

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
22 September 2015  
(Also the agenda for the Mayoral Committee Meeting : 30 September 2015)**

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5.

**ERF 503, 16 DE WET STREET, GANSBAAI, OVERSTRAND MUNICIPAL AREA :  
PROPOSED CONSENT USE : EM ROUX ON BEHALF OF DIE KERKRAAD VAN DIE  
GEMEENTE TE GANSBAAI VAN DIE NEDERDUITSE GEREFORMEERDE KERK IN  
SUID-AFRIKA**

**503GGB (2788)**

**P Roux**

**7 August 2015**

**(028) 313 8900**

**Hermanus Administration**

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**1. Executive Summary**

To consider an application on 31 December 2014 from EM Roux on behalf of Die Kerkraad van die Gemeente te Gansbaai van die Nederduitse Gereformeerde Kerk in Suid-Afrika, the owners of Erf 503, Gansbaai for a consent use in order to utilize the existing dwelling as a crèche.

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

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

Infrastructure and Planning  
Town- and Spatial Planning

**3. Compliance with Strategic Priority**

Provision of democratic, accountable and ethical governance

**4. Delegated Authority**

Executive Mayor

**5. Legal Requirements**

Section 2.2 of the Overstrand Municipality Zoning Scheme

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

**Background**

Erf 503, Gansbaai is zoned for single residential purposes and measures 1080m<sup>2</sup> in extent.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
22 September 2015  
(Also the agenda for the Mayoral Committee Meeting : 30 September 2015)**

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The applicant proposes to operate a crèche on Erf 503, Gansbaai. The applicant motivates that the crèche will be a benefit to the community seeing that there are few places in Gansbaai which provides such a service.

The application was advertised in the prescribed manner and registered notices were sent to all surrounding affected property owners. Two objections were received. One objection was withdrawn.

The application was also circulated to all relevant municipal departments, and no objections were received against the application.

### **Discussion**

#### **Objection summarised from the objector on Erf 504, Gansbaai**

- a) The school “day care facility” is already in operation. From day one we have had problems with children screaming and making noise. The objector works on the ships which require long working hours which may be during the night. When he gets home in need of rest he gets disturbed by the noise the children make.
- b) Health and safety of the children are also brought into question. The vibracrete wall on the common boundary is in a terrible state and could injure the children.
- c) Parking is another issue, the parking layout as shown on in the notice is not to scale, trees and plants shown on the parking layout will result that less than 6 parking bays are usable.

#### **Applicant’s response to objection**

- a) The children are only at the after school facility from 13:00 in the afternoon during school days. And only go out to play at 15:30. (This has been discussed with Mr. Lesch).
- b) The wall which the objector is referring to has been fixed. Furthermore, the Department of Health did an inspection and found the health standards satisfactory. Fire extinguishers are also available on the property.
- c) The design of the parking area is on scale.

#### **Town Planners’ response**

- a) The application is for a day care facility with an afterschool component. A site visit was done in order to determine the extent of the issues raised by the objector. The play area is situated at the south end of Erf 503. A vibracrete wall surrounds the play area, on the adjoining property a garage is situated on the common boundary and stretches more than half the width of the play area. The nearest window is more than 5m away from the play area with the main dwelling more than 30m away. The applicant also

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
22 September 2015  
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---

indicated that they are more than willing to give hearing to any suggestions so that the children aren't a nuisance to the adjoining neighbours.

- b) The wall which the objector is referring to has been fixed. Furthermore, the Department of Health did an inspection and found the health standards satisfactory. Fire extinguishers are also available on the property.
- c) The parking layout which was submitted with the application is to scale, however the notices sent out is not to scale in order to fit the enclosed documents into the envelope.

The proprietor did seek to find away to mitigate the noise levels so that the playtime of the children does not coincide with the sleeping hours of the adjoining neighbour. A verbal agreement was reached between the applicant and the adjoining property owner; however at the end the adjacent property owner submitted an objection.

It should be noted that the proprietor of the crèche is willing to seek out other procedures or methods which can be used in order to mitigate any possible noise issues. Thus, the opinion is held that it is not without reason that a compromise can be reached between the objector and the principle of the school.

### **Evaluation**

The property is located in the residential area of Gansbaai and is zoned for residential use. The property is owned by a church group and rented to EM Roux. EM Roux will be the proprietor of the crèche. A section of the dwelling will be used for the day care and the after school facility.

The Overstrand Zoning Scheme Regulations make provision for a day care facility to be conducted on a single residential zoned property provided that the parameters are complied with which are set out in the Zoning Scheme. The said parameters only allow 5 children at any one time. The applicant proposes to conduct a crèche which will allow more than the permissible 5 children and is allowable through a consent use application, thus the reason for the application.

The crèche will be operated in two separate sections. The day care will be used for 20 children between the ages of 2 to 5 years and will be operated between 7:30am to 17:30pm. The after school component will be used for 30 children between grades 4 to 7 years and will be operated between 14:00pm and 17:30pm. During the afternoon the total number of children will be a maximum of 50. A full timetable will have to be drawn up by the proprietor of the school. The timetable will have to set out specified times during normal weekdays and holidays which will have to be submitted to the Town Planning Department for record keeping. The timetable can help ensure that the noise levels during outdoor play times are kept to a minimum.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
22 September 2015  
(Also the agenda for the Mayoral Committee Meeting : 30 September 2015)**

---

In order to mitigate noise issues further it is proposed that no loud bells, shouting or whistling are to be used to beckon the children. The layout of the play area should be structured in such a manner that the outdoor play area where the children are likely to run and play is situated furthest away from the boundary. Furthermore, a notice needs to be handed to the adjoining owners seven days before any special events or safety drills.

It should be noted that current Play School Policy only allows for a maximum of 20 children; during a site visit it was determined that the dwelling could easily accommodate the number of children as indicated in the motivation. However, due to noise concerns and the impact which the proposed number of children attending the crèche will have on the residential amenity; it is proposed that the number of children attending the school be limited to a maximum of 20, thus staying in line with the Play School Policy.

Adequate space is provided for the children inside and outdoors. The character of the building will remain residential in conjunction with the main use and the current bulk of the dwelling will remain the same, as such the opinion is held that the crèche will not detract from the residential character.

All engineering services are available; the onus will be on the owner of the property to ensure that the conservancy tank meets the minimum requirements of SANS 10400 – P as stated in the comment received from the Operational Department and the Engineering Department. Furthermore, comment received from the Engineering Department states that the parking bays 7 and 8 as indicated on the layout plan should be moved next to the parking bays 1 to 6. Parking 7 will be used as a stop and drop facility. Additional parking bays could easily be accommodated in the parking area. Parking 8 is used by the proprietor of the crèche; the garage is also available for use by the proprietor. In terms of the Scheme Regulations parking should be provided at a ratio of 1 bay per 10 children, the crèche will have 20 children in the afternoon thus 2 parking bays should be provided. Eight (8) parking bays are provided excluding the garage. Thus, more than enough parking bays are provided on site. The parking bays will however have to be clearly marked.

Considering the above the opinion is held that the crèche will be a benefit to the community.

### **Conclusion**

The application is found desirable and is recommended for approval.

## **7. Financial Implications**

None

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
22 September 2015  
(Also the agenda for the Mayoral Committee Meeting : 30 September 2015)**

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**8. Staff Implications**

None

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

**Building Control Department**

No building activities – supported.

**Waste Management**

Refuse area to be constructed according to municipal conditions.

**Environmental Officer**

Approved.

**District Health**

*“Applicant to apply for a R962 Certificate for kitchen and the preparation and serving of food to the children as well as a Health Inspection Report for registration purposes.”*

**Fire Department**

*“The proposal is subject to compliance with the requirements of the National Fire Protection Regulations SANS 10400T:2011 and the National Building Regulations SANS 10400A : 2010 – Occupation Classification – Place of Instruction – A3”*

**Engineering Services Department**

Attached as Annexure G.

**Operational Department**

Attached as Annexure F.

**10. Annexures**

- Annexure A: Locality Plan
- Annexure B: Proposed Subdivision Plan
- Annexure C: Motivation Report

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
22 September 2015  
(Also the agenda for the Mayoral Committee Meeting : 30 September 2015)**

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- Annexure D: Objection
- Annexure E: Comment on objection
- Annexure F: Comment Operational Services
- Annexure G: Services Report

**RECOMMENDATION:**

1. that the objection **be noted**;
2. that, in terms of Section 2.2 of the Overstrand Zoning Scheme Regulations made in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), application for a consent use in order to utilize the existing dwelling on Erf 503, Gansbaai as a crèche with an after school facility, **be approved**, subject to the following conditions:
  - (a) that the development be restricted as indicated on the Site Development Plan attached as Annexure B;
  - (b) that the approval does not absolve the applicant from compliance with any other relevant legislation and or Title Deed conditions;
  - (c) that all other development parameters, as prescribed in the relevant Zoning Scheme, be complied with;
  - (d) that all conditions imposed in the Services Report (attached as Annexure G), be complied with;
  - (e) that all necessary certificates are obtained form the Department of Health;
  - (f) that a maximum of 20 children/babies be allowed at anytime on the property;
  - (g) that all the regulations as set in the Childrens Act No. 38 of 2005, as amended, be adhered to;
  - (h) that the owner in title prevent the occurrence of any public nuisance, which through an act or omission materially interferes with the comfort, peace and quiet of the surrounding area, and should the owner in title fail to comply with such condition, they will themselves make themselves liable to further legal action;
  - (i) that on-site parking bays be provided to the satisfaction of the Senior Manager : Town- and Spatial Planning;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
22 September 2015  
(Also the agenda for the Mayoral Committee Meeting : 30 September 2015)**

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- (j) that commercial rates and service tariffs, as determined by the annual budget, be made applicable to refuse removal, which tariffs are automatically adjusted in terms of the annual budget;
  - (k) that a timetable be submitted to the Town Planning Department for record keeping;
  - (l) that the consent use approval is not transferable to a proprietor and that a new owner must submit a new application;
  - (m) that the facility complies to Building- and Fire Regulations; and
  - (n) that all the conditions stipulated by Operational Report (attached as Annexure F), be complied with.
3. that the applicant/objector be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

<b>RESPONSIBLE OFFICIAL :</b>	<b>P ROUX</b>
<b>TARGET DATE FOR IMPLEMENTATION :</b>	<b>14 OCTOBER 2015</b>
<b>TARGET DATE TO INFORM APPLICANT :</b>	<b>14 OCTOBER 2015</b>
<b>TARGET DATE TO INFORM OBJECTOR :</b>	<b>14 OCTOBER 2015</b>

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**(028) 313 8900**

**Hermanus Administration**

**7 August 2015**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
22 SEPTEMBER 2015, WHICH COMMITTEE SUPPORTED THE  
RECOMMENDATION**

**RESPONSIBLE OFFICIAL :**

**P ROUX**

**TARGET DATE FOR IMPLEMENTATION :**

**14 OCTOBER 2015**

**TARGET DATE TO INFORM APPLICANT :**

**14 OCTOBER 2015**

**TARGET DATE TO INFORM OBJECTOR :**

**14 OCTOBER 2015**



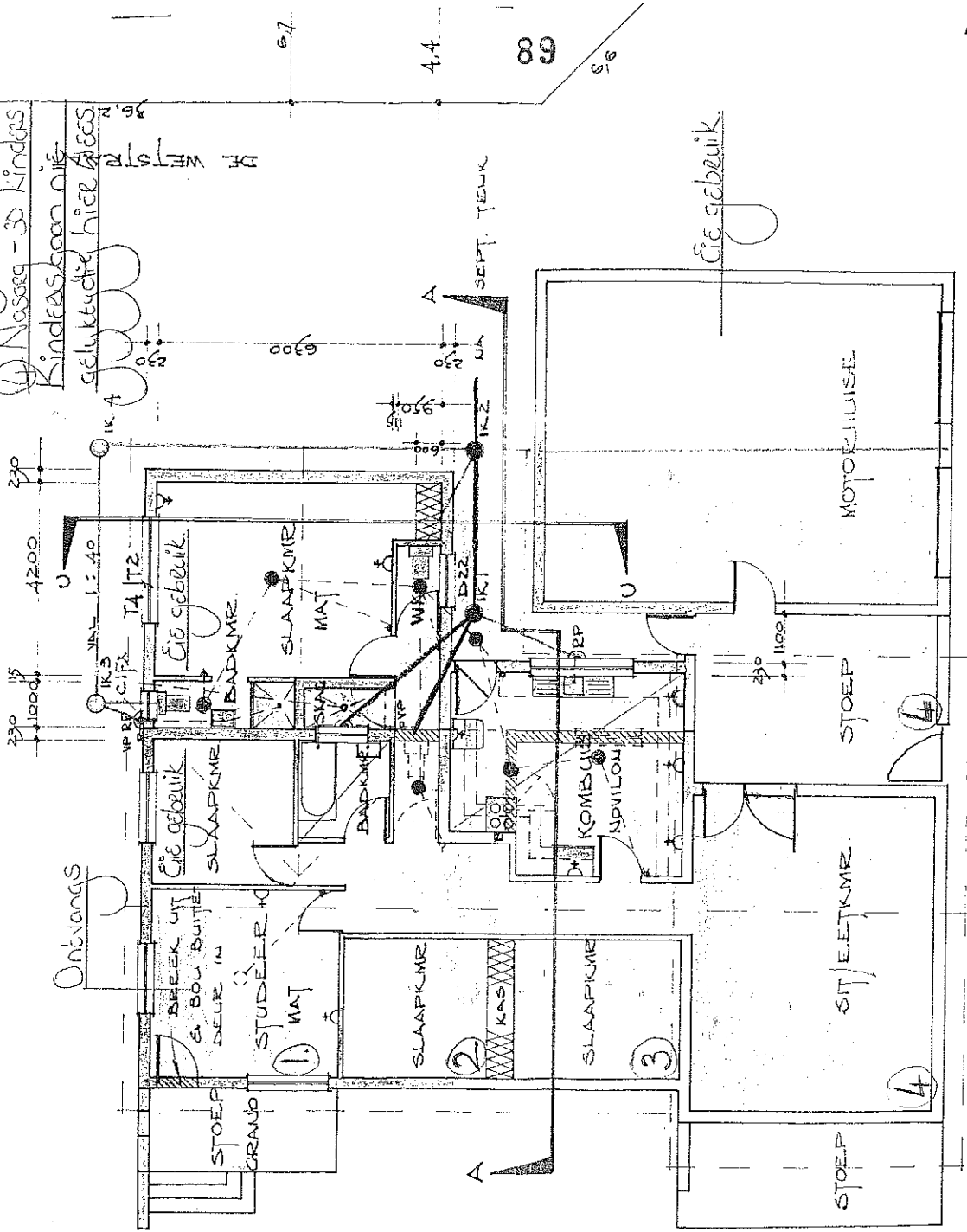
LIGGINGPLAN / LOCALITY PLAN  
Erf 503 Gansbaai





1. 50 kinders 1.5m binne spasie = 75m<sup>2</sup>  
 - beskikbaar spasie is = 119.5m<sup>2</sup> **SUID** **AANSIG**

- ① 4-5 jr - 10 kinders
  - ② 3-4 jr - 5 kinders
  - ③ 2-3 jr - 5 kinders
  - ④ Nasorg - 30 kinders
- Kindersbaan nif  
 gelukkelyk hier tees



— GRONDPLAN —  
 SKAAL 1 : 100

VOORGESTELDE VERBREKINGS E AANBOUINGS N.G. KERK

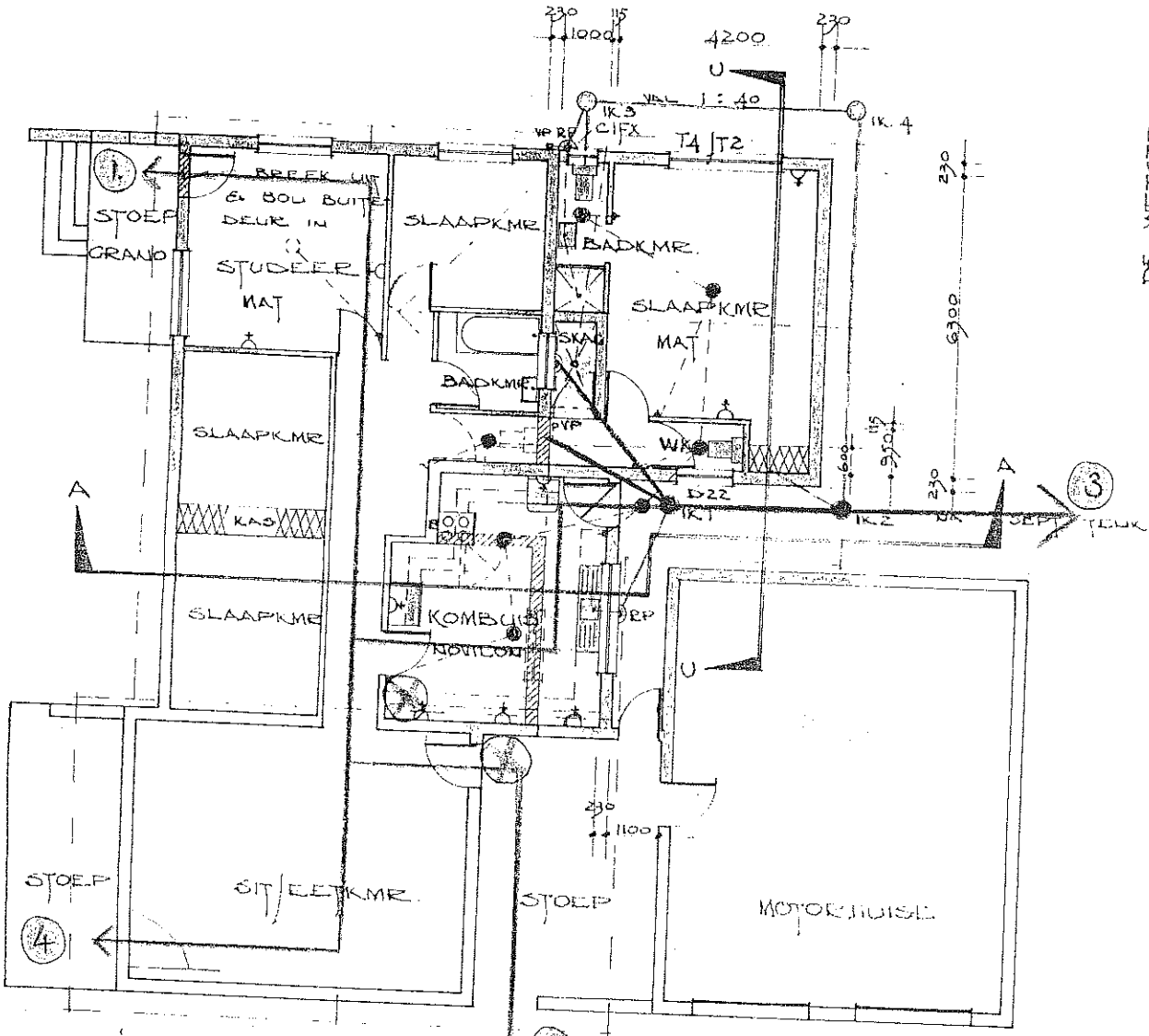
— Gedeel-eie gebruik

— Bloey-Skooltjie

# Noodplan



— SUID AANSIG —

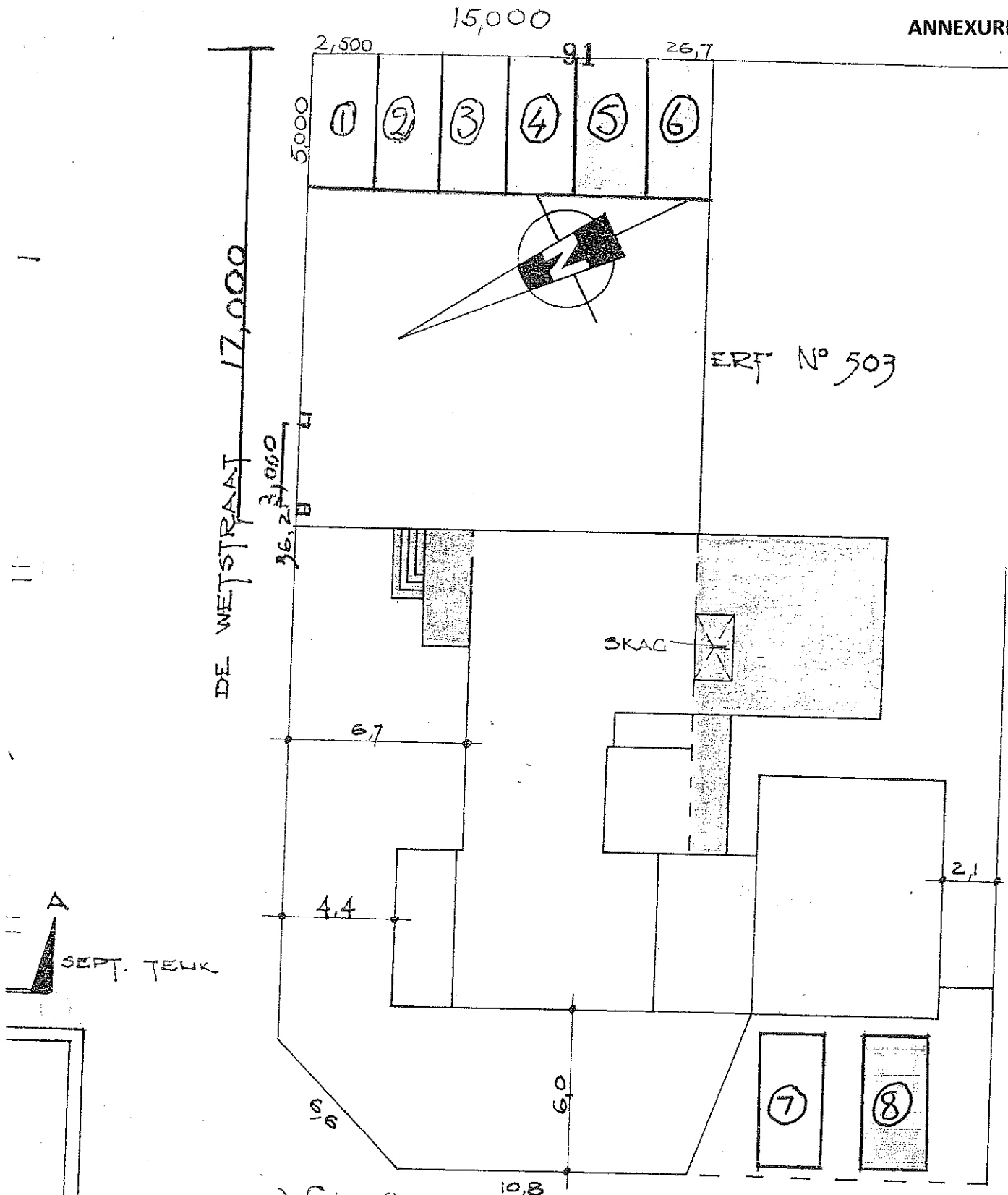


— GRONDPLAN —

SKAAL 1 : 100

VOORGESTELDE VERBREKINGS & AANBOUINGS N.C. KERK P.

■ - Nooduitgange - 1, 2, 3 & 4. ⊗ Brandblusser 1 & 2.



1-4 & 7 - Aflaai Zone.  
 5 & 6 - Personeel.  
 8 - Eie gebruik.

**TERREIN PLAN**  
 SKAAL 1 : 200

Parkeer uitleg op skaal.

23 Desember 2014

Aandag:

Overstrand Munisipaliteit

Gansbaai

Wie dit mag aangaan:

Hiermee doen ek Elizabeth Maria Roux skriftelik aansoek om De Wet str 16, Gansbaai, Erf 503 - te gebruik vir privaat bewoning asook dagsorg / nasorg sentrum.

1. Die woning gaan aangewend word vir dagsorg vir kinders 2 jaar tot 5 jaar. Program wat aangewend word, word verskaf deur Klein Karoo Hulpbron Sentrum, hul werk deur Sosiale Ontwikkeling en Onderwys. En vir nasorg vir kinders Gr 4 tot Gr 7.
2. Dit is vir my belangrik dat kinders na skool 'n veilige heenkome sal he, veral vanaf Gr 4. Daar is 'n groot behoefte daaraan in Gansbaai en omgewing.
3. Daar sal ook voorsiening gemaak word vir kinders wat aan sport deelneem na skool. Hul sal persoonlik gehaal word by skool na afloop van sport.
4. Twee van die vertrekke in woning sal ten volle toegerus wees vir kinders onder die ouderdom van 5jaar. Alles volgens die spesifikasies van Sosiale Ontwikkeling.
5. Die huis beskik oor 'n veilige toe erf met genoeg ruimte om gemaklik buite te speel. Die minimum vereiste is 2 vierkante meter per kind x 50 = 100 vierkante meter. Beskikbare buite speel spasie is

321 vierkante meter. Daar sal ook 'n binne speel area wees wat uit 30,1 vierkante meter bestaan.

6. Minimum binne standaard binne per kind is 1.5 vierkante meter x 50 kinders = 75 vierkante meter. Beskikbare ruimte binne is 92 vierkante meter.

7. Die woning is gelee in 'n baie veilige area, stap afstand van die skool en naby die polisie stasie.

8. Die woning beskik oor 'n goed gelee aflaai zone/parkering vir ouers. Spasie is 285 vierkante meter, wat 3x6 meter per voertuig tot beskikking stel. Genoeg spasie vir 5 voertuie.

9. Ek beplan om drie medewerkers aan te stel, altesaam sal ons vier werknemers wees.

10. Daar sal een keer per week gereel word vir skoon maak van die perseel asook binne en buite die woning wat as nasorg/dagsorg gebruik sal word.

11. 'n Volledige noodplan met vier nood uitgange en twee goed gelee brandblussers sal ook in plek wees.

12. Bepaalde Dagsorg/Nasorg Besigheids ure:

Nasorg 30 kinders - Gr 4 - Gr 7. Tye: 2:00 - 5:30

Dagsorg 20 kinders - vanaf 2 jaar - 5 jaar. Tye: 7:30 - 5:30

13. Aangeheg:

1. Stads beplannings aansoek vorm

2. Huisplan, met kleur aanwysings v eie gebruik en dagsorg/ nasorg

gebruik.

3. Plan van parkering en speel area met opmetings en area mates.
4. Noodplan, met aangeduide nooduitgange en plasing van brandblussers.
5. Toestemmings brief van NG Kerk Gansbaai vir huur van De Wet straat 16, asook goedkeuring van konsep van dagsorg/nasorg sentrum.
6. Koop akte van Erf 503, De Wet straat 16, Gansbaai
7. Inligting stuk van Klein Karoo Hulpbronne Sentrum
8. ECD NQF vlak 4, Vroeë kinder ontwikkeling sertifikaat inligting stuk

Ek glo hierdie aansoek gaan goedgunstig oorweeg word.

Byvoorbaat baie dankie

Elize Roux



95

FILE NO:	GL 503-9B
SCAN NO:	22
COLLABORATOR NO:	767031

TP - A Theart  
C S vld mamej

POSBUS 15 / DE WETSTR.18  
GANSBAAI  
7220  
18 MAART 2015



AAN WIE DIT MAG AANGAAN:

STADSBEPLANNING HERMANUS -  
ERF 503, DE WETSTR.16, GANSBAAI

DIT IS ABSOLUUT VERREGAANDE DAT ONS, MNR. JP EN MEV. SD LESCH, NOU EERS DIE GELEENTHEID GEGUN WORD OM 'N MENING OF OPINIE TE LUG OOR 'N VOORGESTELDE "NASORG SENTRUM" WAT AL REEDS TWEE MAANDE BEDRYF WORD, M.A.W. SONDER DIE DIE NODIGE GOEDKEURING, NIE NET DEUR DIE MUNISIPALITEIT NIE, MAAR OOK DIE INWONERS WAT DAARDEUR GERAAK WORD OF IN DIE GEVAL ONTSTEL WORD.

EK, SD LESCH, HET NAVRAAG GEDOEN OMTRENT DIE AANGELEENTHEID OMDAT VAN DAG 1 AF, WAT DIE SOGENAAMDE "SKOOLTJIE" GEOPEN IS, IS ONS GERAAK EN ONTSTEL DEUR DIE HEWIGE GERAAS EN GEGIL DEUR DIE BETROKKE KINDERS. DAAR IS 'N PAAR KINDERS WAT NET EENVOUDIG AANMEKAAR EN AANHOUDEND SKREE EN GIL!!

EK, JP LESCH, WERK OP DIE SEE OP DIE PELAGIESE VISSERSBOTE, DIS MY INKOMSTĒ, SOMS DAG EN NAG, EN LANG URE. WANNEER EK IN DIE DAG, NAG OF OGGEND BY DIE HUIS KOM, WIL EK OOK GRAAG SOOS DIE RES VAN DIE PUBLIEK IN STILTE PROBEER RUS EN KRAG OPBOU VIR DIE VOLGENDE TRIP. EK IS 'N LIGTE SLAPER OOR DIE ALGEMEEN, SO DINK VIR JOUSELF, HEELNAG WAKKER OP DIE SEE, NIE NET WAKKER NIE, MET FISIESE WERK, OM DAN BY DIE HUIS TE KOM PROBEER RUS MET 'N KLOMP GILLENDE EN SKREEUENDE KINDERS, WAT NIE EERS STILBLY EN LUISTER "TERWYL EEN VAN DIE NASORG HELPERS" MET MY PER EEN GELEENTHEID PROBEER PRAAT NIE.

ONS STEM SAAM DIS 'N GOEIE IDEE VIR GANSBAAI, DAAR IS 'N TEORT AAN


ORDENTLIKE NASORG, MAAR GAAN DOEN DIT DAN IN 'N GESKIKTE AREA EN NIE IN 'N BEWOONDE GEBIED WAAR DIT ANDER INWONERS SKADE AANDOEN EN ONTSTEL NIE. ONS WEET DIE NG KERK HET DIT GOEDGEKEUR, MAAR GEEN EEN VAN HULLE HET OOK DIE REG OM NAMENS ANDER MENSE TE BESLUIT NIE, DIS NIE HULLE WAT TE DOEN HET MET DIE GEVOLGE NIE.

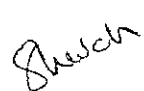
MY MAN, JP LESCH, HET VANAF 2012 REEDS 4 OPERASIES ONDERGAAN, SO DIT SPREEK SEKER VANSELFSPREKEND DAT SY GESONDHEID "FRAGILE" IS, AL HET HY SODANIG HERSTEL TANS MET DIE "GENADE VAN BO". DIE MIN SLAAP MET ONDERBREKINGS BUITE ONS BEHEER HELP NIE VEEL OM SY GESTEL TE VERSTERK NIE. HY GAAN SLAAP MOEG, SOOS DIE MEESTE WERKENDE MENSE, MAAR STAAN MOEG OP OOK OMDAT? DIE KINDERS LANGSAAN RAAS EN GIL ONOPHOUELIK!! ONS BLY ONS LEWE LANK OP GANSBAAI EN DIS OOK ONS MENSEREG OM TE KAN KLA EN SO 'N ONPLESIERIGE AANGELEENTHEID TEEN TE STAAN. WEEREENS DIT GAAN NIE OOR DIE "SKOOLTJIE" NIE DIT GAAN OOR DIE GERAAS.

VERDER DAN IN BELANG VAN VEILIGHEID VAN DIE KINDERS: MAAK SEKER OOR DIE RUIMTE VAN SPEELAREA, EN GAAN KYK NA DIE MURE. DIE VIBRACRETE MUUR TUSSEN ONS ERF EN ERF 503 STAAN OP GENADE, KAN ENIGE TYD INMEKAAR TUIMEL, VERAL MET KLOUTERENDE KINDERS. ONS HET AL VOORHEEN MET DS.VAN DYK OOR DIE MUUR GEPRAAT, ONS HET DIT PROBEER STUT MET 'N PAAL VAN ONS KANT AF 'N HOOP VUURMAAKHOUT L& TEEN DIE MUUR SODOENDE DIT TE HELP REGOP HOU. DIE RES VAN DIE SOGENAAMDE VEILIGE ERF HET LAE MURE MET OOP HEKKE EN ENIGE PERSOON KAN VRYLIK DAAR IN EN UIT BEWEEG. DAAR WORD GENOEM "VEILIGE AREA" NABY SAP. TERLOOPS DAAR IS AL HELDER OORDAG 2 MAAL UIT ONS MOTORHUIS GESTEEL EN 'N KRUIWA UIT DIE ERF HELDER OORDAG. ONS BUURMAN

HET OOK 6 MAANDE TERUG 'N ONGEWENSTE PERSOON VANAF ONS ERF  
TOT IN ERF 503 AGTERVOLG, OOR DIE MUUR GESPRING EN DIE POLISIE  
HET HOM DAAR KOM HAAL. DIS NET TERLOOPS!

WAT DIE PARKEER AREA BETREF, DIS NIE OP SKAAL NIE, JP LESCH HET  
SELF ARGITEKTUUR "GESWOT". OP SKAAL PARKERING MET GRAS EN  
BOME WAT ROND EN BONT GEPLANT IS? ONDER ANDERE MELKHOUTBOME  
OOK EN BESLIS NIE 6 PARKEERPLEKKE VIR MOTORS SOOS AANGEDUI NIE.  
WAT DIE HUIS BINNE BETREF OMTRENT TOILETGERIEWE, HIGIENE,  
NOODUITGANGE EN BRANDBLUSSERS, KAN ONS NIE MENING LUG NIE,  
HET DIT NIE BESOEK NIE EN STEL OOK NIE BELANG NIE WANT MET  
PERSONE MET 'N HOUDING VAN " WIL JY DIE SKOOLTJIE TOEMAAK"?  
NADAT DAAR VIR HULLE GEVRA IS OM DIE KINDERS STIL TE MAAK OF  
IN TOOM TE HOU WIL ONS NIE MEE ONDERHANDEL NIE. SMS AGTER  
JP LESCH AAN, BAIE ONPROFFESIONEEL.  
EK GLO DIE EEN OF BAIE WAT HIERDIË BRIEF LEES, VERSTAAN DIE  
PROBLEEM, HOEKOM ONS DIT TEENSTAAN.  
ONS GLO WAT ONS PROBEER SE OM ONS MISNOEË UIT TE DRUK IS  
EINTLIK VANSELFSPREKEND.

  
MNR. JP LESCH  
0791799011

  
MEV. SD LESCH  
0810212108

FILE NO:	EL/503-GB
SCAN NO:	
COLLABORATOR NO:	817836

E.M. Rux  
 De Wet STR.16.  
 Gansbaai  
 6 Julie 2015

Overstrand Munisipaliteit  
 Stadsbeplanning



TP-A Theart  
 (Suld merwe)

Wie dit mag aangaan,

Antwoord op Mr. J.P. Lesch se brief van  
 18 Maart 2015.

Wat die geraas betref, kinders is gedurende  
 skooltyd slegs vanaf 1uur die middag af  
 hier. (Aangesien dit in nasorg is. Met  
 Mr. Lesch self se toestemming speel hul  
 net vanaf so half 4 af buite in die  
 middag. Soos bespreek met Mr. Lesch.

Die perseel beskik oor drie toilette, vier  
 hande wasbakke en 'n groot buite was-  
 bak. Dit is 'n ruim woning en kinders  
 het 4 vertrekke tot hul beskikking  
 asook 'n groot sonvertrek.

Die perseel is binne, buite asook die  
 kombuis, goedgekeur deur die Dept.  
 van Gesondheid, waartoe ek reeds 'n  
 sertifikaat ontvang het.

Die muur wat beskadig was is reeds  
 vervang met 'n nuwe muur.

Die parkeer area is op skaal en is goedgekeur deur Overstrand Munisipaal, dit is deur hul self geïnspekteer en goedgekeur as parkeering.

Ek het vroeër hierdie saak my Level 3 Nood hulp suksesvol geslaag.

Die perseel beskik oor brandblussers, 'n Noodplan asook vyf nooduitgange met die voorgeskryfde nooduitgang bord.

Ek glo en verteen dat die nodige aandag hieraan gegee sal word, sodat my versoeking spoedig afgehandel sal word.

baie dankie,  
Elize Reux.

EReux.  
I.D. 760112 0003080

Munisipaliteit – U-Masipala – Municipality  
**OVERSTRAND**



**GANSBAAI : ADMINISTRATION**

Posbus 26  
**GANSBAAI**  
 7220

Tel. (028) 384 8312  
 Fax. (028) 384 2250  
 E-mail: jdevilliers@overstrand.gov.za

PO Box 26  
**GANSBAAI**  
 7220

**INTERNAL MEMO**

<b>Aandag / For Attention:</b>	Town Planning department: S. van der Merwe	<b>Van / From:</b>	J. de Villiers
<b>Afskrif / Copy:</b>	15/3/4	<b>Datum / Date:</b>	9 June 2015

**PROPOSED REZONING OF ERF 503, GANSBAAI**

15/3/1

The request for comment from the Department: Operation (Gansbaai) dated 9 March 2015 with regard to the abovementioned proposal refers.

The proposal entails the following:

- Rezoning of Erf 503, Gansbaai (1 080 m<sup>2</sup>), from current zoning of "Residential Sone 1 (Single Residential)" to "Residential Sone 1 (Single Residential) with Consent Use".

**1. ANALYSIS**

**1.1. Water**

- 1.1.1. The existing water connection to Erf 503 shall be used to service Erf 503.
- 1.1.2. The proposed rezoning will not have a significant impact on the existing municipal water supply network. The Department: Infrastructure and Planning must however give comment with regard to the relevant Bulk Services Levies.

**1.2. Sewer**

- 1.2.1. The existing sewer conservancy tank on Erf 503 shall be used to service Erf 503.
- 1.2.2. Sewerage will be removed from the sewer conservancy tanks as per municipal arrangement.

- 1.2.3. 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.
- 1.2.4. The proposed rezoning will not have a significant impact on the existing municipal sewer tanker service. The Department: Infrastructure and Planning must however give comment with regard to the relevant Bulk Services Levies.
- 1.3. Streets**
- 1.3.1. Access can be obtained via the existing vehicle entrances from De Wet- and Church Streets.
- 1.3.2. Any relocation of- or additional and / or extended vehicle entrances will be for the owner's account.
- 1.4. Storm water**
- 1.4.1. The "Common Law" shall apply with regards to storm water discharge.
- 1.5. Parking**
- 1.5.1. "On-site parking" must be provided. The parking areas are to be provided at a ratio as described by the Town Planning Scheme, with permanent surfaces and layout to the satisfaction of the Department: Operations.
- 1.6. Refuse removal**
- 1.6.1. Refuse will be removed from sidewalks as per municipal arrangement.
- 1.7. Irrigation water**
- 1.7.1. No irrigation water is available in this area.
- 1.8. Waste Water Treatment Works (WwTW)**
- 1.8.1. The proposed rezoning will not have have a significant impact on the Waste Water Treatment Works. The Department: Infrastructure and Planning must however give comment with regard to the relevant Bulk Services Levies.
- 1.9. Bulk Water Supply**
- 1.9.1. The proposed rezoning will not have a significant impact on the bulk water supply, reservoirs or other bulk water infrastructure. The Department: Infrastructure and Planning must however give comment with regard to the relevant Bulk Services Levies.

## 2. RECOMMENDATION

- 2.1. With regard to the application for rezoning of Erf 503, Gansbaai, the Department: Operations has no objections to the application, subject to the following conditions:
- 2.1.1. That the existing water connection and sewer conservancy tank to Erf 503 shall be used to service Erf 503.
- 2.1.2. 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.
- 2.1.3. That on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operations.
- 2.1.4. That relocation of- or any additional and / or extended vehicle entrances will be for the owner's account.

Yours faithfully



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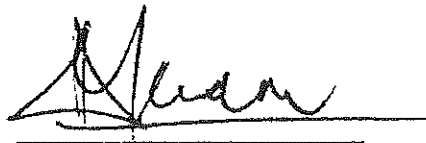
J. de Villiers Pr. Eng.  
Senior Manager: Operations  
Gansbaai

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REZONING AND CONSENT USE: ERF 503,  
GANSBAAI (2788)**

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 developer's cost;
2. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subjected to the minimum requirements of SANS 140400 –P: 2010: Drainage;
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 developer's cost;
4. that on-site parking facilities be provided to the satisfaction of the Department: Operations;
5. that parking bays 7 & 8 be accommodated next to the proposed parking 1-6.
6. that relocation of or any additional and / or extended vehicle entrances will be for the owner's account;
7. that stormwater be allowed to discharge through Erf 503, Gansbaai, unobstructed.



**DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES**

26/06/2015  
DATE