



OVERSTRAND MUNISIPALITEIT
ERF 7276, 403 HOOFWEG, EASTCLIFF,
HERMANUS OVERSTRAND MUNISIPALE
AREA: AANSOEK OM OPHEFFING VAN
BEPERKTE TITELAKTEVOORWAARDE EN
VERGUNNINGSGEBRUIK: INTERACTIVE
STADS- & STREEKBEPANNERS NAMENS
DORMELL PROP 160 (PTY) LTD

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoeke van toepassing op Erf 7276, Eastcliff, Hermanus, naamlik:

Opheffing van 'n Beperkende Titelaaktevoorwaardes

Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titelaaktevoorwaarde I.D.(c) soos vervat in Titelaakte T8930/2002 van die eiendom om 'n gastehuis te bedryf.

Vergunningsgebruik

Aansoek ingevolge Artikel 16(2)(o) van die Verordening om 'n gastehuis op die eiendom te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus.

Enige kommentare moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **25 Augustus 2023**, met u naam, adres en kontakbesonderhede, belang in die aansoek, en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. P Roux** by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word om hul kommentare te formuleer.

DGI O'Neill, Munisipale Bestuurder,
Overstrand Munisipaliteit, Posbus 20,
HERMANUS, 7200

Munisipale Kennisgewing Nr. 117/2023



OVERSTRAND MUNICIPALITY
ERF 7276, 403 MAIN ROAD, EASTCLIFF,
HERMANUS, OVERSTRAND MUNICIPAL
AREA: APPLICATION FOR THE REMOVAL OF
RESTRICTIVE TITLE DEED CONDITION &
CONSENT USE: INTERACTIVE TOWN &
REGIONAL PLANNERS ON BEHALF OF
DORMELL PROP 160 (PTY) LTD

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following applications applicable to Erf 7276, Eastcliff, Hermanus, namely:

Removal Of a Restrictive Title Deed Condition

Application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed condition I.D.(c) as contained in Title Deed T8930/2002 of the property to operate a guesthouse.

Consent Use

Application in terms of Section 16(2)(o) of the By-Law to accommodate a guesthouse on the property.

Details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus.

Any comments must be in writing to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **25 August 2023**, quoting your name, address and contact details, interest in the application, and the reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr. P Roux** at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comments.

DGI O'Neill, Municipal Manager, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200

Municipal Notice No. 117/2023



UMASIPALA WASE-OVERSTRAND
ISIZA 7276, 403 MAIN ROAD, EASTCLIFF,
HERMANUS, KUMASIPALA WASE
OVERSTRAND: ISICELO SOKUSUSWA
KWEMIQATHANGO ENESITHINTELO
KWITAYITILE NEMVUME YOKUSEBENZISA:
ABAKWA-INTERACTIVE TOWN & REGIONAL
PLANNERS EGAMENI LE-DORMELL PROP 160
(PTY) LTD

Kukhutshwa isaziso ngokumayela neCandelo 47 no-48 loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa Nokucetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe izicelo ezilandelayo ngokumayela neSiza 7276 Eastcliff ngolu hlobo:

Ukususwa Komqathango Onesithintelo Kwitayitile

Isicelo ngokumayela neCandelo 16(2)(f) loMthetho kaMasipala ukuze kususwe umqathango onesithintelo I.D.(c) njengoko uqulethwe kwiTayitile T8930/2002 yepropathi ukuze kushishinwe njengendawo yokuhlalisa abahambi.

Imvume Yosetyenziso

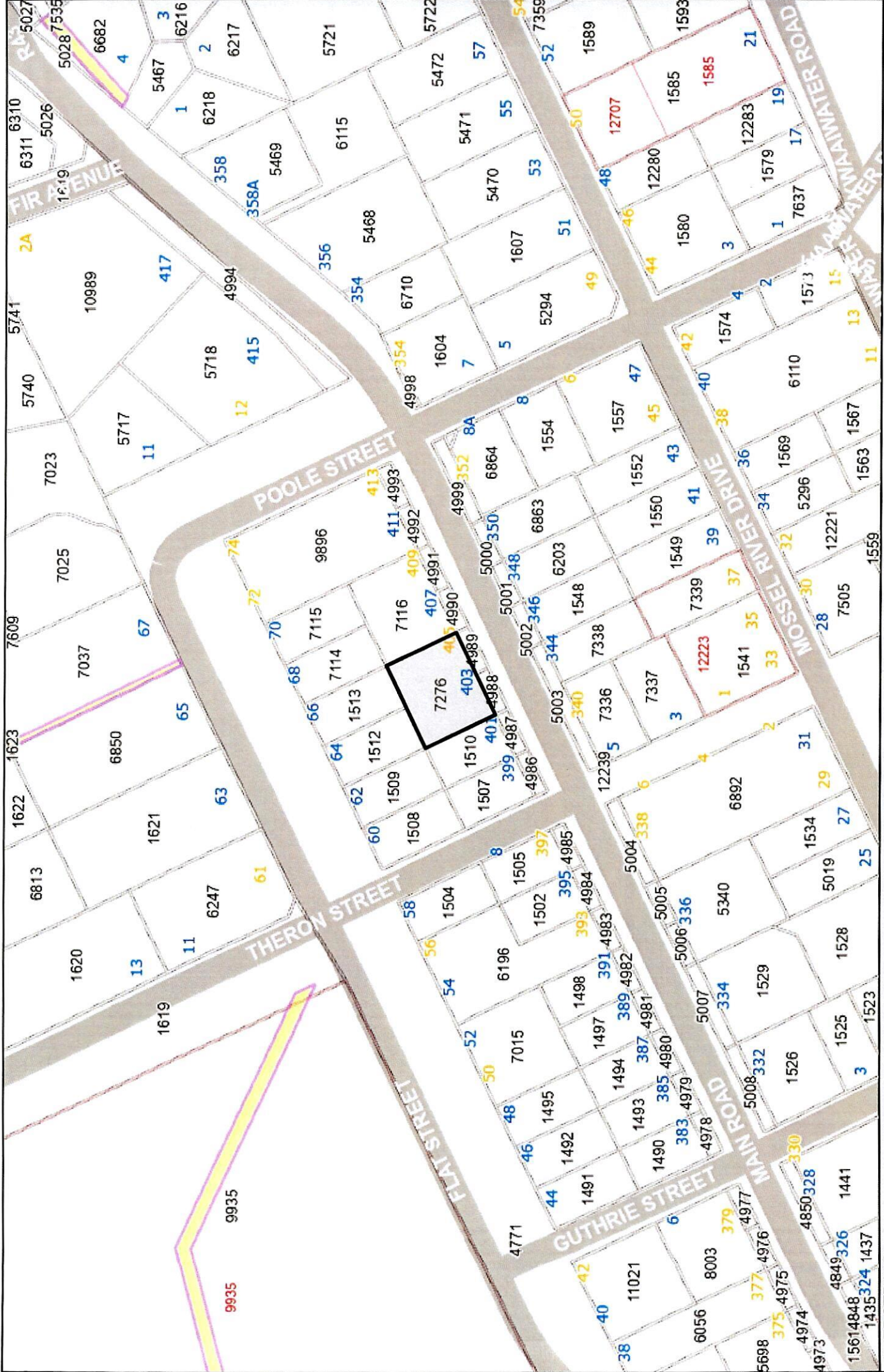
Isicelo ngokumayela neCandelo 16(2)(o) loMthetho kaMasipala ukuze kubekho indawo yokuhlalisa abahambi kwipropathi.

Iinkcukacha ezimayela nezi zicelo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi ko 08:00 no 16:30 kwiSebe: Town Planning at 16 Paterson Street, Hermanus.

Naziphi na izimvo ezibhaliweyo mazingeniswe kuMasipala (16 Paterson Street Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ingadlulanga i-**25 uAgasti 2023**, ubhale igama lakho, idilesi yakho kunye neenkukacha zoqhagamshelwano, umdla wakho kwisicelo nezizathu zokubhala izimvo zakho. Imibuzo ngefowuni ingafakwa ku**Mcebi Dolophu, uMnu P Roux** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe lokuCeba iDolophu apho igosa lakwamasipala liya kumnceda afake amagqabaza akhe okuhlomla.

DGI O'Neill, uMphathi kaMasipala, uMasipala wase-Overstrand P.O. Box 20, HERMANUS, 7200

Isaziso sikaMasipala No. 117/2023



Locality Map
Erf 7276, 403 Main Road, Eastcliff

1. Introduction

a. Brief
Refer to **Annexure B** for the Power of Attorney.

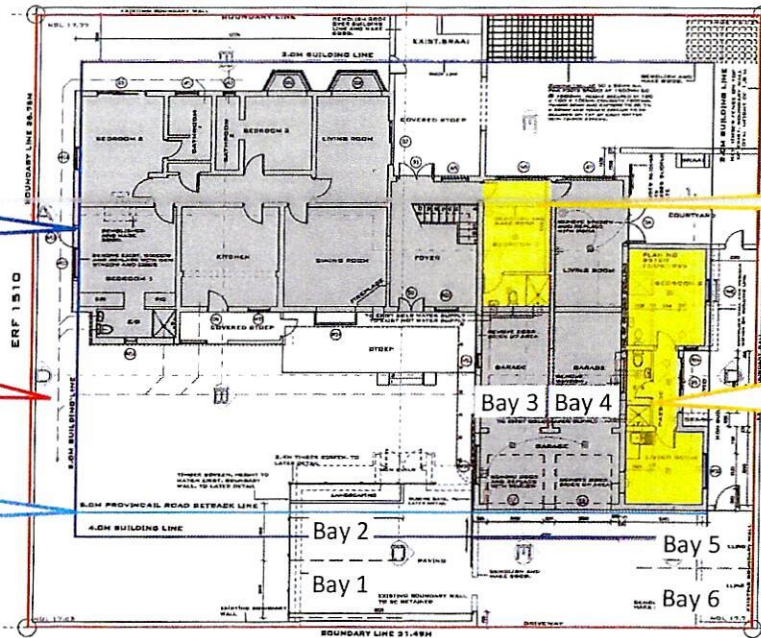
Interactive Town and Regional Planning was appointed by the owner of the property Dormell Prop 13 Pty Ltd to prepare and submit an application for consent use for a Guest House on Erf 7276, Eastcliff as well as the removal of a restrictive title deed condition in terms of the relevant legislation.

b. Development Objective & Application Proposal

The **development objective** is to obtain consent from the local authority for a 3 guest room guesthouse.

Ground Floor

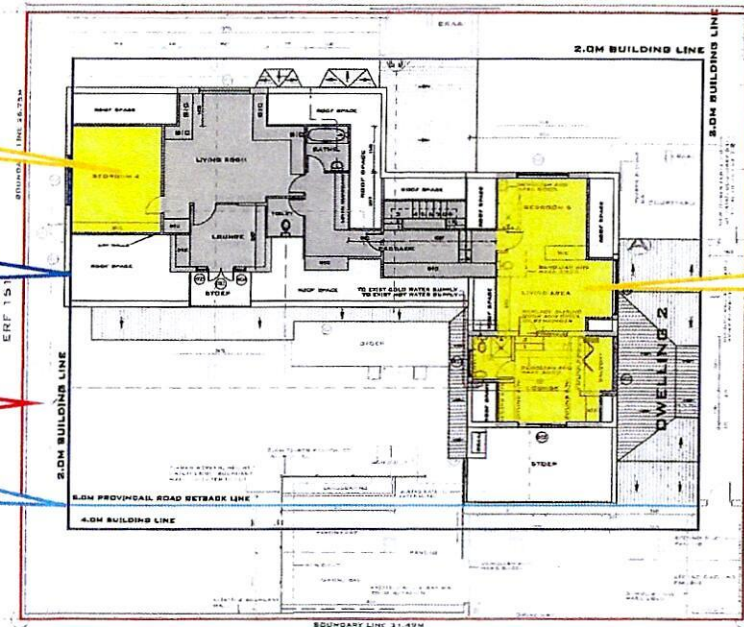
Zoning Scheme building lines
Application Area
Title Deed building lines



Guest room
Second dwelling/ Self-catering

First Floor

Guest room
Zoning Scheme building lines
Application Area
Title Deed building lines



Guest room

Figure 1: Building plan extract overlays

Subsequently the **application proposal** is for:

- Consent use for a Guest House on Erf 7276 Eastcliff, Hermanus
- The removal of a restrictive title deed condition

2. The Application

<p>a. Analysis: Title Deed Refer to Annexure D for the Conveyancer Certificate.</p>	<p>The Conveyancer Monica Korf issued a certificate confirming that there is a title deed condition on Title Deed T8930/2002 restricting the proposal for a Guest House on Erf 7276 Hermanus which reads as follows:</p> <p style="text-align: center;"><i>“D(c) No Canteen, Hotel, Restaurant, Shop, Factory, Industry or any place of Business whatsoever shall be opened or conducted on the said Property except with the consent of the Transferor Company.”</i></p> <p>Application therefore includes the removal of the restrictive title deed condition.</p>				
<p>b. Analysis: Development Criteria:</p> <p>The development parameters for Erf 7276 Hermanus as per the Overstrand Municipality Land use Scheme, 2020 are summarised as follows:</p>	Parameters	Existing Zoning:	Proposal:	Comments	
	Zoning	Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Consistent	
	Primary Use	Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering.	Dwelling House, guest rooms, second dwelling unit, self-catering	Consistent	
	Consent Uses	Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture.	Guest House	Application is for a consent use	
	Coverage	50%	42.3%	Consistent	
	Height	8m	7.6m	Consistent	
	Building lines				
		Street	4m	5m	Consistent
		Side	2m	1.7m west (Previously approved) 2m east	Consistent
		Rear	2m	2m	Consistent
	Parking	2 bays for main dwelling 1 bay for second dwelling 1 bay per guest room	1 main dwelling, 1 second dwelling & 3 guest rooms 6 bays required 6 bays provided	Consistent	
<p>c. Definitions</p>	<p><u>Overstrand Municipality Land use Scheme, 2020</u></p> <p>Definitions</p> <p>“guest house” means a dwelling house or second dwelling unit which is used for the purpose of lodging transient guests for compensation; may provide meals for guests; is occupied by the owner or occupant or manager of the property, may include associated facilities which are only for the use of the bona fide guests and are not accessible to the general public but does not include a hotel, guest rooms, residential building or boarding house;</p> <p>“guest rooms” means a limited number of rooms forming part of a dwelling house that are let to transient guests or lodgers, provided that the dominant use of the dwelling house/unit concerned shall remain the accommodation of a single family;</p>				
<p>d. Application:</p> <p>The application form is attached as Annexure A.</p>	<p>Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020, as follows:</p> <ul style="list-style-type: none"> <u>Consent Use for a Guest House</u> on Erf 7276 Eastcliff, Hermanus in terms of Chapter IV, Section 16(2)(o). The <u>removal of title deed condition D(c)</u> from title deed T8930/2002 of Erf 7276 Eastcliff, Hermanus in terms of Chapter IV, Section 16(2)(f). 				

3. Contextual Site Information

a. Property Description

Property	Extent	Title Deed	Registered Owner
Erf 7276 Hermanus	842m ²	T8930/2002	Dormell Prop 13 Pty Ltd

Refer to Annexure E for the SG Diagrams, Annexure C for the Title Deed of Erf 7276 Eastcliff.

The following Surveyor General Plans reflect the application site:

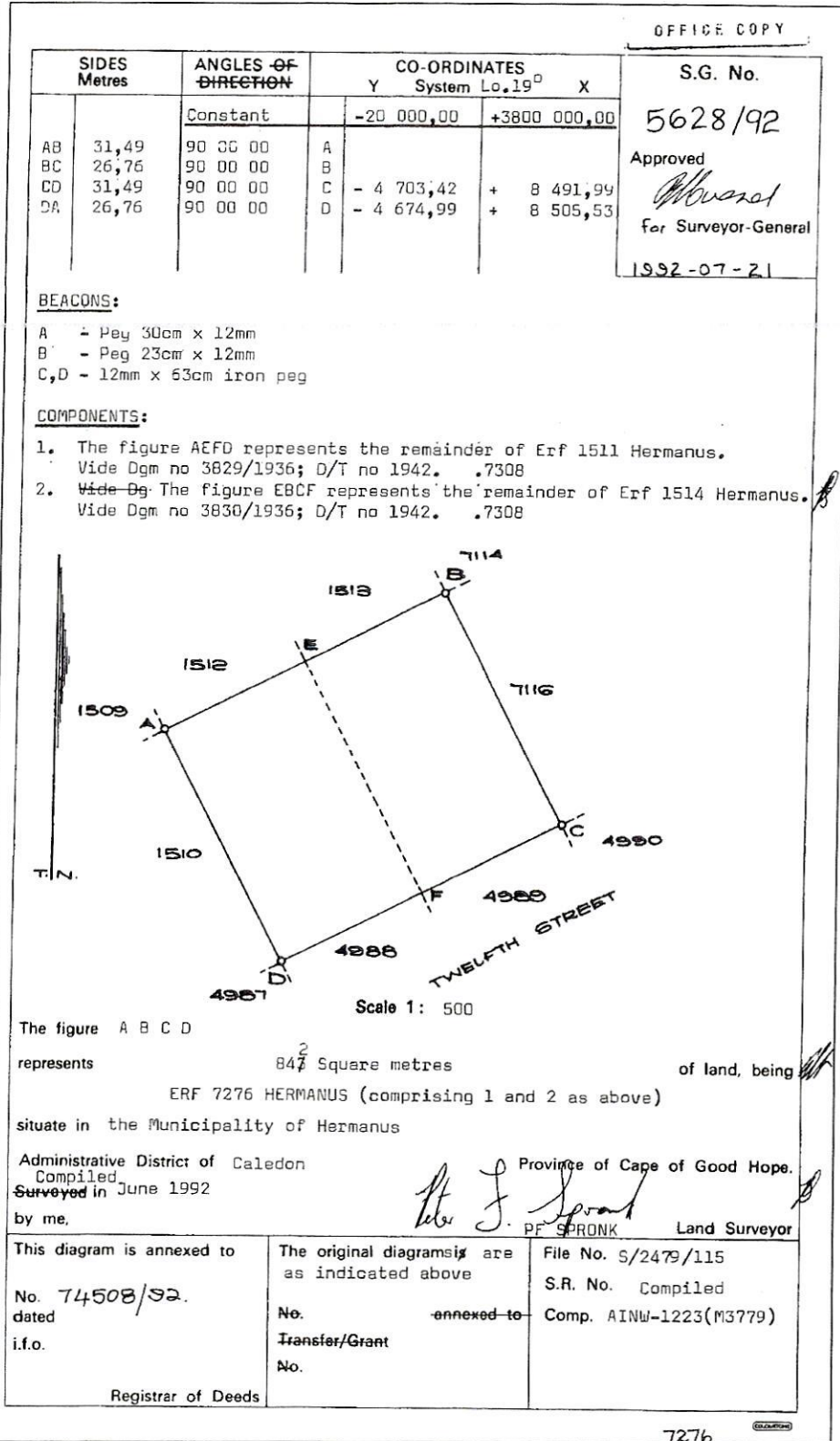


Figure 2: Extracts of the Surveyor General Plans of the application site

b. Location:

For the Locality Plans refer to Annexure F

Regional Context:

The application area is located within Eastcliff residential suburb. Eastcliff is located on the eastern side of the Hermanus CBD.

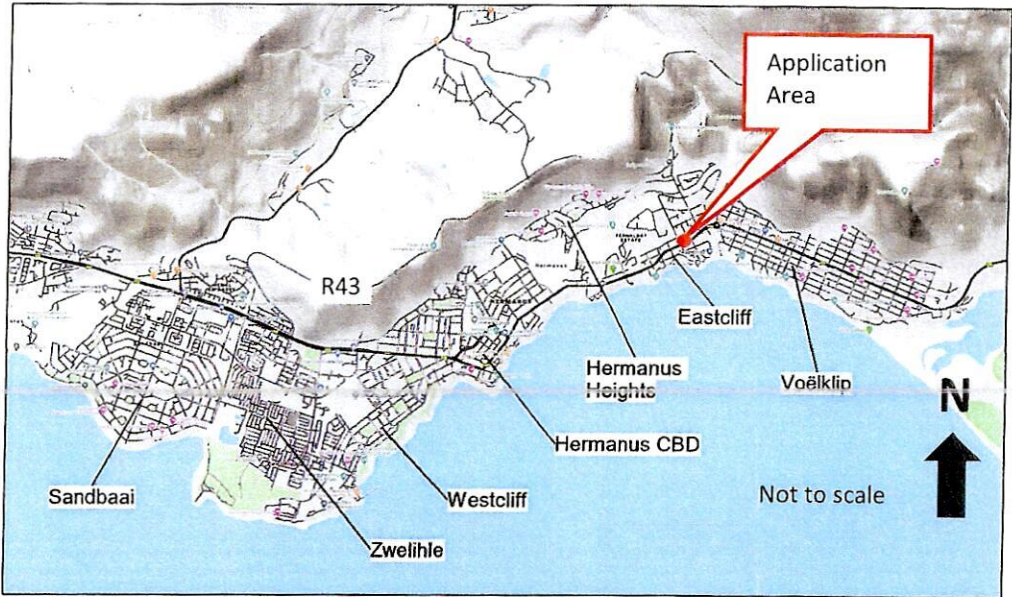


Figure 3: Locality Plan – Regional Context

Local Context:

The application area consists of a residential erf within Eastcliff. The application area is located at number 403 Main Road (R43).



Figure 4: Locality Plan – Local Context

c. Land Use:

Refer to the Extract of Hermanus Zoning plan attached as Annexure G.

The application area accommodates a residential dwelling unit and a second dwelling unit on the property. The surrounding land-uses consist of residential uses as well. The proposal is for a guest house. The application proposal is **compatible** with the land use of the area.

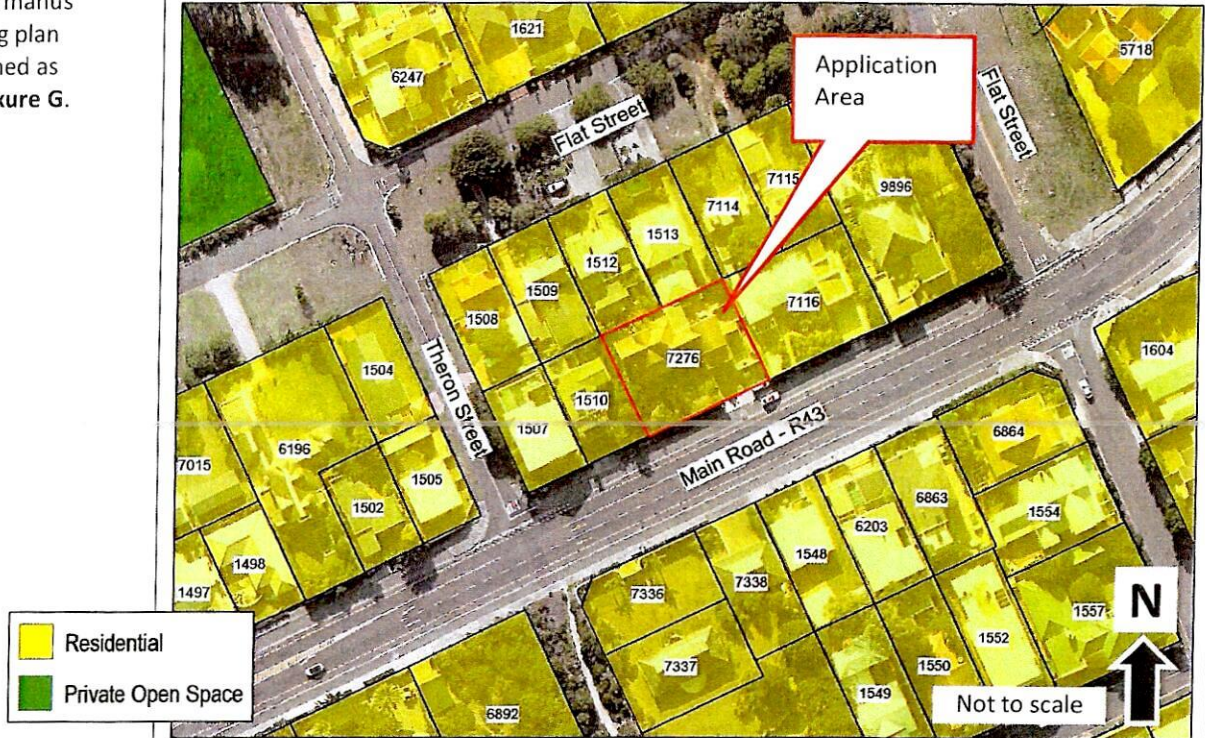


Figure 5: Google Image illustrating the residential land-use activities of the application area and surrounding properties

d. Zoning:

Refer to the Extract of Hermanus Zoning plan attached as Annexure H.

The application area, Erf 7276, Eastcliff is zoned Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone 1: Single Residential as well. No change in zoning is proposed. The application proposal is **consistent** with the zoning of the area.

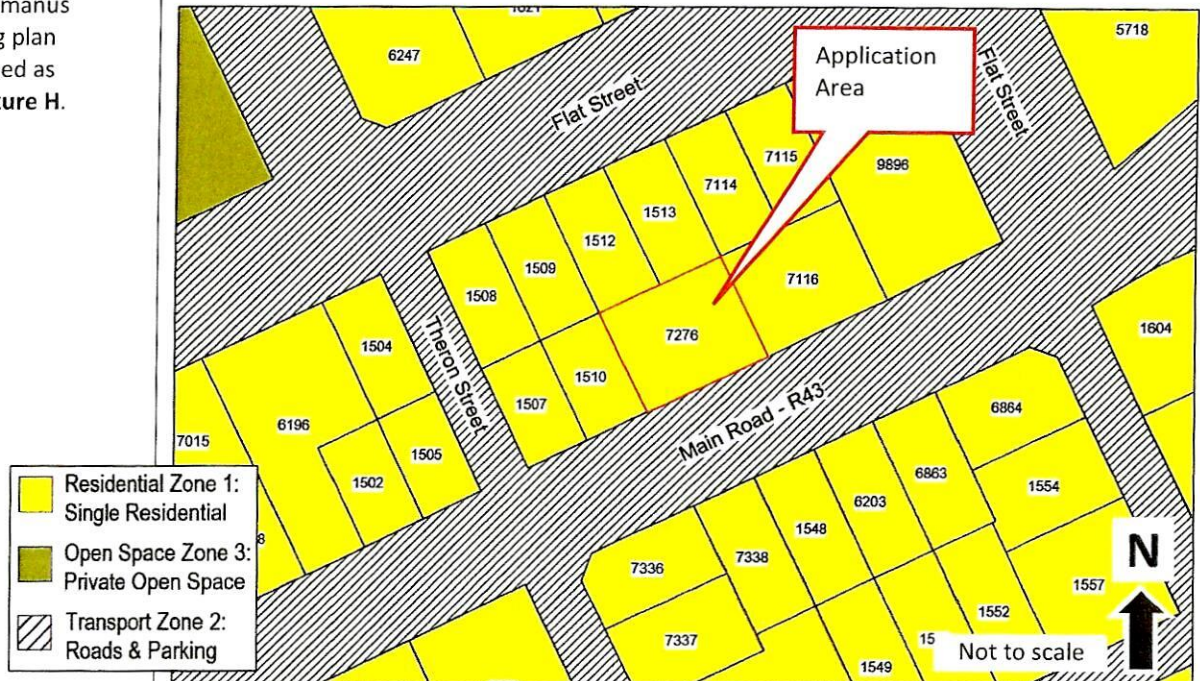


Figure 6: Extract from the Overstrand Municipality: Online zoning viewer

<p>e. Laws and policies relevant to the consideration of the application, forward planning and land use documents</p>	<p>The following policy is applicable to the application area:</p> <ul style="list-style-type: none"> i. Overstrand Municipal Spatial Development Framework, 2020 ii. Integrated Development Plan, 2017 - 2021 iii. Tourism and Local Economic Development document iv. Overstrand IDF Towards 2050: The Draft Strategic Environmental Management Framework (SEMF), 2013 v. Overstrand Municipality Growth Management Strategy, 2010 <p>i. Overstrand Municipal Spatial Development Framework, 2020</p> <p>"2.5 OUR ECONOMY</p> <p>a) <i>Growth in GVA</i></p> <p><i>In the Overberg District, the transport, storage and communication sector achieved the highest annual growth rate of 5.7%, followed by the wholesale and retail trade, catering and accommodation sector at 4.8%.</i></p> <p>b) <i>Growth in employment</i></p> <p><i>Employment growth for the Western Cape suggests that transport, finance, insurance, real estate and business services sectors as well as the transport, storage and communication sector had the highest growth of 2.9% per annum, followed by wholesale and retail trade, catering and accommodation (2.7% per annum).</i></p> <p>2.5.3. Real GVA and employment growth</p> <p><i>Tourism in Hermanus makes a considerable contribution to the economy, although difficult to quantify, especially at a local level. Notwithstanding, from a qualitative perspective, <u>tourism is an important sector for the economy of Overstrand</u> but is not recognised as a stand-alone sector in the Industrial Standards Classification (SIC).</i></p> <p><i>However, each economic sector contributes to the tourism sector due to its multidisciplinary nature of products and services. From the primary sectors such as agriculture to manufacturing and service-related industries, all contribute to the sector. The alignment that occurs is balancing demand for tourism products and services and the provision of the product or service, i.e. the supply side.</i></p> <p>5.8.3 Greater Hermanus 2020-2030 MSDF Spatial Proposals (West, Central, East)</p> <p>5.8.3.1 Local Spatial Development and Growth Management Principles</p> <p><i>Promote:</i></p> <p><i>Greater Hermanus as not only a significant tourism destination, but also a diverse regional urban node affecting diversification and spatially integrated expansion of its economy (Refer Part 2.5: Our Economy)."</i></p> <p>The application area falls within an existing urban development area within the Urban Edge.</p>
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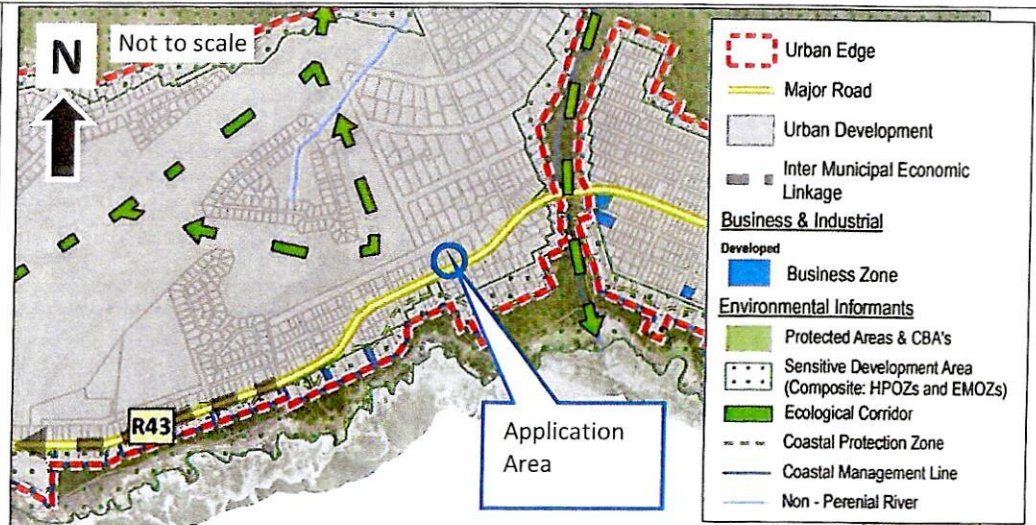


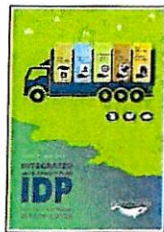
Figure 7: Spatial Development Framework 2020 Spatial Proposals Plan

The application is consistent with the Overstrand Municipal Spatial Development Framework, 2020.

ii. Integrated Development Plan, 2017 - 2021

“Chapter 3

The main economic drivers in the Municipal area are:



Tourism	Economic sectors directly aligned to tourism experienced significant growth as in line with tourism status as a main economic driver in the area. Tourism sectors cutting across the catering and accommodation, retail and wholesale, transport and business services sector is supported as key to enhance the value chain or clusters of economic activity in the area.
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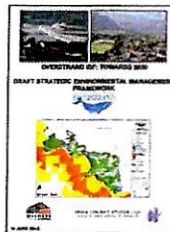
Chapter 5 Functional areas of municipal activities

5.1.5 Promotion of tourism, economic and social development

Overstrand Municipality IDP objective: 2017/18 – 2021/22

The promotion of tourism, economic and social development”

iii. **Tourism and Local Economic Development document**



According to the World Tourism Organization tourism contributes 10% to the global gross domestic product, thereby earning the status of being the world’s largest industry. Also being one of the most significant industries in the Overstrand economy, tourism has a vital role to play in terms of local economic development and can contribute significantly towards poverty alleviation in the area.

iv. **Overstrand IDF Towards 2050: The Draft Strategic Environmental Management Framework (SEMF), 2013**



The SEMF provides a basis from which to promote and guide environmentally and socially responsible development within the Overstrand Municipal Area towards 2050.

"Tourism resorts, primarily in the economic category for wholesale & retail, catering and accommodation, contributes 15.3% to the Gross Domestic Product (GDP). Direct contributions to the economy through tourism include whale watching (land and boat), great white shark cage diving, penguins at Bettys Bay, the diversity of landscapes, natural habitats, historical features (e.g. iconic landmark features, the Old Harbour Museum, and to historical seaside cottages), restaurants, wine farms, golf estates, sailing and water sports on the estuaries. Wholesale & retail, catering and accommodation (in which tourism is primarily nested) contributed approximately 15.3% of the 2008 GDP28 (the knock on effect of tourism is much greater than the initial spend by the tourist, but is unfortunately very difficult to measure). In addition, the rural environment is important for biodiversity conservation, recreation, for water catchments and for other ecosystem services (the benefits people obtain from ecosystems). Tourism, specifically eco-tourism, has the potential of becoming one of the major economic activities in the region, with some 60,000 people visiting the area during the holiday season. The newly established Overstrand Destination Marketing Organisation (ODMO) is also helping to enhance the profile of, and market the Overstrand as a world class tourist destination."

v. Overstrand Municipality Growth Management Strategy, 2010

The application area is within a No Densification Zone.

No further densification is applicable to this application.

The application is consistent with the Overstrand Municipality Growth Management Strategy, 2010.

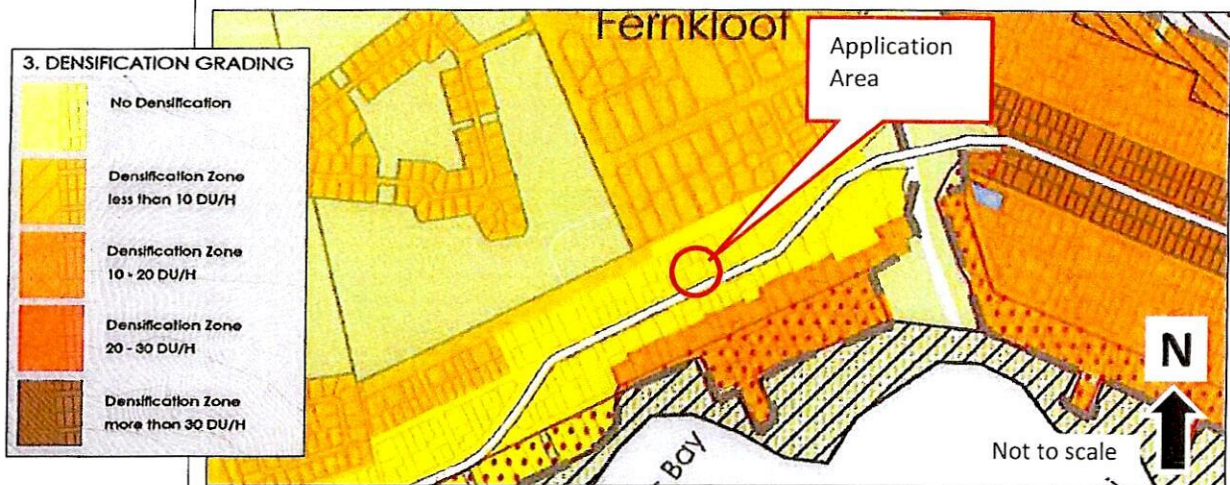


Figure 8: Extract from the Overstrand Municipality Growth Management Strategy, 2010 reflecting the envisaged densities and land-uses for the area.

4. Motivation

Motivation for the application:

Refer to Annexure I for the Building Plan

a. Introduction and Background

The application area consists of a single double storey dwelling consisting of two dwelling units. It is proposed that a part of the main dwelling be used by the owners/manager and the remainder to be used as a guesthouse with 3 guest rooms. The second dwelling unit will be used for self-catering accommodation.

The application area is located adjacent to the regional R43 Main Road that forms part of an existing tourism accommodation area as reflected in Figure 11. The application area is within close proximity of several of the Hermanus tourism attractions like the beaches, the Hermanus historic area, whale watching locations, the Fernkloof Nature Reserve, the Golf course, renowned Cliff path and many more.

The zoning scheme allows for 2 guest rooms and self-catering as primary uses. Two guest rooms are currently available for short term accommodation in the main dwelling. The second dwelling is currently used for self-catering.

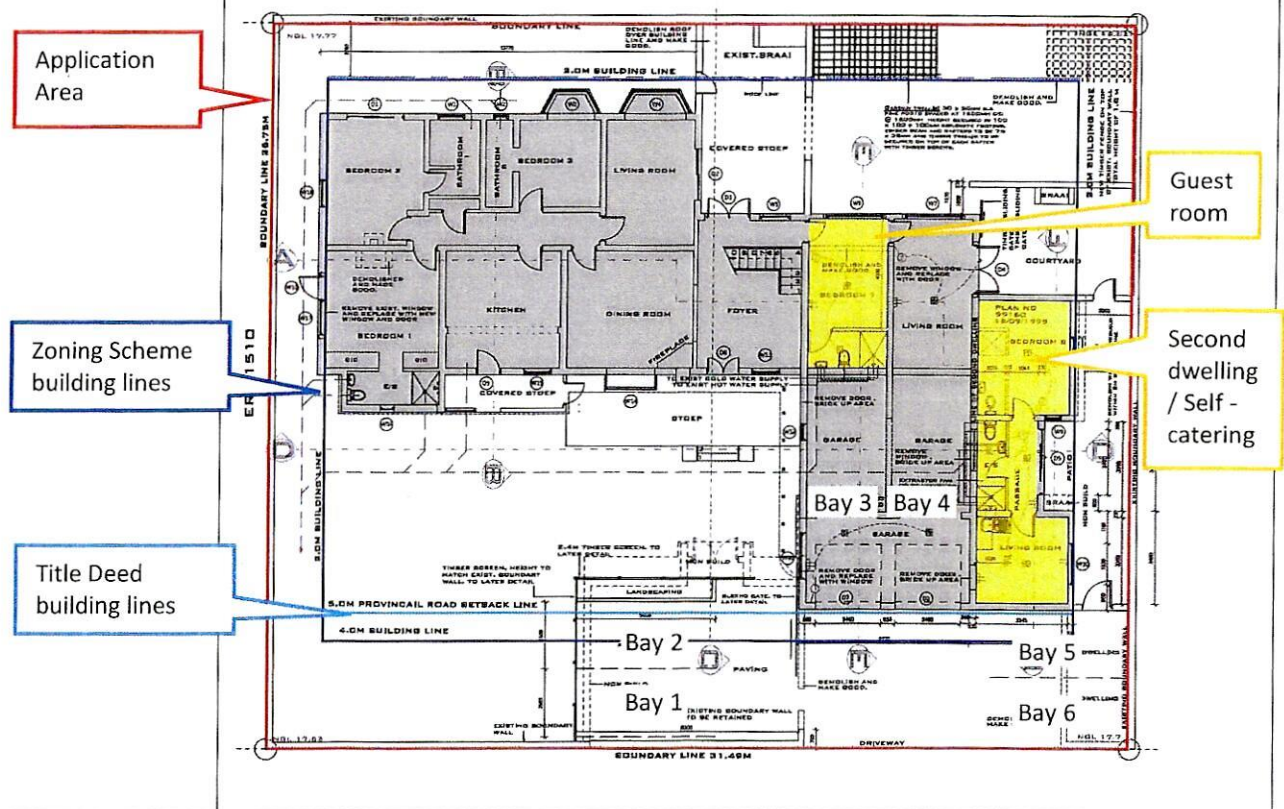
b. Proposal

The **development objective** is to allow for a guesthouse to allow for a third guest room in the main dwelling.

The proposal is for a dwelling unit with 3 guest rooms and a second dwelling unit. The second dwelling unit proposed use is self-catering accommodation. 6 Parking bays are provided as required.

The application area is approximately double the size of the adjacent properties, thus having sufficient space for the proposed guesthouse and still have space for a functional garden and also limits the density of the application area. A communal dining room is provided on the ground floor and guests will have access to the garden as well.

Ground Floor



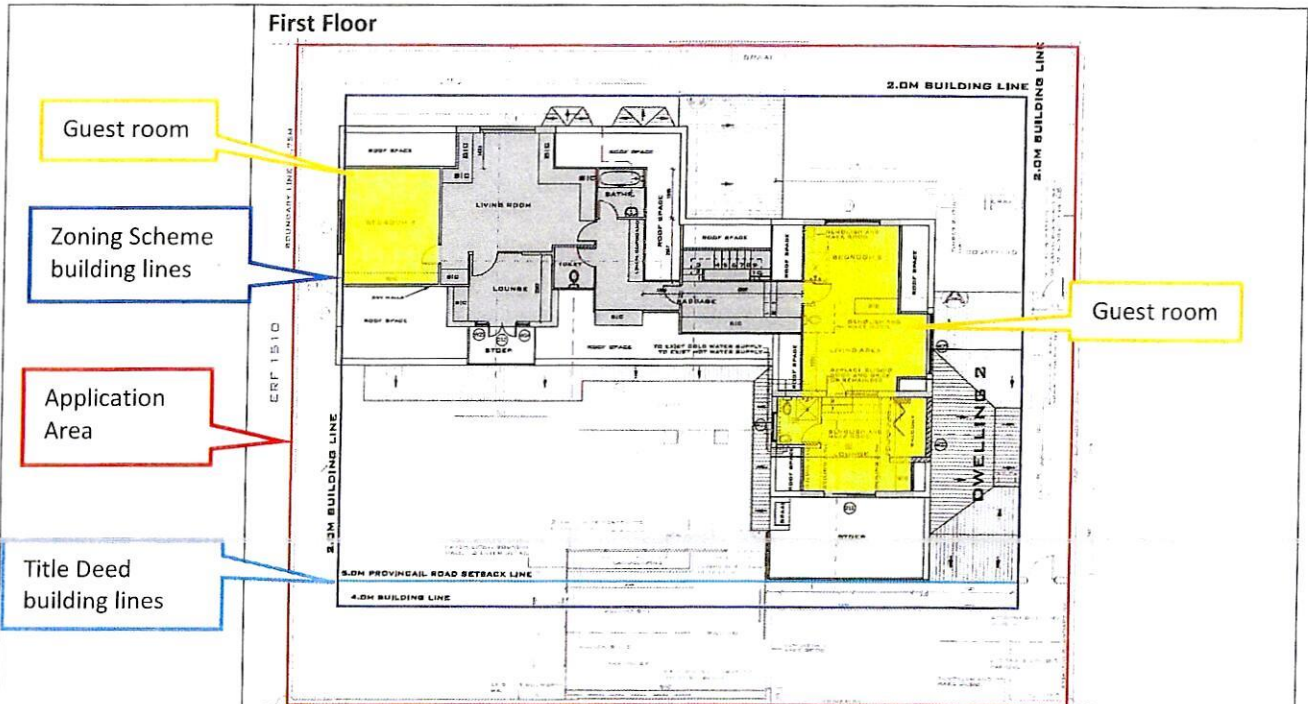


Figure 9: Building plan extract overlays

Elevations

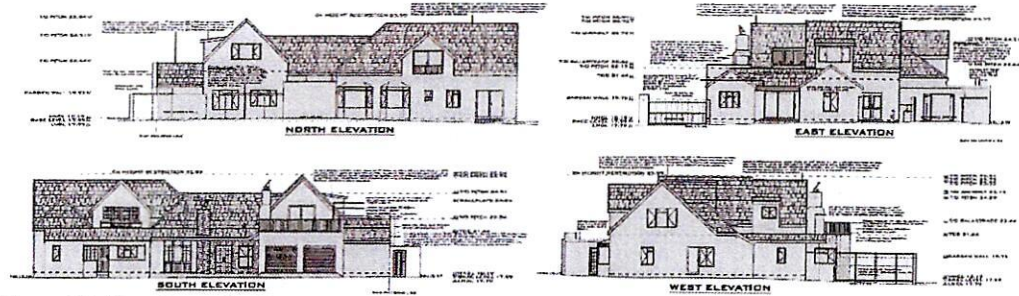


Figure 10: Elevation extracts

c. Existing character of the area

The general surrounding area has several guest houses.

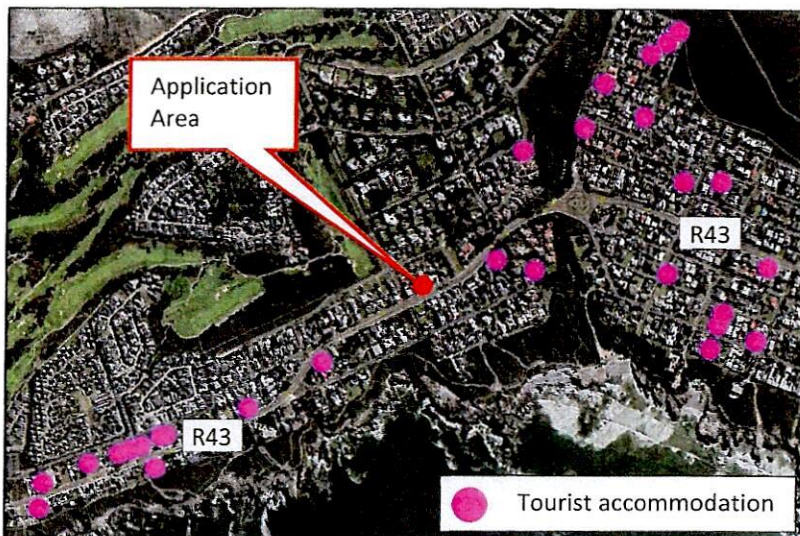


Figure 11: Tourist accommodation illustration

The area is characterized by a variety of single residential, tourism accommodation and recreational land-uses.

The application area is also next to a regional road, which mitigates the impact of additional noise that could be associated with a guest house.

The proposed guesthouse therefore, is in accordance with the existing and intended character of the area.

d. Removal of a restrictive title deed condition

Application includes the removal of a title deed condition that restricts business on the property which includes a guest house.

The restrictive title deed condition of Title Deed T8930/2002 reads as follows:

"D ONDERHEWIG VERDER aan die volgende voorwaardes vervat in Transportakte Nr T7308/1942 opgele deur en ten gunste van die Transportgewer Maatskappy (HERMANUS MOSSEL RIVER TOWNSHIP (PROPRIETARY) LIMITED) en sy Opvolgers in Titel as eienaar van die Restant van die eiendom gehou kragtens Transportakte Nr T10114/1937, naamlik:-

(c) No Canteen, Hotel, Restaurant, Shop, Factory, Industry or any place of Business whatsoever shall be opened or conducted on the said Property except with the consent of the Transferor Company."

The restrictive title deed condition originated in 1942. Land use restrictions were historically added to title deeds to fulfil a function that have since been taken over by the municipality. The municipality now regulates and controls land uses in terms of the municipal zoning scheme. The regulation and control of land uses by the municipality, especially by the municipal zoning scheme and other municipal strategic planning documents has made the intended purpose of title deed land use restriction redundant.

The transfer company no longer exists and therefore consent cannot be obtained from the "Transferor Company", thus making this clause more restrictive than originally intended.

The proposal for a guest house as motivated above is compatible with the character of the area, is consistent with the relevant policy documents and is compatible with the surrounding land uses of the area.

The removal of the restrictive title deed condition will allow for the owners of the property to earn an income, provide jobs and support the tourism industry of Hermanus as a whole.

e. Impact on the adjacent properties

The impact on the adjacent properties is limited due to the property being located within an area already characterized with tourism accommodation facilities and being located on a major collector road.

The adjacent property to the west has a garage with a recreational area (non-habitable) adjacent to the subject application site and on the eastern side the property is fenced.

The structures directly abutting the properties on the northern side of the application site appears to be non-habitable outbuildings.

Thus, based on the above it can be derived that the potential impact of such small scale guest house, to be limited on the adjacent properties.

f. Desirability

- The application proposal will provide an income for the guesthouse operators and work opportunities for additional staff and contribute to the Overstrand tourism economy as a whole.
- The proposal is consistent with the character of the area which is a residential area with several guest houses.

- The location on the R43 Main Road contributes to the accessibility and visibility of the proposed guesthouse. The application area is also has easy access to the Hermanus CBD and other tourist facilities, such as the beach, cliff path, restaurants, markets, shops and many more.
- It is proposed that sufficient parking be provided via a single access point as discussed with the Municipal Traffic Engineers.
- It is proposed that all zoning criteria is adhered to.

g. Planning Principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 1) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

The application area will promote tourism development in Hermanus and the Overstrand region and will support other tourist facilities and attractions within the area, including tourism opportunities for the previously disadvantaged. According to the Tourism and Local Economic Development Document, tourism is one of the most significant industries in the Overstrand economy, has a vital role to play in terms of local economic development and can contribute significantly towards creating employment and poverty alleviation in the area.

Furthermore, the proposed consent use will not in any way contribute to the perpetuation of past apartheid spatial development imbalances as the development of the guest house will open up the provision of all the facilities to all people of the country and world.

The application proposal is **consistent** with **spatial justice**.

- 2) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

Possible results of the development

The proposed development is situated in a core urban residential area and does not affect any agricultural, environmentally sensitive, biodiversity rich areas or scenic and cultural landscapes. The Overstrand municipality promotes tourism as one of the biggest growth industries in the Overstrand, which contributes further to the sustainability of the proposed development. The proposal is thus consistent with spatial sustainability.

The application proposal can thus be deemed to be **spatially sustainable**.

- 3) **Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

Possible results of the development

The application area is situated within an established residential area and adjacent to the regional R43 Main Road, which increases both the accessibility as well as visibility of the proposed development for tourists. The application area is also in close proximity to the Hermanus CBD and other tourist facilities, such as the beach, cliff path, restaurants, museums, galleries, markets and shops.

The application proposal is **consistent** with the **efficiency principle**.

- 4) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

Possible results of the development

The proposed development will contribute to tourism growth in the area which in turn should contribute to poverty alleviation in the area. Supporting the application should enhance the economy of the area and those involved in tourism. This in turn should result in accommodating economic and environmental shocks better.

The application proposal is **consistent** with the principle of **spatial resilience**.

- 5) **Good Administration** which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.

Possible results of the development

Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the Government and the general public to participate in the eventual decision-making process.

The application proposal is **consistent** with the principle of **good administration**.

h. Conclusion

The application is consistent with all policies and strategic plans, aligned with the development vision of the local authority, will not have any negative impacts on the surrounding properties and will positively contribute to tourism development and economic growth in the area. The application proposal is therefore considered **desirable**.

5. Conclusion

The application as motivated in this report is thus regarded **desirable** within its local context and well-integrated within the existing community land-use activities.

It is therefore recommended that the application **be approved**, as follows:

- Consent Use for a Guest House on Erf 7276 Eastcliff, Hermanus in terms of Chapter IV, Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020.
- The removal of title deed condition D(c) from title deed T8930/2002 of Erf 7276 Eastcliff, Hermanus in terms of Chapter IV, Section 16(2)(f).

LEADING
TO BE DEMOLISHED
EXIST. BRICKWORK
NEW BRICKWORK
NEW CONCRETE
NEW TIMBER
NEW STEEL

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

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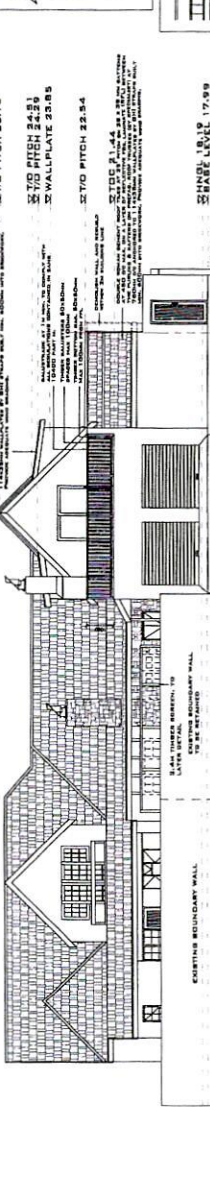
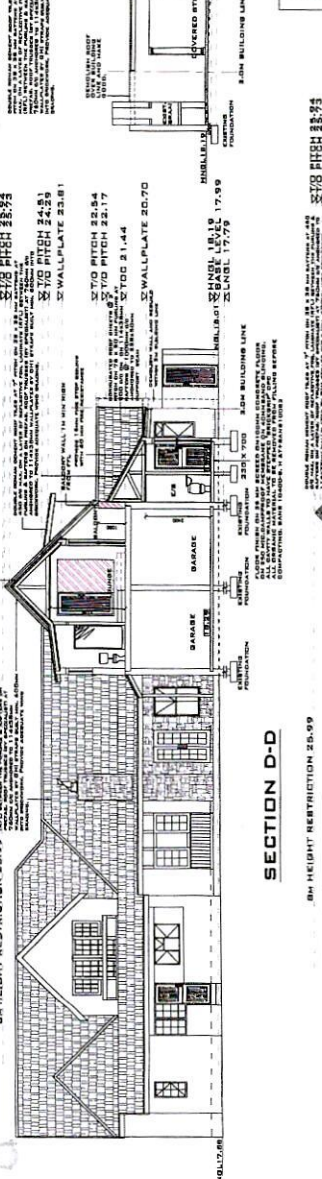
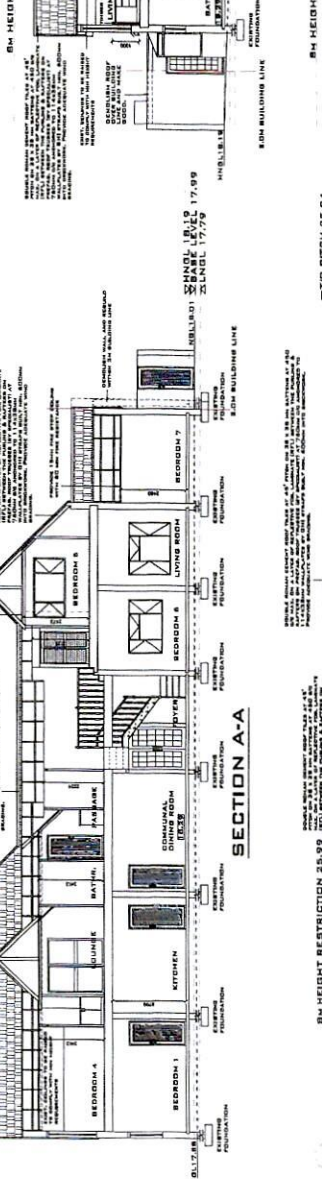
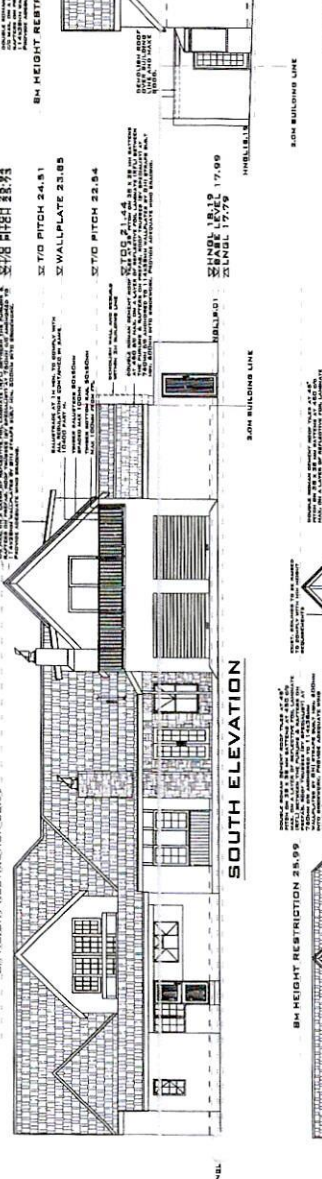
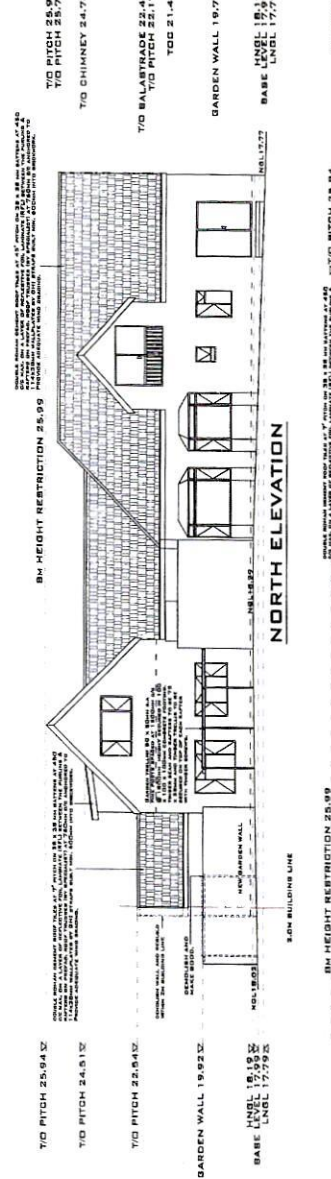
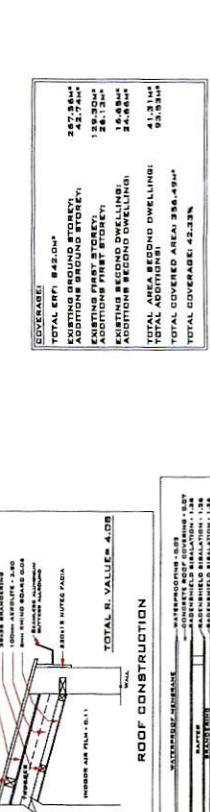
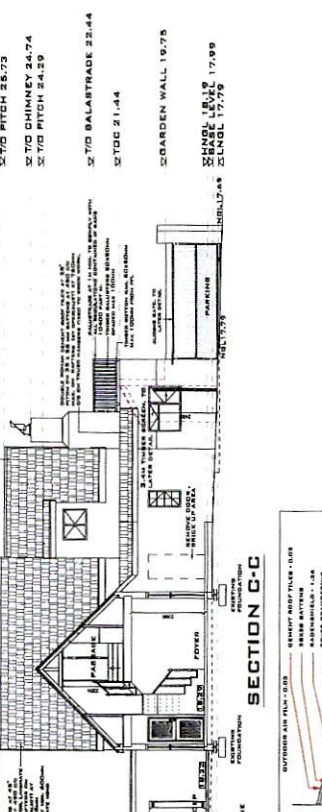
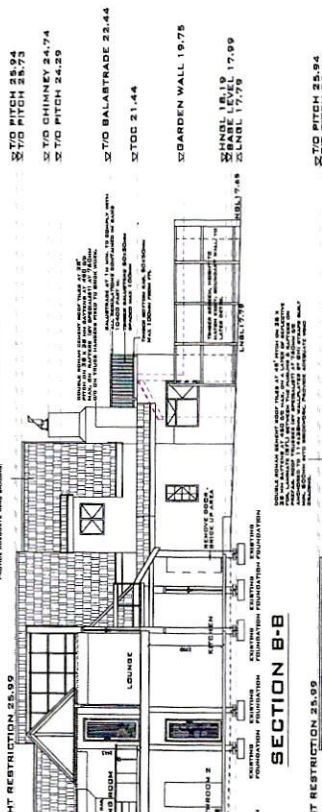
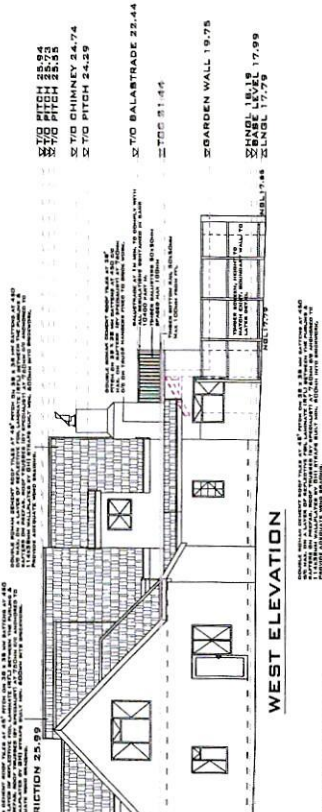
ENGINEER TO BE NOTIFIED PRIOR TO ANY CHANGES TO BE MADE TO THE DRAWINGS. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER. LAND SURVEYOR TO SET OUT BOUNDARY AND DEMONSTRATE TO THE ENGINEER. COPYRIGHT

REGION RECORD
 1. EXISTING BUILDING
 2. EXISTING ROADS
 3. EXISTING UTILITIES
 4. EXISTING LANDSCAPE
 5. EXISTING FENCES
 6. EXISTING DRIVEWAYS
 7. EXISTING PATHS
 8. EXISTING WALLS
 9. EXISTING WINDOWS
 10. EXISTING DOORS
 11. EXISTING ROOFS
 12. EXISTING TERRACES
 13. EXISTING PATIOS
 14. EXISTING PORCHES
 15. EXISTING STAIRS
 16. EXISTING BALCONIES
 17. EXISTING GARDENS
 18. EXISTING TREES
 19. EXISTING PLANTS
 20. EXISTING FURNITURE
 21. EXISTING LIGHTING
 22. EXISTING SIGNAGE
 23. EXISTING PAINTWORK
 24. EXISTING CARPETING
 25. EXISTING FLOORING
 26. EXISTING CEILINGING
 27. EXISTING WALLPAPERING
 28. EXISTING CURTAINS
 29. EXISTING BLINDS
 30. EXISTING SHUTTERS
 31. EXISTING RAILS
 32. EXISTING HANDRAILS
 33. EXISTING BANNERS
 34. EXISTING LETTERBOXES
 35. EXISTING TELEPHONE BOXES
 36. EXISTING METER BOXES
 37. EXISTING GAS METER
 38. EXISTING WATER METER
 39. EXISTING SEWER METER
 40. EXISTING ELECTRIC METER
 41. EXISTING HEATING SYSTEM
 42. EXISTING COOLING SYSTEM
 43. EXISTING AIR CONDITIONING
 44. EXISTING EXHAUST SYSTEMS
 45. EXISTING VENTILATION SYSTEMS
 46. EXISTING INSULATION
 47. EXISTING GLAZING
 48. EXISTING GLASS BLOCKS
 49. EXISTING GLASS PARTITIONS
 50. EXISTING GLASS DOORS
 51. EXISTING GLASS WALLS
 52. EXISTING GLASS ROOFS
 53. EXISTING GLASS BALCONIES
 54. EXISTING GLASS PORCHES
 55. EXISTING GLASS PATIOS
 56. EXISTING GLASS STAIRS
 57. EXISTING GLASS BALCONIES
 58. EXISTING GLASS PORCHES
 59. EXISTING GLASS PATIOS
 60. EXISTING GLASS STAIRS

34 FEB 2023
 24 FEB 2023

SUBMISSION

PROJECT: L. CROSSER / DORNELL PROP
 LOCATION: 888 774 MANFOLD MERRANUS
 DRAWING: REVISION 3



COVERABLE
TOTAL ERFI: 848.00M ²
EXISTING BUILDING FOOTPRINT: 159.30M ²
EXISTING FIRST STOREY: 284.13M ²
EXISTING SECOND STOREY: 34.48M ²
EXISTING TOTAL DWELLING: 477.91M ²
TOTAL ADDED DWELLING: 370.09M ²
TOTAL COVERED AREA: 848.00M ²
TOTAL COVERABLE: 423.39M ²