



**ORDINARY MEETING OF THE MAYORAL
COMMITTEE**

**GEWONE VERGADERING VAN DIE
BURGEMEESTERSKOMITEE**

**INTLANGANISO YESIQHELO YEKOMITI
KASODOLOPHU**

A G E N D A

I-AJENDA

DATE / DATUM / UMHLA : 24 NOVEMBER / NOVEMBA 2021
VENUE / PLEK / INDAWO : AUDITORIUM / OUDITORIUM
CIVIC CENTRE / BURGERSENTRUM / IZIKO LOLUNTU
HERMANUS
TIME / TYD / IXESHA : 09:00

MUNICIPALITY / MUNISIPALITEIT / UMASIPALA WE-OVERSTRAND

Office of the Municipal
Manager
Municipal Offices
HERMANUS

19 November 2021

NOTICE TO ALL ALDERMEN AND COUNCILLORS

NOTICE IS HEREBY GIVEN that an **ORDINARY MEETING** of the **MAYORAL COMMITTEE** will be held in the **AUDITORIUM, CIVIC CENTRE, HERMANUS** on **WEDNESDAY, 24 NOVEMBER 2021** at **09:00** to consider the business set forth in the subjoined agenda.

D O'NEILL
MUNICIPAL MANAGER

19 November 2021

KENNISGEWING AAN ALLE RAADSHERE EN RAADSLEDE

KENNIS WORD HIERMEE GEGEE dat **GEWONE VERGADERING** van die **BURGEMEESTERSKOMITEE** gehou sal word in die **ODITORIUM, BURGERSENTRUM, HERMANUS** op **WOENSDAG, 24 NOVEMBER 2021** om **09:00** om die sake op meegaande sakelys te bespreek.

D O'NEILL
MUNISIPALE BESTUURDER

19 Novemba 2021

ISAZISO ESIYA KUBO BONKE OOCEBAKHULU NOOCEBA

INTLANGANISO YESIQHELO YEKOMITI KASODOLOPHU WE-OVERSTRAND

OKU KUKWAZISA ukuba intlanganiso **YESIQHELO yeKOMITI KASODOLOPHU**, iza kuba se **I-AUDITORIUM, kwiZiko, eHERMANUS ULWESITHATHU UMHLA, 24 NOVEMBA 2021** ngeye-**09:00** ukuqwalasela imicimbi ekule ajenda iqhotyoshelwe apha.

D O'NEILL
UMPHATHI KAMASIPALA

AGENDA/...

OVERSTRAND MUNICIPALITY
MAYORAL COMMITTEE MEETING

24 November 2021

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- 1. OPENING**

- 2. APPLICATIONS FOR LEAVE OF ABSENCE**

- 3. STATEMENTS AND COMMUNICATIONS BROUGHT FORWARD BY THE EXECUTIVE MAYOR / DEPUTY EXECUTIVE MAYOR**

**4.
TOWN & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: SEPTEMBER 2021 –
OCTOBER 2021**

15/3/11

R Kuchar (028) 3138900

Senior Manager : Town & Spatial Planning

26 October 2021

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 28 September 2021 – 26 October 2021.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priority/ies

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

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

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 28 September 2021 – 26 October 2021:

1.	Erf 3807, 6 Roos Street, Onrustrivier	29 September 2021
2.	Erf 3620, 232 Seventh Street, Voëlklip, Hermanus	30 September 2021
3.	Erf 192, 5 Queen Victoria Street, Stanford	30 September 2021
4.	Erf 11028, 4 Jose Burman Street, Eastcliff, Hermanus	30 September 2021
5.	Erf 2354, 7 Indigo Street, Vermont	1 October 2021
6.	Erf 3866, 34 Hennie Henn Street, Onrustrivier	4 October 2021
7.	Erf 5999, 46 DF Malan Street, Kleinmond	4 October 2021
8.	Erf 7187, 167 Ninth Street, Voëlklip, Hermanus	6 October 2021
9.	Erf 54, 3 Birkenhead Street, Birkenhead	
10.	Erf 7052, 5 Cliff Road, Westcliff, Hermanus	20 October 2021
11.	Erf 1359, 312 Main Road, Eastcliff, Hermanus	25 October 2021
12.	Erf 4621, 3 First Avenue, Kleinmond	26 October 2021
13.	Erven 4, 5 and Remainder Erf 313, 8 & 10 Tebele Street, Zwelihle	26 October 2021
14.	Erf 895, 82 De Villiers Street, Sandbaai	26 October 2021
15.	Erf 4324, 59 Fourth Avenue, Kleinmond	26 October 2021
16.	Erf 5936, 14 Eighth Avenue, Kleinmond	26 October 2021
17.	Erf 2205, 3 Hadida Close, Vermont	26 October 2021
18.	Erf 3169, 84 Mountain View Drive, Hawston	26 October 2021
19.	Erf 3832, 149 Third Avenue, Kleinmond	26 October 2021
20.	Remainder Erven 2423 & 2674, Porter Drive, Betty's Bay	26 October 2021
21.	Erf 4665, 11 Third Avenue, Kleinmond	26 October 2021
22.	Erf 11918, 8 Amyrillis Street, Mount Pleasant	26 October 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 30 September 2021:

1.	Erf 22, 21 Marine Drive, Birkenhead	30 September 2021
2.	Erf 1497, Lynx Road, Vermont	30 September 2021
3.	Erf 4043, 50 Gladiolus Crescent, Betty's Bay	30 September 2021

RESPONSIBLE OFFICIAL :**R VAN ANTWERP****TARGET DATE FOR IMPLEMENTATION :****9 DECEMBER 2021**

Spatial Land Use Management Act (SPLUMA) Approvals

1. **ERF 3807, 6 ROOS STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA : APPLICATION FOR DEPARTURE: MESSRS STONE PROJECTS (PTY) LTD ON BEHALF OF THE ANTHONY DE JAGER FAMILY TRUST**

3807 HON

H Olivier

8 June 2021

(028) 313 8900 HERMANUS ADMINISTRATION

Executive Summary

An application was received on 26 February 2021 from Messrs Stone Projects (Pty) Ltd on behalf of the Anthony De Jager Family Trust on Erf 3807, Onrustrivier in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for a departure in order to relax the eastern lateral building line from 2m to 0,98m to accommodate a new bedroom, dressing room and en-suite bathroom.

RESOLVED :

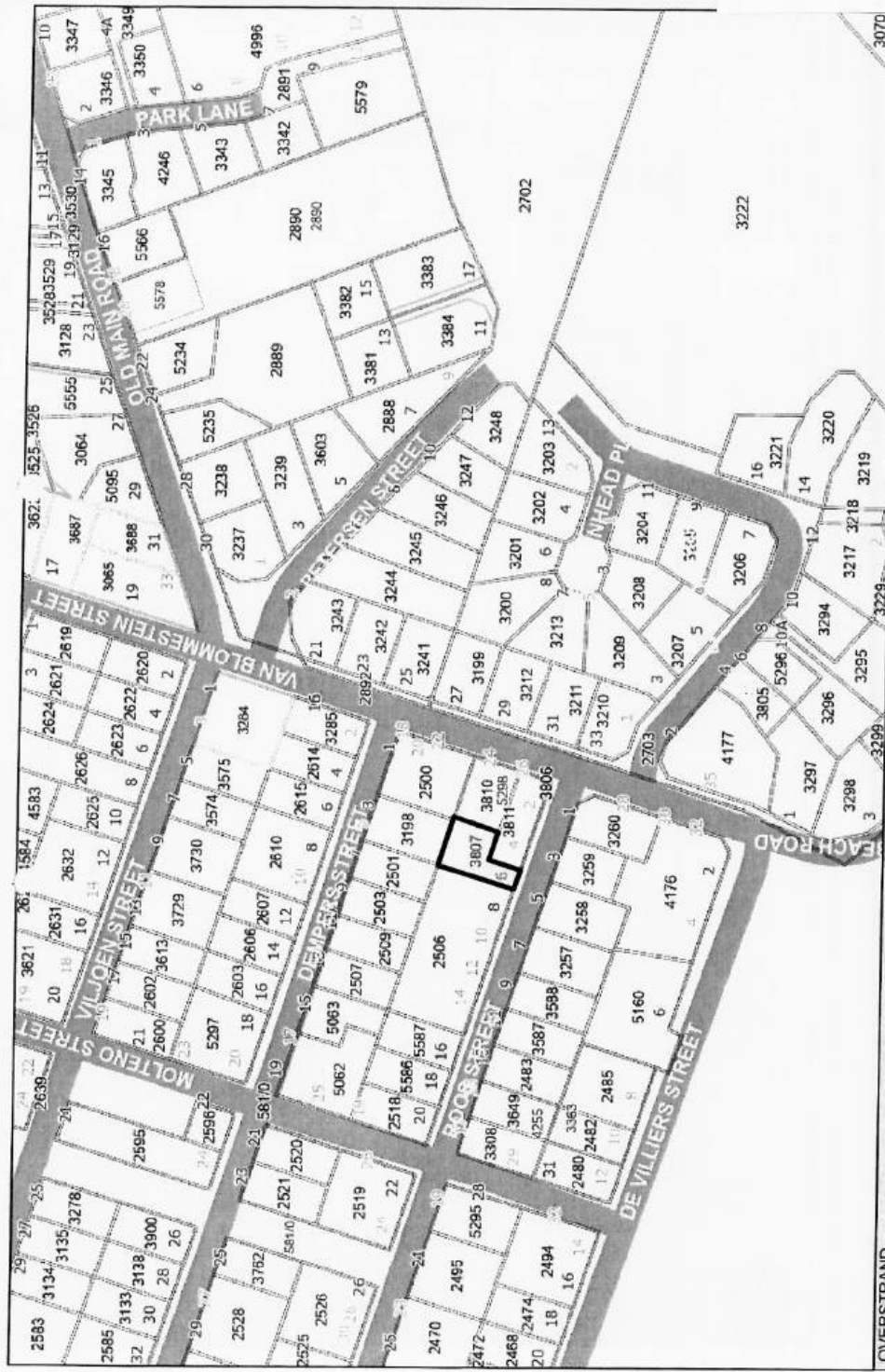
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) on Erf 3807, Onrustrivier for a departure in order to relax the eastern lateral building line from 2m to 0,98m to accommodate a new bedroom, dressing room and en-suite bathroom, **be partially approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the portion over the building line only be allowed up to 1m;
 - (b) that this approval only relates to building line relaxations as indicated on undated plan number SP20014-C-001, and in line with Condition 1.(a) above, and
 - (c) that building plans be submitted to the Building Control Department, and that all conditions set by the Building- and Fire Departments at that stage, 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-mentioned approval.

REASONS FOR RESOLUTIONPart Supported

- The shape of the erf and placement of the dwelling on the erf limit extension possibilities.
- The new structure over the building line will not impact on the privacy of Erf 3510 as there is an existing outbuilding construction on such boundary and also lush trees. Very small windows will also face such neighbour.
- No new services will be required.
- No objection received from neighbours.

Part not Supported

- ❖ The Fire Department does not support windows closer than 1m from lateral boundaries due to Fire Regulation requirements.
- ❖ Therefore, relaxation to 0,98m cannot be supported, only up to 1m.



OVERSTRAND MUNICIPALITY

Locality Map
Erf 3807 Onrus River

Date: 2021/03/03

GENERAL NOTES:

1. Review drawings, notes and specifications for building and site work.
2. Review drawings for all work to be done on site.
3. Review drawings for all work to be done on site.
4. Review drawings for all work to be done on site.
5. Review drawings for all work to be done on site.

PERMITS:

City of Toronto, Planning Department, 100 Queen Street West, Toronto, Ontario M5H 2N2
 Phone: (416) 392-3100
 Fax: (416) 392-3101
 Website: www.toronto.ca/planning

DATE: 10/15/2010

PROJECT: NEW ADDITIONS TO HOUSE DE JAGER 1001 WILSON AVENUE, TORONTO, ONTARIO

CLIENT: JACQUES DE JAGER

DESIGNER: STONE PROJECTS

SCALE: 1/8" = 1'-0"

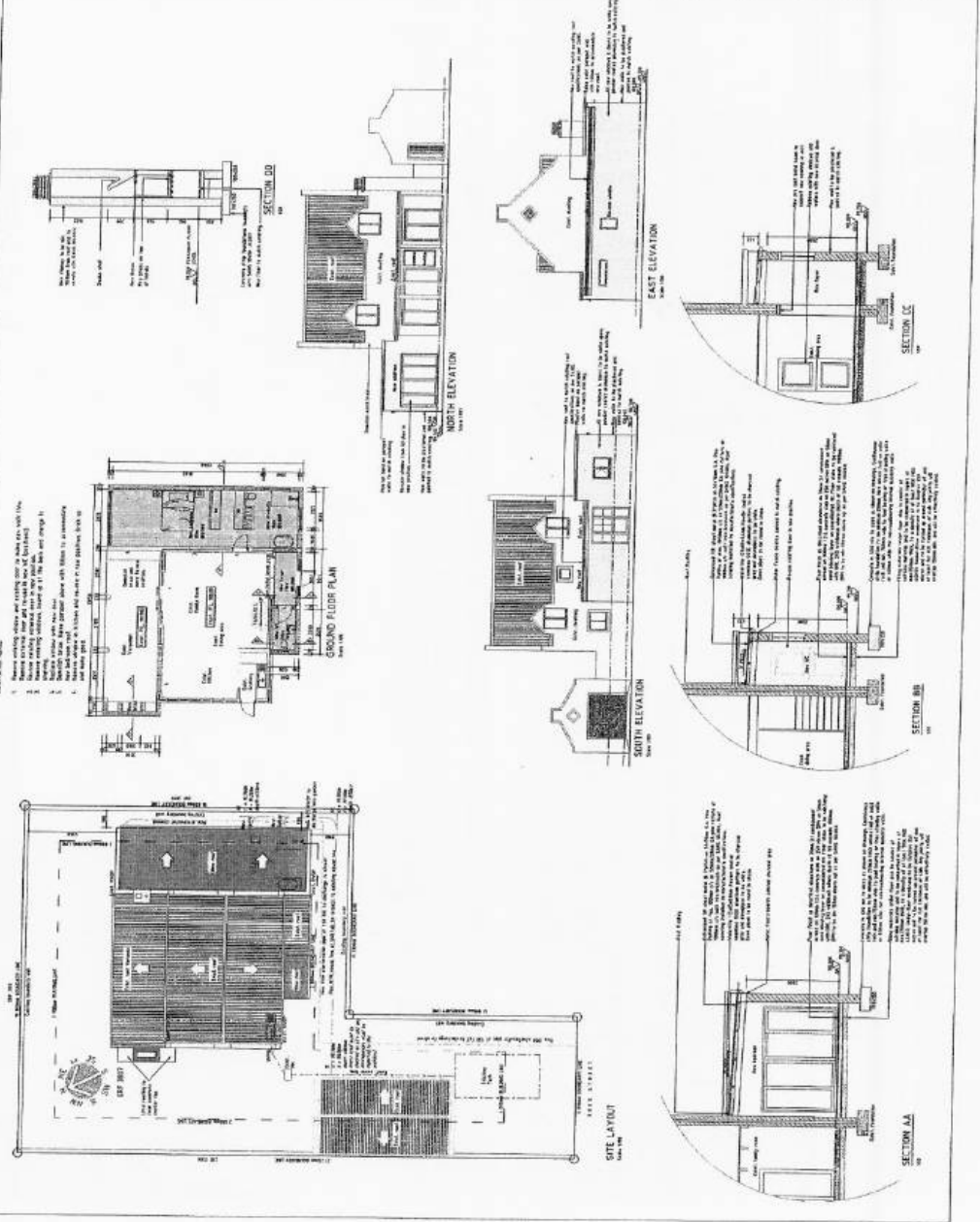
SECTION AA
 SECTION BB
 SECTION CC

BIKING DRAWINGS

NO.	DATE	DESCRIPTION
1	10/15/2010	ISSUED FOR PERMIT
2	10/15/2010	ISSUED FOR PERMIT
3	10/15/2010	ISSUED FOR PERMIT
4	10/15/2010	ISSUED FOR PERMIT
5	10/15/2010	ISSUED FOR PERMIT
6	10/15/2010	ISSUED FOR PERMIT
7	10/15/2010	ISSUED FOR PERMIT
8	10/15/2010	ISSUED FOR PERMIT
9	10/15/2010	ISSUED FOR PERMIT
10	10/15/2010	ISSUED FOR PERMIT

STONE PROJECTS
 ARCHITECTS

1001 WILSON AVENUE
 TORONTO, ONTARIO M5H 2N2
 (416) 392-3100
 www.stoneprojects.com




SP2001L-C-001

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 3807, ONRUS RIVER**

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 (Hermanus) for written approval;
7. that stormwater be allowed to discharge through Erf 3807, Onrus River, unobstructed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

2. ERF 3620, 232 SEVENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF KN NICOLA

3620 HVK

P Roux

13 September 2021

(028) 313 8900

Hermanus Administration

Executive Summary

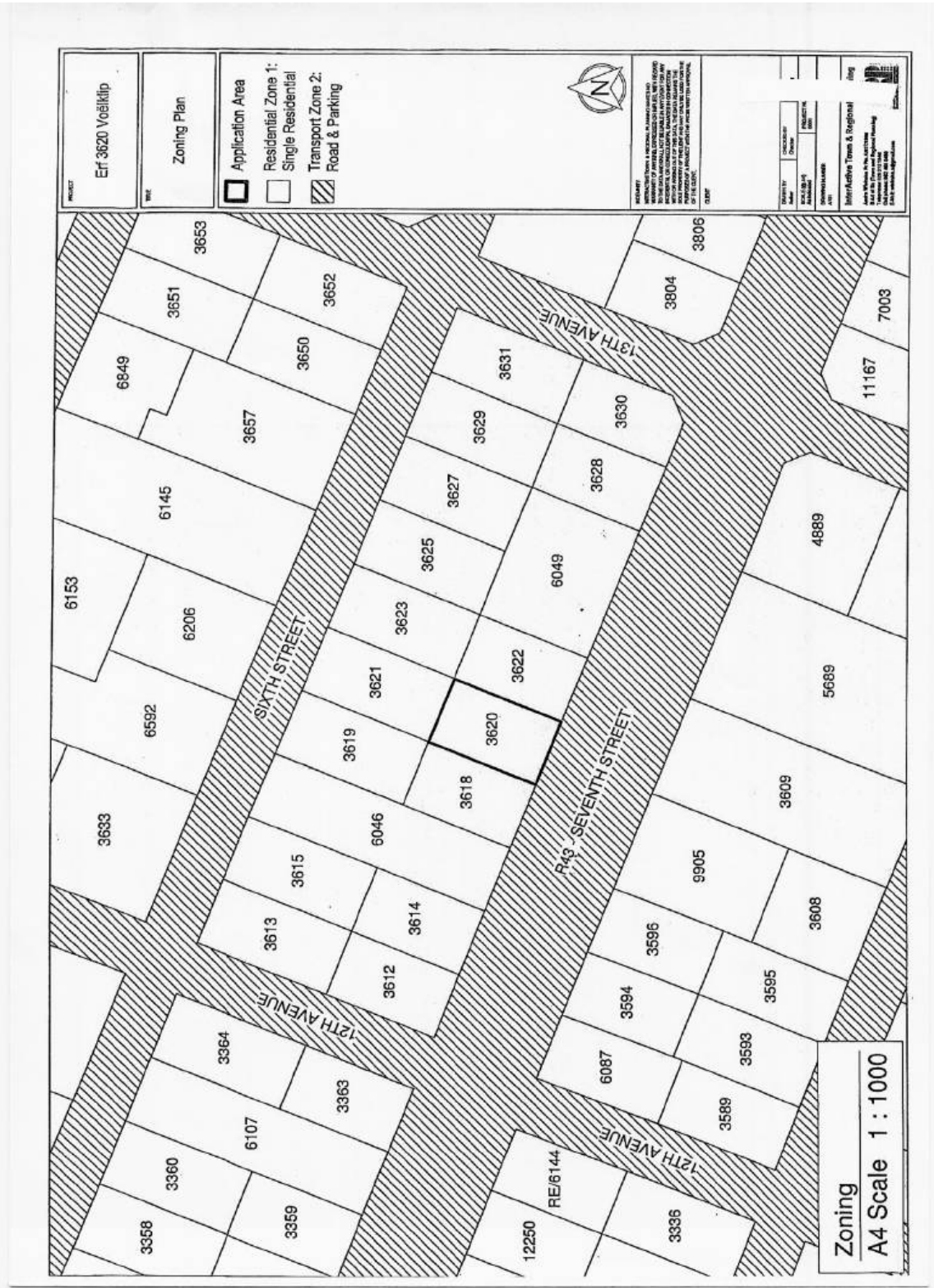
An application was received on 26 April 2021 from Messrs Interactive Town and Regional Planning on behalf of KN Nicola for a departure in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) applicable to Erf 3620, Voëlklip, Hermanus in order to relax the eastern lateral building line from 2m to 1,87m to accommodate a proposed roof and windows.

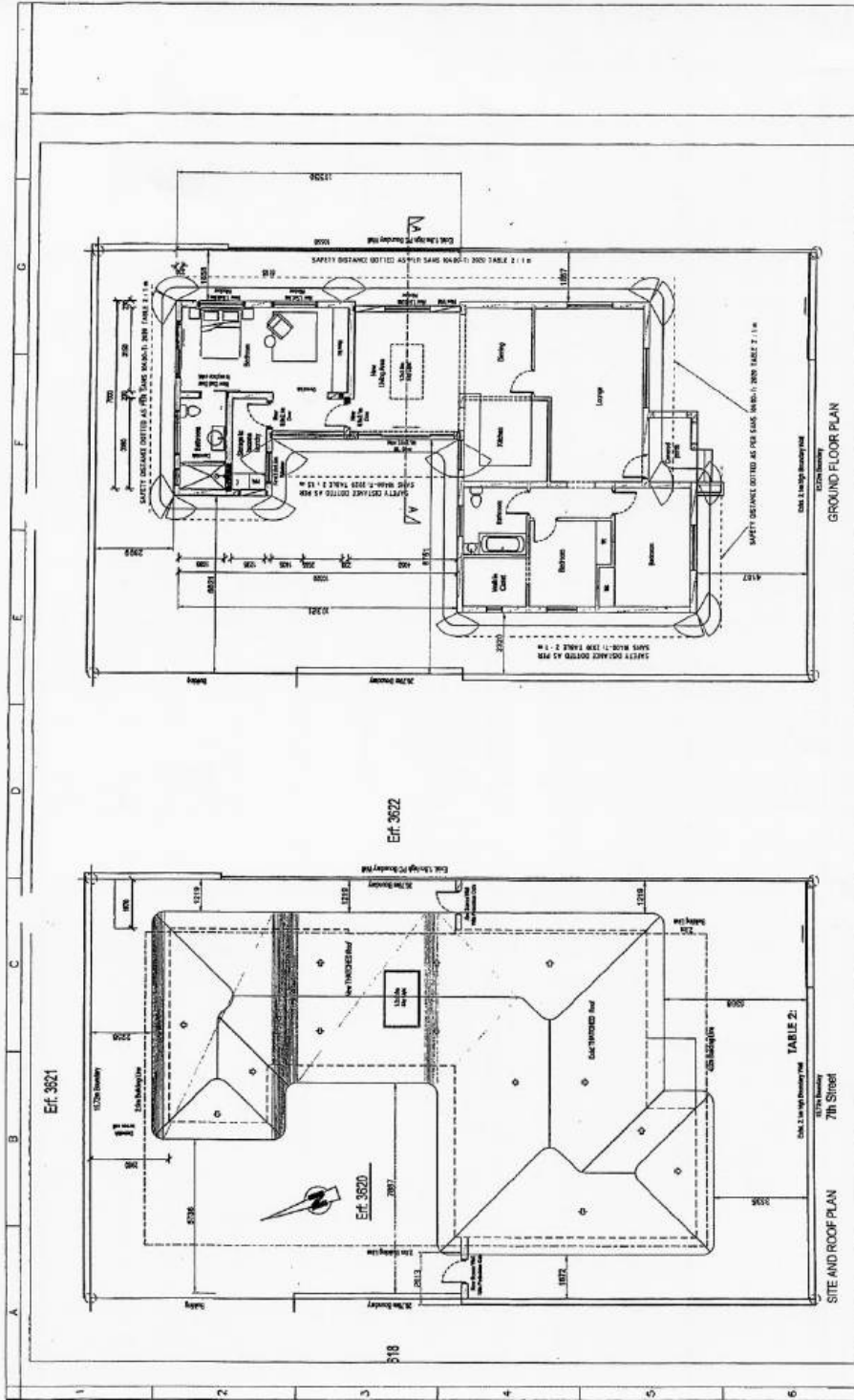
RESOLVED :

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 3620, Voëlklip, Hermanus for the relaxation of the eastern lateral building line from 2m to 1,87m to accommodate a new roof and windows, **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.

REASONS FOR RESOLUTION

- ❖ The proposed pitched roof and new windows 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 proposed application fits in with the character of the surrounding area and matches the existing structure on the property.
- ❖ There will be no impact on services.
- ❖ The proposed developments will not negatively impact the natural environment.





NOTE: THE THATCHED ROOF AND ALL ROOF STRUCTURAL MEMBERS TO BE PROTECTED WITH THATCHMARSHALL 8000-A SANS APPROVED TYPE A FIRE RETARDANT COATING THIS PRODUCT WILL BE APPLIED AT A RATIO OF 1.2 litr/2 REFER TO REPORT REF 230121 DATE: 08/03/2021

SCALE: 1:500	DATE: 11.11.2021	PROJECT: HOUSE KALIS, VOELKLIP, HERMANUS	CLIENT: MARCH 2021
ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED	THIS DRAWING IS A CONTRACT DOCUMENT	DESIGNER: PARAGON SYSTEMS DESIGN	DATE: 11.11.2021
<p>PROJECT: HOUSE KALIS, VOELKLIP, HERMANUS</p> <p>DATE: 11.11.2021</p>		<p>DATE: 11.11.2021</p> <p>DATE: 11.11.2021</p>	
<p>PROJECT: HOUSE KALIS, VOELKLIP, HERMANUS</p> <p>DATE: 11.11.2021</p>			<p>DATE: 11.11.2021</p>

PSD
 PARAGON SYSTEMS DESIGN
 P O BOX 307, SANDHURST, 702
 TEL: 021 460 0000
 E: info@paragonpsd.co.za

TITLE: HOUSE KALIS, ERF 3620 VOELKLIP, HERMANUS
 DWG no.: PSD-FP-00264
 REV: A | SHEET 1 OF 1 SHEETS | A1

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 3620, 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 3620, Voelklip, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

3. ERF 192, 5 QUEEN VICTORIA STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: PROPOSED SUBDIVISION: MESSRS WRAP PROJECT OFFICE ON BEHALF OF J DE GARIS

192 SSS

P Roux

(028) 313 8900

Hermanus Administration

3 September 2021

Executive Summary

An application was received on 18 February 2021 from Messrs WRAP Project Office on behalf of J De Garis applicable to Erf 192, Stanford in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 to subdivide the abovementioned property into two (2) portions namely Portion A ($\pm 670\text{m}^2$ in extent) and a Remainder ($\pm 906\text{m}^2$ in extent).

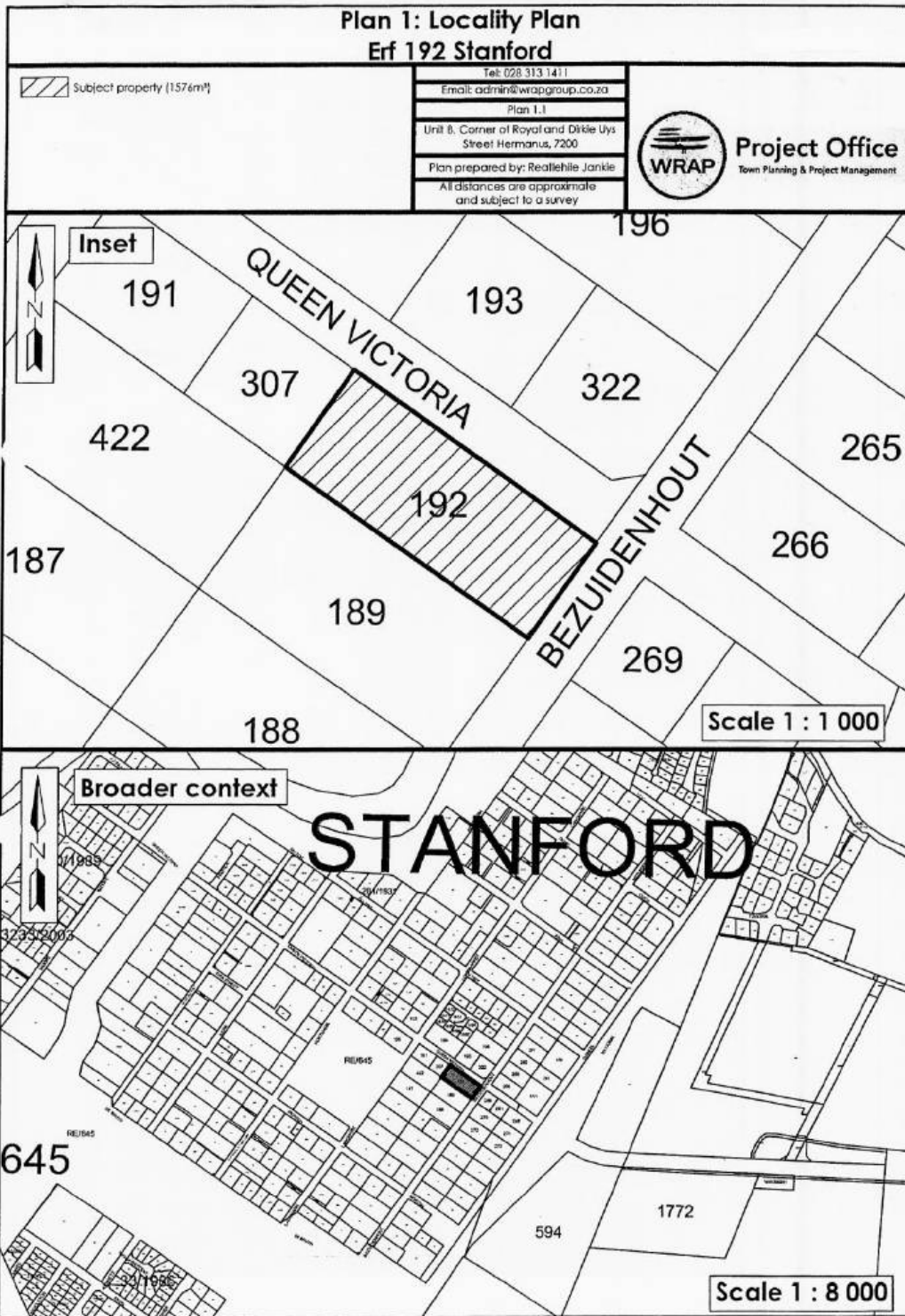
RESOLVED :

1. that the application received from Messrs WRAP Project Office on behalf J De Garis applicable to Erf 192, Stanford in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Land Use Planning, 2020 to subdivide the abovementioned property into two (2) portions namely Portion A ($\pm 670\text{m}^2$ in extent) and a Remainder ($\pm 906\text{m}^2$ in extent), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the approval is only for the subdivision as indicated on the Subdivisional Plan as submitted with the application, Plan 5.1;
 - (b) that a revised SDP be submitted indicating that parking bays numbered P8 & P9 will be positioned next to parking bays P5 to P7.
 - (c) that the conditions in the Services Report and District Health, 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.
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 relevant departments have any objection.
- ❖ The proposed subdivision is in line with the applicable municipal and provincial planning policy and will make more efficient use of brownfield land within the urban edge.
- ❖ 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 be used for commercial activities and in addition will create jobs and will positively impact social and economic sectors



**Plan 3: Subdivision Plan
Erf 192 Stanford**



Tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Plan 3.1
 Unit 8, Corner of Royal and Dieke Uys
 Street Hermannus, 7200
 Plan prepared by: Beethlele Jankie
 All distances are approximate
 and subject to a survey



Project Office
 Town Planning & Project Mgmt
 it

Scale 1 : 500



Plan 5: Building Footprint and GLA Plan Erf 192 Stanford

Requirements	Provided
1.5 Floor factor	0.25
80% Coverage	25.69%
8.5 parking bays	9 parking bays
3 Storeys	1 Storeys

Tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Plan 5.1
 Unit 8, Corner of Royal and Dille Uys Street Hermanus, 7200
 Plan prepared by: Beatehile Jané
 All dimensions are approximate and subject to a survey.

Project Office
 Town Planning & Project Management

Scale 1 : 250

322

189

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION: ERF 192, STANFORD**

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

Conditions:

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

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

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

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

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

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

Freehold erven:

Water	R 23 957.00 x 1	=	R 23 957.00
Sewerage	R 16 153.00 x 1	=	R 16 153.00
Roads	R 7 243.00 x 1	=	R 7 243.00
Stormwater	R 8 357.00 x 1	=	R 8 357.00
Solid Waste	R 1 448.00 x 1	=	R 1 448.00
Electricity	R 33 586.00 x 1	=	<u>R 33 586.00</u>
TOTAL (inclusive of VAT)		=	R 90 744.00

Note:

- 1.3 The above figures are estimates**
1.4 The above figures do not include connection fees
2. that the existing water and sewer connection to the Remainder of Erf 192 shall be used to service the proposed Remainder of Erf 192;

3. that any part of the existing water and sewer services on the Remainder of Erf 192 that crosses the common boundary of Portion A and the Remainder of Erf 192 shall be disconnected and sealed off;
4. that Portion A of Erf 192 must be serviced with individual and separate water and sewer connections, which must comply with the standards of the Department: Operational Services;
5. that only a standard 60 Amp single phase electricity connection will be available per erf;
6. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 10400 – P: 2010: Drainage;
7. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
8. that any additional and / or extended vehicle entrances will be for the owner's account;
9. that stormwater be allowed to discharge through the proposed Erven, Stanford, unobstructed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

4. **ERF 11028, 4 JOSE BURMAN STREET, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF THE CHURCH OF ENGLAND IN SA**

11028 HEC (3964)

P Roux

(028) 313 8900

Hermanus Administration

21 August 2020

Executive Summary

An application has been received from Messrs PlanActive Town and Regional Planners on behalf of the Church of England in SA on Erf 11028, Hermanus for multiple departures in order to:

- ❖ relax the north-eastern lateral building line from 5m to 2,6m and the north-western rear building line from 5m to 2m to accommodate new church additions and classrooms, and
- ❖ departure from the applicable parking ratio to provide twenty-four (24) parking bays in lieu of eighty-three (83) parking bays.

RESOLVED :

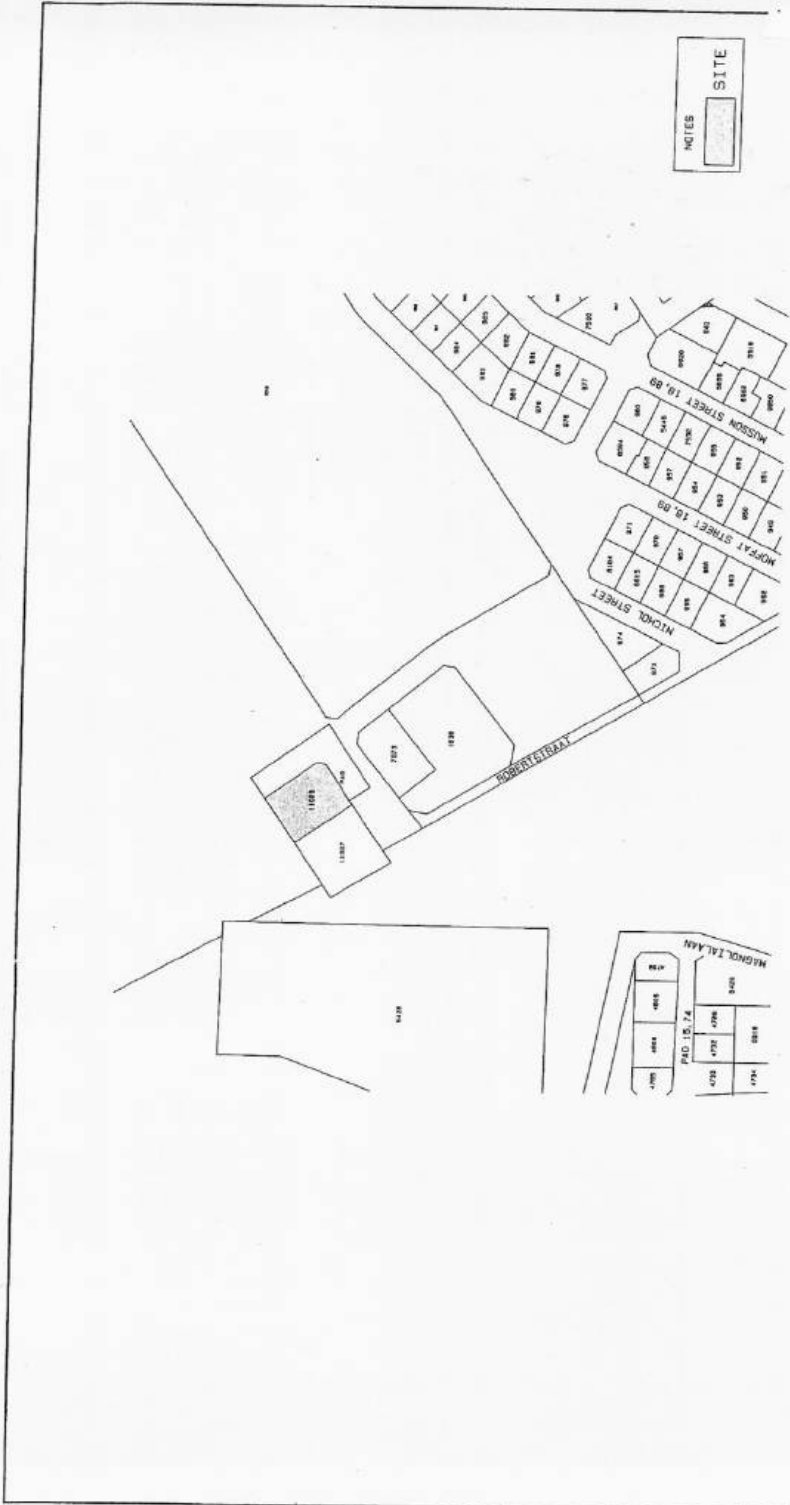
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 11028, Hermanus in order to -
 - relax the north-eastern lateral building line from 5m to 2,6m and the north-western rear building line from 5m to 2m to accommodate new church additions and classrooms, and
 - departure from the applicable parking ratio to provide twenty-four (24) parking bays in lieu of eighty-three (83) parking bays, **not be approved**, as due to the reasons stated below.
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

- ❖ It is a requirement of the Zoning Scheme that the provision of additional parking bays must be on a permanent basis, therefore the comment received from Property Administration is valid as the proposal to accommodate the parking on the Sport Centre's parking cannot be supported as it will give the property owner of the church vested rights to use municipal land for an indefinite period which is not permitted by the Municipal Asset Transfer Regulations.
- ❖ The allocation of parking bays for the Sport Centre is under pressure from third parties seeking additional parking spaces which will hamper the proper

functioning of the Sport Centre. In order to reduce the risk of under supplying parking to the Sports Centre it will not be desirable to allow third parties to reserve parking bays on the Sport Centre's parking.

- ❖ It stands to reason that if the proposed parking deviation is not supported then the proposed departure of the building lines can also not be supported due the parking requirements not being provided for the proposed structures.



PLAⁿ Active Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: ERF 11028 HERMANUS	Plan Description: LOCALITY MAP	Scale: 1:15 000 Drawing Nr: herf11028.dwg Date: MARCH 2018
		A large empty rectangular box, likely reserved for a signature or stamp.		

5. ERF 2354, 7 INDIGO STREET, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS SMART SOLUTIONS ARCHITECTURE ON BEHALF OF THE H NORTJE BELEGGINGSTRUST

2354 HVM

H Olivier

(028) 313 8900

Hermanus Administration

31 May 2021

Executive Summary

An application was received on 2 December 2019 from Messrs SMART Solutions Architecture on behalf of the property owner on Erf 2354, Vermont in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for departures in order to:

- Allow filling in excess of 1m up to a maximum of 2,519m high, over the 2m eastern lateral building line up to the boundary, and a retaining wall in excess of 2,1m in height for a boundary wall and a palisade 3,519m above the natural ground level, to accommodate the existing driveway area.
- Allow a first storey balcony over the 2m northern lateral building line up to 1,623m from the boundary.
- Allow filling for a deck in excess of 1m above natural ground level over the 2m northern lateral building line, up to the boundary, filled up to a maximum of 1,837m, and also to accommodate palisade fencing on such boundary in excess of 2,1m up to a maximum height of 3,632m.

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 2354, Vermont for the following departures:
 - To allow filling in excess of 1m next to the eastern boundary line up to a maximum of approximately 2,1m with a planter, with a 1m high screen/balustrade, allowing for a boundary wall with a maximum height of 3,1m in the area next to the planter and not to the driveway, and a wall with a maximum height of 2,865m next to the lowered pool;
 - to allow a first storey balcony over the 2m northern lateral building line up to 1,623m from the boundary.
 - to allow filling for a deck in excess of 1m above natural ground level over the 2m northern lateral building line, up to the boundary, filled up to a maximum of 1,837m, and also to accommodate palisade fencing on such boundary in excess of 2,1m up to a maximum height of 3,632m,

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

- (a) that this approval only relates to a building relaxation as indicated on plan numbers I0329/A1/01 – 05 dated 15/03/2021 and the boundary detail plan also attached;
 - (b) that building plans be submitted to the Building Department, and that all conditions set by the Building and Fire Departments at that stage, be complied with;
 - (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 conditions imposed by Eskom, be complied with.
2. that the applicant and objectors 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-mentioned approval.

REASONS FOR RESOLUTION

- All relevant Municipal Departments support the application.
- The application will not have a negative impact on the character of the area.
- The owner purchased the property in its existing state and is demolishing some of the illegal structures to limit impact on neighbours.
- Surrounding neighbours conditionally consented to the application.
- The steep slope of the property makes it impossible to move the existing raised driveway.
- The deck balcony and wall on the northern boundary faces a Public Open Space and will not negatively impact neighbours.
- Most encroachments are filling and boundary walls which were necessitated due to the steep gradient of the erf.
- The application is desirable.

THESE ARCHITECTS OBTAIN THE BEST POSSIBLE RESULTS FOR ALL PARTS OF A PROJECT BY MEANS OF A CAREFUL STUDY OF THE LOCALITY AND THE CHARACTER OF THE BUILDING. WE MAKE SURE THAT THE ARCHITECTURE IS IN HARMONY WITH THE SURROUNDINGS AND THAT THE DESIGN IS BOTH FUNCTIONAL AND BEAUTIFUL. WE ARE PLEASED TO TAKE PART IN THE DESIGN OF THE INTERIOR AND EXTERIOR OF A BUILDING AND TO ADVISE ON THE CHOICE OF MATERIALS AND FINISHES. WE ALSO TAKE PART IN THE DESIGN OF THE LANDSCAPE AND THE PLANTING OF TREES AND SHRUBS. WE ARE PLEASED TO TAKE PART IN THE DESIGN OF THE INTERIOR AND EXTERIOR OF A BUILDING AND TO ADVISE ON THE CHOICE OF MATERIALS AND FINISHES. WE ALSO TAKE PART IN THE DESIGN OF THE LANDSCAPE AND THE PLANTING OF TREES AND SHRUBS.

DRAWING TYPE:	ALTERATIONS AND ADDITIONS
COUNCIL SUBMISSION:	YES
DEVELOPER APPLICATION:	NO
PLANNING PERMISSION:	NO
LOCALITY PLAN:	NO
CONTRACT NO.:	10328/AJ/08

DRAWING TYPE:	
COUNCIL SUBMISSION:	YES
DEVELOPER APPLICATION:	NO
PLANNING PERMISSION:	NO
LOCALITY PLAN:	NO
CONTRACT NO.:	10328/AJ/08
SITE RESTRICTIONS:	
STREET BUILDING LINE:	4.00M
LATERAL BUILDING LINE:	3.00M
REAR BUILDING LINE:	3.00M
REAR SETBACK:	3.00M
TITLE DEED BUILDING LINE (see attached L.D.):	3.00M
ZONE APPLICABLE:	
SINGLE RESIDENTIAL (S1):	NO
TOWN HOUSING - ZONE 1 (RH1):	NO
TOWN HOUSING - ZONE 2 (RH2):	NO
TOWN HOUSING - ZONE 3 (RH3):	NO
PLATS - ZONE 1 (P1) AND (P2):	NO
DEVELOPMENT (D1) AND (D2):	NO
PROJECT PROGRAM:	
ALTERATIONS AND ADDITIONS	
ON 2354 SEPTA STREET,	
HENNIE MORTIE	
BELEGGINGS TRUST	
DRAWING / 18/08/18	

LOCALITY PLAN

SMART SOLUTION ARCHITECTURE CONSULTANTS

ARCHITECTURAL CONSULTANTS

AS SHOWN

28-11-2019

PROJECT NO. 10328/AJ/08

DATE: 28/11/2019

SCALE: 1:1000

PROJECT: ALTERATIONS AND ADDITIONS

CLIENT: HENNIE MORTIE BELEGGINGS TRUST

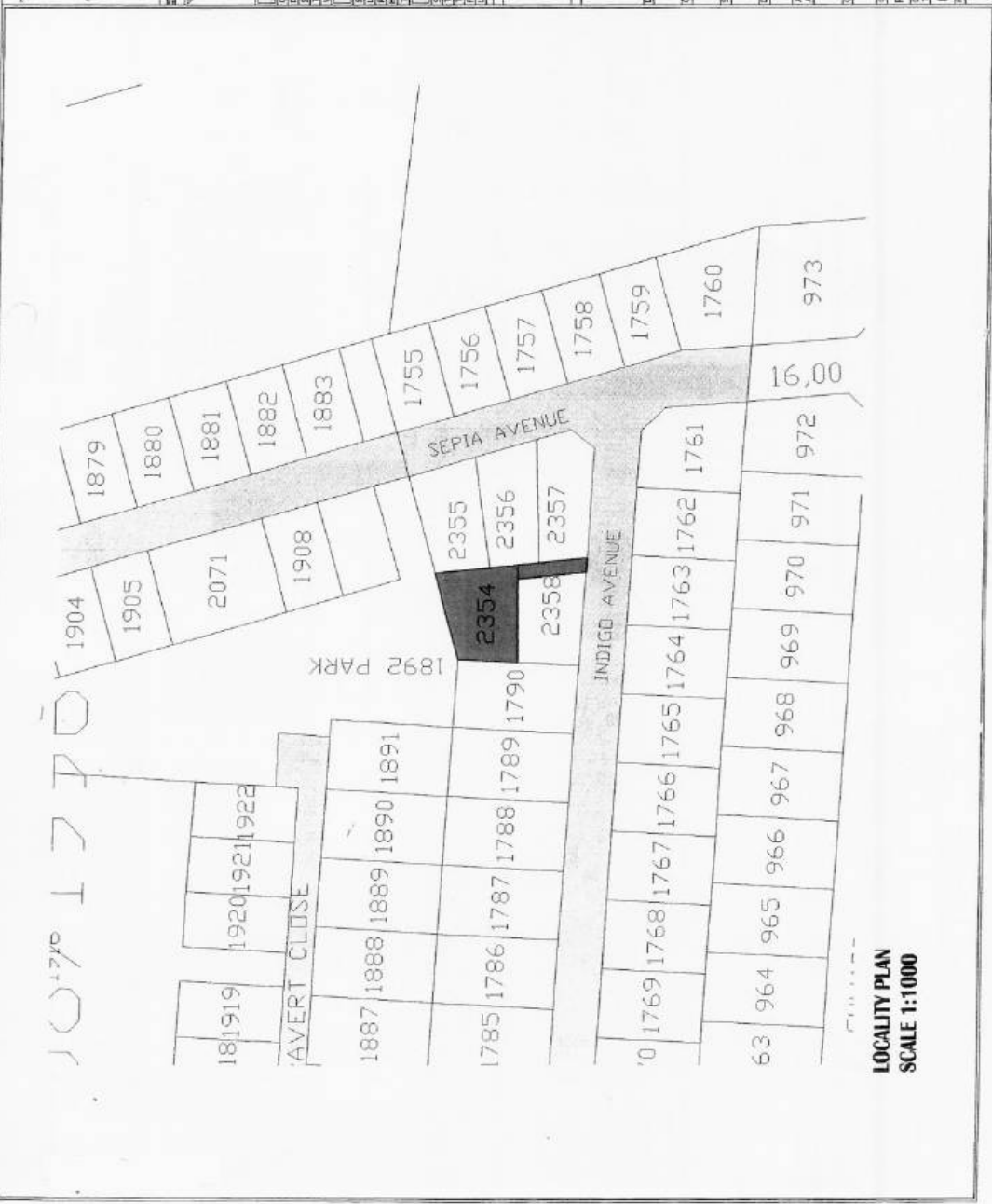
PROJECT NO. 10328/AJ/08

DATE: 28/11/2019

SCALE: 1:1000

PROJECT: ALTERATIONS AND ADDITIONS

CLIENT: HENNIE MORTIE BELEGGINGS TRUST



LOCALITY PLAN
SCALE 1:1000

SE USGAM EXTRACT
SCALE 1:1000

GOOGLE IMAGE OVERLAY
SCALE 1:1000

PREVIOUS APPROVED BUILDING PLAN - ground floor layout
SCALE 1/4" = 1'-0"

PREVIOUS APPROVED BUILDING PLAN - elevation
SCALE 1/4" = 1'-0"

PREVIOUS APPROVED BUILDING PLAN - first floor layout
SCALE 1/4" = 1'-0"

PREVIOUS APPROVED BUILDING PLAN - elevation
SCALE 1/4" = 1'-0"

THE BUILDINGS

DESCRIPTION	TOTAL
EXISTING BUILDING	1,200
NEW BUILDING	1,200
TOTAL	2,400

THE SITE

DESCRIPTION	TOTAL
EXISTING LOT AREA	10,000
NEW LOT AREA	10,000
TOTAL	20,000

ALTERATIONS AND ADDITIONS
BY THE STATE OF INDIANA
BELEGONS TRUST
HENRIE NORIYE

SITE INFO AND COPY OF PREVIOUS APPROVED BUILDING PLANS

SMART SOLUTION ARCHITECTURE AS SHOWN CONSULTANTS
15-03-2001
1890 P PARK
SEPIA AVENUE
INDIANAPOLIS, IN 46202

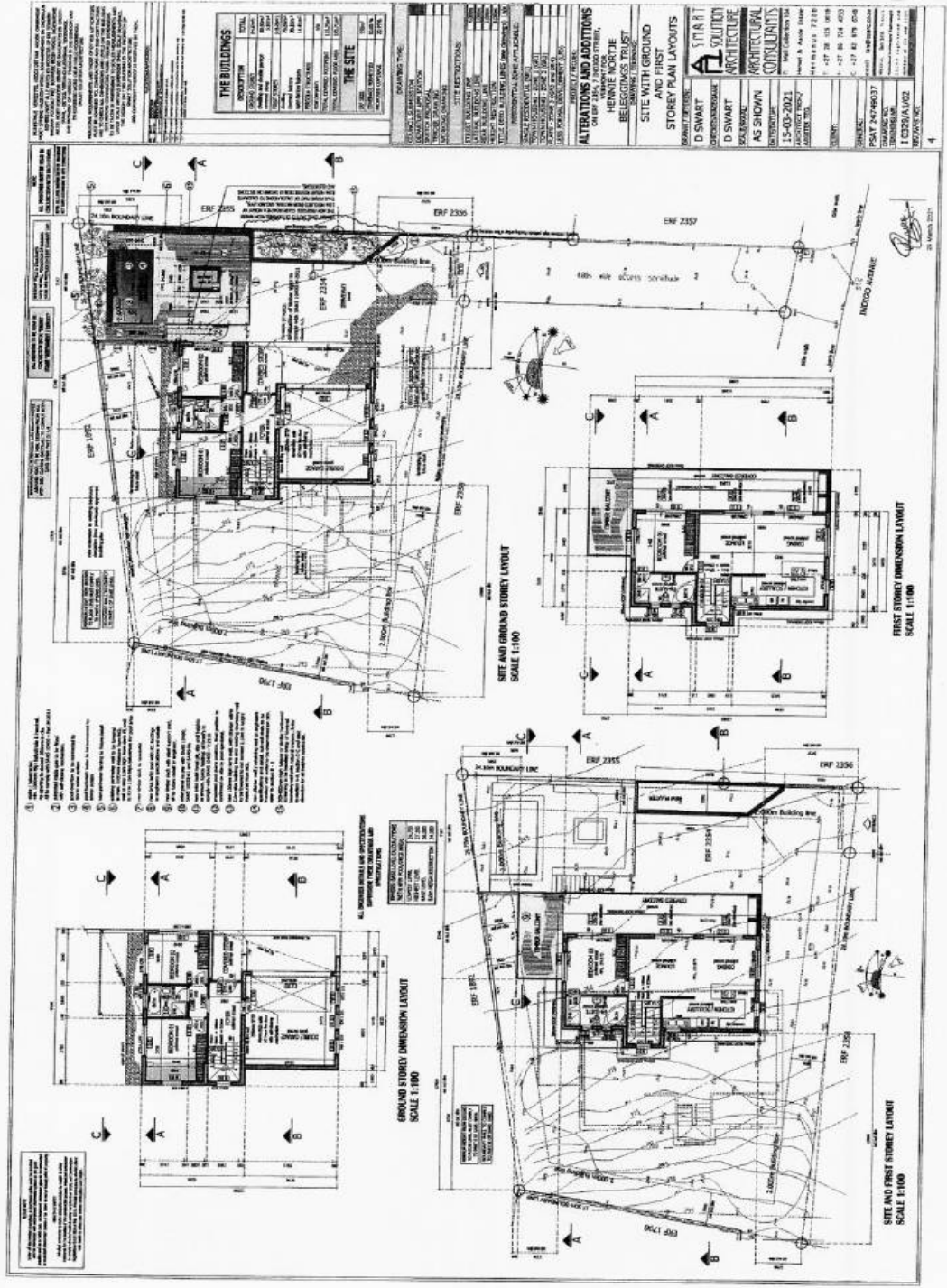
PREVIOUS APPROVED BUILDING PLAN - ground floor layout
SCALE 1/4" = 1'-0"

PREVIOUS APPROVED BUILDING PLAN - elevation
SCALE 1/4" = 1'-0"

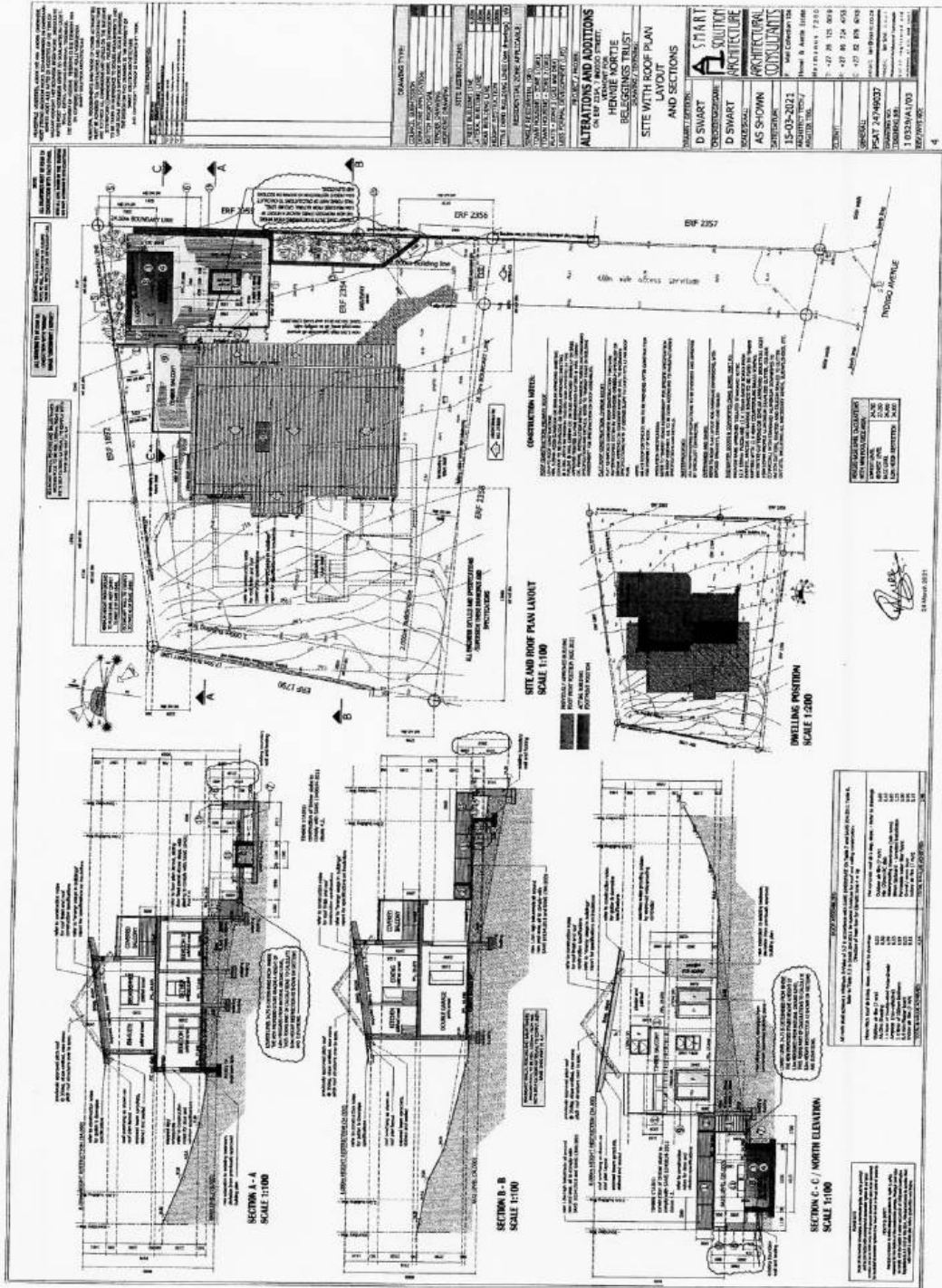
PREVIOUS APPROVED BUILDING PLAN - first floor layout
SCALE 1/4" = 1'-0"

PREVIOUS APPROVED BUILDING PLAN - elevation
SCALE 1/4" = 1'-0"

LOCALITY PLAN
SCALE 1:1000

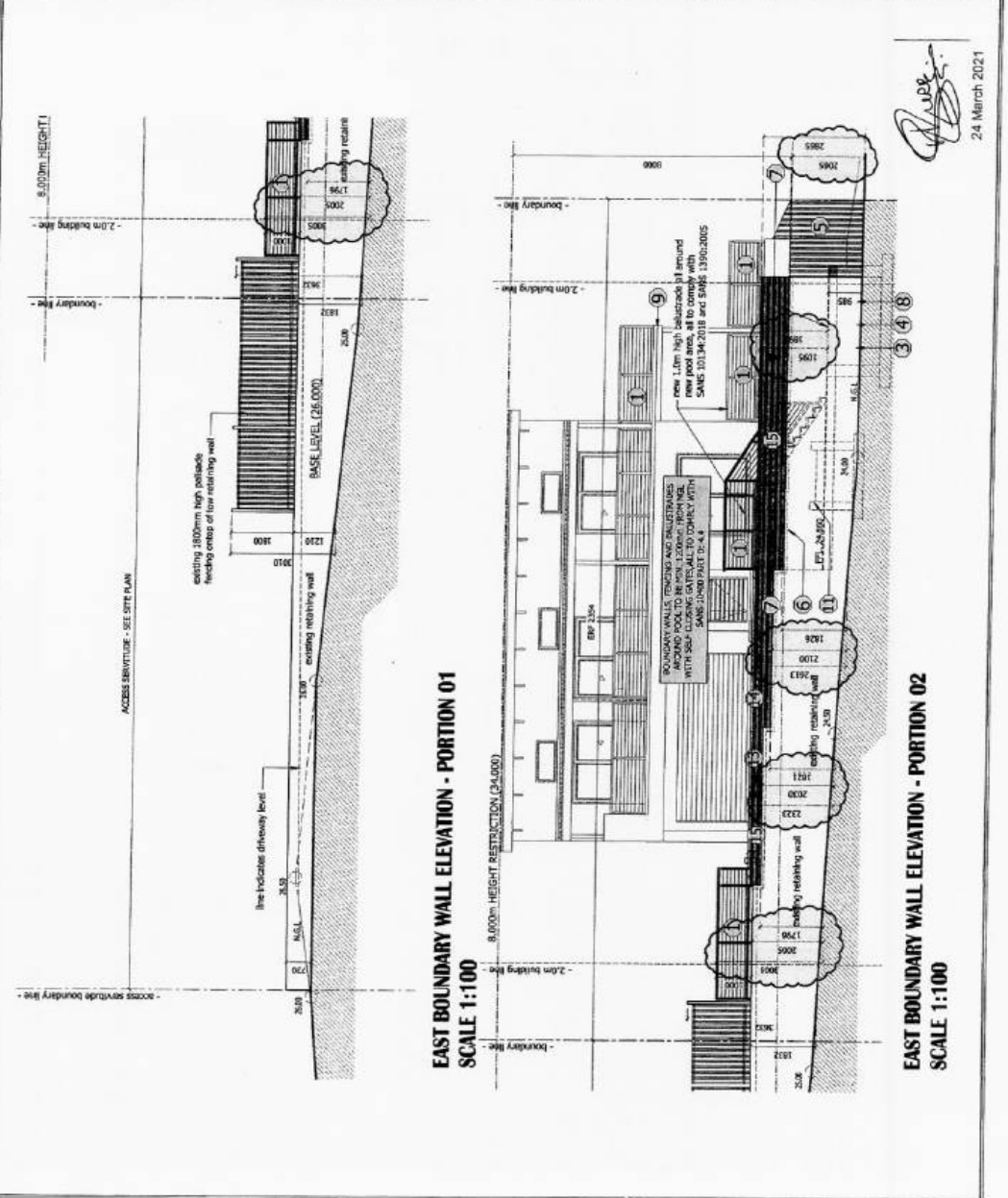


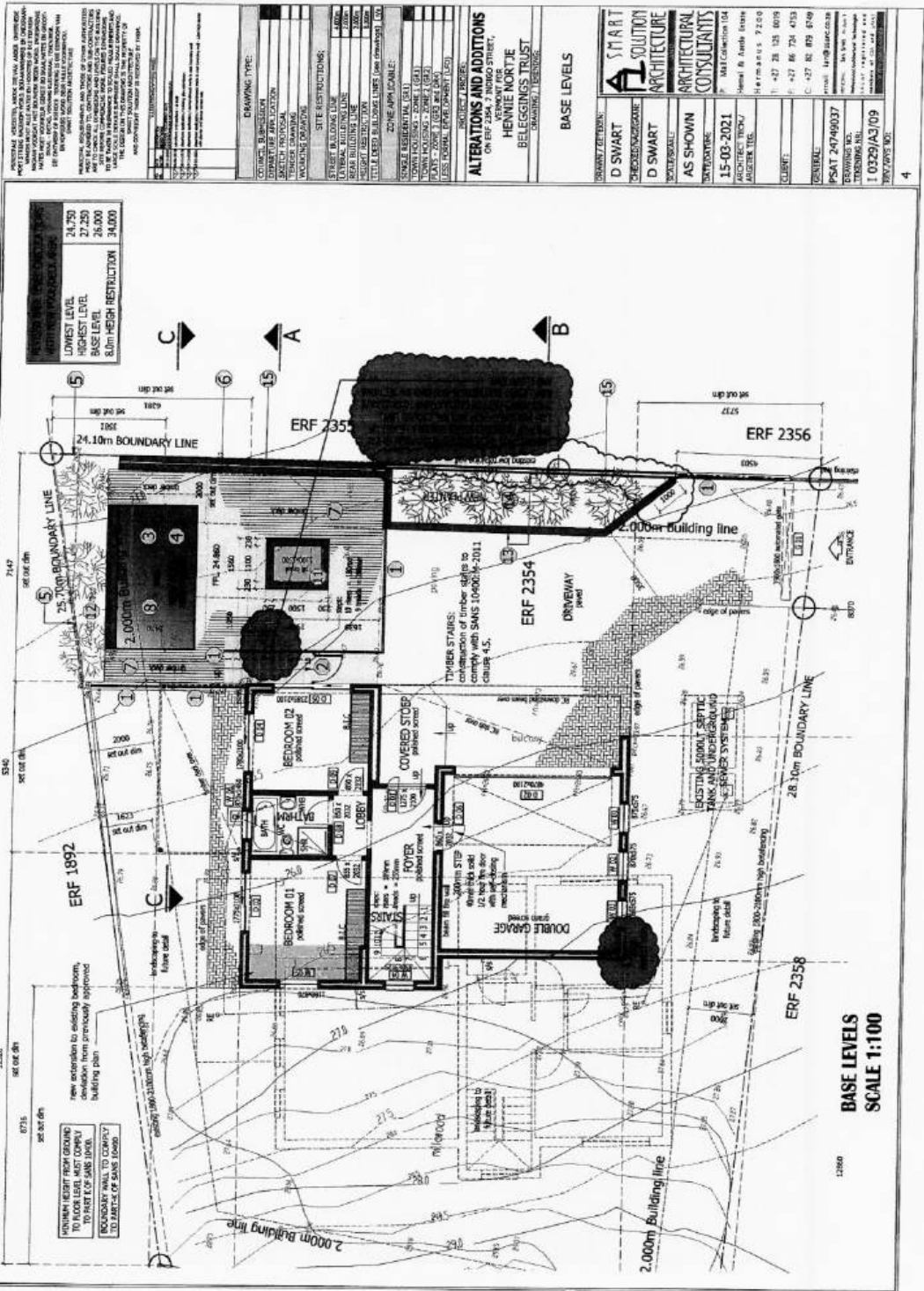
28 March 2021



GENERAL NOTES:
 1. THE CLIENT HAS ADVISED THAT THE PROPOSED DEVELOPMENT IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE LOCAL GOVERNMENT. THE CLIENT HAS ADVISED THAT THE PROPOSED DEVELOPMENT IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE LOCAL GOVERNMENT.
 2. THE CLIENT HAS ADVISED THAT THE PROPOSED DEVELOPMENT IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE LOCAL GOVERNMENT.
 3. THE CLIENT HAS ADVISED THAT THE PROPOSED DEVELOPMENT IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE LOCAL GOVERNMENT.
 4. THE CLIENT HAS ADVISED THAT THE PROPOSED DEVELOPMENT IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE LOCAL GOVERNMENT.

DATE	15-03-2021
PROJECT NO.	15-03-2021
CLIENT	BELEGINGS TRUST
PROJECT NAME	ALTERATIONS AND ADDITIONS TO 25A, 27 AND 29A, 7 FINROD STREET, HENRIE NORTH
PROJECT ADDRESS	25A, 27 AND 29A, 7 FINROD STREET, HENRIE NORTH
PROJECT TYPE	ALTERATIONS AND ADDITIONS
PROJECT STATUS	PRELIMINARY
PROJECT LOCATION	25A, 27 AND 29A, 7 FINROD STREET, HENRIE NORTH
PROJECT COORDINATOR	D SMART
PROJECT ARCHITECT	D SMART
PROJECT ENGINEER	AS SHOWN
PROJECT DATE	15-03-2021
PROJECT SCALE	1:100
PROJECT DRAWING NO.	1.03/29/A3/08
PROJECT SHEET NO.	1
PROJECT TOTAL SHEETS	4





PROFESSIONAL CERTIFICATE WORK BY THIS ARCHITECT
 HAS BEEN REVIEWED AND APPROVED BY THE ARCHITECTS
 BOARD OF SOUTH AFRICA IN ACCORDANCE WITH THE
 ARCHITECTURE ACT OF 2003 (ACT NO. 44 OF 2003) AND
 THE REGULATIONS MADE THEREUNDER. THE ARCHITECT'S
 REGISTRATION NUMBER IS 123456789. THE ARCHITECT'S
 SIGNATURE IS VALID FOR 10 YEARS FROM THE DATE OF
 SIGNATURE. THE ARCHITECT'S SEAL IS VALID FOR 10
 YEARS FROM THE DATE OF SIGNATURE. THE ARCHITECT'S
 SIGNATURE AND SEAL MUST BE AFFIXED TO ALL DRAWINGS
 AND TO ALL CONTRACT DOCUMENTS. THE ARCHITECT'S
 SIGNATURE AND SEAL MUST BE AFFIXED TO ALL DRAWINGS
 AND TO ALL CONTRACT DOCUMENTS. THE ARCHITECT'S
 SIGNATURE AND SEAL MUST BE AFFIXED TO ALL DRAWINGS
 AND TO ALL CONTRACT DOCUMENTS.

DRAWING TYPE:
 COUNCIL SUBMISSION
DATE OF APPROVAL:
 15-03-2021
PROJECT NAME:
 HENNIE NORTZE
 BELEGINGS TRUST
 CHANGING 77/ESTERUE

PROJECT TYPE:
 SINGLE RESIDENTIAL (S1)
 TOWNHOUSING ZONE 1 (S1)
 TOWNHOUSING ZONE 2 (S2)
 TOWNHOUSING ZONE 3 (S3)
 TOWNHOUSING ZONE 4 (S4)
 TOWNHOUSING ZONE 5 (S5)
 TOWNHOUSING ZONE 6 (S6)
 TOWNHOUSING ZONE 7 (S7)
 TOWNHOUSING ZONE 8 (S8)
 TOWNHOUSING ZONE 9 (S9)
 TOWNHOUSING ZONE 10 (S10)

ALTERATIONS AND ADDITIONS
 ON ERF 2354, 2355 & 2356
 IN TERMS OF THE
 HENNIE NORTZE
 BELEGINGS TRUST
 CHANGING 77/ESTERUE

BASE LEVELS

DRAWN BY: D SWART
CHECKED BY: D SWART
DATE: 15-03-2021
SCALE: AS SHOWN
PROJECT NO.: PSAT 241940037
DATE: 15-03-2021
ARCHITECT: AS SHOWN
ADDRESS: HENNIE NORTZE
 BELEGINGS TRUST
 CHANGING 77/ESTERUE
 ESTERUE, JOHANNESBURG 2000
CONTACT: 011 427 28 135/019
EMAIL: info@asshown.co.za
WEBSITE: www.asshown.co.za
REGISTRATION NO.: 123456789
REGISTRATION DATE: 15-03-2021
REGISTRATION TYPE: 10329/A3/09
REGISTRATION YEAR: 2019/2025

BASE LEVELS
SCALE 1:100

SMART SOLUTION ARCHITECTURE CONSULTANTS
 15-09-2021
 10329/A3/10

PROJECT / SITE:
 ALTERATIONS AND ADDITIONS
 ON BFP 2304, 7, NIRODO STREET,
 HENNIE NORTIE
 BELEGINGS TRUST
 REMOVAL / REFINISHING

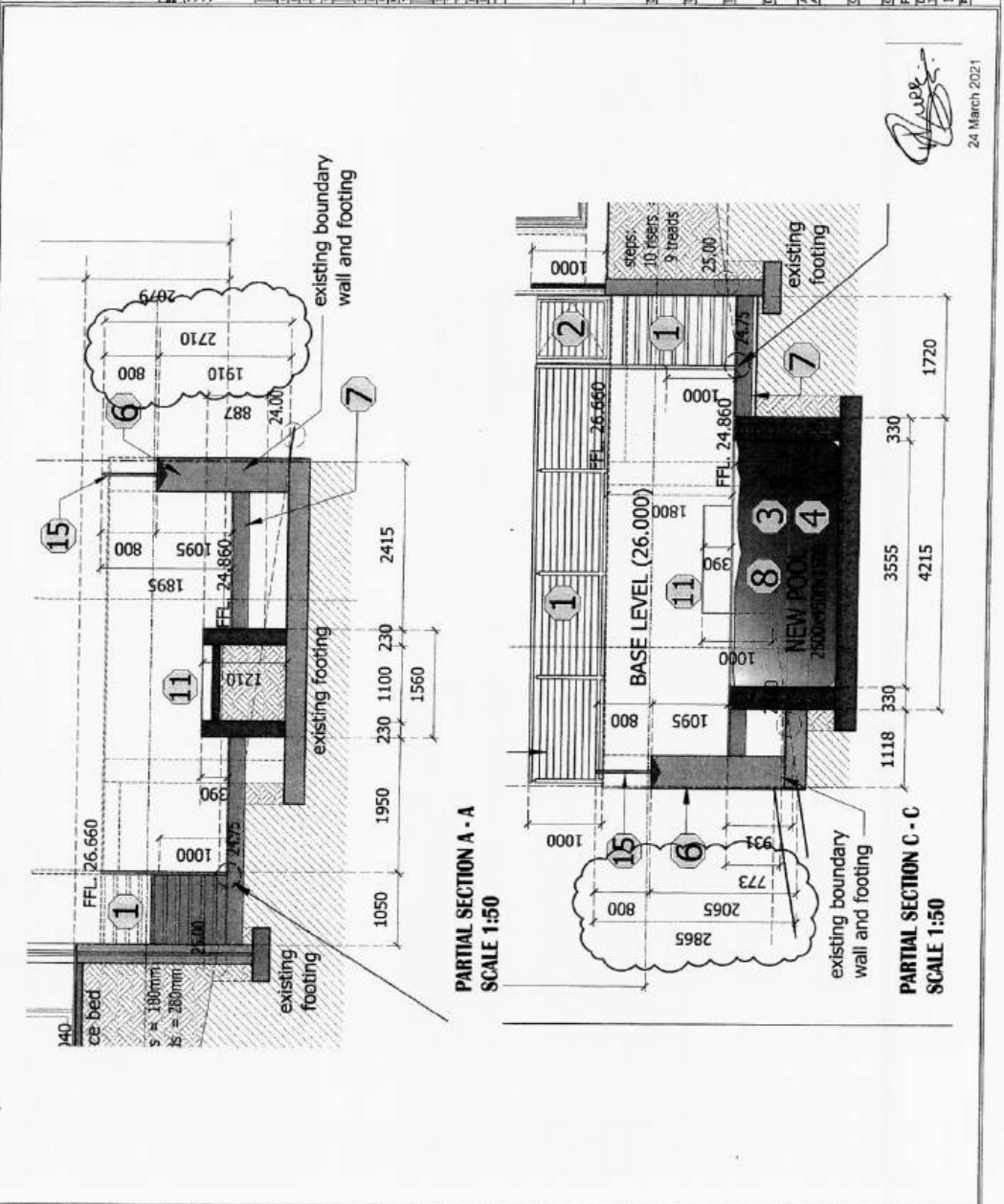
**PROPOSED NEW POOL,
 TIMBER DECK
 AND PIT BRAAI**

SMART SOLUTION ARCHITECTURE CONSULTANTS
 AS SHOWN
 15-09-2021
 ARCHITECT TECH/
 ARCHITECT

DATE: 15-09-2021
SCALE: AS SHOWN
PROJECT / SITE: ALTERATIONS AND ADDITIONS ON BFP 2304, 7, NIRODO STREET, HENNIE NORTIE, BELEGINGS TRUST, REMOVAL / REFINISHING

PROPOSED NEW POOL, TIMBER DECK AND PIT BRAAI

SMART SOLUTION ARCHITECTURE CONSULTANTS
 15-09-2021
 10329/A3/10



GENERAL NOTES:
 1. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCALITY.
 2. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCALITY.
 3. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCALITY.
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 9. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCALITY.
 10. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCALITY.

PROJECT INFORMATION:
 PROJECT NAME: [REDACTED]
 PROJECT ADDRESS: [REDACTED]
 PROJECT CONTACT: [REDACTED]
 PROJECT PHONE: [REDACTED]
 PROJECT EMAIL: [REDACTED]

CLIENT INFORMATION:
 CLIENT NAME: [REDACTED]
 CLIENT ADDRESS: [REDACTED]
 CLIENT CONTACT: [REDACTED]
 CLIENT PHONE: [REDACTED]
 CLIENT EMAIL: [REDACTED]

DATE: 15-03-2021

SCALE: AS SHOWN

PROJECT NO.: I 0329/A3/05

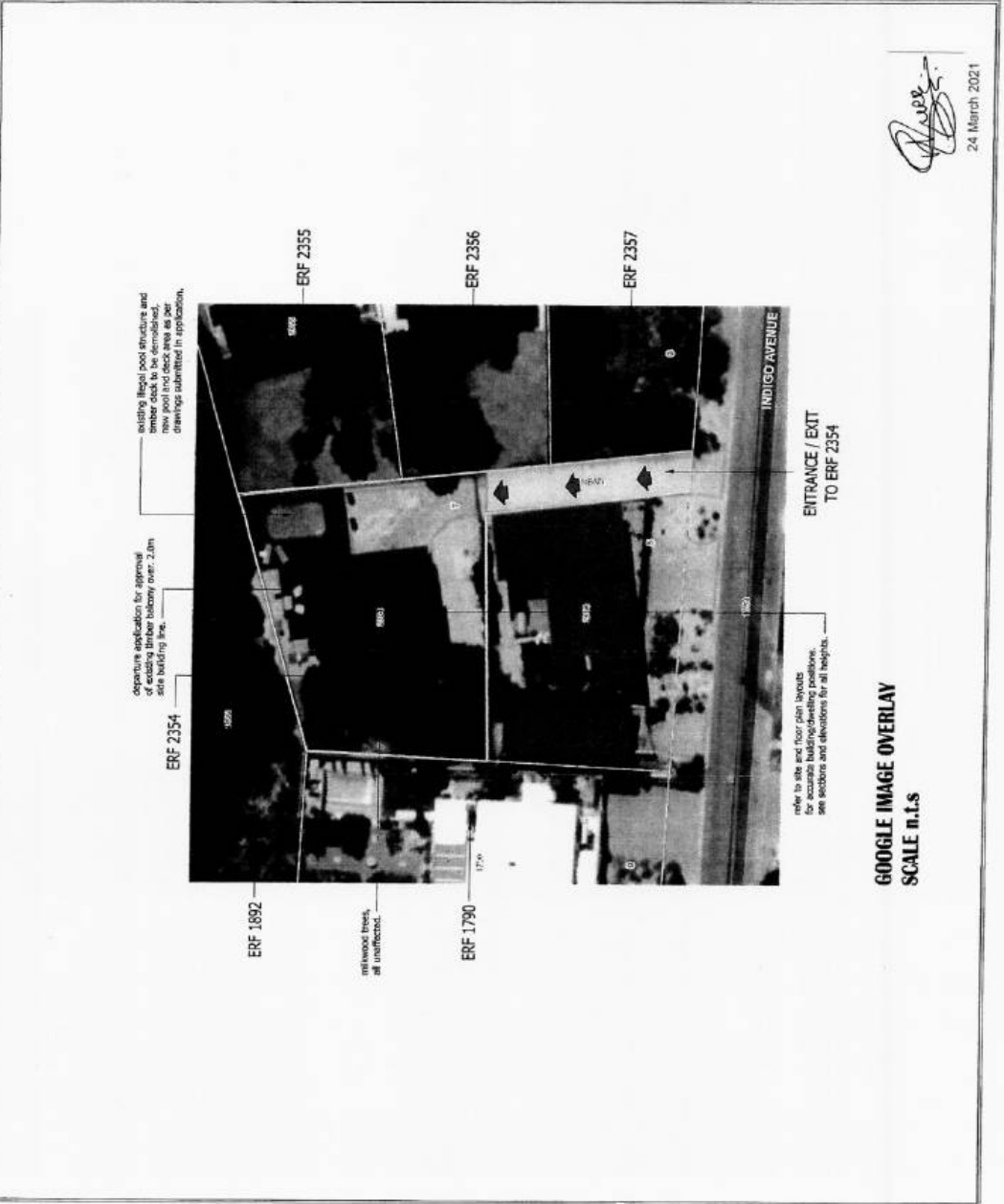
PROJECT NAME: [REDACTED]

LOCALITY PLAN:
 LOCALITY: [REDACTED]
 ZONE: [REDACTED]

ALTERATIONS AND ADDITIONS:
 ON ERF 2354, 2 INDIGO STREET,
 HENRIE MORTJE
 BELEGINGS TRUST
 (OWNERS / TRUSTEES)

LOCALITY PLAN:
 LOCALITY: [REDACTED]
 ZONE: [REDACTED]

SMART SOLUTION ARCHITECTURAL CONSULTANTS
 ARCHITECTS
 15-03-2021
 ARCHITECT TROY
 INDIGO STREET
 CURRY
 427 86 734 476
 427 86 819 078
 PSAT 24749037
 PREVIOUS
 TRANSFERRED
 I 0329/A3/05
 BELEGINGS TRUST



24 March 2021

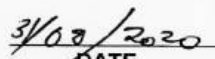
**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2354, VERMONT**

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

Conditions

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of *SANS 10400 - P:2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 2354, Vermont, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

6. ERF 3866, 34 HENNIE HENN STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF C & CH WOODHATCH

3866 HON

H Olivier

(028) 313 8900

Hermanus Administration

31 August 2021

Executive Summary

An application was received on 13 November 2020 from Messrs Plan Active Town & Regional Planners on behalf of C & CH Woodhatch on Erf 3866, Onrustrivier in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following departures:

- ❖ To relax the rear building line from 2m to 0,8m to accommodate a rainwater tank;
- ❖ To relax the south-western lateral building line from 2m to 0,94m to accommodate the changes to windows and the dwelling, and to accommodate an addition for an en-suite bathroom, and
- ❖ To relax the height restriction applicable to erven in the Driehoek Onrust Special Zoning Area from 5,5m to 6,5m.

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 applicable to Erf 3866, Onrustrivier in order to relax the following:

- ❖ the rear building line from 2m to 0,8m to accommodate a rainwater tank;
- ❖ the south-western lateral building line from 2m to 0,94m to accommodate the changes to windows and the dwelling, and to accommodate an addition for an en-suite bathroom, and
- ❖ the height restriction applicable to erven in the Driehoek Onrust Special Zoning Area from 5,5m to 6,5m

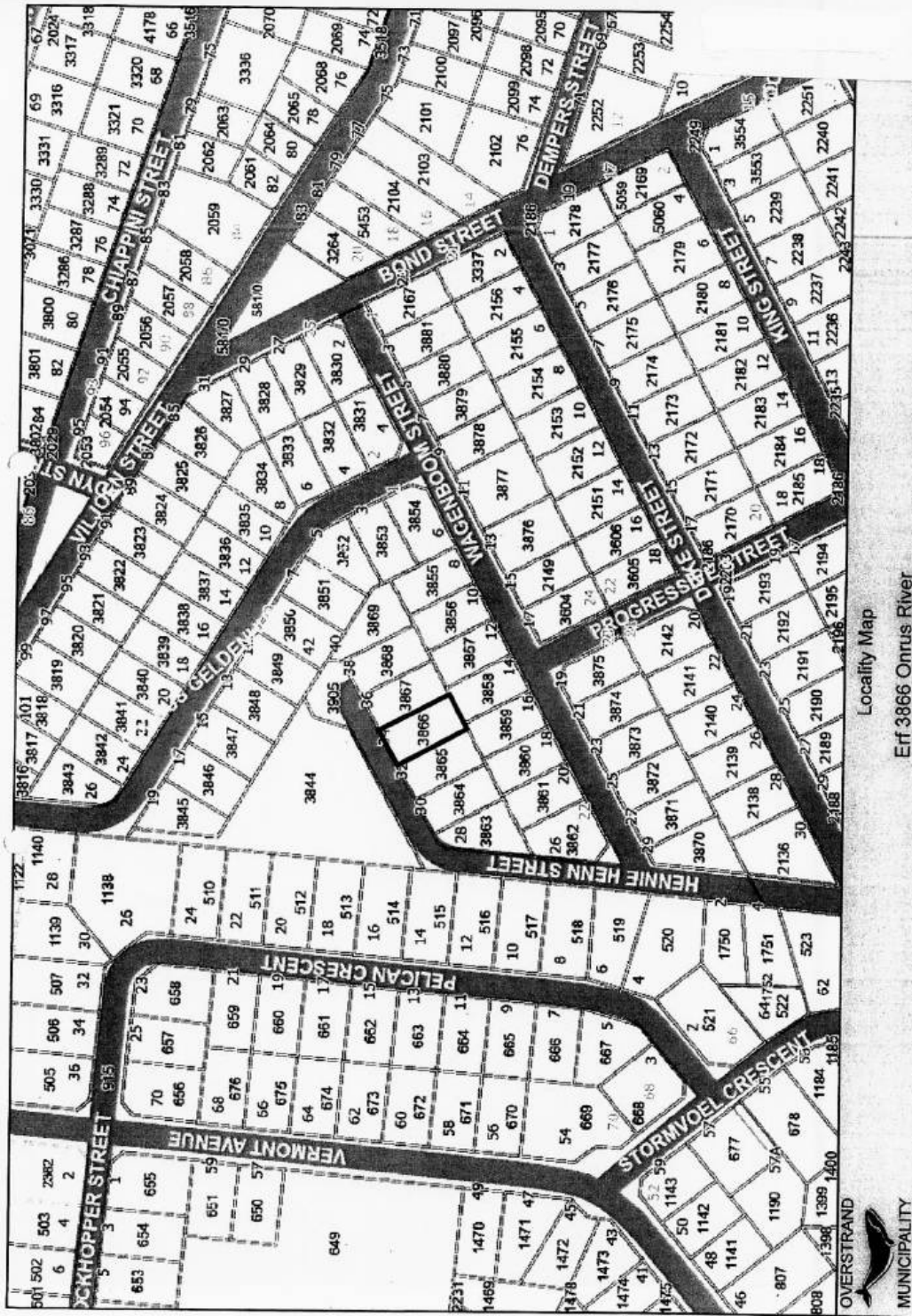
be approved, in terms of Section 61 of the By-Law, subject to the following conditions:

- (a) that the windows in the en-suite bathroom be frosted glass, and that all windows closer than 1m from the south-western building line be non-openable and fire resistant to the satisfaction of the Fire Department and Building Control Branch;

- (b) that this approval only relates to the relaxation of the height and building lines as indicated on plan numbers 0001:3866 (dated 24 August 2020, 0001:2:3866 (dated 17 August 2020) and 0001:3:3866 (dated 2 August 2020), as submitted with the application;
 - (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 all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (f) that all the conditions in the Services Report, be complied with;
 - (g) that all the conditions imposed by Eskom, be complied with, and
 - (h) that all the conditions imposed by Telkom, be complied with.
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 regarding the above decision.

REASONS FOR RESOLUTION

- The major reason for the relaxation of the height restriction is due to the fact that the base level changed due to extensions on a lower contour height..
- The application has followed due procedure.
- Only the impact of the new en-suite windows over the building line is considered valid objection with regard to privacy and mitigating factors were inserted in the conditions of approval to deal with the impact thereof.
- With the special conditions that all windows closer than 1m may not be openable and fire resistant, and comply with the requirements of the Fire Department and Building Branch, fire safety concerns would be addressed.
- It is in line with policy documents.
- The application will not have an impact on surrounding neighbours or the character of the area considering the fact that it is existing structures.
- The application is regarded as being desirable from a town planning point of view.

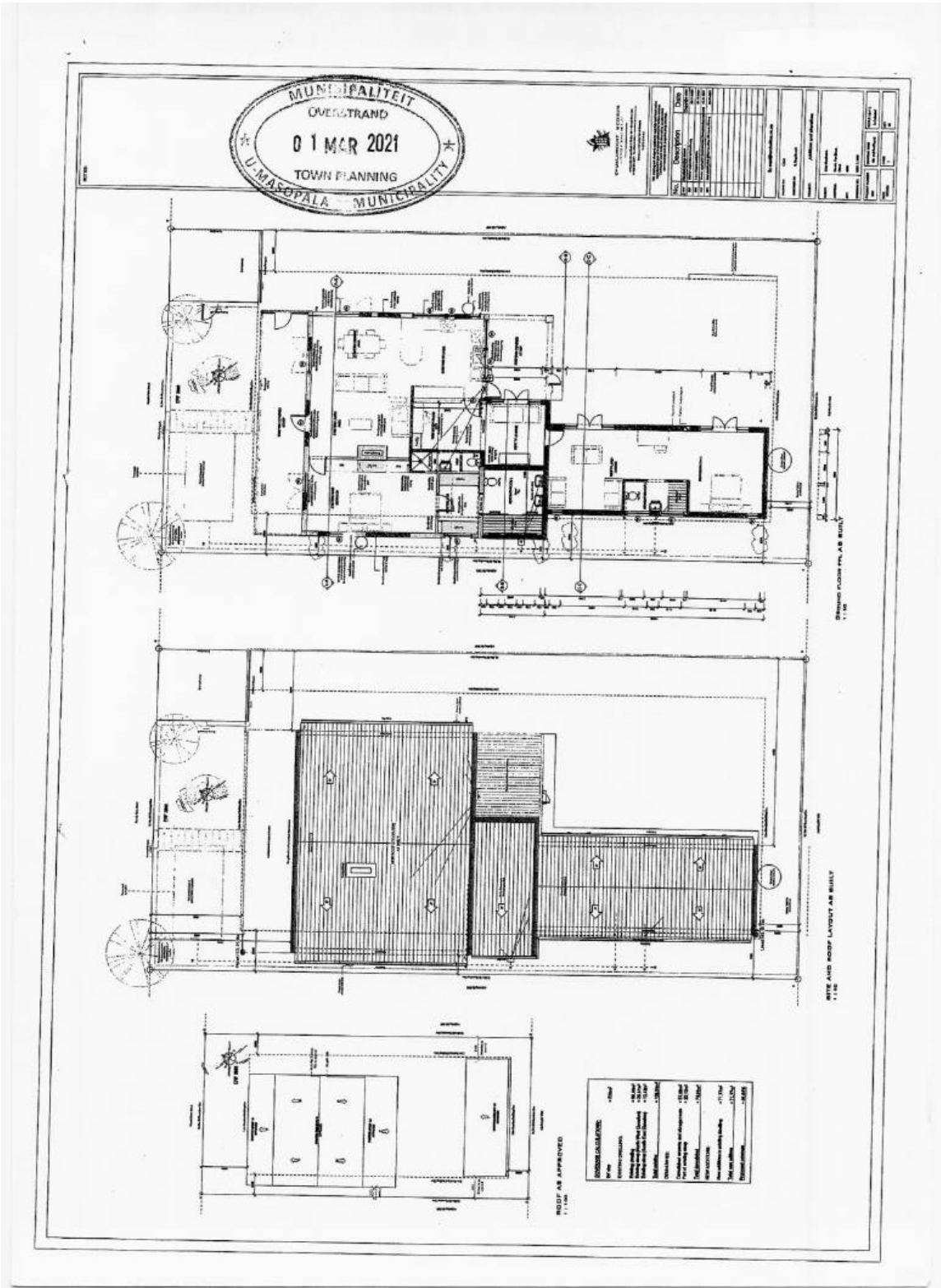


Locality Map
Erf 3866 Ontus River

Date: 20



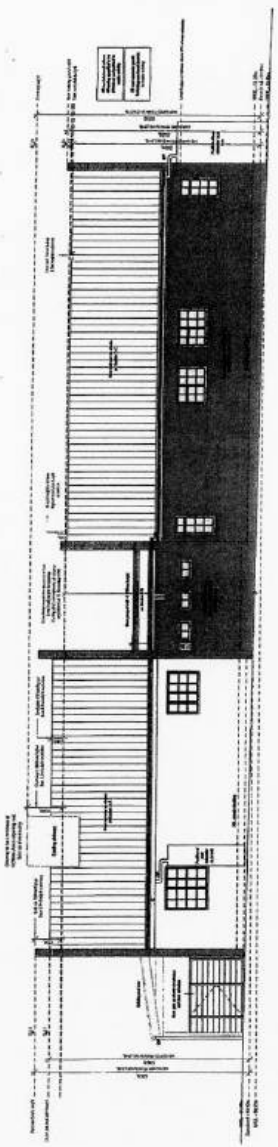
OVERSTRAND
MUNICIPALITY



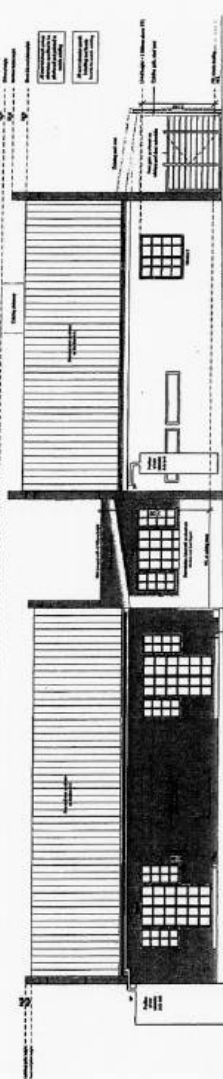


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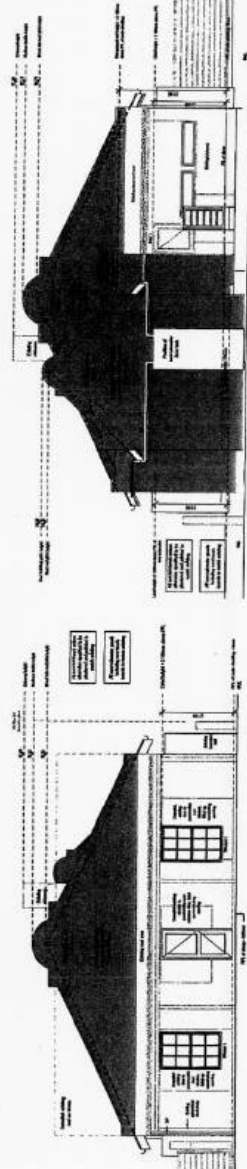
Project No.	101
Client	U-MASOPALA MUNICIPALITY
Address and Plotting	
Scale	1:100
Author	
Check	
Date	01 MAR 2021



SOUTH WEST ELEVATION
1:150



NORTH EAST ELEVATION
1:150

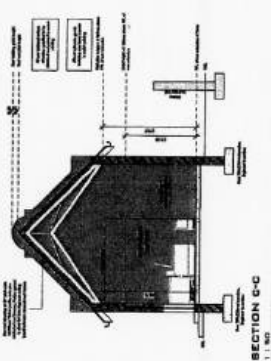
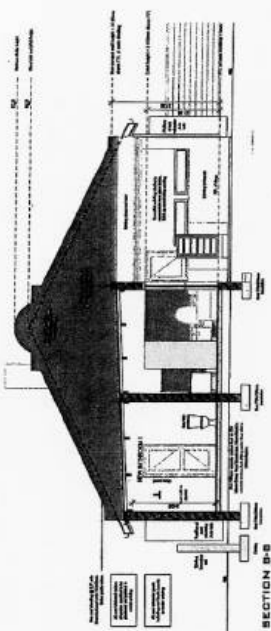
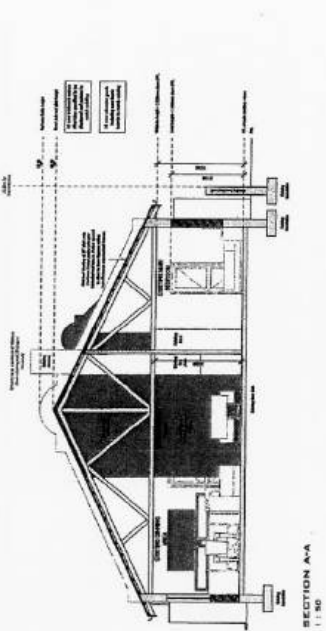


SOUTH EAST ELEVATION
1:150

NORTH WEST ELEVATION
1:150



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**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 3866, ONRUS RIVER**

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

Conditions

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 3866, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

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

13/04/2021
DATE

7. ERF 5999, 46 DF MALAN STREET, KLEINMOND, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE AND RELAXATION OF TITLE DEED CONDITION: MESSRS PIERRE YTIER ARCHITECTURAL AND INTERIOR DESIGN ON BEHALF OF VENEZI TRUST

5999 KKM

H van der Stoep

(028) 313 8900

Hermanus Administration

4 October 2021

Executive Summary

An application was received on 10 May 2021 from Messrs Pierre Ytier Architectural and Interior Design on behalf of Venezi Trust on Erf 5999, 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 relax the street building line from 4m to 1,2m to extend the main bedroom and an open stoep, and the lateral building line from 2m to 1,45m to accommodate a covered terrace and a braai.

The application also entails the relaxation of restrictive title deed conditions C.9 and C.10 of Title Deed No. T8369/2020 to relax the street building lines from 3,15m to 1,2m to extend the main bedroom and an open stoep and to bring the approved outbuildings in line with the approved building plans.

RESOLVED :

1. that the application in terms of the Overstrand Municipal Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the relaxation of restrictive title deed conditions C.9 of Title Deed No. T8369/2020 to relax the street building lines from 3,15m to 2,1m to be in line with the approved building plan, dated 2014, **be approved** in terms of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(b) of the By-Law on Erf 5999, Kleinmond for a departure in order to relax the street building line from 4m and 3,15 to 1,2m to accommodate the extension of the main bedroom and covered stoep and the change of use of the garage from 2m to 0m, **not be approved**;
3. that the application in terms of Section 16(2)(b) of the By-Law on Erf 5999, Kleinmond for a departure in order to relax the lateral building line from 2m to 1,45m, **be approved** in terms of Section 61 of the By-Law, subject to the following conditions:
4. that the approvals in 1. and 3. above be subject to the following conditions:
 - (a) that the structure be built as per plan numbers 5999, dated 22 July 2021, 101 to 103;

- (b) that no further transgression over the building lines will be allowed, except that is sanctioned by the Overstrand Zoning Scheme and Title Deed T8369/2020
 - (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, and
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
5. 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 decision.

REASONS FOR RESOLUTION

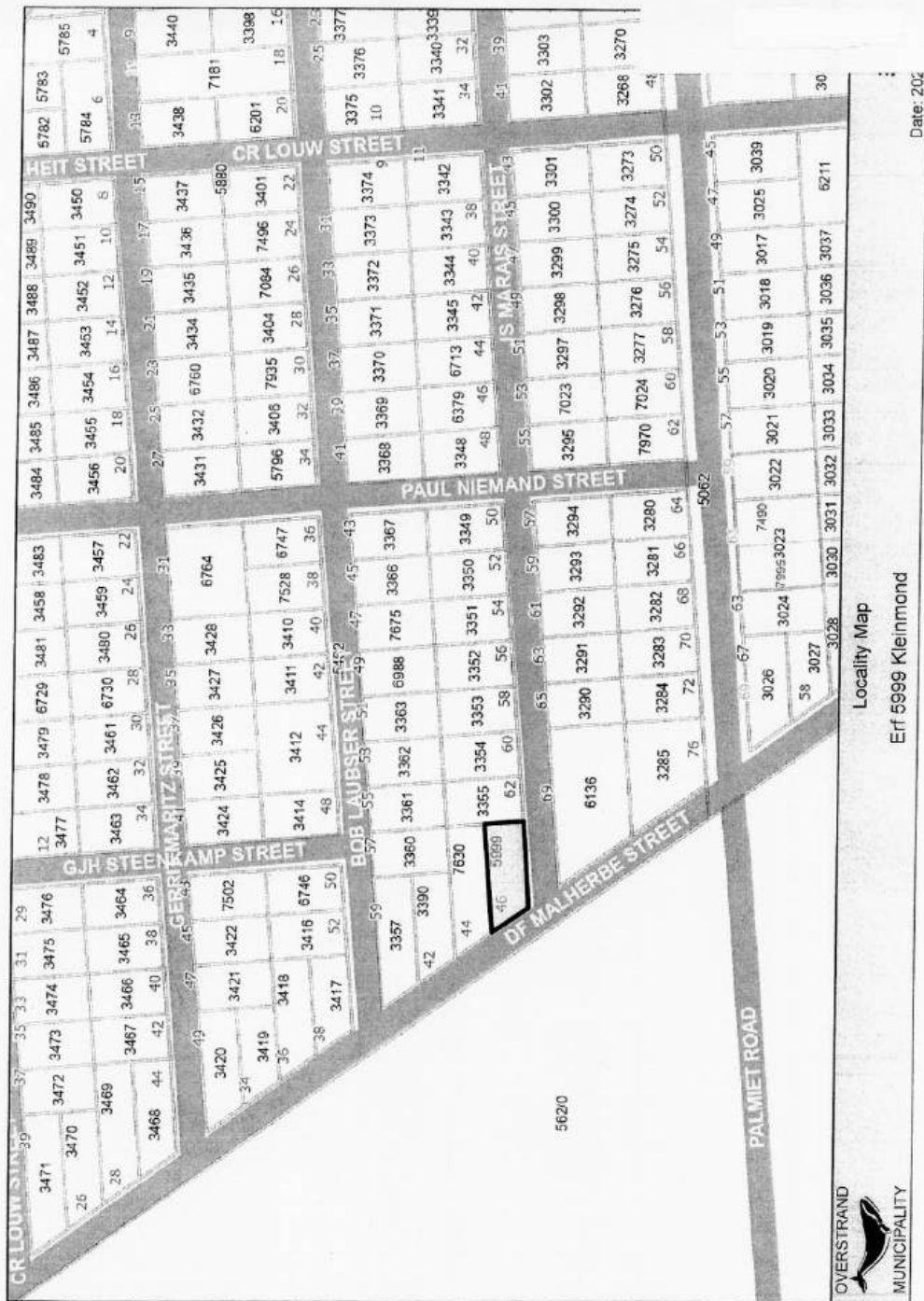
NON-APPROVAL (POINT 2)

- Habitable spaces over the building lines are not viewed in a positive light by the Municipality, since it has an impact on the adjacent neighbours. Even though it is within an existing building envelope, it would not have been approved as a second dwelling under previous scheme.
- The building is already transgressing the street building line that is not in line with the approved building plans.
- The street building line is incorrectly indicated as 4m and should be 3m, and that already gives leeway to develop the property on the 3m street building line along JS Marais Street.
- The applicant indicated the renovation and modernisation of the dwelling and as per the building plans submitted can accommodate the redesign to comply with the building lines applicable.
- The massing on JS Marias Street is excessive and does impact on the sense of place and the character of the area.
- There is sufficient space within the building lines to extent towards the lateral and rear of the erf to accommodate an extension to accommodate a main bedroom.
- The conversion of a portion of the garage into a bedroom on the 0m lateral building line since it cannot be reasoned as an outbuilding and second dwelling are not allowed on a 0m lateral building line, the impact on character and privacy.

APPROVAL (POINT 3)

- The structure will be in line with the existing dwelling.
- The adjacent owner did not object.

- The height of the transgression is lower than the boundary wall allowed at 2,1m and thus not visible to the neighbour.



OVERSTRAND
MUNICIPALITY

Locality Map
Erf 5999 Kleinmond

Date: 202

ELEVATIONS OF MAIN HOUSE



LOCAL AUTHORITY APPROVAL

NOTES

1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING ACT 2004.

2. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING ACT 2004.

3. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING ACT 2004.

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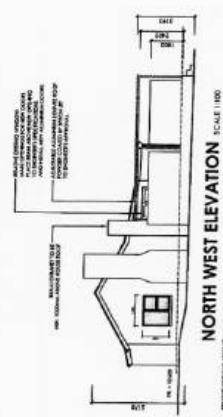
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10. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING ACT 2004.



ELEVATIONS OF OUTBUILDING



NOTES

1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING ACT 2004.

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10. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS 2011 AND THE BUILDING ACT 2004.

PIERRE YIET

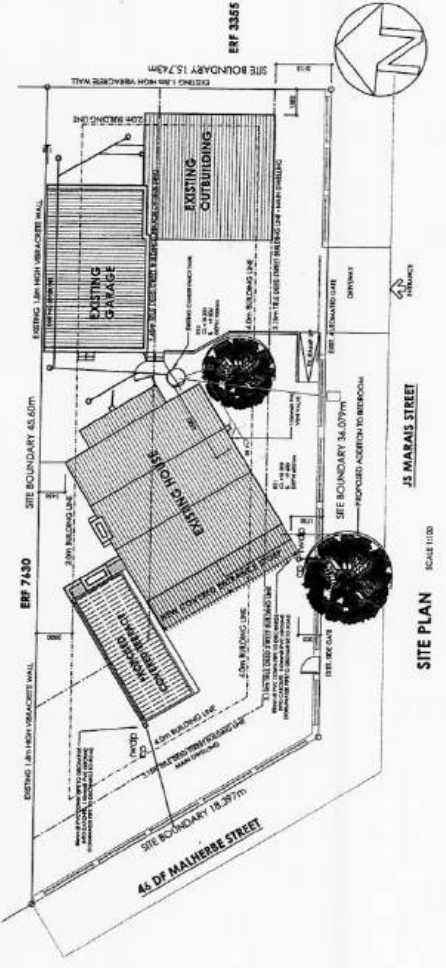
11 AVENUE GARIBOLDI 4102 7100
 TEL: 03 42 204 444 | WWW.PIERREYIET.COM
 ARCHITECTURAL AND INTERIOR DESIGN

PROFESSIONAL AND ATTENTION TO EXISTING ARCHITECTURE
 101 MARAIS STREET, SYDNEY NSW 1570

PROJECT: 101 MARAIS STREET
 DRAWING: 101 MARAIS STREET
 DATE: 10/10/2018

BY: P.Y. 101
 CHECKED: P.Y. 101
 APPROVED: P.Y. 101

AREA	sqm
BY SPY	24.13sqm
EXISTING MAIN FLOOR	13.80sqm
EXISTING SECOND FLOOR	10.33sqm
NEW GARAGE BRANCH	21.28sqm
NEW COVERED BRANCH	48.88sqm
TOTAL NEW BRANCH	70.16sqm
EXISTING GARAGE	18.07sqm
EXISTING GARAGE FLOOR	4.00sqm
EXISTING COVERED STAIR	18.07sqm
TOTAL	28.87sqm
TOTAL COVERAGE	28.87sqm (28%)



SITE PLAN SCALE 1:100

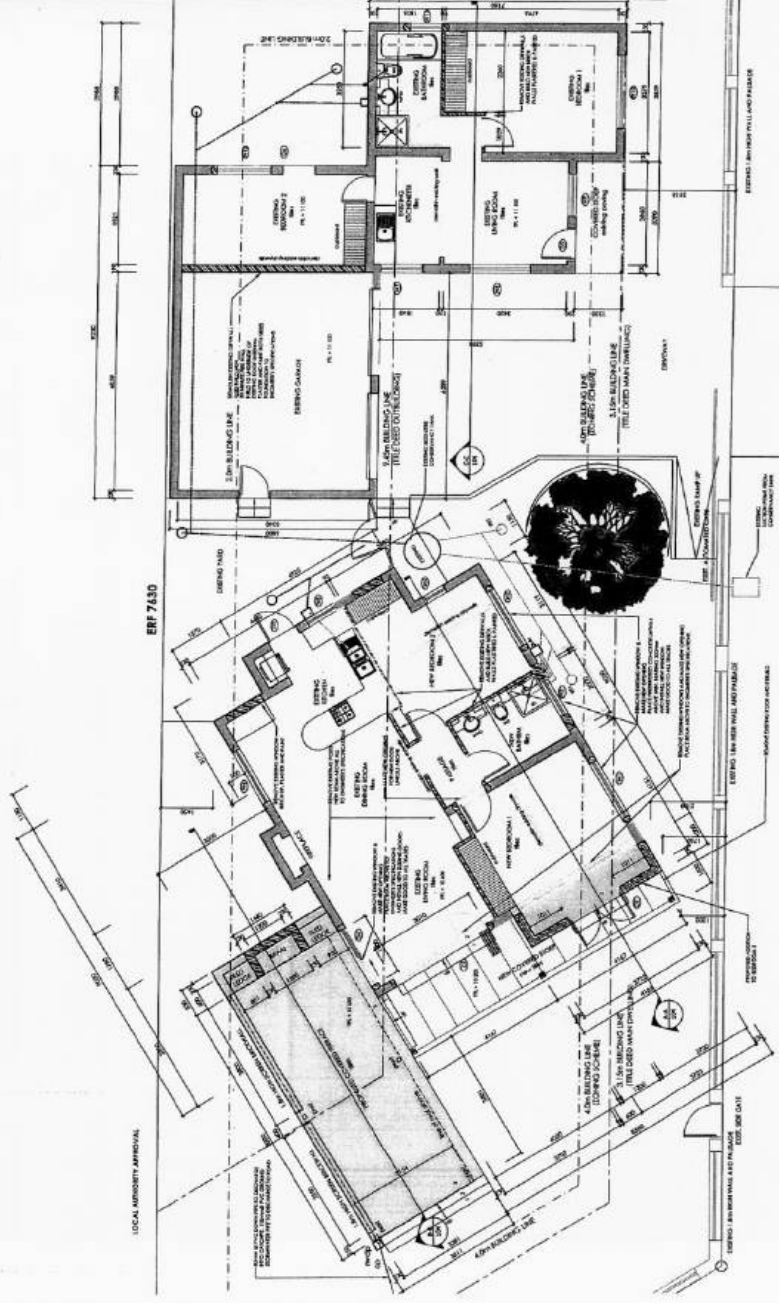
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11 ARMA AVENUE TORONTO, ONTARIO M2P 7T3
 TEL: (416) 593-1111 FAX: (416) 593-1112
 SALES: (416) 593-1113
 ARCHITECTURAL AND INTERIOR DESIGN

PROJECT NO.	2008-001
DATE	2008-01-15
PROJECT NAME	11 ARMA AVENUE TORONTO
CLIENT	11 ARMA AVENUE TORONTO
ARCHITECT	PIERRE TIER ARCHITECTURE
ENGINEER	11 ARMA AVENUE TORONTO
DATE OF ISSUE	2008-01-15
SCALE	1:50
SHEET NO.	102
TOTAL SHEETS	102

PROJECT NO.	2008-001
DATE	2008-01-15
PROJECT NAME	11 ARMA AVENUE TORONTO
CLIENT	11 ARMA AVENUE TORONTO
ARCHITECT	PIERRE TIER ARCHITECTURE
ENGINEER	11 ARMA AVENUE TORONTO
DATE OF ISSUE	2008-01-15
SCALE	1:50
SHEET NO.	102
TOTAL SHEETS	102



GROUND STOREY PLAN SCALE 1:50

11 ARMA AVENUE

PIERRE TIER

8. ERF 7187, 167 NINTH STREET, VOËLKLIP, HERMANUS: APPLICATION FOR DEPARTURE: MESSRS NEWMAN ARCHITECTURE & DESIGN ON BEHALF OF JH AND M VAN VREDEN

7187 HVK (3645)

P Roux

(028) 313 8900

Hermanus Administration

23 September 2021

Executive Summary

An application was received on 11 May 2021 from Messrs Newman Architecture and Design on behalf of JH and M Van Vreden 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 7187, Voëlklip, Hermanus for the relaxation of the western lateral building line from 2m to 0m to accommodate a covered patio and add a build-in braai.

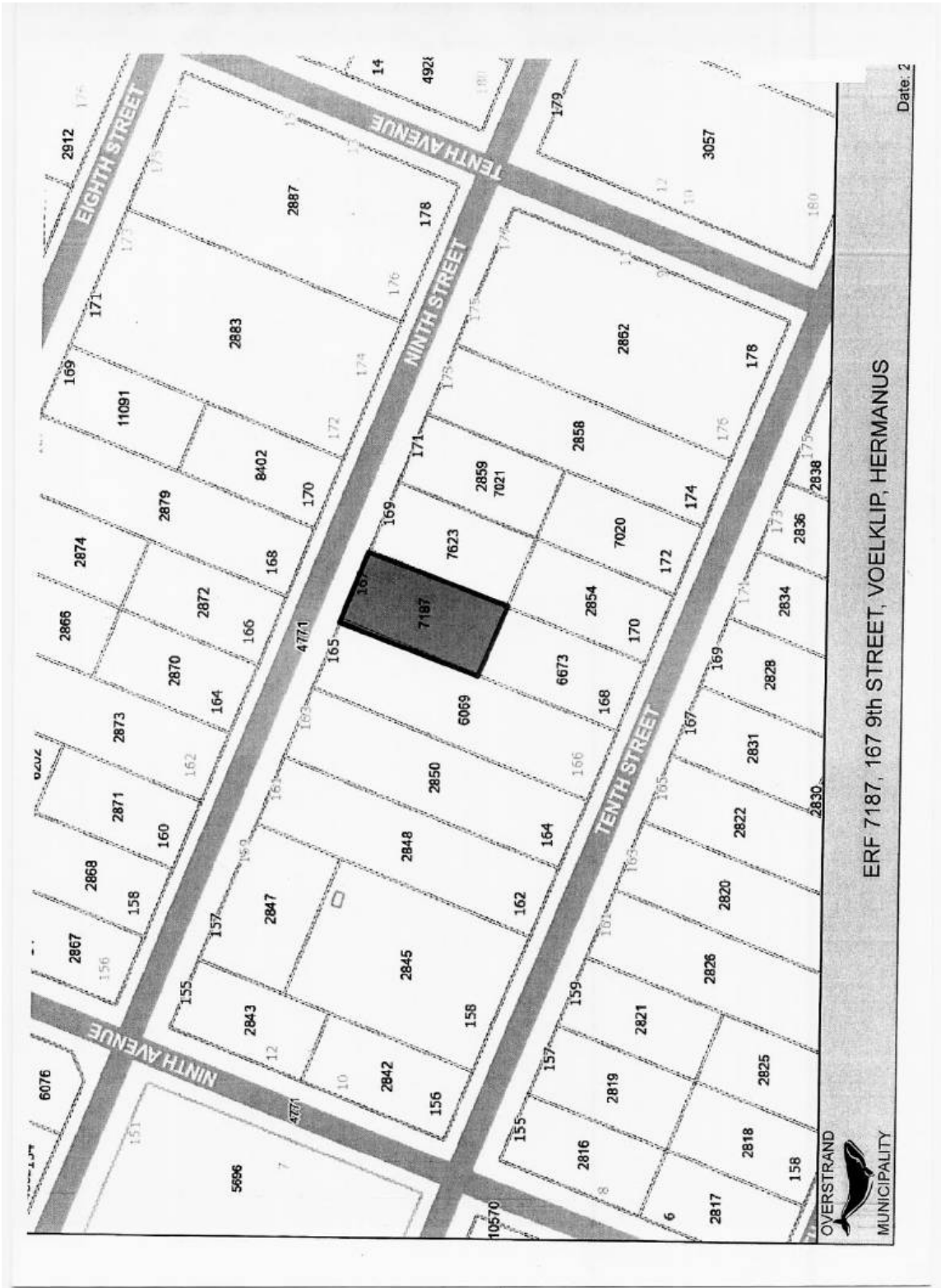
RESOLVED :

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 7187, Hermanus for the relaxation of the western lateral building line from 2m to 0m to accommodate the existing covered patio and add a build-in braai, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval only relates to a building line relaxation as indicated on plan no. 1912 dated 2021-04-22 submitted with this application;
 - (b) that the walls of the stoep area which encroach the 2m building line be constructed at a height of 2,1m leaving a gap between the top of the wall and the roof of the structure.
 - (c) that building plans be submitted to the Building Department for the store and any other new structures/buildings simultaneously, and all conditions set by the Building and Fire Departments at that stage, be complied with;
 - (d) that all the conditions in the Services Report, be complied with;
 - (e) that all conditions imposed by Open Serve [Telkom], be complied with, and
 - (f) that this approval does not absolve the owner/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.

2. 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 regard to the above-mentioned approval.

REASONS FOR RESOLUTION

- ❖ The site-specific merits with regards to the adjacent property and dwelling makes the proposal desirable.
- ❖ Mitigation measures are inserted as conditions of approval to prevent the permanent habitation of the braai area.
- ❖ The application will not impact on the character of the area.
- ❖ No objections were received against the application.



ERF 7187, 167 9th STREET, VOELKLIP, HERMANUS



OVERSTRAND MUNICIPALITY

Date: 2

NOTES **A3**
SHEET SIZE

GENERAL NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 2. ALL WALLS TO BE FINISHED TO INTERIOR SURFACE UNLESS OTHERWISE SPECIFIED.
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 25. ALL WALLS TO BE FINISHED TO BOTH INTERIOR AND EXTERIOR SURFACES UNLESS OTHERWISE SPECIFIED.

REV	DATE	DESCRIPTION
0	1997.04.22	FOR COUNCIL SUBMISSION

NEWMAN ARCHITECTURE & DESIGN
 KOREN NEWMAN REG. NO. PA 5322
 10 PALMERDOME ROAD NEWLANDS 7799
 TEL: 021 555 7917
 CELL: 082 555 7917
 kuno@naldpmp.co.za

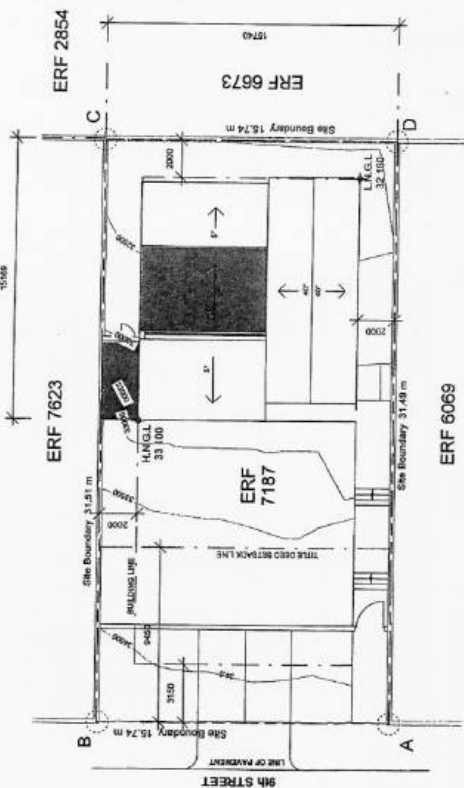
PROJECT TITLE: **HOUSE VAN VREDEN**
 CLIENT: **MR & MRS VAN VREDEN**

PROJECT DESCRIPTION: **NEW DWELLING**
 ERF: 7187
 LOCATION: **167 9th STREET HERMANUS**

SITE PLAN

PROJ. NO.	1912	DATE	2021_04_22
DRAWN BY	LBD	CHECKED BY	inc
DRAWING No.	LAD_1		

SCALE: 1:200



4 A-1000 (Plan) Site
1:200

AREA BREAKDOWN

ERF AREA	486.2m ²
MAIN HOUSE GROUND STOREY	117m ²
MAIN HOUSE FIRST STOREY	170m ²
COVERED PATIO	59m ²
TOTAL	215m ²
TOTAL BUILT UPON AREA	155m ²
TOTAL BUILT UPON PERCENTAGE	31.2%

Handwritten signatures and initials.

NOTES

- GENERAL NOTES**
- 1. ALL WORK TO BE ACCORDING TO THE NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
 - 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
 - 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME FROM THE DATE OF COMMENCEMENT.
 - 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES.
 - 5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
 - 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH LOCAL REGULATIONS.
 - 7. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND THE LOCAL AUTHORITY.
 - 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES.
 - 9. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
 - 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH LOCAL REGULATIONS.

REV/DATE	DESCRIPTION

NEWMAN ARCHITECTURE & DESIGN

KARIN NEWMAN PHS. NO. PA 5329
 10 PALMSWOOD ROAD NEWLANDS 7700
 TEL: 021 220 8008
 CELL: 082 889 7177
 karin@nawp.co.za

PROJECT TITLE: HOUSE VAN VREDE

CLIENT: MR & MRS VAN VREDE

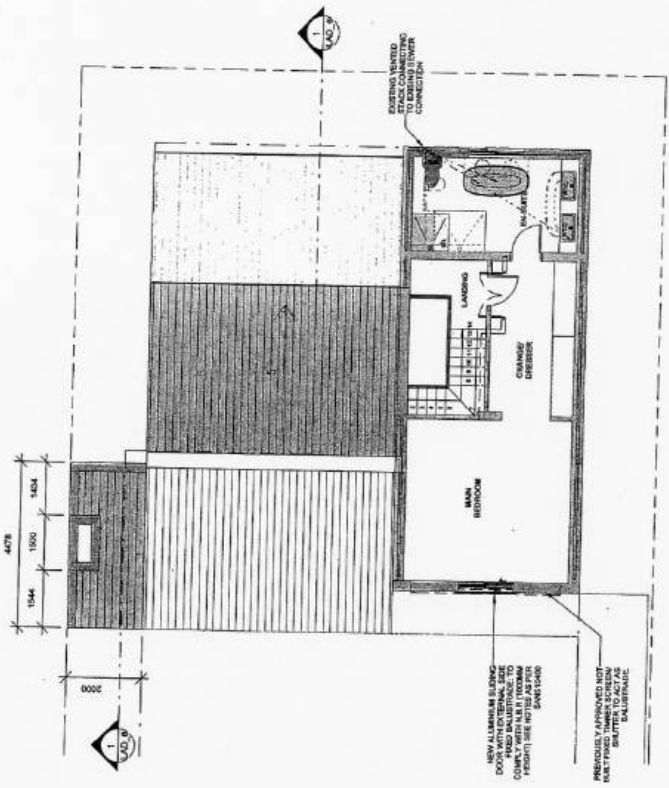
PROJECT DESCRIP: BR: 7187

LOCATION: DRAWING

FIRST STOREY

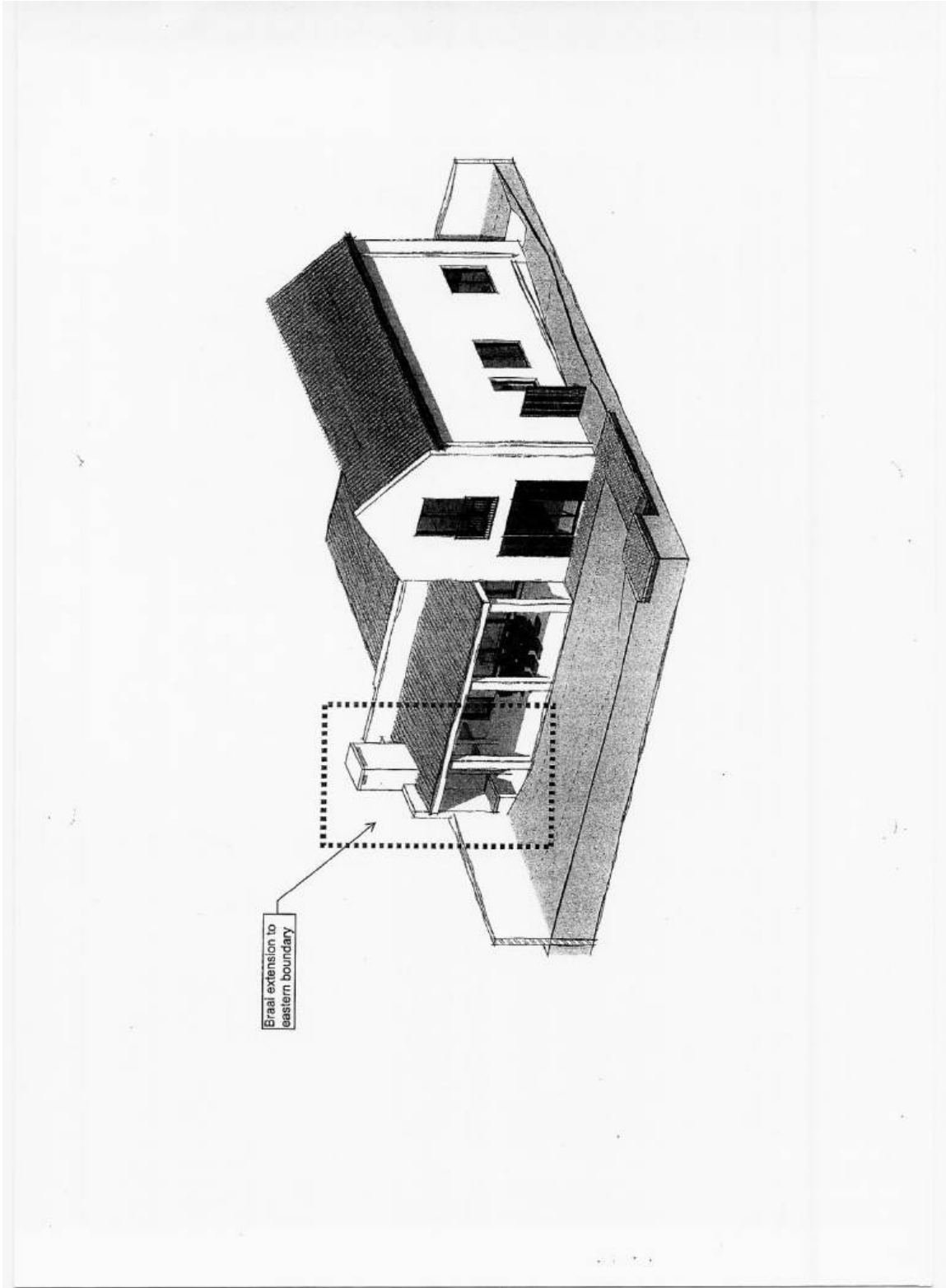
1912 04/26/21 Author 1:100

DRAWING NO. LAD_3



Carman
M. M. M.

1 FIRST STOREY
 1:100



Braal extension to eastern boundary

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTMENT: ERF 7187, 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 7187, Voelklip, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

9. **ERF 54, 3 BIRKENHEAD STREET, BIRKENHEAD, GANSBAAI, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSENT USE: D MAREE ON BEHALF OF OVERSTRAND MUNICIPALITY**

54 GBH

**SW van der Merwe
28 September 2021**

(028) 313 8900

Hermanus Administration

Executive Summary

An application was received on 18 March 2021 from D Maree on behalf of Overstrand Municipality applicable to Erf 54, Birkenhead, Gansbaai in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-law on Municipal Land Use Planning, 2020 for the consent use to accommodate an electrical substation.

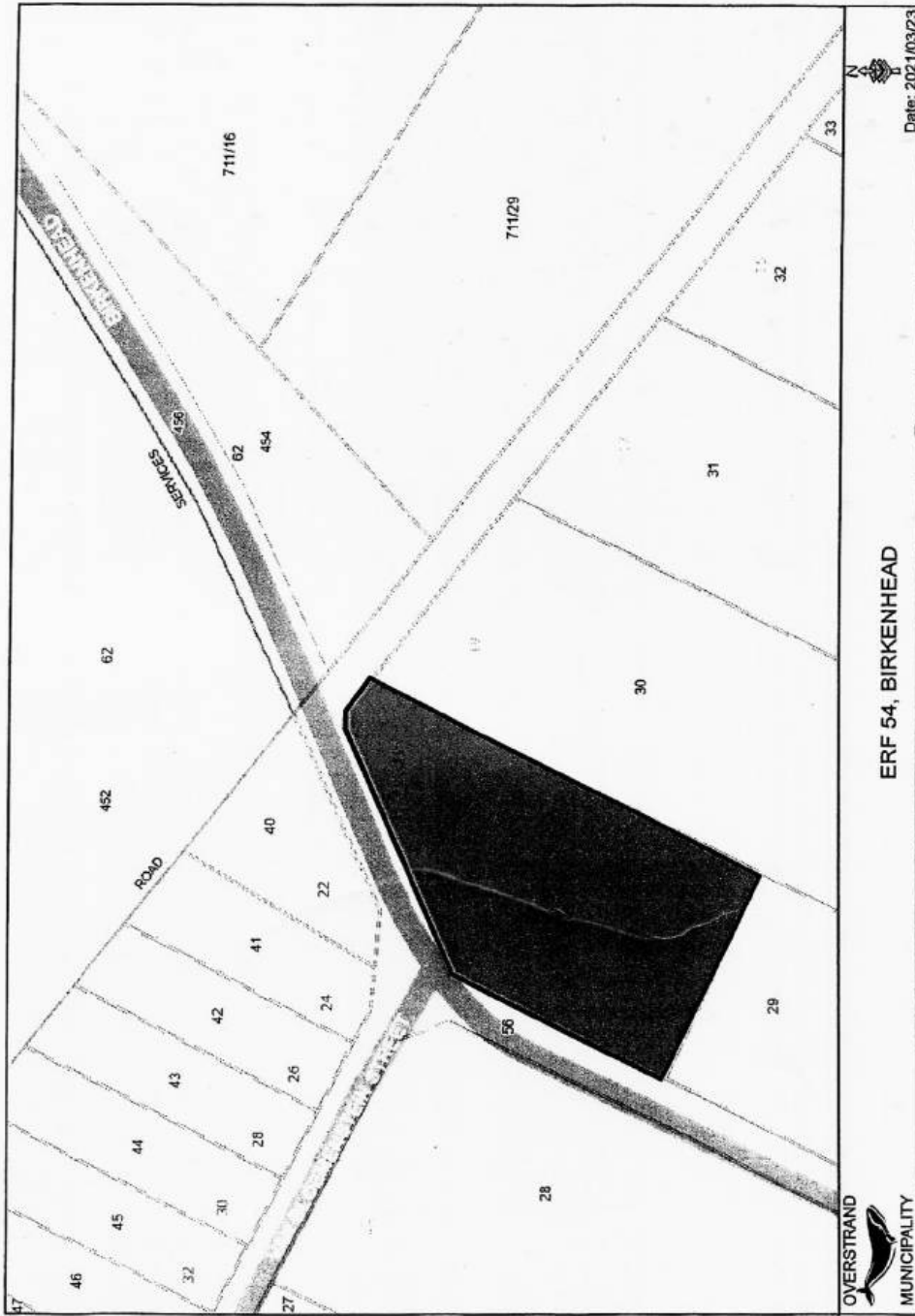
RESOLVED :

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 applicable to Erf 54, Birkenhead for consent use (utility service) to accommodate a 66/11kV 20MVA electrical substation, **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 consent use to accommodate an electrical substation as indicated on the Site Development Plan as submitted with the application;
 - (b) that the conditions of Eskom, Open Serve and Department of Department of Transport and Public Works, be adhered to;
 - (c) that the conditions contained in the Services Report, be adhered to;
 - (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.
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, 2016 with regard to the above conditions of approval.

Reasons for approval

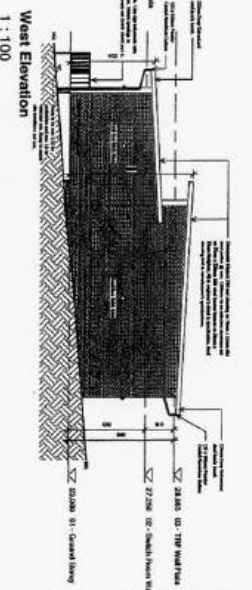
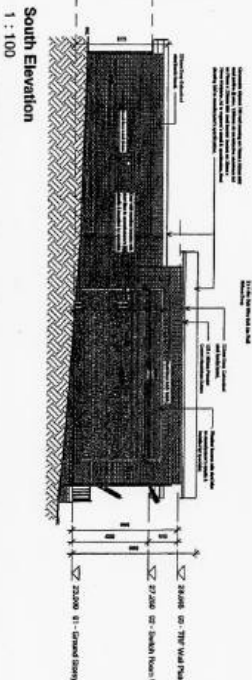
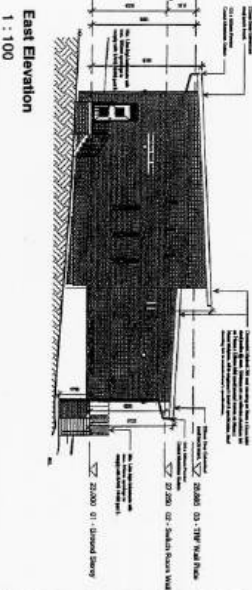
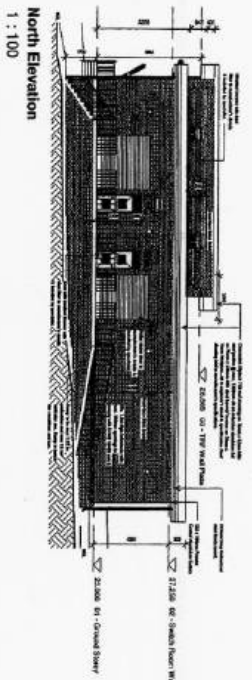
- ❖ The application has followed due procedure.
- ❖ None of the relevant departments have any objection.

- ❖ The proposal will not negatively impact on existing/vested rights of adjoining property owners.
- ❖ The proposed application fits in with the character of the surrounding area and is desirable.
- ❖ The proposed substation will not negatively impact the natural environment.



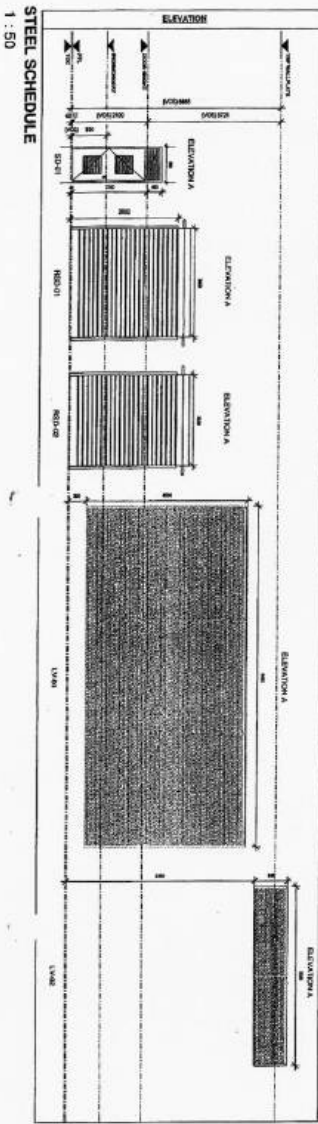
ERF 54, BIRKENHEAD





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COUNCIL SUBMISSION

APPLICANT: **MLB**
 CHAIRMAN: **...**
 MEMBER: **...**

PROJECT INFORMATION

PROJECT NAME: **...**
 PROJECT ADDRESS: **...**
 PROJECT NO.: **...**

APPROVALS

APPROVED BY: **...**
 DATE: **...**

NOTES

1. This schedule is prepared in accordance with the requirements of the Council of the City of Sydney.

2. The schedule is based on the information provided by the applicant and is subject to change without notice.

3. The schedule is not to be used for any other purpose without the written consent of the Council.

4. The Council reserves the right to reject or modify any schedule submitted to it.

5. The Council is not responsible for the accuracy or completeness of the information provided by the applicant.

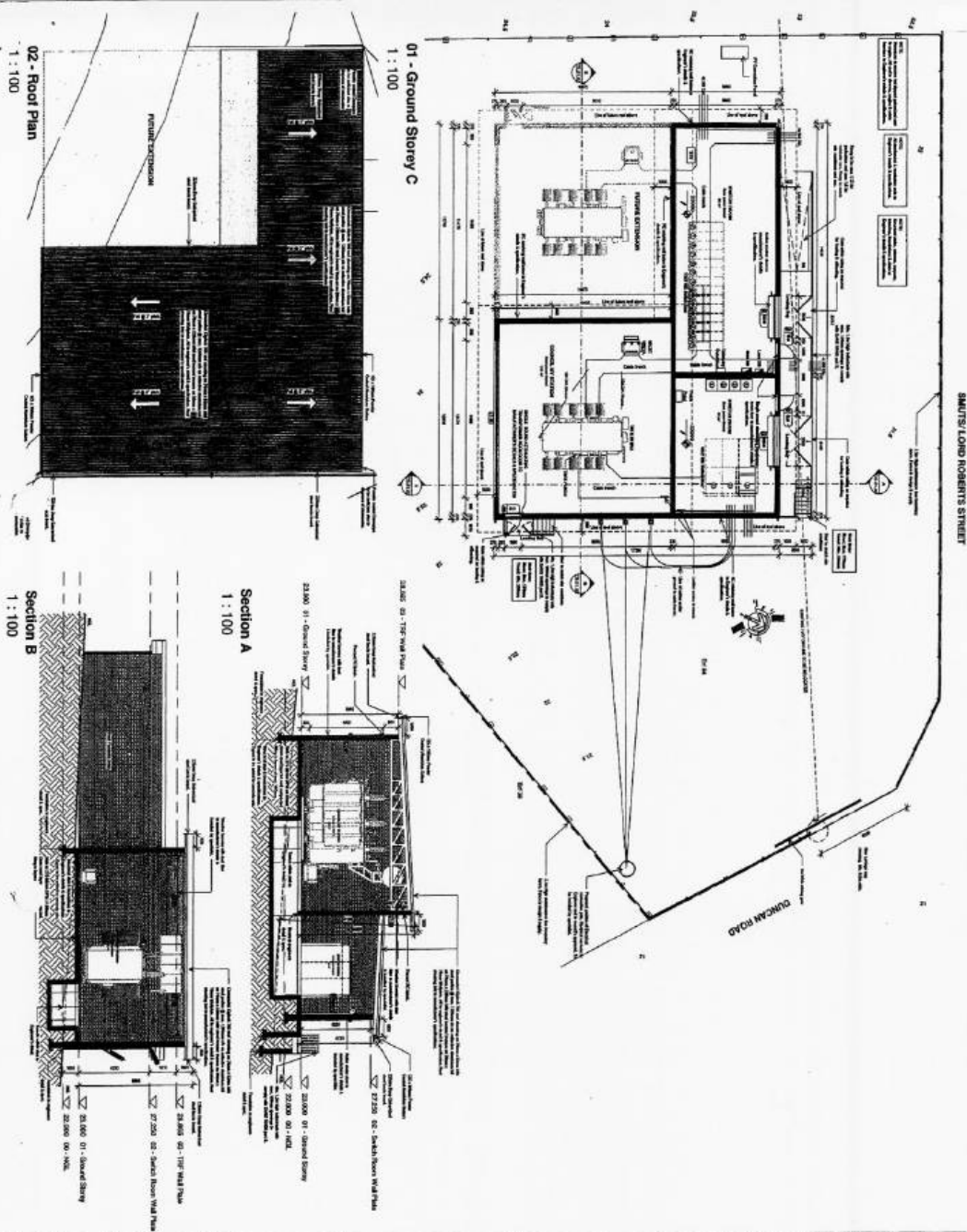
6. The Council is not responsible for the consequences of any reliance on the information provided by the applicant.

7. The Council is not responsible for the consequences of any action taken by the applicant based on the information provided by the applicant.

8. The Council is not responsible for the consequences of any action taken by the applicant based on the information provided by the applicant.

9. The Council is not responsible for the consequences of any action taken by the applicant based on the information provided by the applicant.

10. The Council is not responsible for the consequences of any action taken by the applicant based on the information provided by the applicant.



<p>CONCISE NOTES</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR) AND THE NATIONAL BUILDING CODE (NBC).</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.</p> <p>3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RELEVANT AUTHORITIES.</p> <p>4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.</p> <p>5. ALL EXCAVATIONS SHALL BE PROTECTED AND SHORED UP TO PREVENT COLLAPSE.</p> <p>6. ALL STRUCTURAL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NBC.</p> <p>7. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ELECTRICAL REGULATIONS.</p> <p>8. ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLUMBING REGULATIONS.</p> <p>9. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MECHANICAL REGULATIONS.</p> <p>10. ALL FINISHES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FINISHES REGULATIONS.</p>																																		
<p>GENERAL NOTES</p> <p>1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NBC.</p> <p>2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.</p> <p>3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES.</p> <p>4. ALL FINISHES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FINISHES REGULATIONS.</p> <p>5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES.</p>																																		
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**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: ERF 54, BIRKENHEAD**

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

Conditions:

1. that, should the applicant require water, Erf 54 be provided with a municipal water meter as per detail and requirements stipulated;
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, Erf 54 be provided with adequate sewer conservancy tanks;
4. 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;
5. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
6. that any additional and / or extended vehicle entrances will be for the developer's account;
7. that stormwater be allowed to discharge through Erf 54, Birkenhead, unobstructed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

10. ERF 7052, 5 CLIFF ROAD, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS PLAN ACTIVE ON BEHALF OF JP VAN ROOYEN, CURATOR BONIS ON BEHALF OF THE ESTATE LATE DIANE BUTLER

7052 (3654)

(H Boshoff)

S van der Merwe

(028) 313 8900

Hermanus Administration

7 October 2021

Executive Summary

An application has been received in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the subdivision of Erf 7052, Hermanus in two (2) portions, namely Portion A ($\pm 1131\text{m}^2$ in extent) and Portion B ($\pm 1130\text{m}^2$ in extent).

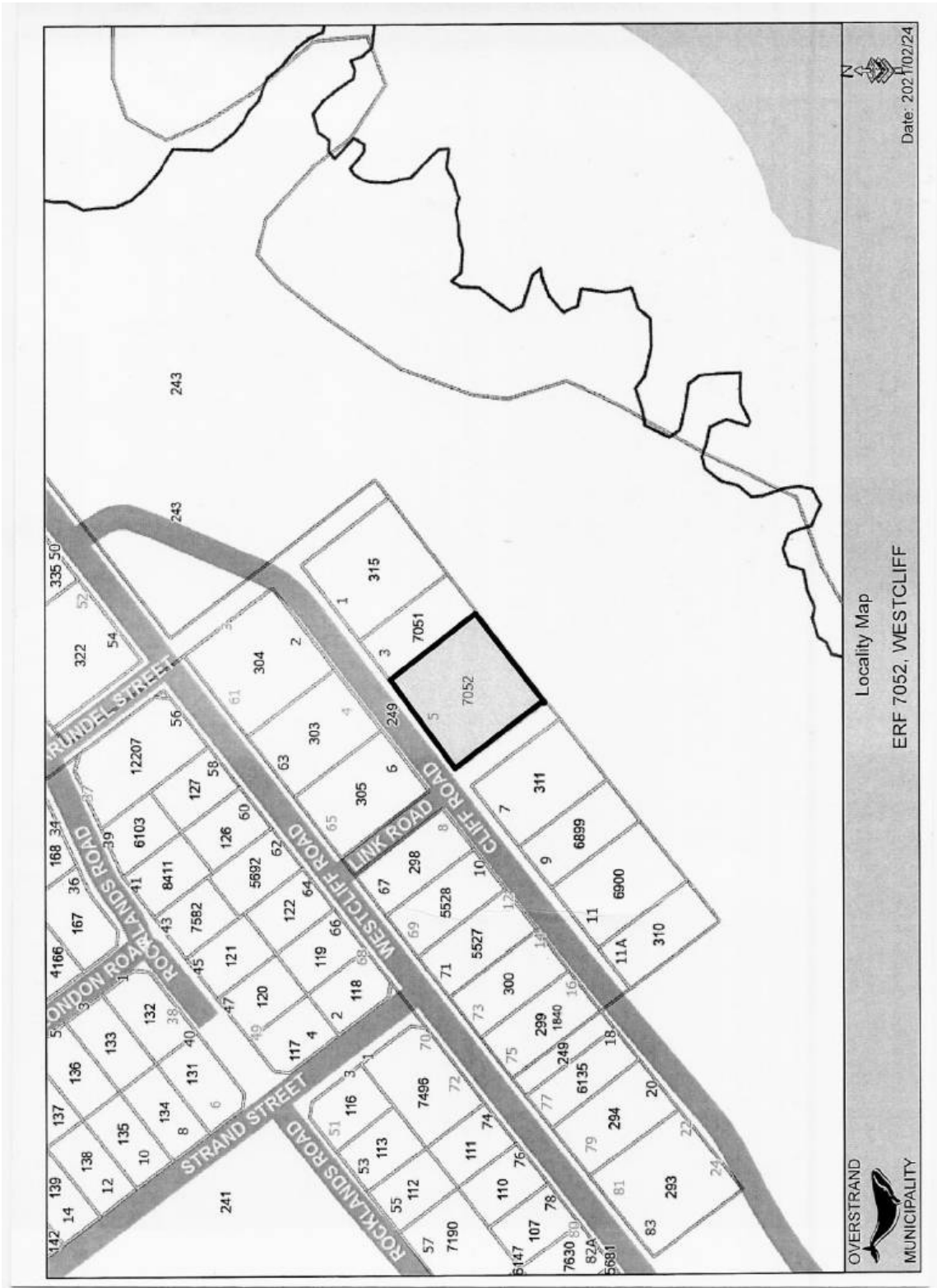
RESOLVED :

1. that the application in terms of Section (16)(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the subdivision of Erf 7052, Hermanus in two (2) portions, namely Portion A ($\pm 1131\text{m}^2$ in extent) and Portion B ($\pm 1130\text{m}^2$ in extent), **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the applicant/landowner takes notice that a portion of the above Portion B is situated within the boundaries of the Overstrand Environmental Management Overlay Zone (as may be amended from time to time) and that the future development of the newly created land parcel may trigger listed activities in terms of Provincial- or National environmental legislation;
3. that the approval in 1. above be subject to the following conditions:
 - (a) that this approval is for the subdivision as indicated on Plan No *her7052s.drw dated 01/2021* that was submitted with the application;
 - (b) that the portion of the existing dwelling unit on Portion A that encroaches the common boundary with Portion B, be demolished simultaneously with the registration of the subdivision and in such a manner that the required building line be maintained;
 - (c) that all the conditions in the Engineering Report, be complied with;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (e) that the development parameters as prescribed in the relevant Zoning Scheme be applicable to the two (2) land units.

4. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 regarding the above conditional approval.

REASONS FOR RESOLUTION

- ❖ The application has followed due procedure.
- ❖ No objections were received from the public.
- ❖ It is in line with policy documents.
- ❖ Is not regarded as being undesirable from a town planning point of view.



OVERSTRAND
MUNICIPALITY

Locality Map
ERF 7052, WESTCLIFF

Date: 2021/02/24



PLA n Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey.	Property Description: ERF 7052 HERMANUS	Plan Description: SUBDIVISION PLAN	Scale: 1:750 Drawing Nr: Her/7052s.dwg Date: 01/2021
	COPY RIGHT RESERVED			

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION: ERF 7052, WESTCLIFF**

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

Conditions:

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

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

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

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

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

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

Freehold erven:

Water	R 23 957.00 x 1	=	R 23 957.00
Sewerage	R 16 153.00 x 1	=	R 16 153.00
Roads	R 7 243.00 x 1	=	R 7 243.00
Stormwater	R 8 357.00 x 1	=	R 8 357.00
Solid Waste	R 1 448.00 x 1	=	R 1 448.00
Electricity	R 33 586.00 x 1	=	<u>R 33 586.00</u>
TOTAL (inclusive of VAT)		=	R 90 744.00

Note:

- 1.3 The above figures are estimates**
1.4 The above figures do not include evaluation/investigation levies and connection fees
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 a standard 60 Amp single phase electricity connection will be available per erf;
4. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
5. that on-site parking facility be provided as per the Planning Schedule, and to the satisfaction of the Directorate: Infrastructure and Planning;
6. 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;
7. that any additional and / or extended vehicle entrances will be for the owner's account;
8. that stormwater be allowed to discharge through the proposed Erven, Westcliff, unobstructed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

11. REMAINDER ERF 1359, 312 MAIN ROAD, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF CITOSOLVE INVESTMENTS (PTY) LTD

1359 HEC

P Roux

(028) 313 8900

Hermanus Administration

8 October 2021

Executive Summary

An application was received on 30 June 2021 from Messrs PlanActive Town- and Regional Planners on behalf of Citosolve Investments (Pty) Ltd 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 1359, Eastcliff, Hermanus in order to relax the southern street building line from 4m to 3m to accommodate the proposed extension to the balcony on the first-floor level.

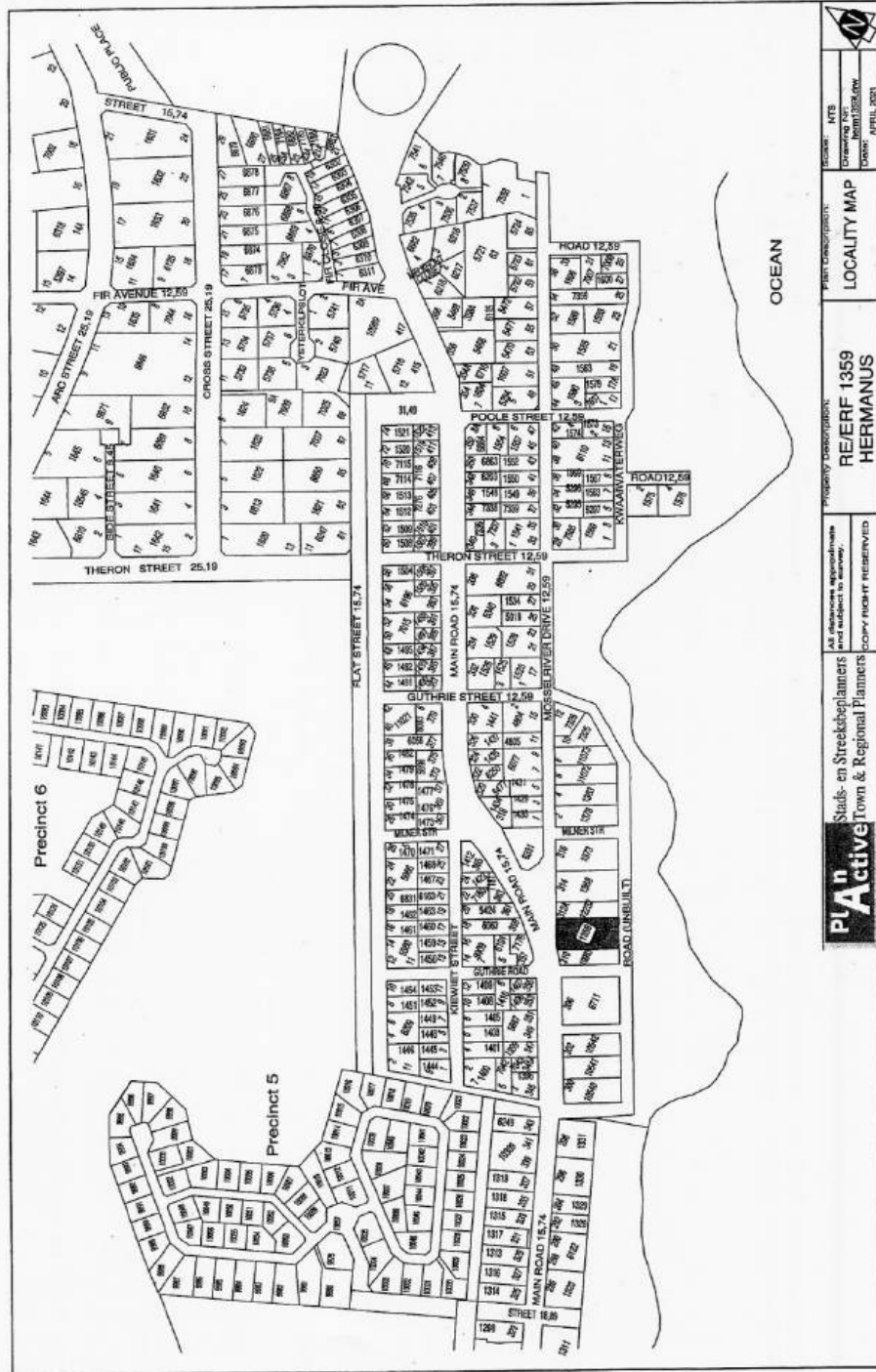
RESOLVED :

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 1359, Eastcliff, Hermanus in order to relax the southern street building line from 4m to 3m to accommodate the proposed extension to the balcony on the first-floor level, be approved in terms of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval only relates to a building line relaxation as indicated on Plan no *0319_01* and *0319_02* on *Erf 1359 HEC* submitted with this application;
 - (b) that building plans be submitted to the Building Department for the store and any other new structures/buildings simultaneously, and all conditions set by the Building- and Fire Departments at that stage, be complied with;
 - (c) that all the conditions in the Services Report, 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.

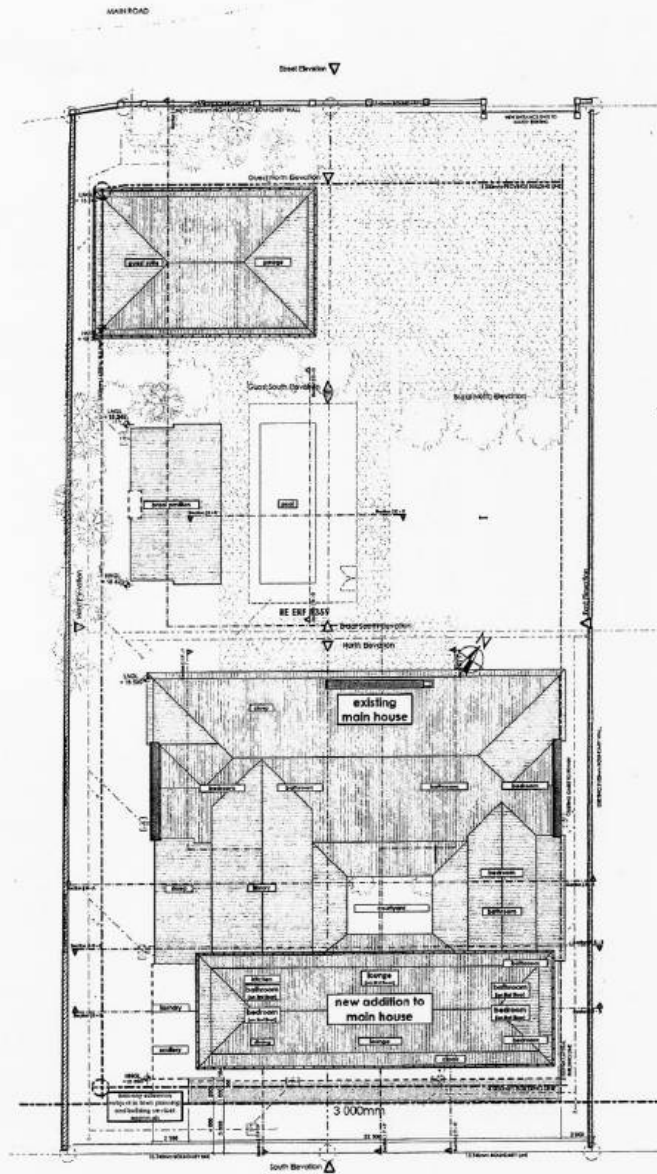
2. that the applicant be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above-mentioned approval.

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.
- ❖ No objections were received against the application.
- ❖ The proposed balcony blends in with the façade of the dwelling.
- ❖ No objection was received from the Local Heritage Committee and Environmental Services



	Title: NTS Drawing No.: 1359 Date: APRIL 2021
	Project Description: LOCALITY MAP HERMANUS
Property Description: RE/ERF 1359 HERMANUS	All dimensions approximate and subject to survey. COPY RIGHT RESERVED
Studied by: Streets/Planners Town & Regional Planners	Plan Active



EXISTING GROUND FLOOR	
Main House	400,8m ²
Covered Stoops	158,2m ²
	579,0m ²
NEW GROUND FLOOR	
Garage & Guest	95,8m ²
Driveway	52,8m ²
	148,6m ²
TOTAL GROUND FLOOR	
	727,6m ²
NEW FIRST FLOOR	
Guest Rooms & Rumpus	115,7m ²
TOTAL COVERED	
Building Footprint	723,3m ²
ERP	1896,0m ²
Coverage	94,23%

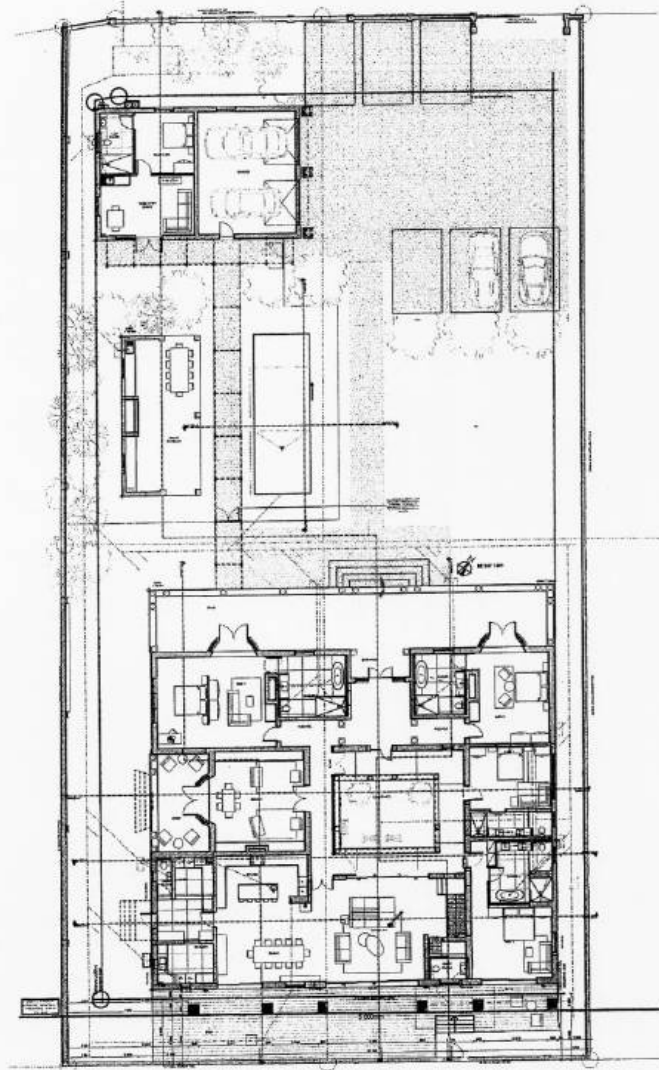
Coverage Calculations:
 PERMITTED = 50%
 ACTUAL = 723,3m² / 1966,0m² = 36,25%
 (COMPLIES)

2. Roof Storey 1:200
CITOSOLVE INVESTMENTS
 (House Susman) | 0319_01 Roof Plan

Monday, 03 May 2021

FVDM Architects, Hermanus, 20 Hope Street, Cegela House, +27 28 312 0741, www.fvdm.co.za





EXISTING GROUND FLOOR	
Main House	420.6m ²
Covered Stoops	118.2m ²
	571.8m ²
NEW GROUND FLOOR	
Garage & Guest	90.6m ²
Street Pavilion	164.4m ²
TOTAL GROUND FLOOR	723.3m²
NEW FIRST FLOOR	
Guest Rooms & Rumpus	115.7m ²
TOTAL COVERED	839.0m²
Building Footprint	723.3m ²
ERP	1996.0m ²
Coverage	35.23%
Coverage Calculations:	
	PERMITTED = 50%
	ACTUAL = 723.3m ² /1996.0m ² = 36.23%
	(COMPLIES)

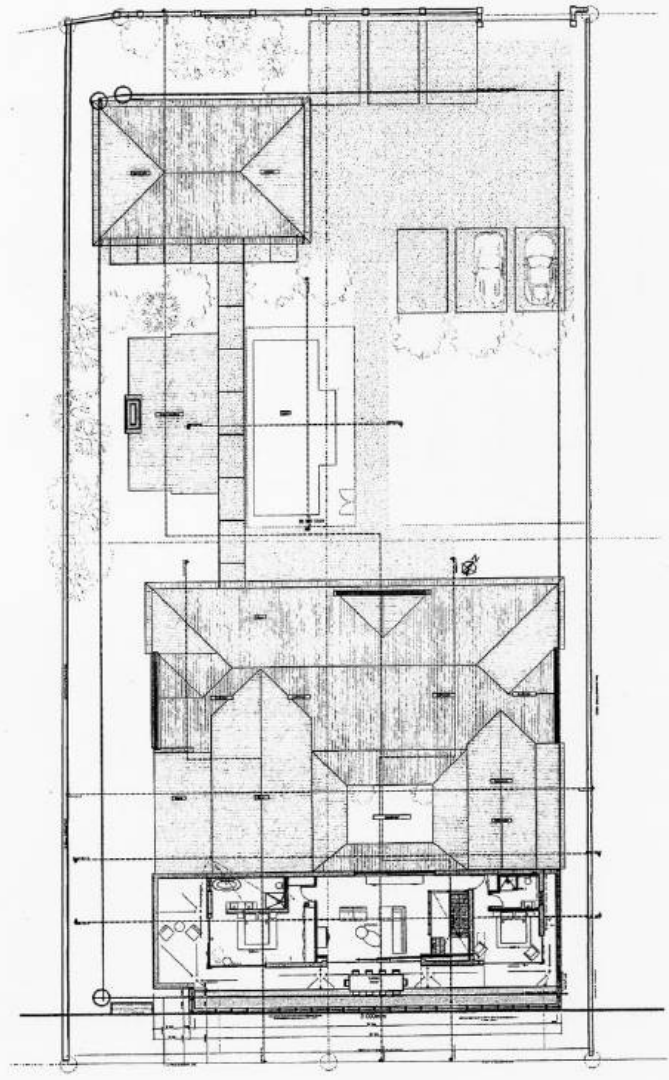
0. Ground Storey 1:200

CITOSOLVE INVESTMENTS
(House Susman) | 0319_02 Ground Floor Plan

Monday, 03 May 2021

FVDM Architects, Heermanus, 20 Hope Street, Cegelo House, +27 26 313 0741, www.fvdm.co.za





EXISTING GROUND FLOOR	420.8m ²
Main House	352.3m ²
Covered Steps	67.9m ²
NEW GROUND FLOOR	
Garage & Guest	95.6m ²
Break Pavilion	141.4m ²
TOTAL GROUND FLOOR	723.3m²
NEW FIRST FLOOR	
Guest Rooms & Ramp	115.7m ²
TOTAL COVERED	839.0m²
Building Footprint	723.3m ²
EPF	1906.0m ²
Coverage	36.83%

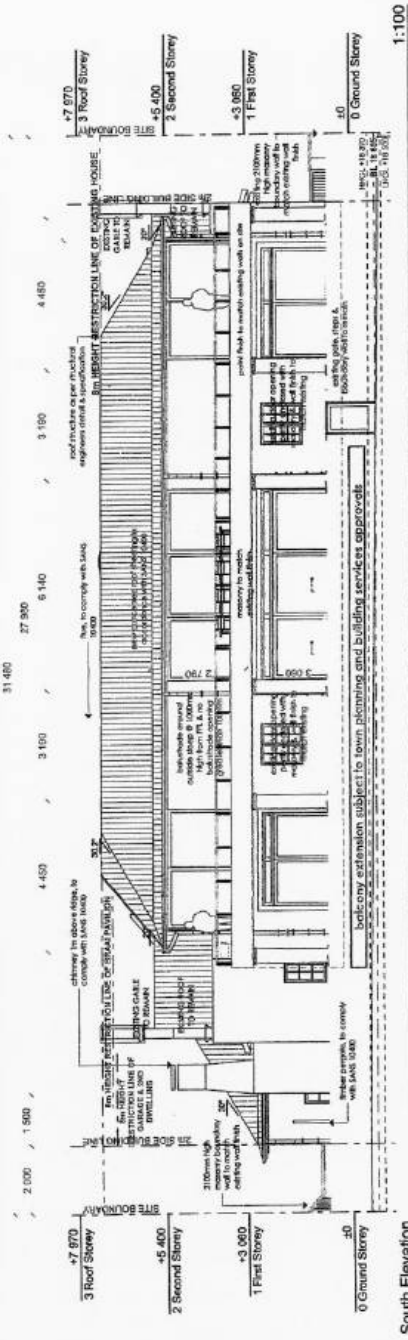
Coverage Calculation:
 PERMITTED = 50%
 ACTUAL = 723.3m² / 1906.0m² = 38.22%
 (COMPLIES)

1. First Storey 1:200

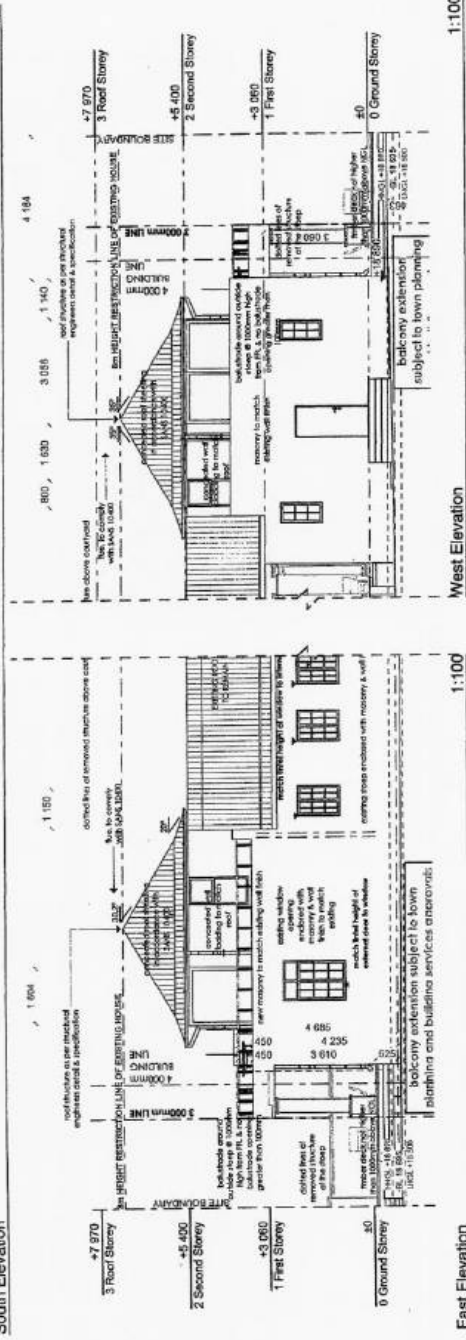
CITOSOLVE INVESTMENTS
 (House Susman) | 0319_03 First Floor Plan

Monday, 03 May 2021 FVDM Architects, Hermanus, 29 Hope Street, Cegelo House, +27 28 313 0741, www.fvdm.co.za





South Elevation



West Elevation

East Elevation
 CITOSOLVE INVESTMENTS
 (House Susman) | 0319_05 Elevations

Monday, 03 May 2021

P/Dw Architect, Harmonia, 20 Nepe Street, Craggville House, +27 28 313 0741, www.pdw.co.za

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1359, EASTCLIFF**

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 1359, Eastcliff, unobstructed;
7. that no on-street parking be allowed.

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

07/10/2021
DATE

12. ERF 4621, 3 FIRST AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: DEPARTURE: MESSRS PADIA CONSULTANTS ON BEHALF OF THE DIGTEBY TRUST

4621 KMM

H van der Stoep

(028) 313 8900

Hermanus Administration

8 September 2021

Executive Summary

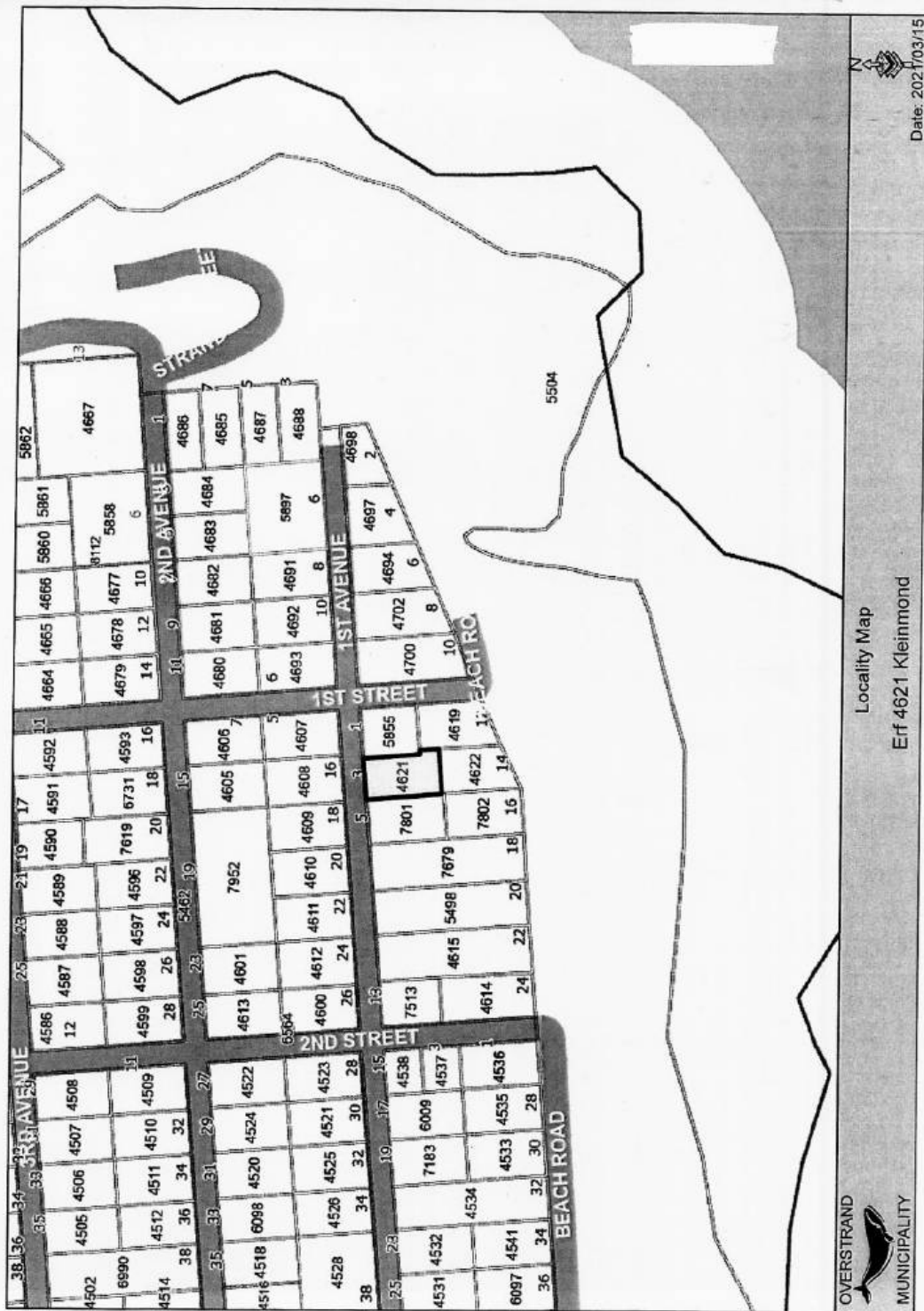
An application has been received on 11 March 2021 from Messrs Padia Consultants on behalf of the Digteby Trust on Erf 4621, Kleinmond for a departure in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 to relax the street building line from 4m to 3m to accommodate a proposed double garage and for the conversion of the existing garage into a guest toilet and linen store.

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 4621, Kleinmond for a departure in order to relax the street building line from 4m to 3m to accommodate a proposed double garage and for the conversion of the existing garage into a guest toilet and linen store, **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 development indicated on Plan number J1440 dated 01-2021, as submitted with the application;
 - (b) that the proposed double garage may only be utilised as a garage;
 - (c) that building plans be submitted to the Building Department for approval, and that all conditions of the Building and the Fire Departments be complied with at that stage;
 - (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.
2. 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 regard to the above conditions of approval.

Reasons for approval

- ❖ The application has followed due procedure.
- ❖ None of the relevant 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.
- ❖ The neighbouring property owners gave their consent towards the proposed double garage.



OVERSTRAND
MUNICIPALITY

Locality Map
Erf 4621 Kleinmond

Date: 2021/03/15

13. ERVEN 4 AND 5 AND REMAINDER ERF 313, HERMANUS, 8 AND 10 TEBELE STREET, ZWELIHLE: APPLICATION FOR CLOSURE OF A PORTION OF PUBLIC ROAD, REZONING, CONSOLIDATION, DEPARTURE AND AMENDMENT OF GENERAL PLAN: MESSRS PLAN ACTIVE ON BEHALF OF LT MBOYIYA AND OVERSTRAND MUNICIPALITY

4 & 5 and Remainder Erf 313 HZW

H van der Stoep

(028) 313 8900

Hermanus Administration

4 October 2021

Executive Summary

An application in terms of the provisions of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) has been received on 21 September 2020 from Messrs Plan Active on behalf of LT Mboyiya and the Overstrand Municipality, applicable to Erven 4 and 5, Hermanus, as well as Remainder Erf 313 for the following:

- ✚ **subdivision** in terms of Section 16(2)(d) of the By-Law of Erf 5, Hermanus in two portions, namely Portion A ($\pm 103\text{m}^2$ in extent) and a Remainder;
- ✚ **consolidation** in terms of Section 16(2)(e) of the By-Law of the above Portion A with Erf 4, Hermanus;
- ✚ **departure** in terms of Section 16(2)(b) of the By-Law for the relaxation of the street building line of Erf 4 from 2m to $\pm 0,64\text{m}$ to accommodate a portion of the existing dwelling unit;
- ✚ **subdivision** in terms of Section 16(2)(d) of the By-Law of Remainder Erf 313, Hermanus (Public Road) in two (2) portions, namely Portion B ($\pm 237\text{m}^2$ in extent) and a Remainder;
- ✚ **closure** in terms of Section 16(2)(n) of the By-Law of the above Portion B ($\pm 237\text{m}^2$ in extent) of Remainder Erf 313, Hermanus (Public Road);
- ✚ **rezoning** in terms of Section 16(2)(a) of the By-Law of the above Portion B from Transport Zone 2: Road and Parking (TR 2B) to Residential Zone 1: Single Residential (SR1);
- ✚ **consolidation** in terms of Section 16(2)(e) of the By-Law of the above Portion B with Erf 5, Hermanus; and the
- ✚ **amendment** in terms of Section 16(2)(k) of the By-Law of General Plan No. L143/1986 to indicate the above closure of Portion B of Remainder Erf 313, Hermanus, as an ordinary erf.

RESOLVED :

1. that the application for subdivision in terms of Section 16(2)(d) of the Overstrand Municipal Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of Erf 5, Hermanus in two (2) portions, namely Portion A ($\pm 103\text{m}^2$ in extent) and a Remainder, **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 the above Portion A with Erf 4, Hermanus, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application for departure in terms of Section 16(2)(b) of the By-Law for the relaxation of the street building line of Erf 4 from 2m to $\pm 0,64$ m to accommodate a portion of the existing dwelling unit, **be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the application in terms of Section 16(2)(d) of the By-Law for the subdivision of Remainder Erf 313, Hermanus (Public Road) in two (2) portions, namely Portion B (± 237 m² in extent) and a Remainder, **be approved** in terms of the provisions of Section 61 of the By-Law;
5. that the application in terms of Section 16(2)(n) of the By-Law for the closure of the above Portion B (± 237 m² in extent) of Remainder Erf 313, Hermanus (Public Road), **be approved** in terms of the provisions of Section 61 of the By-Law;
6. that the application in terms of Section 16(2)(a) of the By-Law for the rezoning of the above Portion B from Transport Zone 2: Road and Parking (TR 2B) to Residential Zone 1: Single Residential (SR1), **be approved** in terms of the provisions of Section 61 of the By-Law;
7. that the application in terms of Section 16(2)(e) of the By-Law for the consolidation of the above Portion B with Erf 5, Hermanus, **be approved** in terms of the provisions of Section 61 of the By-Law; and
8. that the application in terms of Section 16(2)(k) of the By-Law for the amendment of General Plan No. L143/1986 to indicate the above closure of Portion B of Remainder Erf 313, Hermanus, as an ordinary erf, **be approved** in terms of the provisions of Section 61 of the By-Law.
9. that the above approvals be subject to the following conditions:
 - (a) that the landowners of Erven 4 and 5, Hermanus submit building plans to the Building Department for approval within **sixty (60) days** from the final approval of this application and that any requirements by the Building Control Department and Fire Services at that stage be complied with;
 - (b) that the owner/s of the adjacent Erf 1179, be instructed to demolish/remove the structures that currently occurs illegally on the road portion in question within 60 days from the final approval of this application
 - (c) that the conditions of Engineering Services, must be complied with;

- (d) that all applicable development parameters as prescribed in the relevant Zoning Scheme be must complied with, and
 - (e) that the landowners must comply with any other applicable legislation.
10. 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 regarding the above conditional approvals.

REASONS FOR RESOLUTION

- ❖ The application has followed due procedure.
- ❖ None of the internal departments have any objections.
- ❖ It is in line with policy documents.
- ❖ The application is not regarded as being undesirable from a town planning point of view.



PLAⁿ Active

Stads- en Sireeksbeplanners
Town & Regional Planners

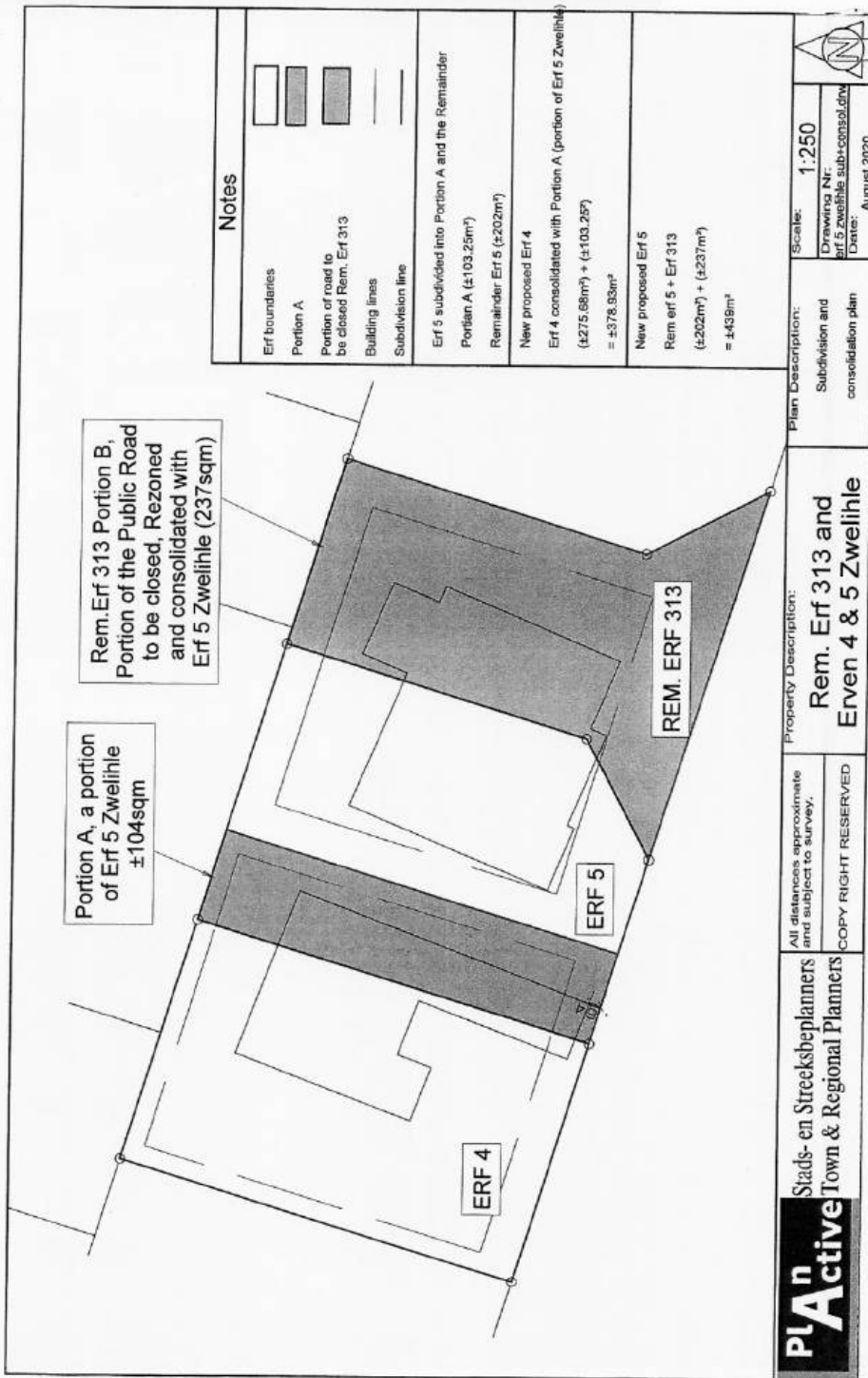
All distances approximate
and subject to survey.
COPY RIGHT RESERVED

Property Description:
**ERVEN 4, 5 AND
REM. ERF 313
ZWELIHLE**

Plan Description:
LOCALITY MAP

Scale: **NTS**
Drawing Nr:
ERVEN 4 AND 5 ZWELI.dwg
Date:
SEPTEMBER 2020





PLAN
Active

Stads- en Streeksbeplanners
Town & Regional Planners

All distances approximate and subject to survey.
COPY RIGHT RESERVED

Property Description:
Rem. Erf 313 and Erven 4 & 5 Zweilohle

Plan Description:
Subdivision and consolidation plan

Scales: 1:250
Drawing Nr: Erf 5 zweilohle sub+consolid.m
Date: August 2020

VAN DYK & ASS. inc.



P.O.Box 2025
 HERMANUS
 7200
 SOUTH AFRICA
 TEL. (028) 313 0077
 FAX. (028) 312 1351

Stelsel: Clark 1880 / Lo 19

System: Height System:

Skaal: 1 : 250

Datum: April 2014

Landmeter: L A van Dyk

Projek Titel: ERVEN 4 AND 5
 ZWELIHLE

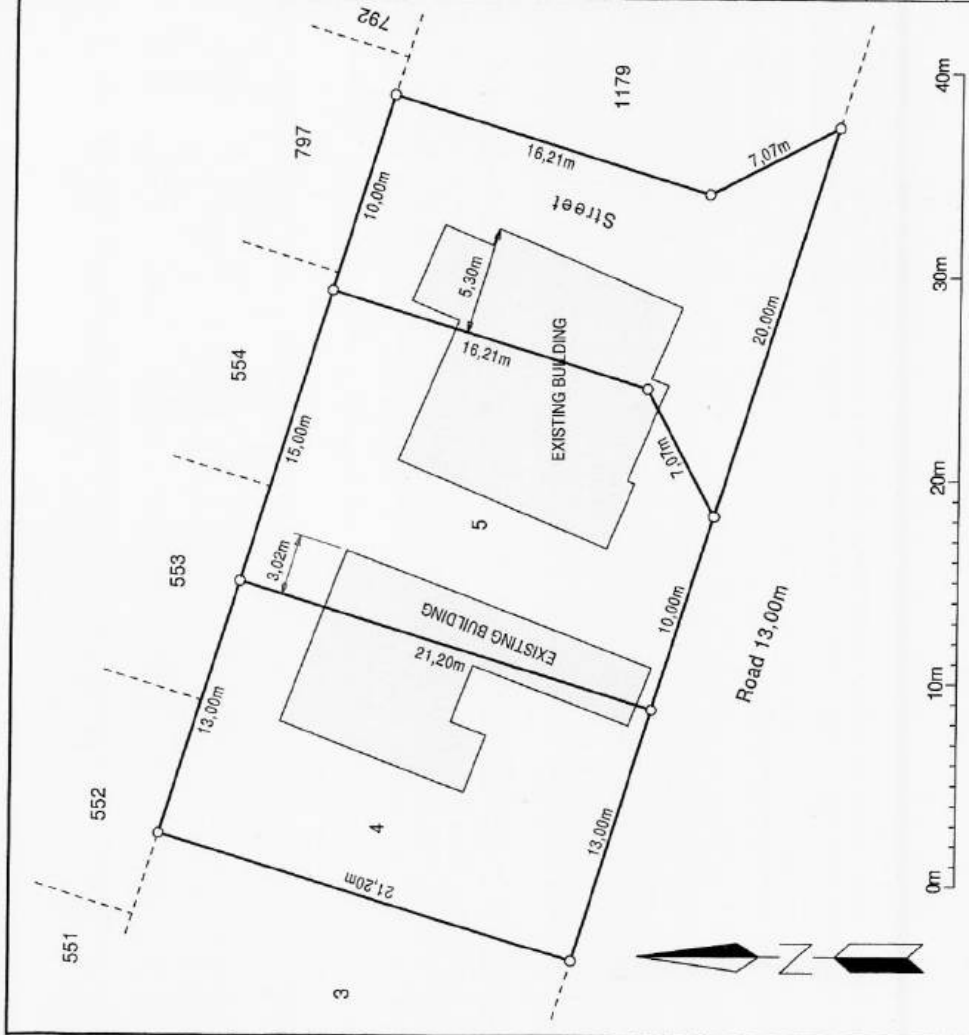
Projek Titel: ERVEN 4 AND 5
 ZWELIHLE

Titel: POSITIONING OF
 EXISTING BUILDINGS

Projek Nummer: V13802

Tekening Nummer: V13802

Vel Sheet 1 van of 1



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR PORTIONAL ROAD CLOSURE, REZONING,
CONSOLIDATION & DEPARTURE: ERVEN 4 & 5 AND REMAINDER OF ERF 313,
ZWELIHLE**

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 Erven 4 & 5 and Remainder Erf 313, Zwelihle, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

14. ERF 895, 82 DE VILLIERS STREET, SANDBAAI: APPLICATION FOR DEPARTURE AND THE DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS HOLLOWAY & DAVEL ARCHITECTS ON BEHALF OF S HAMAN

895 HSB (3855/2021)

(H Boshoff)

H van der Stoep

(028) 313 8900

Hermanus Administration

4 October 2021

Executive Summary

An application has been received on 23 October 2020 from Messrs Holloway & Davel Architects on behalf of the owner of Erf 895, Sandbaai, S Haman, in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the following:

- departure in terms of Section 16.(2)(b) of the By-Law to:
 - relax the street building line from 4m to 0m to accommodate the existing swimming pool pump-house;
 - relax the eastern lateral building line from 2m to 0m to accommodate the existing swimming pool pump-house;
 - relax the rear building line from 2m to 1m to accommodate a portion of the existing second dwelling unit;
 - relax the western lateral building line from 2m to 1m to accommodate a portion of the existing second dwelling unit;
 - relax the western lateral building line from 2m to 0,226m to accommodate an existing storeroom; and
 - relax the western lateral building line from 2m to 0,226m to accommodate a new uncovered timber pergola above a proposed braai area consisting of fire pit, a built-in washing basin surrounded by a concrete cast work top, and a pizza oven.

- the determination of an Administrative Penalty in terms of Section 16(2)(q) of the By-Law.

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 895, Sandbaai in order to relax the following:
 - street building line from 4m to 0m to accommodate the existing swimming pool pump-house;
 - eastern lateral building line from 2m to 0m to accommodate the existing swimming pool pump-house;
 - rear building line from 2m to 1m to accommodate a portion of the

- existing second dwelling unit;
- o western lateral building line from 2m to 1m to accommodate a portion of the existing second dwelling unit;
- o western lateral building line from 2m to 0.226m to accommodate an existing storeroom; and to
- o western lateral building line from 2m to 0.226m to accommodate a new uncovered timber pergola above a braai area consisting of a fire pit, a built-in washing basin surrounded by a concrete cast work top, and a pizza oven;

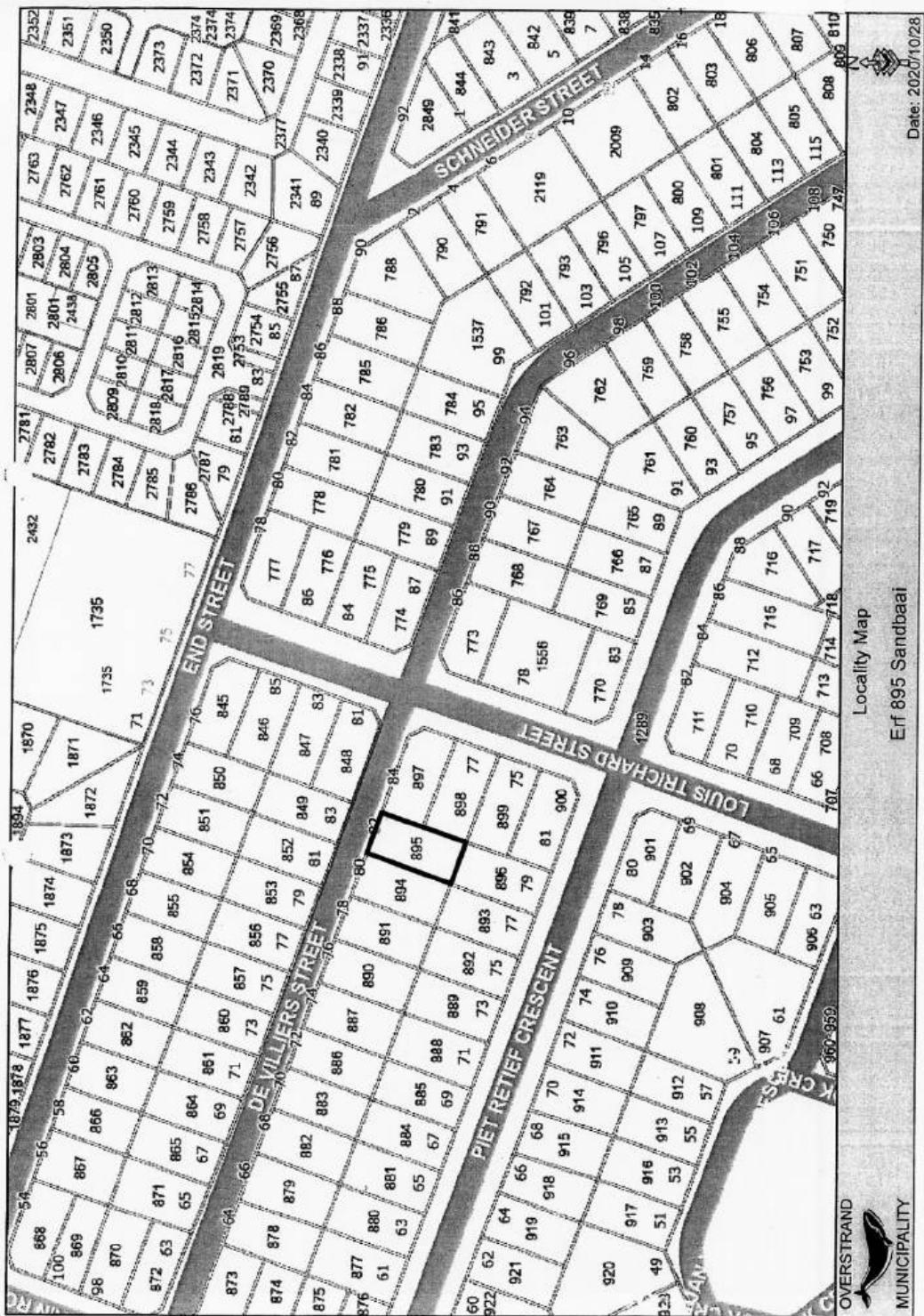
be approved in terms of the provisions of Section 61 of the By-Law;

2. that the applicant/landowner **not be exempted** from the payment of an administrative penalty in terms of Section 90(4) of the By-Law for the illegal building works;
3. that the approvals in 1. above be subject to the following conditions:
 - (a) that the encroachments be restricted to the dimensions as indicated on layout plans Nos. 100-100-01 (plans 1 to 7) dated 13 November 2019 that was submitted with the application;
 - (b) that an administrative penalty of R14 734.95c (VAT included) being 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;
 - (c) that the conditions of Engineering Services 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.
4. 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 regarding the above decisions.

REASONS FOR RESOLUTION

Reasons for the approvals in 1. and 3. above

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

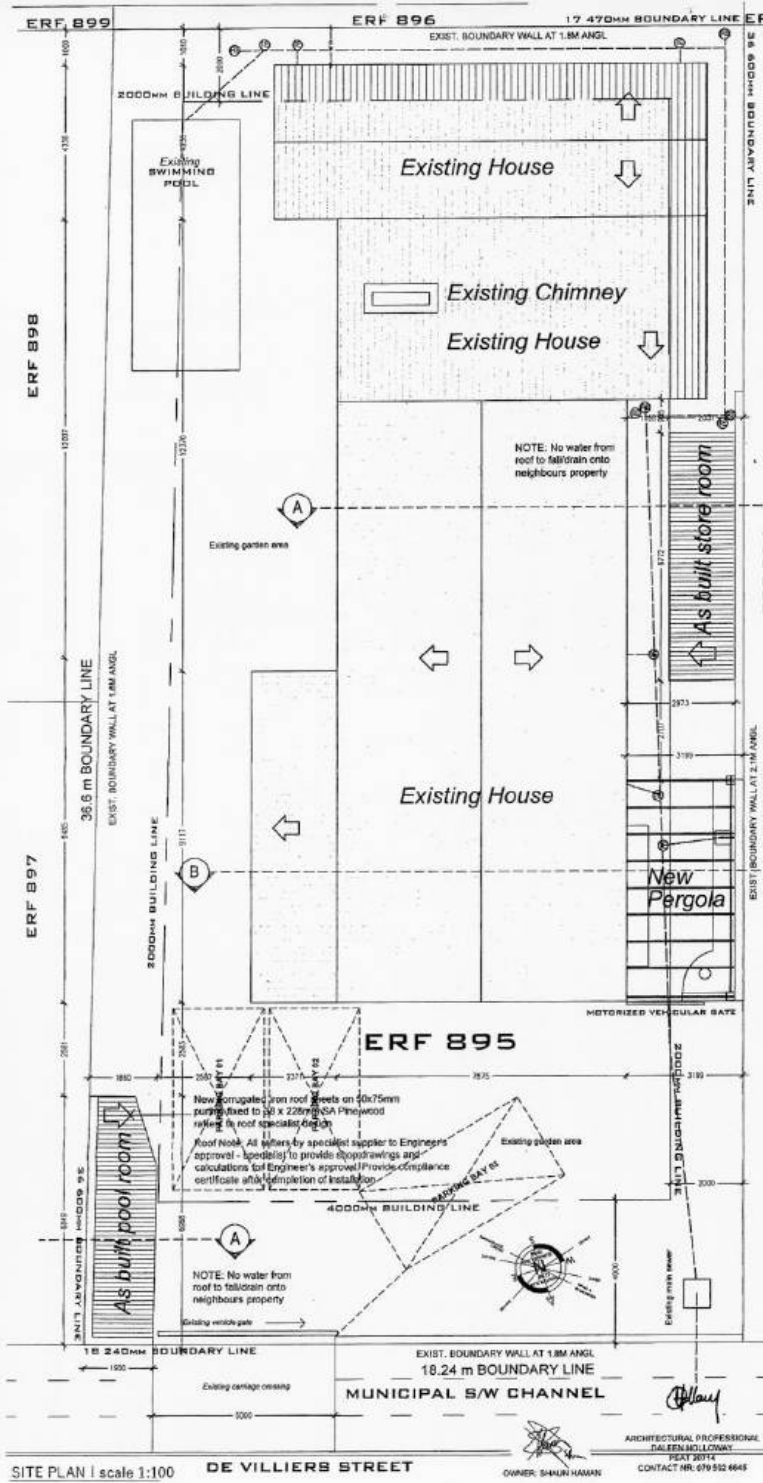


Date: 2020/10/28



OVERSTRAND MUNICIPALITY

Locality Map
Erf 895 Sandbaai



BUILDING WORK:
All work to comply with SANS 10400 and building regulations. All work to be in accordance with local municipal authority's regulations. Figure dimensions to be taken 1/2 preference to overall dimensions. All levels and dimensions to be checked on site before building work commences. Contractor shall be deemed to have ascertained themselves with site conditions prior to commencement of work.

LEVELS: Levels and dimensions: The building was in its last use and is intended for the position and to the levels as indicated on the plan & site layout plan.

CONCRETE: All concrete and masonry must meet all dimensions and levels as shown on the accompanying plan work. Level survey to confirm all boundary page and to check all levels before construction commences. Top soil shall be removed from the area to be built upon, all going to being to be done by contractor.

MATERIALS: Where used in the erection of a building shall be suitable for the purpose for which it is to be used.

TIMBER: All timber used in the erection of a building shall be treated against termites and wood borer attack and fungal decay in accordance with the requirements of SANS 15003 and shall bear the product certification of a body certified by the South African national accrediting system.

FLOOR FLOOR LEVEL: Finished floor level of dwelling to be 100mm above base level of building level at lower construction. It is recommended garage floor level not to be 175mm above base of building level at the entrance if any.

STEEL: There is any security, kitchen, staircase, bathroom or other work involving a metal plate or steel must comply with SANS 10400.2. Any combustible material to be 200mm away from chimney flue. The requirements of the national fire code and any other applicable authority must be complied with. The building must comply with the SANS 10400.2. All reinforced concrete slabs and stairs are to be cast in situ to standard engineering specifications and details.

PAINT: All painted colours to external side of dwelling must be white or per owner design guidelines, internal colours to be approved by client before applying in end.

HOT WATER: Hot water heating requirement: at least 60% of the annual average hot water heating requirement shall be provided by HEAT PUMP, in accordance with SANS 10400 PART 2A.

ROOF INSULATION: All roofs shall achieve a minimum R-value of 3.0 in accordance with SANS 10400. PART 2A Table 7 and SANS 204:2011 for typical R-Values for roof and ceiling construction. Direction of heat flow for climate zone 4 - Up. Add 1/2 layer of 25mm insulation with R-value of 0.22 between battens above ceiling. Add 1/2 layer of Sheetrock-405 with R-value of 1.20 between cladding & battens.

SURFACE AREA	695.00 sqm
EXIST. MAIN DWELLING	155.45 sqm
EXIST. SECOND DWELLING	92.49 sqm
EXIST. LAUNDRY STORE ROOM	12.18 sqm
EXISTING POOL, PUMP-STORE ROOM	12.44 sqm
EXISTING POOL	20.46 sqm
TOTAL SURFACE AREA	= 293.02 m²

COVERAGE ALLOWABLE - 50%	
EXIST. MAIN DWELLING	= 22.91 %
EXIST. SECOND DWELLING	= 15.54 %
EXIST. LAUNDRY STORE ROOM	= 1.7 %
EXISTING POOL, PUMP-STORE ROOM	= 1.5 %
EXISTING POOL	= 2.93 %
TOTAL COVERAGE	= 44.58 %

DRAWING
Site plan
Scale: see labels, do not scale when printing (A3)

DATE 13 November 2019
DRAWN D Holloway
DWG No 100-100-01
CHECKED D Holloway
REV 0

Scope of Work

- As-built Store room / Laundry room, 1.8m high
- New timber pergola with timber posts
- New built in bath surrounded by concrete cast top
- New masonry cupboard with concrete cast top
- New 600mm high fire pit built on existing concrete slab floor
- New built in masonry bench - storage below seats to be approved
- New built in worktops
- As built pool pump room / storage room, 1.8m high
- Remove 2-pipe bank from existing position and relocate
- Existing second dwelling
- New Home Pizza oven installed by manufacturer

PROJECT HOUSE HAMAN | ERF 895
88 DE VILLIERS STREET
SANDBAAN | 7200
HELMANUIS

ADDITIONS/ ALTERATIONS

THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH PREPARED FOR AND WHICH COMMISSIONED FOR

HOLLOWAY + DAVEL ARCHITECTS

23 Check Street, Midrand, 2009
Tel: 011 799 0000
www.hollowaydavel.com

ARCHITECTURAL PROFESSIONAL
DAVID DAVEL
PRAT 20714
CONTACT NR: 079 552 6645

OWNER: SHAMU HAMAN

SITE PLAN | scale 1:100

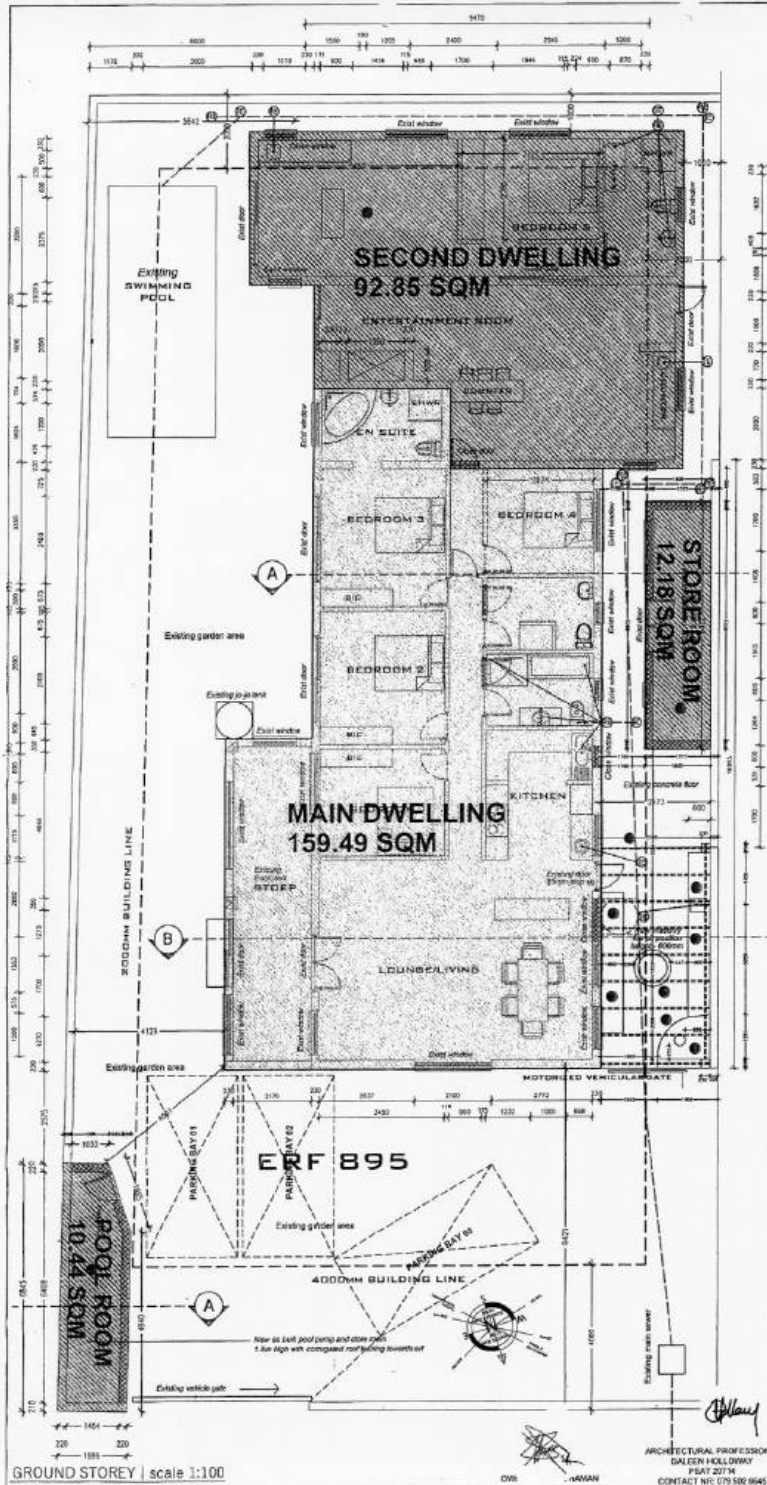
DE VILLIERS STREET

MUNICIPAL S/W CHANNEL

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ARCHITECTURAL PROFESSIONAL
DAVID DAVEL
PRAT 20714
CONTACT NR: 079 552 6645



REVISIONS:
 All work to comply with SANS 10400 and Building Regulations. All work to be in accordance with local municipal authority's regulations. Figures/Dimensions to be taken in preference to scaled dimensions. All levels and dimensions to be checked on site before building work commences. Contractors shall be deemed to have ascertained themselves with site conditions prior to commencement of work.

LEVELS: Levels and Dimensions: The building are to be built on and around in the position and to the levels as indicated on the plan & site layout plan.

The contractor, sub-contractors and suppliers must verify all dimensions and levels on-site before commencing any work. Level surveys to confirm all secondary props and to check all levels before construction commences. Top and must be measured from the same to be built upon, all grouting/leveling to be done by contractor.

MATERIALS: Material used in the erection of a building shall be suitable for the purpose for which it is to be used.

FINISHES: All finishes used in the erection of a building shall be tested against work and water before attack and tested every 24 hours with the requirements of SANS 10400 and must bear the product manufacturer mark of a body certified by the South African national accrediting system.

FINISH FLOOR LEVELS: Finished floor level of dwelling to be min. of 250mm above back of lot/entry level at sewer connection. It is recommended that garage floor level not of 170mm above base of footway level or lower entrance if any.

UTILITIES: Floors in any bedroom, kitchen, shower room, bathroom or room containing a toilet pan or urinal must comply with SANS 10400 4. Any combustible material to be 200mm away from ceiling fan. The equipment of the national fire system and any other applicable authority must be installed with. The Builders must comply with the NERSIS System. All mechanical concrete slabs and stairs are to be cast in situ to structural engineer's specifications and details.

COLOURS: All painted colours in external walls of dwelling must be white or per water design guidelines. Internal colours to be approved by client before applying or use.

HOT WATER: Hot water heating requirement at least 60% of the actual maximum hot water heating requirement shall be provided by HEAT PUMPS in accordance with SANS 10400, PART 3A.

HOT WATER PIPING INSULATION: Provided and fixed according to the manufacturer's instructions for all hot water services pipes in accordance with SANS 10400 Part 3A. Insulation must be installed in 25mm thickness for horizontal (all flows) with a R-value of 1.02 (A min R-value of 1.00 is required for vertical (all flows)).

ROOF INSULATION: All roofs shall achieve a minimum R-value of 2.75 in accordance with SANS 10400 PART 3A Table 7 and SANS 204201 for typical R-values for roof and ceiling construction. Division of Heat Flow in Climate zone 4 - Up: Add 1 layer of 70mm Isotherm with a R-value of 0.2 between trusses above ceiling. Add 1 layer of Isotherm 40 with a R-value of 1.25 between ceiling & rafters.

SURFACE AREA	
EXIST. MAIN DWELLING	159.49 sqm
EXIST. SECOND DWELLING	92.85 sqm
EXIST. LAUNDRY STORE ROOM	12.18 sqm
EXISTING POOL PUMP STORE ROOM	10.44 sqm
EXISTING POOL	20.46 sqm
TOTAL SURFACE AREA	= 295.42 m²

COVERAGE ALLOWABLE - 55%	
EXIST. MAIN DWELLING	= 22.51 %
EXIST. SECOND DWELLING	= 13.34 %
EXIST. LAUNDRY STORE ROOM	= 4.1 %
EXISTING POOL PUMP STORE ROOM	= 1.6 %
EXISTING POOL	= 2.83 %
TOTAL COVERAGE	= 44.38 %

DRAWING: SECOND DWELLING AND MAIN DWELLING - SITE PLAN
 scale: see labels - do not scale when printing (A3)

DATE: 13 November 2010
DRAWN: D Holloway
DWG NO: 100-100-01
CHECKED: D Holloway
REV: 0

Scope of Work

- As-built Store room / Laundry room, 1.8m high
- New concrete pergola with timber posts
- New built in bench surrounded by concrete cast top
- New masonry supplied with concrete cast top
- New ROOM: High fire built on existing concrete slab floor
- New built in masonry bench - storage below seats to appreciate
- New built in masonry bench
- As built pool pump room / storage room, 1.2m high
- Remove pool tank from existing position and relocate
- Cladding second dwelling
- New home Pizza oven installed by manufacturer

PROJECT: HOUSE HAMAN | ERF 895
 82 DE VILLIERS STREET
 SANDHURST | 7200
 NERMANUS

ADDITIONS/ALTERATIONS

THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH IT WAS PREPARED FOR AND WHICH COMMISSIONED FOR.

HOLLOWAY + DAVEL ARCHITECTS

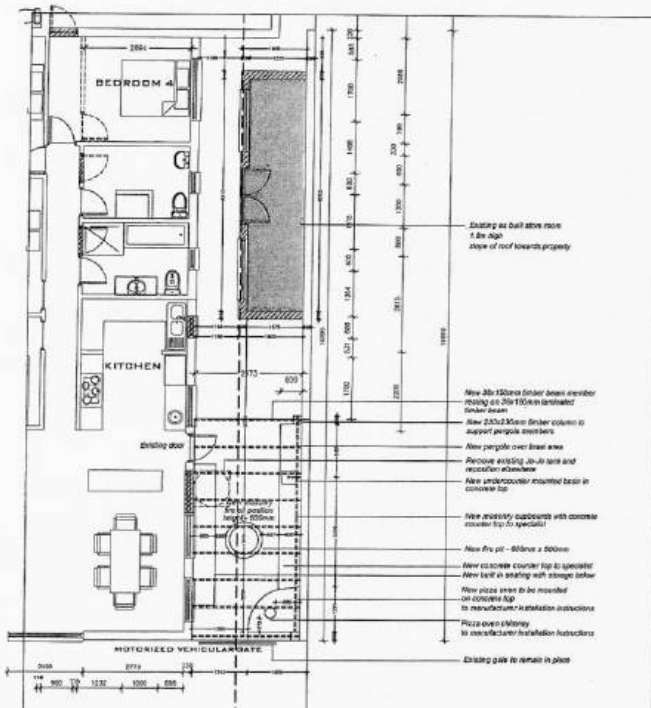
82 Church Street
 Northville Sandhurs
 Hermanus, 7200
 www.hollowaydavel.com

DAVID HOLLOWAY - PRACTISING ARCHITECT
 DAVE DAVEL - PRACTISING ARCHITECT

CHRISTOPHER BARKER - PRACTISING ARCHITECT
 STACEY NEWMAN - PRACTISING ARCHITECT

ARCHITECTURAL PROFESSIONAL
 DAVID HOLLOWAY
 F1647 2014
 CONTACT NO: 079 582 9645

Page 2



GROUND STOREY | NEW PERGOLA AREA | scale 1:100

BUILDING WORK:
 All work to comply with SANS 10400 and Building regulations. All works to be in accordance with local municipal authority's Regulations. Elected dimensions to be taken in preference to scaled dimensions. All work and dimensions to be checked on site before building work commences. Contractors shall be allowed to have stipulated tolerances with site workers prior to commencement of work.

NOTE 1: Levels and dimensions: The building are to be set out and marked in the position and to the levels as indicated on the plan & site layout plan.
 The contractor, sub-contractors and suppliers must verify all dimensions and levels on site before commencing any work. Level surveyor to confirm all boundary pegs and to check all levels before construction commences. Top soil shall be removed from the area to be built upon. All grading/levelling to be done by contractor.

MATERIALS: Material used in the erection of a building shall be suitable for the purpose for which it is to be used.

TIMBER: All timber used in the erection of a building shall be treated against rot and insect attack and fungal decay in accordance with the requirements of SANS 10400 and shall bear the product certification mark of a body notified by the South African national accrediting authority.

FRESH FLOOR LEVEL: Finished floor level of dwelling to be min. of 250mm above back of highway level at street entrance. It is recommended that garage floor level min of 150mm above back of driveway level at clear entrance if any.

GLAZING: Glazing in any laundry, kitchen, shower room, bathroom or room containing a toilet pan or toilet outlet comply with SANS 10400. All glazing must be in accordance with the requirements of SANS 10400 and any other applicable authority must be complied with. The builder must comply with the NHBQ system. All glazing contractor shall and there are to be compliance to structural engineers specifications and standards.

ROOF: All pitched roofs to external side of dwelling must be built as per applicable design guidelines. Internal rafters to be approved by client before starting to build.

HOT WATER: Hot water heating equipment of least 80% of the overall average hot water heating requirements shall be provided by HEAT PUMP in accordance with SANS 10400 PART 3A.

HOT WATER PIPING INSULATION: If installed and local Authority being installed in all hot water service pipes in accordance with SANS 10400 Part 3A, avoid 1/2" weather pipe insulation of 25mm thickness for horizontal (10 of 10mm with a R-Value of 1.0) (25 mm thickness of 1.0) to comply to SANS 10400.

ROOF INSULATION: All roofs shall achieve a minimum R-Value of 3.75 in accordance with SANS 10400 PART 3A Table 7 and SANS 204 2011 for typical R-Value for roof and ceiling construction. Direction of heat flow to be indicated on a 1:100. All 1/2" x 1/2" of 25mm thickness with R-Value of 0.2 between success above ceiling. All 1/2" x 1/2" of 25mm thickness with a R-Value of 1.25 between ceiling & rafters.

SURFACE AREA	
EXIST. MAIN DWELLING	896.00 sqm
EXIST. SECOND DWELLING	156.40 sqm
EXIST. LAUNDRY STORE ROOM	92.80 sqm
EXISTING POOL PUMP STORE ROOM	10.44 sqm
EXISTING POOL	20.49 sqm
TOTAL SURFACE AREA	= 1176.13 m²
COVERAGE	
ALLOWABLE - 50%	
EXIST. MAIN DWELLING	= 22.91 %
EXIST. SECOND DWELLING	= 13.24 %
EXIST. LAUNDRY STORE ROOM	= 1.7 %
EXISTING POOL PUMP STORE ROOM	= 0.9 %
EXISTING POOL	= 2.33 %
TOTAL COVERAGE	= 40.18 %

DRAWING
 of the plan
 scale: see labels, do not scale when pricing (A3)
 DATE 13 November 2015
 DRAWN D Holloway
 DWG No 105-100-01
 CHECKED D Holloway
 REV 0

- Scope of Work
- As-built Store room / Laundry room, 1.8m high
 - New brick pergola with timber posts
 - New built in bench surrounded by concrete cast top
 - New masonry cupboard with concrete cast top
 - New 800mm high fire pit built on existing concrete slab floor
 - New built in masonry bench - storage below seats to spoolists
 - New built in workstation
 - As built pool pump room/ storage room, 1.8m high
 - Remove Jojo tank from existing position and relocate
 - Existing second dwelling
 - New home Plaza oven installed by manufacturer

PROJECT HOUSE HAMAN | ERK 895
 89 DE VILLIERS STREET
 SANDHURST 7000
 HERMANUS

ADDITIONS/ALTERATIONS
 THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH PREPARED FOR AND WHICH COMMENCED FOR

HOLLOWAY + DAVEL ARCHITECTS

12 Oliver Drive, Meridale, Cape Town 7700
 021 461 1205
 www.hollowaydavel.com

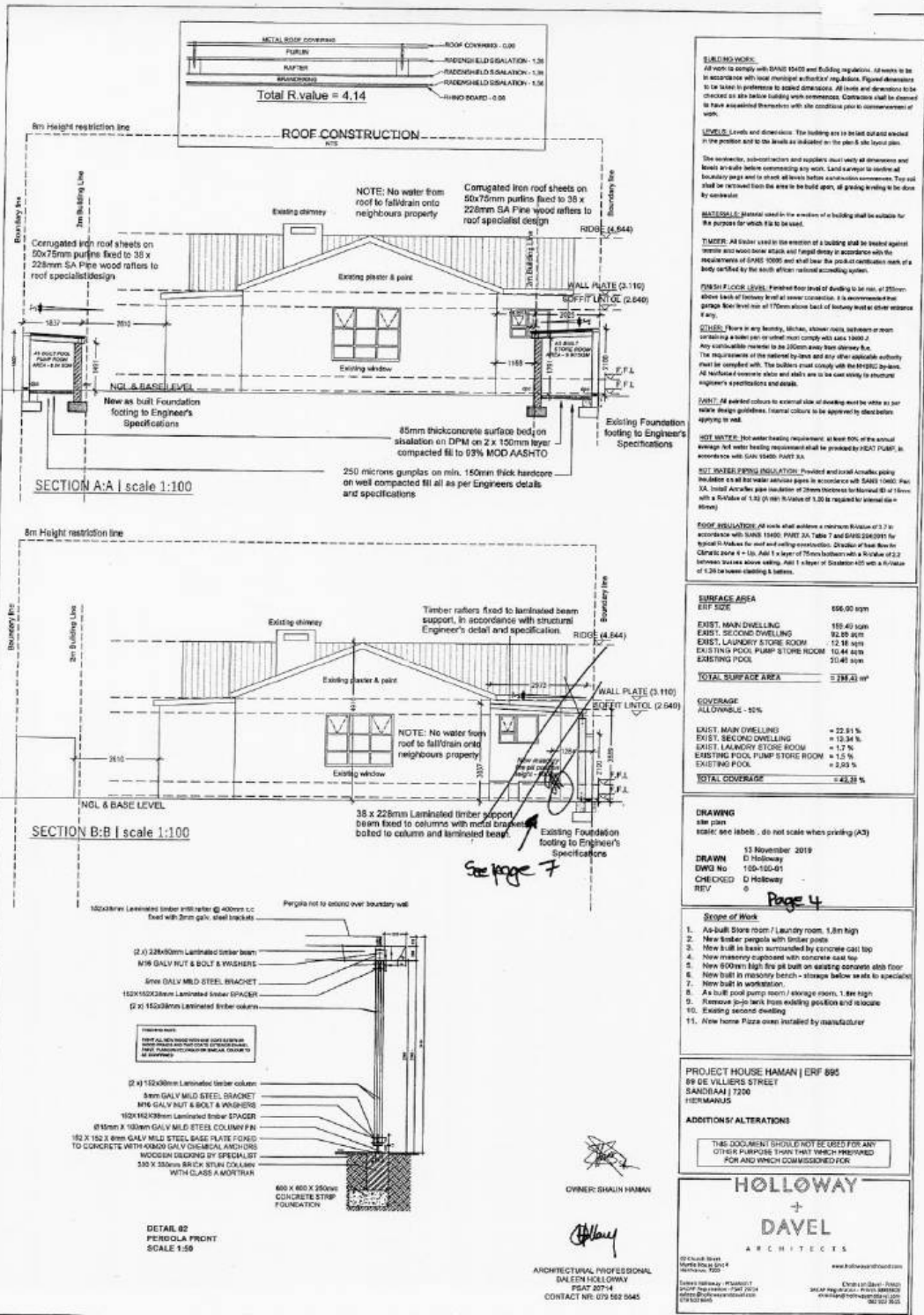
John Holloway - 09251573
 DCAF Registration - PA1 2014
 021 461 1205

Cheryl Davel - 083 951 8515
 SACP Registration - PA1 1977/08
 021 461 1205

OWNER: SHAUN HAMAN

Holloway

ARCHITECTURAL PROFESSIONAL
 DALEEN HOLLOWAY
 PSAT 2014
 CONTACT NR. 078 652 8845



BUILDING WORK:
 All work to comply with SARS 10405 and B-555 regulations. All works to be in accordance with local municipal and provincial regulations. Final dimensions to be taken in preference to scaled dimensions. All levels and dimensions to be checked on site before building work commences. Contractors shall be deemed to have acquainted themselves with site conditions prior to commencement of work.

LEVELS: Levels and dimensions: The building area to be laid out and checked in the position and to the levels as indicated on the plan & site layout plan.

The architect, sub-contractors and suppliers must verify all dimensions and levels available before commencing any work. Land surveyor to provide all boundary pegs and to check all levels before excavation commences. The soil shall be returned from the area to be built upon, all grading leveling to be done by contractor.

MATERIALS: Material used in the erection of a building shall be suitable for the purpose for which it is to be used.

TIMBER: All timber used in the erection of a building shall be treated against termites and wood-boring attacks and fungal decay in accordance with the requirements of SARS 10005 and shall have the product certification mark of a body certified by the South African national accrediting system.

FIRST FLOOR LEVEL: Finished floor level of building to be min. of 200mm above bank of highway level at lower corner. It is recommended that garage floor level not be 170mm above bank of highway level at other entrance if any.

CHIMNEYS: There is any chimney, brick, stone, metal, asbestos or other containing asbestos or other material must comply with SARS 13002.2 Any chimney located to be 2000mm away from building.

The requirements of the relevant by-laws and any other applicable authority must be complied with. The builder must comply with the NHBQC by-laws. All National Normative Orders and rules are to be complying to structural engineer's specifications and details.

PAINT: All painted colours to external side of building must be white as per relevant design guidelines. Internal colours to be approved by client before applying to wall.

HOT WATER: Hot water heating requirement, at least 80% of the annual heating hot water heating requirement shall be provided by HEAT PUMP, in accordance with SARS 10405 PART 2A.

SOLAR WATER HEATING INSULATION: Provided and install Amulac polyurethane insulation on all hot water service pipes in accordance with SARS 10405 PART 2A, install Amulac pipe insulation of 25mm thickness to minimum 40 or 50mm with a R-value of 1.20 (2 or 3mm R-value of 1.20 is required for external hot-water pipes).

ROOF INSULATION: All roofs shall achieve a minimum R-value of 2.2 in accordance with SARS 10405 PART 2A Table 7 and SARS 2060191 for typical houses for most and well-ventilated. Division of Heat Flow - Climate zone 4 = 10. All 1 x layer of 75mm thickness with a R-value of 2.2 between joists above ceiling. All 1 layer of Densator HD with a R-value of 1.20 to be used ceiling & below.

SURFACE AREA

ERF SIZE	666.00 sqm
EXIST. MAIN DWELLING	159.40 sqm
EXIST. SECOND DWELLING	92.89 sqm
EXIST. LAUNDRY STORE ROOM	12.18 sqm
EXISTING POOL PUMP STORE ROOM	10.44 sqm
EXISTING POOL	20.45 sqm
TOTAL SURFACE AREA	= 316.36 m²

COVERAGE ALLOWABLE - 55%

EXIST. MAIN DWELLING	= 22.81 %
EXIST. SECOND DWELLING	= 12.84 %
EXIST. LAUNDRY STORE ROOM	= 1.7 %
EXISTING POOL PUMP STORE ROOM	= 1.5 %
EXISTING POOL	= 2.63 %
TOTAL COVERAGE	= 41.31 %

- DRAWING**
 site plan
 scale: see labels, do not scale when printing (A3)
- DRAWN** D Holloway 13 November 2019
ENG No 150-150-81
CHECKED D Holloway
REV 0
- Page 4**
- Scope of Work**
1. As-built Stone room / Laundry room, 1.8m high
 2. New timber pergola with timber posts
 3. New built in basin surrounded by concrete cast top
 4. New masonry cupboard with concrete cast top
 5. New 800mm high tile built on existing concrete slab floor
 6. New built in masonry bench - storage below seats to specialist
 7. New built in worktop
 8. As built pool pump room / storage room, 1.1m high
 9. Remove pool back from existing position and relocate
 10. Existing second building
 11. New home Pizza oven installed by manufacturer

PROJECT HOUSE HAMAN | ERF 895
 99 DE VILLIERS STREET
 SANDRAAI | 7200
 FIERMANUS

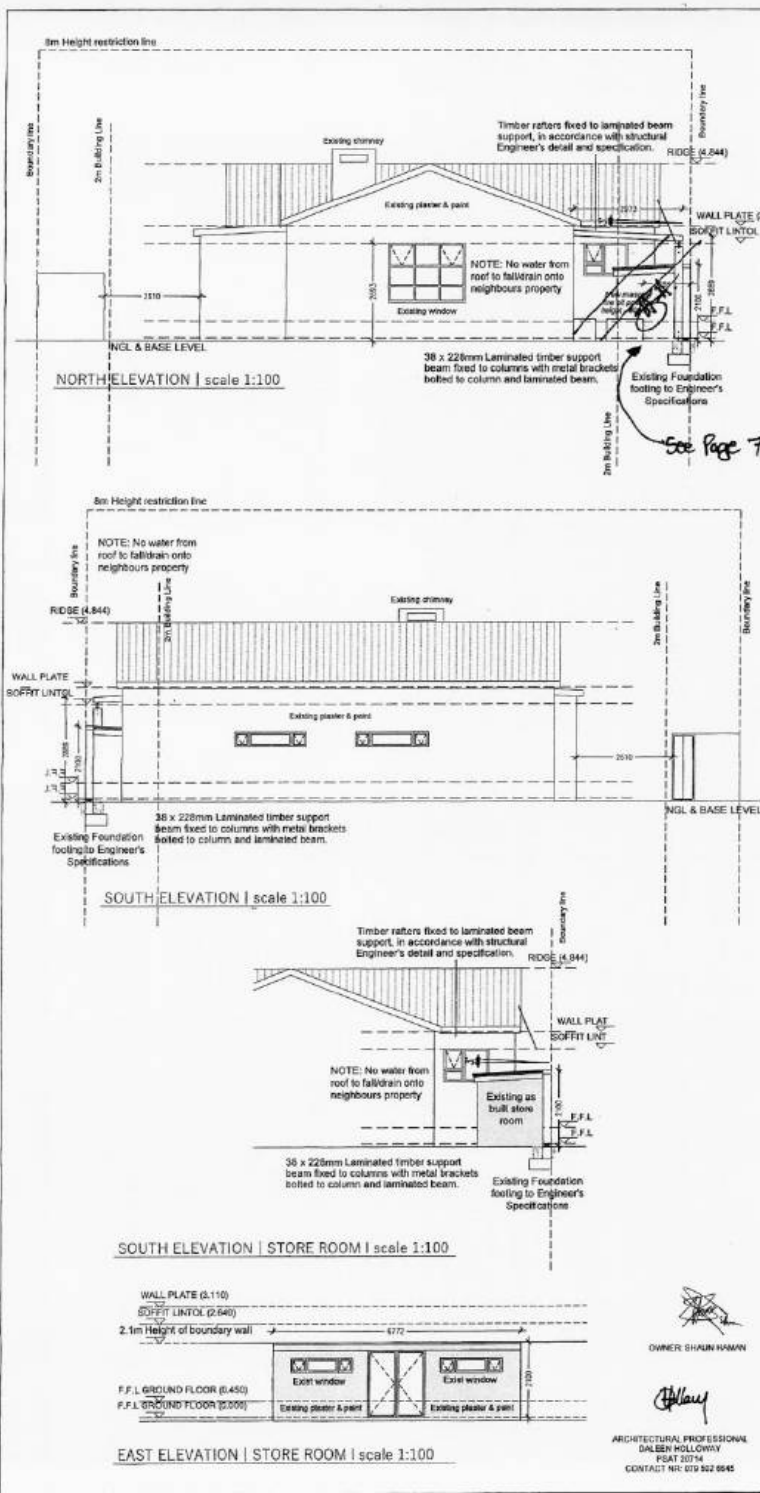
ADDITIONS/ ALTERATIONS

THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH IT WAS PREPARED FOR AND WHICH COMMISSIONED FOR

HOLLOWAY + DAVEL ARCHITECTS

20 Church Street
 North West 1014
 Pretoria 0001

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BUILDING WORK
 All work to comply with SANS 10400 and Building Regulations. All works to be in accordance with local municipal authority regulations. Floor dimensions to be taken in preference to wall dimensions. All doors and windows to be checked on site before building work commences. Contractors shall be deemed to have acquainted themselves with site conditions prior to commencement of work.

LEVELS Levels and dimensions: The building are to be laid out and erected in the position and to the levels as indicated on the plan & site layout plans.

The contractor, sub-contractors and suppliers must verify all dimensions and levels on-site before commencing any work. Land surveyor to confirm all boundary lines and to check all levels before construction commences. Top soil shall be removed from the area to be built upon, all grading leveling to be done by contractor.

MATERIALS Material used in the erection of a building shall be suitable for the purpose for which it is to be used.

TIMBER All timber used in the erection of a building shall be treated against boris and other insect attack and fungal decay in accordance with the requirements of SANS 10067 and shall bear the product certification mark of a body certified by the South African national accrediting system.

FLOOR LEVEL Finished floor level of dwelling to be set, at 0.000m above local datum level at corner corners. It is recommended that first garage floor level not be higher above level of finished level of other entrance floor.

OTHER Floors in any laundry, kitchen, shower room, bathroom or rooms containing a hot water or central mail supply with water 10000.2. Any combustible material to be 250mm away from chimney flue. The requirements of the national fire code and any other applicable authority must be complied with. The building must comply with the SANS 10400. All reinforced concrete walls and slabs are to be cast ready in accordance with engineer's specifications and details.

PAINT All painted surfaces to exterior side of dwelling must be white as per water usage guidelines. Interior rooms to be approved by client before applying to wall.

WATER All water leading requirements at least 80% of the actual drainage but water leading requirements shall be provided by street pump, in accordance with SANS 10400 PART 3A.

WATER PIPING INSTALLATION Provided with install American piping installation on all hot water services pipes in accordance with SANS 10400 Part 3A, install American pipe installation of zones proposed for installation of floor with a R-Value of 1.02 (R-Value of 1.00 is required for minimum 200mm thick).

ROOF INSTALLATION All roofs shall achieve a minimum R-Value of 3.7 in accordance with SANS 10400 Part 3A Table 7 and SANS 10400 Part 3A, install American pipe installation of zones proposed for installation of floor with a R-Value of 1.02 (R-Value of 1.00 is required for minimum 200mm thick) at 1.20 between slating & battens.

SURFACE AREA	
ERF SIZE	696.00 sqm
EXIST. MAIN DWELLING	109.49 sqm
EXIST. SECOND DWELLING	62.82 sqm
EXIST. LAUNDRY STORE ROOM	12.58 sqm
EXISTING POOL PUMP STORE ROOM	16.44 sqm
EXISTING POOL	21.66 sqm
TOTAL SURFACE AREA	= 290.00 sqm
COVERAGE ALLOWABLE - 60%	
EXIST. MAIN DWELLING	= 22.81 %
EXIST. SECOND DWELLING	= 13.34 %
EXIST. LAUNDRY STORE ROOM	= 1.7 %
EXISTING POOL PUMP STORE ROOM	= 1.8 %
EXISTING POOL	= 2.92 %
TOTAL COVERAGE	= 42.58 %

DRAWING
 site plan
 scale: see labels, do not scale when printing (A3)

13 November 2019
 DWG No 105-105-01
 CHECKED D Holloway
 REV 0

Page 5

- Scope of Work**
1. New built Store room / Laundry room, 1.8m high
 2. New timber pergola with timber posts
 3. New built in basin surrounded by concrete cast top
 4. New masonry cupboard with concrete cast top
 5. New 600mm high fire pit built on existing concrete slab floor
 6. New built in masonry bench - storage below seats to specialist
 7. New built in barbecue
 8. As built pool pump room / storage room, 1.8m high
 9. Remove job links from existing position and relocate
 10. Existing second dwelling
 11. New home Pizza oven installed by manufacturer

PROJECT HOUSE HAMAN | ERF 695
 89 DE VILLIERS STREET
 SANDBAAI | 7260
 HERMANUS

ADDITIONS/ ALTERATIONS

THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH PREPARED FOR AND WHICH COMMISSIONED FOR

HOLLOWAY + DAVEL ARCHITECTS

021 522 6545
 Suite 105, 106 & 107
 Hermonas, 7200

021 522 6545
 105F Hermonas - P.O. Box 105
 Hermonas, 7200

ELECTRICAL LEGEND			
W	DOUBLE PLUG POINT EXTERNAL 300mm HIGH	⊗	EXTERNAL BIB TAP & GULLY
W	DOUBLE PLUG POINT INTERNAL 1100mm HIGH	⊗	HEATED TOWEL RAIL
W	DOUBLE PLUG POINT EXTERNAL 1200mm HIGH	S	SHOWER PLUG
△	TV POINT	INT	INTERCOM
⊖	EXTERNAL WALL LIGHT ON DAY / NIGHT SWITCH	A	ALARM KEYPAD
⊖	EXTERNAL BRICK LIGHT ON DAY / NIGHT SWITCH	⊕	GEYSER
⊕	EXTERNAL WALKWAY LIGHT ON DAY / NIGHT SWITCH	●	LED DOWN LIGHTER
⊖	DB	⊕	PENDANT LIGHT
⊖	EXTRACTOR FAN	⊖	1.5 DOUBLE TUBE FLUORESCENT LIGHT
⊖	HEAT RESISTANT FIREPLACE LIGHT	⊖	LIGHT SWITCH
C	DOUBLE PLUG POINT IN CEILING	OV	STOVE / OVEN ISOLATOR
⊖	CEILING LIGHT	*****	LED STRIP

PLUMBING WORK:
All work to comply with SANS 10400 and Building regulations. All works to be in accordance with local municipal authority regulations. Figure dimensions to be taken in preference to scaled dimensions. All levels and elevations to be checked on site before building work commences. Contractors must be advised to have acquired information with all conditions prior to commencement of work.

LEVELS: Levels and directions: The building area to be below and except at the position and to the levels as indicated on the plan & site layout plan.

The contractor, sub-contractors and suppliers must verify all dimensions and levels on-site before commencing any work. Let it survive to confirm all boundary pegs and to check all walls before construction commences. Top soil shall be removed from the area to be built upon, all grading leveling to be done by contractor.

MATERIALS: Material used in the erection of a building shall be suitable for the purpose for which it is to be used.

FINISHES: All finishes in the erection of a building shall be in accordance with the requirements of SANS 10005 and shall bear the product identification mark of a body verified by the South African national accrediting system.

FRESH FLOOR LEVEL: Finished floor level of dwelling to be min. of 200mm above finish of roadway level at sewer connection. It is recommended that garage floor level min. of 150mm above finish of roadway level at sewer entrance level.

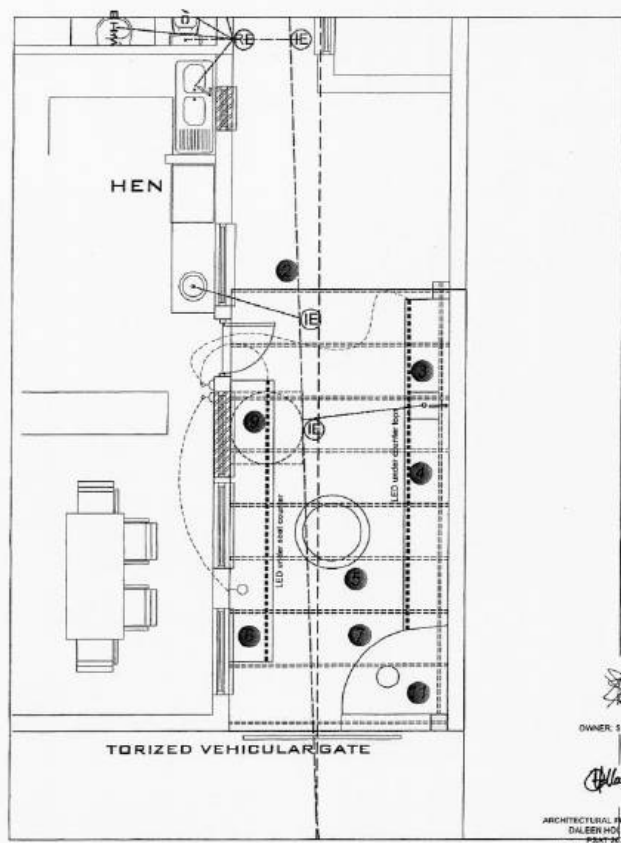
CONCRETE: Floors in any laundry, kitchen, shower room, bathroom or room containing a toilet pan or toilet must comply with SANS 10400-2. Any concrete intended to be 300mm away from columns. The requirements of the national cyclone and any other applicable authority must be complied with. The builder must comply with the SANS 10400-2. All concrete curing shall be done in accordance with the manufacturer's specifications and details.

PAINT: All painted colours to external side of dwelling must be within an approved design guidelines. Internal colours to be approved by client before applying to wall.

HOT WATER: Hot water heating requirement: at least 80% of the normal average hot water heating requirement shall be provided by HEAT PUMP, in accordance with SANS 10005 PART 9A.

HOT WATER PIPING INSULATION: Provided and installed Armaflex/Armaflex insulation on all hot water service pipes in accordance with SANS 10400 Part 9A. Insulated double pipe insulation of 25mm thickness for horizontal and vertical pipes with a R-Value of 1.2 (R-100) R-Value of 1.0 (R-100) supplied by mineral wool (100mm).

ROOF INSULATION: All roofs shall achieve a minimum R-Value of 2.2 in accordance with SANS 10400 PART 9A Table 7 and SANS 10400-2 Part 9A. Insulated double pipe insulation of 25mm thickness for horizontal and vertical pipes with a R-Value of 1.2 (R-100) R-Value of 1.0 (R-100) supplied by mineral wool (100mm).



ROOF INSULATION: All roofs shall achieve a minimum R-Value of 2.2 in accordance with SANS 10400 PART 9A Table 7 and SANS 10400-2 Part 9A. Insulated double pipe insulation of 25mm thickness for horizontal and vertical pipes with a R-Value of 1.2 (R-100) R-Value of 1.0 (R-100) supplied by mineral wool (100mm).

SURFACE AREA	
ERF SIZE	095.00 sqm
EXIST. MAIN DWELLING	150.40 sqm
EXIST. SECOND DWELLING	82.87 sqm
EXIST. LAUNDRY STORE ROOM	12.58 sqm
EXISTING POOL PUMP STORE ROOM	10.44 sqm
EXISTING POOL	20.46 sqm
TOTAL SURFACE AREA	281.75 m²

COVERAGE	
ALLOWABLE - 50%	
EXIST. MAIN DWELLING	= 22.51 %
EXIST. SECOND DWELLING	= 32.24 %
EXIST. LAUNDRY STORE ROOM	= 1.7 %
EXISTING POOL PUMP STORE ROOM	= 1.5 %
EXISTING POOL	= 2.93 %
TOTAL COVERAGE	= 63.38 %

DRAWING
site plan
scale: see labels, do not scale when printing (A3)

13 November 2016
DRAWN: D Holloway
ENG No: 150-150-01
CHECKED: D Holloway
REV: 0

Page 6

Scope of Work

- As-Built Store room / Laundry room, 1.8m high
- New brick pergola with timber seats
- New built in basin surrounded by concrete cast top
- New masonry cupboard with concrete cast top
- New 800mm high tile built on existing concrete slab floor
- New built in masonry bench - storage below seats to specialist
- New built in worktop
- As built pool pump room / storage room, 1.8m high
- Remove 10-20 tank from existing position and relocate
- Existing second dwelling

PROJECT HOUSE HAMAN | ERF 805
89 DE VILLIERS STREET
SANDEMAN | 7200
HEERMANUS

ADDITIONS/ALTERATIONS

THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH IT WAS DESIGNED FOR AND WHICH COMMISSIONED FOR

HOLLOWAY
D
DAVEL
ARCHITECTS

02 Check Street
Nude House 211
Worcester 7600

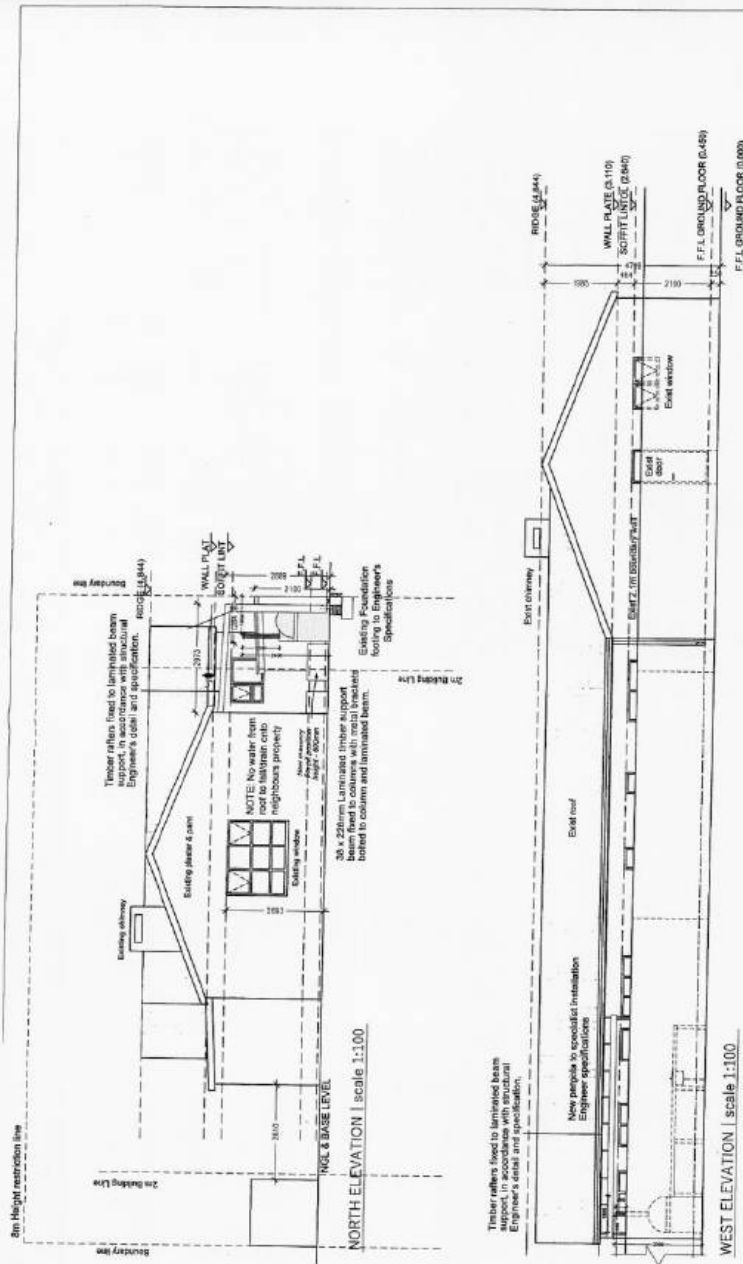
024 462 1111
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024 462 1113
024 462 1114
024 462 1115

024 462 1111
024 462 1112
024 462 1113
024 462 1114
024 462 1115

OWNER: SHAUN HAMAN

Holloway

ARCHITECTURAL PROFESSIONAL
D. HOLLOWAY
PRACT 26714
CONTACT NR: 079 532 0945



BUILDING WORK:
 All work to comply with SANS 10400 and Building Regulations. All works to be in accordance with local municipal authority regulations. Figure dimensions to be taken from the drawings to which they refer. All levels and dimensions to be checked on site before building work commences. Contractors shall be deemed to have acquainted themselves with site conditions prior to commencement of work.

LEVELS: Levels and dimensions. The building is to be set out and erected in the position and to the levels as indicated on the plan & site layout plan.

The contractor, sub-contractors and suppliers must verify all dimensions and levels on-site before commencing any work. Level tolerance to vertical of boundary pegs and to check all levels before construction commences. Top soil shall be removed from the area to be built upon, all grading levels to be done by contractor.

MATERIALS: Materials used in the erection of a building shall be suitable for the purpose for which it is to be used.

FINISHES: All finishes used in the erection of a building shall be chosen against durability and wear factor criteria and comply with the requirements of SANS 10005 and shall bear the product certification mark of a body certified by the South African national accrediting system.

FLOOR FLOOR LEVEL: Finished floor level of dwelling to be min. of 25mm above level of highest level of water table. It is recommended that drainage flow (level) of 45mm above each of water level of other adjacent floor.

STEEL: There is any balcony, kitchen, shower room, bathroom or room containing a toilet pan or other fixed sanitary ware with a 1500 x 2000 mm. Any sanitary ware to be 200mm away from drainage line. The requirements of the national by-law and any other applicable authority shall be complied with. The building must comply with the HBCC rules. All reinforced concrete slabs and walls are to be cast strictly to structural engineer's specifications and details.

PAINT: All painted surfaces to external side of dwelling must be white as per national design guidelines. Internal surfaces to be approved by client before roofing to wall.

HOT WATER: Hot water heating requirement: at least 50% of the annual storage hot water heating requirement shall be provided by HEAT PUMP in accordance with SANS 10420 PART 2A.

HOT WATER PUMP INSULATION: Ductwork and small diameter piping shall be insulated with mineral wool insulation in accordance with SANS 10420 Part 2A. Insulated flexible pipe insulation of 25mm thickness for nominal 20 of 25mm with a R-Value of 1.22 (k min R-Value of 1.00 is required for internal 20 & above).

ROOF INSULATION: All roofs shall achieve a minimum R-Value of 2.7 in accordance with SANS 10420 Part 2A. Insulation shall be installed in the roof cavity in a manner to allow for ventilation. The insulation shall be installed in a manner to allow for ventilation. The insulation shall be installed in a manner to allow for ventilation.

SURFACE AREA	
EXIST. MAIN DWELLING	150.49 sqm
EXIST. SECOND DWELLING	62.39 sqm
EXIST. LAUNDRY STORE ROOM	12.18 sqm
EXISTING POOL PUMP STORE ROOM	10.44 sqm
EXISTING POOL	20.44 sqm
TOTAL SURFACE AREA	= 266.94 m²
COVERABLE	
ALLOWABLE - 50%	
EXIST. MAIN DWELLING	= 22.91 %
EXIST. SECOND DWELLING	= 13.34 %
EXIST. LAUNDRY STORE ROOM	= 1.7 %
EXISTING POOL PUMP STORE ROOM	= 1.8 %
EXISTING POOL	= 2.93 %
TOTAL COVERABLE	= 42.78 %

DRAWING WEST AND NORTH ELEVATIONS SHOWING PIZZA OVEN
 scale: see labels. 25 mm grid unless printing (A1)
 13 November 2021
 21 SEPTEMBER 2021
 DRAWN R. SCHLEIBERBURG
 DWG No 100-100-01
 CHECKED D. Holloway
 REV 1

- Scope of Work**
- As built Store room / Laundry room, 1.8m high
 - New timber pergola with bricker porch
 - New built in bench surrounded by concrete cast top
 - New masonry clad with concrete clad top
 - New 600mm high fire pit built on existing concrete slab floor
 - New built in masonry bench - storage below seats to specialist
 - New built in toilet
 - As built pool pump room / storage room, 1.8m high
 - Remove j-o-j take from existing position and relocate
 - Existing second dwelling
 - New home Pizza oven installed by manufacturer

PROJECT HOUSE HAMAN | ERF 895
 89 DE VILLIERS STREET
 SANDHIA | 7200
 HEDMANUS

ADDITIONAL ALTERATIONS

THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH PREPARED FOR AND WHICH COMMISSIONED FOR

© Drawing Level 1
 100-100-01
 10/10/2021
 10/10/2021

© Drawing Level 1
 100-100-01
 10/10/2021
 10/10/2021

Page 7

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE
PENALTY: ERF 895, SANDBAAI**

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 895, Sandbaai, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

15. ERF 4324, 59 FOURTH AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION AND REZONING: OVERSTRAND MUNICIPALITY

4324 KKM

**H van der Stoep
2 September 2021**

(028) 313 8900

Hermanus Administration

Executive Summary

An application has been lodged on 3 March 2021 by Overstrand Municipality (municipal project) on Erf 4324, Kleinmond for the following:

- ❖ **subdivision** of Erf 4324, Kleinmond in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 into two (2) portions, namely Portion A ($\pm 31\text{m}^2$ in extent) and a Remainder ($\pm 564\text{m}^2$ in extent);
- ❖ **rezoning** of Portion A in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 from Authority Zone: Authority Use (AU) to Residential Zone 1: Single Residential (SR1);

RESOLVED :

1. that the application in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) to subdivide Erf 4324, Kleinmond into two (2) portions, namely Portion A ($\pm 31\text{m}^2$ in extent) and a Remainder ($\pm 564\text{m}^2$ in extent), **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(a) of the By-Law to rezone Portion A from Authority Zone: Authority Use (AU) to Residential Zone 1: Single Residential (SR1), **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 subdivision be as per Diagram surveyed in May 2017, 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 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, and
- (e) that all the conditions in the Services Report, be complied with.

REASONS FOR RESOLUTION

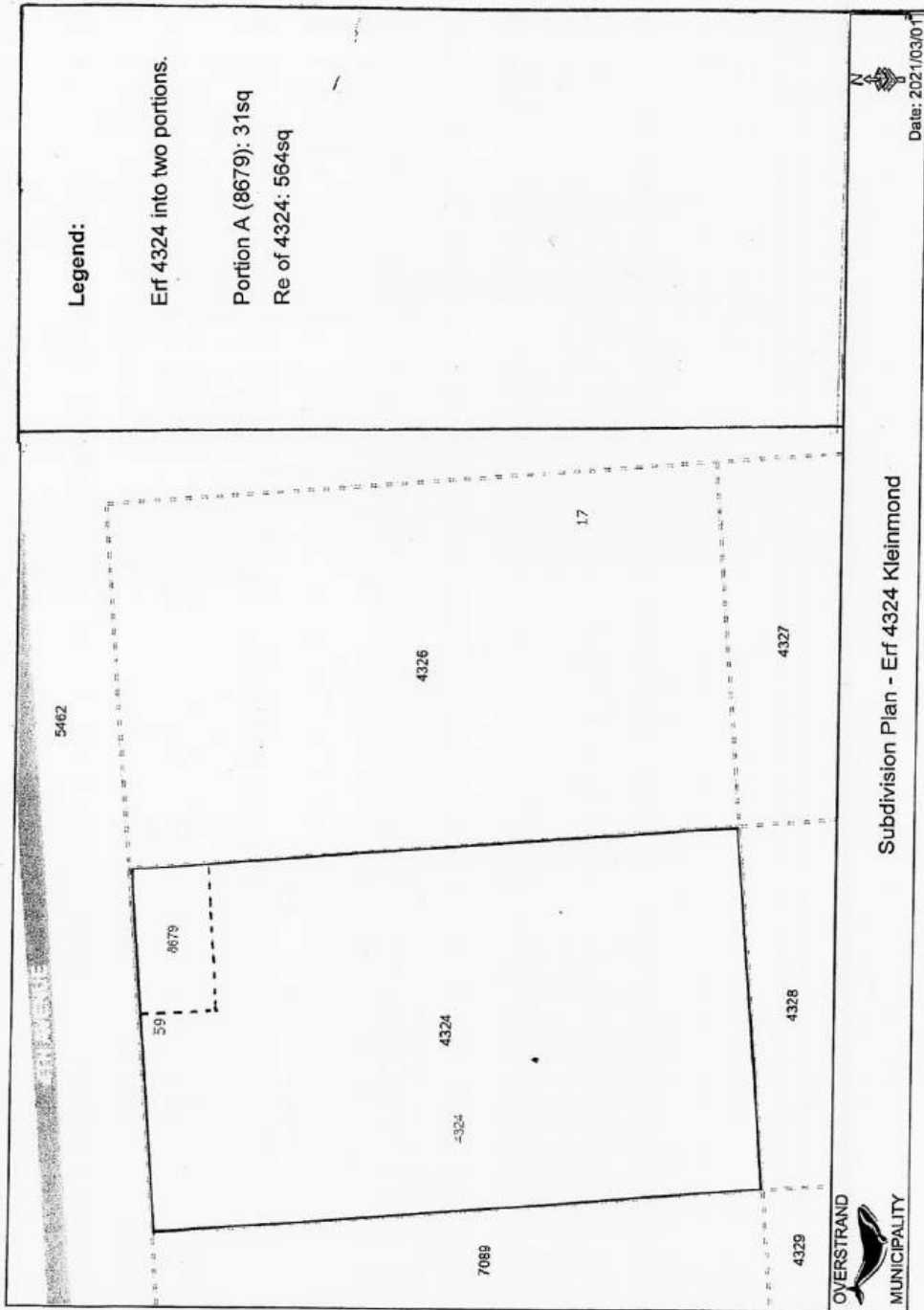
- ❖ The change use will have no impact on the surrounding area since it is in line with the surrounding uses.
- ❖ The Municipality does not require the remainder of the erf for municipal services and the sale thereof is to the benefit of Municipality.



OVERSTRAND
MUNICIPALITY

Locality Map
Erf 4324 Kleinmond

Date: 2021/02/22



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION & REZONING: ERF 4324, 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 4324, Kleinmond, unobstructed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

- 16. ERF 5936, 5 EIGHTH AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: PROPOSED REMOVAL OF RESTRICTIVE TITLE CONDITIONS, SUBDIVISION AND DEPARTURE: MESSRS PLAN ACTIVE ON BEHALF OF E LE ROUX.**

5936 KKM (5)

H van der Stoep

(028) 313 8900

Hermanus Administration

September 2021

Executive Summary

An application was received on 26 August 2020 from Messrs Plan Active on behalf of E Le Roux applicable to Erf 5936, Kleinmond in terms of:

- Section 16(2)(d) to subdivide the above-mentioned property into two (2) portions, namely Portion A ($\pm 595\text{m}^2$ in extent) and a Remainder ($\pm 595\text{m}^2$ in extent).
- Section 16(2)(f) of the afore-mentioned By-Law with the reference to conditions C.9, C.10, D.(a), D.(b), D.(c) and D.(d) of Title Deed T47509/2014 to accommodate the proposed development.
- Section 16(2)(b) of the afore-mentioned By-Law to relax the restrictive eastern and western lateral building lines applicable to the Remainder from 2m to 1,5m to accommodate the existing dwelling.

RESOLVED :

that the application received from Messrs Plan Active Town on behalf of E le Roux applicable to Erf 5936, 14 Eighth Avenue, Kleinmond for the following:

- a) to subdivide the property according to Section 16(2)(d) to subdivide Erf 5936 into two (2) portions, namely Portion A ($\pm 595\text{m}^2$ in extent) and a Remainder ($\pm 595\text{m}^2$ in extent).
- b) departure in terms of Section 16(2)(b) of the aforementioned By-Law to relax the restrictive eastern and western lateral building lines applicable to the Remainder from 2m to 1,5m to accommodate the existing dwelling. When the subject property will be subdivided the dwelling of the Remainder erf will encroach the western and eastern building lines with 0,5m of the Land Use Scheme. The departure will legalize the dwelling over the building line.
- c) the application also entails the removal of Title Deed Restrictions in terms of Section 16(2)(f) of the aforementioned By-Law with the reference to conditions C.(9), C.(10), D.(b), D.(c) and D.(d) of Title Deed T47509/2014 to accommodate the proposed development, and

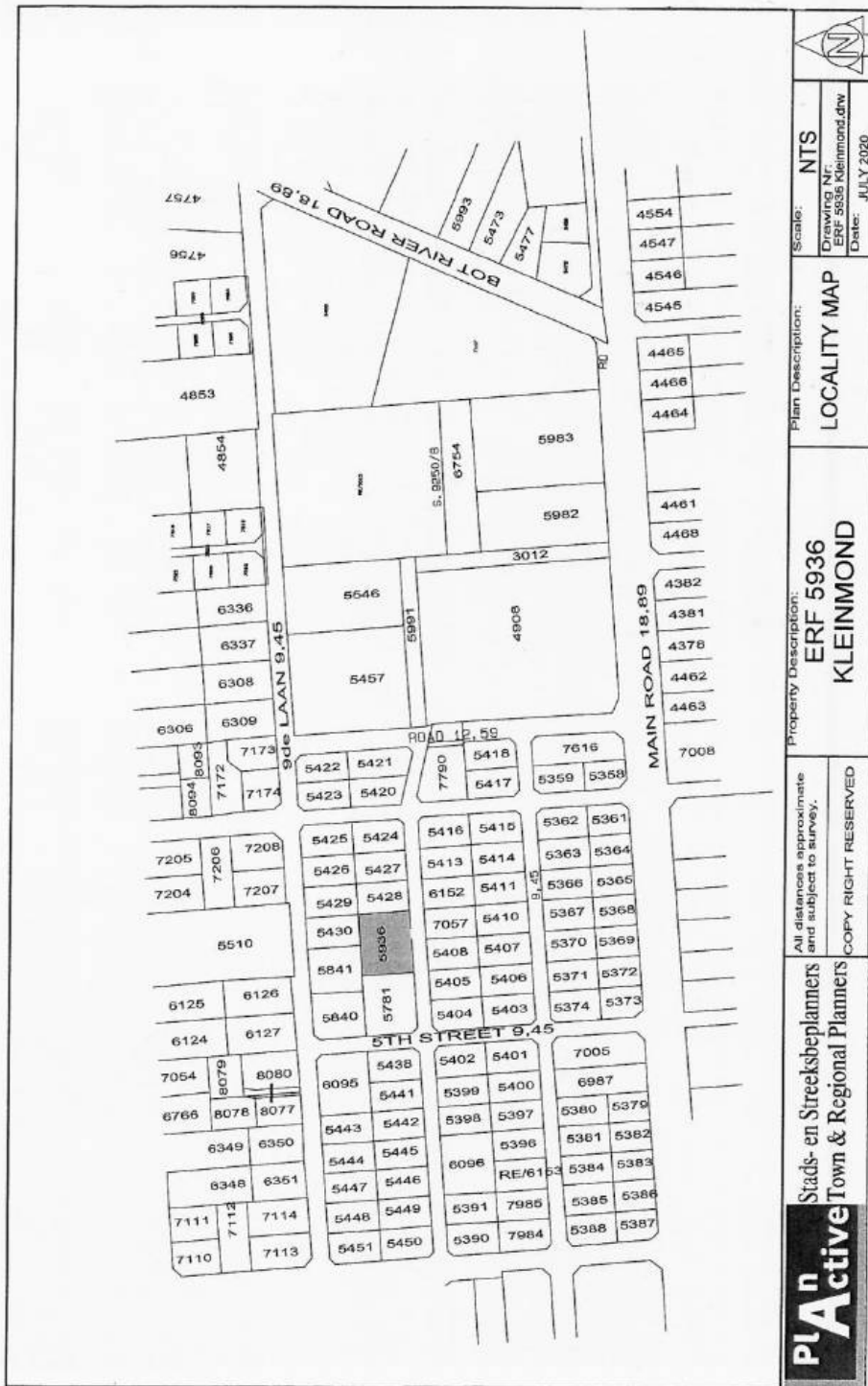
d) that Condition D.(a) be amended to read as follows: “*The erf may only be used for residential purposes and if located in a Land Use Scheme, such uses permitted by the Land Use Scheme.*”

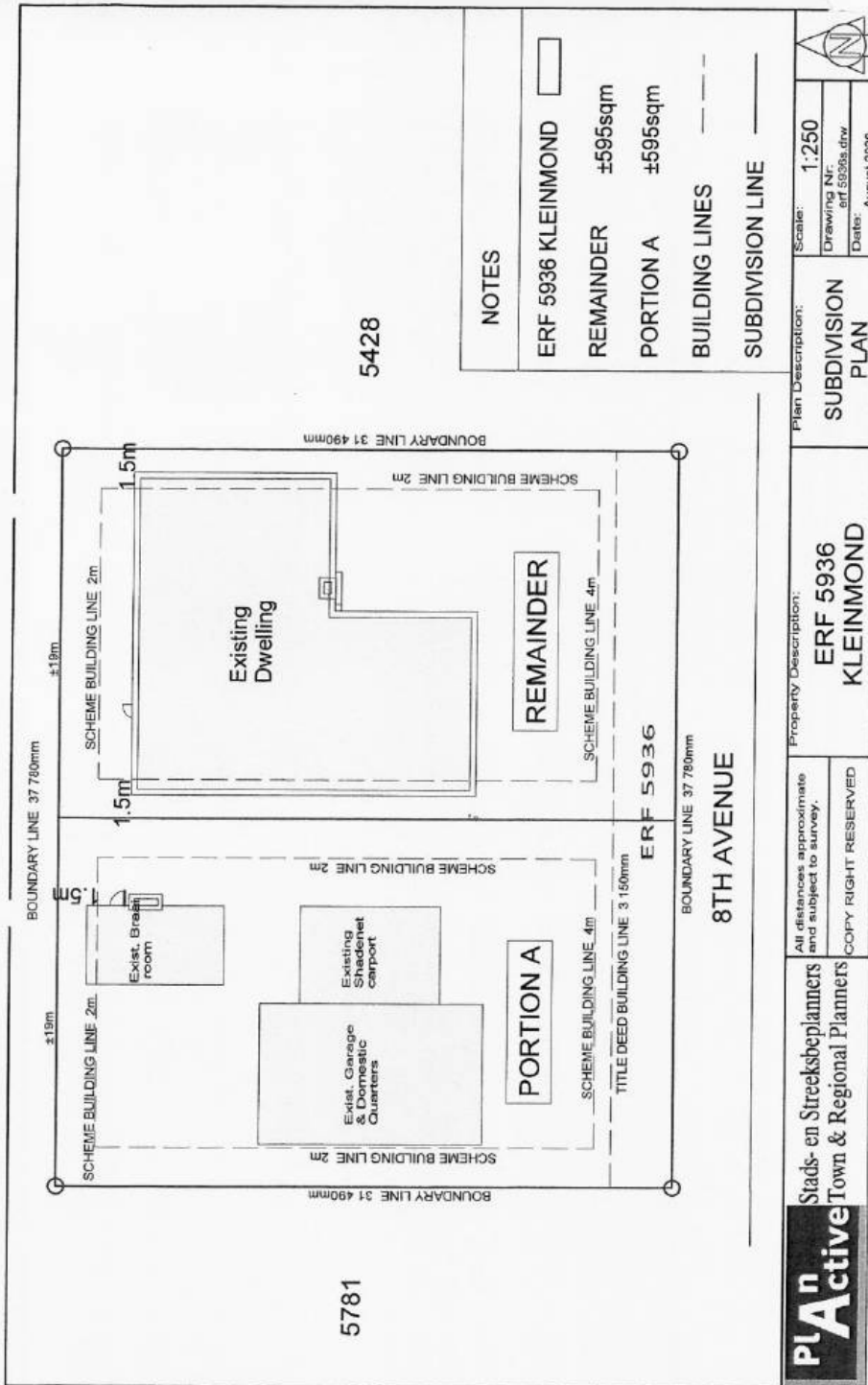
be approved in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

- (a) that the approval is only for the subdivision as indicated on the Subdivisional Plan submitted with the application;
- (b) that the approval is only for the building line departures as indicated in the plans submitted with the application;
- (c) that the conditions in the Services Report, be complied with;
- (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
- (e) that none of the buildings or structures may be utilized for any useage on Portion A until such time it has been registered and a building plan has been approved and built according to plan;
- (f) the applicant is required to submit a building plan that correctly indicates the layout and new developments taking place on Portion A; and
- (g) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.

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 development will also be sustainable as it will be integrated and make use of the space.
- ❖ The proposed development will not impact the natural environment.
- ❖ The proposed development will not negatively impact the surrounding property owners.





5428

5781

NOTES

- ERF 5936 KLEINMOND
- REMAINDER ±595sqm
- PORTION A ±595sqm
- BUILDING LINES - - - -
- SUBDIVISION LINE _____

	Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: ERF 5936 KLEINMOND	Plan Description: SUBDIVISION PLAN	Scale: 1:250 Drawing No: erf 5936a.dwg Date: August 2020	
	TITLE DEED BUILDING LINE 3 150mm					

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS,
SUBDIVISION & DEPARTURE: ERF 5936, KLEINMOND**

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

Conditions:

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

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

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

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

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

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

Freehold erven:

Water	R 23 957.00 x 1	=	R 23 957.00
Sewerage	R 16 153.00 x 1	=	R 16 153.00
Roads	R 7 243.00 x 1	=	R 7 243.00
Stormwater	R 8 357.00 x 1	=	R 8 357.00
Solid Waste	R 1 448.00 x 1	=	R 1 448.00
Electricity	R 33 586.00 x 1	=	R 33 586.00
TOTAL (inclusive of VAT)		=	R 90 744.00

Note:

- 1.3 **The above figures are estimates**
- 1.4 **The above figures do not include evaluation/investigation levies and connection fees**
2. that each property to have their own water connection, the cost of connection and / or any upgrade for any of these services be required, will be at the owner's cost;

2

3. that each property to have their own conservancy tank to Municipal specification;
3. that only a standard 60 Amp single phase electricity connection will be available per erf;
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 any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through the proposed Erven, Kleinmond, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

17. ERF 2205, 3 HADIDA CLOSE, VERMONT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: AJ & CG SMIT

2205 HVM

H Olivier

(028) 313 8900

Hermanus Administration

28 July 2021

Executive Summary

An application was received on 8 March 2021 from AJ & CG Smit on Erf 2205, Vermont in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for a departure in order to exceed the maximum permissible roof height from 8m to 8,39m to accommodate a portion of an existing dwelling.

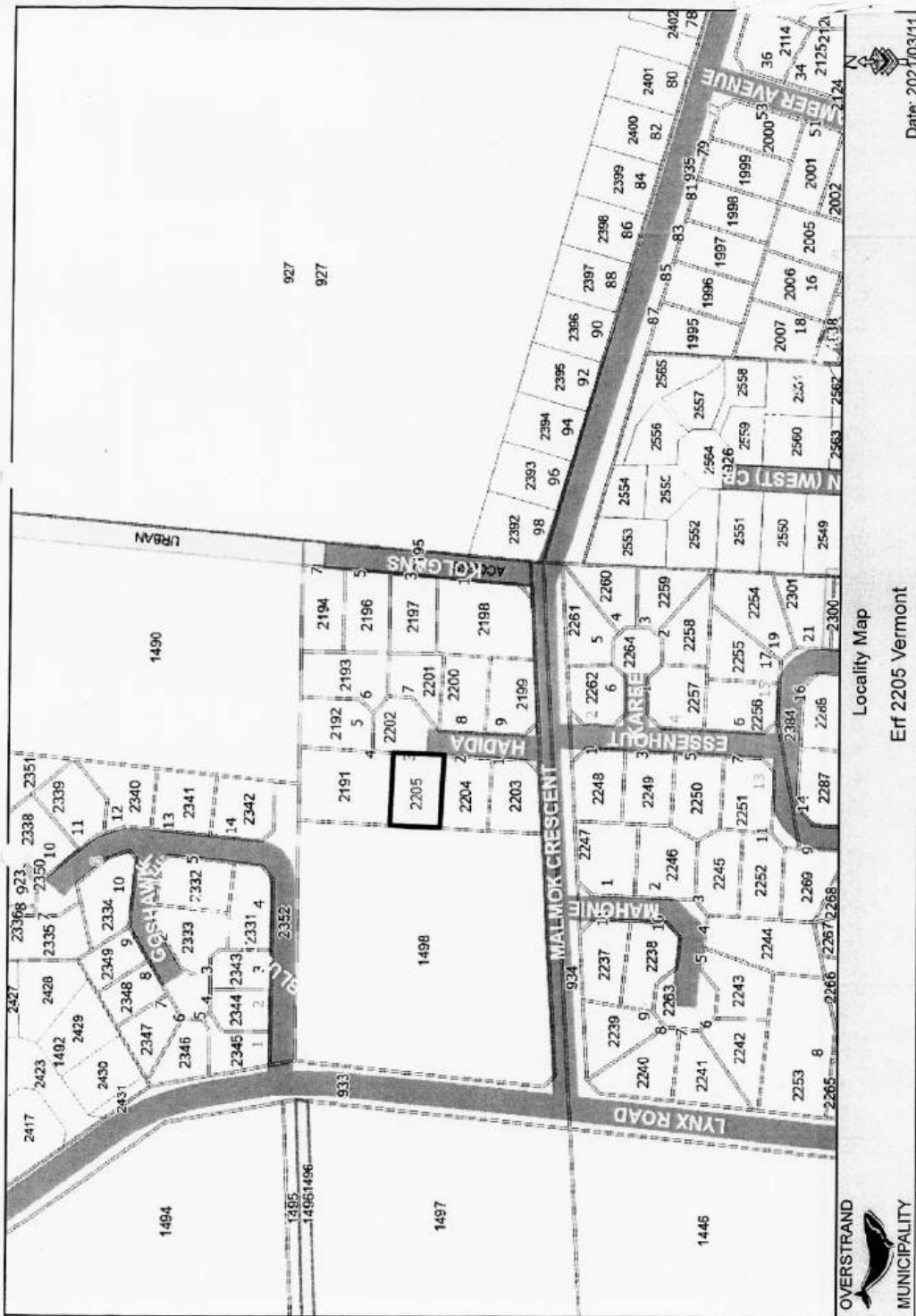
RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) on Erf 2205, Vermont for a departure in order to exceed the maximum permissible roof height from 8,0m to 8,39m to accommodate a portion of an existing dwelling, **be approved** in terms of the provisions of Section 61 of the By-Law subject to the following conditions:
 - (a) that this approval only relates to the height restriction relaxation as indicated on plan numbers SMIT-1 and SMIT-2 dated 15 March 2021 submitted with this application;
 - (b) that building plans be submitted to the Building Department, and that all conditions set by the Building and Fire Departments at that stage, be complied with;
 - (c) that all the conditions in the Services Report, be complied with;
 - (d) that all conditions imposed by Telkom, be complied with, and
 - (e) that all conditions imposed by Eskom, 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 decision.

REASONS FOR RESOLUTION

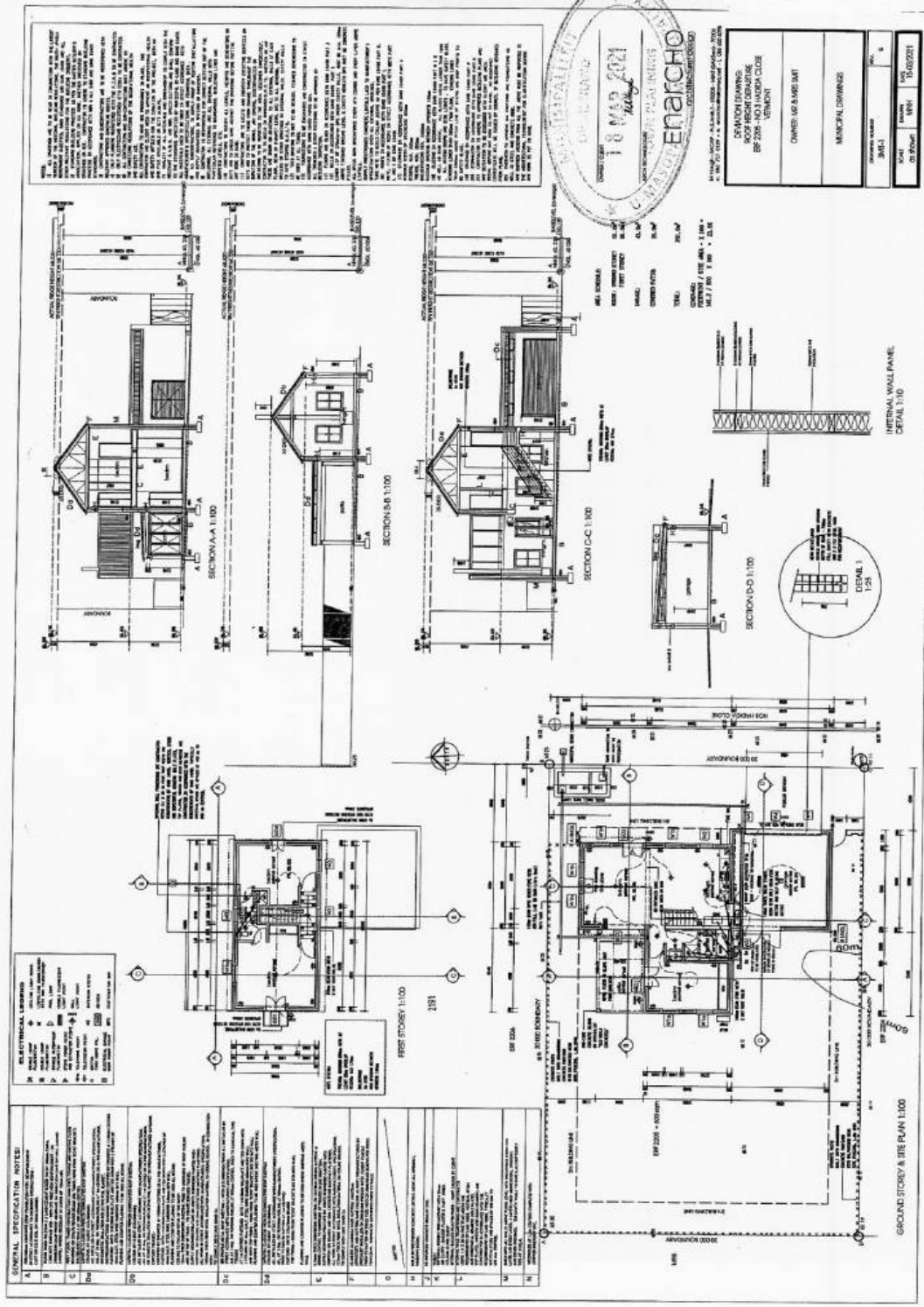
- ❖ The encroachment is a minor encroachment and due to the fact that the area has a flat gradient no views will be impacted.
- ❖ No objections were received from neighbours, therefore impact on neighbours is very low.

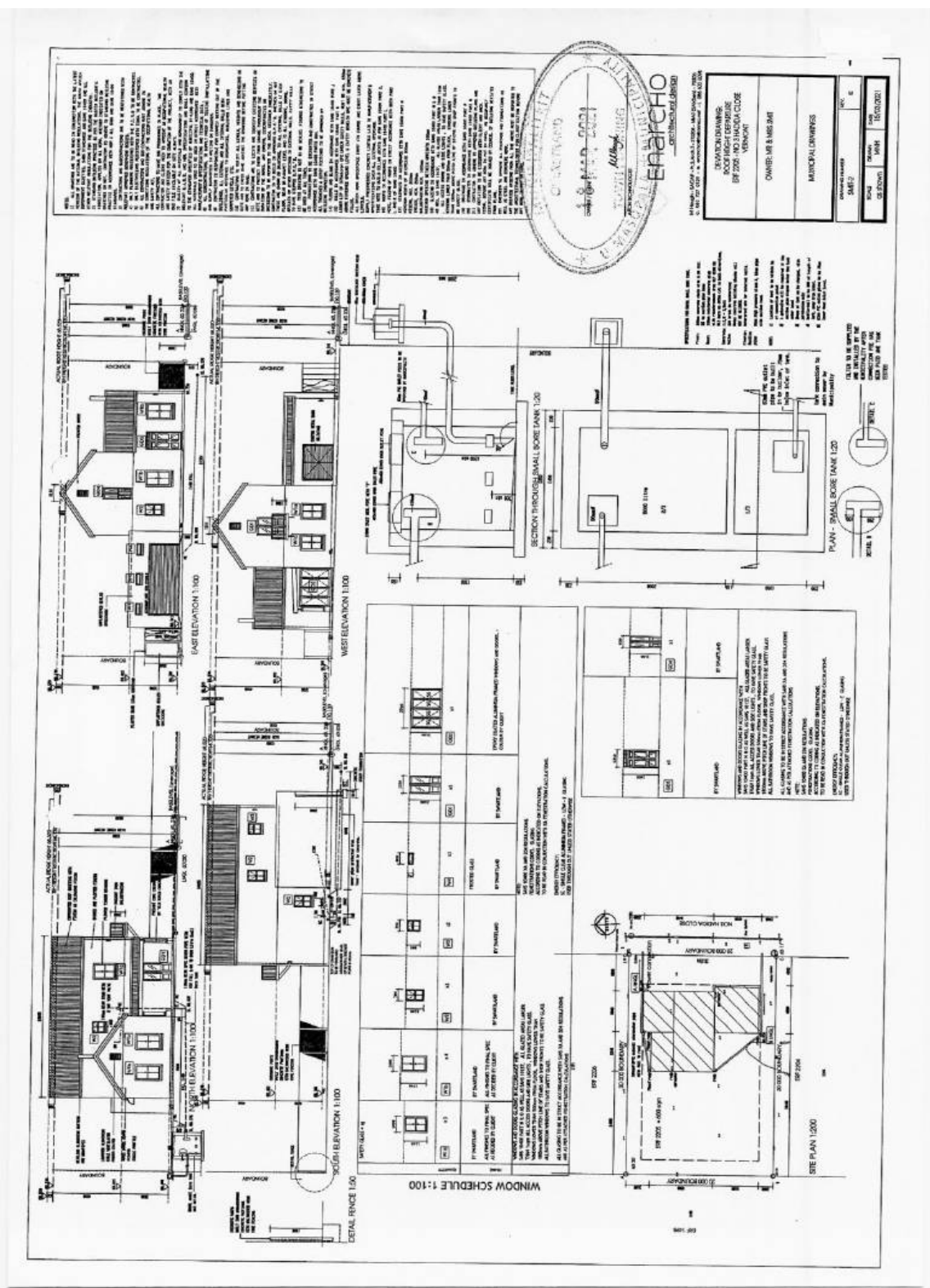
- ❖ The encroachment will not impact on the character of the area.
- ❖ All relevant municipal departments support the application.
- ❖ The application is desirable.



Locality Map
Erf 2205 Vermont

Date: 2021/03/11





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2205, VERMONT**

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

Conditions

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 2205, Vermont, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

18. ERF 3169, 84 MOUNTAIN VIEW DRIVE, HAWSTON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: NC APPEL

3169 HHW (3641/2021)

H Olivier

(028) 313 8900

Hermanus Administration

27 September 2021

Executive Summary

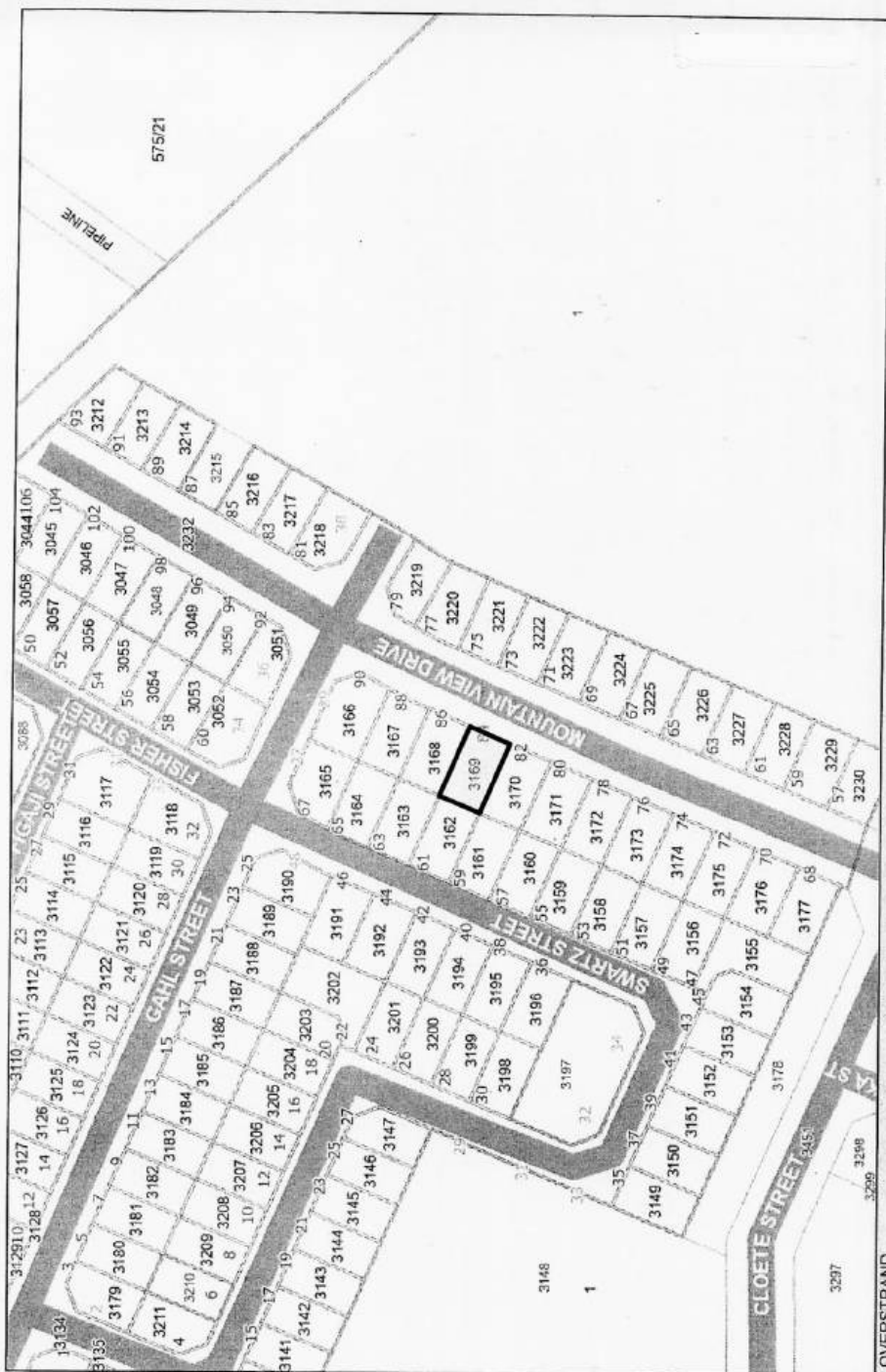
An application was received on 4 May 2021 from NC Appel on Erf 3169, Hawston in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for a departure to relax the lateral building line from 1m to 0m to accommodate a proposed carport.

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 3169, Hawston for a departure to relax the lateral building line from 1m to 0m to accommodate a proposed carport, **be approved** in terms of the provisions of Section 61, subject to the following conditions:
 - (a) that this approval only relates to a building line relaxation as indicated on plan numbers HHW/0270121 dated 27 January 2021;
 - (b) that building plans be submitted to the Building Department, and that all conditions set by the Building- and Fire Departments at that stage, be complied with, and
 - (c) that all the conditions in the Services Report, be complied with.
2. 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 regard to the above decision.

REASONS FOR RESOLUTION

- ❖ All municipal departments support the application.
- ❖ The carport will not impact the privacy of surrounding property owners.
- ❖ The application will not impact on the character of the area.
- ❖ No objections were received against the application.
- ❖ The application is in line with the Planning Principles of efficiency as land will be optimally used.



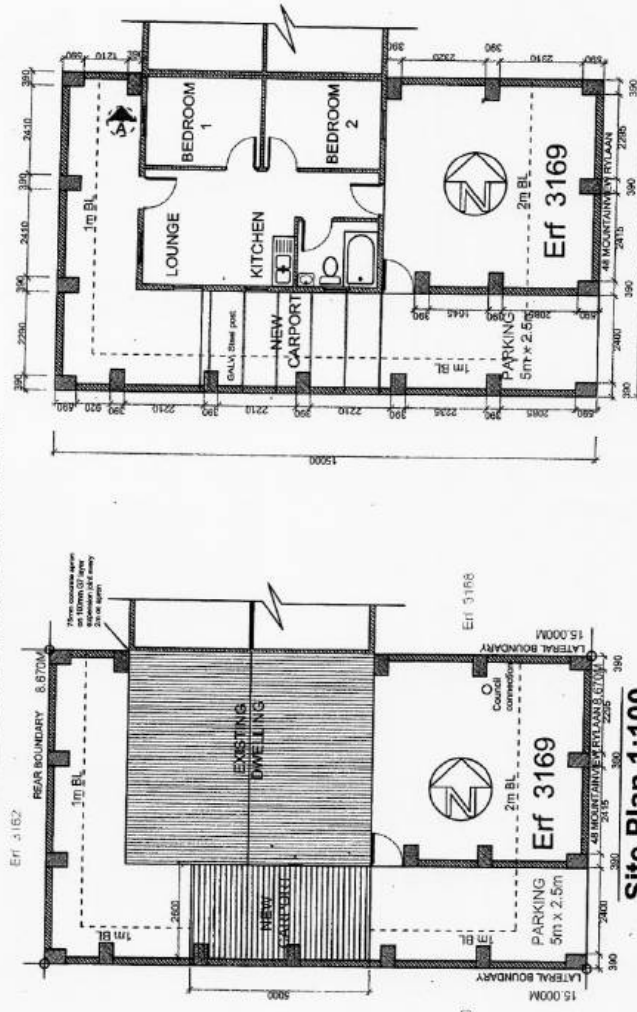
OVERSTRAND
MUNICIPALITY

Locality Map
Erf 3169 Hawston



Date: 2021/05/07

**HOUSE, N.C.APPEL - ERF 3169
84 MOUNTAINVIEW RYLAAN, HAWSTON**



GROUND PLAN 1:100

NOTE:
WALLS TO SAME (MASONRY) WALL PROFILES UNITS BLOCK WITH EXPANCTION JOINTS AND PIER OCC AT MAX 2800mm PIER WITH REIN BRICK FOUNDATIONS TO BANS (MASONRY) STRIP FOUNDATIONS UNDER ALL 180 WALLS PROJECTING MIN 200 FROM EDGE OF PROTRUDING SITE BOUNDARY ON NAT. GROUND

Contract Notes
THIS DRAWING IS COPYRIGHT.
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
USE DIMENSIONS IN PREFERENCE TO CALCS.
ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION AT ALL TIMES.
ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNER IMMEDIATELY.
ALL DIMENSIONS ARE IN mm.

CLIENT: N.C.APPEL
DESIGNER:

No.	Revisions	Date

NEW ADDITIONS AND ALTERATIONS

SITE PLAN, WALL ELEVATION, NOTES

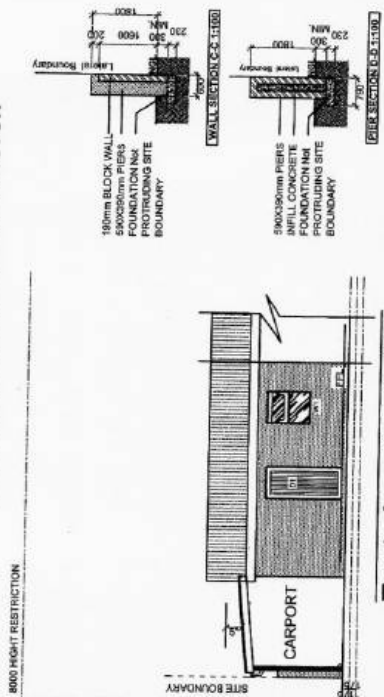
AREA	EXISTING	40.0m ²
	NEW, CARPORT	13.0m ²
	TOTAL NEW	53.0m ²
	TOTAL FT. PRINT	130.0m ²
	COVERAGES :	40%

CHF
DESIGNS & DRAFTS
P.O. BOX 100
11111 HAWSTON RD.
HAWSTON 2262
Tel: 074 897 8287
Email: info@chfdesigns.com

Drawn: P.W./G.M.	DWG NO.	01
Scale: AS SHOWN	PAGE NO.	12

HOUSE, N.C.APPEL - E - 3169
84 MOUNTAINVIEW RYLAAN, HAWSTON

8000 HIGHT RESTRICTION=



East elevation 1:100

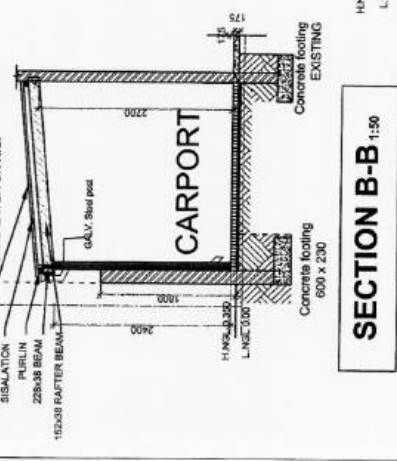
South elevation 1:100

ROOF:
 GALV. IFR ROOF SHEETS @ 5° ON 100x50 SA PINE PURLINS AND 152x38mm BEAMS AT 900mm, cc FIX TO WALL WITH PURLINS AND BEAMS TO SUPPORT GALV. TRUSS HANGERS AND ON GUTTERED GALV. TRUSS TO 228x38mm BEASER BEAM FIXED TO 100mmØ GALV. POST ANCHORED IN 500x500x600mm Conc. FOOTING FINISHED WITH 228x10mm NUTEC FASCIA AND BARGE BOARD OF SAME MANF. AND MATERIAL AS ROOFSHEETS.

GUTTER:
 SUPPLY uPVC GUTTER AND DOWNPIPE TO SINKS 1000-R NOT PROJECTING SITE BOUNDARY.

FLOOR:
 HALF BRICK PAVING ON D.P.M ON 50mm SAND LAYER ON N.G.

CONCRETE FOOTING:
 600 x 230



SECTION B-B 1:50

General Notes:
 THIS DRAWING IS COPYRIGHT.
 CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
 USE FINISHED DIMENSIONS IN PREFERENCE TO SIZING.
 ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.
 ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION AT ALL TIMES.
 ANY DIMENSIONS TO BE REPORTED TO THE DESIGNER IMMEDIATELY.
 ALL DIMENSIONS ARE IN METRES.

Client: **N.C.APPEL**

DESIGNER

No.	Revision	Date

NEW ADDITIONS AND ALTERATIONS

SITE PLAN, WALL ELEVATION, NOTES

AREA	EXISTING	NEW	TOTAL
CARPOR	40.0m ²	13.0m ²	53.0m ²
TOTAL NEW		13.0m ²	13.0m ²
TOTAL FT. PRINT			53.0m ²
PILOT			130.0m ²
COVERAGE :			40%

CHF

DESIGNS & DRAFTS
 SACAP REG. NO. 63524
 074 897 0287
 111 ALBION CRES.
 HAWSTON 7362.

PROJ.	DATE	SCALE	DWG. NO.	PAGE
			01	22

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 3169, HAWSTON**

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 Senior Operational Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 3169, Hawston, unobstructed;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that no on-street parking be allowed.

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

21/06/2021
DATE

19. ERF 3832, 149 THIRD AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE : MS S SCHUTTE ON BEHALF OF KJ KALTENBRUN

3832 KKM

H van der Stoep

(028) 313 8900

Hermanus Administration

7 October 2021

Executive Summary

An application was received on 22 January 2021 from Ms S Schutte on behalf of KJ Kaltenbrun on Erf 3832, Kleinmond in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following departures:

- ❖ to relax the eastern lateral building line from 2m to 1,670m and 1,620m respectively, to accommodate the existing double garage on ground floor and studio with en-suite bathroom on first floor; and also to relax the same lateral building line from 2m to 1,960m and 1,770m respectively to accommodate the existing carport;
- ❖ to relax the western lateral building line from 2m to 1,770m to accommodate the existing bedroom 3 and covered stoep;
- ❖ to relax the rear building line from 2m to 1,860 and 1,900m respectively, to accommodate the existing double garage on ground floor and studio with open balcony on first floor; and
- ❖ to exceed the 9m restriction of a building on one specific boundary to accommodate the existing dwelling on the property.

RESOLVED :

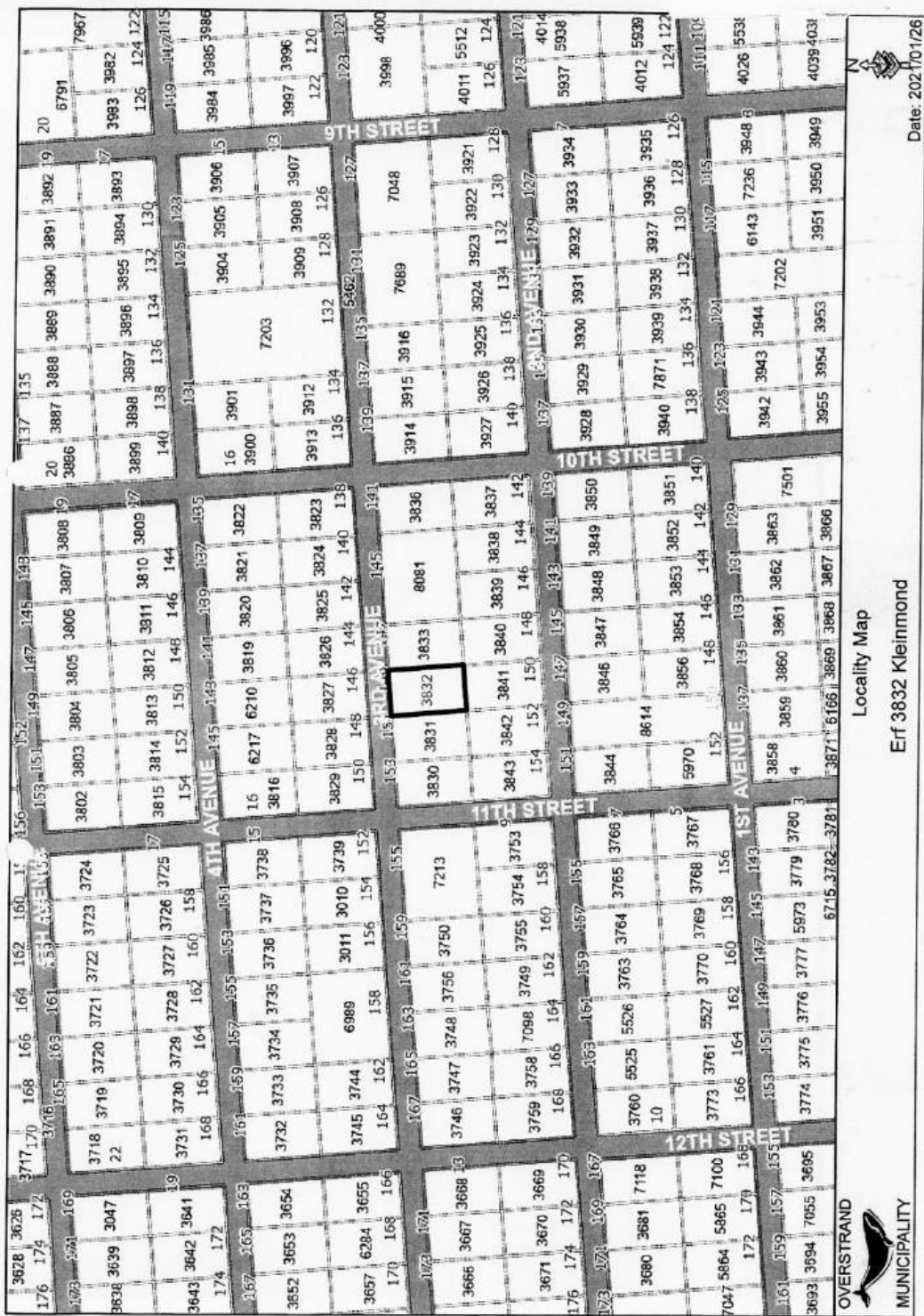
1. that the application in terms of Section 16.(2)(b) of the Overstrand Municipal Amendment By-Law on Municipal Land Use Planning, 2020 on Erf 3832, Kleinmond for the following departures
 - ❖ to relax the eastern lateral building line from 2m to 1,670m and 1,620m respectively, to accommodate the existing double garage on ground floor and studio with en-suite bathroom on first floor; and also to relax the same lateral building line from 2m to 1,960m and 1,770m respectively to accommodate the existing carport;
 - ❖ to relax the western lateral building line from 2m to 1,770m to accommodate the existing bedroom 3 and covered stoep;
 - ❖ to relax the rear building line from 2m to 1,860 and 1,900m respectively, to accommodate the existing double garage on ground floor and studio with open balcony on first floor; and
 - ❖ to exceed the 9m restriction of a building on one specific boundary to accommodate the existing dwelling on the property

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 development indicated on Plan numbers D.1233.K (1-6) dated 14 December 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 this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (e) that all the conditions in the Services Report, be complied with.
2. 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 regard to the above conditions of approval.

REASONS FOR RESOLUTION

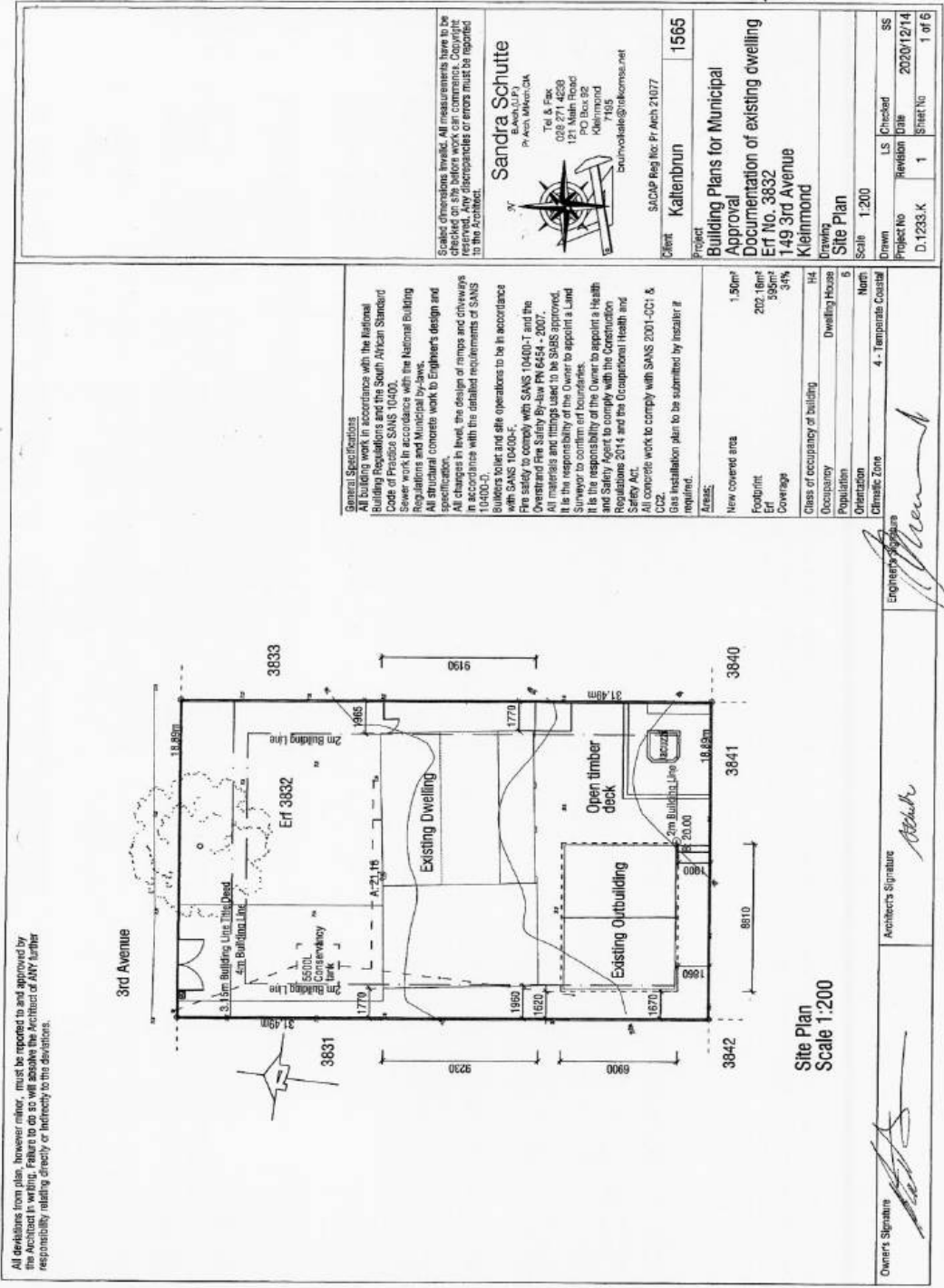
- ❖ The application has followed due procedure.
- ❖ None of the relevant departments have any objection.
- ❖ The proposal will not negatively impact on vested rights of adjoining property owners.
- ❖ The proposed application fits in with the character of the surrounding area and is desirable.



Date: 2021/01/26

Locality Map
Erf 3832 Kleinmond





All deviations from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will assume the Architect of ANY further responsibility relating directly or indirectly to the deviations.

General Specifications
 All building work in accordance with the National Building Regulations and the South African Standard Code of Practice SANS 10400.
 All work in accordance with the National Building Regulations and Municipal by-laws.
 All structural concrete work to Engineers design and specification.
 All changes in level, the design of ramps and driveways in accordance with the detailed requirements of SANS 10400-5.
 Builders venter and site operations to be in accordance with SANS 10400-5.
 Fire safety to comply with SANS 10400-1 and the Overstrand Fire Safety By-law PN 6454 - 2007.
 All materials and fittings used to be SABS approved. It is the responsibility of the Owner to appoint a Land Surveyor to confirm erf boundaries.
 It is the responsibility of the Owner to appoint a Health and Safety Agent to comply with the Construction Regulations 2014 and the Occupational Health and Safety Act 1993.
 All concrete work to comply with SANS 2001-CC1 & CC2.
 Gas installation plan to be submitted by installer if required.

Areas:

New covered area	150m ²
Footprint	202,16m ²
Erf	590m ²
Coverage	34%

Class of occupancy of building

Occupancy	Residential
Population	6
Orientation	North
Climate Zone	4 - Temperate Coastal

Sandra Schutte
 B.Arch (U.P.)
 Pr. Arch. Member, S.A.
 Tel. & Fax
 082 271 4639
 121 Main Road
 Kleinmond
 7185
 sandraschutte@protonmail.com

SACSAP Reg. No. Pr. Arch. 21077

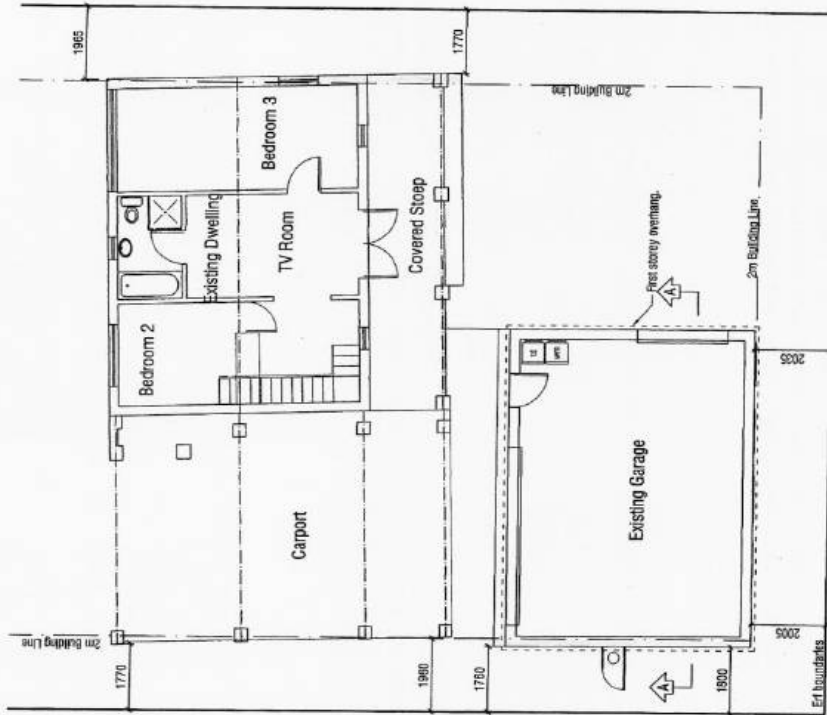
Client	Kaltenbrun	1565
Project	Building Plans for Municipal Approval	
Drawing	Documentation of existing dwelling	
Erf No.	3832	
Address	149 3rd Avenue Kleinmond	
Scale	1:200	
Drawn	LS	Checked
Project No.	D.1233.K	Revision
Date	2020/12/14	1
Sheet No.	1	1 of 6

Engineer's Signature

Architect's Signature

Owner's Signature

All deviations from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility relating directly or indirectly to the deviations.



Ground Storey Plan
Scale 1:100

Owner's Signature

Architect's Signature

Engineer's Signature

Scaled dimensions invalid. All measurements have to be checked on site before work can commence. Copyright reserved by the architects or errors must be reported to the Architects.

Sandra Schutte
Architect

P. Arch. Member CA

Tel & Fax
026 271 4208
121 Main Road
PO Box 92
Kleinmond
7195
sandraskutte@telcelnet.net



SACAP Reg No: Pr Act 21077

Client: Kaitenbrun 1565

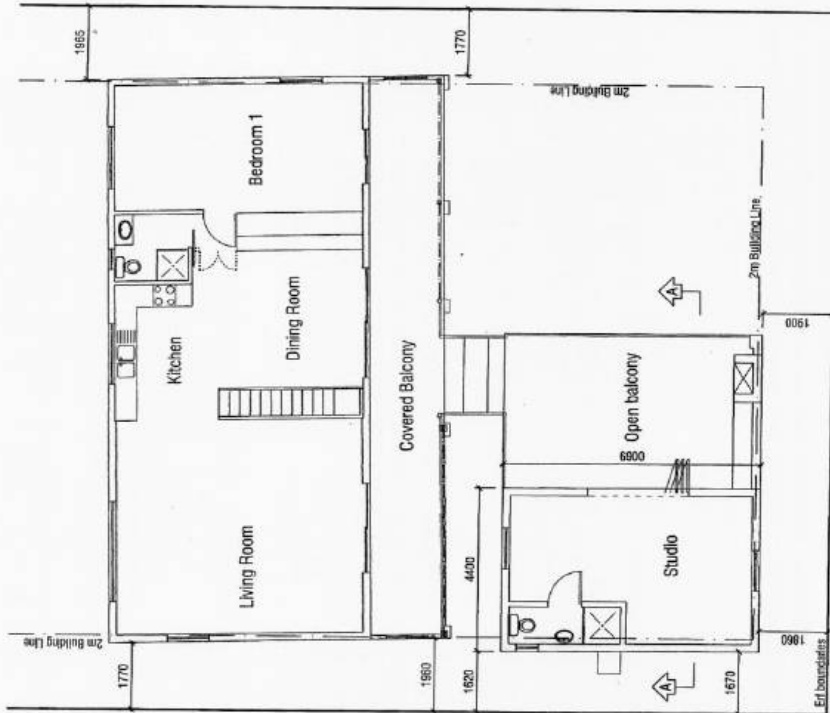
Project: Building Plans for Municipal Approval
Documentation of existing dwelling
E7 No. 3832
149 3rd Avenue
Kleinmond

Drawing: Ground Storey Plan

Scale: 1:100

Drawn	LS	Checked	SS
Project No	Revision	Date	
D.1233.K	1	2020/12/14	2 of 6
Sheet No		2 of 6	

All deviations from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility relating directly or indirectly to the deviations.



First Storey Plan
Scale 1:100

Owner's Signature

Architect's Signature

Engineer's Signature

Scale dimensions invalid. All measurements have to be checked on site before work can commence. Copyright and responsibilities of architect must be reported to the Architect.

Sandra Schutte
B.Arch. (A.P.I.)
Pr. Arch. (M.V.C./O.A.)



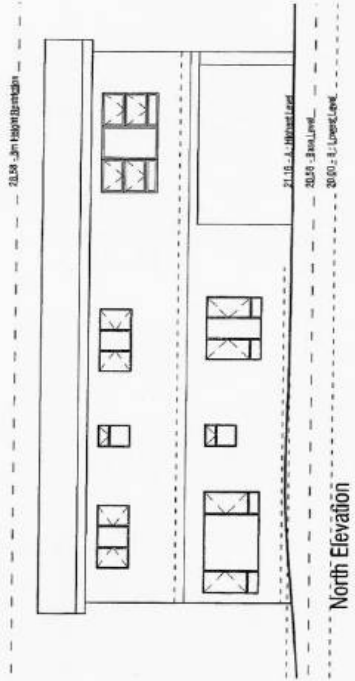
Tel & Fax
026 271 4238
131 Main Road
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Kleinmond
7190
brunsvd@skosmos.net

Client: SACAP Reg. No: Pr. Arch 21077
Kaltenbrun 1565

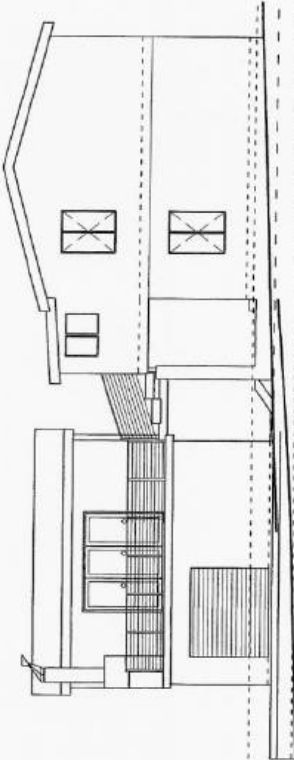
Project: Building Plans for Municipal Approval
Documentation of existing dwelling
Erf No. 3832
149 3rd Avenue
Kleinmond
Drawings: First Storey Plan
Scale: 1:100

Drawn	LS	Checked	SS
Project No	D.1233 K	Revision Date	2020/12/14
		Sheet No	3 of 6

All decisions from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility relating directly or indirectly to the decisions.



20.00 - 1st Level



21.15 - 2nd Level
20.00 - 1st Level
20.00 - 3rd Level

Scaled drawings provided. All measurements have to be checked on site before work can commence. The Architect reserves the right to make any amendments to the drawings. Any discrepancies or errors must be reported to the Architect.

Sandra Schutte
Architect
P. Arch. (M) 2012/14



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1111 Westwood
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7191
Duisivoklee@telkomsat.net

SACAP Reg. No: Pr. Arch 21077

Client: **Kaltenbrun** 1565

Project:
Building Plans for Municipal Approval
Documentation of existing dwelling
Erf. No. 3832
149 3rd Avenue
Kleinmond

Drawing:
Elevations

Scale: 1:100

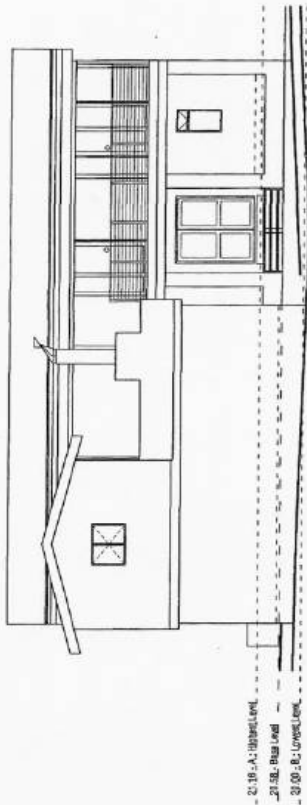
Drawn	L.S.	Checked	SS
Project No	Revision	Date	2020/12/14
D.1233.K	1	Sheet No	4 of 6

Engineer's Signature
[Signature]

Architect's Signature
[Signature]

Owner's Signature
[Signature]

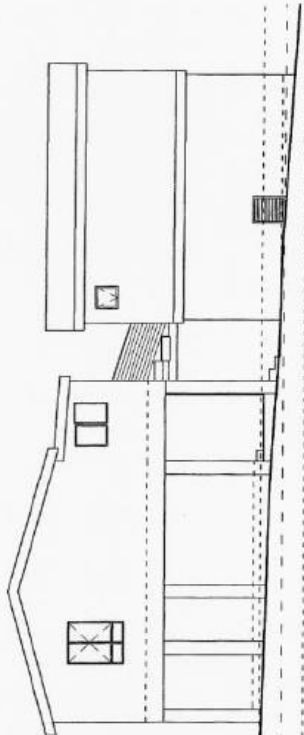
All deviations from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will allow the Architect of ANY TOWN responsibility relating directly or indirectly to the deviations.



South Elevation

21.00 - A - Upper Level
 21.50 - Base Level
 20.00 - L - Lower Level

22.25 - Jan Height Benchmark



West Elevation

21.18 - A - Upper Level
 20.39 - Base Level
 20.00 - L - Lower Level

Owner's Signature *[Signature]*

Architect's Signature *[Signature]*

Engineer's Signature *[Signature]*

Scaled dimensions in wall. All measurements have to be checked on site before work can commence. Copyright © 2020. All discrepancies or errors must be reported to the Architect.

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SACAP Reg. No: P-Arch 21077
 Client: Kallenbrun 1565

Project:
 Building Plans for Municipal
 Approval
 Documentation of existing dwelling
 Erf No. 3832
 149 3rd Avenue
 Kleinmond

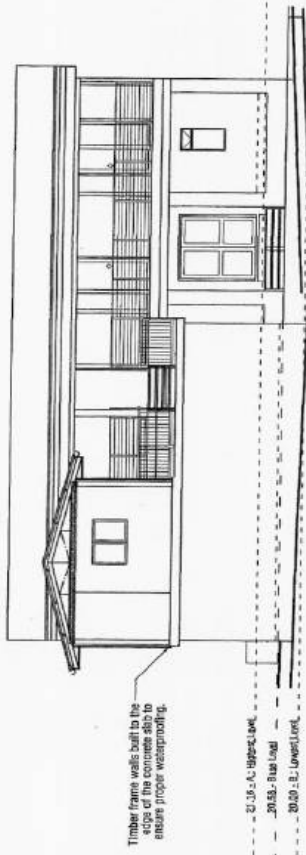
Drawing
 Elevations

Scale: 1:100

Drawn	LS	Checked	SS
Project No	Revision	Date	2020/12/14
D.1233.K	1	Sheet No	5 of 6

All deviations from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will assume the Architect of ANY further responsibility relating directly or indirectly to the deviations.

0.00 - 0.00 - Full Height Response



Timber frame walls built to the manufacturer's specifications to ensure proper weathertightness.

0.00 - 0.00 - Full Height Response

Section A-A
Scale 1:100

Scaled dimensions in white. All measurements have to be checked on site before work can commence. Copyright in this drawing is reserved. Reproduction or errors must be reported to the Architect.

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P. Arch. (M.Arch.) (CA)



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SACAP Reg No: Pr Act 21077
Client: Kaitenbrun 1565

Project: Building Plans for Municipal Approval
Documentation of existing dwelling
Erf No. 3832
149 3rd Avenue
Kleinmond

Drawing: Section
Scale: 1:100

Drawn	LS	Checked	SS
Project No	Revision	Date	2020/12/14
D.1233.K	1	Sheet No	6 of 6

Owner's Signature

Architect's Signature

Engineer's Signature

Attache

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 3832, 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 3832 Kleinmond, unobstructed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

30/06/2021
DATE

20. REMAINDER OF ERF 2423 AND ERF 2674, PORTER DRIVE, BETTY'S BAY: APPLICATION FOR SUBDIVISION, REZONING, CONSOLIDATION AND CLOSURE OF PUBLIC PLACE: MESSRS WRAP ON BEHALF OF OVERSTRAND MUNICIPALITY AND AFRICA PROCURE CC

Rem 2423 & 2674 KBB

H van der Stoep

(028) 313 8900

Hermanus Administration

7 October 2021

Executive Summary

An application was received on 28 October 2020 from Messrs Wrap on behalf of Overstrand Municipality and Africa Procure CC on Remainder of Erf 2423 and Erf 2674, Betty's Bay of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the following:

- ❖ **subdivision** of Remainder of Erf 2423, Betty's Bay in terms of Section 16(2)(d) of the By-Law into two (2) portions, namely Portion A ($\pm 60\text{m}^2$ in extent) and a Remainder ($\pm 1448069\text{m}^2$ in extent);
- ❖ **rezoning** of Portion A in terms of Section 16(2)(a) of the By-Law from Transport Zone 2: Road and Parking (TR2) to Business Zone 3: Local Business (B3);
- ❖ **consolidation** of Portion A with Erf 2674, Betty's Bay in terms of Section 16(2)(e) of the By-Law to create a consolidated property of $\pm 953\text{m}^2$ in extent, and
- ❖ **closure of public place** in terms of Section 16(2)(n) of the By-Law to accommodate the closure of Portion A as a public place.

RESOLVED :

1. that the application in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) to subdivide the Remainder of Erf 2423, Betty's Bay into 2 portions, namely Portion A ($\pm 60\text{m}^2$) and a Remainder ($\pm 1448069\text{m}^2$), **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(a) of the By-Law to rezone Portion A from Transport Zone 2: Road and Parking (TR2) to Business Zone 3: Local Business (B3), **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(e) of the By-Law to consolidate Portion A with Erf 2674, Betty's Bay to create a consolidated property of $\pm 953\text{m}^2$ in extent, **be approved** in terms of the provisions of Section 61 of the By-Law;

4. that the application in terms of Section 16(2)(n) of the By-Law for the closure of public place to accommodate the closure of Portion A as a public place, **be approved** in terms of the provisions of Section 61 of the By-Law;
5. that the above approvals in Points 1. to 4. be subject to the following conditions:
 - (a) that the application be implemented as per undated plans 1.1., 3.1 and 4.1 as submitted with the application;
 - (b) that the above Portion A of Erf 2423, Betty's Bay may only be used for parking purposes and no structures, excluding a boundary wall or fence, may be constructed over, on or under the property and this condition must be registered against the Title Deed of the to be consolidated property as a condition imposed by the Overstrand Municipality;
 - (c) that access to the consolidated property may only be from Coral Crescent;
 - (d) that the upgrading and/or development of the relevant sidewalks adjacent to the consolidated property, must form part of the development and application for such development must be made to the office of the Overstrand Municipality's Senior Manager: Operational Services (Kleinmond) for written approval;
 - (e) 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;
 - (f) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (g) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (h) that all the conditions in the Services Report, 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 regarding the above decision.

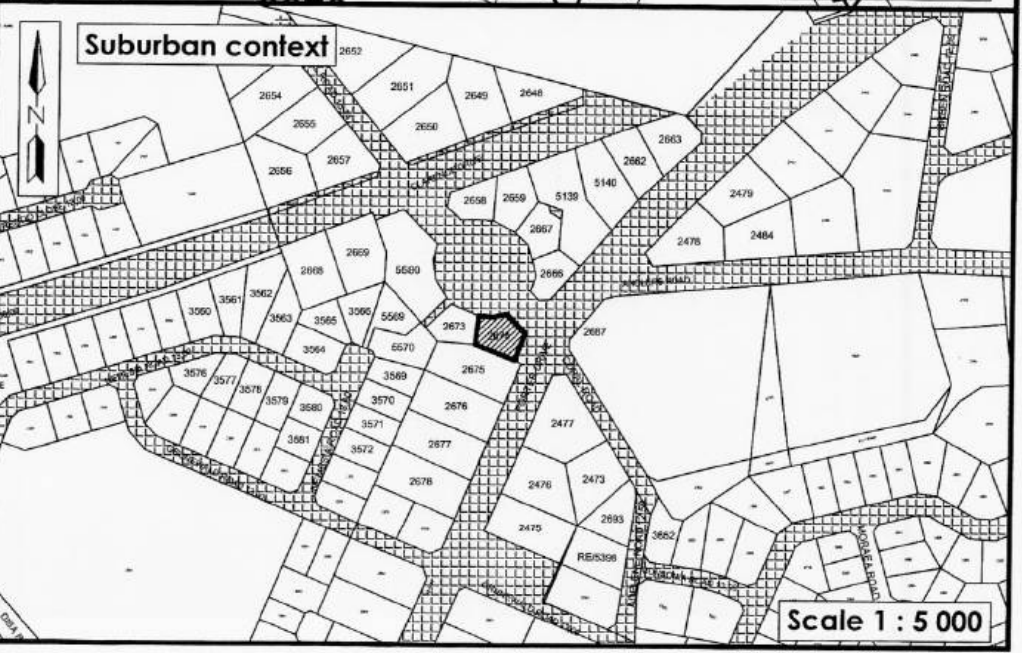
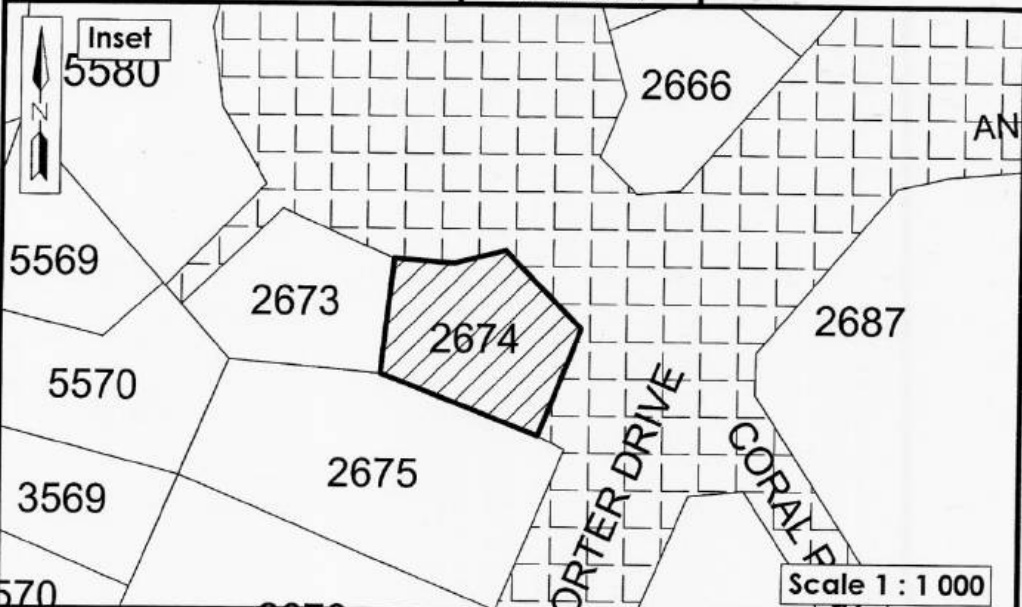
REASONS FOR RESOLUTION

- ❖ 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 1: Locality Plan
Erf 2674 Bettys Bay and Remainder of Erf 2423 Bettys Bay

 Erf 2674 Betty's Bay (893m²)
 Erf 2423 Betty's Bay (1448129m²)

Tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Plan 1.1
 Unit B, Corner of Royal and Dirkie Oys Street, Hermanus, 7200
 Plan prepared by: Reatlehle Janke
 All distances are approximate and subject to a survey

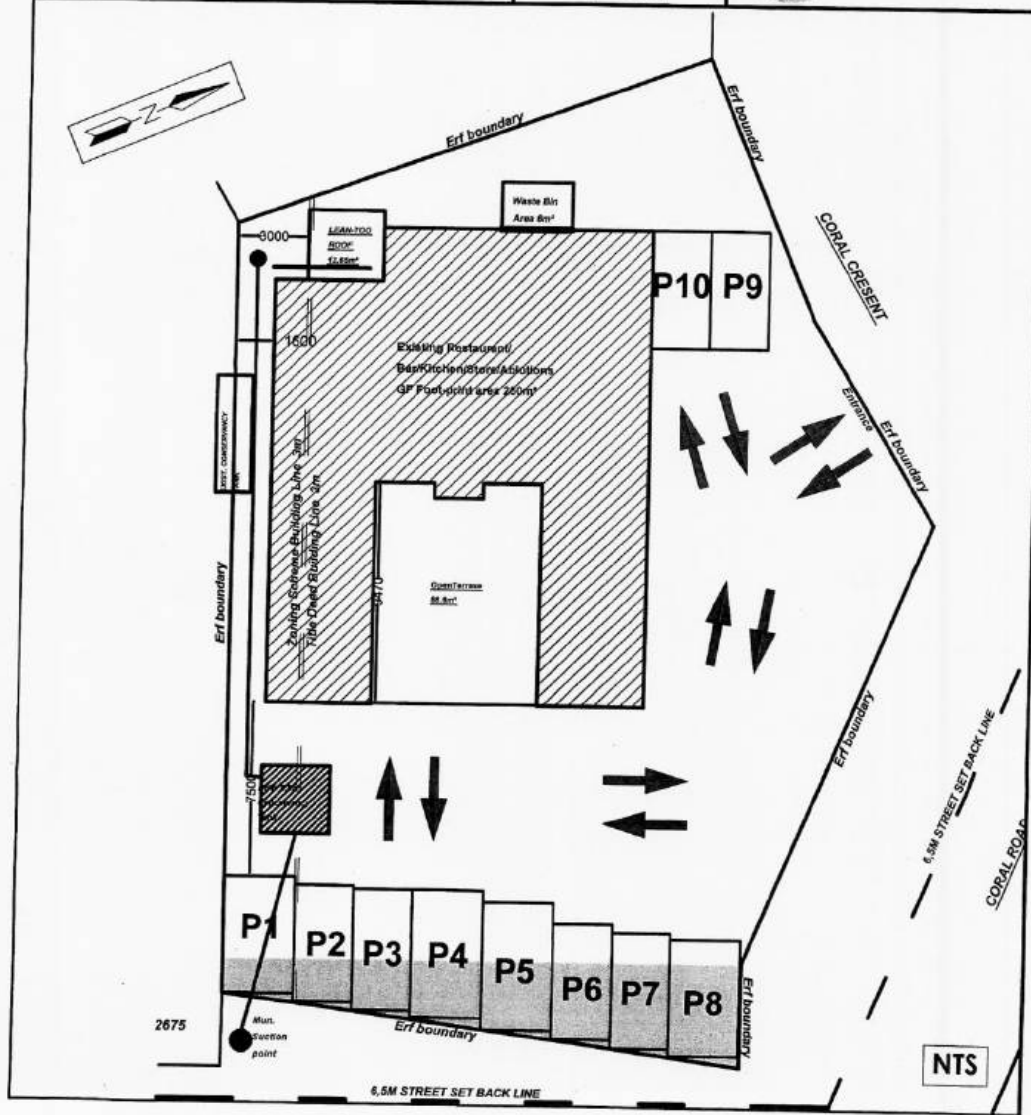


Plan 6: Site Development Plan Proposed Consolidated Erf

-  Existing building
-  Portion of land alienated from the OM

Consolidated erf size = 953m ²
Permissible coverage = 75%
Proposed coverage = 26,2%
Required parking = 10 bays
Proposed parking = 10 bays
Permissible coverage = 1,5
Proposed coverage = 0,26

Tel: 028 312 1411
 Email: admin@wrapgroup.co.za
 Plan 1.1
 Unit 8, Corner of Royal and Dike Wyn Street Harare, 7200
 Plan prepared by: Realisite Jansz
 All distances are approximate and subject to a survey



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION, REZONING, CONSOLIDATION &
CLOSURE OF PUBLIC PLACE: REMAINDER OF ERF 2423 & ERF 2674,
BETTY'S BAY**

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

Conditions:

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

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

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

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

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

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

Freehold erven:

Stormwater	R 8 357.00 x 0.18 =	R 1 504.26
Solid Waste	R 1 448.00 x 0.15 =	<u>R 217.20</u>
TOTAL (inclusive of VAT)	=	R 1 721.46

Note:

- 1.3 The above figures are estimates
1.4 The above figures do not include evaluation/investigation levies and connection fees

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 2423 & 2674, Betty's Bay, unobstructed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

21. ERF 4665, 11 THIRD AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MS S SCHUTTE ON BEHALF OF ER DE BRUIN

4665 KKM

**H van der Stoep
1 October 2021**

(028) 313 8900

Hermanus Administration

Executive Summary

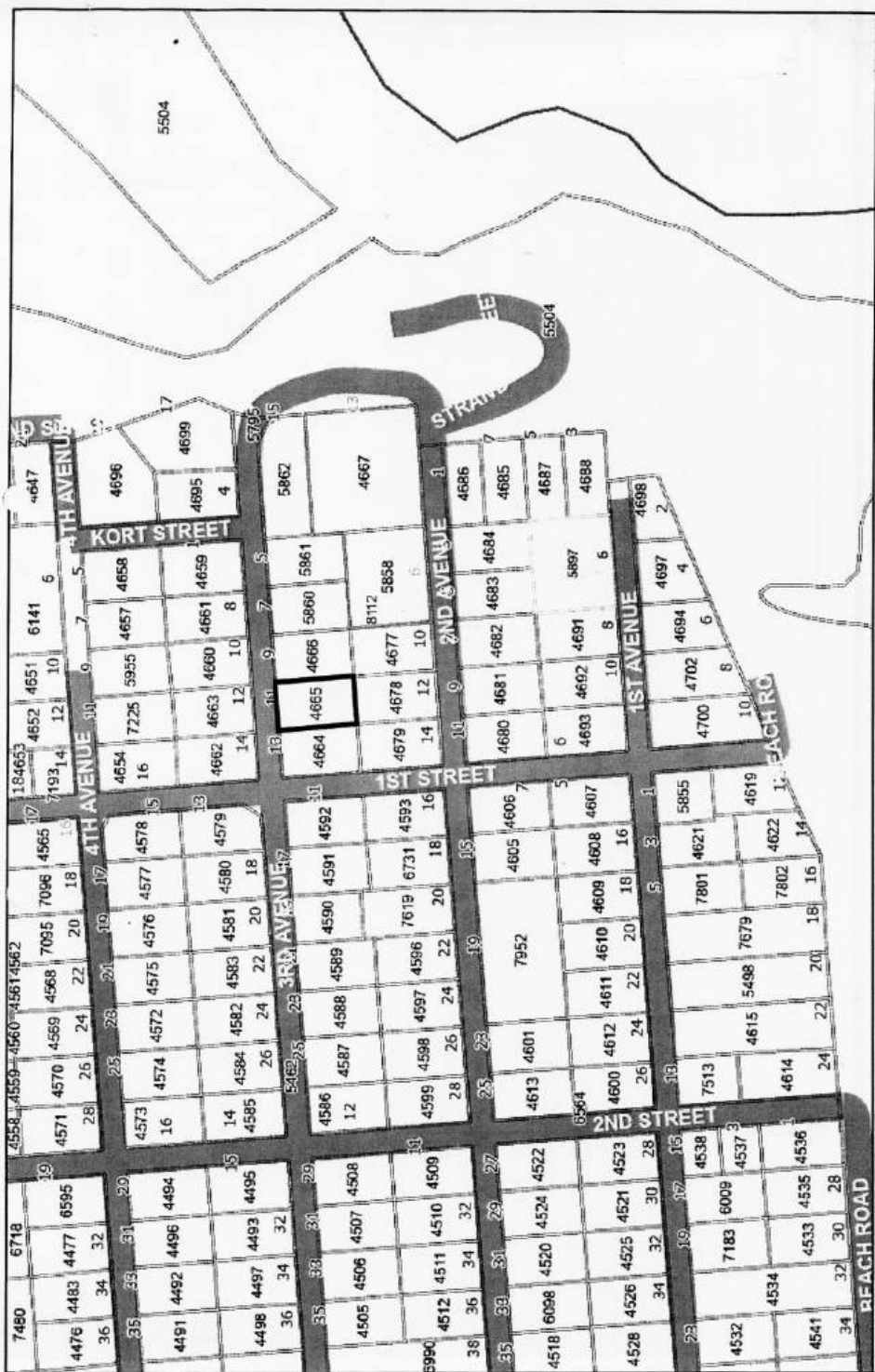
An application was received on 1 April 2021 from Ms S Schutte on behalf of ER de Bruin in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for a departure on Erf 4665, Kleinmond to relax the lateral building line from 2m to 0,71m and to exceed the 9m restriction of a building on one specific boundary to accommodate the proposed extension of the existing garage to create a tandem garage.

RESOLVED :

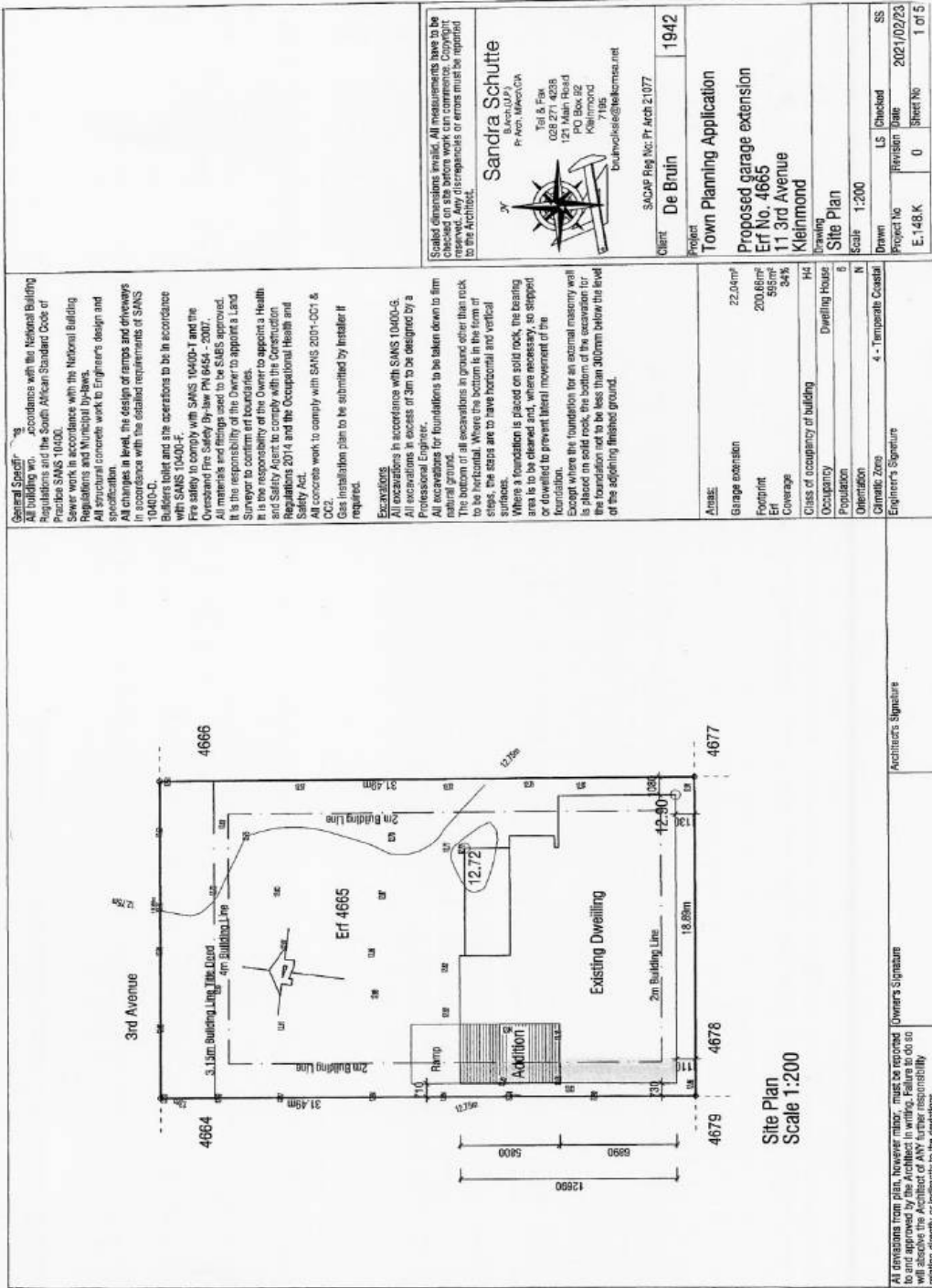
1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 on Erf 4665, Kleinmond in order to relax the lateral building line from 2m to 0,71m and to exceed the 9m restriction of a building on one specific boundary to accommodate the proposed extension of the existing garage to create a tandem 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 Plan Numbers E.148.K (1-5) dated 23 February 2021, as submitted with the application;
 - (b) that the existing and the extended garage may only be utilised as a garage;
 - (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 the conditions of the Engineering Services, be adhered to;
 - (e) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (f) that this approval does not absolve the 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 decision.

REASONS FOR RESOLUTION

- ❖ The application has followed due procedure.
- ❖ None of the relevant 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.



Locality Map
 Erf 4665 Kleinmond
 MUNICIPALITY
 OVERSTRAND
 Date: 2021/04/09



General Specifications
 All building work in accordance with the National Building Regulations and the South African Standard Code of Practice SANS 10400.
 Sewer work in accordance with the National Building Regulations and Municipal By-Laws.
 All concrete work to Engineer's design and specification.
 All changes in level, the design of ramps and driveways in accordance with the installed requirements of SANS 10400-C.
 Builders toilet and site operations to be in accordance with SANS 10400-F.
 Fire safety to comply with SANS 10400-1 and the Overstrand Fire Safety By-law PN 8454 - 2007.
 All materials and fittings used to be SABS approved.
 It is the responsibility of the Owner to appoint a Land Surveyor to confirm erf boundaries.
 It is the responsibility of the Owner to appoint a Health and Safety Agent to comply with the Compensation Regulations 2014 and the Occupational Health and Safety Act.
 All concrete work to comply with SANS 2001-CC1 & CC2.
 Gas installation plan to be submitted by installer if required.

Excavations
 All excavations in accordance with SANS 10400-G.
 All excavations in excess of 3m to be designed by a Professional Engineer.
 All excavations for foundations to be taken down to firm natural ground.
 The bottom of all excavations is grouted other than rock.
 All excavations to be supported by sheet piling or other means. When the excavation is in the form of steps, the steps are to have horizontal and vertical surfaces.
 Where a foundation is placed on solid rock, the bearing area is to be cleared and, where necessary, so stepped or dowelled to prevent lateral movement of the foundation.
 Except where the foundation for an axonial masonry wall is placed on solid rock, the bottom of the excavation for the foundation set to be less than 300mm below the level of the adjoining finished ground.

Excavations
 All excavations in accordance with SANS 10400-G.
 All excavations in excess of 3m to be designed by a Professional Engineer.
 All excavations for foundations to be taken down to firm natural ground.
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 Except where the foundation for an axonial masonry wall is placed on solid rock, the bottom of the excavation for the foundation set to be less than 300mm below the level of the adjoining finished ground.

Area:	22,04m ²
Garage extension	200,68m ²
Footprint	565m ²
Erf	34%
Coverage	
Class of occupancy of building	H4
Occupancy	Dwelling House
Orientation	N
Population	0
Climate Zone	4 - Temperate Coastal
Engineer's Signature	

Scaled dimensions prevail. All measurements have to be taken on the drawing. No work can commence. Copyright reserved. Any discrepancies or errors must be reported to the Architect.

Sandra Schutte
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 ds@schutte.co.za

Client: SACAP Ref No: Pr Arch 21077
 De Bruin
 1942

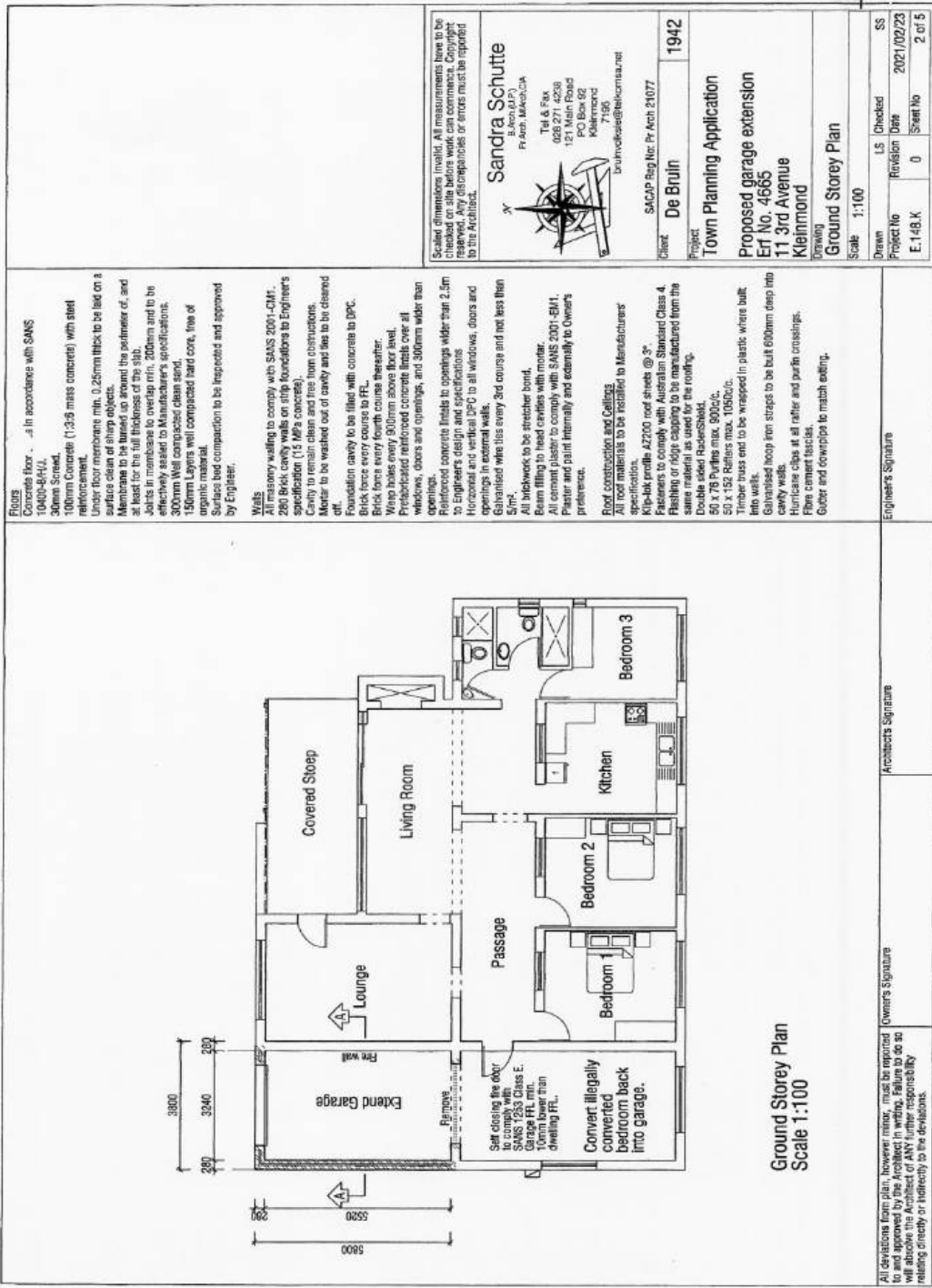
Project: Town Planning Application
 Proposed garage extension
 Erf No. 4665
 11 3rd Avenue
 Kleinmond

Drawing: Site Plan
 Scale: 1:200

Drawn: [Blank]
 Project No: E.148.K
 Revision: 0
 Checked: [Blank]
 Date: 2021/02/23
 Sheet No: 1 of 5

All excavations from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility resulting directly or indirectly to the excavators.

Architect's Signature: [Blank]
 Owner's Signature: [Blank]



Floors
Concrete floor - 100mm screed, 10400-B4F/L, 100mm Concrete (1:3:5 mass concrete) with steel reinforcement. Under floor membrane min. 0.25mm thick to be laid on a surface clean of sharp objects. Membrane to be applied the entire area of, and at least to the full thickness of the slab. Joints in membrane to overlap min. 200mm and to be effectively sealed to Manufacturer's specifications. 300mm Wall composite clean sand, 150mm Layers well compacted hard core, fine of organic material. Surfaces had compaction to be inspected and approved by Engineer.

Walls
All masonry walling to comply with SANS 2001-CMF. 280 Brick cavity walls on strip foundations to Engineer's specification (1:3 1/2's concrete). All masonry to be inspected and approved by Engineer. Mortar to be washed out of cavity and sea to be cleaned off. Foundation cavity to be filled with concrete to DPC. Brick force every course to FFL. Wrap holes every 500mm above floor level. Precast reinforced concrete lintels over all windows, doors and openings, and 300mm wider than openings. Reinforced concrete lintels to openings wider than 2.5m to Engineer's design and specifications. Horizontal and vertical DPC to all windows, doors and openings. All openings to be finished with 150mm wide and 150mm deep concrete lintels every 3rd course and not less than 500mm. Beam filling to head cavities with mortar. All external plaster to comply with SANS 2001-EM1. Plaster and paint internally and externally to Owner's preference.

Roof construction and Ceilings
All roof materials to be installed to Manufacturer's specification. Kip-Hik profile A2200 roof sheets @ 3°. Fasteners to comply with Australian Standard Class 4. Flashing or ridge capping to be manufactured from the same material as used for the roofing. 50 x 75 Purlins max. 800c/c. 50 x 152 Rafters max. 1050c/c. Timber truss end to be wrapped in plastic where built into walls. Galvanised hoop iron straps to be built 600mm deep into cavity walls. Hurricane clips at all rafter and purlin crossings. Fire cement tiles. Gutter and downpipes to match existing.

Scaled dimensions invalid. All measurements have to be checked on site before work can commence. Copyright reserved. Any discrepancies or errors must be reported to the Architect.

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SACAP Reg No: Pr Arch 21077

Client: **De Bruin**

Project: **1942**

Town Planning Application

Proposed garage extension
Ert No. 4665
11 3rd Avenue
Kleinmond

Drawing: **Ground Storey Plan**
Scale: **1:100**

Drawn	LS	Checked	SS
Project No	Revision	Date	2021/02/23
E.148.K	0	Sheet No	2 of 5

Engineer's Signature

Architect's Signature

Owner's Signature

All deviations from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility relating directly or indirectly to the deviations.

Ground Storey Plan
Scale 1:100

Scaled dimensions in feet. All measurements have to be checked on site before work can commence. Copyright reserved. Any discrepancies or errors must be reported to the Architect.

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SACAP Reg No: Pr Arch 21077

Client: **De Bruin**

Project: **1942**

Town Planning Application

Proposed garage extension
Er No. 4665
11 3rd Avenue
Kleinmond

Drawing: **Elevations**

Scale: **1:100**

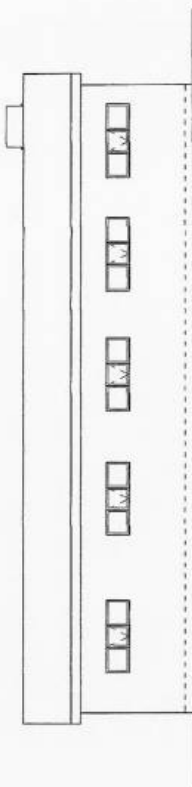
Drawn	LS	Checked	SS
Project No	Revision	Date	2021/02/23
E: 148.K	0	Sheet No	3 of 5

Owner's Signature

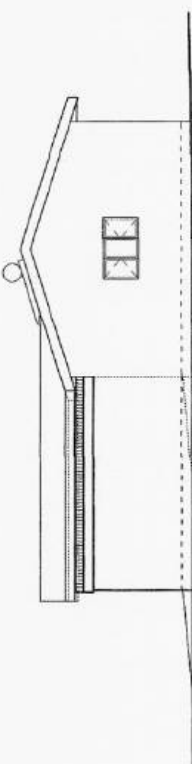
Architect's Signature

Engineer's Signature

All deviations from plan, however minor, must be recorded to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility relating directly or indirectly to the deviations.



South Elevation



West Elevation

Scaled dimensions in feet. All measurements have to be checked on site before work can commence. Copyright reserved. Any discrepancies or errors must be reported to the Architect.

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 sbrunholtz@shaw.com.au

SACAP Reg. No. Pr. Avet. 21077

Client: De Bruin **1942**

Project: Town Planning Application

Proposed garage extension
Erf No. 4865
11 3rd Avenue
Kleinmond

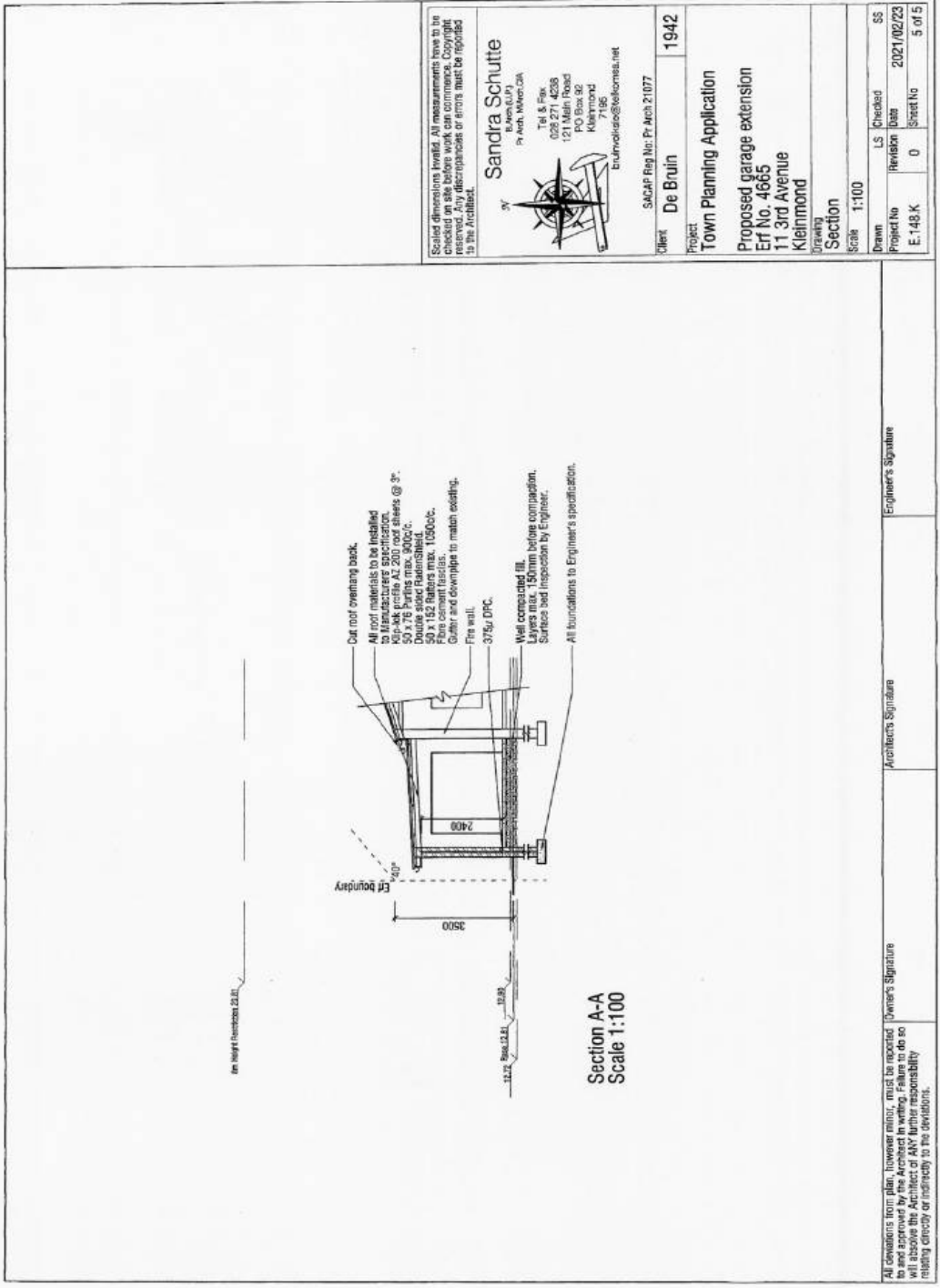
Drawing: Elevations

Scale: 1:100

Drawn	LS	Checked	SS
Project No	Revision	Date	2021/02/23
E: 148.K	0	Sheet No.	4 of 5

All elevations from plan, however minor, must be reported. Owner's Signature _____ Architect's Signature _____ Engineer's Signature _____

I, the undersigned, do hereby accept the Architect of ANY further responsibility relating directly or indirectly to the elevations.



Scaled dimensions listed. All measurements have to be checked on site before work can commence. Copyright reserved. Any discrepancies or errors must be reported to the Architect.

Sandra Schutte
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SACAP Reg No: Pr Arch 21077

Clerk **De Bruin** 1942

Project
Town Planning Application

Proposed garage extension
Erf No. 4665
11 3rd Avenue
Kleinmond

Drawing
Section

Scale 1:100

Drawn	LS	Checked	SS
Project No	Revision	Date	2021/02/23
E.148.K	0	Sheet No	5 of 5

All deviations from plan, however minor, must be accepted. Owner's Signature

to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility relating directly or indirectly to the deviations.

Architect's Signature

Engineer's Signature

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 4665, 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 4665, Kleinmond, unobstructed;

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

29/04/2021
DATE

22. ERF 11918, 8 AMYRILLIS STREET, HERMANUS (MOUNT PLEASANT), OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: RJ JACOBS

11918 HMP (3733/2021)

H Boshoff

(028) 313 8900

Hermanus Administration

10 August 2021

Executive Summary

An application for departure was received on 13 November 2020 from RJ Jacobs 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 11918, Hermanus to relax the eastern lateral building line from 1m to 0m to accommodate an additional bedroom and a carport.

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 11918, Hermanus for the relaxation of the eastern lateral building line from 1m to 0m to accommodate a bedroom, **not 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 11918, Hermanus for the relaxation of the eastern lateral building line from 1m to 0m to accommodate a carport, **be approved** in terms of the provisions of Section 61 of the By-Law;
 - (a) that the encroachment of the carport be restricted to the dimensions as indicated on plan 2020/09/48 dated SEP 25 that was submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval and that all conditions of the Building- and Fire Departments at that stage, be complied with;
 - (c) that the applicable conditions of Engineering Services, be complied with;
 - (d) that this approval does not absolve the owner of compliance with any other relevant legislation, and
 - (e) that all other applicable development parameters as prescribed in the relevant Zoning Scheme, be complied with.

3. 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 regarding the decisions in 1. and 2. above.

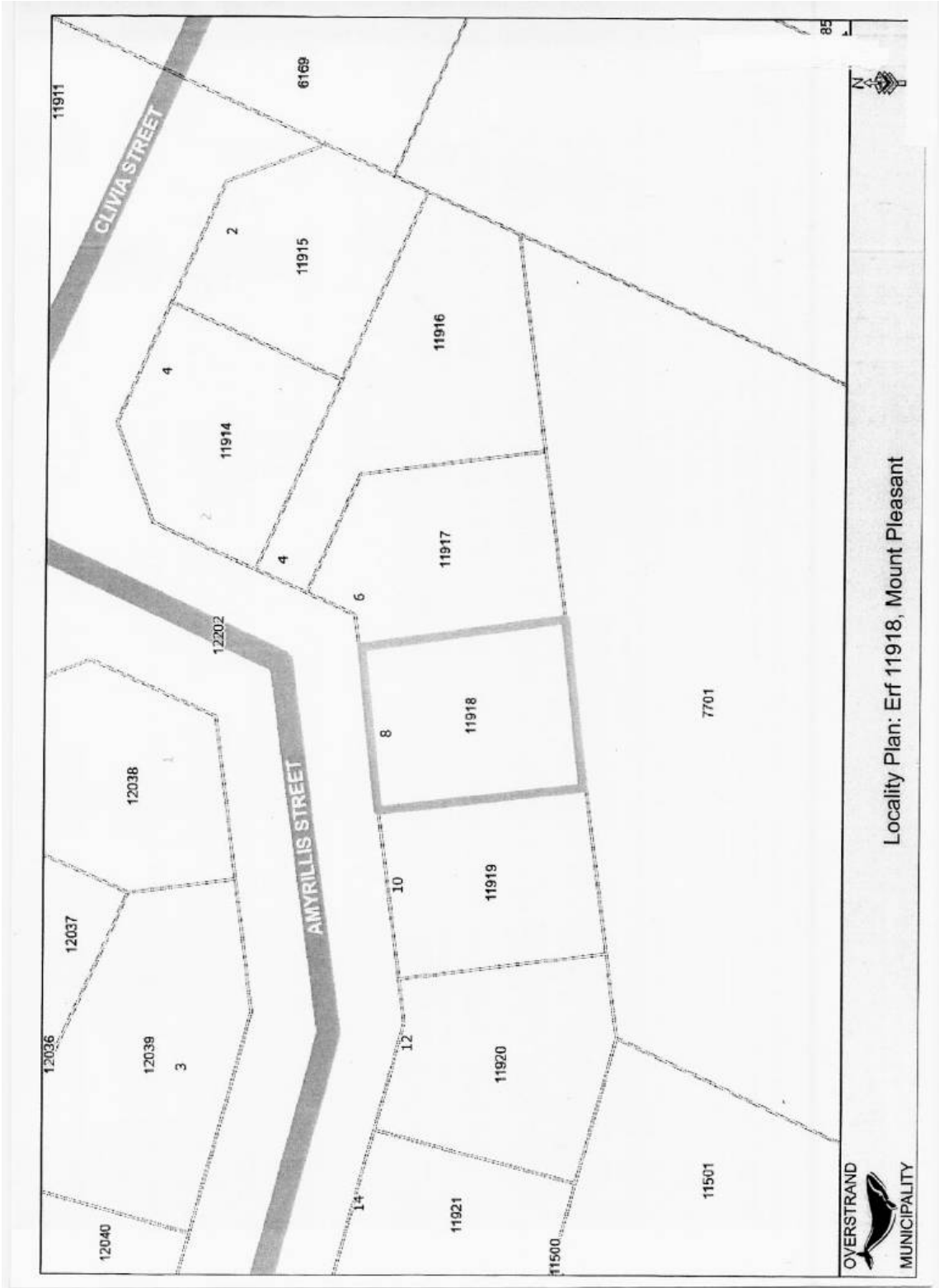
REASONS FOR RESOLUTION

Reasons for the non-approval in paragraph 1. above

- ❖ Liveable structures on erf boundaries are discouraged due to negative impacts that it may have on adjacent property owners and is only supported where extraordinary circumstances exist, which the applicant could not demonstrate.
- ❖ The encroachment of the eastern lateral building line is not the only solution to extend the utilization of the property since the landowner can add an additional storey to the dwelling to address its current needs without having to encroach building lines.
- ❖ A minimum 1m wide access to any section of a property in case of emergencies cannot be provided.
- ❖ The encroachment will lead to the creation of a precedent for the owners of the RDP semi-detached housing project that will accumulatively result in a very high fire risk in future.
- ❖ The above is regarded as undesirable from a town planning perspective.

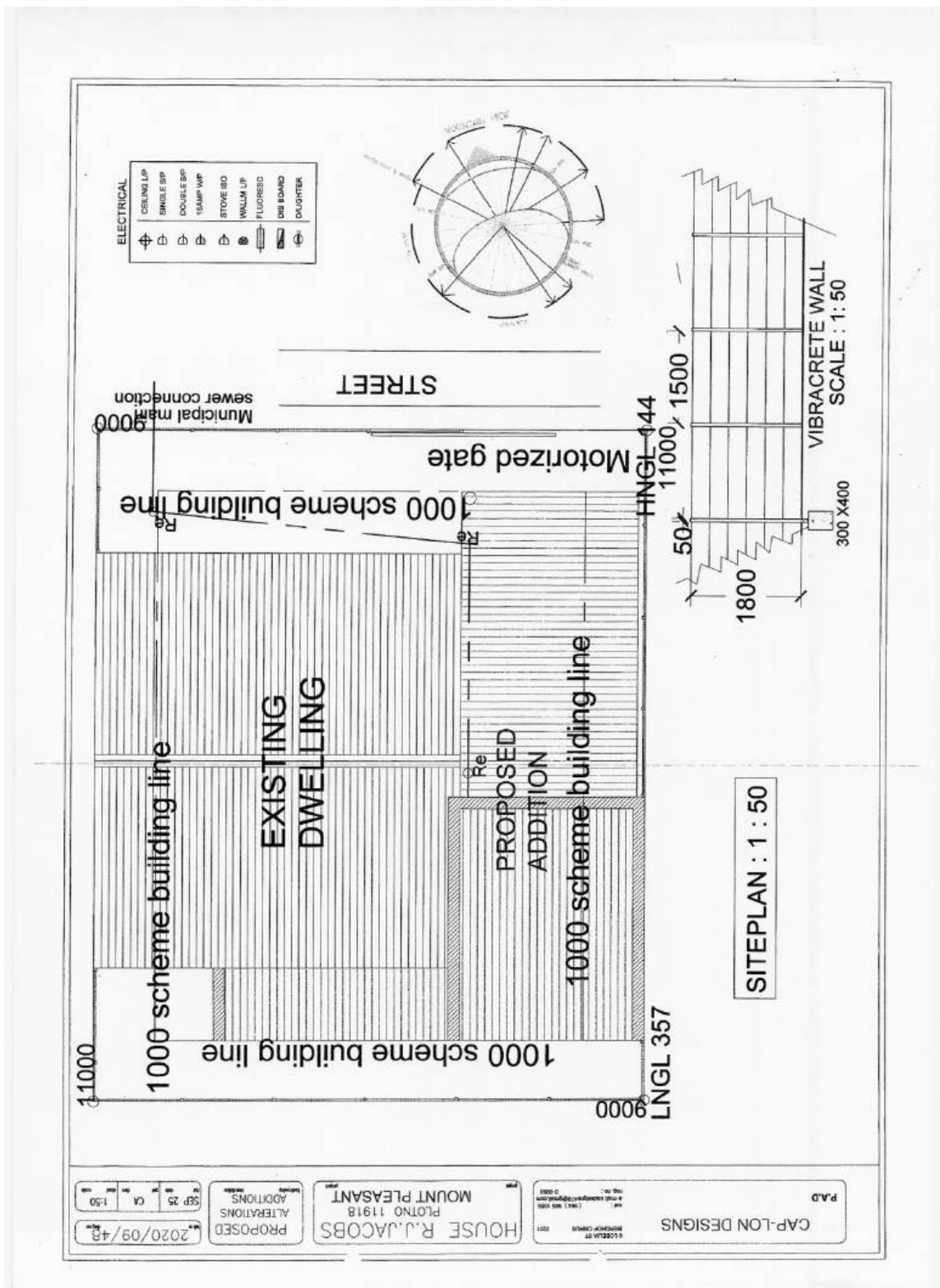
Reasons for approval in paragraph 2. above

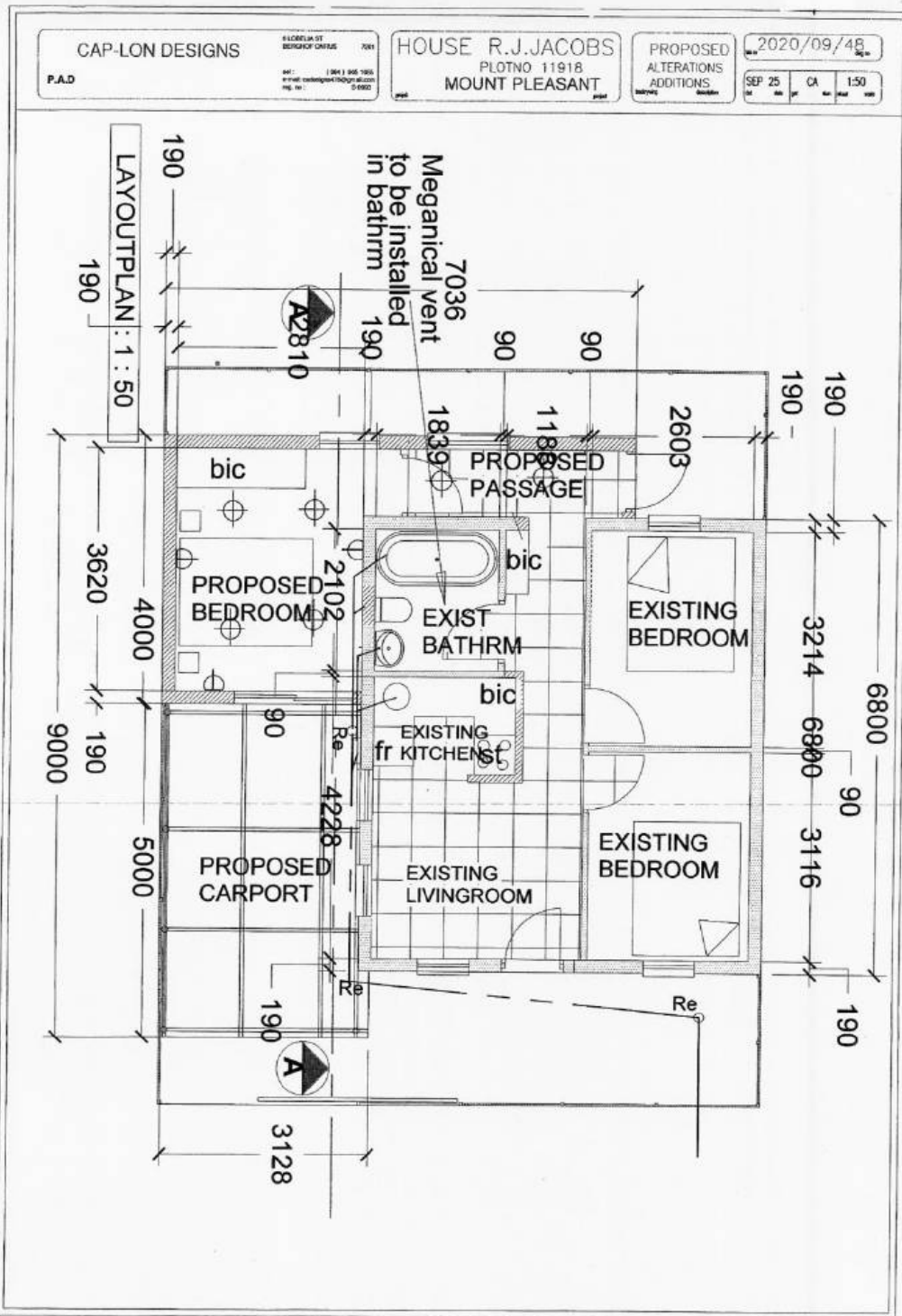
- ❖ The application has followed due procedure.
- ❖ The adjacent property owner indicated in writing that it has no objection to the proposal.
- ❖ The streetscape of the property will be enhanced by the addition of the carport that is desirable from a town planning perspective.
- ❖ The additions will not impact on the existing high-density character of the surrounding area.
- ❖ The approval of will not create an unwanted precedent.

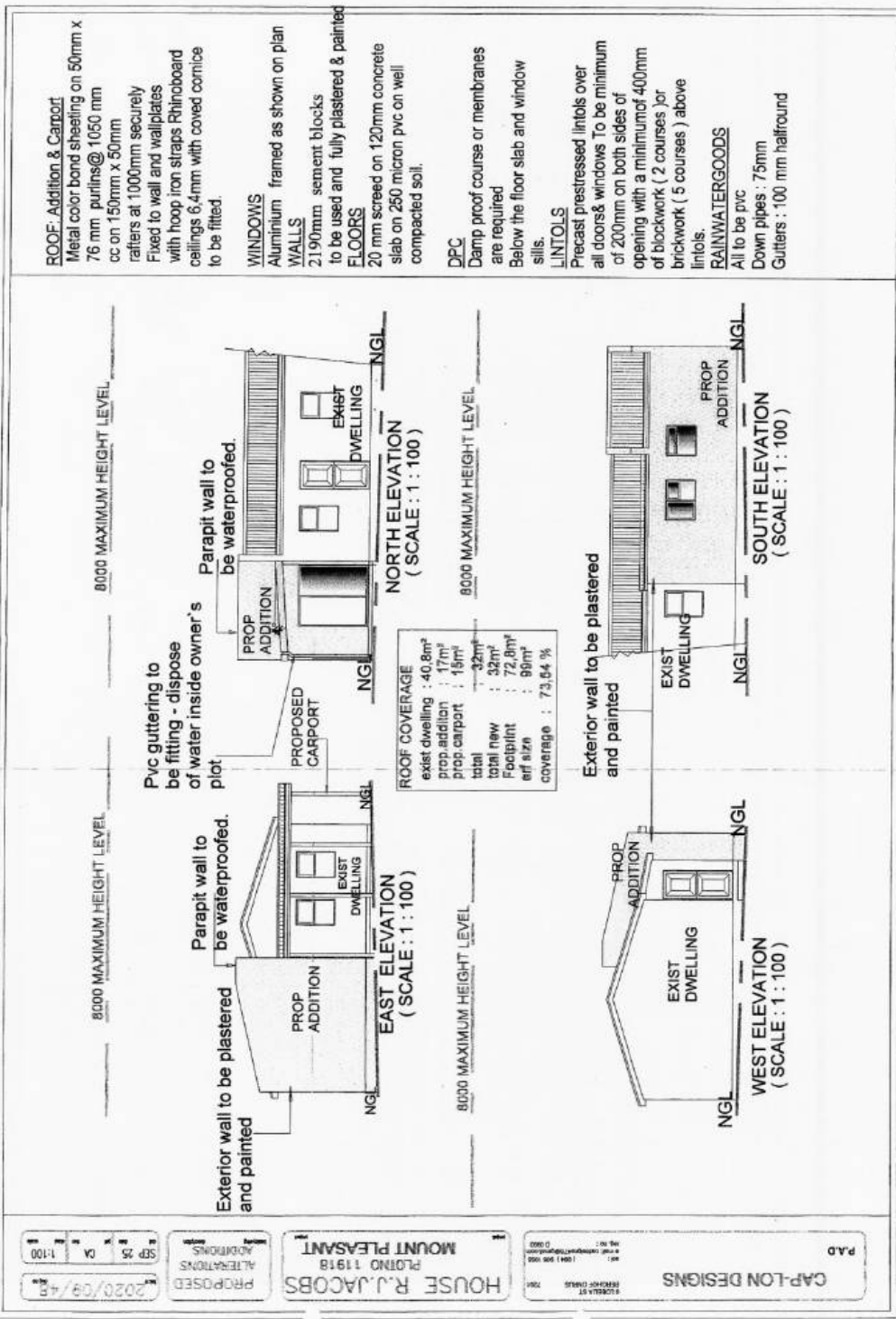


Locality Plan: Erf 11918, Mount Pleasant









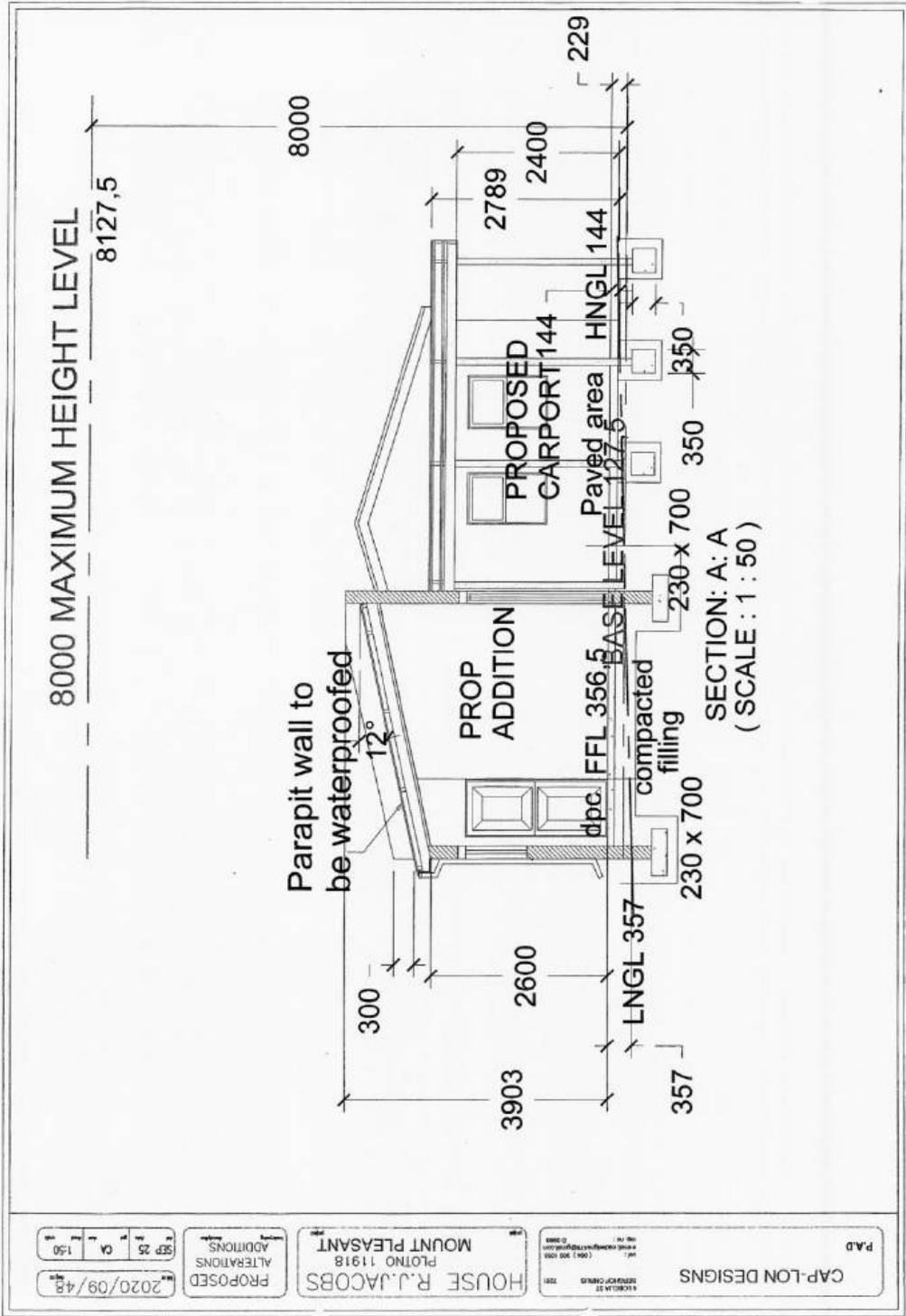
PROPOSED
 2020/08/4B
 SEP 25 0A 1:100

ALTERATIONS
 ADDITIONS

HOUSE R.J.JACOBS
 PLOTNO 11918
 MOUNT PLEASANT

SCALE: 1:100
 REFERENCE: 08/04/20
 NO. 1001 006 005
 0 000

CAP-LON DESIGNS
 P.A.O



PROPOSED 2020/09/48
 ALTERATIONS
 SFP 25
 1:100
 HOUSE R.J. JACOBS
 PLTNO 11918
 MOUNT PLEASANT
 CAP-LON DESIGNS
 222 VICTORIA DRIVE
 GLENHIA ST
 GLENHIA ST
 2201
 15/09/2020
 0:0000

METAL SHEETING - VENTILATED ROOF ASSEMBLIES

ROOF MATERIAL	METAL SHEETING	U
CEILING	6.4mm GYPSUM / RIBINO BOARD	0.05
INSULATION 1	REFLECTIVE FOIL SEPARATION/WATERPROOFING UNDERSON ROOF TILES TIMBER BATTONS	1.08
INSULATION 2	110mm THICK EXTRUSION POLYSTYRENE POLYESTER BASKET	2.29
Minimum Requirements - SANS 204 Pt 27 Table 8)		3.7
TOTAL R VALUE (m² K/W)		4.58

Air Infiltration and Permissible Air Leakage as per SANS204

The air infiltration and leakage requirements of the building shall be determined in accordance with SANS 204 Pt 27 Table 4 and the ceiling voids and joints shall be designed so as to minimize air infiltration. Accordingly, all pipe and roof junctions shall be sealed. All doors shall have a fire underlay or rubber gasket and the joints shall be sealed. The joints in window frames shall be sealed.

REQUIREMENTS FOR CHIMNEYS

The chimney or flue of an open solid fuel burning appliance shall be provided with a damper or flap that can be closed to seal the chimney or flue when not in use. This does not apply to gas and liquid fuel burning devices.

REQUIREMENTS FOR EXTERNAL DOORS

External doors are required to be sealed as per SANS204. It should be noted that solid doors are not regulated in terms of SANS 10400A.

Minimum R-value of pipe Insulation

Internal diameter of pipe	Minimum R-value
< 80mm	1.00
> 80mm	1.50

determined with a hot surface temp of 60°C and an temp of 15°C.

PANELS VERSUS SHADING DESCRIPTION

PANEL	FACING DIRECTION	AREA qsm	SHADING DESCRIPTION
1	WEST	0	Unshaded
2	NORTH	5.6	Shaded
3	SOUTH	2.7	Unshaded
4	EAST	1.8	Shaded
TOTAL		10.1	

DEFAULT WINDOW CONDUCTIVITY & SIZE

ELEVATION	Sqm	U	Total
WEST	0		
NORTH	6.6	5.73	32.1
SOUTH	2.7	5.73	16.6
EAST	1.8	5.73	10.3
TOTAL	10.1		57.9
50 x 1.4		70	Target acceptable

NET FLOOR AREA: 50m²
 10% OF NET FLOOR AREA:
 5.0 x 100 x 10 = 8.25m²
GLAZING AREA TO NET FLOOR AREA:
 Glazing area = 24.4m²
 Net floor area = 8.25m²
 glazing area / Net floor area:

Heat Transfer

U-Value (W/m²K)	Area (m²)	Heat Transfer (W)
0.05	6.4	0.32
1.08	10.8	11.66
2.29	2.29	5.24
3.7	3.7	10.01
TOTAL	10.1	57.9

CLEAR GLAZING SOLAR HEAT GAIN

ELEVATION	Solar exposure Factor			
	Sqm	SHGC	P/H	E
WEST	0			1.4
NORTH	5.6	0.66	0.39	0.84
SOUTH	2.7	0.66		0.61
EAST	1.8	0.66	0.39	1.19
TOTAL	10.1	Grand total		6.6
50 x 0.15		Target	6.5	COMPLY

SPECIFICATION

- NOTES:**
- General:**
 - All dimensions and levels to be checked on site.
 - All waterproofing details to be in accordance with specifications
 - Concrete:**

(per engineers specifications)

 - Concrete characteristic 28-day strengths
 - all precast panels 35Mpa
 - footings 25Mpa
 - insitu slabs, screed, beams 25Mpa
- 2.2 Mix design for all 25Mpa concrete by builder:**
- 50kg cement
 - wheelbarrows 6mc
 - 1.5 wheelbarrow sand
 - min water
- 2.3 Nominal concrete aggregate size:**
- Screed - 9mm
 - Footings, columns, beams - 19 mm
- 2.4 All slabs to be leveled and caulked tight by the builder a semi-dry sand / cement mix before joint filling concrete is placed.
- 3. Re-inforcement:**
- Minimum concrete cover to re-inforcement:
 - slabs, soffits and tops 30mm
 - slab edges / brick walls 40mm
 - stairs 50mm

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 11918, MOUNT PLEASANT**

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 11918, Mount Pleasant, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

25/05/2021
DATE

Municipal Planning Tribunal

1. **ERF 22, 21 MARINE DRIVE, BIRKENHEAD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE CONDITIONS, REZONING, SUBDIVISION AND DEPARTURE: MESSRS INTERACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF NUNGU TRADING 174 (PTY) LTD**

22 GBH (2622/2018)

SW van der Merwe

(028) 313 8900

Hermanus Administration

27 August 2021

Executive Summary

An application was received on 5 March 2020 from Interactive Town and Regional Planners on behalf of Nungu Trading 174 (Pty) Ltd applicable to Erf 22, Birkenhead for the following:

- removal of restrictive title deed conditions C.(b) and C.(d) as contained in Title Deed T16547/2005 in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law);
- rezoning from Residential Zone 1: Single Residential (SR1) to Subdivisional Area Zone (SA) in terms of Section 16(2)(a) of the By-Law;
- subdivision in four (4) Residential Zone 1: Single Residential (SR1) erven and one (1) Open Space Zone 3: Private Open Space erf in terms of Section 16(2)(d) of the By-law, and
- departure in order to relax the 4m street building line for each residential zoned erf to 2m in terms of Section 16(2)(b) of the By-law.

RESOLVED :

1. that the application in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for removal of restrictive title conditions C(b) and C(d) in Title Deed T/16547/2005, be approved in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(a) of the By-Law for rezoning from Residential Zone: Single Residential (SR1) to Subdivisional Area, be approved in terms of the provisions of Section 61 of the By-Law;
3. that the application for subdivision in terms of Section 16(2)(d) of the By-Law in four Residential Zone 1: Single Residential (SR1) erven of 600m² each and a Remainder Open Space Zone 3: Private Open Space (OS3), be approved in terms of the provisions of Section 61 of the By-Law;

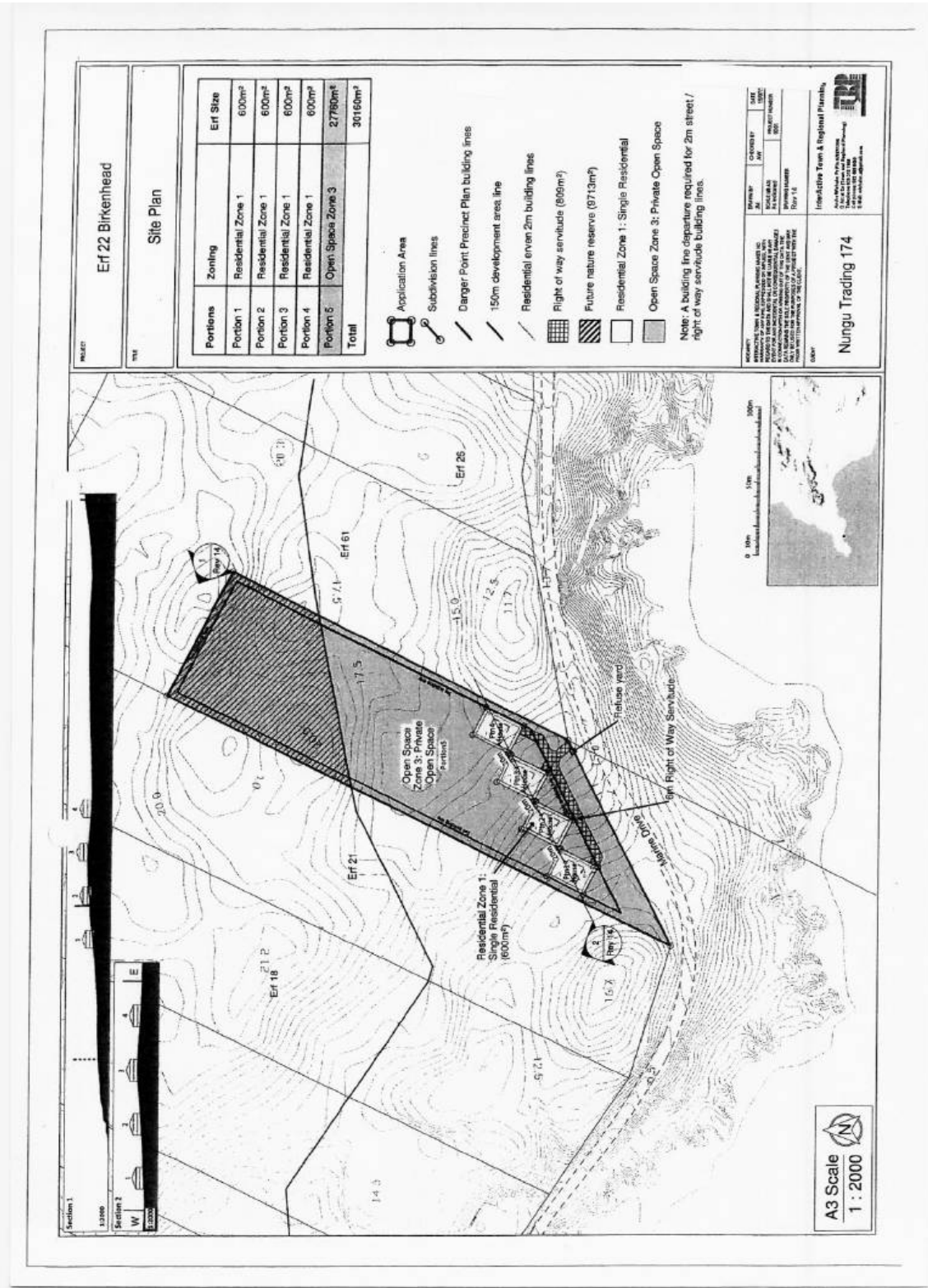
4. that the application for departure in terms of Section 16(2)(b) of the By-Law in order to relax the 4m street building line applicable to the Residential Zone 1 erven to 2m, be approved in terms of the provisions of Section 61 of the By-Law,
5. that the approvals in paragraphs 1. to 4. above be subject to the following conditions:
 - (a) that a Homeowners' Association (HOA) be established prior to the transfer of the first erf;
 - (b) that the constitution of the HOA be submitted for municipal approval, which constitution must provide for the development, upkeep and maintenance of the property in accordance with an approved Environmental Management Plan and Architectural Guidelines;
 - (c) that Architectural Guidelines be submitted for municipal approval prior to submission of building plans demonstrating compliance with the Danger Point Precinct Plan, and amongst others limit development to two storeys and a maximum floor space of 250m²;
 - (d) that the conditions in the Services Report be complied with, with the exception of Paragraph 2 in the report to be amended to state that municipal water is available;
 - (e) that 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;
 - (f) that the use of the remainder Open Space Zone 3 portion beyond the 150m development line be limited to conservation use as per the Overstrand Land Use Scheme, 2020;
 - (g) that an Environmental Management Plan be submitted for municipal approval prior to commencement of the development. The EMP shall address both construction and operational phases of the development, including rehabilitation, and
 - (h) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
6. that the applicant and persons who commented be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

REASONS FOR RESOLUTION

- ❖ The application has followed due procedure.
- ❖ The development is consistent with the applicable strategic policy documents, including the Danger Point Precinct Plan approved by Council in 2014.
- ❖ The development is consistent with the planning principles.
- ❖ The development does not detract from the character of the surrounding area.
- ❖ The development does not unacceptably detract from the vested rights of adjoining property owners



ERF 22 : BIRKENHEAD : GANSBAAI



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED
CONDITIONS, REZONING, SUBDIVISION & DEPARTURE: ERF 22,
BIRKENHEAD**

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

Conditions:

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

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

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

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

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

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


Freehold erven:

Water	R 23 957.00 x 4	=	R 95 828.00
Sewerage	R 16 153.00 x 4	=	R 64 612.00
Roads	R 7 243.00 x 4	=	R 28 972.00
Stormwater	R 8 357.00 x 4	=	R 33 428.00
Solid Waste	R 1 448.00 x 4	=	<u>R 5 792.00</u>
TOTAL (inclusive of VAT)		=	<u>R 228 632.00</u>

Note:

- 1.3 **The above figures are estimates**
1.4 **The above figures do not include connection fees**

2. that, as no municipal water network is available in the vicinity of Erf 22, and no municipal water services will be rendered to Erf 22, the owner is responsible for the provision of any water supply and / or-services to the development;
3. that the proposed development on Erf 22 must be provided with an internal sewer main line, to which the sewer services of the development must connect to, which goes into a communal tank, which must comply with the relevant legislation;
4. that it is noted that an off grid solar system will be used. Should the developer have the need to connect to the electricity grid in the future, a full network investigation will be conducted. All costs for investigations, upgrade and connections will be for their account;
5. 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;
6. that, as no municipal refuse removal services are rendered in the area, the owner is responsible for removal of all refuse generated on the property, and disposal of thereof at a registered municipal waste transfer station or-waste disposal facility;
7. that on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
8. that any additional and / or extended vehicle entrances will be for the developer's account;
9. that stormwater be allowed to discharge through Erf 22, Birkenhead, unobstructed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

19/11/2020
DATE

2. ERF 1497, LYNX ROAD, VERMONT: APPLICATION FOR REZONING, SUBDIVISION, DEPARTURE AND APPROVAL OF STREET NAMES: MESSRS ATLAS TOWN PLANNING ON BEHALF OF CHRISTATUS INVESTMENTS 85 CC

1497 HVM

H Olivier

24 June 2021

(028) 313 8900

Hermanus Administration

Executive Summary

An application was received on 23 July 2019 from Messrs Atlas Town Planning on behalf of Christatus Investments 85 CC on Erf 1497, Vermont in terms of the Overstrand Municipality By-Law on Land Use Planning, 2015 (By-Law) for the following:

- Rezoning of the property in terms of Section 16(2)(a) of the By-Law from Residential Zone I: Single Residential (SR1) to Subdivisional Area Zone (SA); and
- Subdivision of the rezoned property in terms of Section 16(2)(d) of the By-Law, to create the following:
 - Nine (9) Residential Zone I: Single Residential (SR1) erven;
 - Seven (7) General Residential Zone I: Town Housing (GR1) erven;
 - One (1) Open Space Zone 2: Public Open Space (OS2) erf; and
 - One (1) Transport Zone 2: Road and Parking (TR2) erf.
- Departures in terms of Section 16(2)(b) of the By-Law to accommodate the following:
 - relax the external street building line from 5m to 3m for the Town Housing erven;
 - allow a 4m street building line on the internal Close to accommodate garages for the Town Housing erven;
 - allow a 2m street building line on Portion 5 (Town Housing) to accommodate the proposed dwelling, and
 - relax the 3m common boundary line to 2m on Portions 1 and 7 (Town Housing erven) respectively to accommodate proposed encroachments.
- Approval of street names (Vergenoeg Street and Berghoek Close) in terms of Section 96 of the Overstrand Municipality By-Law on Land Use Planning, 2015 for the proposed development.

RESOLVED :

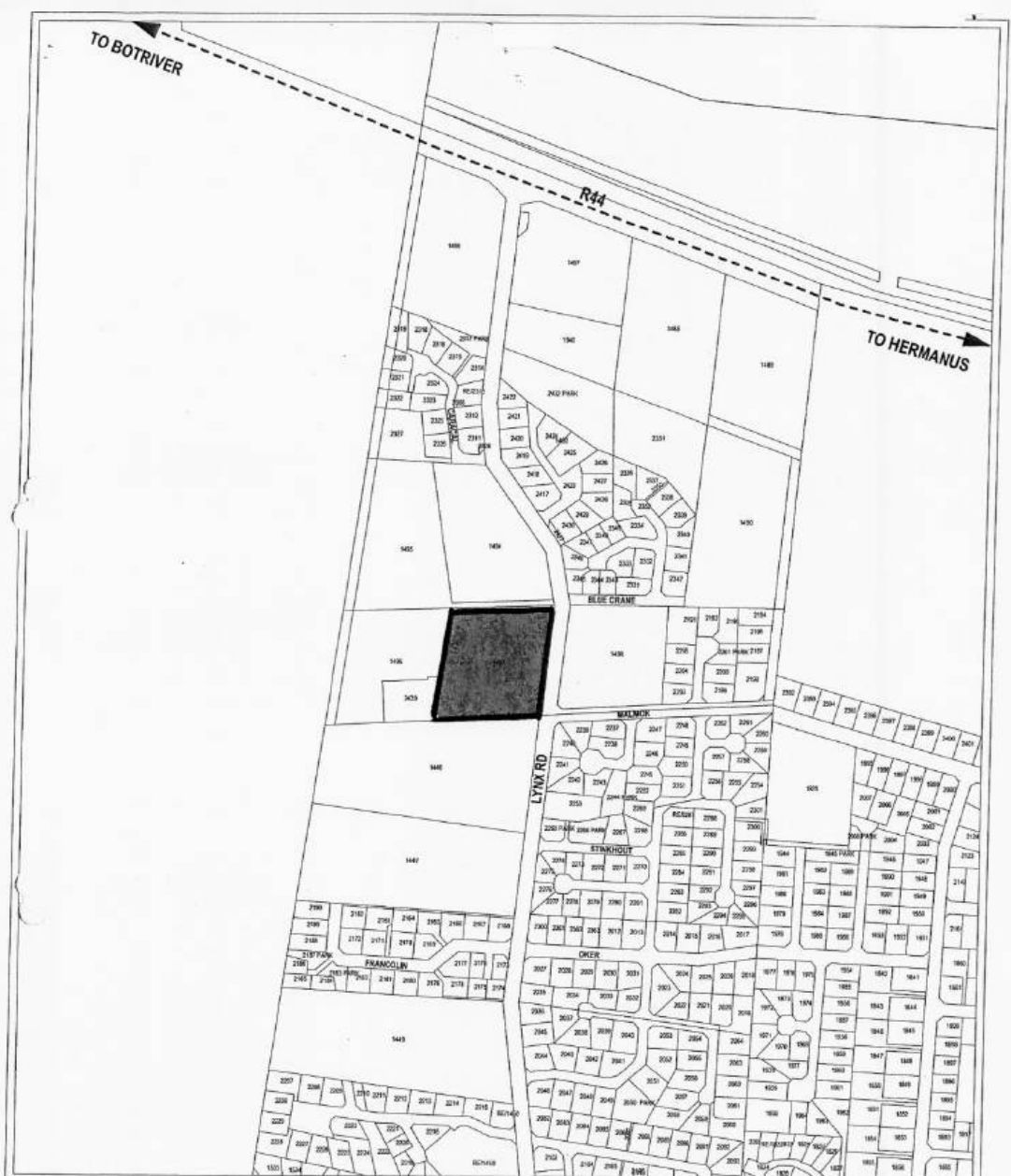
1. that the application in terms of Section 16(2)(a) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 1497, Vermont to rezone the said property from Residential Zone I: Single Residential (SR1) to Subdivisional Area Zone (SA) and the subsequent subdivision in terms of Section 16(2)(d) of the By-Law, read with Section 22, of the rezoned property to create the following:
 - (a) that approval is for the revised Plan VM1497/SUB/Sep2020/1, also showing the correct street names and numbers;
 - (b) that a minimum of 2 (two) parking bays be provided on each erf, to municipal standards and satisfaction;
 - (c) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (d) that the Architectural Design Guidelines in line with the Zoning Scheme parameters and the departure relaxations as dealt with in point 2. below, be submitted for the development to address the style of the houses in line with the surrounding Cape Vernacular style of houses in the area, to the satisfaction of the Senior Manager: Town & Spatial Planning, after consultation with the Municipal Building Control Branch;
 - (e) that all the conditions imposed by 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 original conditions imposed by Heritage Western Cape be complied with;
 - (i) that the conditions of the Municipal Fire Department be complied with;
 - (j) that a Homeowners' Association be established with compulsory membership for all property owners within the development; and
 - (k) that the Constitution of the Homeowners' Association be submitted for approval by the Municipality (which reserves the right to impose conditions in this regard), 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 to the Municipality, and
 - that the Constitution clarifies at what stage the responsibility

would be transferred from the developer to the Homeowners' Association to deal with approval of plans.

2. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 1497, Vermont to relax the following building lines for General Residential Zone I erven to be created, **be approved** in terms of the provisions of Section 61 of the By-Law, as follows:
 - relax the external street building line from 5m to 3m for the Town Housing erven;
 - Allow a 4m street building line on the internal Close to accommodate garages for the Town Housing erven;
 - Allow a 2m street building line on Portion 5 (Town Housing) to accommodate the proposed dwelling, and
 - Relax the 3m common boundary line to 2m on Portions 1 and 7 (Town Housing erven) respectively to accommodate proposed encroachments.
3. that the application in terms of Section 96 of the Overstrand Municipality By-Law on Land Use Planning, 2015 for the allocation of street names for the proposed development (Koekoek Street and Kwartel Close), **be approved** in terms of the provisions of Section 61 of the By-Law; and
4. that the applicant and objectors 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 decision.

REASONS FOR RESOLUTION

- ❖ The proposal for a development with a mix of Residential Zone I and General Residential Zone I erven is in line with the Overstrand Growth Management Strategy, 2010 and Overstrand Municipal Wide SDF, 2006.
- ❖ All municipal departments and external departments/institutions support the application.
- ❖ There are no environmental concerns or triggers on the property.
- ❖ The proposed development will be in line with the character of surrounding developments.
- ❖ The concern raised about the street names were duly addressed by the applicant.
- ❖ There are sufficient services to accommodate the development.
- ❖ In terms of the character of Vermont, developments consist of a mixture of Residential Zone I and General Residential Zone I erven, with public roads, to avoid creating a "gated complex" character. Challenges have been experienced regarding building line limitations in respect of group housing erven in such developments, and for that reason this departure application was submitted to deal with such challenges.
- ❖ The application is in line with the planning principles of efficiency, spatial sustainability and spatial resilience, and is desirable.



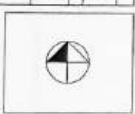
DATE: JULY 2019

PLAN: LOCALITY

CLIENT: CRISTATUS INV 85 CC

PROPOSED REZONING & SUBDIVISION OF ERF 1497, VERMONT

SCALE 1 : 2500 @ A4



ATLAS
Town Planning
P.O. BOX 580, KULLSROEK, 7579 (021) 8017446

ZONING TABLE	
GENERAL	RESIDENTIAL ZONE 1 (TOWN HOUSING)
PTNS 1-7	20%
PTNS 8-10	50%
PTNS 11-14	20%
REMANDEE	15%
	100%

2 236 sq ft
8 655 sq ft
875 sq ft
2 085 sq ft
11 138 sq ft

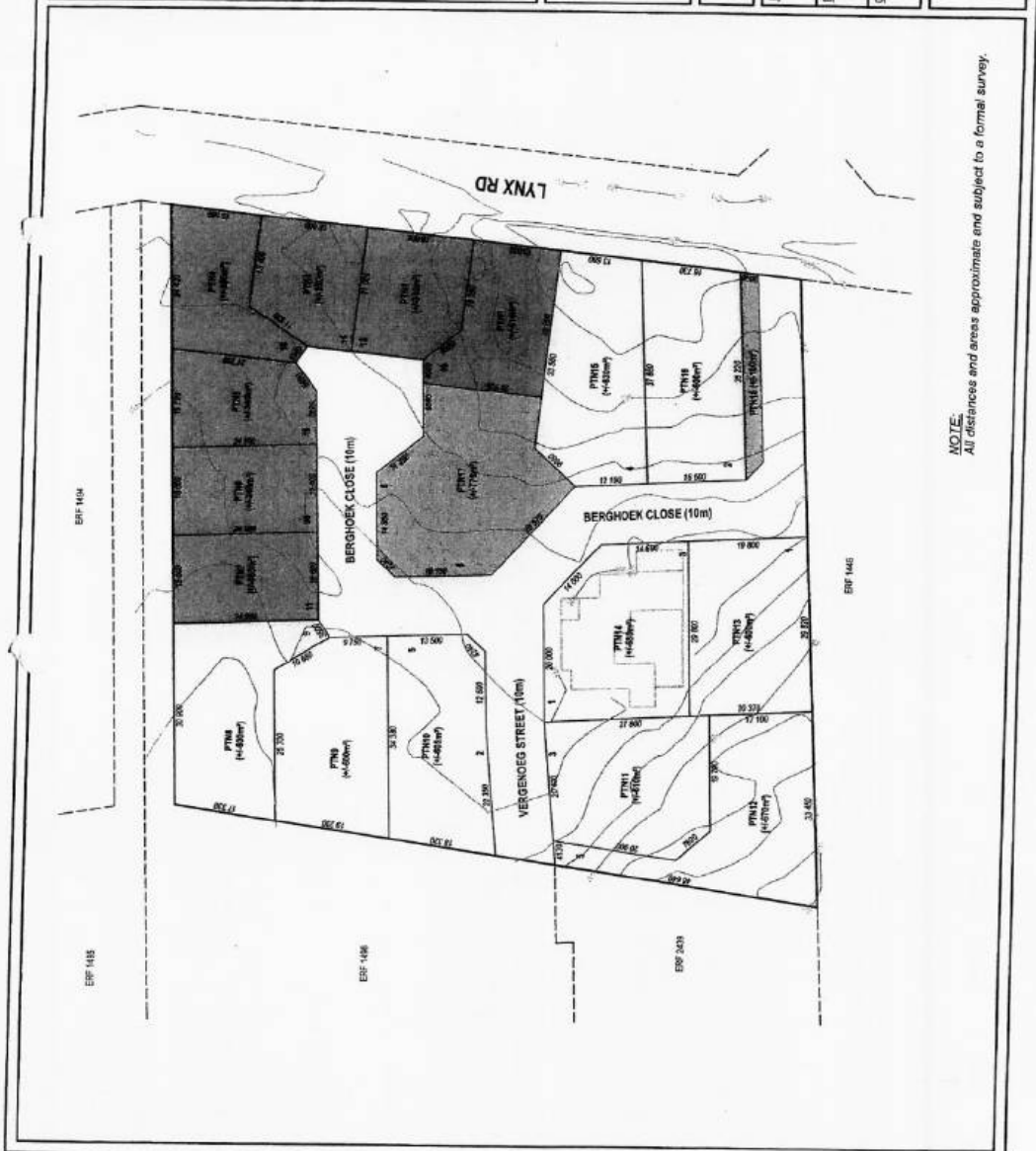
PROPOSED REZONING & SUBDIVISION - ERF 1497, VERMONT

SCALE: 1" = 600' @ A3

PLAN No. VM1497 / SUB / NOV2019 / 1

DATE: NOVEMBER 2019

CLIENT: CRISTATUS INV 85 CC



NOTE:
All distances and areas approximate and subject to a formal survey.

Copies of A2

NOTES:

NOTES OFFERS ON THESE ARE NOT BIDDING AND MAY BE ALTERED / INTENDED TO CLERK INFERRED AND NOT BE HOUSE OPTIONS OTHER THAN THOSE PLACED ON EACH OF THE DEVELOPMENT PLAN TO BE COVERED BY AGENT WITH ARCHITECT PRIOR TO SIGNING OF "OFFER TO PURCHASE".

STEEP AREAS & BRIMS MAY BE MOVED/ALTERED TO SUITE EACH INDIVIDUAL UNIT.

EXTERNAL DOORS FACING NORTH MUST TO OPEN OUTWARDS.

HOUSES MINIMUM OF 100mm FROM BOUNDARY ANY 180mm WHERE TOTAL WINDOW & DOOR AREA EXCEEDS 30.0m².

ALL CONSTRUCTION SHALL BE TO BE CONTRACTED IN CASE OF DISAGREEMENTS PRIOR TO CONSTRUCTION.

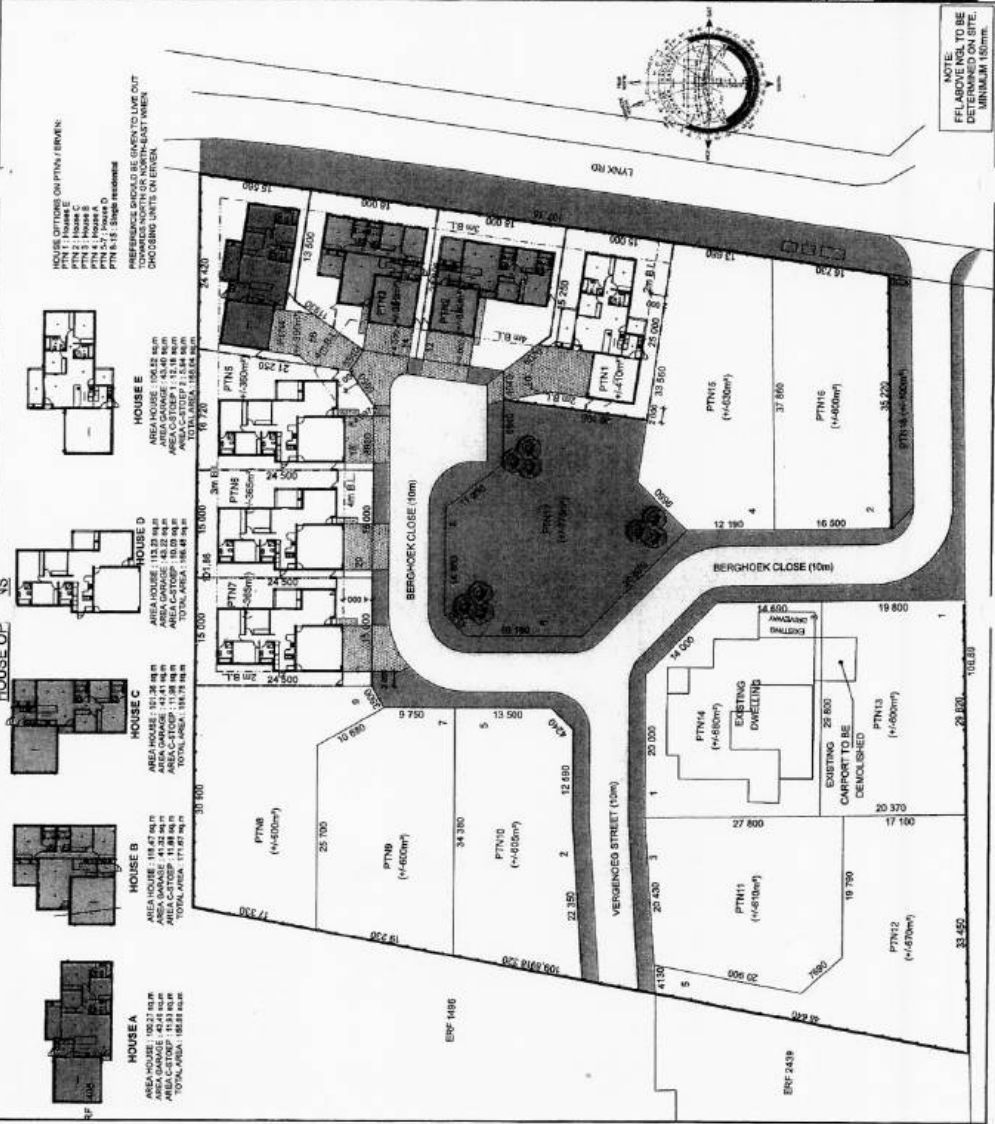
E & O EXCL.

100mm HIGH PLASTERED VIND WALL
 100mm HIGH VC WALL WHITE
 PERFORATED BRICK WALLS ARE NOT INCLUDED BY DEFAULT
 NO PROVISION IS MADE FOR STEEL ROSES AND GARDEN
 SATURATE DRAINAGE TO BE PLACED OUT OF BOUNDARY EXTERNAL
 ALL CONSTRUCTION SHALL BE TO BE CONTRACTED IN CASE OF DISAGREEMENTS PRIOR TO CONSTRUCTION.

PAVED DRIVEWAY
 BUILDING LINES
 CHANGING ROOMS WITH KITCHEN
 OPTIONAL FRONT PALISADE BOUNDARY WALL

OWNER: _____ PROFESSIONAL: _____

SITE DEVELOPMENT PLAN DATE: OCT 2019
 DRAWING: 18/10/2019
 PROJECT: VINTAGE
 FOR CRISTATUS INVESTMENTS SCALE: 1:500 (A3)



15.0m (Minimum Dr. Distance) x 501.97m (150m) x 1000/1000/1000

ZONING TABLE		
PTNS 1-7	GENERAL RESIDENTIAL ZONE 1 (TOWN HOUSING)	30% 2,300 sq ft
PTNS 8-15	RESIDENTIAL ZONE 1 (SINGLE RESIDENTIAL)	50% 5,000 sq ft
PTNS 16-18	OPEN SPACE ZONE 2 (PUBLIC OPEN SPACE)	5% 875 sq ft
REMAINDER	TRANSPORT ZONE 2 (PUBLIC ROAD)	10% 2,000 sq ft
		100% 11,150 sq ft

PROPOSED REZONING & SUBDIVISION - ERF 1487, VERMONT

SCALE 1 : 500 @ A3

PLAN No: VM1487 / SUB / SEP-2020 / 1

DATE: SEPTEMBER 2020

CLIENT: CRISTATUS INV 85 CC



NOTE: All distances and areas approximate and subject to a formal survey.

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REZONING, SUBDIVISION, DEPARTURE & APPROVAL OF
STREET NAMES: ERF 1497, VERMONT (3239/2019)**

Stormwater (SW)	:	According to the master plan by the Developer
Electricity	:	Escom
Water	:	According to GLS Report
Sewer	:	According to GLS 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 13.6=	R 325 815.20
Sewerage	R 16 153.00 x 13.6=	R 219 680.80
Roads	R 7 243.00 x 15=	R 108 645.00
Stormwater	R 8 357.00 x -3.211666 =	-R 26 839.89
Solid Waste	R 1 448.00 x 15 =	R 21 720.00
TOTAL (inclusive of VAT)		= R 649 021.11

Note:

- 1.3 **The above figures are estimates**
- 1.4 **The above figures do not include connection fees**
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 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 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), 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 refuse will be removed from sidewalks as per municipal arrangements;
15. 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;
16. that the above stormwater management plan include the following:
 - 16.1 pre-development run-off from the catchment area;
 - 16.2 post-development run-off from catchment area;
 - 16.3 existing stormwater reticulation system and the capacity thereof;
 - 16.4 connection of internal stormwater reticulation system;
 - 16.5 overland escape routes;
17. that the connection to the stormwater reticulation system be provided according to the stormwater management plan, by the developer at his cost and approved by Overstrand Municipality;
18. that the existing water connection to Erf 1497 shall be used to service the proposed Erf 1497;
19. that the developer apply for a temporary water connection on the prescribed application form at Overstrand Municipality's Finance Department, before commencement of construction;
20. that the connection to the main water line will only be done by the Operational Department after payment of the connection fee, by the developer;
21. that all erven must be provided with individual sewer (interceptor) conservancy tanks and the developer must install a sewer line that connects to the Municipal system. The sewer system must comply with the standards of the Department: Operational Services (Hermanus) and an application must be made to the Senior Manager: Engineering Services for written approval;
22. 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;
23. that any additional cost related to the upgrading of bulk civil services will be for the developer's account;

24. that the access to the proposed development can be obtained via the proposed access from Lynx Road;
25. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
26. that any additional and / or extended vehicle entrances will be for the developer's account;
27. 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;
28. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

3. **ERF 4043, 50 GLADIOLUS CRESCENT, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND REZONING: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF AJ MOLLER**

4043 KBB

H van der Stoep

(028) 313 8900

Hermanus Administration

6 September 2021

Executive Summary

An application was received on 7 December 2020 from Messrs PlanActive Town and Regional Planners on behalf of AJ Moller on Erf 4043, Betty's Bay in terms of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the following:

- ❖ Removal of Restrictive Title Deed Conditions in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed conditions B.6 and B.7(i) as contained in Title Deed T20907/2020 to permit the proposed application.

The restrictive title deed conditions read as follows:

"B.6. This erf shall be used solely for the purpose of erecting thereon a garage or service station with the right to include residential accommodation above the ground floor or such other buildings as the Administrator may, from time to time after reference to the Townships Board and the Local Authority approve, provided that if the erf is included within the area of a Town Planning Scheme, the local Authority may permit such other uses as are permitted by the scheme, subject to the conditions and restrictions stipulated by the scheme

B.7.(i) no more than two-thirds of the area thereof shall be built upon."

- ❖ Rezoning in terms of Section 16(2)(a) of the By-Law to rezone the property from Business Zone 4: Service Station to Business Zone 3: Local Business

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 restrictive title deed conditions B.6, B.7.(i), as contained in Title Deed T20907/2020 to permit the proposed application, be approved in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(a) of the By-Law to rezone Erf 4043, Betty's Bay from Business Zone 4: Service Station to Business Zone 3: Local Business, **be approved** in terms of the provisions of Section 61 of the By-Law;

3. that the approvals in paragraphs 1. and 2. be subject to the following conditions:
 - (a) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (c) that all the conditions in the Services Report be complied with.
4. that the applicant and objectors 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 decision.

REASONS FOR THE RESOLUTION:

- ❖ The application is in line with forward planning documents, and will not be to the detriment of the character of the area.
- ❖ The erf has vested business rights
- ❖ The proposed rezoning will have less detrimental impact than the current zoning



PLAn Stads- en Streeksbeplanners
Town & Regional Planners

Property Description:
ERF 4043
BETTY'S BAY

Plan Description:
LOCALITY MAP

Scale: NTS
Drawing No: BSM043L.dwg
Date: 11/2020

All distances approximate and subject to survey.
COPY RIGHT RESERVED

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS &
REZONING: ERF 4043, BETTY'S BAY**

Stormwater (SW) : In Order
Electricity : Eskom Area
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 4043, Betty's Bay, unobstructed.

Dennis Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

13/04/2021
DATE