

4.3

**ERF 2028, 85 MAIN ROAD, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR REZONING: MESSRS PLAN ACTIVE ON BEHALF OF C TAYLOR
AND SM SMITH**

2028 HON (4004)

H Olivier

5 December 2018

(028) 313 8900

Hermanus Administration

1. EXECUTIVE SUMMARY

An application has been received on 21 May 2018 from Messrs Plan Active on behalf of C Taylor and SM Smith on Erf 2028, Onrustrivier in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Land Use Planning, 2015 to rezone the property from Residential Zone I to General Residential Zone I to establish a Sectional Title Town Housing Scheme with fourteen (14) town houses on the property.

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

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

Erf 2028, Onrustrivier is zoned Residential Zone I and is developed with an existing dwelling. The property measures approximately 3954m² in extent.

4. SUMMARY OF APPLICANT'S MOTIVATION

- ❖ The units will be sectional title with exclusive use areas.
- ❖ The coverage/exclusive use area will be approximately 41%.
- ❖ There is similar town house complexes in the area with densities of 22,5 units/ha up to 48,45 units/ha.
- ❖ The proposed density for this complex is 35 units/ha.
- ❖ The density is considered in line with the status quo as indicated on policy plans.
- ❖ Access to the development will be off Radyn Street in the form of an internal ring road, with one (1) entrance point and one (1) exit point.
- ❖ Each unit will have one (1) single garage. Two (2) parking bays per unit will be provided for within the complex in the form of garages or parking next to units or in front of units.
- ❖ Impact on services will be manageable.
- ❖ There are no restrictions in the Title Deed impacting on the proposal.
- ❖ It is in line with the Overstrand Municipal Wide SDF and the Overstrand Growth Management Strategy.
- ❖ The building and property have no intrinsic value.
- ❖ No listed activities are triggered in terms of NEMA (Act 107 of 1998).
- ❖ It is in line with the planning principles as follows:

Spatial Justice

The proposal for fourteen (14) sectional title units will be in line with current development trends in the vicinity.

Spatial Sustainability

Will have no environmental impact, is in line with the character of the area.

Efficiency

The complex will be easily accessible and conveniently located.

Spatial Resilience

N/A

- ❖ No negative impact on property values.
- ❖ Densification is promoted in coastal towns to prevent urban sprawl.
- ❖ There is a demand for security complexes with smaller residential units.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Press	Yes	17 June 2018	24 August 2018
Notices	Yes	17 June 2018	24 August 2018
Ward councillor	Yes	17 June 2018	24 August 2018
Total comments	THREE (3)		
Was public participation undertaken in accordance with Section 45 – 50 of the By-Law on Municipal Land Use Planning?			Yes
Was the application processed correctly (if no, elaborate below):			Yes
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

6. SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

Name	Date received	Summary of comments	Recommendation
Fire Department	27/08/2018	The developer must provide Fire Hydrants at 180m apart. Linear to street layout so that no structure is further than 90m from any hydrant in compliance with Section 4.35.4 of National; Fire Protection Regulations SANS 10400T : 2011	Positive
Building Control		See Local Heritage Committee Minutes attached as Annexure I.	Positive

Telkom	13/09/2018	See Annexure F.	Positive
Engineering Services	17/08/2018	See Annexure H.	Positive
Municipal Electrical Department	20/07/2018	Eskom Area	Positive
Eskom	7/08/2018	See Annexure G.	Positive
Operational Manager	17/05/2018	See Annexure J.	Positive
Senior Manager: Hermanus Admin	17/07/2018	No objection. Bulk water meter to be installed and HOA constitution to specify responsibilities.	Positive
Environmental Department	24/08/2018	The applicant must attempt to retain most of the indigenous vegetation located on the property.	Positive
Manager: Waste Removal	30/08/2018	Refuse must be to municipal specifications.	Positive

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION.

One (1) letter of support was received within the prescribed time period while two (2) late objections were also received.

The letter of support from Ms MW Greyling can be summarized as follows:

- The development should have a positive impact on Radyn Street and should help to formalize the pavements and road kerb.
- It is the hope that with the development the trees on the property will be removed as it is visually not pleasing and create a mess in the area.

The two (2) late objection letters can be summarized as follows:

Ms Bev Collet

1. The densification of the stand is concerning.
2. - There are thirty (30) trees on the stand, some older than thirty (30) years, that will be removed reducing the greening of the area.
 - No green area has been planned in the complex.
3. Only a 3m building line will be applied next to Erven 4239 and 3279, and the five (5) double storey units will overlook these properties.

Mr Phillip Opperman

1. Only received the mail after the closing date.

2. Four (4) year ago I was informed by Mr H Olivier and Mr R Kuchar that a proposal on Erven 3403 and 3405 for densification would not be supported as it is not in line with the densification plan. I was advised to rather direct myself to the Rheezicht area. I cancelled the transaction, although I had the buyers, and possibly lost income.
3. My second attempt was to purchase Erf 4864 to develop a residential building for the elderly to develop it with the NG Kerk, Onrustrivier. It was again indicated it was not a densification area.
4. Considering the above, how can this application be considered.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

The applicant's response on the letter of support and two (2) late objections are as follows:

Ms Greyling (letter of support)

No comments.

Ms Bev Collet (late objection)

1. The status quo as indicated in the Overstrand Growth Management Strategy means the surrounding trends must be considered. There is already town house complexes with densities of 22,5 units/ha up to densities of 48,5 units/ha in the area. The proposal of 35 units/ha fits in with the status quo for the area.
2. Trees will be removed, but due to the development being a sectional title development less road will be created, providing for more landscaping and gardens.
3. Should the land be developed for single residential purposes a double storey dwelling could be erected 2m from the common boundary with Erven 4239 and 3279, having a greater impact than the 3m building line that would be applicable to the proposed development.

Mr P Opperman (late objection)

The objection relates to other properties development potential, and has no real relevance to this property.

9. MUNICIPAL ASSESSMENT OF COMMENTS (Town Planner's comment on objections/and response thereon)

The letter of support from Ms Greyling is noted.

It is to be noted that both objection letters were received late and the objectors will not have the right to appeal against the decision. The comments will however still be commented on.

Ms Bev Collet

1. The area below Onrustrivier Main Road has always been identified for some form of densification, hence the various town house developments that have been developed south of the road in the last fifteen (15) years or so. The opinion of the applicant that status quo in terms of the Overstrand Growth Management Strategy

means some form of densification south of Onrustrivier Main Road can be accommodated, is supported.

2. The comments regarding the removal of trees are noted. The comment regarding gardens and landscaping is also noted from the applicant. The matter of green space will be discussed in more detail later in this report.
3. The applicant's comments are supported.

Mr P Opperman

1. Registered notices were sent out in terms of the requirements of the relevant legislation and the application was duly advertised in a local newspaper.
2. It is to be noted that Mr Opperman was requested to attend a meeting with Mr H Olivier and Mr R Kuchar, which took place on 26 September 2018 to discuss his comments. It was explained to him that the area north of Onrustrivier Main Road was never in the past identified for densification, and only the area south of the Onrustrivier Main Road. Our comments were therefore relevant, and still are relevant today. It was also indicated to him that it was his prerogative to submit a high risk application at that stage, but he did not.

It is to be noted that Mr Opperman indicated after the meeting he considered the matter to be dealt with.

Internal and External Departments

The application was supported by all internal municipal departments and external provincial and semi-state institutions.

It is to be noted that the Environmental Department requested that in planning the placement of the units be such that the removal of indigenous trees be limited as far as possible.

10. MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

10.1 Background

N/A

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

The application is in line with the planning objectives applicable to this application.

The objectives relating to:

Spatial Justice

N/A

Spatial sustainability

The application is within the urban edge and will not impact on agricultural land or environmentally sensitive areas. It will also help to alleviate urban sprawl by way of infill planning.

Spatial sustainability of a development must however also be measured in terms of the quality of life it ensures for people living in such new developments. The fact that the development makes no provision for real functional green space, and the narrow roadway with placement of parking bays in the road could possibly have a negative impact on quality of life. There is no real playing area for children and should a number of visitors visit the development at the same time parking problems and vehicle congestion could occur. The creation of a functional green space that could also function as an area for overflow parking is recommended.

Efficiency

The property is surrounded by an existing road network and services infrastructure, and will require no additional infrastructure to be developed.

Spatial Resilience

The approval of this development and units will ensure additional rates will be obtained by the Municipality to maintain existing infrastructure, thereby lowering the financial pressure on surrounding property owners.

Good administration

Good procedure was followed and with a good public participation.

10.3 (In)consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

Same as Point 10.2 above.

10.4 (In)consistency with the IDP/Various levels of SDF's/Applicable policies

The area is indicated for residential purposes in terms of the Overstrand Municipal Wide SDF allocation and is also indicated as a status quo area in terms of the Overstrand Growth Management Strategy, 2010. The status quo for the area south of Onrustvriër Main Road is a mixture between Residential Zone I and Group Housing Developments.

10.5 (In)consistency with guidelines prepared by the Provincial Minister

N/A

10.6 Impact on Municipal engineering services

The area are already serviced and sufficient bulk capacity exists to accommodate the development.

10.7 Outcomes of investigations/applications i.t.o other legislation

N/A

10.8 Existing and proposed zoning comparisons and considerations

There are already a mix of Residential Zone I and Residential Zone II uses in the area.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

12. THE DESIRABILITY OF THE PROPOSAL

The proposal is to rezone an existing Single Residential erf measuring 3965m² in extent to Group Housing, to develop a group housing development with fourteen (14) sectional title units.

As previously indicated in this report, densification has been allowed in this area for the area directly south of Onrustrivier Main Road, and it is also the interpretation that some sort of densification is compatible with the status quo allocation in terms of the Overstrand Growth Management Strategy.

It is clear from the report and comments from other municipal departments that there are sufficient services and road infrastructure to accommodate this proposed development.

When the Site Development Plan is scrutinized in detail, it is clear that it will be a very dense development, with most units being placed very close to each other, and only a narrow one way ring road of approximately 6m wide running through the development. The proposal also entail that eight (8) parking bays will be provided in front of units in the roadway.

Considering the above and the fact that Units 4, 6, 13, 12 and 8 to 10 have limited yard space, the development lacks a proper green space that can be utilized as green area for play area and even possible overflow parking.

The Environmental Department also indicated that, where possible, indigenous trees must not be removed, and the creation of such open space will allow such possibility by slightly shifting of the units.

The proposal for fourteen (14) units will result in a density of 35,3 units/ha, which is anyway 0,3 units/ha higher than allowed in terms of the General Residential Zone being applied for. Should only thirteen (13) units be developed the development will have a density of 32,8 units/ha, which is in line with the zoning restriction on density.

The layout was also planned in such a manner that a 3m building line will be complied with on the eastern side of the property and units will be set back approximately 6m from the southern boundary. This would ensure some level of privacy on the Single Residential area bordering such boundaries. It is the opinion that it will sufficiently limit the impact on adjacent Single Residential properties.

It is the opinion that should one (1) unit be removed to create a functional open space, and also thereby creating flexibility to the placement of units to accommodate some trees on the property, the application can be considered to be desirable.

13. RECOMMENDATION

1. that the application in terms of Section 16(2)(a) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) to rezone Erf 2028, Onrustrivier from Residential Zone I to General Residential Zone I, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that a revised Site Development Plan be submitted providing for only thirteen (13) units, design in such a manner that a functional green open space be provided which can also be used for overflow of parking when required, and all indigenous or other trees to remain on the site must be indicated;
 - (b) that refuse removal be to municipal standards;
 - (c) that a minimum of two (2) parking bays per unit, to municipal standards and satisfaction, be provided on site;
 - (d) that the approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (e) that all conditions in the Services Report (attached as Annexure H), be complied with;
 - (f) that the Architectural Design Guidelines in line with Zoning Scheme parameters be submitted for the development to address the style of the houses that will be constructed and also address future possible extensions, to the satisfaction of the Building Control department;
 - (g) that all the conditions of Telkom (attached as Annexure F), be complied with;
 - (h) that the developer must provide fire hydrants at 180m apart linear to street layout so that no structure is further than 90m away from any hydrant in compliance with Section 4.35.4 of the National Fire Protection Regulations SANS 10400 T : 2011;
 - (i) that a body corporate be established with compulsory membership for all property owners within the development, and that this body assures responsibility (including costs) for the provision, maintenance, management, etc. of all internal facilities and services;
 - (j) that all the conditions imposed by Eskom (attached as Annexure G), be complied with;

- (k) that the Constitution of the Body Corporate 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 for the provision/maintenance of internal services/facilities would be transferred from the land owner/developer to the Body Corporate, and also what the standard of completion of such internal services/facilities would be at that time.
 - (l) that internal services and facilities in the development remains the responsibility of the developer, his successor in title or the Body Corporate.
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, and
 3. that the late objectors be informed of the decision for their information.

14. REASONS FOR RECOMMENDATION

- ❖ The proposal for densification is in line with the Overstrand Growth Management Strategy, 2010 and Overstrand Municipal Wide SDF, 2006.
- ❖ No objections were received from municipal departments and state or semi-state institutions, and the two (2) letters of objection were submitted late.
- ❖ The location, accessibility and the fact that services are readably available in the area, provides the property with potential to be developed for group housing.
- ❖ Due to the dense layout and narrow one way internal ring road which are also used for parking, there is a lack of usable green space for recreational use and also no real space for over flow parking. The Environmental Department also recommends that some of the indigenous trees in the proposed development not be removed. One (1) unit should be removed from the proposal to create a functional green area. This would also allow possibility to slightly shift units in a manner to keep some trees on site, and also provide the opportunity that the green space can be used for overflow parking.
- ❖ Should fourteen (14) dwelling units be allowed the density will be 35,31 units/ha, but the zoning applied for only allows for a density of 35 units/ha.

15. ANNEXURES

- Annexure A: Locality Plan
- Annexure B: Motivation Report
- Annexure C: Site Development Plan
- Annexure D: Objections received
- Annexure E: Applicant’s comments on objections
- Annexure F: Comments: Telkom
- Annexure G: Comments: Eskom
- Annexure H: Services Report
- Annexure I: Comments: Building Department

Annexure J: Comments: Operational Manager

SIGNATURE**AUTHOR:**

Name: **HENK OLIVIER**

Signature: _____

Date: _____

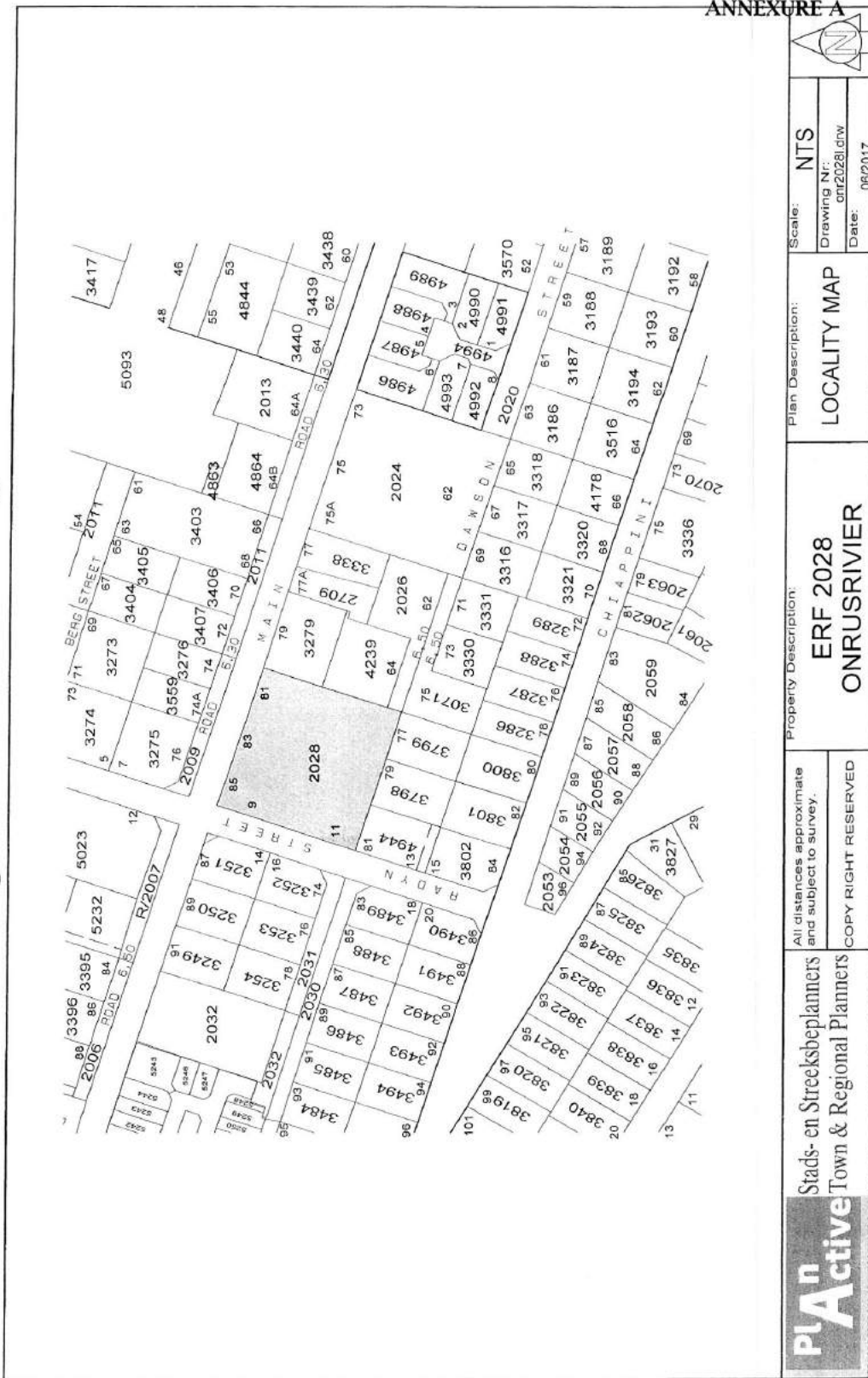
REGISTERED PLANNER

Name : **H VAN DER STOEP**

SACPLAN Reg No: **A/1708/2013**

Signature : _____

Date: _____



	Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey.	Property Description: ERF 2028 ONRUSRIVIER	Plan Description: LOCALITY MAP	Scale: NTS Drawing Nr: ont2028i.drw Date: 06/2017
	COPY RIGHT RESERVED				

PROPOSED REZONING
ERF 2028 ONRUSTRIVIER
DIVISION: CALEDON
OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

The owners of Erf 2028 Onrustrivier, Mr. C. Taylor and Mr. S.M. Smith, have instructed the company Plan Active to apply for the rezoning of Erf 2028 Onrustrivier in order to accommodate a Sectional Title Townhouse Scheme consisting of 14 townhouse units.

The Title Deed applicable to Erf 2028 Onrustrivier contains no restrictions that prohibit the rezoning of the subject erf to accommodate the proposed Sectional Title Townhouse Scheme.

Erf 2028 Onrustrivier is 3965m² in extent and is held by title deed number T61705/2015.

We have had numerous meetings with the Overstrand Municipality's Town Planning Department regarding the layout and design of the proposed townhouse complex and the necessary amendments were made to ensure a positive outcome.

Motivation report

Meetings were also held with The Overstrand Municipality's Engineering Department with DVP Consulting Engineers and ourselves regarding the provision of services for the proposed townhouse complex and it was requested that a Traffic Impact Statement, Storm Water Management Plan and a report from GLS be obtained. Instruction was given to DVP Consulting Engineers to compile a Traffic Impact Statement and Stormwater Management Plan and GLS to supply us with their report covering the provision of services relating to sewage and water supply. The required reports were obtained and will be dealt with under Section 3.6 below.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(a) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2016, for the rezoning of Erf 2028 Onrustrivier from Residential Zone 1 to General Residential Zone 1.

3. DESIRABILITY**3.1 PROPERTY DESCRIPTION**

The subject property is situated on the corner of Main Road and Radyn Street, Onrustrivier. Please refer to the locality plan attached. Erf 2028 Onrustrivier is 3965m² in extent and it is situated in a predominantly residential area.

3.2 ZONING

Erf 2028 Onrustrivier is zoned Residential Zone 1 and is currently being used as such. A dwelling and associated outbuilding were constructed on the corner of Main Road and Radyn Street. An application was lodged for the demolition of the dwelling and outbuilding that was subsequently approved. Please refer to the enclosed demolition certificate that was obtained from the Overstrand Municipality.

Surrounding properties are zoned for single residential purposes with townhouses further along Main Road Onrusrivier in both an eastern and western direction.

3.3 LAND USE

Erf 2028 Onrusrivier is currently developed as stated above. A dwelling and outbuilding were constructed in the north western corner of Erf 2028 Onrusrivier, on the corner of Main Road and Radyn Street. As mentioned above, an approval was obtained for the demolition of the last mentioned structures and the existing dwelling and outbuilding will not be incorporated in the development.

Land uses that surround erf 2028 Onrusrivier are predominantly single dwellings with townhouse developments along Main Road in both directions from the site. The existing townhouse schemes are Heron Close, Silverwood and Onrus Close. It is therefore evident that erf 2028 Onrusrivier is within a predominantly mixed residential use area.

3.4 PROPOSAL

- Chapter 4, Section 16(2)(a) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2016, for the rezoning of Erf 2028 Onrusrivier from Residential Zone 1 to General Residential Zone 1.

It is the intention of the owners of erf 2028 Onrusrivier to establish a Sectional Title Townhouse Scheme on Erf 2028 Onrusrivier.

The detail of the application can be described as follows:

3.4.1 Proposed Rezoning

Erf 2028 Onrusrivier is 3965m² in extent and is one of the larger erven in this area of Onrusrivier. Erven adjacent to Erf 2028 Onrusrivier varies in size between ±473m², ±655m² and ±927m² in extent. The owner intends to rezone Erf 2028 Onrusrivier from Residential Zone 1 to General Residential Zone 1 in order to accommodate a

Motivation report

Sectional Title Townhouse Scheme on the erf. Please refer to the enclosed site plan, layout plan, and elevations of the proposed townhouses that were drawn by Engelbrecht and Scorgie Architectural Office.

14 upmarket double storey townhouses are proposed of which the footprints varies in size from $\pm 96.21\text{m}^2$ in size to $\pm 134\text{m}^2$. The proposed townhouses are in 2 varieties, 2 bedroom units and 3 bedroom units consisting of an open plan kitchen, dining room, living room, single garage and a braai room.

The configuration of the proposed 14 townhouses can be tabled as follows:

Unit Number	Footprint ($\pm\text{m}^2$)	Number Bedrooms	Number Bathrooms	Braai Room	Single Garage
1	112	2	2.5	Yes	Yes
2	130	3	2.5	No	Yes
3	115	3	2.5	Yes	Yes
4	130	3	2.5	No	Yes
5	115	3	2.5	Yes	Yes
6	129	3	2.5	No	Yes
7	122	3	2.5	No	Yes
8	96	3	2.5	No	Yes
9	96	3	2.5	No	Yes
10	96	3	2.5	No	Yes
11	96	3	2.5	No	Yes
12	130	3	2.5	No	Yes
13	130	3	2.5	No	Yes
14	135	3	2.5	No	Yes

Being a proposed sectional title townhouse scheme no erven will be created, but each townhouse will have access to its own exclusive use area as depicted on the enclosed site plan. The total coverage of the proposed 14 townhouses in relation to the size of the subject property constitutes 41%. The common property will consist of the proposed internal road, refuse area and visitors parking. The proposed townhouse complex will be access controlled and access will be gained from Radyn Street. A street width of 6m is provided to accommodate an internal road from where each townhouse will gain access.

Motivation report

With reference to similar, recent townhouse developments in the area the densities of these townhouses can be tabled as follow:

Townhouse Scheme	Density
Heron Close	22.5u/ha
Silverwood	48.45u/ha

Please refer to the plan below indicating the above mentioned townhouse complexes in relation to Erf 2028 Onrusrivier.



With reference to the Overstrand Growth Management Strategy Erf 2028 Onrusrivier falls within an area where no densification is proposed and that the status quo applies. With reference to the status quo of townhouse complexes developed in the area as mentioned and indicated above, we have calculated that the proposed townhouse complex has a density of 35 units per hectare.

In relation to Heron Close with a density of 22.5 units per hectare and Silverwood that has a density of 48.45 units per hectare, the townhouse scheme proposed on Erf 2028 Onrusrivier has an average density of the 2 townhouse schemes mentioned. It is therefore our opinion that the proposed townhouse scheme is in line with the status quo pertaining to recent developed townhouse schemes and should be supported.

3.5 ACCESS

The property is situated between Main Road and Radyn Street, Onrusrivier. It was decided to create access to the proposed townhouse complex from Radyn Street in order to minimise vehicular congestion on Main Road. This controlled access point is located on the most southern section of the site as indicated on the enclosed site development plan. The enclosed Traffic Impact Statement was adopted to provide safe access to the site with sufficient stacking distance in front of the access gate.

Access to each individual townhouse will be gained from an internal ring road that will be 6m in width as indicated on the site development plan. 2 Parking bays are located on site of which one parking will be in the form of a single garage. The second parking will be an open dedicated parking area in front of the garage. Please refer to the enclosed Traffic Impact Statement for further detail.

3.6 SERVICES

Due to the fact that Erf 2028 Onrusrivier is within an already developed residential area municipal services already exist to which the newly proposed townhouse scheme could connect to.

We have liaised with the Overstrand Municipality regarding the provision of services and they requested that a Traffic Impact Statement, Stormwater Management Plan and GLS report be submitted with the application. The outcome of the last mentioned reports can be summarised as follow:

3.6.1 Traffic Impact Statement Recommendation

Motivation report

As can be seen the effect of the proposed development regarding traffic flows and volumes is negligible low and we recommend the following:

1. Traffic flow to be one way with the northern gate to be used as an entrance and southern gate as an exit.
2. No off-street parking bays will be allowed and 9 on site bays to be created.
3. Radyn street to be widened to a 5,5m road with a formal concrete edge.
4. A refuse embayment to be allowed in Radyn street.
5. Stacking between road edge and entrance/exit gates not be less than 9m.

3.6.2 Storm Water Management Plan

It is accepted that the current drainage of the site is functional, in the sense that no damage occurs to property or that surface flows reach a point where they are significant enough to be noticed visually or create accessibility problems.

The existing 300mm (estimated) pipe running from west to east in Dawson Street will be able to handle the post development minor flows with ease.

As described above, currently the stormwater flow goes to the piped system in Dawson Street at the kerb inlet at the corner of erf 4329. The location of this kerb inlet is such that it is currently collecting the pre-development flows off the proposed development, as well as some of the flows off erven 3279 and 4239. As

can be seen the 1:100 year return interval flow for post development is 71 litres per second for this site. The current Dawson Street reserve (road and channel) will be able to handle the post development major storm event.

In summary the existing pipe in Dawson is capable of handling the minor storm events, and no modification to the existing infrastructure is required. The proposed development will have no effect on the existing situation, and the possibility of damage to existing properties is extremely remote.

A servitude for the pipe as well as the overland escape route will need to be registered across unit 11.

As can be seen every effort has been made to deal with stormwater responsibly, and to ensure that no damage occurs to property.

3.6.3 GLS Consulting Report

The developer of Erf 2028 in Onrus may be liable for the payment of a Development Contribution (as calculated by the Overstrand Municipality) for bulk water and sewer infrastructure as per Council Policy.

There is insufficient reservoir storage capacity in the existing water system to accommodate the proposed development. Master plan item OHW.B9 is required to increase reservoir storage capacity for the Onrus reservoir zone.

There is sufficient capacity in the existing sewer system to accommodate the proposed development.

Please refer to the full reports mentioned under sections 3.6.1 and 3.6.3 above that we have attached as Annexures A, B and C.

Motivation report

The recommendations received in terms of the Traffic Impact Statement and the Storm Water Management have been implemented with the final design of the Site Development Plan.

With reference to the report received from GLS it is mentioned that the water reticulation system should connect to the 75mm diameter pipe in Radyn Street and that the existing bulk supply from the Preekstoel Water Treatment Plant to the Onrustrivier reservoir has sufficient capacity to accommodate the proposed development. It is however stated that the reservoir volume is insufficient to supply water for 48 hours AADD should all the vacant erven in Onrustrivier be developed.

The above mentioned statement was discussed with GLS and it was indicated that due to the close proximity of the water source (Preekstoel Water Treatment Plant) to the Onrustrivier Reservoir the lack of capacity of the reservoir should not pose a threat and that the application for the proposed 14 Townhouses could be supported from a services point of view.

With the approval of the proposed townhouse scheme bulk services levies will be paid as calculated by the Overstrand Municipality of which the funds can be located to finance the upgrading of the Onrustrivier reservoir and it should also be noted that the Overstrand Municipality will broaden their income base by an additional 13 residential units of whom the owners will pay rates and taxes and monthly utility bills.

3.7 TITLE DEED

The title deed T61705/2015 has no restrictions that need to be removed in order for this application for rezoning in order to accommodate 14 townhouses to be approved.

3.8 **FORWARD PLANNING**

Overstrand Municipal Wide Spatial Development Framework

In terms of the Overstrand Wide Spatial Development Framework the subject property is earmarked for residential purposes. The residential use of the subject erf will be retained after rezoning has taken place.

Overstrand Growth Management Strategy

With reference to the Overstrand Growth Management Strategy the subject erf falls within Planning Unit 1 that consists mainly of the area below Onrusriver's Main Road south of the R43. No densification of this planning unit is proposed.

With reference to the above mentioned it our opinion that the Growth Management Strategy does allow for densification, but it must be taken into consideration that the property is much larger than the average residential erf and that the status quo applies.


Each subdivision application should be dealt with on its own merit. In this instance Erf 2028 Onrusriver is much larger in extent than the majority of the surrounding erven. The proposed sectional title townhouse scheme is also in line with recently approved townhouse schemes such as Heron Close and Silverwood as mentioned earlier in the motivation report.

It is therefore our opinion that the proposed rezoning to accommodate a sectional title townhouse scheme can be supported and is in line with forward planning strategies and also the current land use trends for the area.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Erf 2028 Onrustrivier is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). A dwelling and outbuilding are situated on the subject erf as mentioned earlier in this report. The subject property is listed in the Overstrand Heritage Survey Report (2009). Please refer to the abstract below.

Onrust House	2009	Onrust 85 Main Str	Ability to demonstrate the role of Onrust as agricultural small holdings during the early to mid 20th century. However, context has been highly altered and building has little intrinsic value.	
--------------	------	--------------------	--	---

According to the heritage report the context of the property has been altered and the building has little intrinsic value. As mentioned earlier in this report, a permit has already been issued by Heritage Western Cape, Case Number 16101904WD1025E for the total demolition of the structures with no conditions and also states that the property is not conservation worthy. We have enclosed the permit for easy reference.

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 rezoning to accommodate a sectional title townhouse scheme will not have a negative impact on the heritage value of the subject property or the Greater area of Onrustrivier.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed rezoning does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

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 proposed rezoning of Erf 2028 Onrusrivier in order to accommodate a sectional title townhouse complex consisting of 14 units will be in line with the current development trends in the vicinity and the residential land use of the property will also be retained. Recent townhouse developments that was approved along Main Road Onrustrivier are Onrus Close, Heron Close and Silverwood. There are no restrictive Title Deed conditions that prohibit the rezoning of the subject erf. The land use restrictions in terms of the Overstrand Municipal Zoning Scheme under a zoning of General Residential Zone 1 will apply and no departures are required.

Spatial sustainability: The proposed rezoning is in line with the current character of established townhouse developments in the area. The proposed application will have no impact on the conservation worthy areas of Onrustrivier. Spatially the land use and density of the proposed townhouse complex are in line with the current residential character of the area.

Efficiency: The proposed townhouse complex is easily accessible and conveniently located in Onrustrivier in close proximity of beaches, shops and Hermanus.

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. The land use application will follow due process as stipulated in the relevant municipality's By-law and related Provincial and National land use legislation. All measures will be taken to ensure an efficient and streamline process within the applicable timeframes as stipulated by the Overstrand Municipality's By-law on Municipal Land Use Planning, 2015.

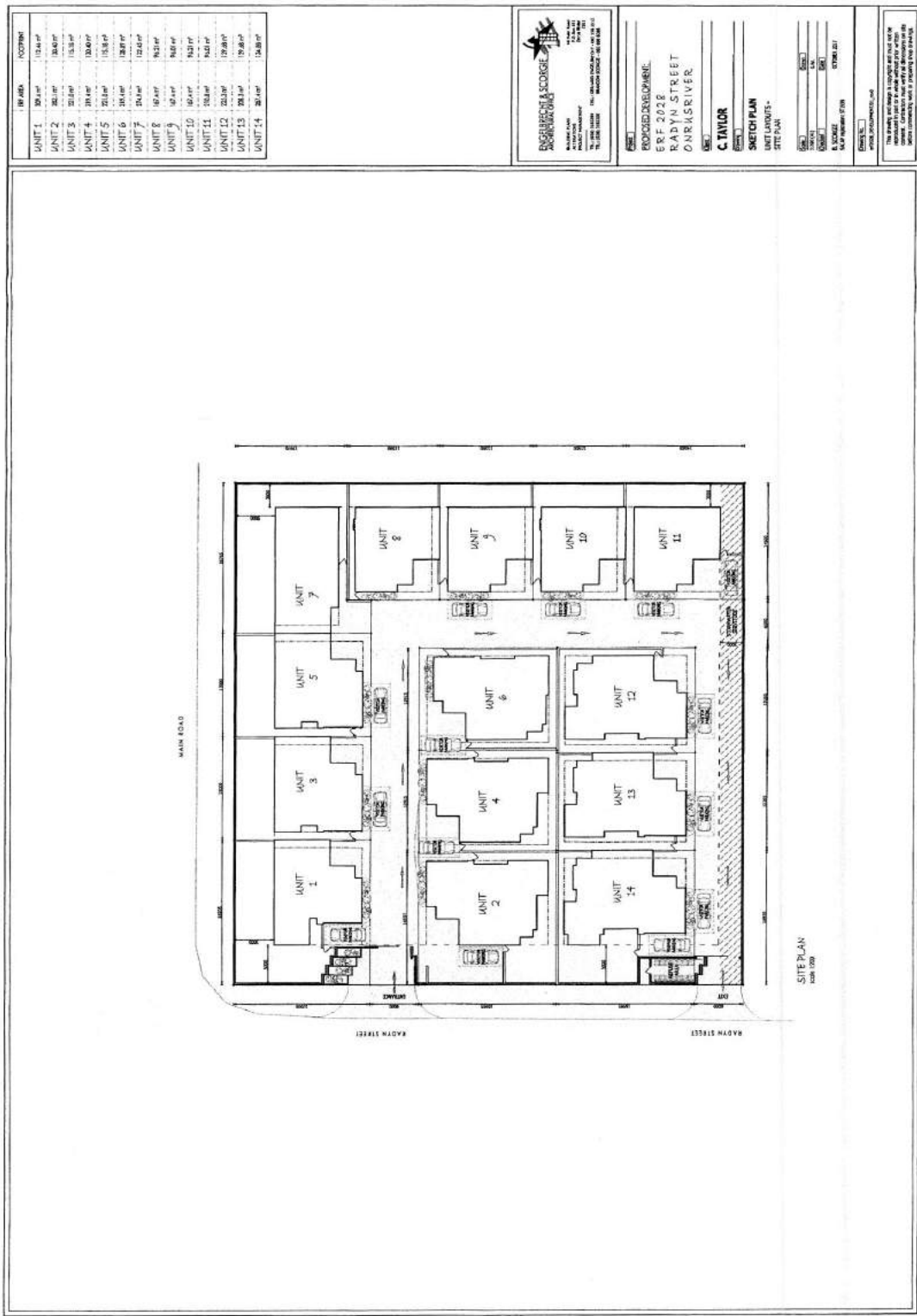
4. **RECOMMENDATION**

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

- The proposed rezoning of Erf 2028 Onrustrivier falls within the existing land use tendencies in the area;
- The proposal will also be compatible with the existing built character of the area.
- The proposal is compatible with the existing established townhouse developments in the area;
- The impact on services will be manageable and bulk services levies will be paid for the upgrading of services to accommodate the additional strain on municipal bulk services;
- The proposed rezoning will not have a negative impact on the current character and land values of the surrounding erven.
- There is an enormous demand for smaller residential units within a townhouse scheme with controlled access providing security in the area. Densification is also promoted within exiting coastal towns to prevent urban sprawl and the application is in-line therewith.

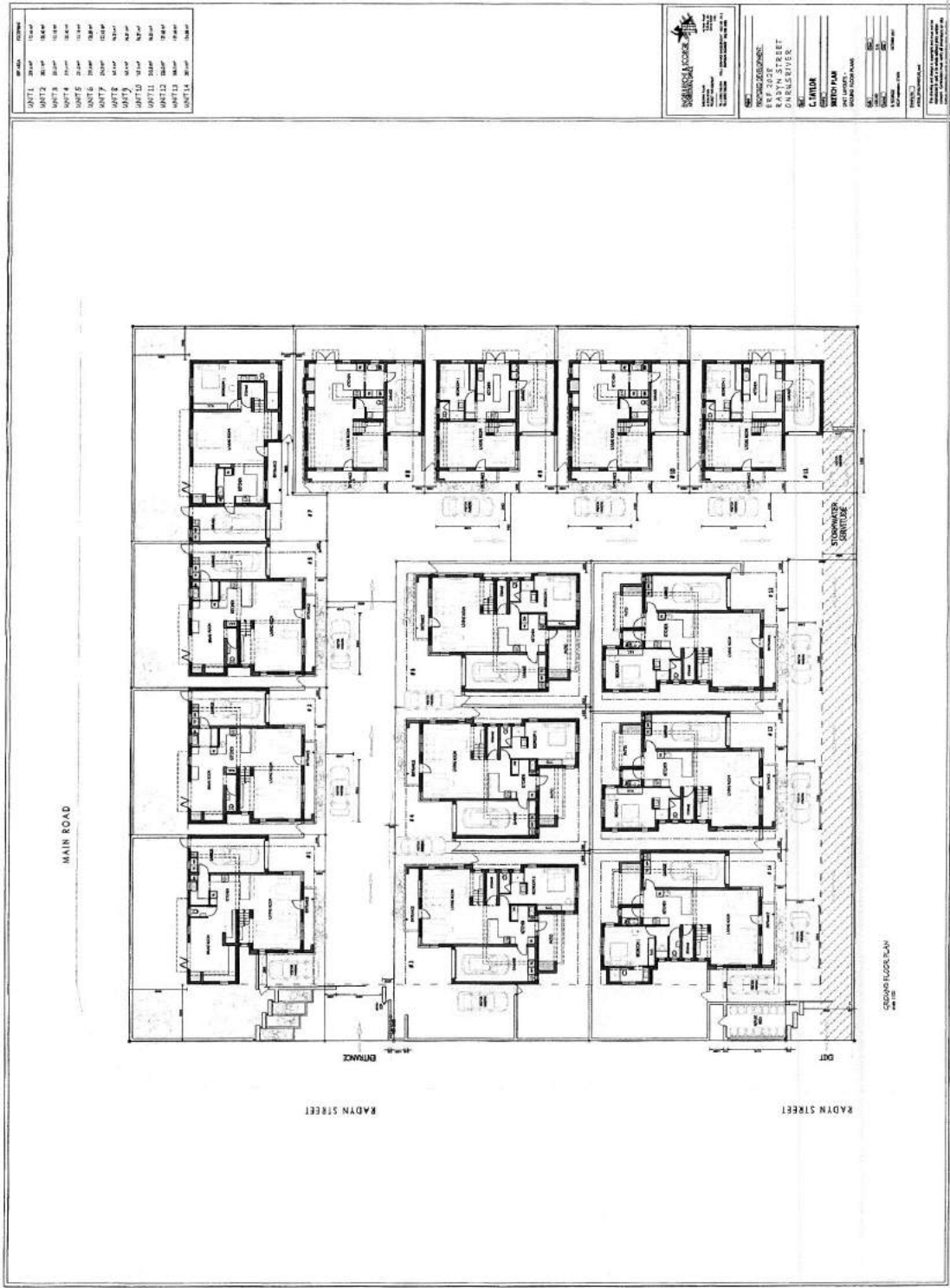
With regards to the above mentioned it would be appreciated if the Overstrand Municipality would consider the application favourably for the rezoning of Erf 2028 Onrustrivier in order to accommodate a townhouse development consisting of 14 residential units.

ANNEXURE C 1/4



SITE PLAN
 1:500

ANNEXURE C 2/4



ANNEXURE C 3/4



ANNEXURE D 1/3

POSBUS 1310

HERMANUS

7200

DIE DIREKTEUR: INFRASTRUKTUUR/BEPLAN.
OVERSTRAND MUNISIPALITEIT

POSBUS 20

HERMANUS

7200



15 AUGUSTUS 2018

TR A Theat
(CH Olivier)

ERF 2028, 85 MAIN ROAD ONRUSRIVIER

U VERVYNSING 2028 HON (4004) VAN 17 JULIE 2018 VERKYS.
EK HET GEEN BESWAAR TEEN DIE VOORGENOME HERSOENING
EN ONTWIKKELING VAN ERF 2028 NIE. INTEENDEEL, EK VERWELKOM
HIERDIE POSITIEWE VERBETERING WAT (HOPELIK) 'N DEFINITIEKIE IMPAK
OP DIE VERBETERING VAN RADYN STR (TUSSEN MAIN/VILJOEN) SAL HE,
WAT BETREF DIE AANBRING VAN RANDSTONE EN SYPAADJES. (SIEN MY
SKRYWE VAN 12 JULIE 2018 ONDER U VERW. 87459 VAN 11 MRT 2016
WAAROP NOG GEEN RESPANSIE ONTVANG IS NIE)

DIE AFGELOPE KALFIEFEES HET WEEREENS GROOT DRUK GEPLAS
OP ALLE PADGEBRUIKERS. ONS KAN DIE ERNS VAN DIE SAAK NIE MEER
DORBERLEEMTOON NIE.

ONS SIEN UIT NA DIE VOORGENOME ONTKIJKELING EN VERBE-
TERING WAT HOPELIK OOK TOT GEVULG SAL HÊ DAT DIE KLOMP
BOME OP DIE BETROKKE ERF VERWYDER GAAN (SAL) WORD. DIS
ONDOGLIK EN BEMORS DIE OMGEWING TOT DIE FRUSTRASIE VAN
DIE ANDER INWONERS

DIE UWE

MW Greyling

MEV MW GREYLING

ERF 3251

RADYNSTR 16

FILE NO:	EL 2028
	Onrusrivier
SCAN NO:	
	HON 2028
COLLABORATOR NO:	
	1197204

TP- A Theard
(Holivier)

Loretta Gillion - Comment Rezoning Erf 2028 Main Rd Onrus

From: "kencollett" <kencollett@worldonline.co.za>
To: <holivier@overstrand.gov.za>
Date: 05 September 2018 09:16 AM
Subject: Comment Rezoning Erf 2028 Main Rd Onrus



Dear Mr Olivier,

I am Mrs. Bev Collett of 64 Dawson Street,
 Onrus ERF 4239
 Cell no. 083 266 8122

Firstly, I must apologise for only now, making comment, as I only received the Notification on the 22nd August.

As a neighbour to ERF 2028 ,
 I realize that the rezoning is a fait accomplibut I do find the densification of the stand very concerning!

There are some 30 plus trees, some of which are almost a 100 years old , that will have to be removed to make way for 14 units, reducing the greening of our area.

Yet, I see no green area has been planned for the complex ...just units.

My other concern in the 5 units namely numbers 7,8,9,10,and 11 are only 3 meters from the boundary wall overlooking erf 4239 and 3279.

All the other boundary units have 6 metres and on 2 sides a road as well!

According to the recommendation Pg 12...the rezoning will not have a negative impact on the surrounding erven

BUT...in our case, I feel it would have a big impact with the 5 Double Story units so close to the boundary wall and all over looking our properties.

Do you have any idea when this proposed development will start?

Thank you,
 Concerned Neighbour,
 Mrs. Bev Collett



FILE NO:	EL 2028
	Onrus ✓
SCAN NO:	HON 2028
COLLABORATOR NO:	1204467

TR A Theart
(H Olivier)



Loretta Gillion - Erf 2028 Hoofweg Onrusrivier - Hersonerig aansoek

From: "Philip Opperman" <philiponrus@gmail.com>
To: <smuller@overstrand.gov.za>, "loretta@overstrand.gov.za" <loretta@overst...>
Date: 19 September 2018 04:54 PM
Subject: Erf 2028 Hoofweg Onrusrivier - Hersonerig aansoek
Cc: "Henk Olivier" <holivier@overstrand.gov.za>, "Riaan Kuchar" <riaan@overs...>
Attachments: Overstrand Town Planning.pdf

Geagte Mnr. Muller

Die aangehegte brief verwys.

Ek het aangehegte brief gedateer 17 Julie 2018 vandag by die Poskantoor in Onrusrivier afgehaal. In die brief word versoek dat ek, as 'n geaffekteerde eienaar, van 'n aangrensende erf (erf 3276) ingelig word van die beoogde hersonerig en dat kommentaar voor 24 Augustus 2018 gelewer moet word. Die pos is ontvang na die keurdatum.

Ek het vanoggend direk vanaf die poskantoor na die kantore van Mnr. Henk Olivier gegaan maar daar was nie enige persoon beskikbaar wat my kon spreek nie en is 'n afspraak gereël vir Woensdag 26 September 2018 maar weens die datums soos hierbo na verwys reeds verstryk het plaas ek dit ook op skrif dat ek beswaar aanteken teen die ontwikkeling en sal ek die saak opgelos wil sien voordat die Munisipaliteit toestemming verleen.

Die oorsaak van my ontevredenheid is:

- Opsommenderwys - ek het skuins oorkant die genoemde erf 2028, vier jaar gelede met Mnr. Kuchar en Olivier 'n bespreking gehad het van 'n beplande ontwikkeling wat ek beoog op erwe 3403 en 3405. Ek was ingelig dat ek nie 'n aansoek moet insit nie aangesien die munisipaliteit se verdigtings plan dit nie toelaat nie en dat ek eerder na die Reezicht area moes kyk. Ek het die koop transaksie laat vaar met groot ontevredenheid, aangesien ek reeds die kopers gehad het wat sal inkoop en gevolglik potensiële winste verbeur.
- Die tweede poging was om Ds. De Kock se eiendom (erf 4864) te koop en 'n losieshuis vir bejaarde mense op te rig/verander, wat ek of die NG Gemeente Onrusrivier sou doen. Ek het dit weereens gaan bespreek maar soos in die geval van erwe 3403 en 3405 is aangevoer dat geen verdigting oorweeg sal word nie. Nog is 'n potensiële besigheid wat nie gedoen kon word nie.

In die lig van bogenoemde kan ek nie sien hoe ander persone goedkeuring kan verkry nie en wil ek die saak verder voer en verneem van u die redes van die negatiewe optredes teen my versoek?

Groete

Philip Opperman
082 9000 697



FILE NO:	EL 2028
	Onrusrivier
SCAN NO:	HON 2028
COLLABORATOR NO:	1211902

file:///C:/Users/loriaanisaacs/AppData/Local/Temp/XPgrpwise/5BA27F4DHermanus... 2018/09/20

ANNEXURE E 1/5

PLAN Town & Regional Planners
Stads-en Streeksbeplanners
Active

6 Magnolia St / Str
PO Box / Posbus 296
HERMANUS
7200
Tel: (028) 313 1673
Fax / Faks: (028) 312 1351

Email: planactive@hermanus.co.za
Website: www.planactive.co.za



29 August 2018

Our reference: PA15068

The Municipal Manager
Overstrand Municipality
PO Box 20
HERMANUS
7200

For attention: Mr. H. Olivier

Sir,

TR A Theart
C H Olivier)

ERF 2028 ONRUSTRIVIER: PROPOSED REZONING

The e-mail from the Overstrand Municipality dated 29 August 2018 with the attached letter from Mr. & Mrs. Greyling refers.

Please take note that Mr. & Mrs. Greyling's letter is not an objection but a letter of support for the proposed development on Erf 2028 Onrustrivier and we have no comments on the letter.

Yours faithfully

John Mc Lachlan

FILE NO:	EL 2028
	Onrustrivier
SCAN NO:	HOP 2028
COLLABORATOR NO:	1201036

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 Nr.10908; SACPLAN Tch.Pl.n B/8250/2014
Pauline Spronk: B (Soc Sc) US, BA Hon (UNISA)
Meriké Lerm: B. Art et Scien Cum Laude (Town Planning) UNW; SACPLAN Pr.Pl.n A/158/2009

29 Aug 2018

ANNEXURE E 2/5

Plan Active Town & Regional Planners
Stads- en Streeksbeplanners

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

Tel: (028) 313 1673
Fax / Faks: (028) 312 1351

Email: planactive@hermanus.co.za

Website: www.planactive.co.za



TP-A Theart
(H Olivier)

Our reference: PA15068

27 September 2018

The Municipal Manager
Overstrand Municipality
PO Box 20
HERMANUS
7200

For attention: Mr. H. Olivier

Sir,

COMMENTS ON LATE OBJECTION: ERF 2028 ONRUSTRIVIER: PROPOSED REZONING

The e-mail from the Overstrand Municipality dated 12 September 2018 with the attached objection from Mrs. Bev Collett refers. Our comments thereon can be summarised as follow:

With reference to similar, recent townhouse developments in the area the densities of these townhouses can be tabled as follow:

Townhouse Scheme	Density
Heron Close	22.5u/ha
Silverwood	48.45u/ha

Please refer to the plan below indicating the above mentioned townhouse complexes in relation to Erf 2028 Onrustrivier.

FILE NO: EL 2028-HON
SCAN NO: HON 2028
COLLABORATOR NO: 1216026

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

John Mc Lachlan: Ndiip (Town Planning) Tech Witwatersrand; MSAPI Nr.10908; SACPLAN Tch.PlIn B/8250/2014
Pauline Spronk: B (Soc Sc) US, BA Hon (UNISA)
Meriké Lerm: B. Art et Scien Cum Laude (Town Planning) UNW; SACPLAN Pr.PlIn A/158/2009

ANNEXURE E 3/5



With reference to the Overstrand Growth Management Strategy, Erf 2028 Onrustvriër falls within an area where no densification is proposed and that the status quo applies. With reference to the status quo of townhouse complexes developed in the area as mentioned and indicated above, we have calculated that the proposed townhouse complex has a density of 35 units per hectare.

In relation to Heron Close with a density of 22.5 units per hectare and Silverwood that has a density of 48.45 units per hectare, the townhouse scheme proposed on Erf 2028 Onrustvriër has an average density of the 2 townhouse schemes mentioned. It is therefore our opinion that the proposed townhouse scheme is in line with the status quo pertaining to recent developed townhouse schemes and should be supported.

The trees will be removed to develop the proposed townhouse complex as a Sectional Title Scheme. The reason why the developers opted for a Sectional Title Scheme is to make provision for less road surface and greater areas around the proposed townhouses to be landscaped. Each proposed townhouse will have its own garden area in front and at the back of each proposed unit.

The townhouse units on the eastern boundary of the subject property are located 3m from the boundary. It should be noted that if the subject property was subdivided and used as single residential erven, the single dwellings could have been double storey and constructed 2m from the said boundary and still would be within the land use restriction applicable to Residential Zone 1 erven. Subsequently it could have had a greater impact on the surrounding neighbours as what is proposed.

ANNEXURE E 4/5

We trust that you would find our comments on the objection in order and trust that the application will be dealt with favourably.

Yours faithfully

John Mc Lachlan

Henk Olivier - RE: Erf 2028, Onrus River

From: <planactive@maxitec.co.za>
To: "Henk Olivier" <holivier@overstrand.gov.za>
Date: 2018/12/04 11:49 AM
Subject: RE: Erf 2028, Onrus River

Goeiedag Henk,

U e-pos hieronder verwys.

Graag sien ons kommentaar op die skrywe van Mnr. Opperman as volg daaruit.

Volgens ons is die inhoud van sy skrywe van toepassing op ander stukke grond waarvan die ontwikkelingsmoontlikhede daarvan met u en Mnr. Kuchar bespreek was. Sy skrywe hou geen verband met ons aansoek nie en is dit ons mening dat die skrywe wat laat ontvang was en die inhoud daarvan nie as 'n beswaar geag kan word nie.

Ons vertrou dat u die bogenoemde in orde sal vind.

Vriendelike groete

John Mc Lachlan
Tch.Pln B/8250/2014



Tel: 028 313 1673
Fax: 028 312 1351
web: www.planactive.co.za

From: Henk Olivier <holivier@overstrand.gov.za>
Sent: 04 December 2018 10:42 AM
To: planactive@maxitec.co.za
Cc: Loretta Gillion <lpage@overstrand.gov.za>
Subject: Erf 2028, Onrus River

Me Spronk

I telephone conversation earlier today has reference.



TP-A Theart (Hollivier)

Division of Telkom SA SOC Ltd

10 Jan Smuts Drive
Pinelands
7404

Candice Spammer
Tel: 021 414 5582
Fax: 086 480 0617
Email: spammec1@telkom.co.za

Our Ref.: WWIP_WONR2850_18
Your Ref.: 2028 HON 4004

13 September 2018

Attention: S Muller

Overstrand Municipality
HERMANUS

FILE NO: EL 2028-HON
SCAN NO:
COLLABORATOR NO: 1208720

PLANT AFFECTED:

PROPOSED REZONING: ERF 2028, 85 MAIN ROAD, ONRUS RIVER

With reference to your application received July 2018.

As important **COPPER AND OPTIC FIBRE** cables and other infrastructure are affected, please contact our representative **Frederik Swart** at **028 514 1199 / 081 363 7815 / Frederik5@openserve.co.za** and **48 hours prior of commencement on construction work.**

I hereby inform you that Open Serve approves the proposed work indicated on your drawing in principle. This approval is **valid for 12 months only**, after which reapplication must be made if the work has not been completed.

Any changes or deviations from the original planning during or prior to construction must immediately be communicated to this office.

Approval is granted, subject to the following conditions.

As per sketch attached, Open Serve infrastructure **will be affected**, consequently the conditions below and on the attached legend will apply.

61 Oak Avenue, Highveld, Techno Park, Centurion 0157,
Private Bag X881, Pretoria, Gauteng, 0001



Telecommunication services position is shown as accurately as possible but should be regarded as approximate only.

Should alterations or relocation of existing infrastructure be required, such work will be done at the request and cost of the applicant.

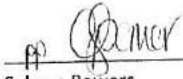
Please notify this office within 21 working days from this letter of acceptance and if any alternative proposal is available or if a recoverable work should commence.

It would be appreciated if this office can be notified within 30 days of completion of the construction work. Confirmation is required on completion of construction as per agreed requirements.

Should Open Serve infrastructure be damaged while work is undertaken, kindly contact our representative immediately.

All Open Serve rights remain reserved.

Yours faithfully



Selwyn Bowers
Operations Manager
Wayleave Management: Western Region

This wayleave, Reference Number **WWIP WONR2850 18** is valid for 12 months from date here of and is subject to the following conditions:

1. No mechanical plant or vibrator type compactors may be used within three metres of any Open Serve plant (I.E. any Telecommunication equipment above or below ground level .)
2. The position of our plant affected by the proposal is indicated as approximate and **Frederik Swart** at telephone number **081 363 7815** must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of Open Serve Plant will be indicated on site.
3. A written request must be submitted to Open Serve for consideration should the applicant require our plant to be relocated. The cost of such a relocation will be recoverable from the applicant.
4. It is the responsibility of the applicant to verify the existence of the indicated plant and to notify Open Serve immediately, should the applicant locate any Open Serve plant indicated on the provided plans.
5. Should the applicant expose any Open Serve plant, the safeguard thereof will be the applicant's full responsibility
6. Failing to comply with the above conditions or any special conditions addendum hereto will be regarded as gross negligence and the applicant will be held responsible for the damage or loss as a result thereof.

Date: 13 September 2018

By: C Spammer

For Regional General Manager
Western Cape (N2W3T1B)

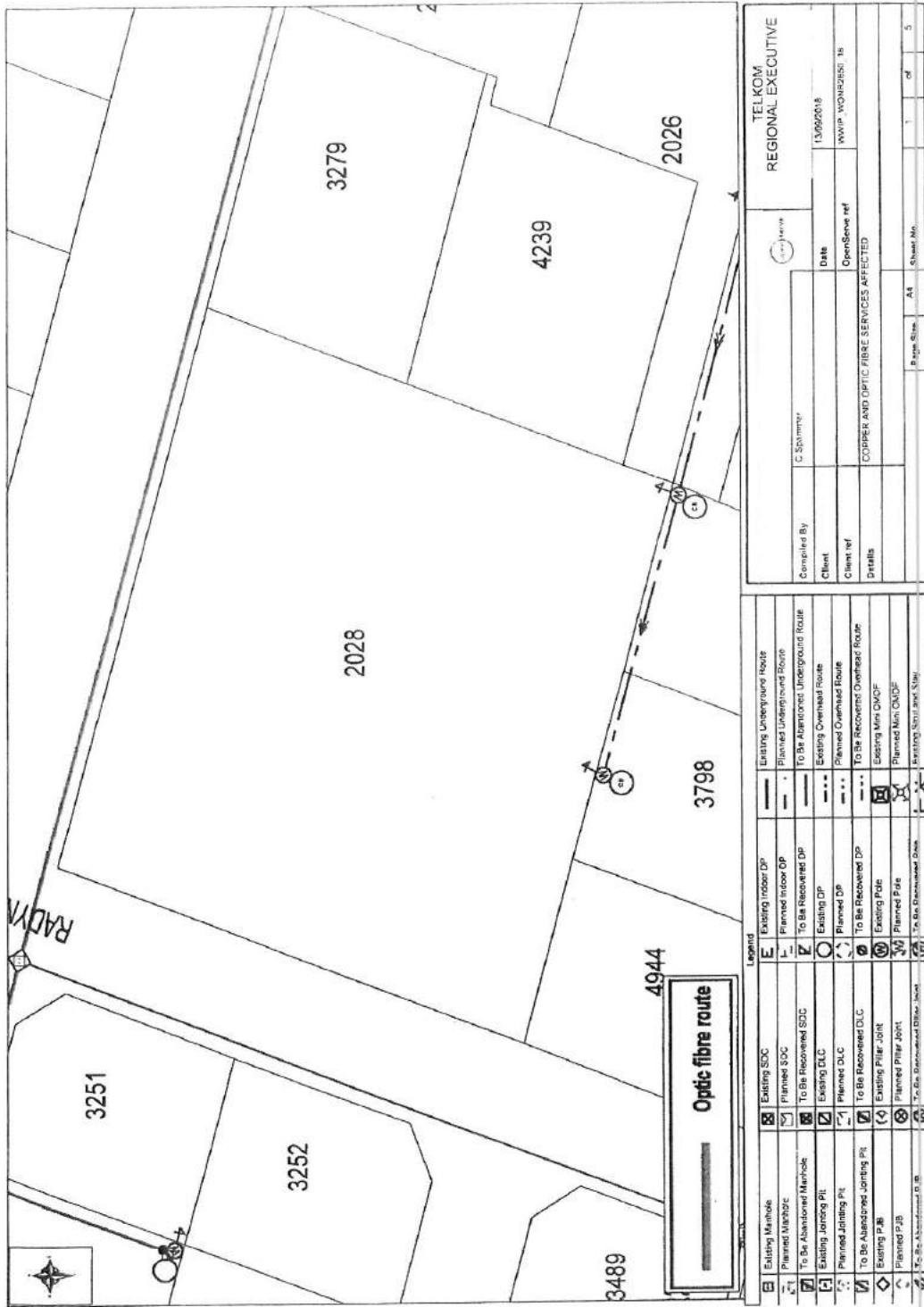
1. Underground Pipe	
2. Underground Cable	
3. Manhole	
4. Street Distributio Cabinet (SDC)	
5. Jointing Pit / A/JB	
6. Jointing Pillar (PJ)	
7. Pipe Junction Box (B/S)	
8. Robot Control	
9. Pole	
10. Stay	
11. Strut	
12. Aerial Cable (A/C)	
13. Break in pipe	

The pipeline indicated contains **OPTIC FIBRE** cables.

F Swart - telephone **028 514 1199** must be contacted at least 48 hours before commencement of work.



ANNEXURE F 4/4



Completed By		C Spammer	
Client		13/09/2018	
Client ref		www.worshuis.nl	
Details		COPPER AND OPTIC FIBRE SERVICES AFFECTED	
Page Size	A4	Sheet No.	1 of 5

Legend		Existing Underground Route	
	Existing SDC		Existing Indoor DP
	Planned SDC		Planned Indoor DP
	To Be Abandoned Manhole		To Be Recovered DP
	Existing JLC		Existing DP
	Planned JLC		Planned DP
	To Be Abandoned JLC		To Be Recovered DP
	Existing Pile Joint		Existing Pole
	Planned Pile Joint		Planned Pole
	To Be Abandoned Pile Joint		To Be Discontinued Pole
	Existing Underground Route		Planned Underground Route
	To Be Abandoned Underground Route		Existing Overhead Route
	Planned Overhead Route		To Be Recovered Overhead Route
	Existing Min OMC		Planned Min OMC
	Existing SUT and SUT		

Optic fibre route

ANNEXURE G 1/3



OVERSTRAND MUNICIPALITY

Date:

07.08.2018

Enquiries

Mr Luvuyo Bell

Tel: 021 983 4236

Fax: 021 980 3053

WAYLEAVE APPLICATION: ERF 2028 ONRUS RIVER
OUR REF: 02348/18

Your application received 17 July 2018 refers.

I hereby inform you that Eskom has no objection to the proposed work indicated on your drawing in principle. This approval is valid for 12 months only, after which reapplication must be made if the work has not been completed.

1. THIS IS NOT AN APPROVAL TO START CONSTRUCTION

2. Eskom services are affected by your proposed works however the following must be noted:

- (i) Eskom has no objection to the proposed work and include the following drawing indicating Eskom 11kV/LV underground services in close proximity.
- (ii) Please note that underground services indicated are only approximate and the onus is on the applicant to verify its location.
- (iii) There are also no buildings to be erected or work done within 1 metre from any Eskom bundle conductors. (LV/MV overhead) or within any structure supporting mechanism. LV overhead services / connections not indicated on this drawing.
- (iv) The successful contractor must be notified to apply (**BY APPOINTMENT**) for the necessary agreement forms and additional cable information not indicated on included drawing from Eskom Customer Network Centres before construction commences at **CALEDON** Customer Network Centre, **DIRK SWART**, **Tel: 072 544 7482**
- (v) **Note: Included Eskom as built drawings and all documentation to be submitted by contractor on application for a permit.**
- (vi) Should it be necessary to move / relocate or support any existing services for possible future needs then it will be at the developer's cost and applicant can be made to Sabelo Potela on 084 745 8990.

Distribution Division – Western Region
Eskom Road, Brackenfell, 7560
P.O. Box 222, Brackenfell, 7561
Tel +27 86 003 7566 Fax +27 916 2867 www.eskom.co.za

Eskom Holdings SOC Limited Reg No 2002/015527/30

ANNEXURE G 2/3

3. Underground Services

The following conditions to be adhered to at all times.

- (i) Works will be carried out as indicated on plans.
- (ii) No mechanical plant to be used within 3,0m of Eskom underground cables.
- (iii) All services to be verified on site.
- (iv) Cross trenches to be dug by hand to locate all underground services before construction work commences.
- (v) If Eskom underground services cannot be located or is grossly misplaced from where the wayleave plan indicates then all work is to be stopped and Esack Daware from the Land Development Office to be contacted on 021 980 3404 to arrange the capturing of such services.
- (vi) In cases where proposed services run parallel with existing underground power cables the greatest separation as possible should be maintained with a minimum of 1000mm.
- (vii) Where proposed services cross underground power cables the separation should be a minimum of 300mm with protection between services and power cables. (Preferably a concrete slab)
- (viii) No manholes; catch- pits or any structure to be built on top of existing underground services.
- (ix) Only walk behind (2 ton Bomac type) compactors to be used when compacting on top of and 1 metre either side of underground cables.
- (x) If underground services cannot be located then the CNC should be consulted before commencement of any work.

3. O.H. Line Services:

- (i)(a) No mechanical plant to be used within 3m of Eskom 11kV/LV Overhead Power lines.
- (b) Safety meeting to be held every morning before working in close proximity of power line.

4. NOTE

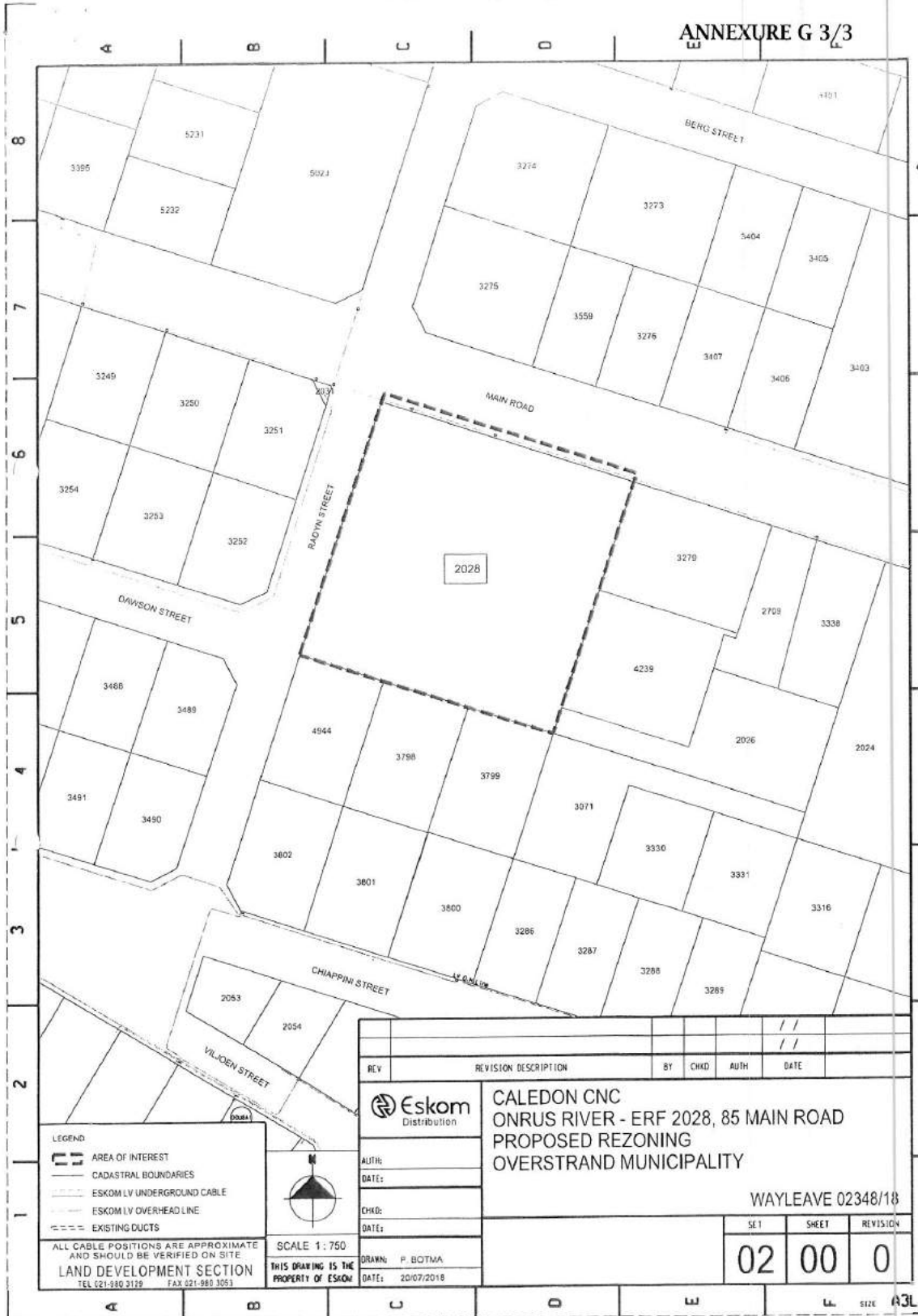
- (i) To enable Eskom to meet all the wayleave requests within a reasonable time, a minimum of 21 working days are required to process applications from date received.
- (ii) Wayleaves, Indemnity form (working permit) and all as-built drawings issued by Eskom to be kept on site at all times during construction period.

Yours faithfully



pp.
LUVUYO BELL
LAND DEVELOPMENT (BRACKENFELL)

ANNEXURE G 3/3



LEGEND
 [Dashed Box] AREA OF INTEREST
 [Solid Line] CADASTRAL BOUNDARIES
 [Dotted Line] ESKOM LV UNDERGROUND CABLE
 [Dash-dot Line] ESKOM LV OVERHEAD LINE
 [Dashed Line] EXISTING DUCTS

ALL CABLE POSITIONS ARE APPROXIMATE AND SHOULD BE VERIFIED ON SITE
LAND DEVELOPMENT SECTION
 TEL 021-980 3129 FAX 021-980 3053

SCALE 1 : 750
THIS DRAWING IS THE PROPERTY OF ESKOM

REV	REVISION DESCRIPTION	BY	CHKD	AUTH	DATE

Eskom
Distribution

AUTH: _____
DATE: _____

CHKD: _____
DATE: _____

DRAWN: P. BOTMA
DATE: 20/07/2018

CALEDON CNC
ONRUS RIVER - ERF 2028, 85 MAIN ROAD
PROPOSED REZONING
OVERSTRAND MUNICIPALITY

WAYLEAVE 02348/18

SET	SHEET	REVISION
02	00	0

SIZE A3L

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REZONING: ERF 2028, ONRUS RIVER (4004)**

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

Conditions:

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 with free standing properties** (property that is subdivided and plots to be sold individually).
- 1.2 The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (**2018/2019**) is as follows:

Water	R 21 688.60 x 10,1999	=	R 221 221.55
Sewerage	R 14 623.16 x 7,649	=	R 111 852.55
Roads	R 6 557.01 x 13,072	=	R 85 713.23
Stormwater	R 7 565.79 x 3,0798	=	R 23 301.12
Solid Waste	R 1 311.40 x 13,00	=	<u>R 17 048.25</u>
TOTAL (inclusive of VAT)		=	<u>R 459 136.70</u>

Note:

- 1.2.1 The above figures are estimates and 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 the developer furnish the Council with a bank guarantee equal to 2.5% of the value of the provided municipal civil and electrical services as certified by the independent professional engineer/technologist. The guarantee shall be to the satisfaction of the Director: Infrastructure and Planning and valid for the 12 months maintenance period which commences from date of the Certificate of Completion;

- that the Home Owners Association be responsible for the operational costs and maintenance of street lighting, electrical reticulation and metering and all internal services;
16. that the developer provide bulk water meters at approved positions as well as individual meters at each consumption point;
 17. that an approved refuse collection area/room to sufficiently accommodate the refuse generated by the development and which is to be provided with the following:
 - a. properly ventilated;
 - b. a cement floor;
 - c. a tap and running water, as well as a drainage point which is connected to the sewer network;
 - d. at a position nearest to an access road for the development and be accessible for the refuse truck at all times, to the satisfaction of the Director: Infrastructure and Planning;
 18. that the refuse collection area be constructed in accordance with the requirements of the Overberg District Municipality;
 19. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
 20. that the above stormwater management plan include the following:
 - 20.1. pre-development run-off from the catchment area;
 - 20.2. post-development run-off from catchment area;
 - 20.3. existing stormwater reticulation system and the capacity thereof;
 - 20.4. connection of internal stormwater reticulation system;
 - 20.5. overland escape routes;
 21. 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 ;
 22. that the developer apply for a temporary water connection on the prescribed application form at Overstrand Municipality's Finance Department, before commencement of construction;
 23. that the developer apply for a bulk water connection on the prescribed application form, at Overstrand Municipality's Finance Department and that the installation of the bulk water meter, by the developer, be done under the supervision of the Operational Manager, Hermanus;
-

24. 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;
25. that any additional cost related to the upgrading of bulk civil services will be for the developer's account;
26. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer.

D.P. R. Coole

DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

17/08/2018

DATE



OVERSTRAND
HERITAGE AND AESTHETICS COMMITTEE

ANNEXURE I 1/2

MINUTES OF MEETING

Date: Thursday - 16 AUGUST 2018

Time: 14h00 – 17h00

Members present

Mr N. Clark (Chairman)

Mrs K. Smuts

Mr S. February

Mr C. Roux

Mr L. Smith

Mr A. Greeff

Mr B. Jones

Mr N. Saayman

Mr A. Finlayson

In Attendance:

Mr J Simson (Manager Building Services) . Gerrit Coetzee (Building inspector) & Mrs E. Lowings (Admin Assistant : Building Services)

6.2 ONRUS : ERF 2028 : 85 MAIN ROAD : C TAYLOR & SM SMITH : PROPOSED REZONING: (T/P APPLICATION)

ENGELBRECHT AND SCORGIE PRESENTED

Comment:

The proposed subdivision & re-zoning is supported for densification policy reasons. Proposed erf sizes, building plan forms, private road and vehicular entrance and egress positions are supported. The first floor plan form must be double pitch roofed with gables. Remainder mono-pitched and RC flat roofed stair/landing volume, are endorsed.

Action:

Submit building plans for approval to this Committee.

NEXT MEETINGS:

13th SEPTEMBER, 11 OCTOBER, 15th NOV & 13th DEC 2018



File reference:	2028 HON (4004)
Date:	17 July 2018

INTERNAL MEMORANDUM

From	: Town Planning Department
Town Planner	: Henk Olivier

TO:


<u>Area Manager</u>	<u>Building Department</u>	<u>District Health</u>	<u>Electrical Department</u>
<u>Environmental Officer</u>	<u>Fire Department</u>	<u>Infrastructure and Planning</u>	<u>Local Heritage Committee</u>
<u>Operational Services</u>	Traffic Department	<u>Ward Councillor (Cllr. J. Orban)</u>	<u>Waste Management</u>

Applicant	PLAN ACTIVE (obo C TAYLOR & SM SMITH)
Property Details	ERF 2028, 85 MAIN ROAD, ONRUS RIVER
Application Description	PROPOSED REZONING

ATTACHMENTS :

1.	Notice	Should the information be insufficient for you to make an informative comment, please list any additional documentation that you would require to make informed comments.
2.	Locality Plan	
3.	Site Development Plan	
4.	Motivation	

YOUR DEPARTMENT'S COMMENTS:

Building Dept: See minutes attached	
REFER TO O.H.A.C. 24/07/2018	
Signature: 	Date: 29/08/2018

Please provide your comments (with specific reference to any conditions of approval that should be imposed) in the space provided above or in a separate Memo **by not later than the date stipulated below**. If you require an extension of time for submission of comments, kindly request this in writing. Should no comments be received, it will be assumed that you have no objection to the proposal and where appropriate, the Mayoral Committee will be informed accordingly.

- Building Control Department to confirm that all structures on the property/ies are in accordance with the approved building plans.

COMMENTS REQUIRED BY: 24 August 2018

Munisipaliteit – U-Masipala – Municipality
OVERSTRAND

INTERNAL MEMORANDUM

Aandag / For Attention:	Town Planning department: P. Roux	Van / From:	Department: Operational Services
Afskrif / Copy:		Datum / Date:	17 May 2018

Ref: Erf 2028, Hermanus

RE: APPLICATION FOR PROPOSED REZONING OF ERF 2028, ONRUS RIVER.

The request for comment from the Department: Operational Services (Hermanus) dated 17 July 2018 with regard to the abovementioned proposal refers.

The proposal entails the following:

- Consent use in order to accommodate a sectional title townhouse scheme consisting of 14 townhouse units.

1. ANALYSIS

1.1. Water

- 1.1.1. The existing water connection to Erf 2028 shall be used to service Erf 2028.
- 1.1.2. The proposed consent use, will not have a significant impact on the existing municipal water supply network. The Directorate: Infrastructure and Planning must however give comment with regard to network capacity and the relevant Bulk Services Levies.

1.2. Sewer

- 1.2.1. The existing sewer connection to Erf 2028 shall be used to service Erf 2028.
- 1.2.2. 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*.
- 1.2.3. The proposed consent use will not have a significant impact on the existing municipal sewer system. The Directorate: Infrastructure and Planning must however give comment with regard to network capacity and the relevant Bulk Services Levies.

- 1.2.4. Any commercial food preparation facilities (e.g. restaurant / guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services.

1.3. Streets

- 1.3.1. Access can be obtained via Radyn Street.
- 1.3.2. Any additional and / or extended vehicle entrances will be for the owner's account.
- 1.3.3. 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 must be made to the office of the Area Manager: Hermanus for written approval.

1.4. Storm water

- 1.4.1. The "Common Law" shall apply with regards to storm water discharge.

1.5. Parking

- 1.5.1. "On-site parking" must be provided. The parking areas are to be provided at a ratio as described by the Town Planning Scheme, with permanent surfaces and layout to the satisfaction of the Department: Operational Services.

1.6. Other services

- 1.6.1. The Department: Operational Services does not have any information regarding any Telkom-, other telecommunications- and / or Electrical services which may be affected by the proposed development. The Electrical- and Traffic departments, as well as Telkom and other relevant service providers, must therefore also give their recommendations regarding the application.

1.7. Refuse removal

- 1.7.1. The proposed development on Erf 2028 must be provided with a central refuse collection facility, which must comply with the standards of the Department: Operational Services (Hermanus).
- 1.7.2. Refuse will be removed from sidewalks as per municipal arrangements.

1.8. Irrigation water

- 1.8.1. No irrigation water is available in this area.

1.9. Waste Water Treatment Works (WwTW)

1.9.1. The proposed consent use will not have a significant impact on the Waste Water Treatment Works. The Directorate: Infrastructure and Planning must however give comment with regard to the relevant Bulk Services Levies.

1.10. Bulk Water Supply

1.10.1. The proposed consent use will not have a significant impact on the bulk water supply, reservoirs or other bulk water infrastructure. The Directorate: Infrastructure and Planning must however give comment with regard to the relevant Bulk Services Levies.

2. RECOMMENDATION

- 2.1. With regard to the application for the proposed consent use on Erf 2028, Onrus River towards establishment of 14 townhouse scheme, the **Department: Operational Services has no objection to the application, subject to the following conditions:**
- 2.1.1. That the existing water- and sewer connections to Erf 2028 shall be used to service Erf 2028.
- 2.1.2. That any commercial food preparation facilities (e.g. restaurant / guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services.
- 2.1.3. 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*.
- 2.1.4. That any additional and / or extended vehicle entrances will be for the owner's account.
- 2.1.5. That, should any upgrading and / or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval.
- 2.1.6. That the proposed development on Erf 2028 be provided with a central refuse collection facility, which must comply with the standards of the Department: Operational Services (Hermanus).
- 2.1.7. That refuse will be removed from sidewalks as per municipal arrangement.
- 2.1.8. That the Electrical- and Traffic Departments, as well as Telkom and any other relevant authorities and service providers not have any objections to the application.

Yours faithfully



T.I. Marx
Principal Technician: Operational Services
Hermanus



J. de Villiers Pr. Eng.
Senior Manager: Operational Services
Hermanus