



**MEETING OF THE  
MUNICIPAL PLANNING TRIBUNAL  
(MPT)**

**A G E N D A**

<b>DATE:</b>	<b>22 FEBRUARY 2017</b>
<b>VENUE:</b>	<b>TOWN PLANNING COMMITTEE ROOM HERMANUS</b>
<b>TIME:</b>	<b>12:00</b>

# OVERSTRAND MUNICIPALITY

Office of the Municipal Manager  
Civic Centre  
HERMANUS  
7200

1 February 2017

**TO : THE CHAIRPERSON AND MEMBERS OF THE MUNICIPAL PLANNING TRIBUNAL**

**CONVENING NOTICE : SESSION OF THE MUNICIPAL PLANNING TRIBUNAL (MPT)**

**NOTICE IS HEREBY GIVEN** that a meeting of the **Municipal Planning Tribunal (MPT)** will go into session on **Wednesday, 22 February 2017 at 12:00, Town Planning Committee, 16 Paterson Street, Hermanus**, to consider the attached agenda.

You are kindly requested to submit any amendments/additions to Ms S Swart ([sswart@overstrand.gov.za](mailto:sswart@overstrand.gov.za)) on or before **8 February 2017**.

**COENIE GROENEWALD**  
**CHAIRPERSON : MUNICIPAL PLANNING TRIBUNAL**

**Distribution:**

1. Mr C Groenewald (Chairperson)
2. Mr S Müller (Vice-Chairperson)
3. Mr S Madikane (Member)
4. Mr R Williams (Member)
5. Mr R Kuchar (Member)
6. Ms H Janser (Member)
7. Mr S van der Merwe
8. Ms H van der Stoep
9. Secretariat

**MUNICIPAL PLANNING TRIBUNAL (MPT)**

**22 FEBRUARY 2017**

**I N D E X**

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**1. OPENING**

**2. APPLICATIONS FOR LEAVE OF ABSENCE**

**3. ITEMS FOR CONSIDERATION**

**3.1 ERF 10558, FAIRWAYS AVENUE, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED AMENDMENT OF THE CONDITIONS OF APPROVAL AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: MESSRS PLAN ACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF NMH TRADING 23 (PTY) LTD**

Report attached

**3.2 ERF 4732, 6 HOY STREET, NORTHCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA : REMOVAL OF TITLE DEED RESTRICTION & DEPARTURE: MESSRS WRAP ON BEHALF OF JG WHITE**

Report Attached

**3.3 ERVEN 2840 & 2841, 32 & 34 CLIFF ROAD, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA : PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS, CONSOLIDATION AND DEPARTURES : MESSRS PLAN ACTIVE (obo THE STEWART FAMILY TRUST)**

Report Attached

**3.4 ERF 599, 91 SCHNEIDER STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA : PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS AND DEPARTURE : PRINSLOO ARGITEKTONIESE ONTWERP ON BEHALF OF S DICKS**

Report Attached



## Overstrand Municipality

### LAND USE PLANNING REPORT – MUNICIPAL PLANNING TRIBUNAL (MPT)

**ERF 10558, FAIRWAYS AVENUE, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED AMENDMENT OF THE CONDITIONS OF APPROVAL AND AMENDMENT OF THE SITE DEVELOPMENT PLAN: MESSRS PLAN ACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF NMH TRADING 23 (PTY) LTD**

Reference number	<b>10558 HEC (3368)</b>	Application submission date	<b>12 JULY 2016</b>	Date report finalised	<b>9 DECEMBER 2016</b>
<b>PART A: AUTHOR DETAILS</b>					
First name(s)	<b>Petrus</b>				
Surname	<b>Roux</b>				
Job title	<b>Town Planner</b>				
SACPLAN registration number	<b>A/2246/2015</b>				
Directorate/Department	<b>Infrastructure and Planning</b>				
Contact details	<b>028 313 8900</b> <a href="mailto:petrusroux@overstrand.gov.za">petrusroux@overstrand.gov.za</a>				
<b>PART B: APPLICANT DETAILS</b>					
First name(s)	<b>John</b>				
Surname	<b>Mclachlan</b>				
Company name	<b>Plan Active Town- and Regional Planners</b>				
SACPLAN registration number	<b>N/A</b>	Is the applicant authorised to submit this application	<b>Yes</b>	<b>N</b>	
Registered owner(s)	<b>NMH TRADING 23 PTY LTD</b>				
<b>PART C: PROPERTY DETAILS</b>					
Property description (in accordance with Title Deed)	<b>ERF 10558, HERMANUS</b>				
Physical address	<b>Berg Street/Fairways Street, Eastcliff</b>	Town/City	<b>Hermanus</b>		
Current zoning	<b>GENERAL RESIDENTIAL</b>	Extent (m <sup>2</sup> /ha)	<b>11060 ha</b>	Are there existing buildings on the property?	<b>Yes</b> <b>N</b>
Applicable zoning scheme	<b>Overstrand Municipality Zoning Scheme Regulations, 2014</b>				
Current land use	<b>Residential</b>	Title Deed number & date	<b>T14320/2008</b>		

Any restrictive title conditions applicable	Yes	No	If Yes, list condition number(s)		
Any third party conditions applicable?	Y	No	If Yes, specify		
Any unauthorised land use/building work	Yes	No	If Yes, explain		
<b>PART D: PRE-APPLICATION CONSULTATION</b>					
Has pre-application consultation been undertaken?	Yes	No			
<b>PART E: LIST OF APPLICATIONS</b>					
Amendment, deletion or imposition of conditions in respect of existing approval	√	Amendment of site development plan	√		
<b>PART F: APPLICATION DESCRIPTION</b>					
An application was received from Messrs PlanActive Town- and Regional Planners on behalf of NMH Trading 23 (Pty) Ltd for the following:					
<ul style="list-style-type: none"> <li>• amendment of the conditions of approval in terms of Section 16(2)(h) in order to allow the development of twelve (12) residential sectional title units with its own double garage in terms of Section 47 of the Overstrand By-law on Municipal Land Use Planning, 2016;</li> <li>• amendment of the Site Development Plan (SDP) in order to allow the development of twelve (12) residential sectional title units with its own double garage in terms of Section 47 of the Overstrand By-Law on Municipal Land Use Planning, 2016.</li> </ul>					
<b>PART G: BACKGROUND</b>					
<p>Erf 10558 (Precinct 3) Hermanus forms part of the layout of the Hermanus Golf Estate which was approved in 2002 by Department of Environmental Affairs and Development Planning (DEA&amp;DP). Ten (10) golf lodges were approved for the subject property; however only six (6) lodges, with a clubhouse and swimming pool, were indicated on the SDP due to site constraints.</p> <p>The golf lodges were marketed, however little interest was received, thus indicating that there is no market for the type of lodges. Precinct 4 which was approved at the same time as golf lodges and which have similar characteristics to the subject property were converted to sectional title residential units. The market showed interest in the residential units and therefore the owner of Erf 10558 (Precinct 3) wishes to do the same.</p> <p>The applicant therefore wishes to create two (2) residential sectional title units within each of the footprints of the golf units. Furthermore, the club house and swimming pool will be removed in order to allow an additional garage at each of the proposed units. Therefore twelve (12) residential units will be created, each with its own double garage.</p>					
<b>PART H: SUMMARY OF APPLICANTS MOTIVATION</b>					
<ul style="list-style-type: none"> <li>❖ The site plan is already approved.</li> <li>❖ Services are already installed.</li> <li>❖ The same footprint will be kept with the change from lodges to units.</li> <li>❖ Approval has already been obtained from DEA&amp;DP and therefore it is not required to amend the record of decision.</li> <li>❖ The proposed amendments will not have a negative impact on the character of the area.</li> </ul>					
<b>PART I: SUMMARY OF PUBLIC PARTICIPATION</b>					
Methods of advertising			Date published	Closing date for comments	
Press	Yes	N	N/A	25/08/2016	30/09/2016
Gazette	Y	No	N/A		
Notices	Yes	N	N/A	25/08/2016	30/09/2016

Ward councillor	<b>Yes</b>	N	N/A	25/08/2016	30/09/2016
Site notice	Y	N	<b>N/A</b>		
Community organisation(s)	Y	N	<b>N/A</b>		
Public meeting	Y	N	<b>N/A</b>		
Third parties	Y	N	<b>N/A</b>		
Other	Y	<b>N</b>	If yes, specify		
Total valid comments	<b>None</b>			Total comments and petitions refused	<b>N/A</b>
Valid petition(s)	Y	<b>No</b>	If yes, number of signatures		
Community organisation(s) response	Y	N	<b>N/A</b>	Ward councillor response	Yes <b>No</b> N/A
Total letters of support	<b>One (1)</b>				
Was public participation undertaken in accordance with Section 48 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016					<b>Yes</b> N
<b>PART J: SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION</b>					
<p>Three (3) letters were received from the surrounding property owners, namely ML Blom, M Crous and OH &amp; BME Broodryk. The letters received from M Crous and OH &amp; BME Broodryk are indeed objections which were received late. Therefore the letters will not form part of the evaluation of this application. The applicant were notified of the late objection and responded on the objections:</p> <p>The letter from OH &amp; BME Broodryk (Erf 1159) is summarized as follows:</p> <p><b>Objection</b></p> <p>When the objector bought the adjacent property in 2015 the objector was informed that no further development will take place except for the provincial road and the golf lodges.</p> <p>The development will not be objected to except if the buildings developed are double storey.</p> <p>The following must be considered with the approval of the application:</p> <ul style="list-style-type: none"> <li>• only single storey development;</li> <li>• highest aesthetical quality must be kept;</li> <li>• privacy must be kept from the access road;</li> <li>• the property owner must construct a wall or planting to promote privacy;</li> <li>• no high trees against the proposed wall which will restrict views;</li> <li>• noise must be kept to a minimum at the maintenance/store room;</li> <li>• no grouping of workers or the service of machinery must be allowed at the maintenance/store room;</li> <li>• the use of the maintenance/store room must be limited to what it is indicated for;</li> <li>• area must be kept clean and tidy;</li> <li>• maintenance/store room may not be converted to servant's quarters; and</li> <li>• storm water through Erf 1159 must first be properly consulted before it can be done.</li> </ul> <p><b>Applicant's Comment</b></p> <p>The objections are noted however, there is no objection made against the amendment of the conditions of approval or the SDP. No other development will take place accept the sectional title units. The lists of conditions are addressed in the motivation.</p> <p>Structures will be kept to single storey and be of the high aesthetical value.</p> <p>No servant's quarters will be developed on site. The site will be kept tidy and no grouping of workers at the maintenance/store room will be accepted.</p>					

**Town Planner's Comment**

The applicant adequately addressed the issues raised by the objector.

The letter from Mrs ME Crews is summarized as follows:

**Objection**

The objector does not object to the proposed application, but refers to issues regarding traffic flow in the immediate area (Fairways Street). Traffic issues are mainly due to high traffic volumes during peak tourist seasons.

**Applicant's Comment**

The traffic flow was considered with the compilation of the SDP. Two (2) entrance lanes are proposed for the development with additional stacking distance in order not to interrupt traffic flow. Traffic issues are however limited to peak tourist season.

**Town Planner's Comment**

The objection received is not against the proposed application, but issues regarding traffic volumes. The application was however circulated to the Roads Department, Engineering Department and Traffic Department and no objection was received against the proposed application and the effect that it might have on traffic volumes.

The letter from ML Blom (Erf 1153) is summarized as follows:

**Objection**

The applicant supports the application. However, requests to be informed should the golf cart charging area become roofed.

**Applicant's Comment**

The SDP indicates the golf cart charging area unroofed.

**Town Planner's Comment**

The golf cart charging area is within building lines. Should the applicant construct additional structures in that position then an application will have to be submitted and the adjacent property owners will receive notice

**PART K: SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS**

Name	Date received	Summary of comments	Recommendation		
<b>Department of Environmental Affairs and Development Planning</b>	24/05/2016	Attached as Annexure F	<b>Positive</b>	Negative	<b>Comment</b>
<b>Operational Manager</b>	25/08/2016	No objection	<b>Positive</b>	Negative	<b>Comment</b>
<b>Building Department</b>	30/08/2016	Supported subject to plans to be submitted in compliance with SANS 10400	<b>Positive</b>	Negative	<b>Comment</b>
<b>Eskom</b>	31/08/2016	No objection	<b>Positive</b>	Negative	<b>Comment</b>
<b>Area Manager</b>	06/09/2016	No objection.	<b>Positive</b>	Negative	<b>Comment</b>
<b>District Health</b>	11/09/2016	Approval recommended	<b>Positive</b>	Negative	<b>Comment</b>
<b>Heritage and Aesthetics Committee</b>	15/09/2016	Supported	<b>Positive</b>	Negative	<b>Comment</b>
<b>Fire Department</b>	21/10/2016	<ul style="list-style-type: none"> <li>Developer must provide fire hydrants in compliance with section 4.35.4 – Housing Complex of SANS 10400T:2011.</li> <li>All structures must comply with requirements of SANS 10400T:2011 Fire Protection regulations</li> </ul>	<b>Positive</b>	Negative	<b>Comment</b>
<b>Waste Management</b>	21/10/2016	No objection	<b>Positive</b>	Negative	<b>Comment</b>

<b>Department of Agriculture</b>	21/10/2016	No objection. The recommendation of the Environmental Assessment Practitioner is supported all measures of the Environmental Management Programme should be adhered to.	<b>Positive</b>	Negative	<b>Comment</b>
<b>Electrical Department</b>	22/09/2016	The electricity department does not have a problem with the above mentioned development. However keep in mind that although the capacity was reserved many years ago no payment was made for the bulk contribution or notified maximum demand. An application must be made for the required load in writing, to the electrical department to acquire a Quotation. The following are also concerns that must be raised:  1. There is a service servitude for 11kV feeder cables running through the premises as on the attached drawing which cannot be moved. Please apply for wayleaves at the electrical department before any excavation commence.  2. There is a 11kv switching station on the Golf course and Electricians need access through this development 24/7. (Attached as Annexure G).	<b>Positive</b>	Negative	<b>Comment</b>
<b>Telkom</b>	03/11/2016	Attached as Annexure H	<b>Positive</b>	Negative	<b>Comment</b>
<b>Engineering Department</b>	11/11/2016	Attached as Annexure I	<b>Positive</b>	Negative	<b>Comment</b>
<b>Department of Transport and Public Works</b>	07/08/2016	Attached as Annexure J.	Positive	<b>Negative</b>	<b>Comment</b>

#### **PART M: MUNICIPAL ASSESSMENT OF COMMENTS**

It is clear that all internal departments support the proposed application. It should be noted the first letter received from the Western Cape Department of Transport and Public Works dated 7 September 2016, stated the following: "This branch is not directly affected by this application and thus has no comment in terms of the Land Use Planning Act, No 3 of 2014." The letter was withdrawn and replaced by the letter dated 22/12/16. In short the new letter states that the subject property is affected by the proposed Hermanus Bypass or the re-alignment of proclaimed Main Road 28 or the R43.

The proposed by-pass is a key component of achieving the desired outcomes for the CBD Revitalisation Project. The estimated cost is R120 million.

The planning phase is nearly complete and only the Route Determination authorisation is outstanding where after the road will be formally proclaimed.

Two alternatives are being considered and both impact Erf 10558. According to a figure in the letter it is shown that the proposed by-pass will run through the subject property.

The new letter is noted and will be considered in the evaluation of this application.

#### **PART N: MUNICIPAL PLANNING EVALUATION ( REFER TO RELEVANT CONSIDERATIONS GUIDELINE)**

Was the application processed correctly (if no, elaborate below):

**Yes**

N

Is the proposal consistent with the principles referred to in chapter 2 of SPLUMA and Chapter VI of LUPA? (can be elaborated further below)

**Yes**

N

#### **(In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**

It should be noted that the approval for the subdivision and rezoning of this property happened a decade before the new legislation was implemented. Furthermore, the proposed amendments are minor enough that it does not affect the original approval for the rezoning but rather how the SDP is going to be implemented. Thus the application is in line with the planning objectives applicable to this application. The objective relating to:

#### **Efficiency**

The application will ensure that the existing resource, land is used to its maximum in an affordable manner.

<p><b>Good Administration</b></p> <p>The application follows the required planning procedures to ensure all structures are legal and a good public participation process has been followed.</p>
<p><b>(In)consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)</b></p> <p>Same as above.</p>
<p><b>(In)consistency with the IDP/Various levels of SDF's/Applicable policies</b></p> <p>The land use will remain the same. The opinion is held that the proposed residential units will have the same impact as the approved lodges.</p>
<p><b>(In)consistency with guidelines prepared by the Provincial Minister</b></p> <p>N/A</p>
<p><b>Impact on Municipal Engineering Services</b></p> <p>Refer to the services report attached as Annexure I.</p>
<p><b>Outcomes of investigations/applications i.t.o other legislation</b></p> <p>N/A</p>
<p><b>Existing and proposed zoning comparisons and considerations</b></p> <p>The zoning of the property will not change and the application is only for the amendments of the approved SDP. The current footprints of the lodges will be maintained and the swimming pool and clubhouse area will fall away in order to allow an additional garage at each dwelling.</p>
<p><b>The desirability of the proposal</b></p> <p>The proposed application is considered desirable due to the fact that only minor amendments will be made to the SDP and no objections were received against the development from the relevant departments.</p> <p>The proposed amendments will enable the owner to better market the twelve (12) sectional title units which will increase the value of the subject property and the erven around it.</p> <p>Although the letter received from the Western Cape Department of Transport and Public Works, dated 7 September 2016, indicates that the proposed by-pass will affect Erf 10558, it should be noted that procurement of the land must still be done and the by-pass must still be proclaimed. No indication is given when this will be done. The property owner has vested rights to develop the property which dates back to 2002. The proposed amendment of the Site Development Plan will not change the footprint of the approved lodges but allow for sectionalisation of the units. Therefore the comment received from the Western Cape Department of Transport and Public Works is noted however the application is still considered desirable due to the fact that the property owner can choose to act on his vested rights without having to notify the aforementioned department.</p>
<p><b>PART O: ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS</b></p>
<p><b>The financial or other value of the rights</b></p> <p>N/A</p>
<p><b>The personal benefits which will accrue to the holder of rights and/or to the person seeking the removal</b></p> <p>N/A</p>
<p><b>The social benefit of the restrictive condition remaining in place, and/or being removed/amended</b></p> <p>N/A</p>

**Will the removal, suspension or amendment completely remove all rights enjoyed by the beneficiary or only some of those rights**

N/A

## **PART P: SUMMARY OF EVALUATION**

The application is to amend the conditions of approval and to amend the approved SDP.

The proposed amendments are of such a nature that it does not have a negative impact on the character of the area.

All municipal departments support the application. Late objections were received. However, the applicant did address the issues contained therein.

The Western Cape Department of Transport and Public Works does not support the proposed application. However the applicant has vested rights which date back to 2002. The amendment of the SDP should therefore not impact the proposed Hermanus by-pass as the applicant can choose to implement the existing rights

It is considered that the application is desirable and can be supported.

## **PART Q: RECOMMENDATION**

### **RECOMMENDATION :**

1. that, in terms of Section 16(2)(h) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 the application for the amendment of the conditions of approval on Erf 10558, Eastcliff, Hermanus, **be approved**;
2. that, in terms of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016, the application for the amendment of the Site Development Plan on Erf 10558, Eastcliff, Hermanus, **be approved**, subject to the following conditions:
  - (a) that building plans be submitted to the Building Department for approval, and that any conditions by the Fire- and Building Departments be complied with at that stage;
  - (b) that all the relevant conditions as stipulated in the Record of Decision dated 11 July 2002 and the approval the Department of Environmental Affairs and Development Planning dated 30 September 2003 attached as (Annexure F), be complied with;
  - (c) that all the requirements from Electro Technical Services, Engineering Department and Telkom (attached as Annexures G-I), be complied with;
  - (d) that the developer must provide fire hydrants in compliance with Section 4.35.4 – Housing Complex of SANS 10400T:2011 and that all structures must comply with the requirements of SANS 10400T:2011 Fire Protection Regulations;
  - (e) that this approval only relates to the amendment of the Site Development Plan as indicated on the plan submitted by the architect (attached as Annexure C);
  - (f) that a body corporate be established with design manual and architectural design guidelines;
  - (g) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
  - (h) 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.

## PART R: REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ The proposed structure has no negative impact on the surrounding area.
- ❖ The proposed amendments will allow the development of the site which will in turn increase property value.
- ❖ The applicant has vested rights which date back to 2002. The amendment of the SDP should therefore not impact the proposed Hermanus bypass as the applicant can choose to implement the existing rights.

## PART S: ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Motivation
Annexure C:	Site Development Plan
Annexure D:	Objections (late)
Annexure E:	Comment on Objections
Annexure F:	Record of Decision dated 11 July 2002; approval of the Department of Environmental Affairs and Development Planning dated 30 September 2003 and letter dated 24 May 2016
Annexure G:	Comment from Electro Technical Services
Annexure H:	Telkom
Annexure I:	Services Report
Annexure J:	Department of Transport and Public Works

## PART T: SIGNATURES

Author name: **PETRUS ROUX**

Author signature: \_\_\_\_\_

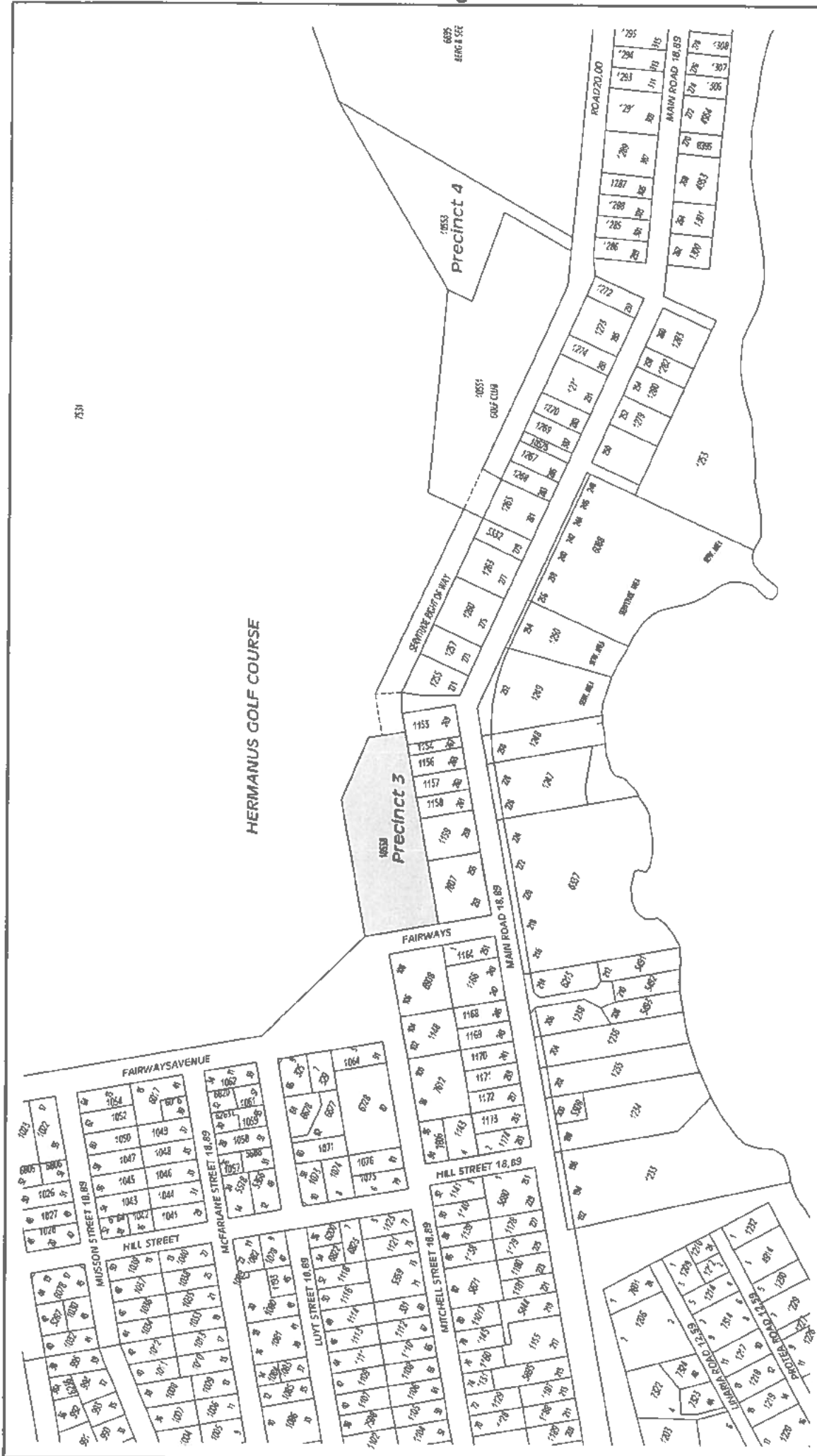
Date: \_\_\_\_\_

Registered planner name: **SCHALK VAN DER MERWE**

Registered planner signature: \_\_\_\_\_

SACPLAN registration number: **A/1850/2014**

Date: \_\_\_\_\_



Scale: NTS  
 Drawing Nr: her105581.drw  
 Date: 06/2016

Plan Description:  
**LOCALITY MAP**

Property Description:  
**ERF 10558  
 HERMANUS**

All distances approximate  
 and subject to survey.  
 COPY RIGHT RESERVED

**PLActive** Stads- en Streeksbeplanners  
 Town & Regional Planners

**PROPOSED AMENDMENT OF THE  
CONDITIONS OF APPROVAL AND THE  
AMENDMENT OF THE SITE DEVELOPMENT  
PLAN**

**ERF 10558 HERMANUS**

**DIVISION: CALEDON  
OVERSTRAND MUNICIPALITY**

## **MOTIVATION REPORT**

### **1. BACKGROUND**

N M H Trading 23 (Pty) Ltd, owner of Erf 10558 Hermanus, has instructed the company Plan Active to apply for the amendment of the conditions of approval and the site development plan.

Erf 10558 Hermanus forms part of the layout of the Hermanus Golf Estate that was approved on 30 September 2003 by the Department of Environmental Affairs and Development Planning. Please refer to the enclosed letter of approval as **Annexure A**. An approval was also obtained in terms of the Environment Conservation Act. Please refer to a enclosed copy of the letter of approval as **Annexure B**. Erf 10558 was known as Precinct 3 and 10 golf lodges were approved on this precinct in terms of the letter of approval, however the site development plan only consisted of 6 lodges due to site constraints and a clubhouse with a swimming pool.

The Golf Lodges were extensively marketed and they received very little interest. This came to prove that there is currently no market for large Golf Lodges in the current economic environment and therefore the owner decided to appoint Plan Active to apply for the amendment of the conditions of approval and the site development plan in order to create a residential development on the subject erf.

The proposed residential units will be located in the approximate same position of the approved lodges and the clubhouse and pool will be omitted. Detail of the proposed residential units will follow.

## **2. APPLICATION DETAILS**

Application is made in terms of:

- Chapter 4, Section 16(2)(h) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2016, for the amendment of an existing approval.
- Chapter 4, Section 16(2)(l) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2016, for amendment of an approved site development plan.

## **3. DESIRABILITY**

### **3.1 PROPERTY DESCRIPTION**

The subject property is situated on the southern boundary of the golf course and abuts Fairways Avenue. Please refer to the locality plan and aerial photograph attached. (**Annexure C**) Erf 10558 Hermanus is 1.1060ha in extent and is situated in an area that forms part of the Hermanus Golf Estate. The property is currently vacant.

### **3.2 ZONING**

Erf 10558 Hermanus is zoned General Residential Zone with the rights to erect 10 golf lodges. Surrounding properties are zoned for residential purposes and private open spaces that consist of the golf course and associated golf club.

### 3.3 LAND USE

Erf 10558 Hermanus is currently vacant but services have already been installed.

Land uses that surround this erf can be summarised as follow:

- Hermanus Golf Course;
- Hermanus Golf Club;
- Single residential houses;
- Private and public roads.

### 3.4 PROPOSAL

- Chapter 4, Section 16(2)(h) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2016, for the amendment of an existing approval.
- Chapter 4, Section 16(2)(l) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2016, for amendment of an approved site development plan.

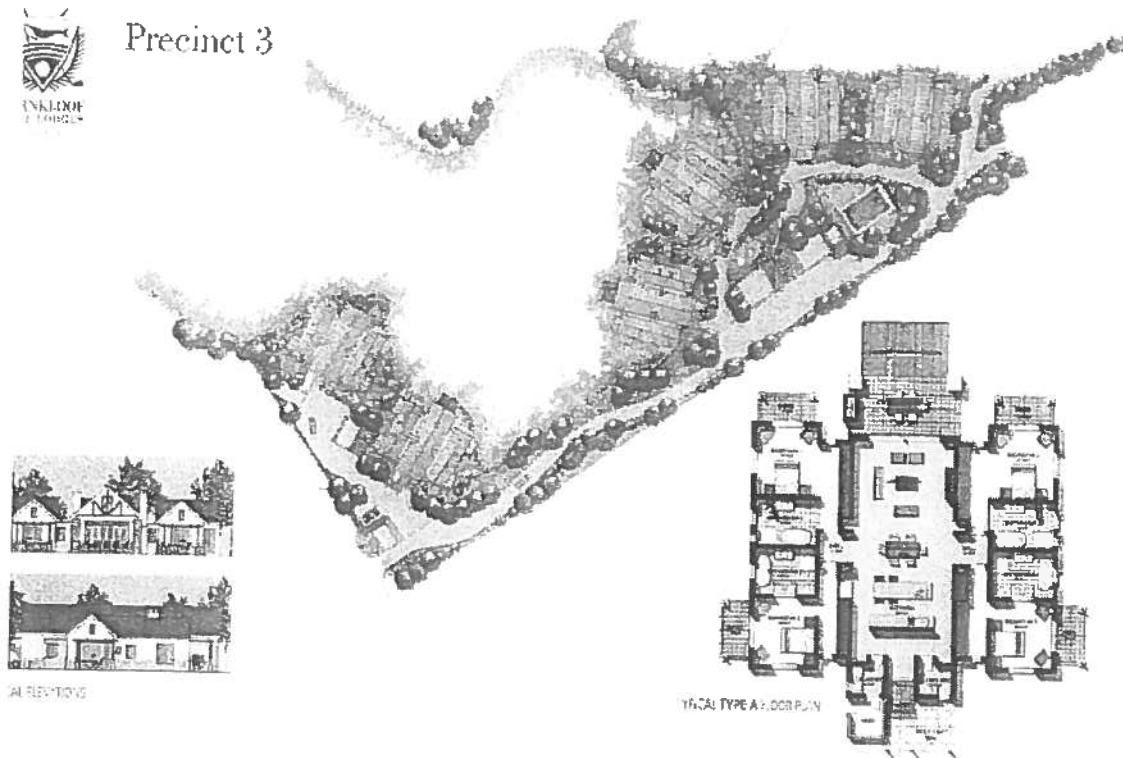
It is the intention of the owner of Erf 10558 Hermanus to change the land use from 6 golf lodges as per the approved site development plan to 12 sectional title dwellings. The detail of the application can be described as follows:

#### 3.4.1 Proposed Amendment

An application for 20 golf lodges was approved by the Department of Environmental Affairs and Development Planning. With reference to their letter of approval dated 30 September 2003, it clearly refers to the following:

Page 3, Paragraph 4.10: "A maximum of 20 golf lodges (10 each in Precinct 3 and 4) may be constructed. The final position of the lodges should be determined in conjunction with officials from the Chief Directorate Environmental Affairs. All the golf lodges should be single storied. The floor areas of all the lodges shall be restricted to a maximum of 250m<sup>2</sup>."

Due to site constraints it was then decided to only accommodate 6 lodges with a clubhouse and swimming pool on Precinct 3. Please refer to the site plan below that also indicates the layout of a typical lodge:



With reference to the approval obtained from the Department of Environmental Affairs and Development Planning and the above site development plan it is clear that it is required to apply for the amendment of the conditions of approval and the amendment of the site development plan.

With an already approved site development plan in terms of the Land Use Planning Act, the National Environmental Management Act, and with the services such as water and sewage that were already installed it was decided to keep the footprint of the approval lodge development approximately the same, except for the change of land use from lodges to residential dwellings and the addition of garages.

The proposal of the change of land use from lodges to residential units was discussed with the Department of Environmental Affairs and Development Planning and subsequently received their comments that states the following:

4 The proposed amendment to the layout does not constitute any listed activities as defined in terms of the NEMA EIA Regulations 2014. Furthermore, since the 6 units comprising of 2 residential units each will be within the same approximate approved footprint, no adverse impacts on the environment are anticipated due to the nature of the development being similar to that of the golf lodges. As such, an amendment to the Record of Decision is not required for the proposed replacement of the 9 golf lodges with the 18 residential dwelling units.

Please refer to a copy of the letter dated 24 May 2016 from the Department of Environmental Affairs and Development Planning attached as **Annexure D**, with reference to this letter it would not be required to amend the Record of Decision.

Approval was obtained for 10 lodges, but it was decided to only accommodate 6 lodges due to the site's constraints. With this application it is proposed that the location of each lodge be used to accommodate 2 semi-detached dwellings of similar design and also 2 garages for each proposed dwelling. It should be noted that the approved clubhouse and pool area will not be constructed and that the developable area be exchanged in order to erect 2 garages at each of the proposed dwelling units.

There would be 2 variations of the dwellings that can be summarised as follow:

UNIT TYPES	
Unit Type A1	Unit Type A2
Open plan living area & kitchen	Open plan living area
3 Bedrooms	Kitchen
2 Bathrooms	2 Bedrooms
2 Garages	2 Bathrooms
	2 Garages

Please refer to **Annexure E** showing the layout of the approved unit types. It is clear from these floor plans that the footprint of each lodge and the proposed dwellings are similar. The houses will also be restricted to a single storey structure as previously approved. Please refer to the 3 dimensional impression of the layout of the proposed dwellings as **Annexure F**.

With reference to the attached proposed site development plan 6 residential clusters are proposed, a refuse removal area, guardhouse and entrance. Each cluster consists of 2 dwelling units that share a communal mid wall. A total number of 12 residential units will be provided.

The placement of the 6 clusters mentioned above was done in such a way to minimise the impact on the wetland and to utilise existing services that were installed. An access servitude for ESKOM vehicles over the subject property also had to be taken into consideration. This access servitude is situated on the southern boundary within the development over the main access road to the residential units that provides access to an access servitude area situated on the eastern boundary of this precinct. Please refer to the site development plan indicating the erf boundaries, detail of the layout, access routes and building lines. (Annexure G) No building lines will be encroached with this proposed application for the amendment of the conditions of approval and the site development plan.

With reference to Annexure E that depicts the proposed unit variations the size of the units can be summarised as follow:

- Each residential unit's floor space: 125m<sup>2</sup> maximum
- The above mentioned floor space excludes covered links (±6m<sup>2</sup> each), covered patios (±12m<sup>2</sup> each) and garages (±25m<sup>2</sup> each)

The total coverage of the 12 residential units constitutes 22% (±2400m<sup>2</sup>) of the site and the development has a density of 12 units per hectare. Please refer to the Site Development Information Table attached as Annexure H.

With reference to the above the amendments can be summarised as follow:

- The change of the approved land use of lodges to residential units.
- The change of the maximum footprint size of 250m<sup>2</sup> of each lodge that constitutes 2 residential units of 125m<sup>2</sup> each. The new proposal consist of 2 residential units per cluster that equals 250m<sup>2</sup>, covered links (±6m<sup>2</sup> each), covered patios (±12m<sup>2</sup> each) and 2 garages of ±25m<sup>2</sup>each per residential unit. Please note that the proposed garages are an exchange of land that

would have been used for recreational purposes and replace the clubhouse and swimming pool area.

- The amendment of the site development plan to accommodate wider accesses and access roads. The re-alignment of the units taking into consideration the wetland and the addition of garages and visitors parking.

### 3.5 ACCESS & PARKING

Access to the 12 proposed dwellings will be gained from Fairways Street via an access controlled gate. 2 entrance lanes are proposed of which the left lane will be a dedicated visitors lane. Each entrance lane will have stacking space to accommodate 2 vehicles. A single exit will also be provided at the same location. Please refer to the detail layout of the entrance. (**Annexure I**)

Access to the proposed residential development will be controlled from the proposed guardhouse. The access point has not been changed as it is at the exact same point as it was approved for the golf lodge layout. The only difference is that it has been widened in order to create a 2 lane entrance and a single lane exit.

Each proposed dwelling has 2 garages and 12 visitors parking bays that are strategically located on-site. Please refer to the enclosed site development plan. (**Annexure G**) 2 Parking bays are therefore provided for each dwelling in the form of the mentioned garages and 1 additional parking bay per unit is provided for visitors.

It is our opinion that the traffic generated by the proposed 12 dwellings will be similar or less than the traffic that would have been generated by the 6 lodges. Each lodge made provision for 4 double rooms, which could have the impact of 4 couples per lodge, each having their own vehicle. Therefore the traffic generated would be 4 vehicles per lodge multiplied by 6 lodges. In both instances, the lodges versus the dwellings would generate the same traffic.

### 3.6 SERVICES

A water and sewage reticulation system have already been built and this was confirmed by the Overstrand Municipality's Engineering Department. Please refer to the enclosed topographical survey. (Annexure J) Due to the fact that the approximate same footprints and position of the approved lodges were used to determine the location of the proposed dwellings the dwellings will therefore make use of the exact same services.

The above mentioned services, electricity and refuse removal will be provided by the Overstrand Municipality that has capacity to service the proposed dwellings.

### 3.7 TITLE DEED

There are no restrictive title deed conditions in Title Deed 14320/2008 that will have to be removed to accommodate the proposed residential development on Erf 10558 Hermanus.

An access servitude of 10m wide is registered over Erf 10558 Hermanus as indicated on the enclosed S.G. Diagram in order to gain access to a services servitude also indicated on the said diagram. Please refer to the enclosed S.G. Diagram No. 4145/2006 for easy reference. These servitudes have been taken into account with the design of the layout of the dwelling units and the design will have no impact on these servitudes.

There are no bonds registered against the subject erf. The Bond indicated on the Title Deed has been cancelled.

### 3.8 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

#### 3.8.1 HERITAGE VALUE

Erf 10558 Hermanus is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). Erf 10558 Hermanus is not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

The subject property is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage.

In the light of the above mentioned it is evident that the proposed application use will not have a negative impact on the heritage value of the subject property or the Greater area of Hermanus.

#### 3.8.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposal of the change of land use from lodges to residential units was discussed with the Department of Environmental Affairs and Development Planning as previously mentioned.

Please refer to a copy of the letter dated 24 May 2016 from the Department of Environmental Affairs and Development Planning attached as **Annexure D**. with reference to this letter it would not be required to amend the Record of Decision.

### 3.9 FORWARD PLANNING AND LAND USE DOCUMENTS

The Overstrand Municipal Growth Management Strategy of 2010 (OMGMS) indicates that Erf 10558 Hermanus is situated within Planning Unit 8 within an area earmarked for residential use. Due to the fact that 6 lodges were approved and by implication will have the same impact as 12 residential units the application is in line with forward planning for the area.

The Overstrand Municipality Wide Spatial Development Framework (2006) also earmarks Erf 10558 Hermanus for residential purpose.

With reference to the above we are of the opinion that the proposed land use is compatible with the current land uses of the area such as the adjoining Golf Course development and the residential character of the area. This proposed residential use will not have a negative impact on the surrounding land owners. It is also our opinion that the built form, design and from a bulk perspective the proposal will fit in with the current built character of the area.

### 3.10 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

Spatial Justice: The planning principles of spatial justice do not apply to this application.

Spatial sustainability: The proposed residential development will be accommodated within an established residential area. The proposed application will have no impact on the conservation worthy areas of Hermanus. Spatially the land use will be in line with the residential character of the area.

Efficiency: The proposed residential development is easily accessible and conveniently located in Hermanus in close proximity of beaches, shops and the Hermanus CBD.

Spatial Resilience: Spatial resilience is not applicable to this application.

Our firm is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process.

#### 4. RECOMMENDATION

When this application is evaluated it is important to take note of the following:

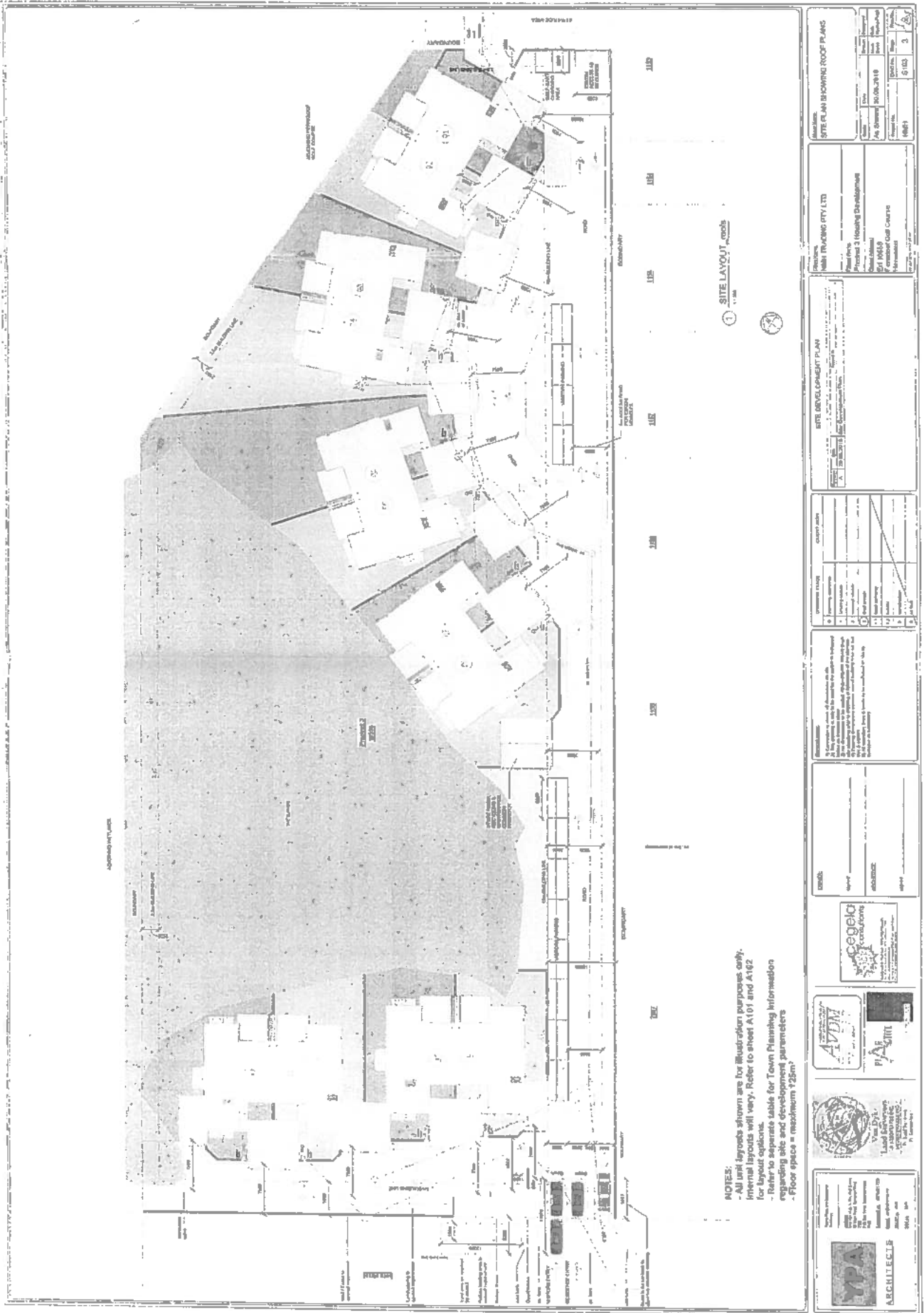
- Most services on the subject property already exist;
- The proposed amendment of the conditions of approval and site development plan falls within the existing land use tendencies of the area;
- The proposal is compatible with the existing built character of the area;
- The impact on the traffic and services will be kept to a minimum;
- The proposed amendment of the conditions of approval and site development plan will not have a negative impact on the current character and land values of the surrounding erven.

With regards to the above mentioned it would be appreciated if Council would approve the amendment of the conditions of approval and site development plan for Erf 10558 Hermanus.



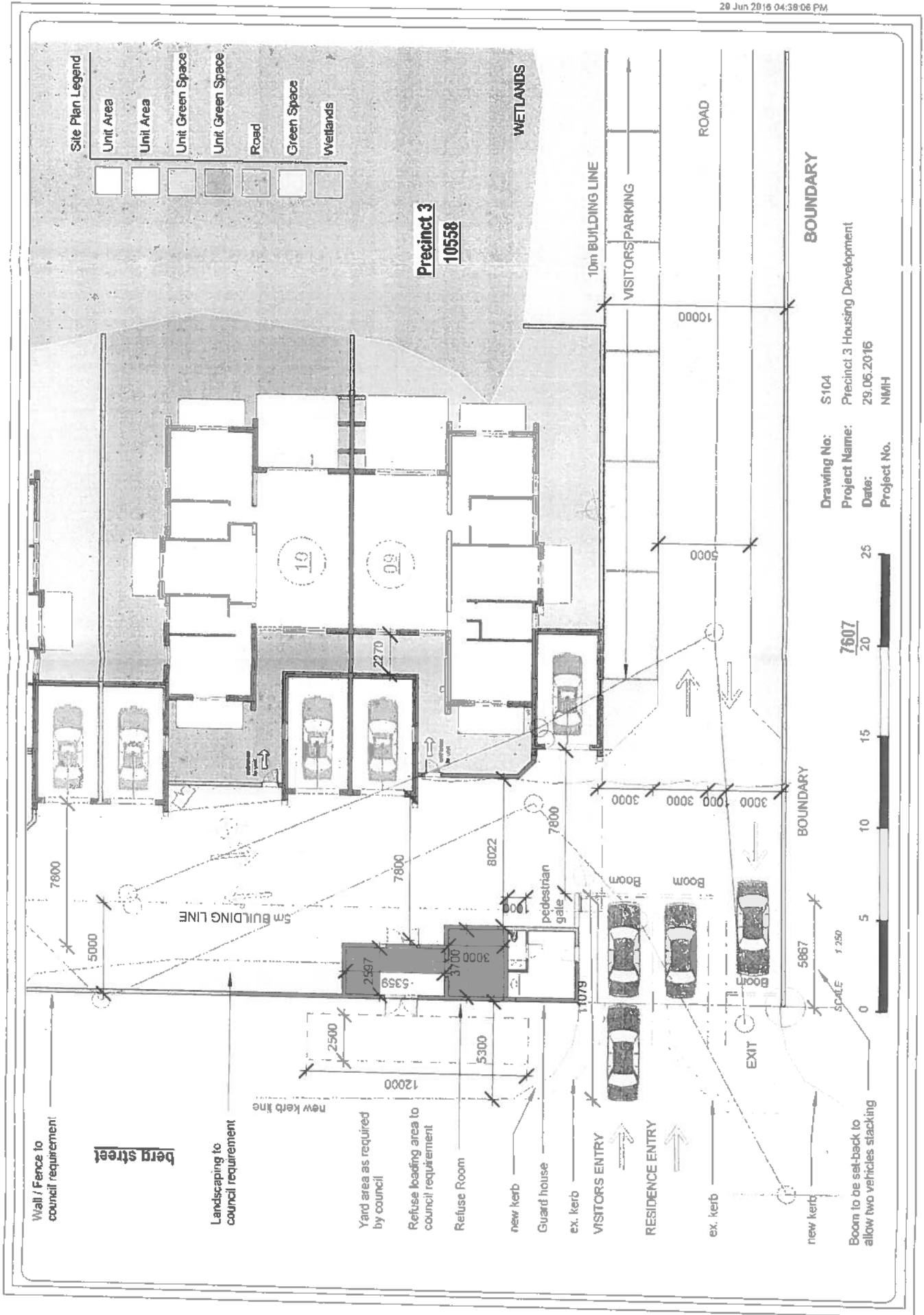






PROPOSED DEVELOPMENT OF ERF 10558, PRECINCT 3, FERNKLOOF, HERMANUS: SITE DEVELOPMENT INFORMATION TABLES		
GROUP NAME	SITE AREAS	% OF TOTAL
Private Unit Sites 1 - 72	4665 unit areas include all covered areas, garage, patio, links roads	42,00%
Green space	2441 roads areas include gatehouse, refuse, visitors	22,00%
TOTAL SITE AREA	3954 incl. wetlands, landscaped areas, and private open space	36,00%
	1.1060	100,00%
TYPICAL UNIT INFORMATION		
	NUMBER OF UNITS PROPOSED = 12 ON ERF SIZE 1.1060 HA	125
	UNITS PER HECTARE = 10,8 U/HA	49
		21
		5
		207
		1500
		588
		252
		60
		2400

PRECINCT 3: THE BELOW TABLE INDICATES THE OVERSTRAND ZONING SCHEME REGULATIONS AS PER PROVINCIAL GAZETTE DATED 29 NOVEMBER 2013 COMPARED TO PROPOSED SCHEME PARAMETERS		
DESCRIPTION	OVERSTRAND ZONING SCHEME REGULATION	PROPOSED SCHEME PARAMETERS
GENERAL NOTES	NOTE: all section items refer to the Zoning requirements as per Overstrand Zoning Scheme Regulations November 2013	All scheme parameters comply with the minimum requirements of the Zoning scheme and / or approvals letter
ZONING	GRI	GRI
DENSITY	35 units per hectare: 39 units permitted	11 units per hectare: 12 units provided
USAGE	Ref Table A: town housing, private road, private open spaces	Ref Table A: home occupation and home child care only by homeowners association consent, no sect
PARKING AND ACCESS	2 bays per site including visitors in accordance with point 17.1	2 covered bays per site + 12 additional visitors bays
COVERARGE	50% minimum coverage	approx 25% incl units, patios, garages, covered links, gatehouse, recycling areas
MAXIMUM FLOOR SPACE	Not applicable	Max floor space as per definition in Zoning scheme 2013 = 135 x 12 = 1500 excl garages/ patios
MINIMUM FLOOR SPACE	Not applicable: no restriction	Floor area including garages and covered patios/ links = 200 x 12 = 2400
FLOOR FACTOR	Not applicable	not applicable
MAXIMUM HEIGHT ABOVE BASE LEVEL	8,0m from base level to top of roof	single story as per zoning scheme definition = 5,5m height above base level
STREET BUILDING LINE	3,0m	5,0m
BUILDING LINE EXTERNAL BOUNDARIES	0,0m	5m on road, 10m on adjoining erven, 2,5 on golf course, 10m Eskom servitude maintained
DOUBLE LINE INTERNAL BOUNDARIES	Not applicable	0m
BUILDING LINE SETBACK	5,0m set back from road kerb	not applicable
DESIGN PRINCIPLES	May be required	all garages permit 7500 turn space design guide will be provided
GREEN SPACE	Not specified	over 35% of site area
MINIMUM GR ERF SIZE	Not specified	not applicable
MINIMUM INTERNAL ROAD RESERVE	8,0m wide	all roads designed for 7,5m turning. Min 5m road width.



Alida Calitz - COMMENTS ON APPLICATION FOR ERF 10558 HEC

From: Maintenance UNLTD <unltd@vodamail.co.za>  
To: <alida@overstrand.gov.za>  
Date: 2016/09/21 08:56 AM  
Subject: COMMENTS ON APPLICATION FOR ERF 10558 HEC



TP-ATheart  
(P Roux)

OVERSTRAND MUNICIPALITY

THE TOWN PLANNER

MR. P. ROUX

21/09/2016

FILE NO:	E10558-HEC
SCAN NO:	41
COLLABORATOR NO:	939186

**PROPOSED AMENDMENT OF THE CONDITIONS OF APPROVAL & AMENDMENT OF THE SITE DEVELOPMENT PLAN ? ERF 10558 HERMANUS.**

Thank you for the opportunity to provide my comment on this application.

As the new owner of Erf 1153, 269 Main Road, Hermanus ,

I, Marthinus Lourentius Blom;

Hereby state that I have no objection to the application and am very satisfied with the proposed approval conditions such as keeping the properties single storey.

I do however request to be informed if the golf cart charging area ever becomes a roofed area as it is directly behind my property and might affect my property.

I trust that you find this in order.

22 SEP 2016

23 SEP 2016

28

Kind Regards

ML BLOM

082 920 5809

>>> "Margaret Crews" <basmark@hermanus.co.za> 2016/10/02 06:10 PM >>>

Dear Sir,

I acknowledge receipt of your notification dated 25th August 2016 re ERF 10558.

While the comment I make here has nothing to do with the ERF itself it does have to do with traffic flow in the immediate area and as such is probably a matter for the traffic department.

As a regular shopper (almost daily) at the Eastcliff Spar the proposed entrance to and from ERF 10558 will have an impact on the Fairways Avenue and Main Road junction. At times, especially during public holiday periods, Fairways Avenue carries a greater flow of traffic which often leads to congestion in this junction area especially so when cars park on the pavement opposite Spar. With the entrance to ERF 10558 almost in the middle of the area the congestion can only get worse. I am not aware what plans if any the traffic department has for the junction but I would suggest that Fairways Avenue be widened slightly in the Stop Sign area allowing cars which need to turn Left into Main Road

not be hindered by cars wishing to turn Right. As you are probably aware cars desirous of turning Right into Main Road can experience some delay in heavy traffic flows. This, due to the single south lane nature of the present road, leads to the blocking also of traffic wishing to go left. A 3way stop / Circle or traffic light would no doubt ease the situation but before that level of expense is considered a simple slight widening of the road to allow for two south going lanes would go a long way to alleviate the situation.

Yours faithfully,  
Mrs ME Crews (Owner ERF 1257)

31



CJH & BME Broodryk  
 ERF1159  
 259 Main Weg  
 EastCliff  
 Hermanus  
 082 462 4332

TP- A Theart  
 (H Olivier)

Overstrand Munisipaliteit  
 Stadsbeplanning, Hermanus  
 Patersonstraat 16,  
 Hermanus

Re: ERF10558, Fairways Laan, Eastcliff, Hermanus Terreinontwikkelings plan

Aandag : Stadsbeplanning & Infrastruktuur

Wie Dit Mag aangaan;

Eerstens wil ons verskoning maak vir die laat skrywe ivm bogenoemde; ons was uitstедig.

Ons neem kennis van die voorgestelde terreinontwikkeling asook die gewysigde veranderings.

Ten tyde van die koop van erf 1159 in Oktober 2015 is meegedeel dat daar geen verdere ontwikkeling op Golfbaan sal wees nie, slegs die provinsiale Pad.

ERF 1159 is gekoop vir die uitsig op die Golflandgoed asook die Berg, dus sal ons die ontwikkeling nie teenstaan nie tensy die eenhede verander na dubbelverdiepings wat ons uitsig na die Berg belemmer

Neem asb kennis van die volgende indien ontwikkeling sou voortgaan:

- Slegs Enkelverdieping ontwikkeling
- Ontwikkeling van hoogstaande estetiese kwaliteit
- Toegangspad na wooneenhede loop reg verby ons buite-leef area en ons boet privaatheid in.
- NMH Trading 23 PTY LTD moet 'n goedgekeurde struktuur oprig vir privaatheid tussen ons eiendom en ontwikkeling - Landskapering of muur
- Geen hoë bome plant teen grensmuur wat ons uitsig na berg kan belemmer nie
- Op die plan word 'n Stoorkamer en "Maintanace room" aangetoon – geraas moet tot 'n minimum beperk word aangesien Stoorkamer naby ons leef –en slaapkamers is.
- Geen bymekaarkom van arbeiders of dienste van grassnyers ens. By stoorkamer nie

FILE NO:	EL 10558 - HEC
SCAN NO:	
COLLABORATOR NO:	962 987

21 OCT. 2016

24 OCT 2016

- Die stoorkamers moet gebruik word vir dit wat dit bedoel is.
- Rommel wat plaë & peste kan lok beperk deur area skoon te hou van rommel.
- Stoorkamer mag ook nie later omskep word in arbeiderbehuising nie.
- Stormwater dreineringsbeplan en nie deur ERF1159 sonder behoorlike konsultasie herlei nie

Skrywe sal opgevolg word deur 'n dokument vanaf Regsadviseur.

Ons vertrou u sal als in orde vind.

Vriendelike Groete



C.J.M. BROODRYK

**PLAN**  
**Active**

Town & Regional Planners  
Stads- en Streeksbeplanners



6 Magnolia St / Str  
PO Box / Posbus 296  
HERMANUS  
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Tel: (028) 313 1673  
Fax / Faks: (028) 312 1351  
Email: [planactive@hermanus.co.za](mailto:planactive@hermanus.co.za)  
Website: [www.planactive.co.za](http://www.planactive.co.za)

Our reference: PA16013/JMc  
Your reference: 10558 HEC (3368)

4 October 2016

THE MUNICIPAL MANAGER  
OVERSTRAND MUNICIPALITY  
P.O. BOX 20  
HERMANUS  
7200

FOR ATTENTION: MR. PETRUS ROUX

Sir

**PROPOSED AMENDMENT OF THE CONDITIONS OF APPROVAL AND THE AMENDMENT OF THE SITE DEVELOPMENT PLAN : ERF 10558 HERMANUS, CALEDON DIVISION**

- **NMH TRADING (PTY) LTD**

Reference is made to our application dated 11 July 2016 and your letter with comments attached dated 3 October 2016.

Comments were received from ML Blom and MC Crews. The comments can be summarized as follows:

- ***ML Blom: No objection, but if the golf cart charging area ever becomes a roofed area he should be informed.***

The Site Development Plan, as submitted with the application, indicates the golf cart area as not roofed.

- ***MC Crews: Concerned about the traffic flow in Fairways Avenue as the entrance is situated opposite the Eastcliff Spar Centre.***

The traffic flow in Fairways Avenue was taken into consideration with the compilation of the Site Development Plan.

Two entrance lanes are proposed for the development.

The 2 entrance booms were moved back onto the site to allow for cars, entering the development, to be completely on the erf and out of the road reserve area in order not to obstruct the traffic flow and therefore sufficient stacking distance has been allowed for.

Divine Inspiration Trading 329 (Pty) Ltd. trading as Plan Active  
Reg. No. 2006/030921/07  
Val. No. 4770250340

John Mc Lachlan: Ndip (Town Planning) Tech Witwatersrand; MSAPI  
Pauline Spronk: B (Soc Sc) US, BA Hon (UNISA)  
Meriké Lerm: B. Art et Scien Cum Laude (Town Planning) UNW; SACTRP

16 OCT 2016

P-910.100 (1)

TR At heart  
(P Roux)

FILE NO:	EL 10558 Herm
SCAN NO:	
COLLABORATOR NO:	944 770

It should be taken in account that the congestion at the intersection is normally only during the holiday peak times.

We trust that you find the above in order and that you will proceed with the processing of the application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J V Mc Lachlan', with a stylized flourish at the end.

**J V Mc Lachlan**  
**PLAN ACTIVE**

**PLAn** Town & Regional Planners  
 Stads-en Streeksbeplanners  
**Active**



6 Magnolia St / Str  
 PO Box / Posbus 296  
 HERMANUS  
 7200

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 Email: [planactive@hermanus.co.za](mailto:planactive@hermanus.co.za)  
 Website: [www.planactive.co.za](http://www.planactive.co.za)

Ons Verwysing: PA16013/JMc  
 U verwysing: 10558 HEC (3368)

10 November 2016

**DIE MUNISIPALE BESTUURDER  
 OVERSTRAND MUNISIPALITEIT  
 POSBUS 20  
 HERMANUS  
 7200**

**VIR AANDAG: MNR. PETRUS ROUX**

Meneer

**VOORGESTELDE WYSIGING VAN DIE GOEDKEURINGS VOORWAARDES EN DIE WYSIGING  
 VAN DIE TERREIN ONTWIKKELINGSPLAN : ERF 10558 HERMANUS, CALEDON DISTRIK  
 NMH TRADING (PTY) LTD**

U e-pos skrywe gedateer 21 Oktober 2016 met die ongedateerde brief van CJH en BME Broodryk aangeheg, wat op 20 Oktober 2016 ontvang is, verwys.

Daar word kennis geneem dat die skrywe te laat ontvang is en dat die skrywers daarvan dienooreenkomstig ingelig is.

Graag lewer ons die volgende kommentaar op die skrywe wat ontvang is. Daar word geen beswaar aangeteken ten opsigte van die aansoek vir die wysiging van die voorwaardes en terreinontwikkelingsplan (TOP) nie. Daar word slegs stellings gemaak wat insluit dat ten tye van die aankoop van hulle eiendom is aan hulle genoem dat daar geen verdere ontwikkeling op die Gholflandgoed sal plaasvind nie.

Die voorgestelde wysiging van die TOP maak nie voorsiening vir die verdere ontwikkeling van die Gholflandgoed nie, maar slegs die wysiging van die gebruik daarvan. In plaas dat daar "Golf Lodges" opgerig word, word die area wat elke gebou sou beslaan nou omskep in 2 wooneenhede.

Die lys van kriteria wat genoem word, word vervat in die motivering wat die aansoek vergesel het.

Die aansoek maak voorsiening vir die oprigting van enkel verdieping geboue van hoogstaande estetiese kwaliteit. Die toegangspad was reeds so goedgekeur in 2003.

Divine Inspiration Trading 329 (Pty) Ltd. trading as Plan Active  
 Reg. No. 2006/030921/07  
 Vat. No. 4770250340

John Mc Lachlan: Ndip (Town Planning) Tech Witwatersrand; MSAPI  
 Pauline Spronk: B (Soc Sc) US, BA Hon (UNISA)  
 Meriké Lenn: B. Art et Scien Cum Laude (Town Planning) UNW; SACTRP

12 NOV 2016

TR - A Theart  
 C P Roux

FILE NO:	EL 10558-Her
SCAN NO:	03
COLLABORATOR NO:	969743

Geen arbeidersbehuising word op terrein voorsien nie en geraas, bymekaarkom van arbeiders, rommel, plaë en peste sal ook nie vir die bewoners van die voorgestelde ontwikkeling aanvaarbaar wees nie.

Ons hoop die voormelde is in orde en dat die aansoek afgehandel kan word.

Die uwe



**J V Mc Lachlan**  
**PLAN ACTIVE**