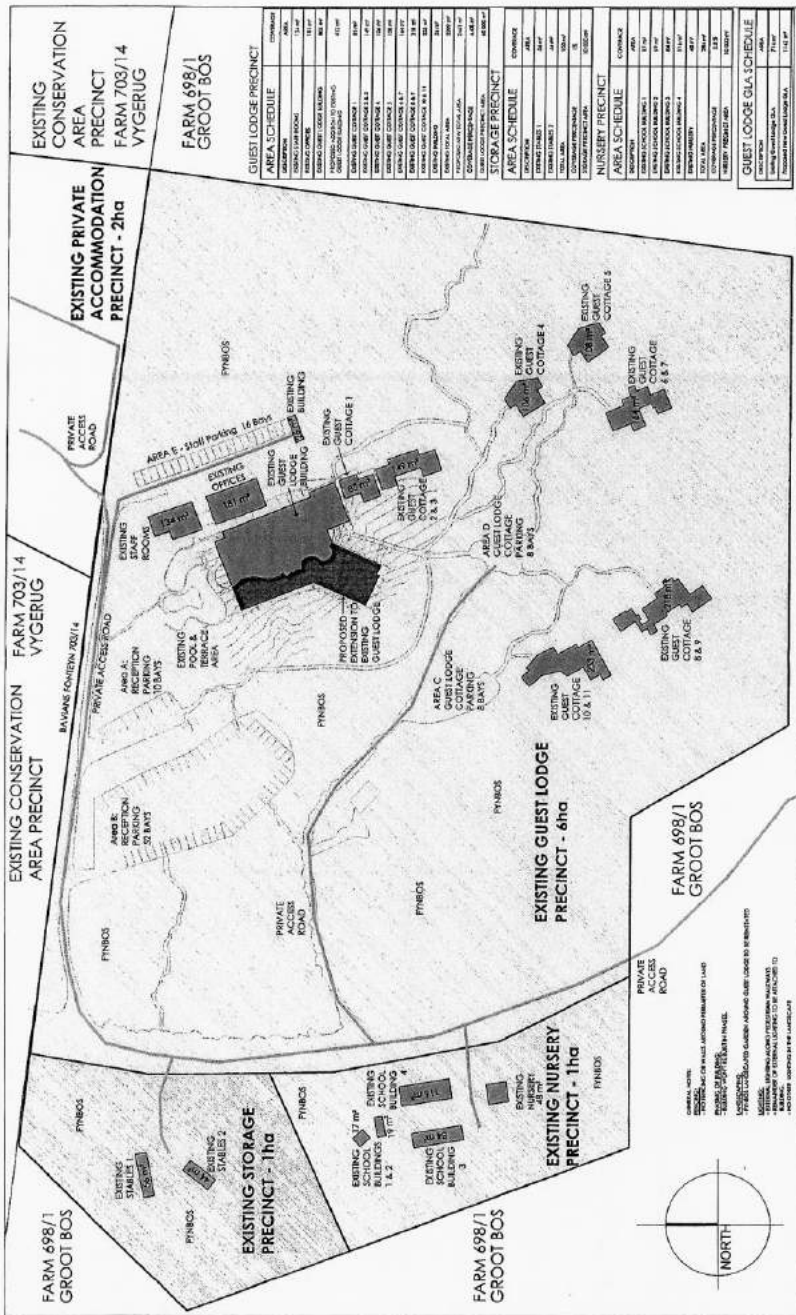


Field Architecture
 architects urban design public art
 031 204 1000 | www.fieldarchitecture.co.za

SITE DEVELOPMENT PLAN
 LOCALITY PLAN

PROPOSED ADDITIONS AND ALTERATIONS TO
 EXISTING GUEST LODGE
 Farm 688/1, Grootbos

Client: Grootbos Private (Pty) Ltd. Date: 14/06/2021. Rev: 02/2021
 Project Number: 153. Worksheet: 1 of 1. Sheet Number: 1 of 1. Page: 1 of 1



PROPOSED ADDITIONS AND ALTERATIONS TO
EXISTING GUEST LODGE
 Farm 698/1, Oogstbos
 Client: *Van der Merwe*
 Date: 14 Jun 2021

SITE DEVELOPMENT PLAN
 EXISTING GUEST LODGE, NURSERY & STORAGE PRECINCT

Field Architecture
 14 JUN 2021

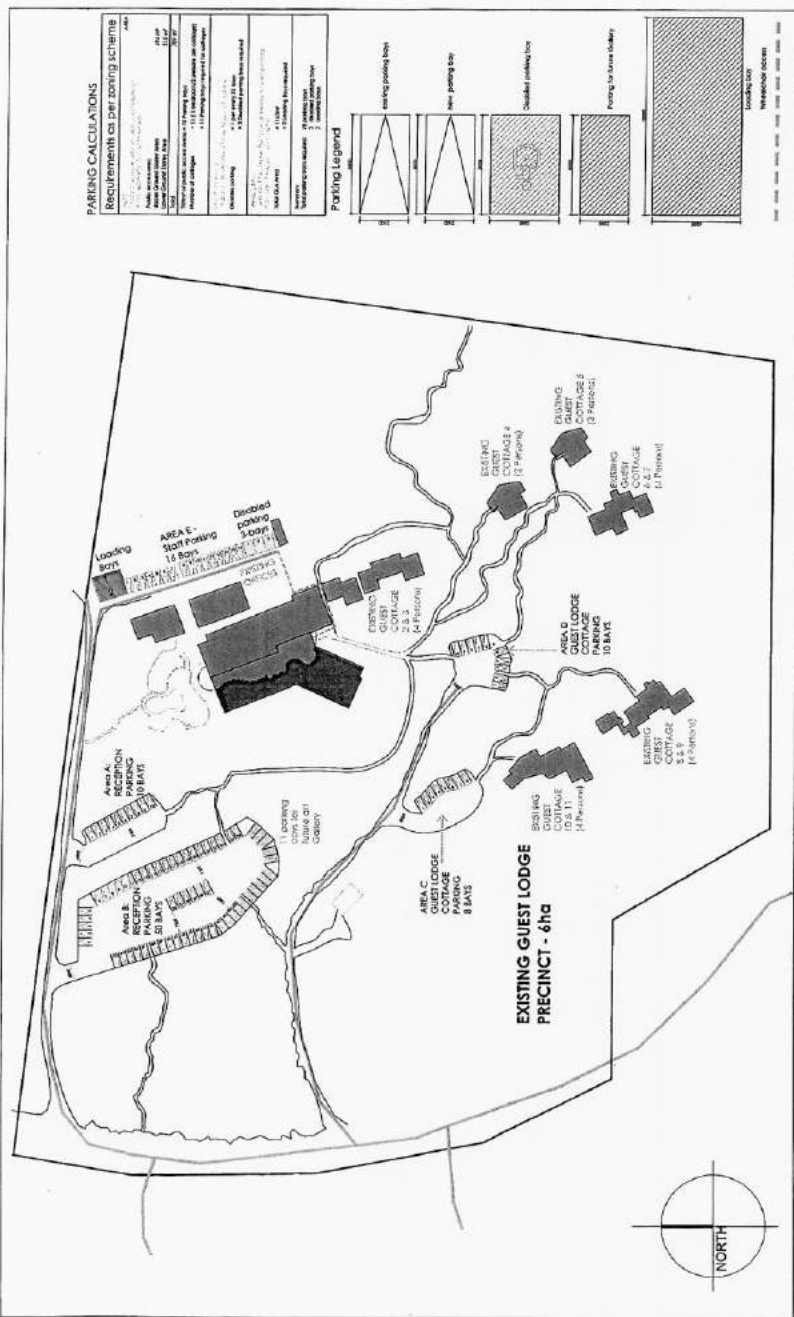


GUEST LODGE PRECINCT	
AREA	DESCRIPTION
AREA A	EXISTING GUEST LODGE
AREA B	EXISTING GUEST LODGE
AREA C	EXISTING GUEST LODGE
AREA D	EXISTING GUEST LODGE
AREA E	EXISTING GUEST LODGE
AREA F	EXISTING GUEST LODGE
AREA G	EXISTING GUEST LODGE
AREA H	EXISTING GUEST LODGE
AREA I	EXISTING GUEST LODGE
AREA J	EXISTING GUEST LODGE
AREA K	EXISTING GUEST LODGE
AREA L	EXISTING GUEST LODGE
AREA M	EXISTING GUEST LODGE
AREA N	EXISTING GUEST LODGE
AREA O	EXISTING GUEST LODGE
AREA P	EXISTING GUEST LODGE
AREA Q	EXISTING GUEST LODGE
AREA R	EXISTING GUEST LODGE
AREA S	EXISTING GUEST LODGE
AREA T	EXISTING GUEST LODGE
AREA U	EXISTING GUEST LODGE
AREA V	EXISTING GUEST LODGE
AREA W	EXISTING GUEST LODGE
AREA X	EXISTING GUEST LODGE
AREA Y	EXISTING GUEST LODGE
AREA Z	EXISTING GUEST LODGE

STORAGE PRECINCT	
AREA	DESCRIPTION
AREA A	EXISTING STORAGE
AREA B	EXISTING STORAGE
AREA C	EXISTING STORAGE
AREA D	EXISTING STORAGE
AREA E	EXISTING STORAGE
AREA F	EXISTING STORAGE
AREA G	EXISTING STORAGE
AREA H	EXISTING STORAGE
AREA I	EXISTING STORAGE
AREA J	EXISTING STORAGE
AREA K	EXISTING STORAGE
AREA L	EXISTING STORAGE
AREA M	EXISTING STORAGE
AREA N	EXISTING STORAGE
AREA O	EXISTING STORAGE
AREA P	EXISTING STORAGE
AREA Q	EXISTING STORAGE
AREA R	EXISTING STORAGE
AREA S	EXISTING STORAGE
AREA T	EXISTING STORAGE
AREA U	EXISTING STORAGE
AREA V	EXISTING STORAGE
AREA W	EXISTING STORAGE
AREA X	EXISTING STORAGE
AREA Y	EXISTING STORAGE
AREA Z	EXISTING STORAGE

NURSERY PRECINCT	
AREA	DESCRIPTION
AREA A	EXISTING NURSERY
AREA B	EXISTING NURSERY
AREA C	EXISTING NURSERY
AREA D	EXISTING NURSERY
AREA E	EXISTING NURSERY
AREA F	EXISTING NURSERY
AREA G	EXISTING NURSERY
AREA H	EXISTING NURSERY
AREA I	EXISTING NURSERY
AREA J	EXISTING NURSERY
AREA K	EXISTING NURSERY
AREA L	EXISTING NURSERY
AREA M	EXISTING NURSERY
AREA N	EXISTING NURSERY
AREA O	EXISTING NURSERY
AREA P	EXISTING NURSERY
AREA Q	EXISTING NURSERY
AREA R	EXISTING NURSERY
AREA S	EXISTING NURSERY
AREA T	EXISTING NURSERY
AREA U	EXISTING NURSERY
AREA V	EXISTING NURSERY
AREA W	EXISTING NURSERY
AREA X	EXISTING NURSERY
AREA Y	EXISTING NURSERY
AREA Z	EXISTING NURSERY

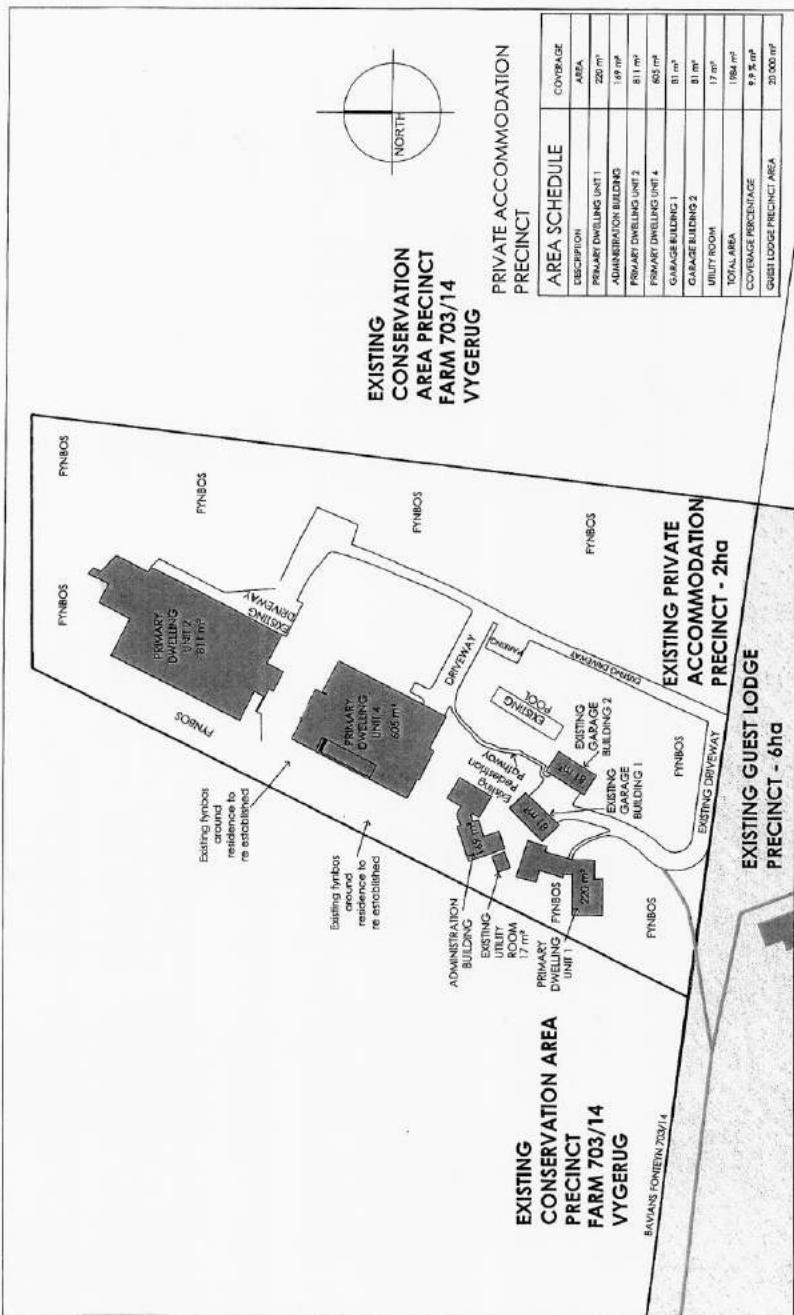
GUEST LODGE GUEST SCHEDULE	
AREA	DESCRIPTION
AREA A	EXISTING GUEST LODGE
AREA B	EXISTING GUEST LODGE
AREA C	EXISTING GUEST LODGE
AREA D	EXISTING GUEST LODGE
AREA E	EXISTING GUEST LODGE
AREA F	EXISTING GUEST LODGE
AREA G	EXISTING GUEST LODGE
AREA H	EXISTING GUEST LODGE
AREA I	EXISTING GUEST LODGE
AREA J	EXISTING GUEST LODGE
AREA K	EXISTING GUEST LODGE
AREA L	EXISTING GUEST LODGE
AREA M	EXISTING GUEST LODGE
AREA N	EXISTING GUEST LODGE
AREA O	EXISTING GUEST LODGE
AREA P	EXISTING GUEST LODGE
AREA Q	EXISTING GUEST LODGE
AREA R	EXISTING GUEST LODGE
AREA S	EXISTING GUEST LODGE
AREA T	EXISTING GUEST LODGE
AREA U	EXISTING GUEST LODGE
AREA V	EXISTING GUEST LODGE
AREA W	EXISTING GUEST LODGE
AREA X	EXISTING GUEST LODGE
AREA Y	EXISTING GUEST LODGE
AREA Z	EXISTING GUEST LODGE



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 14 JUN 2021
 MUNICIPALITY OF CHERSTRAND
 TOWN PLANNING
 U.S. ROAD 100, TOWN OF CHERSTRAND

SITE DEVELOPMENT PLAN
GUEST LODGE PRECINCT - PARKING LAYOUT

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING GUEST LODGE
 Form 698/J, Grosbeak
 Project Number 2.1 - Upgrade of Existing Building / New Building
 Date: 14 June 2021
 Drawn by: [Name]
 Checked by: [Name]
 Approved by: [Name]



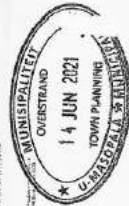
PRIVATE ACCOMMODATION PRECINCT

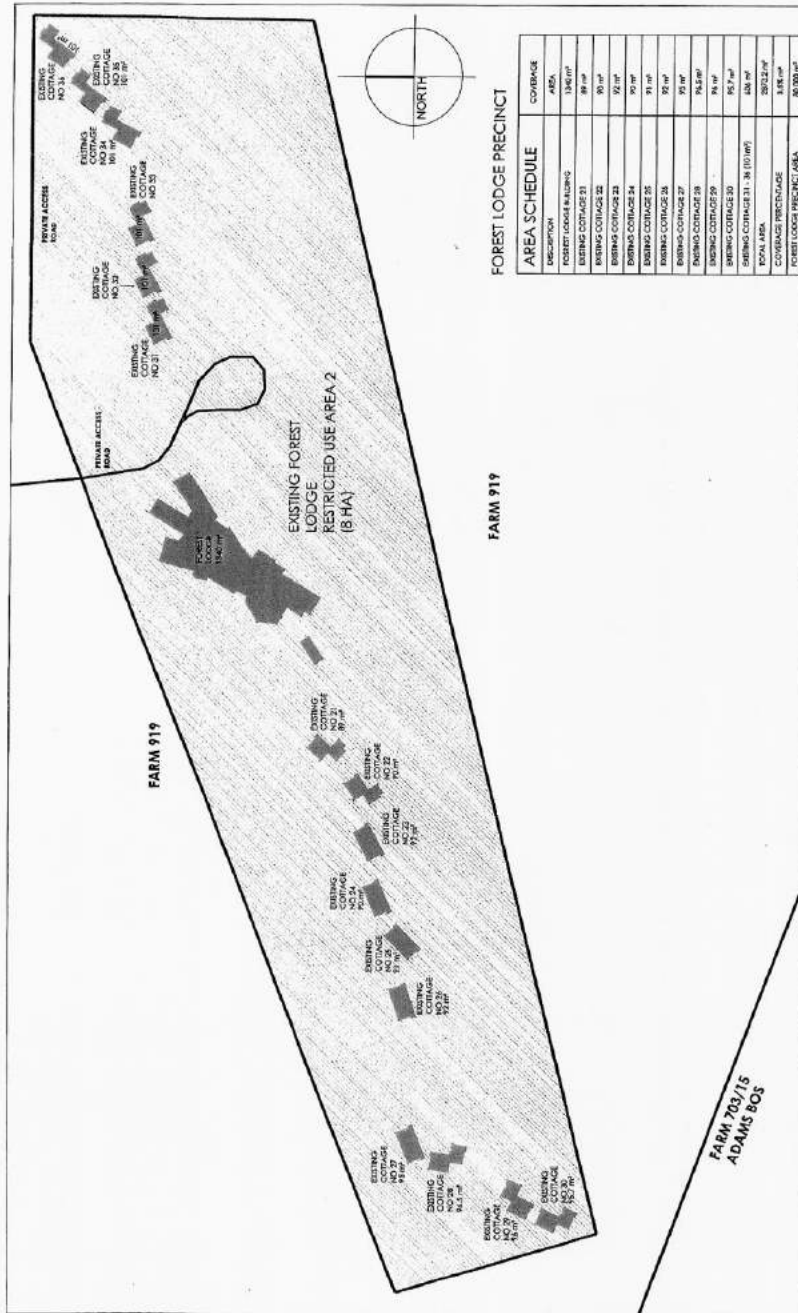
AREA SCHEDULE	COVERAGE
DESCRIPTION	AREA
PRIMARY DWELLING UNIT 1	220 m ²
ADMINISTRATION BUILDING	149 m ²
PRIMARY DWELLING UNIT 2	811 m ²
PRIMARY DWELLING UNIT 4	605 m ²
GARAGE BUILDING 1	81 m ²
GARAGE BUILDING 2	81 m ²
UTILITY ROOM	17 m ²
TOTAL AREA	1984 m ²
COVERAGE PERCENTAGE	9.9%
GUEST LODGE PRECINCT AREA	20 000 m ²

PROPOSED ADDITIONS AND ALTERATIONS TO
 EXISTING GUEST LODGE
 Farm 686/1, OUDTBOOS
 Drawing No: 2020-001001001-001
 Project Number: 101 - 100000001001-001 - 00000001

SITE DEVELOPMENT PLAN
 EXISTING PRIVATE ACCOMMODATION PRECINCT

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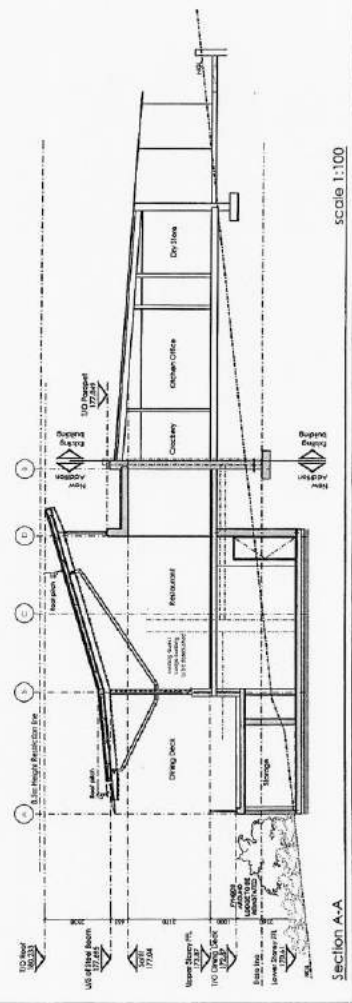
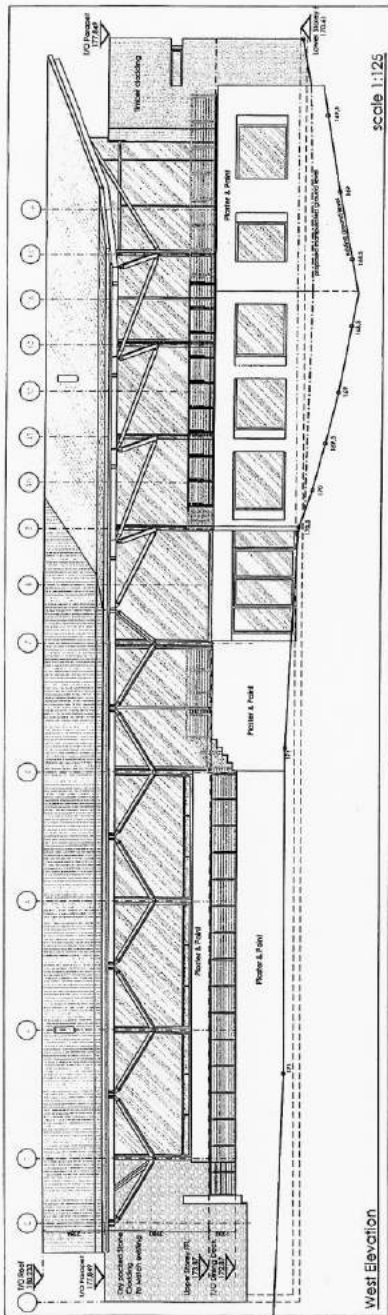


PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING GUEST LODGE
 Form 688/1, C060805
 14 JUN 2021

SITE DEVELOPMENT PLAN
 EXISTING PRIVATE ACCOMMODATION PRECINCT

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 architecture · urban design · landscape architecture



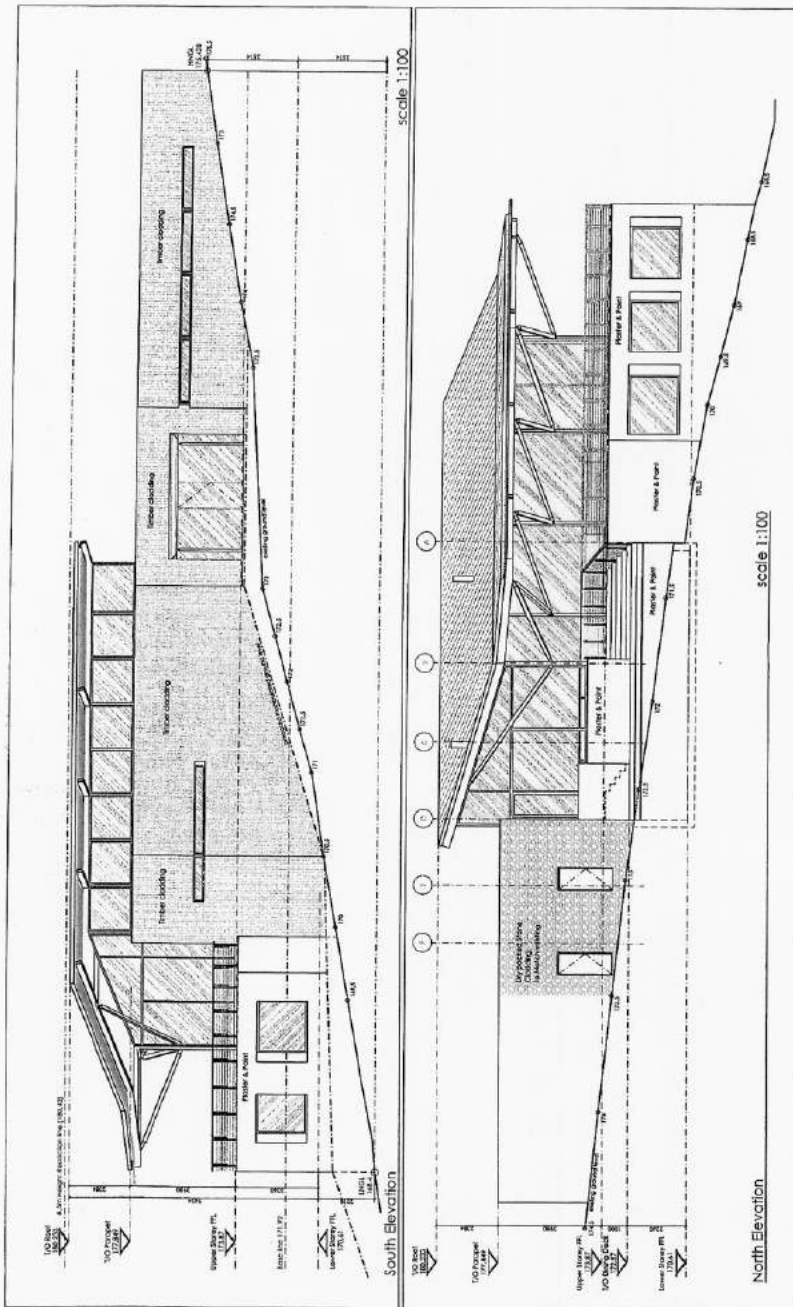


PROPOSED ADDITIONS AND ALTERATIONS TO
 EXISTING GUEST LODGE
 Form 089/1, Gnocobos

SITE DEVELOPMENT PLAN
 ELEVATION & SITE SECTION

Field Architecture
 architecture - interior design - architectural



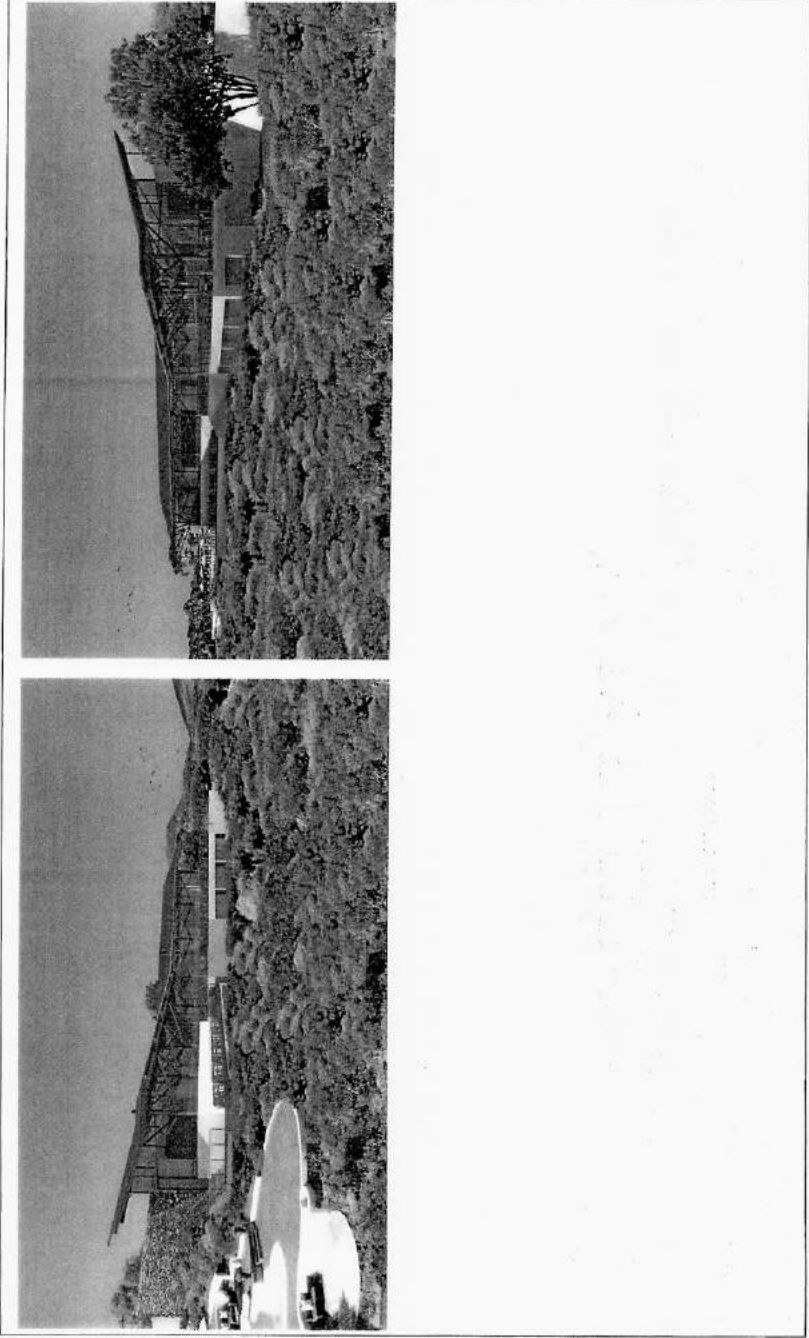


PROPOSED ADDITIONS AND ALTERATIONS TO
 EXISTING GUEST LODGE
 Farm 688/J. Quabbin
 Owner: J. Quabbin
 Project Location: 1722
 Project Number: 1722

SITE DEVELOPMENT PLAN
 ELEVATIONS

FieldArchitecture





PROPOSED ADDITIONS AND ALTERATIONS TO
 EXISTING GUEST LODGE
 Farm 688/1, Grootbos
 Grootbos Private Game Reserve
 021 719 4107 021 719 4107 021 719 4107
 021 719 4107 021 719 4107 021 719 4107

SITE DEVELOPMENT PLAN
 3D ILLUSTRATIONS

FieldArchitecture
 architects interior design landscape



EXTERNAL MATERIAL PALETTE

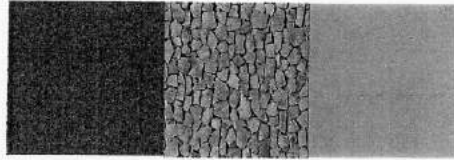
ALL EXTERNAL WALLS PLASTER AND PAINT.
PAINT COLOUR: NCS S-1000-N

JARRAH - VERTICAL TIMBER CLADDING
(South Elevation Towards entrance)



JARRAH TIMBER DECKING
(All external deck areas)

FLOOR TILES - WALKWAY TO ENTRANCE
Cement Grey tile



ROOF SHEETING :
0.53 Diamondek 407 colorbond Ultra AZ200
Colour: Volcanic Grey
(All roofs)

DRY PACK STONE CLADDING
(North Elevation wall next to pool. New Stone cladding to match existing)

ALUMINIUM WINDOW AND DOOR FRAMES
COLOUR : Grey
(All windows and doors)

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING GUEST LODGE Farm 898/1, Grootbos

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March 2021



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**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR AMENDMENT OF THE APPROVED SITE
DEVELOPMENT PLAN: REMAINDER OF PORTION 1 (GROOTBOS) OF
THE FARM GROOT BOS NO. 698, DIVISION CALEDON**

Water	:	No services available
Sewer	:	In order
Roads and traffic	:	No services available
Stormwater (SW)	:	No services available
Electricity	:	Eskom area

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 (2020/2021) is as follows:

Freehold erven:

Sewerage (SEW5A)	R 16 153.00 x 1.7920	=R 28 946.18
TOTAL (inclusive of VAT)		<u>R 28 946.18</u>

Note:

1.3 The above figures are estimates

2. that the developer arrange with ESCOM for the provision of electricity and that he complies with all conditions as may be set by ESCOM;

3. that no water service from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permits from the applicable authorities (water affairs, health, etc.) for the use of any other water resources and the extraction thereof;
4. that the developer is responsible to provide potable water to the development that complies with SANS0241 standards and that relevant proof be submitted to the Senior Manager: Engineering Services, Overstrand Municipality;
5. that the developer complies to all the conditions set by Department Of Water Affairs;
6. that the development on Remainder Portion 1 of the proposed property be provided with adequate sewer conservancy tanks, which must comply with the standards of the Department: Operations;
7. that the sewer conservancy tanks must be accessible to the municipal sewer tankers from one of the adjacent public roads, with the parking areas for the sewer tankers, that is provided with a permanent surface according to the layout and specification of the Department: Operations;
8. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
9. that, as no municipal refuse removal services are rendered in the area, the developer is responsible for removal of all refuse generated on the property, and disposal thereof at a registered municipal waste transfer station or-waste disposal facility;
10. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operations;
11. that the developer arrange with Provincial Administration to obtain approval for any new access from the Provincial road.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

7. ERF 332, CORNER OF ARCADIA AND ESPLANADE STREET, PEARLY BEACH, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR EXTENSION OF THE PERIOD OF VALIDITY OF AN APPROVAL: MESSRS CONRADIE GOODWIN & ASSOCIATES OF BEHALF OF ARAWAN PROPERTIES (PTY) LTD

332 GPB

**SW van der Merwe
31 Augustus 2021**

(028) 313 8900

Hermanus Administration

Executive Summary

An application was received on 6 April 2021 from Messrs Conradie Goodwin and Associates on behalf of Arwan Properties (Pty) Ltd applicable to Erf 332, Pearly Beach for an extension of an existing approval dated 30 March 2016 issued by the Mayoral Committee, in terms of Section 16(2)(i) of the Overstrand Municipality Amendment By-law on Municipal Land Use Planning, 2020 (By-Law).

RESOLVED :

1. that the application in terms of Section 16(2)(i) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the extension of the validity period of an existing approval applicable to Erf 332, Pearly Beach, **be approved** in terms of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the conditions of the land use approval dated 5 April 2016 remain applicable;
 - (b) that the approval is valid for a period of ten (10) years from the original approval;
 - (c) that all the conditions in the Services Report be complied with, and
 - (d) that this approval does not absolve the 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 Amendment By-Law on Land Use Planning, 2020 regarding the above conditions of approval.

REASONS FOR RESOLUTION

- ❖ The application for extension of time is considered desirable.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

- ❖ The application was submitted prior to the expiry of the planning approval and a valid Power of Attorney was submitted.
- ❖ The application has followed due procedure.
- ❖ None of the relevant departments have any objection.



ERF 332, PEARLY BEACH

Date: 2

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR EXTENSION OF THE PERIOD OF VALIDITY OF AN
APPROVAL: ERF 332, PEARLY BEACH**

Stormwater (SW)	:	According to conditions 21 - 23
Electricity	:	According to Lyners Consulting Engineers & Project Management report
Water	:	According to the revised CES report
Sewer	:	According to the revised CES report
Roads and traffic	:	In Order

Conditions:

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

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

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

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

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

The contribution according to the current policy (2020/2021) is as follows:

Freehold erven:

Water	R 23 957.00 x 13 =	R 311 441.00
Sewerage	R 16 153.00 x 13 =	R 209 989.00
Roads	R 7 243.00 x 13 =	R 94 159.00
Stormwater	R 8 357.00 x 13 =	R 108 641.00
Solid Waste	R 1 448.00 x 13 =	<u>R 18 824.00</u>
TOTAL (inclusive of VAT)		<u>R 743 054.00</u>

Note:

- 1.3 The above figures are estimates**
2. that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;

2

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

- 6.2 such costs shall be set-off against (part or full) development contributions payable in respect of engineering services;
- 6.3 to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the prime rate, when funds are available;
7. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
8. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SABS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
9. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
10. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
11. such independent professional civil engineer/technologist to furnish the Director: Infrastructure and Planning with satisfactory proof of his professional indemnity insurance to an amount which shall not be less than that required by the SAACE and which insurance shall be valid for the relevant contract and maintenance period;
12. that all municipal civil and electrical services installed or constructed by the developer, be maintained after completion thereof for a maintenance period, as described in the General Condition of Contract for works of Civil Engineering Construction – 2004, of 12 months, and
13. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;
14. that the developer furnish the Council with a bank guarantee equal to 2.5% of the value of the provided municipal civil and electrical services as certified by the independent professional engineer/technologist. The guarantee shall be to the satisfaction of the Director: Infrastructure and Planning and valid for the 12 months maintenance period which commences from date of the Certificate of Completion;

15. that the Home Owners Association be responsible for the operational costs and maintenance of street lighting, electrical reticulation and metering and all internal services;
16. that the developer provide bulk water meter at an approved position as well as individual meters at each consumption point;
17. that an approved refuse collection area/room to sufficiently accommodate the refuse generated by the development and which is to be proved with the following:
 - 17.1. properly ventilated;
 - 17.2. a cement floor;
 - 17.3 a tap and running water, as well as a drainage point which is connected to the sewer network;
 - 17.4. is a position nearest to an access road for the development and be accessible for the refuse truck at all times, to the satisfaction of the Director: Infrastructure and Planning;
18. that the refuse collection area constructed in accordance with the specifications of the Operational Department: Gansbaai;
19. that the electricity reticulation and supply be provided according to the master plan by the developer at his cost;
20. that the developer appoint a consulting electrical engineer to determine the electricity demand for the development and pay a fee to Overstrand Municipality to determine the capacity in the existing electricity network;
21. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
22. that the above stormwater management plan include the following:
 - 22.1 pre-development run-off from the catchment area;
 - 22.2 post-development run-off from catchment area;
 - 22.3 existing stormwater reticulation system and the capacity thereof;
 - 22.4 connection of internal stormwater reticulation system;
 - 22.5 overland escape routes
23. that the developer will also be required to provide a bulk stormwater system to discharge the stormwater to the coast, should no capacity is available in the existing stormwater system;

24. that the proposed development be provided with a central sewer conservancy tank, to which the sewer reticulation system of the development must be connected to, according to the standards of the Department: Operations, Gansbaai;
25. that the sewer conservancy tank must be accessible to the municipal sewer tankers from one of the adjacent public roads, with a parking area for the sewer tankers provided with permanent surfaces and to the specification of the Department: Operations;
26. that the developer investigate and determine the limitations of the site terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P:2010: Drainage;
27. that the developer apply for a bulk water connection on the prescribed application form, at Overstrand Municipality's Finance Department and that the installation of the bulk water meter, by the developer, be done under the supervision of the Operational Manager, Gansbaai;
28. that the developer apply for a temporary water connection on the prescribed application form at Overstrand Municipality's Finance Department, before commencement of construction;
29. that the connection to the main water line only be done by the Operational Department, after payment of the connection fee, by the developer;
30. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer;
31. that the proposed security gate/ access should be set back into the development to provide sufficient stacking distance for vehicles entering the development without interfering with the traffic in Esplanade Street. Provision should also be made at the gate for vehicle to turn around if access is denied, to the satisfaction of the Director: Infrastructure and Planning.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

8. ERF 135, 1 ALBATROSS ROAD, PRINGLE BAY, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: RC LAWSON-CRAIG OB BEHALF OF DF HOWES

135 KPRB

H van der Stoep

(028) 313 8900

Hermanus Administration

31 Augustus 2021

Executive Summary

An application was received on 14 April 2021 from RC Lawson-Craig on behalf of DF Howes in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for a departure on Erf 135, Pringle Bay for the relaxation of the lateral building line from 2m to 1,57m to accommodate the use change of the existing single garage into a staff quarters.

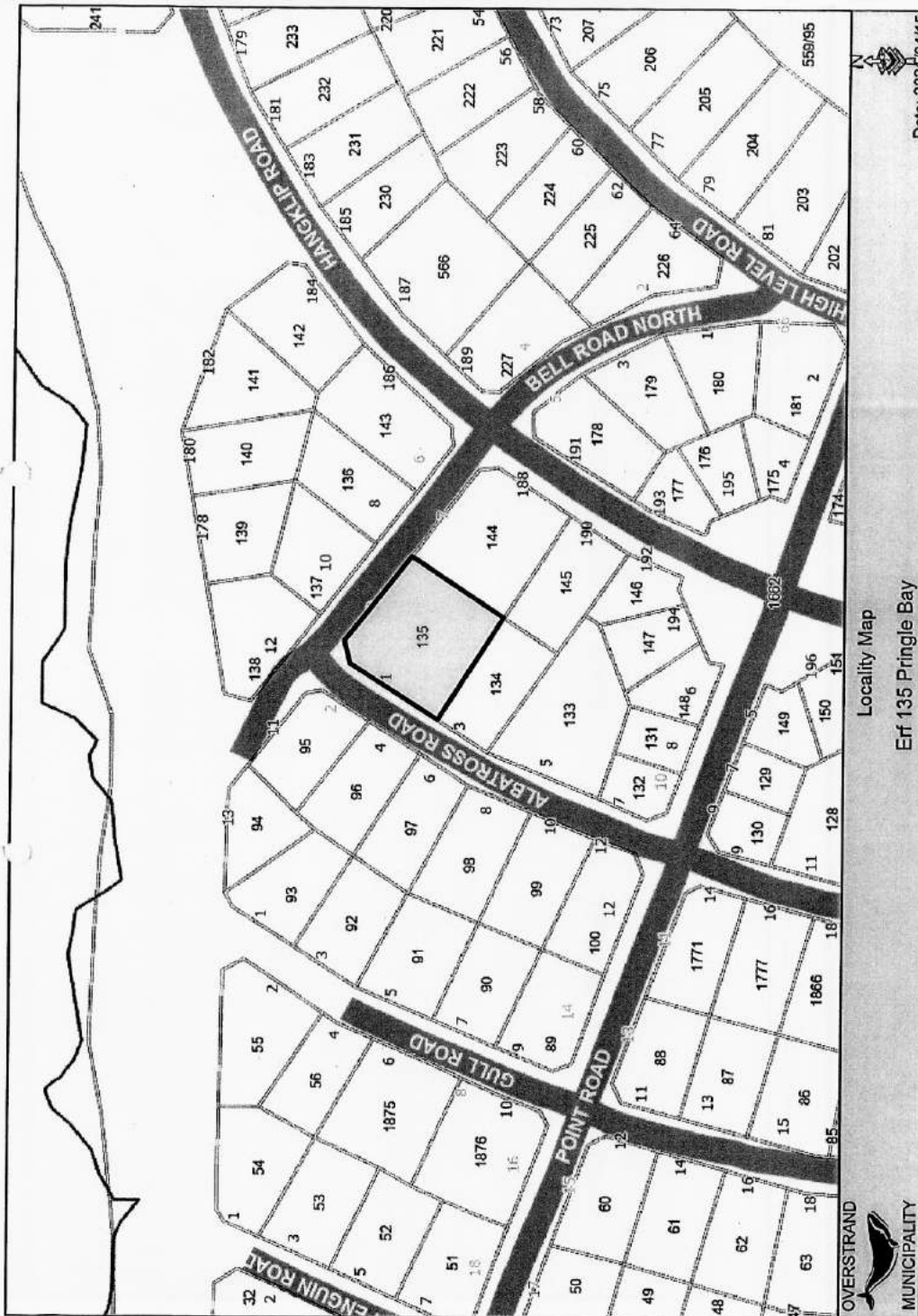
RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 135, Pringle Bay in order to relax the eastern lateral building line from 2m to 1,57m, **be approved** in terms of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the development as indicated on Plan Number 2005/STAFF/101 dated September 2020;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (e) that the conditions of the Engineering Services, be adhered to.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above conditions of approval.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

REASONS FOR RESOLUTION

- ❖ The application has followed due procedure.
- ❖ No objections were received.
- ❖ The proposed development will take place in an existing structure and will not obstruct or be of an inconvenience to any of the surrounding property owners.
- ❖ The proposed application fits in with the character of the surrounding area and is desirable.
- ❖ There will be no impact on services.
- ❖ The proposal will have no negative impact on the environment.
- ❖ No objections were received from surrounding property owners.
- ❖ The primary dwelling of the adjacent neighbours is situated more than 15m away from the proposed development and therefore the impact will be minimal.



Locality Map
Erf 135 Pringle Bay



Date: 2021/04/15

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 135, PRINGLE BAY**

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 investigates and determine the limitations of the site in terms of drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
4. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Directorate: Infrastructure and Planning;
5. that any additional and / or extended vehicle entrance will be for the owner's account;
6. that, 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 Senior Manager: Operational Services (Kleinmond) for written approval;
7. that stormwater be allowed to discharge through Erf 135, Pringle Bay, unobstructed.

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

11/05/2021
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

9. ERF 713, 42 BARBARA ROAD, PRINGLE BAY, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE AND RELAXATION OF TITLE DEED RESTRICTION: HJ GRIMBEEK

713 KPRB

**H van der Stoep
26 August 2021**

(028) 313 8900

Hermanus Administration

Executive Summary

An application has been received on 1 December 2020 from HJ Grimbeek on Erf 713, Pringle Bay in terms of Section 16.(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for a departure to relax the street building line from 4m to 1,870m and 1,885m to accommodate the conversion of the existing carport into a garage.

The application also entails the relaxation of restrictive title deed condition 6.(b) of Title Deed No. T8076/89 to relax the street building line from 5m to 1,870m and 1,885m to accommodate the conversion of the existing carport into a garage.

RESOLVED :

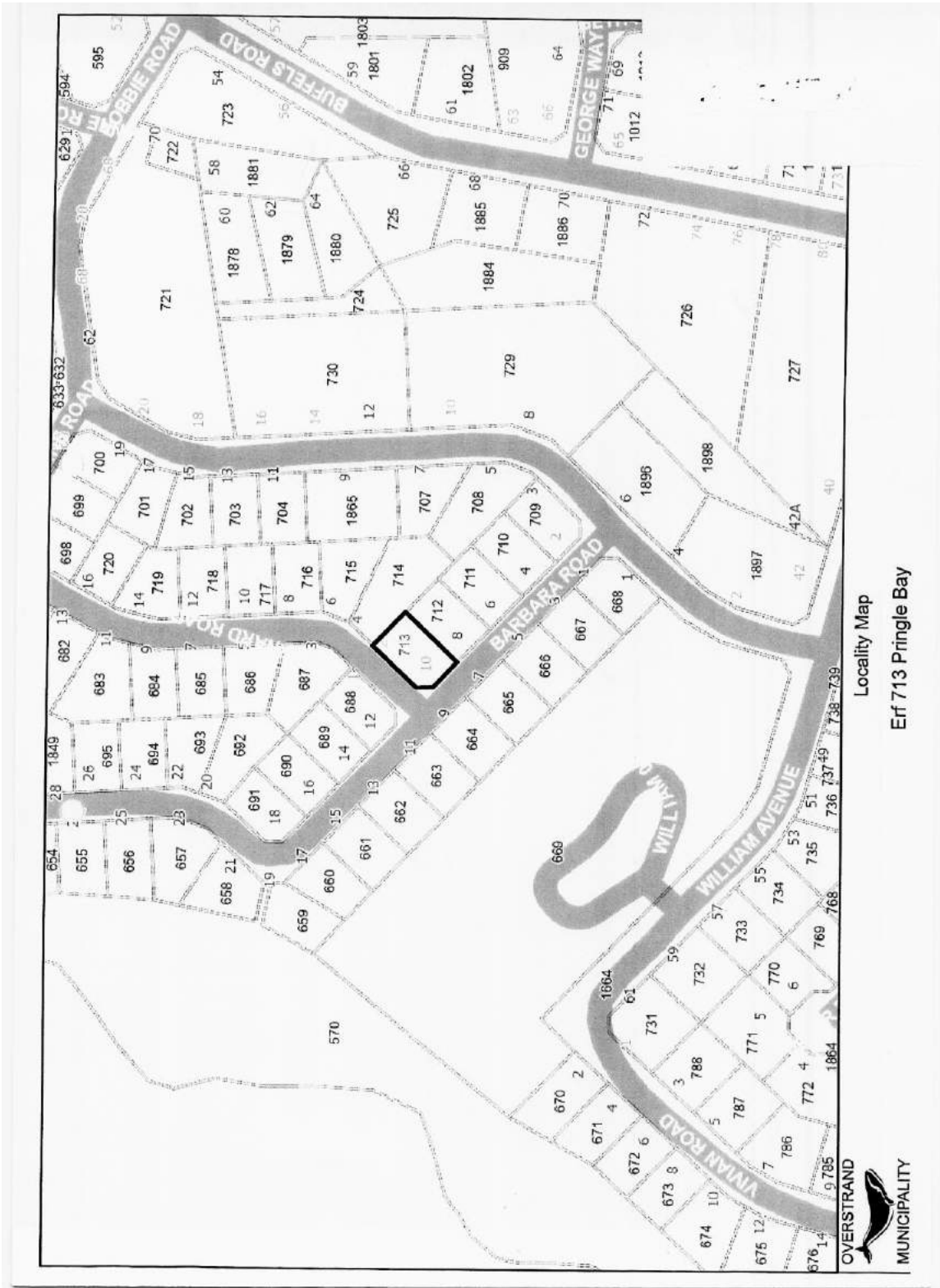
1. that the application in terms of the Overstrand Municipal Amendment By-Law on Municipal Land Use Planning, 2020 for the relaxation of restrictive title deed condition 6.(b) as contained in Title Deed No T8076/89 applicable to Erf 713, Pringle Bay in order to relax the street building line from 5m to 1,870m and 1,885m to accommodate the conversion of the existing carport into a garage, **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 Amendment By-Law on Municipal Land Use Planning, 2020 applicable to Erf 713, Pringle Bay for a departure to relax the street building line from 4m to 1,870 and 1,885m to accommodate the conversion of the existing carport into a garage, **be approved**, in terms 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 Site Plan;
 - (b) that no further transgression over the building lines will be allowed, except that is sanctioned by the Overstrand Zoning Scheme;
 - (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

- (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.
3. that the applicant be notified of its right of appeal (against Paragraph 2. above) in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the above conditions of approval.

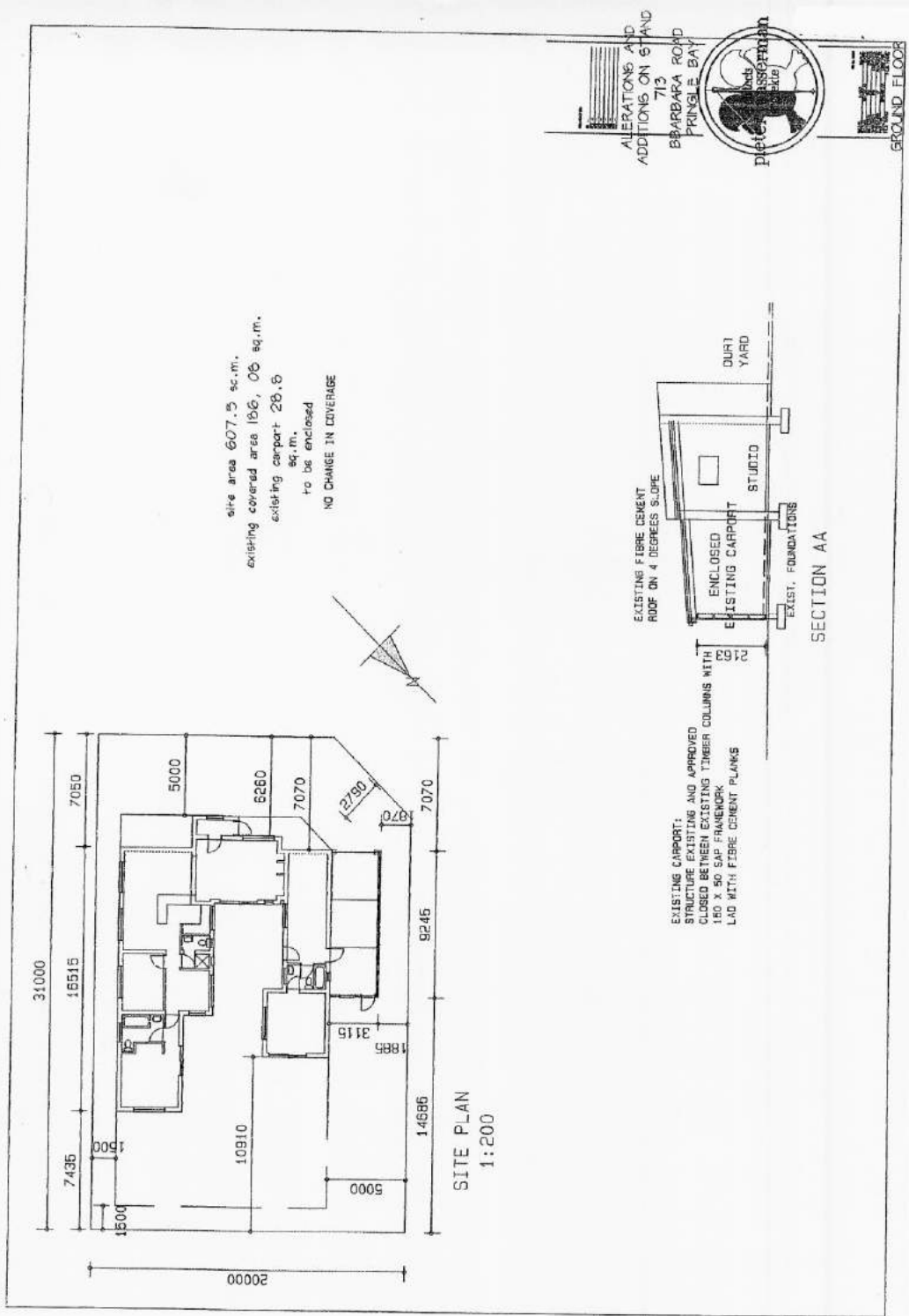
REASONS FOR RESOLUTION

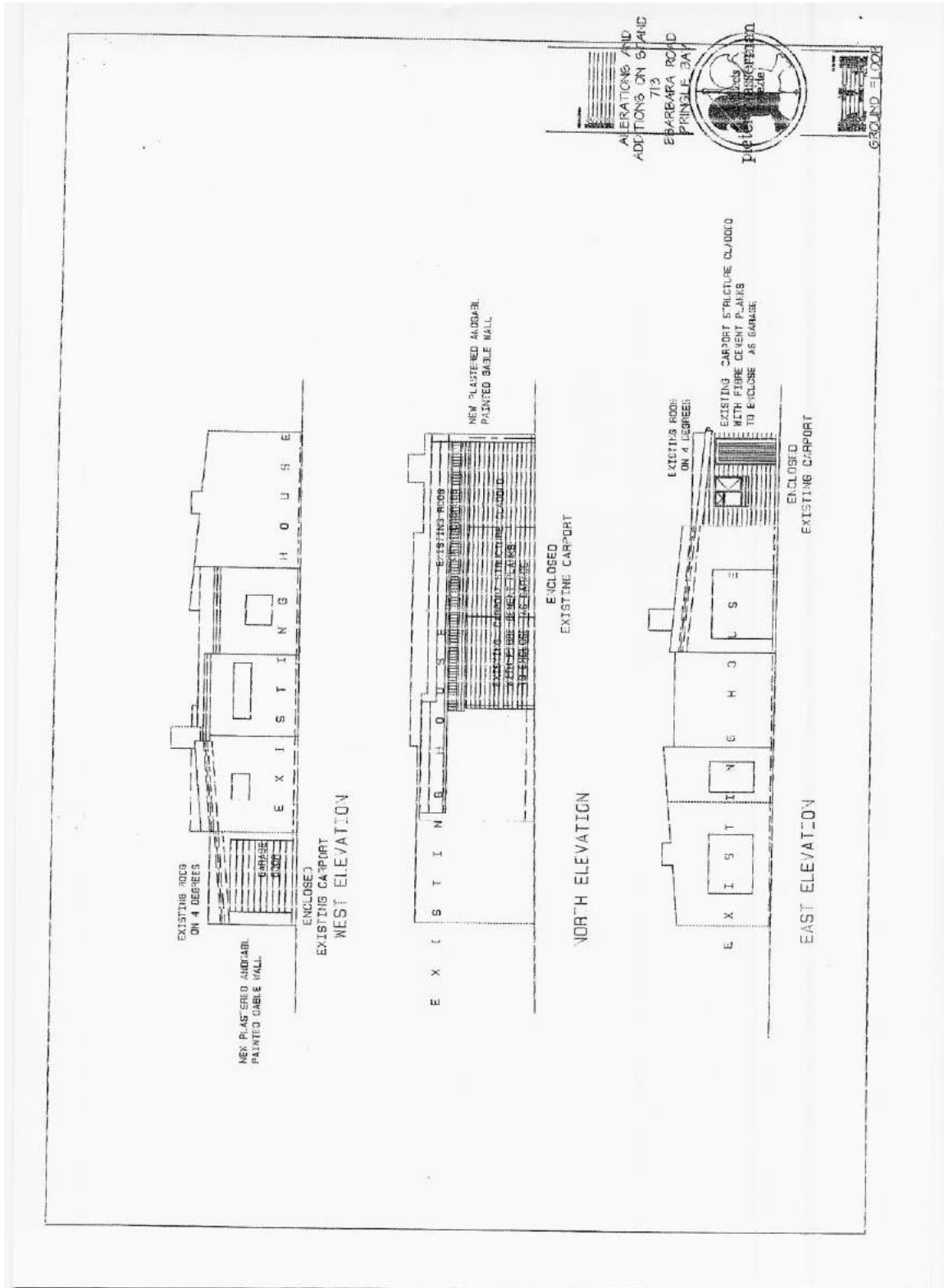
- ❖ The application has followed due procedure.
- ❖ It will not impact on the rights of surrounding property owners or the character of the existing surrounding built environment.
- ❖ The building line encroachment is not regarded as being undesirable from a town planning point of view.
- ❖ The proposed renovations are supported by the adjacent owners, and consents were provided in this regard.
- ❖ The proposed garage is screened with trees and not visible from Bernard Road.
- ❖ The proposed extension will not trigger the restriction of structures over a building line more than 9m.
- ❖ The proposed garage over the street building line is in line with the Land Use Scheme as it will not be higher than 4,5m and that the front elevation of the garage will not be closer than 5m of the road kerb or surface.



OVERSTRAND
MUNICIPALITY

Locality Map
Erf 713 Pringle Bay





**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

10. ERF 5122, 25 MIDDELRIVIER AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: M & A VAN JAARSVELD

5122 KKM

H van der Stoep

(028) 313 8900

Hermanus Administration

10 September 2021

Executive Summary

An application was received on 1 April 2021 from M and A van Jaarsveld on Erf 5122, Kleinmond for a departure in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 in order to accommodate the use change of the existing garage into a study.

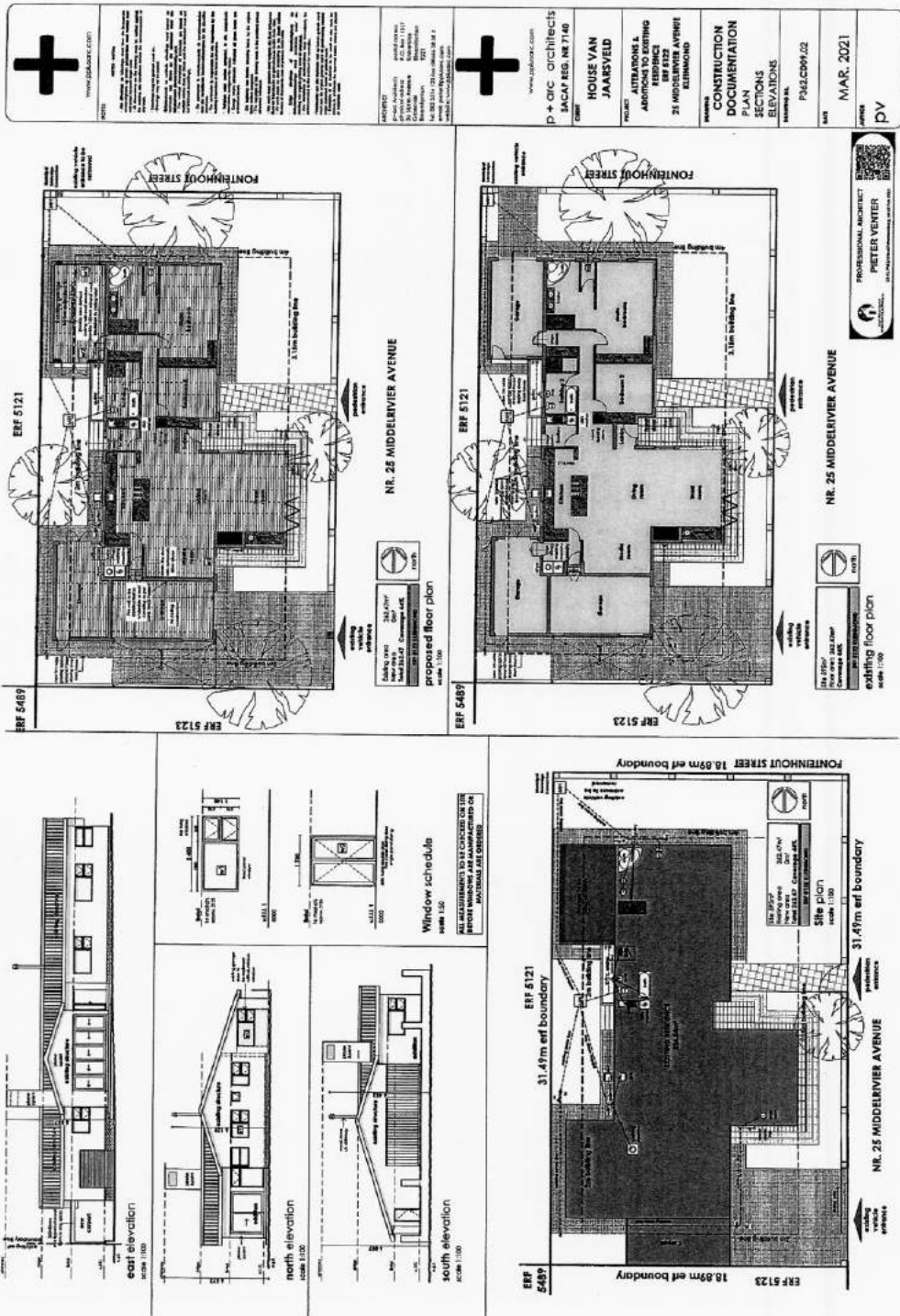
RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 5122, Kleinmond for a departure in order to change the use of a garage on the north-western lateral building line to accommodate a study, **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 plan number P362.CD09 dated 14 MAR 2021;
 - (b) that no further departures over the building lines be approved;
 - (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.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 regarding the above conditions of approval.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
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REASONS FOR RESOLUTION

- ❖ The structure has approved building plans.
- ❖ The surrounding owners did not object.
- ❖ The change of use will have no impact on the surrounding area since the balconies were approved and will only now be enclosed.




**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 5122, KLEINMOND**

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 the developer investigates and determine the limitations of the site in terms of drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
4. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Directorate: Infrastructure and Planning;
5. that any additional and / or extended vehicle entrance will be for the owner's account;
6. that, 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 Senior Manager: Operational Services (Kleinmond) for written approval;
7. that stormwater be allowed to discharge through Erf 5122 Kleinmond, unobstructed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

30/06/2021
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

11. ERF 62, 18 CALEDON STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF CLOUDSONG CC

62 SSS

P Roux

(028) 313 8900

Hermanus Administration

09 September 2021

Executive Summary

An application was received on 3 February 2021 from Messrs WRAP Project Office on behalf of Cloudsong CC for a departure in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) applicable to Erf 62, Stanford for the relaxation of the lateral building line to accommodate a utility room, bedroom and bathroom.

RESOLVED :

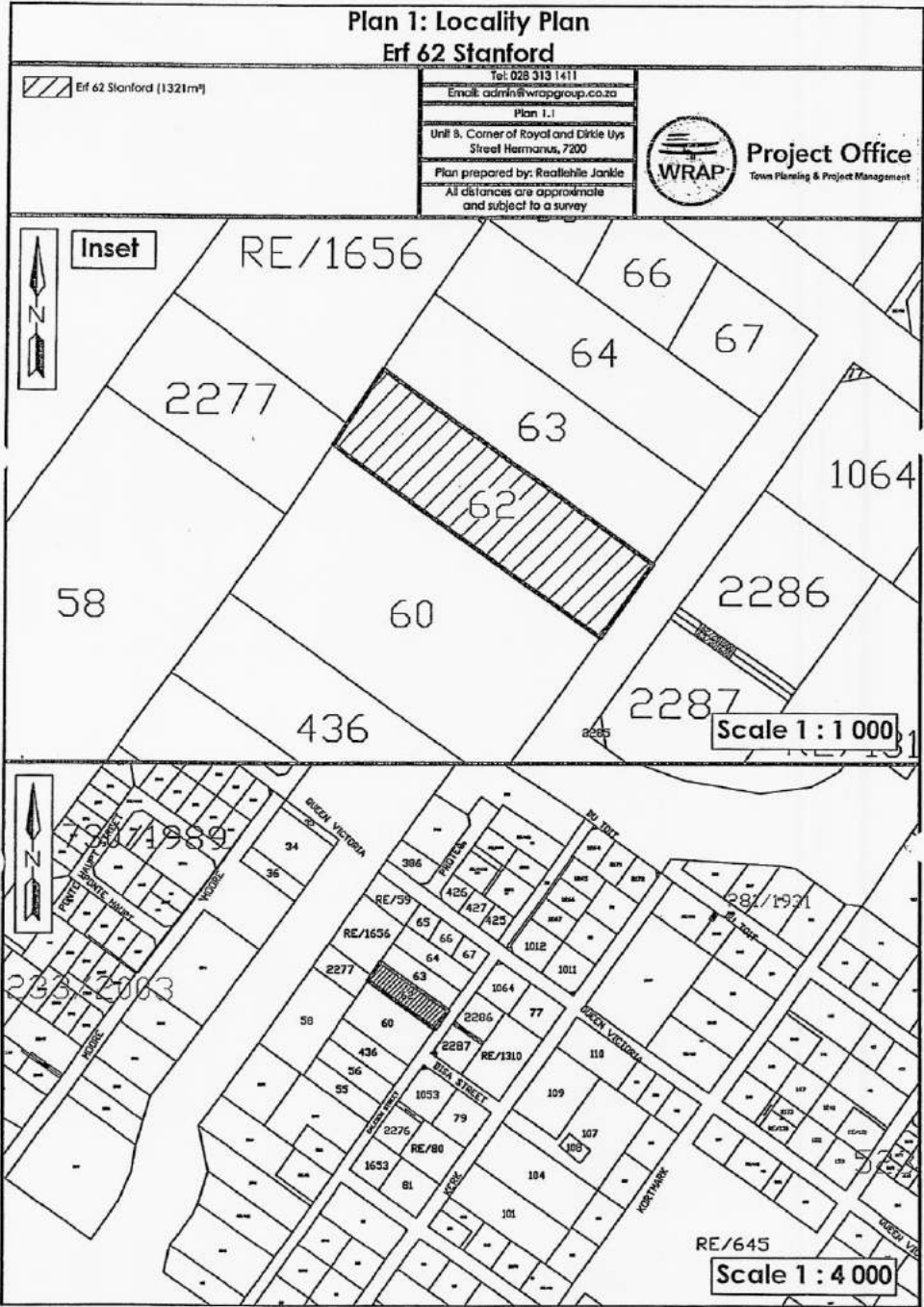
1. that the departure in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-law) applicable to Erf 62, Stanford for the relaxation of the lateral building line to accommodate a utility room, bedroom and bathroom, **not be approved** in terms of the provisions of Section 61 of the By-Law.

REASONS FOR RESOLUTION

- ❖ The historical approval of an existing garage/outbuilding on the boundary is not a motivation to allow additional habitable spaces on the property, further the footprint will be increased further than what was historically approved.
- ❖ A habitable space on the common boundary is not desirable and is considered a new land use when compared to the existing land uses which include a garage/outbuilding and a servant's room.
- ❖ There is a considerable amount of open space available for the extension of the main dwelling to the north west direction other than creating additional habitable space on the common boundary.
- ❖ The motivation does not adequately address the need and desirability for the increase of the footprint on the boundary.
- ❖ The proposal is not in line with the character of the area, further only one of the properties highlighted in the applicant's motivation has a habitable space which encroaches upon a lateral building line as approved per building plan, this dwelling is further also situated approximately 1m from the boundary.
- ❖ The applicant states that additions will be added to allow for the creation of a utility room, however no mention is made of the addition of the

**AGENDA of the
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19 October 2021
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stoep/balcony area in front of the bedroom, this structure is also situated in the 2m lateral building line however it is not motivated for and in this regard the motivation is considered flawed.

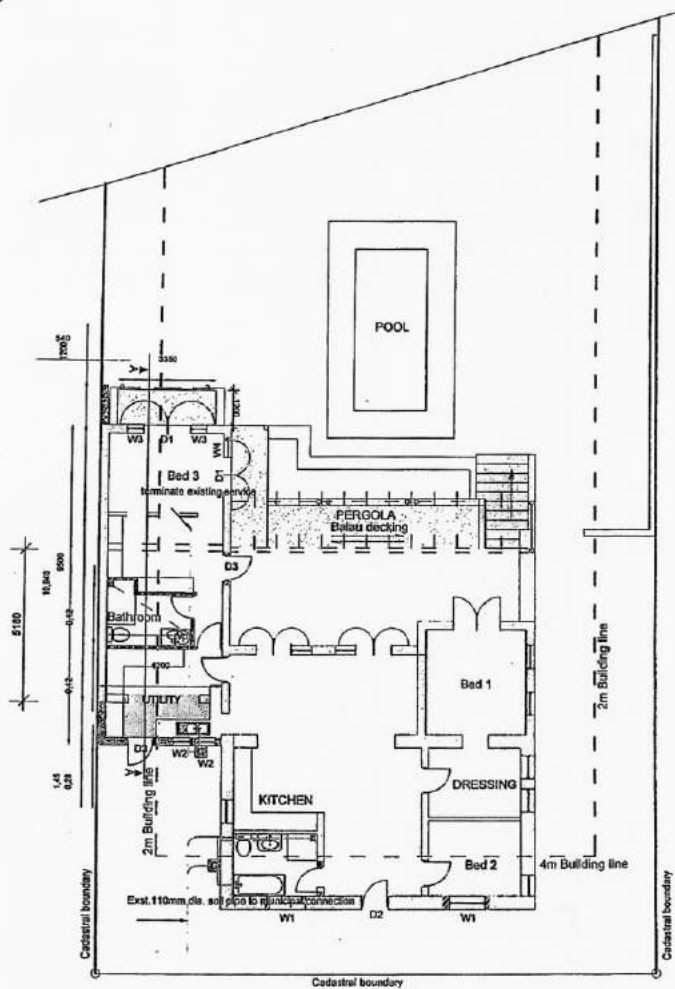
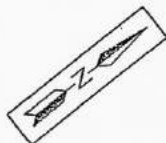


Plan 3: Inset of Site Development Plan Erf 62 Stanford

Based on drawings by Jon
Tel: 026 313 1411
Email: admin@wrapgroup.co.za
Plan 3.1
Unit 8, Corner of Royal and Dirkie Uys
Street Hermanus, 7200
Plan prepared by: RealEstate Janke
All distances are approximate
and subject to a survey



Project Office
Town Planning & Project Management



Scale 1 : 125

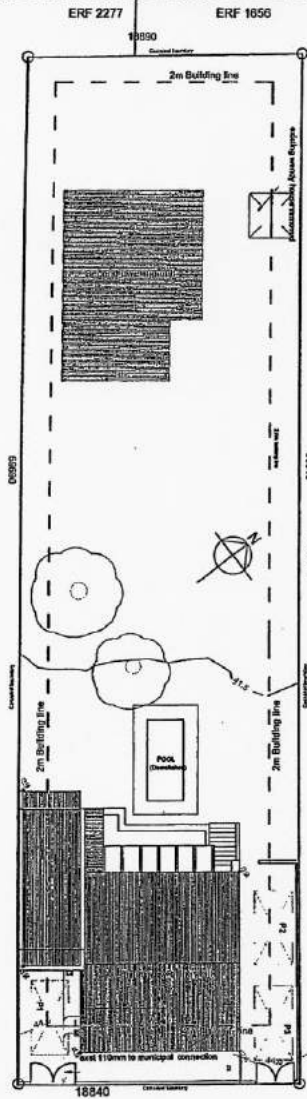
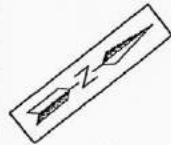
Plan 4: Site Development Plan Erf 62 Stanford

50% permissible coverage and 23,6% proposed

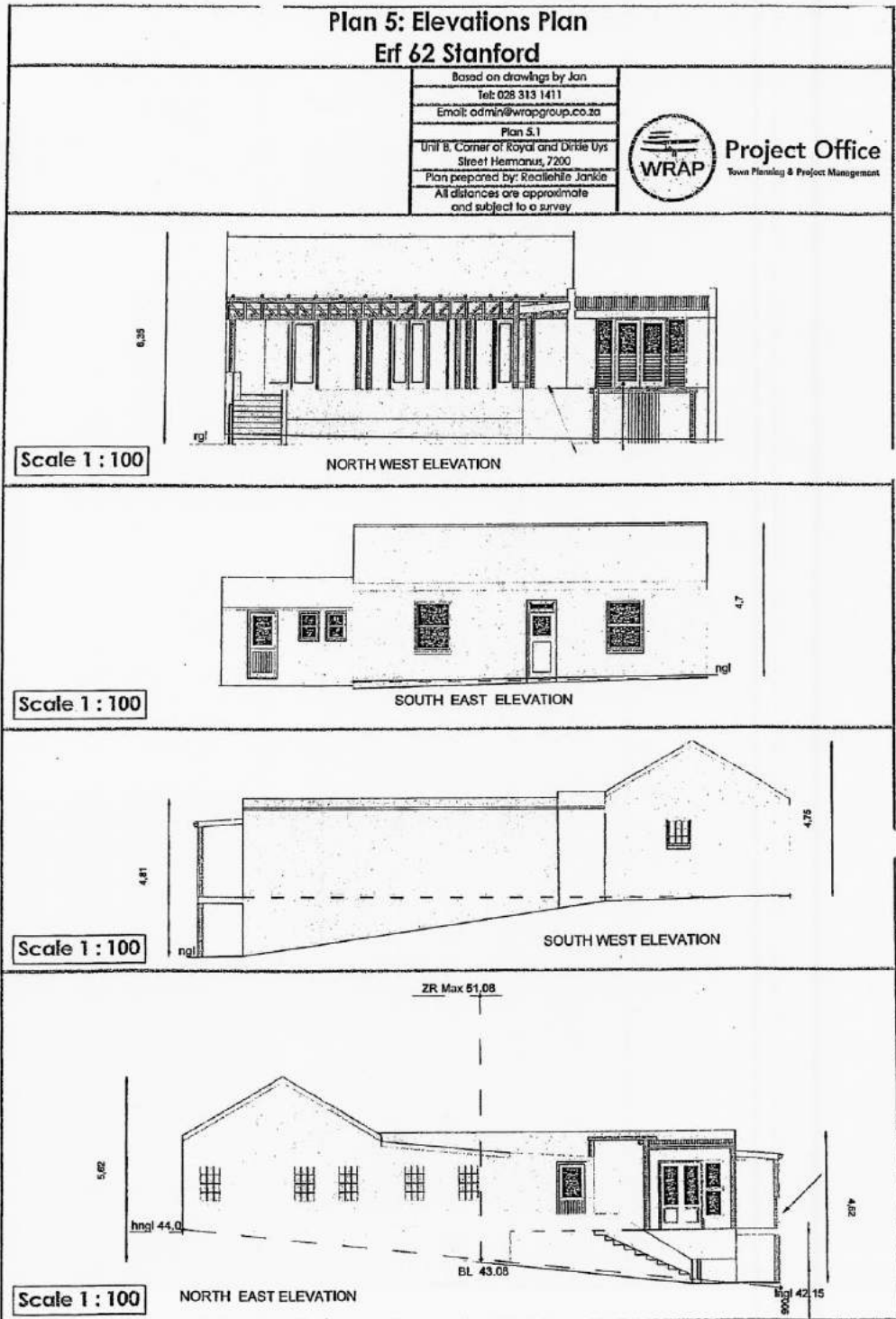
Based on drawings by Jon
Tel: 028 313 1411
Email: admin@wapgroup.co.za
Plan 4.1
Unit B, Corner of Royal and Dikkie Uys
Street Hermanus, 7200
Plan prepared by: Rectihle Jankie
All distances are approximate
and subject to a survey



Project Office
Town Planning & Project Management



Scale 1 : 250



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 62, STANFORD**

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 on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
5. that any additional and / or extended vehicle entrances will be for the developer's account;
6. that stormwater be allowed to discharge through Erf 62, Stanford, unobstructed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

29/03/2021
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

**12. ERF 938, 22 ROELAND STREET, FRANSKRAAL, GANSBAAI,
OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE AND
RELAXATION OF RESTRICTIVE TITLE DEED CONDITION: MESSRS ME
PLANNERS ON BEHALF OF JA SWART**

938 GKB

SW van der Merwe

(028) 313 8900

Hermanus Administration

13 September 2021

Executive Summary

An application has been received on 2 July 2020 from Messrs ME Planners on behalf of JA Swart in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) applicable to Erf 938, Franskraal for the following:

- ❖ application for departure in terms of Section 16(2)(b) of the By-Law to relax the street building line from 4m to 1,63m and the lateral building line from 2m to 1,5m to accommodate an existing carport, and
- ❖ application for relaxation of a restrictive title deed condition in terms of paragraph C.5 of Title Deed T25700/2018 to encroach the 4,72m street building line and 1,57m lateral building line up to 1,63m and 1,5m respectively.

RESOLVED :

1. that the application for relaxation of a restrictive title deed condition in terms of paragraph C.5 of Title Deed T25700/2018 to encroach the 4,72m street building line and 1,57m lateral building line up to 1,63m and 1,5m respectively **be approved**;
2. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) applicable to Erf 938, Franskraal to relax the street building line from 4m to 1,63m and the lateral building line from 2m to 1,5m to accommodate an existing carport, **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 relaxation of the street- and lateral building lines as indicated on the Site Development Plan as submitted with the application;
 - (b) that the property owner is required to submit an application within **thirty (30) days** of the approval for a departure that addresses the conversion of the garage into a habitable space;

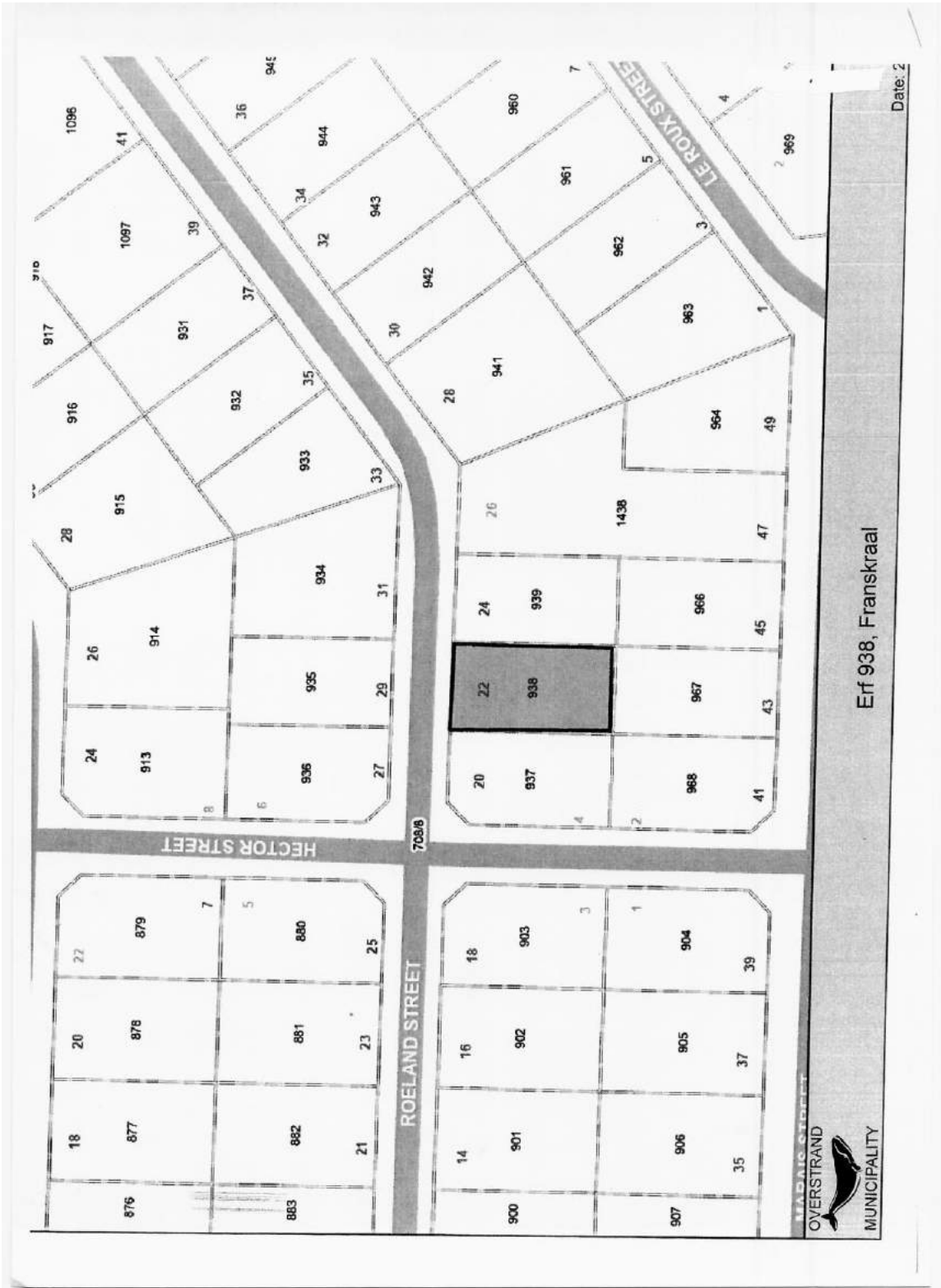
**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

- (c) that the conditions in the Services Report and Open Serve, be complied with;
 - (d) that this approval does not absolve the owner/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.
3. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

Reasons for approval

- ❖ The application has followed due procedure.
- ❖ None of the relevant municipal departments have any objection.
- ❖ The proposal will not negatively impact on vested rights of adjoining property owners.
- ❖ The proposed application fits in with the character of the surrounding area and is desirable.
- ❖ There will be no impact on services.
- ❖ The carport will have no impact on vehicle or pedestrian traffic.



Erf 938, Franskraal



Date: 2

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GENERAL:

- 1. ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS.
- 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 4. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 5. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS.
- 6. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
- 7. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
- 8. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
- 9. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
- 10. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.

- LEGEND:**
- █ New Brickwork
 - █ New Timberwork
 - █ New Steel
 - █ New Foundations/ Concrete
 - █ New Soil pipe
 - █ New Waste Pipe
 - █ New Stormwater Line

No.	Date	Revisions/ Schedule	Description	By
1	2019-11-13	Issued to Local Authority for approval		JG

PROJECT:
PROPOSED ADDITIONS TO HUIS
SMART ON ERF 538, FRANSKRAAL

DESCRIPTION:
West & East Elevations

SCALE:
1 : 100

DRAWING #:
03/JS/19

TRAINING DATE:
2019-11-13

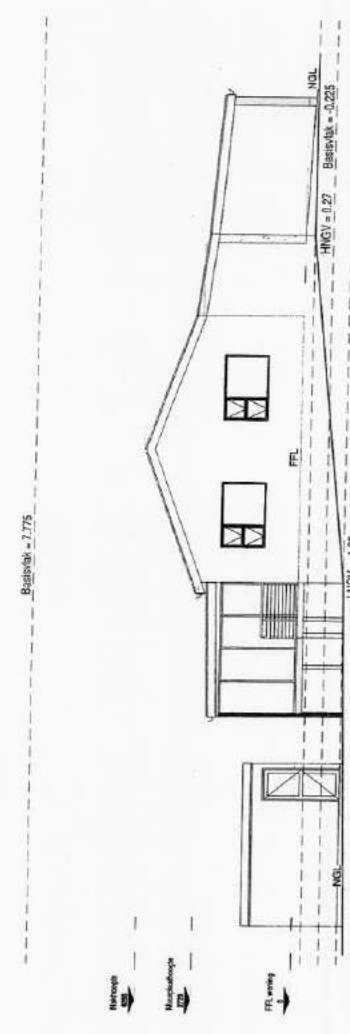
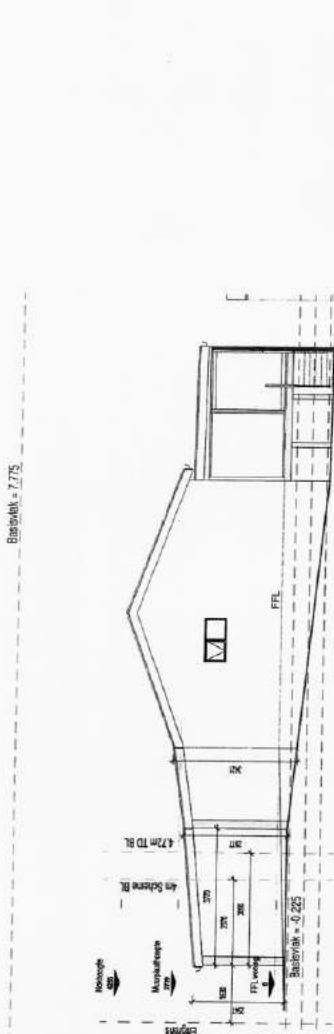
DRAWN:
J Gerjoko

CHECKED:
JG

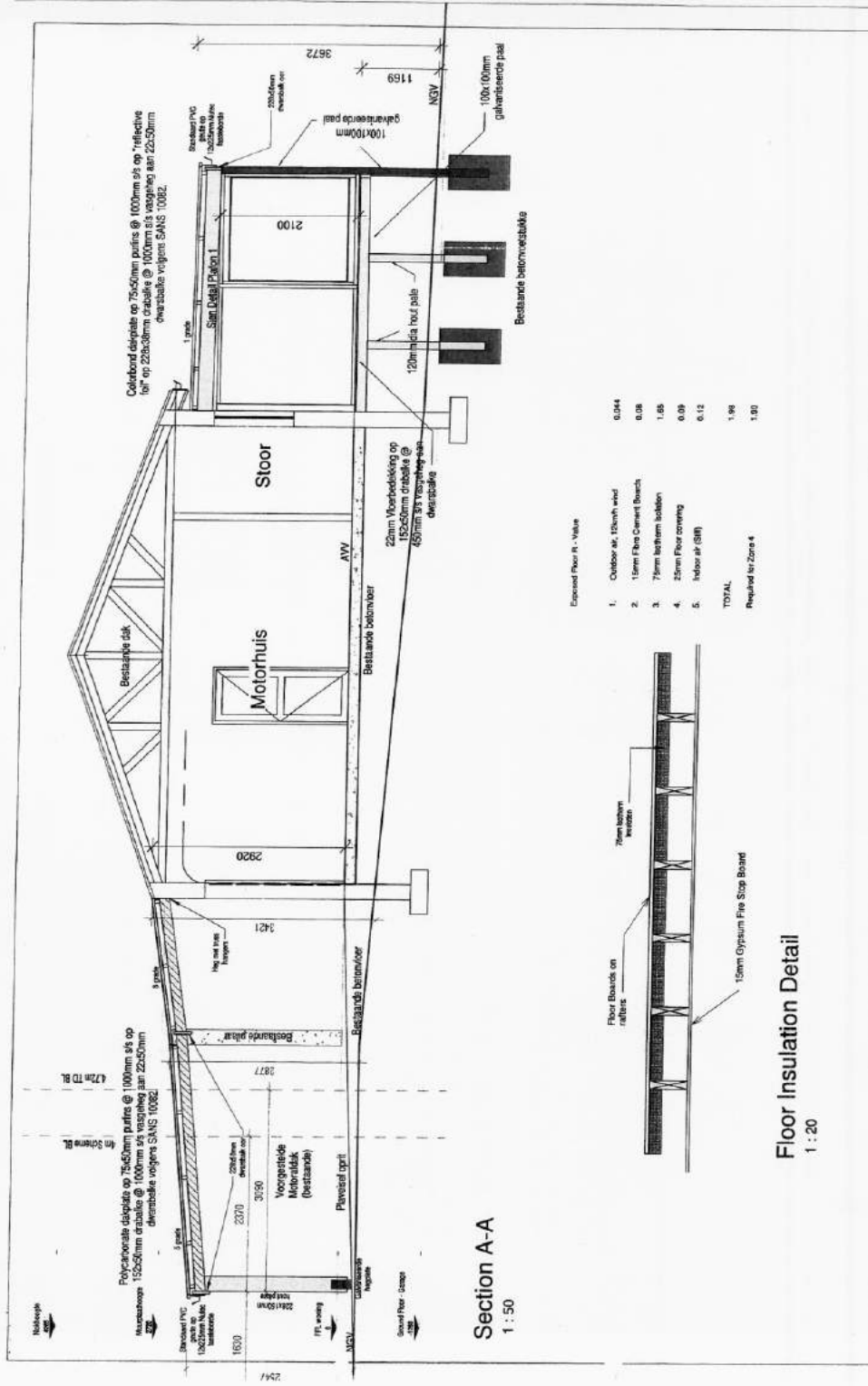
REVISION #:
1

PLOT DATE:
11-Nov-20 11:56:19 AM

GERARDUS J. VAN DER MERWE ARCHITECTS AND ENGINEERS (Pty) Ltd.
www.gerardus-architects.co.za
gerardus@gerardus-architects.co.za
Tel: 028 384 1659
Fax: 028 453 8554
SACAP: D2869 Prof Arch Draught



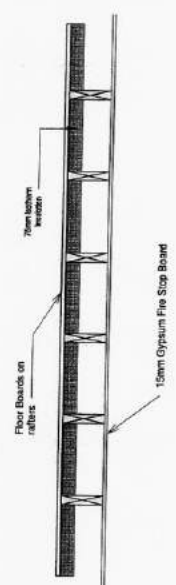
IMPORTANT NOTE:
THE FOLLOWING MUST BE STRICTLY ADHERED TO AND INSTALLED BEFORE SIGN OFF OF DRAWING!
1. ALL GLAZING ACCORDING TO PRELIMINARY CALCULATION
2. SYSTEM INSULATION IN ROOF VOID
3. SOUND INSULATION CENTER



Section A-A
1 : 50

Exposed Floor R - Value

1. Outdoor air, 15km/h wind	0,244
2. 15mm Fibre Cement Board	0,08
3. 75mm Isotherm isolation	1,65
4. 25mm Floor covering	0,09
5. Indoor air (SIR)	0,12
TOTAL	1,98
Required for Zone 4	1,00



Floor Insulation Detail
1 : 20

PROJECT:		SHEET DESCRIPTION:	
PROPOSED ADDITIONS TO HUIS SMART ON ERF 938, FRANSKRAAL		Section A-A	
No.	Date	As Issued	Revision #
		2019-11-13	04/JIS/19
		J. Jacobs	REVISION #
		11-Nov-20 11:58:14 AM	1

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR RELAXATION OF A RESTRICTIVE TITLE DEED
CONDITION & DETERMINATION OF AN ADMINISTRATIVE PENALTY:
ERF 938, FRANSKRAAL**

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, standard 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 938, Franskraal, unobstructed;
6. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

22/06/2021
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

- 13. ERVEN 1639 AND 1640, 13 CLAIRVAUX CRESCENT, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DETERMINATION OF AN ADMINISTRATIVE PENALTY, BOUNDARY-REALIGNMENT AND DEPARTURE: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF GP & MF HENN**

1639 & 1640 GFK

SW van der Merwe

(028) 313 8900

Hermanus Administration

10 September 2021

Executive Summary

An application has been received on 1 February 2021 from Messrs PlanActive Town- and Regional Planners on behalf of the owners of Erven 1639 and 1640, Franskraal in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the following:

- the determination of an administrative penalty in terms of Section 16(2)(q) of the By-Law;
- departure in terms of Section 16(2)(b) of the By-law in order to:
 - encroach the southern lateral building line in terms of the Land Use Scheme and Architectural Guidelines applicable to Erf 1639 from 1m to 0,96m to accommodate a portion of the existing townhouse;
 - encroach the street building line in terms of the Architectural Guidelines applicable to Erf 1639 from 2m to 1,87m and 1,88m to accommodate a portion of the existing garage;
 - encroach the lateral building line in terms of the Land Use Scheme and Architectural Guidelines from 1m to 0,92m applicable to Erf 1640 to accommodate a portion of the existing dwelling;
 - encroach the street building line in terms of the architectural guidelines applicable to Erf 1640 from 2m to 1,82m and 1,94m to accommodate a portion of the existing garage;
 - relaxation of the 5m garage set back from the road kerb in terms of the land use scheme to 3,17m, and
 - departure of the maximum permitted coverage in terms of the architectural guidelines applicable to Erf 1640 from 50% to 60,83% to accommodate the existing townhouse.

RESOLVED :

1. that the comment be noted;
2. that in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 the application for departure

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to accommodate the existing development on Erven 1639 and 1640, Franskraal for the following:

- encroach the southern lateral building line in terms of the Land Use Scheme and Architectural Guidelines applicable to Erf 1639 from 1m to 0,96m to accommodate a portion of the existing townhouse;
- encroach the street building line in terms of the Architectural Guidelines applicable to Erf 1639 from 2m to 1,87m and 1,88m to accommodate a portion of the existing garage;
- encroach the lateral building line in terms of the Land Use Scheme and Architectural Guidelines from 1m to 0,92m applicable to Erf 1640 to accommodate a portion of the existing dwelling;
- encroach the street building line in terms of the Architectural Guidelines applicable to Erf 1640 from 2m to 1,82m and 1,94m to accommodate a portion of the existing garage;
- relaxation of the 5m garage set back from the road kerb in terms of the land use scheme to 3,17m, and
- departure of the maximum permitted coverage in terms of the architectural guidelines applicable to Erf 1640 from 50% to 60,83% to accommodate the existing townhouse.

be approved in terms of the provisions of Section 61 of the By-Law;

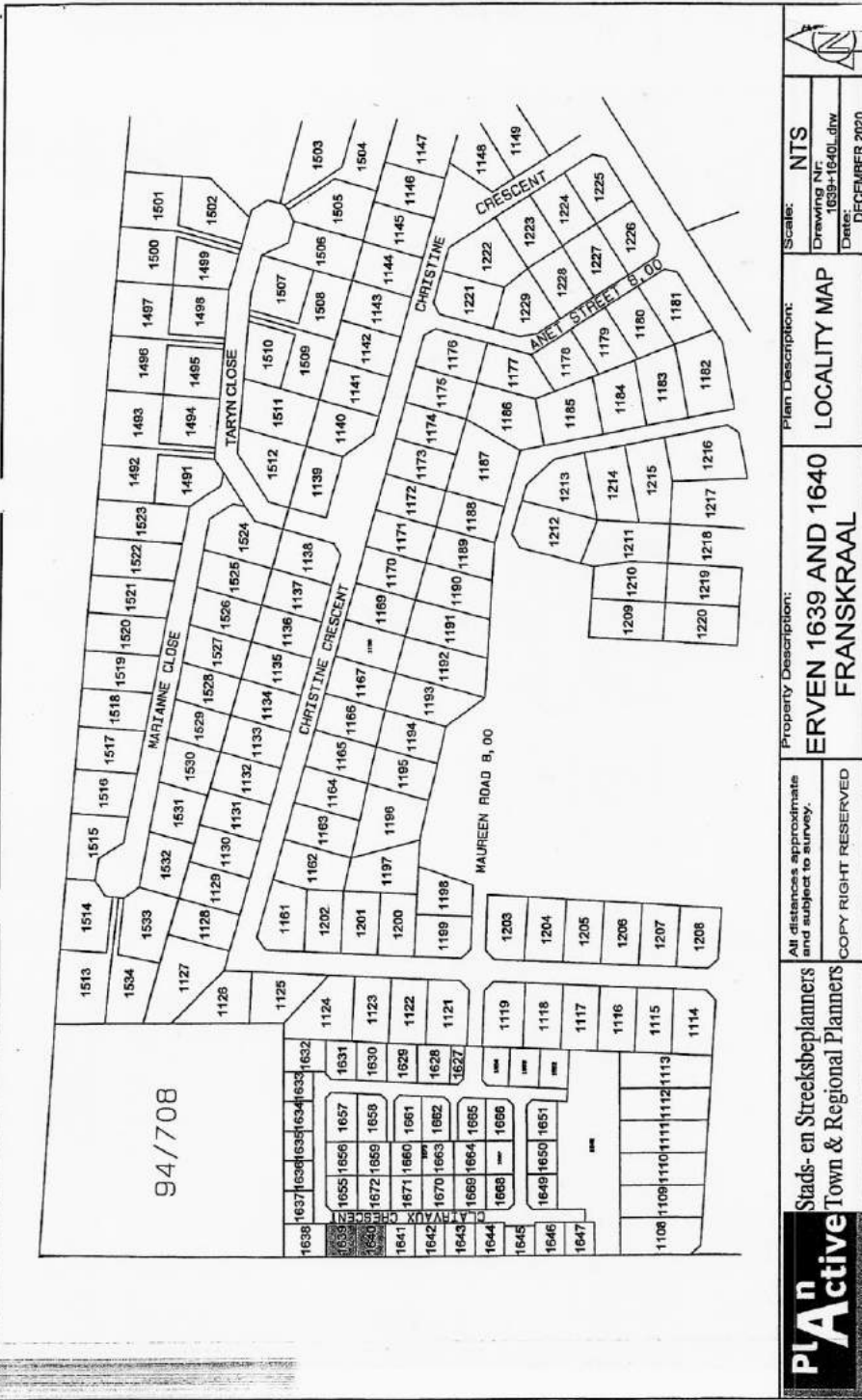
3. that the applicant **be exempted** from the payment of an administrative penalty in terms of Section 90(4) of the By-Law pertaining to the street- and lateral building line encroachments applicable to Erf 1639, Franskraal;
4. that in terms of Section 16(2)(q) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 the applicant **not be exempted** from the payment of an administrative penalty applicable to Erf 1640, Franskraal;
5. that the decision in paragraphs 2. and 4. above be subject to the following conditions:
 - (a) that an administrative penalty of R5 580.00 (2% of the built cost as per the approved municipal tariffs or alternatively as determined by a quantity surveyor) be payable within thirty (30) days of the decision;
 - (b) that the administrative penalty payable be based on the total area of the braai room
 - (b) that building plans be submitted within thirty (30) days of the decision 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
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

- (c) that the approvals do not absolve the applicant from compliance with any other relevant legislation, and
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
6. that the applicant and person who commented be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

REASONS FOR RESOLUTION

- ❖ The application followed due process.
- ❖ No objections were received.
- ❖ The HOA provided written letter of support.
- ❖ The development is not considered out of keeping with the character of the area.
- ❖ The development will not have an adverse impact on vested rights of adjoining property owners.



Scale: **NTS**
 Drawing Nr: 1639-1640.dwg
 Date: DECEMBER 2020

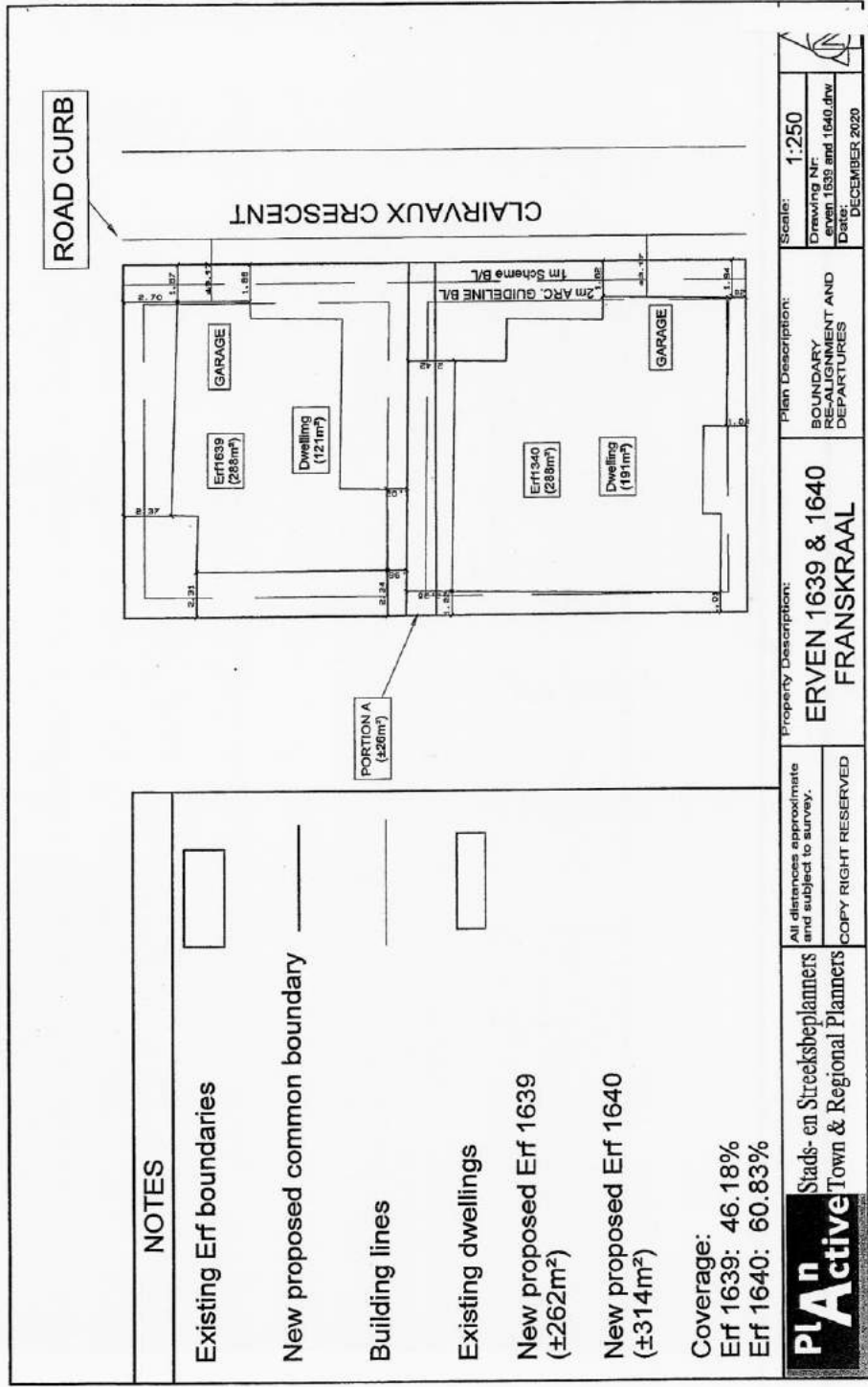
Plan Description:
LOCALITY MAP

Property Description:
ERVEN 1639 AND 1640 FRANSKRAAL

All distances approximate and subject to survey.
 COPY RIGHT RESERVED

Stads- en Streeksbeplanners
 Town & Regional Planners





NOTES

Existing Erf boundaries

New proposed common boundary

Building lines

Existing dwellings

New proposed Erf 1639
(±262m²)

New proposed Erf 1640
(±314m²)

Coverage:
Erf 1639: 46.18%
Erf 1640: 60.83%



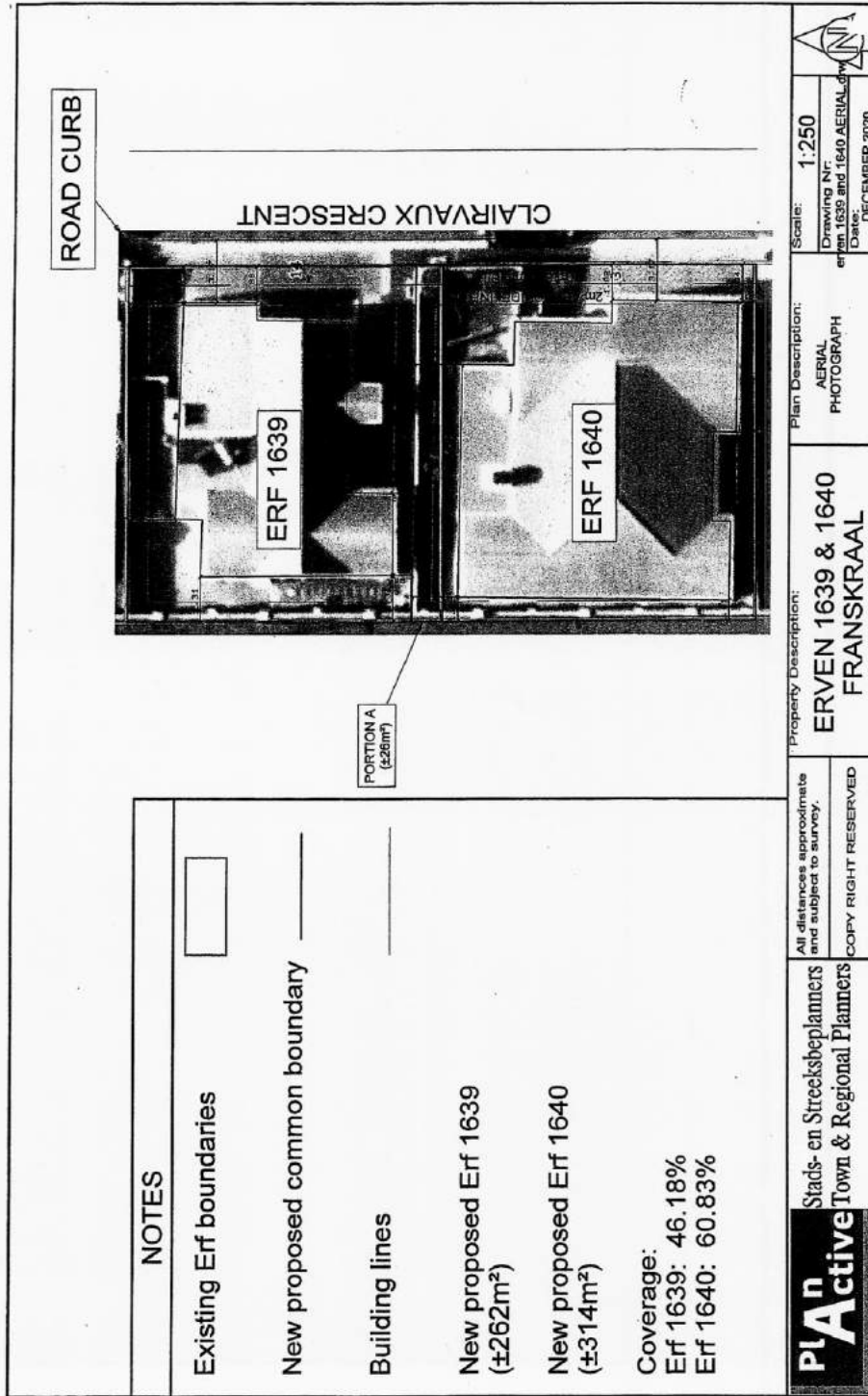
All distances approximate and subject to survey.
COPY RIGHT RESERVED

Property Description:
ERVEN 1639 & 1640
FRANSKRAAL

Plan Description:
BOUNDARY
REALIGNMENT AND
DEPARTURES

Scale: 1:250
Drawing No: ERVEN 1639 and 1640.dwg
Date: DECEMBER 2020





NOTES

Existing Erf boundaries

New proposed common boundary _____

Building lines _____

New proposed Erf 1639
(±262m²)

New proposed Erf 1640
(±314m²)

Coverage:

Erf 1639: 46.18%

Erf 1640: 60.83%

PIAⁿ Active

Stads- en Streeksbeplanners
Town & Regional Planners

All distances approximate
and subject to survey.
COPY RIGHT RESERVED

Property Description:
**ERVEN 1639 & 1640
FRANSKRAAL**

Plan Description:
AERIAL
PHOTOGRAPH

Scale: 1:250
Drawing Nr:
erf 1639 and 1640 AERIAL.dwg
Date:
DECEMBER 2020



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DETERMINATION OF AN ADMINISTRATIVE
PENALTY, BOUNDARY REALIGNMENT AND DEPARTURE: ERVEN 1689
& 1640, FRANSKRAAL**

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

Conditions:

1. that ,as per the Service Level Agreement, the developer is responsible for the phased supply and installation of water infrastructure, as well as the internal distribution and provision of any water supply and / or services to the properties within the development;
2. that ,as per the Service Level Agreement, the developer is responsible for the supply and installation of all internal sewer infrastructure, including gravity sewer and pump stations, to the relevant properties within the development;
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, as per the Service Level Agreement, the developer is responsible for the collection of all refuse generated on the relevant properties within the development, and disposal thereof at a central waste transfer station on the property;
5. that on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
6. that stormwater be allowed to discharge through Erven 1689 & 1640, Franskraal, unobstructed.

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

13/05/2021
 DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

Municipal Planning Tribunal

1. ERF 4336, 305 THIRD STREET, VOËLKLIP, HERMANUS: APPLICATION FOR DEPARTURE: MESSRS PLAN ACTIVE TOWN- AND REGIONAL PLANNING ON BEHALF OF M BEYLEVELDT

4336 HVK (2020)

P Roux

(028) 313 8900

Hermanus Administration

26 May 2021

Executive Summary

An application was received on 12 February 2020 from Messrs Plan Active Town- and Regional Planning on behalf of M Beyleveldt on Erf 4336, Hermanus (Voëlklip) in terms of Section 16(2) of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure to relax the following:

- ❖ eastern lateral building line from 2m to 0m to accommodate a covered stoep;
- ❖ eastern lateral building line from 2m to 0,959m and 0,879m respectively to accommodate the existing timber deck and column;
- ❖ eastern lateral building line from 2m to 0m to accommodate the change of use from braai room to deli foods preparation and dry room, and
- ❖ western lateral building line from 2m to 1,459m to accommodate the extended double garage to be used as a cold room.

RESOLVED :

1. that the comments received be noted;
2. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Erf 4336, Hermanus for a departure of the eastern lateral building line from 2m to 0m to accommodate the change of use from braai room to deli foods preparation and dry room, **not be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Erf 4336, Hermanus for departure for the following:
 - to relax the eastern lateral building line from 2m to 0m to accommodate a covered stoep;
 - to relax the eastern lateral building line from 2m to 0,959m and 0,879m respectively to accommodate the existing timber deck and column, and
 - to relax the western lateral building line from 2m to 1,459m to

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accommodate the extended double garage to be used as a cold room,

be approved, in terms of the provisions of Section 61 of the By-Law,

that the approvals in Point 3. above be subject to the following conditions:

- (a) that this approval is only for the development as indicated on the plan dated 01/02/2020, 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 the use of the braai room revert back to an outbuilding / braai room as per approved plan and not be utilised for the preparation of meat products or for home occupation purposes;
 - (d) that the walk-in fridge only be used for domestic purposes;
 - (e) that all the conditions in the Services Report be complied with.
 - (f) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (g) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
4. that the applicant/persons who commented be notified of their right of appeal in terms Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conclusion.

REASONS FOR RESOLUTION

REASONS FOR NOT APPROVING THE USE CHANGE OF THE OUTBUILDING/BRAAI ROOM

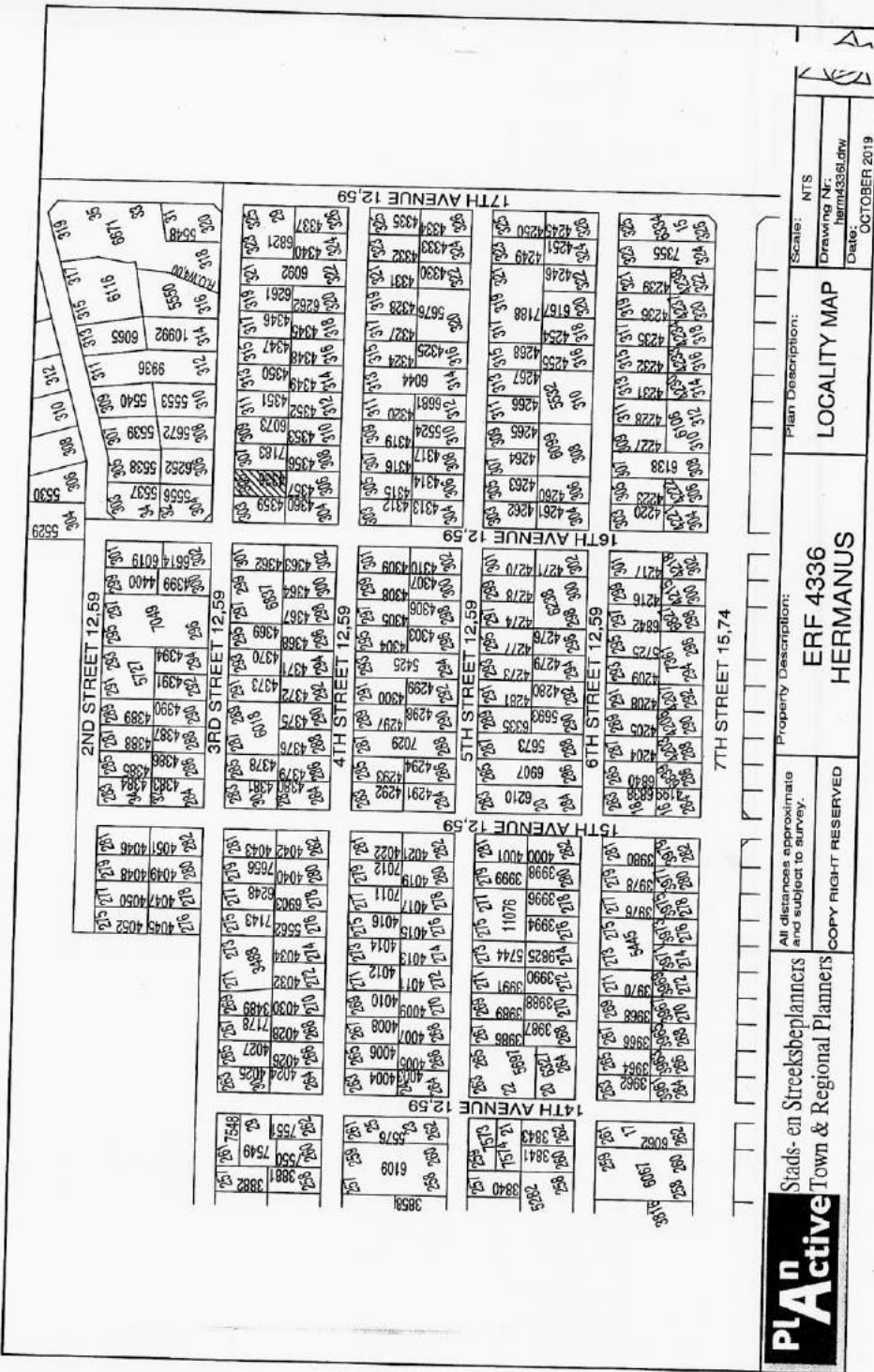
- The proposed alteration will not comply with the parameters of home occupation. The outbuilding where the meat is processed is not considered a dwelling unit and as per the Zoning Scheme parameters a home occupation must be operated from a dwelling unit and not an outbuilding.
- The scale of a home occupation on site was increased and the property altered in order to sustain the additional processing capacity for the meat, this was done to meet the demand of the products at the deli in the Hermanus CBD.

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- It is not clear whether the property owner has a business licence for the preparation of food related products. If no business licence was obtained, then the preparation of food items is done in contravention with the Business Act.
- The use as indicated by the applicant is not considered to be compatible with the residential area/suburb. The outbuilding is converted to fully be utilised for the processing of meat products. The certificate obtained by the Health Department states that meat will be prepared, packaged and stored on the property. The uses such as the processing of meat are usually conducted from a business or industrial site such as a butchery where the type of use is more in line with the character of the area and has the required infrastructure.
- Objections received from the adjacent property owners regarding the activity are indicative that the activities have an influence on the character of the area.

REASONS FOR THE RECOMMENDATION FOR THE RETENTION OF THE ILLEGAL ADDITIONS

- The covered stoep is considered a minor encroachment as the use of the area will remain as intended and the impact of the structure is non-intrusive on the amenity of the neighbouring property.
- The only property owners truly affected by the encroachment of the deck over the lateral building line is situated on Erf 7183 who did not object to the structure. Erf 7183 is developed with a double storey and that the deck on Erf 4336 faces towards the western elevation of the double storey building on Erf 7183 and not a private garden space. In view of the aforesaid the deck is considered to have a minor impact which can be supported.
- The encroachment of the extension to the garage itself is considered minor as the garage length and height will be compatible with the character of the area and the parameters for garages over lateral boundaries. Due to the home occupation not being supported on the property the walk-in fridge can only be used for domestic use and not for commercial use/home occupation use.
- The application has followed due procedure.
- The proposal is compliant with the spatial policies contained in the SDF.
- The proposal is consistent with the spatial principles as set out in SPLUMA and LUPA.



PLActive
 Stads-en Streksbeplanners
 Town & Regional Planners

Property Description:
**ERF 4336
 HERMANUS**

Plan Description:
LOCALITY MAP

Scale: NTS
 Drawing Nr.: herm4336.dwg
 Date: OCTOBER 2019

All distances approximate
 and subject to survey.
 COPY RIGHT RESERVED

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 4336, VOELKLIP**

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 any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 4336, Voelklip, unobstructed;
7. that no on-street parking be allowed.

Dennis Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

23/06/2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

2. MOUNT PLEASANT IRDP INFILL RESIDENTIAL HOUSING PROJECT (AREA 8) ON A PORTION OF REMAINDER ERF 243, HERMANUS AT HEIDE STREET, MOUNT PLEASANT: APPLICATION FOR DEVIATION FROM THE OVERSTRAND MUNICIPALITY SPATIAL GROWTH MANAGEMENT STRATEGY, SUBDIVISION, REZONING AND EXEMPTION TO EXCLUDE AN APPLICATION FOR THE NAMING OF STREETS: MESSRS NUPLAN AFRICA ON BEHALF OF OVERSTRAND MUNICIPALITY

Rem Erf 243 HMP

H van der Stoep

(028) 313 8900

Hermanus Administration

8 April 2021

Executive Summary

An application was received on 7 September 2020 from Messrs NuPlan Africa on behalf of the Overstrand Municipality applicable to a portion of Remainder Erf 243, Hermanus at Heide Street, Mount Pleasant (the property) for:

- ❖ **deviation** from the Overstrand Municipality Spatial Growth Management Strategy, 2010 in terms of Section 10 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), as well as the provisions of the Municipal Systems Act, 2000 (Act 32 of 2000) in order to allow for the subdivision of the property to accommodate infill urban development on an area earmarked as a Sensitive Development Area;
- ❖ **subdivision** in terms of Section 16(2)(d) of the By-Law of the property in two (2) portions, namely Portion A (±5,35 ha) in extent and a Remainder;
- ❖ **rezoning** in terms of Section 16(2)(a) of the By-Law of the above Portion A from Residential Zone 1: Single Residential (SR1) to Subdivisional Area;
- ❖ **subdivision** in terms of Section 16(2)(d) of the By-Law of the above Portion A into 94 Residential Zone 1 (SR1) erven, 3 Open Space Zone 2: Public Open Space (OS2) erven, 1 Utility Zone: Utility Services (US) erf, and 1 Transport Zone 2: Road and Parking (TR2 B) public road reserve; and for
- ❖ **exemption** in terms of Section 101 of the By-Law to exclude the application in terms of Section 96 of the By-Law that deals with the naming of streets as part of the land use planning application.

RESOLVED :

1. that the objections be noted;
2. that the deviation from the Overstrand Spatial Growth Management Strategy be noted and supported with reference to the reasons listed under the 'Reasons for the Resolution';

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19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

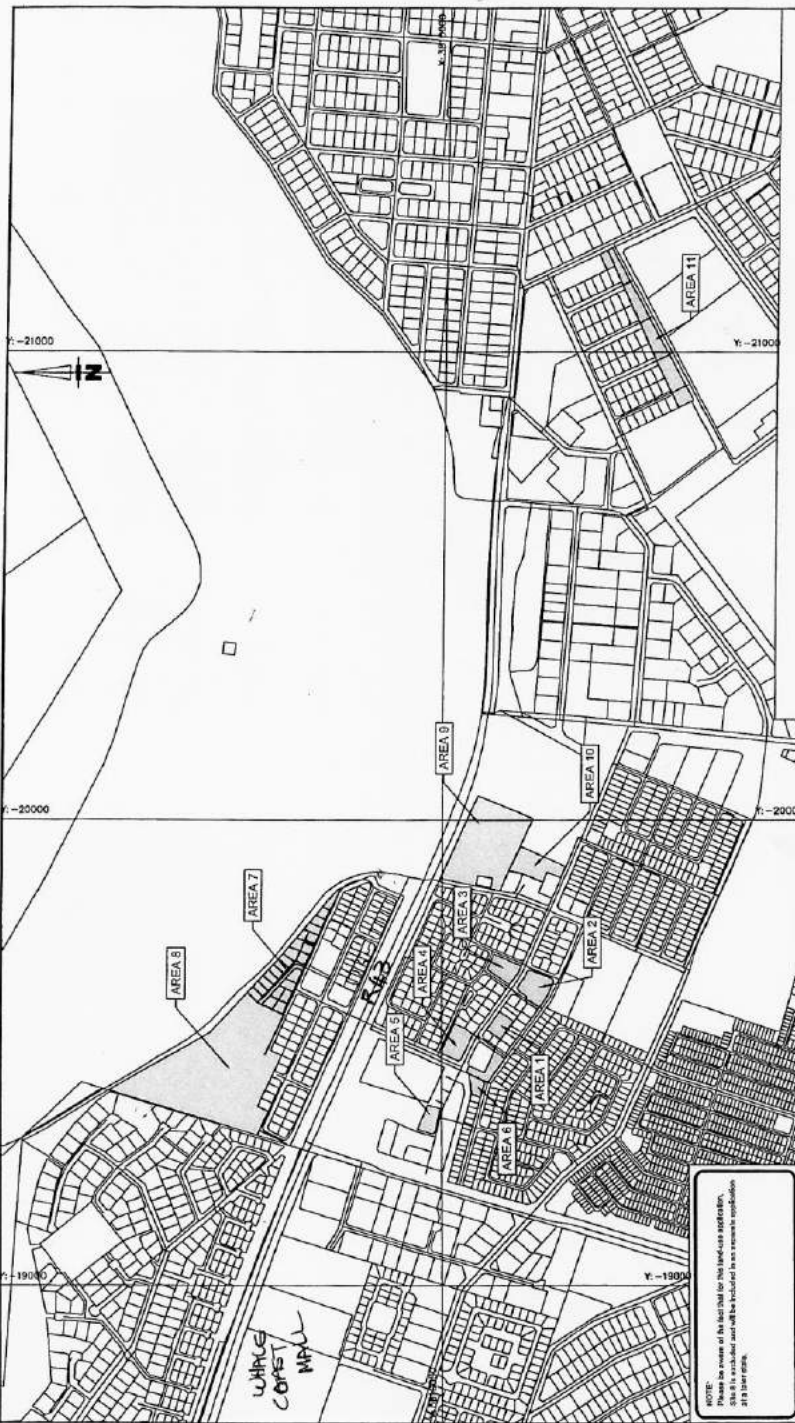
3. that the application for subdivision in terms of Section 16(2)(d) of the By-Law of Remainder Erf 243, Hermanus in two (2) portions, namely Portion A ($\pm 5,35$ ha in extent) and a Remainder, **be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the application for rezoning in terms of Section 16(2)(a) of the By-Law of the above Portion A from Residential Zone 1: Single Residential (SR1) to Subdivisional Area, **be approved** in terms of the provisions of Section 61 of the By-Law;
5. that the application for subdivision in terms of Section 16(2)(d) of the By-Law of the above Portion A to 85 Residential Zone 1: Single Residential (SR1) erven, 3 Open Space Zone 2: Public Open Space (OS2) erven, 1 Utility Zone: Utility Services (US) erf, and 1 Transport Zone 2: Road and Parking (TR2 B) public road reserve, as indicated on layout plan B 2.002 – S1 – 10 dated 11 March 2021, **be approved** in terms of the provisions of Section 61 of the By-Law;
6. that the application for exemption in terms of Section 101 of the By-Law to exclude the application in terms of Section 96 of the By-Law that deals with the naming of streets as part of the land use planning application, **be approved** in terms of the provisions of Section 61 of the By-Law;
7. that the decisions in paragraphs 2. - 6. above be subject to the following conditions:
 - (a) that an ad hoc analysis of water and sewerage be done by the Municipality's masterplan consulting engineers and the recommendation be implemented by the Municipality;
 - (b) that all the conditions in the Traffic Impact Assessment, Engineering Services, Environmental Management, Eskom, Department of Public Transport & Works, Department of Agriculture, CapeNature and Breede-Gouritz Catchment Management Agency must be complied with;
 - (c) that the provision of street names and numbers be finalised before transport of any properties;
 - (d) that the 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.
8. that the applicant and objectors be notified of their right of appeal in terms

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of Section 78 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 regarding the above decisions.

REASONS FOR RESOLUTION

- ❖ The application complies with the principles as set out in SPLUMA and LUPA.
- ❖ The application complies with the Overstrand Zoning Scheme.
- ❖ The application will provide the opportunity for affordable housing in a sustainable way, in line with the aims of the Overstrand Municipality SDF, 2006 and latest SDF, 2020 and the IDP.
- ❖ The development will not impact negatively on the character of the area.
- ❖ The development will not be on environmentally sensitive land or land with heritage value.
- ❖ The objections received were adequately addressed, and
- ❖ The application is desirable.



NOTE: The number of the sheets for this project is indicated in the upper right corner of the sheets. The sheets are numbered in the order in which they were prepared.

SCALE	OR A3	SHEET
CONTRACT NO.	PROJECT NO.	PROJ. NO.
DRAWING NO. COMPILATION LOCALITY PLAN		
COORDINATE SYSTEM: COORDINATE SYSTEM		



NUPLAN AFRICA
 INNOVATIVE PLANNING SOLUTIONS
 Gachway Street, Durbanville, South Africa 7801
 Tel: +27 21 915 1068 • Fax: +27 21 915 1068
 E-mail: info@nuplan.co.za

LYNERS
 CONSULTING ENGINEERS
 PO Box 4971
 TYBERVALLEY
 7530
 TEL: 011 410 0000 FAX: 011 914 0077
 email: info@lyniers.co.za

Drawn by:	GW
Checked by:	MM
Checked by:	LS

REV	DESCRIPTION	DATE	BY	CHKD



Aerial Photo of Rem Erf 243 (Area 8)

Date: 2020/10/02

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEVIATION FROM THE OVERSTRAND
MUNICIPALITY SPATIAL GROWTH MANAGEMENT STRATEGY,
SUBDIVISION, REZONING AND EXEMPTION TO EXCLUDE AN
APPLICATION FOR THE NAMING OF STREETS: REMAINDER ERF 243,
MOUNT PLEASANT**

Water	:	According to GLS report
Sewer	:	According to GLS report
Roads and traffic	:	According to TIA
Stormwater (SW)	:	See conditions 8, 9 & 10
Electricity	:	In order

Conditions:

1. that the developer (Overstrand Municipality) at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
2. that servitudes for municipal services be registered in respect of all main services to be taken over by the developer and all existing municipal services concerned, crossing private property;
3. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
 - 3.1 way-leaves must be obtained from the Operational Manager;
 - 3.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
4. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
5. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SABS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;

6. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
7. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
8. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
9. that the above stormwater management plan include the following:
 - 9.1 pre-development run-off from the catchment area;
 - 9.2 post-development run-off from catchment area;
 - 9.3 existing stormwater reticulation system and the capacity thereof;
 - 9.4 connection of internal stormwater reticulation system;
 - 9.5 overland escape routes.
10. that the connection to the stormwater reticulation system if any, be provided according to the stormwater management plan;
11. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;
12. that the Implementing Agent apply for a temporary water connection on the prescribed application form, at Overstrand Municipality's Finance Department, before commencement of construction;
13. that the connection to the main water line only be done by the Operational Department, after payment of the connection fee, by the developer;

3

14. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer;
15. that the conditions set by the Department of Transport & Public Works be adhered to.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

3. ERF 454, 21 ANDRIES PRETORIUS STREET, SANDBAAI: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, DEPARTURE AND THE DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS PLAN ACTIVE ON BEHALF OF RF SANTANA

454 HSB

H van der Stoep

(028) 313 8900

Hermanus Administration

2 August 2021

Executive Summary

An application was received on 20 October 2020 from Messrs Plan Active on behalf of RF Santana applicable to Erf 454, Sandbaai for the following:

- ❖ Removal, in terms of Section 16(2)(f) of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 (By-Law), of restrictive title deed conditions C.(a), C.(c) and C.(d) as contained in Title Deed T55849/2018 to accommodate the existing second dwelling unit, as well as to be in line with the primary rights and development rules as contained in the relevant Zoning Scheme Regulations.

The restrictive conditions read as follows:

- “C. (a) *That the above erf or erven be used for residential purposes only.*
 (c) *That not more than one dwelling together with the necessary outbuildings and accessories be erected on any of the above erven be built upon.*
 (d) *That no building shall be erected on the above erf or erven within 4,72m of the 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.*”

- ❖ Departure in terms of Section 16(2)(b) of the By-Law for the following:

- the relaxation of the rear building line from 2m to ±1m to accommodate the existing wendy type garden shed;
- the relaxation of the rear building line from 2m to ±0,970m to accommodate a portion of the existing second dwelling unit;
- the relaxation of the southern lateral building line from 2m to ±0,940m to accommodate a portion of the existing second dwelling unit;
- the relaxation of the northern lateral building line from 2m to ±1,230m to accommodate a portion of the existing braai room; and
- the relaxation of the northern lateral building line from 2m to ±1m to accommodate a portion of an existing pizza oven; and

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- ❖ Determination of an Administrative Penalty in terms of Section 16(2)(q) of the By-Law for an illegal land use and structures that encroach the relevant building lines without the necessary municipal approvals.

RESOLVED :

1. that the application in terms of Section 16(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the removal of the restrictive title deed condition C.(c) as contained in Title Deed No. T55849/2018 applicable to Erf 454, Sandbaai to accommodate a second dwelling unit on 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)(f) of the By-Law for the removal of conditions C.(a) and C.(d) as contained in Title Deed No. T55849/2018 applicable to Erf 454, Sandbaai, **not be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(b) of the By-Law for departure for the:
 - relaxation of the rear building line from 2m to ± 1 m to accommodate the existing wendy type garden shed;
 - relaxation of the rear building line from 2m to $\pm 0,970$ m to accommodate a portion of the existing second dwelling unit;
 - relaxation of the southern lateral building line from 2m to $\pm 0,940$ m to accommodate a portion of the existing second dwelling unit;
 - relaxation of the northern lateral building line from 2m to $\pm 1,230$ m to accommodate a portion of the existing braai room; and
 - the relaxation of the northern lateral building line from 2m to ± 1 m to accommodate a portion of an existing pizza oven;

be approved in terms of the provisions of Section 61 of the By-Law;
4. that the applicant **be exempted** of an administrative penalty in terms of Section 90(4) of the By-Law for the above illegal building line encroachments as set out above that calculates ± 21.25 m², as well as the illegal usage of the structure as a second dwelling unit;
5. that the above approvals in 1., 3. and 4. be subject to the following conditions:
 - (a) that the encroachments be restricted to the dimensions as indicated on layout plans No. SAN-01-01 (plan 1 to 4) dated 22 June 2020 that were submitted with the application;

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- (b) that building plans be submitted to the Building Department for approval and that all conditions of the Building- and the Fire Department at that stage, be complied with;
 - (c) that the conditions of Engineering Services and Telkom be complied with;
 - (d) that this approval does not absolve the landowners from compliance with any other relevant legislation, and
 - (e) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with.
6. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 with regard to the decision.

REASONS FOR THE RESOLUTION:

Reasons for the approvals in 1. and 3. above

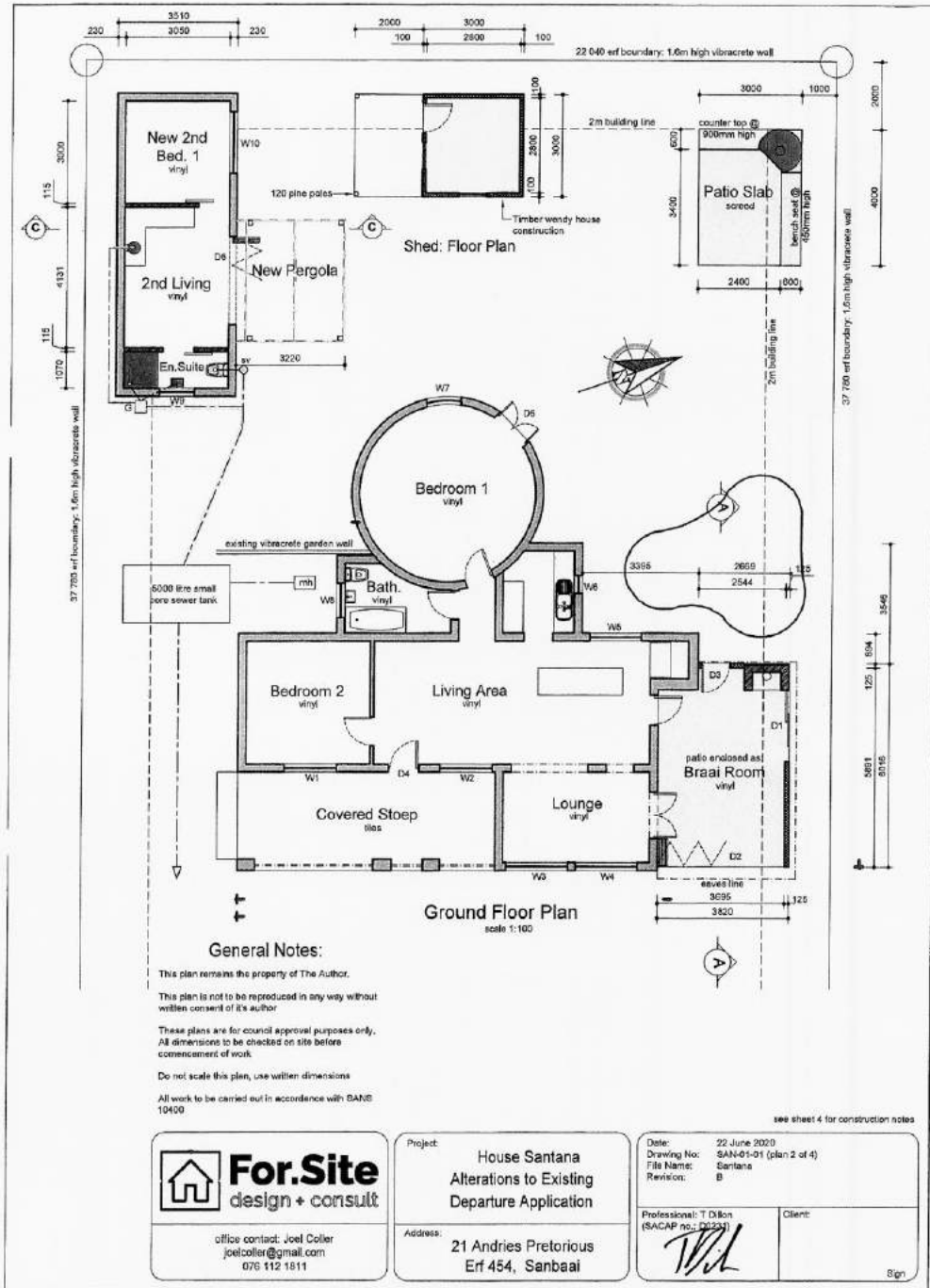
- ❖ The application has followed due procedure.
- ❖ No objections were received from the public.
- ❖ The application is in line with policy documents.
- ❖ The second dwelling unit will be beneficial for optimization of the erf.
- ❖ The proposal is not undesirable from a town planning point of view.

Reasons for the non-approval in 2. above

- ❖ The lack of clear land use and development proposals by the applicant for the removal of these conditions, thus making it impossible to evaluate the removal of these restrictions from a town planning perspective.

Reasons for the decision in 4. above

- ❖ Due to the facts on record, it is evident that it is not the current landowner who is responsible for the irregularities on the property.
- ❖ The motivation of the applicant for the exemption of an administrative penalty is supported.



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DETERMINATION OF AN ADMINISTRATIVE PENALTY,
REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS & DEPARTURE: ERF
454, SANDBAAI**

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

Conditions:

2. 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;
3. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
4. that 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 any additional and / or extended vehicle entrances will be for the owner's account;
7. that stormwater be allowed to discharge through Erf 454, Sandbaai, unobstructed;
8. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

04/02/2021
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

4. ERF 4164, CHANTECLAIR AVENUE, ONRUSTRIVIER: OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REZONING, CONSENT USE, DEPARTURE AND APPROVAL OF STREET NAME: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF KM DUCCI FOR CAPE DETAIL CONSTRUCTION (PTY) LTD

**4164 HON
H Olivier
12 July 2021**

(028) 313 8900

Hermanus Administration

Executive Summary

An application was received on 12 June 2019 from Messrs Interactive Town & Regional Planning on behalf of the property owner on Erf 4164, Onrustrivier in terms of the Overstrand Municipality By-Law on Land Use Planning, 2015 (By-Law) for the following:

- ❖ Rezoning in terms of Section 16(2)(a) of the above-mentioned By-Law from Agriculture Zone 1: Agriculture (AGR1) to General Residential Zone 1: Town Housing (GR1);
- ❖ Consent use in terms of Section 16(2)(o) of the By-Law to accommodate a retirement village on the property with ten (10) units;
- ❖ Departures in terms of Section 16(2)(b) of the By-Law to relax the following building lines:
 - perimeter street building line from 5m to 3m to accommodate the proposed dwelling units and care facility;
 - northern perimeter street building line from 5m to 0m to accommodate the proposed gatehouse, and
 - western perimeter lateral building line from 3m to 2m to accommodate proposed dwelling units.
- ❖ An application in terms of Section 96 of the By-Law to allocate a name to the new internal street that will be created.

RESOLVED :

1. that the application in terms of Section 16(2)(a) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) to rezone Erf 4164, Onrustrivier from Agriculture Zone 1: Agriculture (AGR1) to General Residential Zone 1 : Town Housing (GR1), **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(o) of the By-Law on Erf 4164, Onrustrivier for a consent use to accommodate a retirement village on the property with ten (10) units, **be approved** in terms of the provisions of

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Section 61 of the By-Law;

3. that the application in terms of Section 16(2)(b) of the By-Law on Erf 4164, Onrustrivier for departures to relax the following building lines:

- perimeter street building line from 5m to 3m to accommodate the proposed dwelling units and care facility;
- northern perimeter street building line from 5m to 0m to accommodate the proposed gatehouse, and
- western perimeter lateral building line from 3m to 2m to accommodate proposed dwelling units,

be approved, subject to compliance with placements of buildings as indicated on the Site Development Plan mentioned in Condition 1.(a), in terms of Section 61 of the By-Law;

4. that the above approvals in Points 1., 2. and 3. be subject to the following conditions:

- (a) that the development be in line with Site Development Plan Number arne2019/4164onrus dated 21 May 2019 providing for ten (10) units and associated buildings;
- (b) that a minimum of 2 (two) parking bays be provided at each unit, to municipal standards and satisfaction;
- (c) that the application does not absolve the owner/applicant from compliance with any other relevant legislation;
- (d) that the Architectural Design Guidelines in line with Zoning Scheme parameters and the indicated unit types, be submitted for the development to address the style of the units that will be constructed, submitted to the satisfaction of the Senior Manager : Town & Spatial Planning in consultation with the Building Control department;
- (e) that all the conditions of Telkom be complied with;
- (f) that all the conditions imposed by Eskom be complied with;
- (g) that all conditions in the Services Report be complied with;
- (h) that the conditions imposed by the Waste Management Department be complied with;
- (i) that the refuse area be roofed and limited to a height of 3m;
- (j) that a landscape plan be submitted showing the trees to be planted

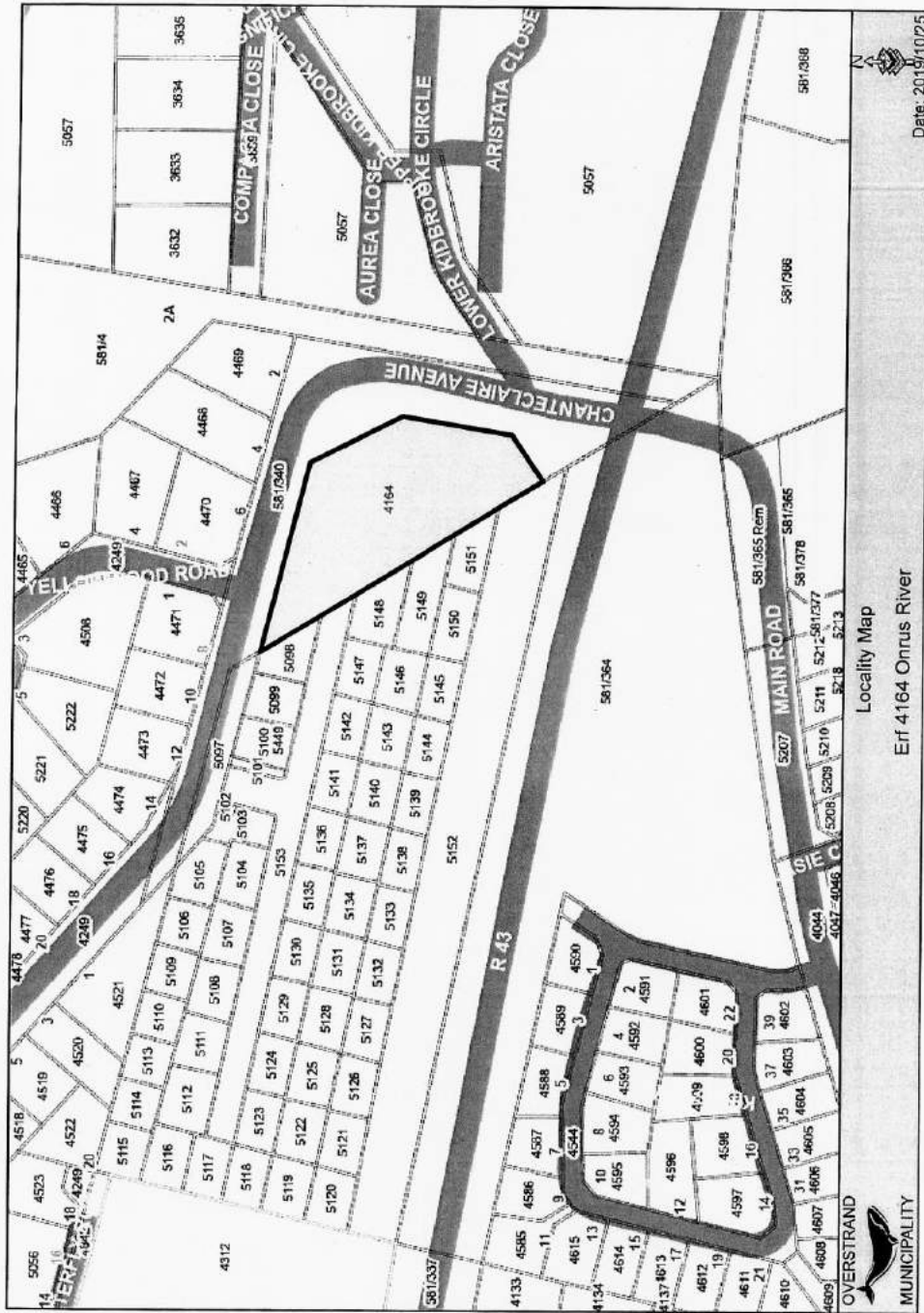
**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 October 2021
(Also the agenda for the Mayoral Committee Meeting : 28 October 2021)**

between the refuse area, visitors' parking area and the complex boundary;

- (k) that a Body Corporate be established with compulsory membership for all property owners within the development;
 - (l) that the Constitution of the Body Corporate be submitted to the Municipality and that the following aspects *inter alia* be addressed in this document:
 - the approval of building plans by an "estate architect" prior to submission thereof the Municipality, and
 - that the Constitution clarifies at what stage the responsibility would be transferred from the developer to the Body Corporate to deal with approval of plans and all other internal matters.
5. that the application to allocate a street name for the internal street in terms of Section 96 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, **be approved**; and
 6. 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.

REASONS FOR THE RESOLUTION:

- ❖ The property's location and accessibility make it ideal to be developed for retirement village purposes.
- ❖ The development fits in with the character of the area as there are already retirement villages and group housing developments north of the R43 Main Road in this area.
- ❖ The development will be in line with the SDF, 2006 and GMS, 2010 which earmarks this area for residential use and status quo respectively.
- ❖ The area is fully serviced and there is sufficient infrastructure capacity to accommodate the development.
- ❖ The proposed departures are of such a scale that it would not have a negative effect on the character of the area, nor the surrounding property owners.
- ❖ The application is supported by all relevant state departments, institutions and municipal departments.
- ❖ The applicant duly addressed the objection received and the mitigating factors to move the refuse yard, to roof the refuse yard and to plant screening trees to buffer the objector's property, are considered sufficient mitigating measures.
- ❖ The application is in line with the SPLUMA and LUPA Planning Principles.




Date: 2019/10/25

Locality Map
Erif 4164 Onrus River



S.HOATHER & PARTNERS
 ARCHITECTURAL SERVICES
 IN ASSOCIATION WITH T.S.A. SEE AND SEE
 ARCHITECTS
 92-22-145
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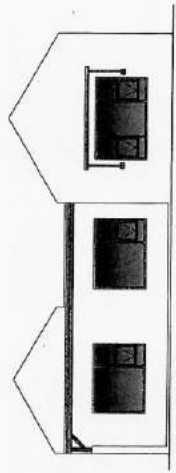
Sketch Plan on
 ERF 4154
 Onms
 100 Selvadere Trust
 OWNER



Area Schedule	
GROUND FLOOR	111.94m ²
Dwelling	32.25m ²
Garage	23.80m ²
Patio	55.89m ²
TOTAL	170.09m²



GROUND STOREY
 scale 1:100



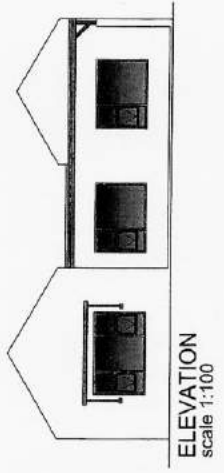
ELEVATION
 scale 1:100

S. HOATHER & PARTNERS
 ARCHITECTURAL SERVICES
 25 HILLTOP DRIVE, WILLOWBUSH, SA 7207
 0813 937 1100
 0813 937 1100
 0813 937 1100
 s.hoather@spartners.com.au

Sketch Plan on
 ERF 4184
 Onitrat
 108 Belvedere Trust
 OWNER

Area Schedule

GROUND FLOOR	
Dwelling	111.84m ²
Garage	25.56m ²
Pool	20.56m ²
TOTAL	176.96m²



S. HOATHER & PARTNERS
ARCHITECTURAL SERVICES
 10000 W. 10th Avenue, Suite 100
 Golden, CO 80401
 303.440.1234
 www.s-hoather.com

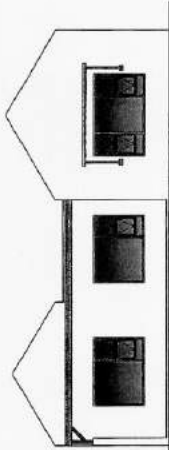
Sketch Plan on
 ERF-104
 Citrus
 for Bahadere Trust
 01/15/12



Area Schedule	
GROUND FLOOR	111.84sq'
Garage	38.25sq'
Patio	20.85sq'
TOTAL	170.95sq'



GROUND STOREY
 scale 1:100



ELEVATION
 scale 1:100

CARE FACILITY & GUARD HOUSE

S. HOATHER & PARTNERS
ARCHITECTURAL SERVICES
 1000 W. 10th St., Suite 100
 Chicago, IL 60607
 Tel: 312.467.1000
 Fax: 312.467.1001
 www.s-hoather.com

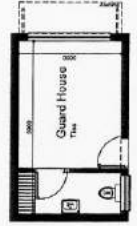
Service Buildings on
 ESP 4164
 Chicago
 For Servidores Trust
 OWNER



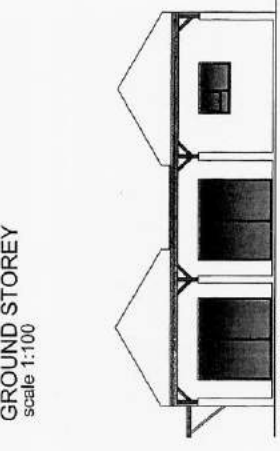
Area Schedule	
GROUND FLOOR	106.53m ²
Care Facility	88.30m ²
Palio	18.23m ²
Guard House	18.77m ²
TOTAL	106.53m²



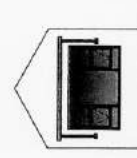
GROUND STOREY
 scale 1:100



GROUND STOREY
 scale 1:100



ELEVATION
 scale 1:100



ELEVATION
 scale 1:100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REZONING, CONSENT USE, DEPARTURE & APPROVAL
OF STREET NAME: ERF 4164, ONRUS RIVER (3163/2019)**

Stormwater (SW)	:	According to the master plan by the developer
Electricity	:	Eskom supply area
Water	:	According to GLS Report
Sewer	:	According to GLS Report
Roads and traffic	:	According to the TIA report

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 7.348	= R 168 452.90
Sewerage	R 15 457.00 x 7.348	= R 113 578.04
Stormwater	R 7 997.00 x 3.447333	= R 27 568.32
Solid Waste	R 1 386.00 x 9.0	= R 12 474.00
Road	R 6 931.00 x 11.4538462	= R 79 386.61
TOTAL (inclusive of VAT)		= R 401 459.87

Note:

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

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

6. that the developer may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:
 - 6.1 such costs to be established in accordance with a system which is fair, equitable, transparent, competitive and cost effective;
 - 6.2 such costs shall be set-off against (part or full) development contributions payable in respect of engineering services;
 - 6.3 to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the prime rate, when funds are available;
7. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
8. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SANS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
9. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
10. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
11. such independent professional civil engineer/technologist to furnish the Director: Infrastructure and Planning with satisfactory proof of his professional indemnity insurance to an amount which shall not be less than that required by the CESA and which insurance shall be valid for the relevant contract and maintenance period;
12. that all municipal civil and electrical services installed or constructed by the developer, be maintained after completion thereof for a maintenance period, as described in the General Condition of Contract for works of Civil Engineering Construction – 2010, of 12 months, and
13. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the

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

14. that the developer furnish the Council with a bank guarantee equal to 2.5% of the value of the provided municipal civil and electrical services as certified by the independent professional engineer/technologist. The guarantee shall be to the satisfaction of the Director: Infrastructure and Planning and valid for the 12 months maintenance period which commences from date of the Certificate of Completion;
 15. that the Home Owners Association be responsible for the operational costs and maintenance of street lighting, electrical reticulation and metering and all internal services;
 16. that the developer provide bulk meters for water and electricity at approved positions as well as individual meters at each consumption point;
 17. that an approved refuse collection area/room to sufficiently accommodate the refuse generated by the development and which is to be proved with the following:
 - a. properly ventilated;
 - b. a cement floor;
 - c. a tap and running water, as well as a drainage point which is connected to the sewer network;
 - d. at a position nearest to an access road for the development and be accessible for the refuse truck at all times, to the satisfaction of the Director: Infrastructure and Planning;
 18. that the refuse collection area be constructed in accordance with the requirements of the Overberg District Municipality;
 19. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
 20. that the above stormwater management plan include the following:
 - 20.1. pre-development run-off from the catchment area;
 - 20.2. post-development run-off from catchment area;
 - 20.3. existing stormwater reticulation system and the capacity thereof;
 - 20.4. connection of internal stormwater reticulation system; overland escape routes;
 21. that the connection to the stormwater reticulation system be provided according to the stormwater management plan, by the developer and approved by Overstrand Municipality;
-

22. that the internal water reticulation system be connected to the existing 200mm diameter water pipe on the eastern side of the development as by messers GLS report;
23. that no off-street parking will be allowed;
24. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer.

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

05/12/2019
DATE