

## 4.6

**ERF 989, 31 MUSSON STREET, EASTCLIFF, HERMANUS: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND DEPARTURE: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF N SLEMENT**

989 HEC (3318)

P Roux

24 February 2020

(028) 313 8900

Hermanus Administration

**1. EXECUTIVE SUMMARY**

An application has been received on 4 September 2019 from Messrs Interactive Town & Regional Planning on behalf of N Slement the owner of Erf 989, Hermanus (Eastcliff), for the following:

- ❖ removal of restrictive title deed Condition B.A.(d) as contained in Title Deed T2785/2019 applicable to Erf 989, Hermanus in terms of Section 16(2)(f) of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law), and
- ❖ departure in terms of Section 16(2)(b) of the aforementioned By-Law to relax the eastern lateral building line from 2m to 0m to accommodate the proposed garage extension, and from 2m to 1,57m to accommodate the change of use of a section of the existing garage into a lounge.

The Locality Plan of the property concerned is attached as Annexure A, the Motivation Report from the applicant in support of the application is attached as Annexure B and the Site Development Plan is attached as Annexure C. The Title Deed is attached as Annexure D.

**2. DECISION AUTHORITY**

Municipal Planning Tribunal

**3. BACKGROUND / SITE HISTORY**

Erf 989, Hermanus (Eastcliff) is zoned for residential use, and is developed with a dwelling and an outbuilding. The property owner seeks to make alterations to the dwelling and outbuilding. Some of the alterations will encroach upon the lateral building line in terms of the Scheme Regulations and the restrictive condition as stipulated in the Title Deed, thus the reason for the application.

**4. SUMMARY OF APPLICANT'S MOTIVATION**

The detailed motivation for the proposed application is attached to the item and must be read together with the summary below:

- ❖ It is proposed to extend the existing garage over the 2m eastern lateral building line as stipulated in the Zoning Scheme and the restrictive title deed conditions which stipulate that no structure or building will be built closer than 1,57m from the common boundary and 4,72m from the street boundary. Due to the extension of the garage encroaching on the aforementioned parameters the applicant has applied for the relaxation of the 2m building line to 0m applicable to

the Zoning Scheme and the removal of Condition B.A.(d) as contained in Title Deed T2785/2019.

- ❖ The proposed extension to the garage is to allow for the creation of a double garage and a driveway which can accommodate two (2) vehicles next to each other. The proposal will not have a negative effect on the visual, safety or privacy impact on the adjacent property due to its location, nature and scale.
- ❖ It is further proposed to change the use of a portion of the existing garage into a lounge area and to install a new roof over the lounge and garage area. Due to the existing garage encroaching over the 2m eastern lateral building line as stipulated in the Zoning Scheme, the applicant has also applied for the relaxation of the 2m eastern lateral building line to 1,57m in terms of the Zoning Scheme.
- ❖ The use and zoning of the property will remain unchanged and in line with the zoning of the surrounding properties.
- ❖ The applicant further motivates that the proposal is in line with Overstrand Municipality forward planning documentation and the planning principles as depicted in the planning legislation.

#### 5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Local Newspaper	Yes	23 October 2019	29 November 2019
Gazette	Yes	25 October 2019	29 November 2019
Notices	Yes	23 October 2019	29 November 2019
Ward councillor	Yes	23 October 2019	29 November 2019
Total comments	<b>ONE (1)</b>		
Total letters of support	<b>NONE</b>		
Was public participation undertaken in accordance with Section 46 - 50 of the By-Law on Municipal Land Use Planning?			<b>Yes</b>
Was the application processed correctly?			<b>Yes</b>
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA?			<b>Yes</b>
In case of application for removal, amendment or suspension of restrictive title conditions if notices in accordance with Section 35(3)(d) of the By-Law on Municipal Land Use Planning was served on all persons mentioned in the title deed for whose benefit the restriction applies?			<b>Yes</b>

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

Name	Date received	Summary of comments
Fire Department	28/10/2019	Annexure G.
Building Department	25/10/2019	Annexure H.

Local Heritage	29/10/2019	No objection.
Engineering Services	14/11/2019	Annexure I.
Telkom	4/12/2019	Annexure J

## 7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

One comment was received from an adjacent property owner, Mrs CA Kirkman, on Erf 991, Eastcliff. The main concern of the property owner is that the alterations to the dwelling have started and majority of it completed prior to the 29 November 2019 which is the closing date of the commenting period. She therefore regards the notice (and the amount of paper with the logistics of collecting the notice) as a waste of money and that the process (for adjacent property owners to object to the application) has been disregarded.

### Response from applicant

Firstly, the application only refers to the extension of the garage over the title deed building line. This extension has not been built. All other alterations to the property complies with the building lines and therefore do not require neighbour's consent or comment.

Secondly, the notices and letters sent is a statutory requirement in terms of the Overstrand By-Law on Municipal Land-use Planning, 2015. Notices are required to be sent by registered mail in order to inform the surrounding neighbours of the land use application.

Lastly, regarding the inquiry of Interactive Town & Regional Planning email address - all responses in terms of the land use application must be addressed to the Municipality to ensure a transparent public participation process. The communication in this regard was sent by the applicant on behalf of the property owner.

### Response from Town Planner

The issues raised by the property owner of Erf 991 are noted and was sufficiently addressed by the applicant. It should further be noted that the communication does not state that the property owner of Erf 991 objects to the application. In terms of Section 62 of the Overstrand By-Law on Municipal Land-use Planning, 2015 only a person who has objected to an application may have the right to review the application. Thus, the property owner of Erf 991 will not receive a right of appeal.

## 8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

See comment above.

## 9. MUNICIPAL ASSESSMENT OF COMMENTS

All relevant departments have provided positive comments.

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

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

The proposed application is considered consistent in the following manner from a town planning perspective:

#### Spatial Justice

The proposed application will not further promote the spatial development imbalances. The proposed application is in character with the existing area (Eastcliff) where similar applications have been approved in the past and therefore the approval of the proposed application will not be spatial bias.

#### Spatial sustainability

The application is considered spatially sustainable as the existing property will be more optimally utilised without affecting natural vegetation. The existing and proposed structures are compatible with the character of the area and do not impact negatively on the rights of any adjacent property owner.

#### Efficiency

The proposed application only affects the current property and its immediate neighbouring properties, and therefore has limited impact. Further, the property has been in existence since 1939 and is already developed, and therefore the impact on the biophysical environment will be low.

#### Spatial resilience

The application will ensure that the existing land resources are utilised in line with the Overstrand Municipality's forward planning documents.

#### Good administration

The application followed the required planning procedures to ensure that land use activity is in line with Municipal By-Laws and the public process has been followed.

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

Same as 10.1 above.

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

The primary uses are in line with the land use parameters in terms of the Zoning Scheme. The proposed application is further in line with the principles of the Overstrand Municipality Wide Spatial Development Framework, 2006 (OMSDF).

### **10.4 (In)consistency with guidelines prepared by the Provincial Minister**

Not applicable.

### **10.5 Impact on municipal engineering services**

Services are to be rendered as stated in the Services Report. No additional services will be required.

### **10.6 Outcomes of investigations/applications i.t.o other legislation**

The proposed application does not trigger any listed activity in terms of the National Environmental Management Act (NEMA).

### **10.7 Existing and proposed zoning comparisons and considerations**

The subject property is zoned Single Residential Zone 1 and therefore Single Residential Zone 1 parameters as prescribed in the Overstrand Municipal Zoning Scheme, 2013 are applicable.

## **11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS**

It is proposed that the double garage will be situated over the later building line (1,57m) and street building line (4,72m) as contained in Title Deed T2785/2019, B.A.(d) - Page 2. As stated earlier in the motivation, due to the current design and placement of the dwelling and garage, the placement and extension of the existing garage is limited. Further, even though the proposal is to remove the title deed condition the proposed extension will still be compliant with the 4m street building line and the parameters of the Zoning Scheme. The proposed extension and redevelopment of the garage will also improve the parking arrangement on the property.

In view of the above being stated, the following directly relates to Section 39(5) of LUPA, 2014 (Act 3 of 2014):

**Will financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement?**

The property owner will be able to act upon the rights provided to him through the Zoning Scheme, thus adding value to his property. It is further clear that the restrictive conditions were registered to create a residential character in Eastcliff, however the Zoning Scheme has been implemented for the past seven (7) years and similar applications have been approved which is in line with the Zoning Scheme, therefore even if conditions are removed the application at hand will still be in line with the character of the area.

**The personal benefits which accrue to the holder of rights in terms of the restrictive condition:**

The Municipality gains no benefits in keeping or removing the restrictive conditions.

**The personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is removed, suspended or amended:**

As stated earlier the property owner will be enabled to develop his property in line with the character of the area and parameters as stipulated in the Overstrand Municipal Zoning Scheme, 2013.

**The social benefit of the restrictive condition remaining in place in its existing form and the social benefit of the removal, suspension or amendment of the restrictive condition:**

There is no social benefit should the condition remains in place.

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

The rights enjoyed by the beneficiary will remain in place since the erf will remain residential and the right obtained will be subservient to the zonings and development parameters applicable to residential zoning. The residential rights of the adjacent property owners will not be affected.

Given the abovementioned evaluation the opinion is held that if the restrictive conditions are removed as proposed, it will allow the property owner to develop his property in line with the Zoning Scheme parameters and to mitigate any further additional costs of redeveloping the whole property. The opinion is further held that the proposal is sufficiently evaluated in terms of Section 39(5) of LUPA, 2014 (Act 3 of 2014).

## **12. THE DESIRABILITY OF THE PROPOSAL**

The applicant seeks to acquire approval for the following proposals:

- ❖ removal of restrictive title conditions with reference to condition B.A.(d) as contained in Title Deed T2785/2019 in terms of Section 16(2)(f) of the Overstrand By-Law on Municipal Land Use Planning, 2015, which condition is quoted as follows:

*T2785/2019, B.A.(d) - Page 2*

*“B.A.(d) that no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4,72m to the street line which forms a boundary of this erf. No such building or structure shall be situated within 1,57m from the lateral boundary common to any adjoining erf.”*

- ❖ Departure in terms of Section 16(2)(b) of the By-Law to relax the eastern lateral building line from 2m to 0m to accommodate the proposed garage extension, and 2m to 1,57m to accommodate the change of use of a section of the existing garage into a lounge.

The property is currently developed with a single garage. However, due to the placement of the existing garage it is impossible to extend the existing garage in order to develop a second garage without encroaching on the lateral building line.

The alternative would have been to create a tandem garage; however this approach would have created complications regarding parking in front of the garage. The current proposal seeks to demolish the front portion of the existing garage and to create a new double garage which will allow parking in the garage and allow for parking in front of the garage for two (2) vehicles.

The proposal complies with Section 16.1(b) (encroachment of side and rear building lines) of the Overstrand Municipal Zoning Scheme, 2013 which states that the garage wall on the boundary may not be higher than 3,50m above the existing ground level, the building may not exceed one (1) storey and the length of the structure does not exceed one third of the boundary concerned or 9m, whichever is the lesser distance. The opinion is therefore held that the proposal is in line with the character of the area which has been established through the implementation of the Overstrand Municipal Zoning Scheme, 2013.

It is further proposed that a portion of the existing garage be altered in order to become a lounge which will form a part of the main dwelling. The use change will also be accompanied by a new roof structure. The structure will still remain single storey, the roof will slope away from the eastern side and no openings will face the next door neighbour. The opinion is therefore held that the proposed internal and external changes will not have a negative impact on the adjacent property owner.

### 13. RECOMMENDATION

1. that in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) the application for the removal of restrictive title conditions as contained in Title Deed T2785/2019 applicable to Erf 989, Hermanus, namely Condition B.A.(d), **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that in terms of Section 16(2)(b) of the By-Law, the application for a building line departure to relax the eastern lateral building line from 2m to 0m to accommodate the proposed garage extension, and from 2m to 1,57m to accommodate the change of use of a section of the existing garage into a lounge, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the approvals provided in paragraphs 1. and 2. are subject to the following conditions;
  - (a) that the approvals are for the development as indicated on Drawing No 133.01.01 to 03, that was submitted with the application;
  - (b) that building plans be submitted to the Building Department for approval;
  - (c) that all the conditions in the Services Report (attached as Annexure I), be complied with;
  - (d) that the approvals do not absolve the applicant from compliance with any other relevant legislation, and

- (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
4. 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 conditional approvals.

#### 14. REASONS FOR RECOMMENDATION POINT 1 AND 3

- ❖ The encroachment of the lateral building line has a minimal impact on the adjoining neighbour.
- ❖ The proposal is in line with the character of the area.
- ❖ The application has followed due procedure.
- ❖ None of the internal departments have any objection.
- ❖ Local and provincial departments have provided supporting comments for the proposed application.
- ❖ The relevant legislation was considered with the removal of the restrictive conditions in the Title Deed.
- ❖ The proposal is compliant with the spatial policies contained in the SDF.
- ❖ The proposal is constant with the spatial principles as set out in SPLUMA and LUPA.

#### 15. Annexures

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Site Development Plan
Annexure D:	Title Deed
Annexure E:	Objection received
Annexure F:	Applicant's comment on the objection
Annexure G:	Comment: Fire Services
Annexure H:	Comment: Building Department
Annexure I:	Services Report
Annexure J:	Comment: Telkom

#### **AUTHOR**

Name :	<b>P ROUX</b>
SACPLAN Reg No:	<b>A/2246/2015</b>
Signature :	_____
Date:	_____

**REGISTERED PLANNER**

Name :

**S VAN DER MERWE**

SACPLAN Reg No:

**A/1850/2014**

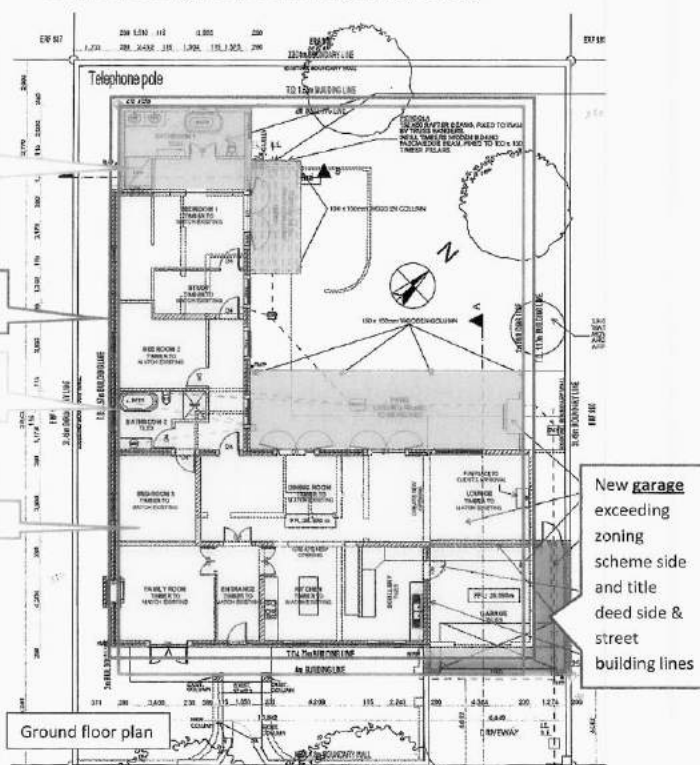
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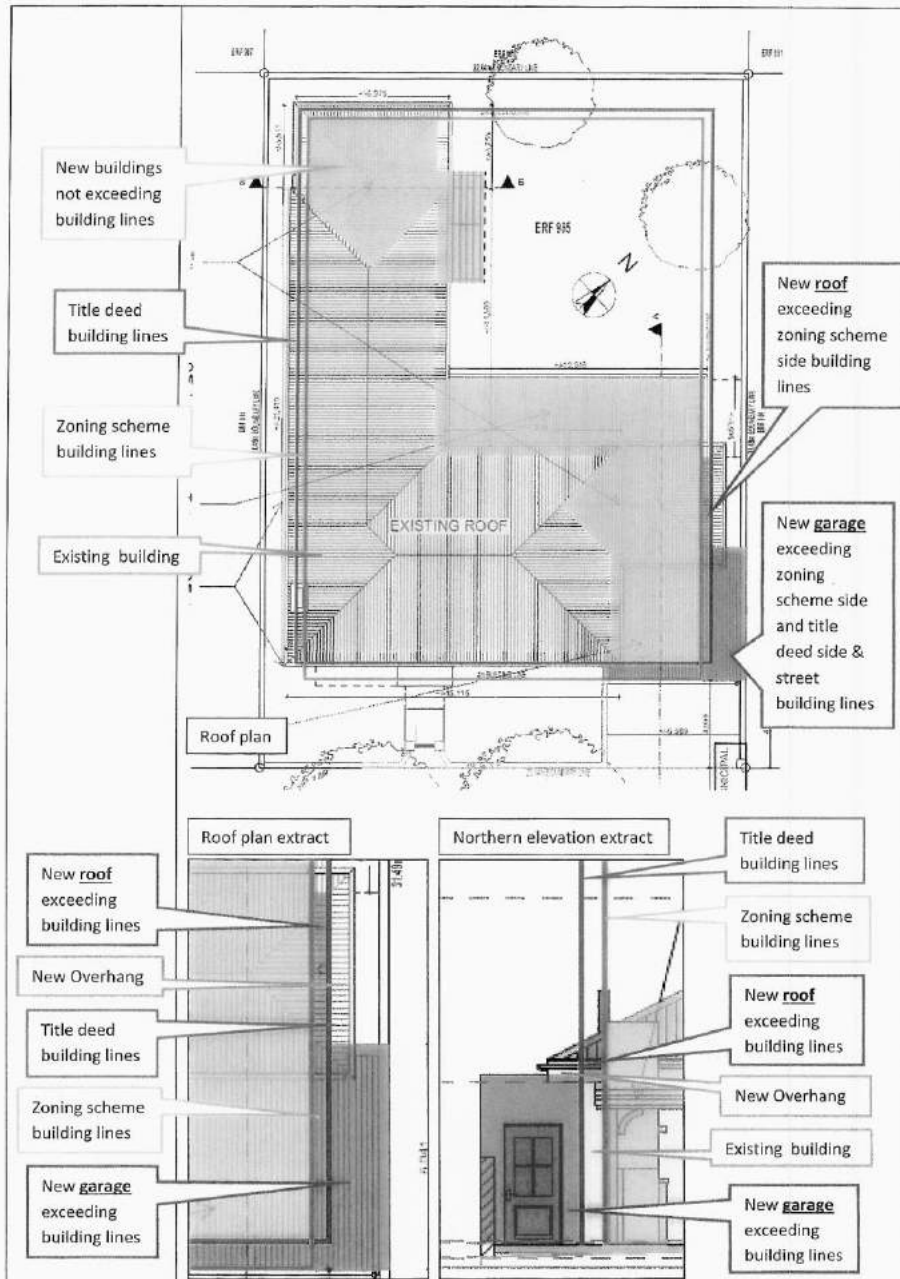
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1. Introduction	
<p>a. <b>Brief</b></p> <p>Refer to Annexure B for the Power of Attorney.</p>	<p>Interactive Town and Regional Planning was appointed by the owners of the property Nicolette Slement, to prepare and submit an application for the removal of a restrictive title deed condition and building line departure for Erf 989, Hermanus in terms of Chapter IV, Section 16.2(f) of the Overstrand By-Law on Municipal Land Use Planning 2015.</p>
<p>b. <b>Development objective &amp; Application proposal</b></p>	<p>The <u>development objective</u> is to add a new bathroom and 2 patios, extend the existing garage and install a new roof over the lounge and garage.</p> <p>The proposed garage extension and new roof over the garage will exceed the eastern title deed side building line, the southern title deed street building line and the eastern Zoning Scheme side building line. The proposed new roof over the lounge will exceed the eastern Zoning Scheme side building line.</p> <p>Subsequently an <u>application</u> is required for:</p> <ul style="list-style-type: none"> <li>• A <u>removal of a restrictive title deed condition</u> to accommodate the proposed garage extension which will exceed the 1.57m eastern title deed side building line to 0m and the 4.72m southern title deed street building line to 4m</li> <li>• <u>Departure</u> to relax the 2m eastern side building line to 0m to accommodate the garage extension as well as the new roof over the garage and the lounge which exceed the 2m eastern side building line up to 0m and 1,57m respectively.</li> </ul>  <p>The ground floor plan shows an existing building with rooms including a kitchen, lounge, bedrooms, bathrooms, and a garage. A new garage extension is shown on the right side, exceeding the eastern title deed side building line and the southern title deed street building line. A new roof is proposed over the lounge and garage area, exceeding the eastern Zoning Scheme side building line. The plan also shows title deed building lines, zoning scheme building lines, and existing building lines. A telephone pole is located on the left side of the property. The plan is labeled 'Ground floor plan' at the bottom.</p>



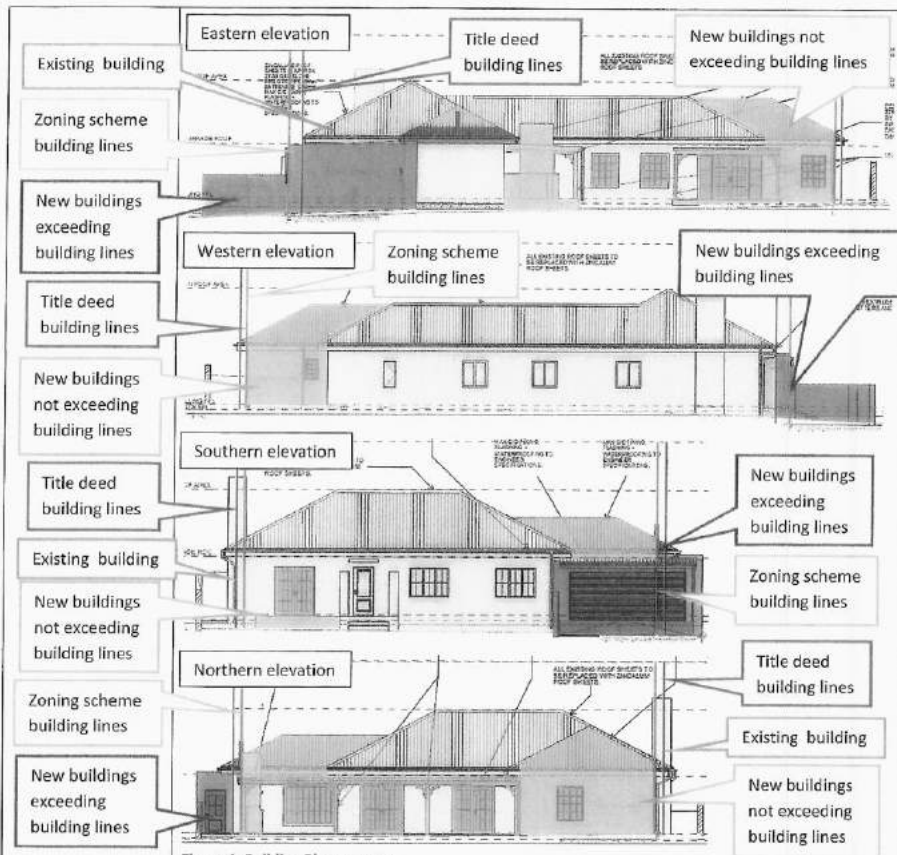
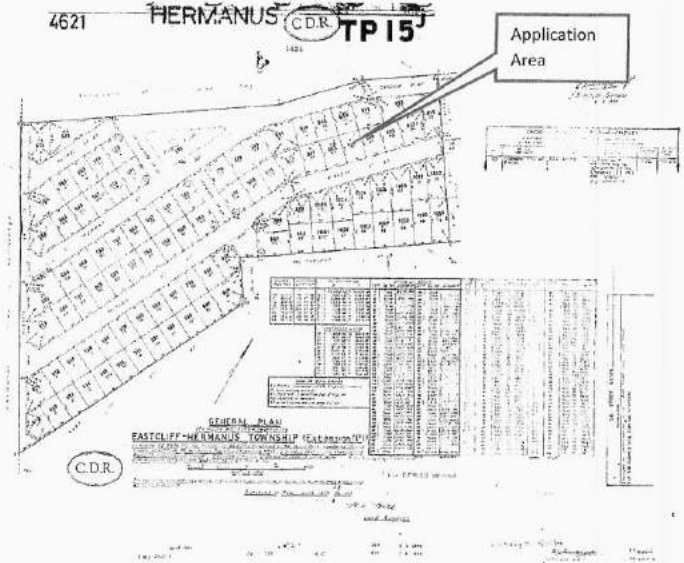
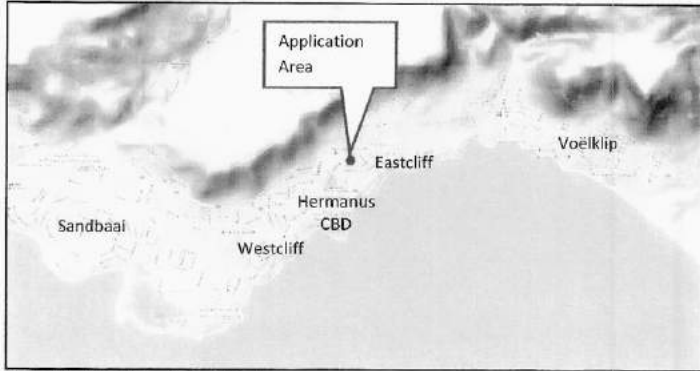


Figure 1: Building Plan extracts

<p><b>c. Background</b></p>	<p>The application area of 694m<sup>2</sup> in extent is located within the mature residential suburb of Eastcliff, at 31 Musson Street and consists of an existing dwelling house.</p> <p>The owner wishes to enlarge the existing dwelling house which includes to</p> <ul style="list-style-type: none"> <li>• add a second bathroom,</li> <li>• add two patios,</li> <li>• extend the existing 26m<sup>2</sup> garage with 12.6m<sup>2</sup> to a total extent of 38.6m<sup>2</sup> and</li> <li>• install a new roof over the lounge and the garage.</li> </ul> <p>The proposed garage extensions will exceed the eastern 1.57m <u>title deed</u> side building line to 0m and the southern 4.72m <u>title deed</u> street building line to 4m and therefore this application for the <u>removal of a restrictive title deed condition</u> is required.</p> <p>The proposed garage extension as well as the proposed new roof over the garage will exceed the eastern 2m building line up to 0m. The proposed new roof over the lounge will exceed the eastern 2m building line up to 1,57m and therefore this application for a <u>departure to relax the eastern side building line</u>.</p>
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2. The Application			
a. Analysis: <b>Title Deed</b> Refer to Annexure D for the Conveyancer Certificates.		The Conveyancer Monica Korf issued a certificate confirming that there is a <u>title deed condition</u> that restricts the development proposal.  The restrictive clause is Clause B(A)(d) from Title Deed T2785/2019 which reads:  (a) <u>"That no buildings or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4.72 meters to the street line which forms a boundary of this erf. No such building or structure shall be situated within 1.57 meters of the lateral boundary common to any adjoining erf."</u>  <u>Hence the application for the removal of a restrictive title deed condition to allow garage extensions.</u>	
b. Analysis: <b>Development Criteria:</b>		The development parameters for the Erf 989, Hermanus as per the Zoning Scheme Regulation, are summarised as follows:	
Parameters	Existing Zoning	Proposal	Comments
Zoning	Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Consistent
Primary Uses	Day care centre, dwelling house, guest rooms, home occupation, second dwelling unit; (Only dwelling house and outbuilding according to title deed)	Dwelling house	Consistent
Consent Uses	Crèche, green house, guest house, house shop, institution, place of instruction, place of worship, residential building, tourist accommodation. (none allowed in title deed)	None	Consistent
Coverage	50% (same as title deed)	46%	Consistent
Height	8m	5.8m	Consistent
Building lines	Street	4m (4.72m title deed)	4m <b>Removal of restrictive title deed condition</b>
	Side	2m (1.57m title deed)	0m East 1.57m West <b>Removal of restrictive title deed condition &amp; building line departure</b>
	Rear	2m (1.57m title deed)	2m Consistent
Parking	2 bays per dwelling unit	2 bays per dwelling unit	Consistent
c. The Application Refer to Annexure I for Subdivision Plan		Application is hereby made for: <ul style="list-style-type: none"><li>The removal of Clause B(A)(d) from Title Deed T2785/2019 in terms of Chapter IV, Section 16.2(f) of the Overstrand By-Law on Municipal Land Use Planning 2015.</li><li>Departure to relax the eastern side building line from 2m to 0m in terms of Chapter IV, Section 16.2(b) of the Overstrand By-Law on Municipal Land Use Planning 2015.</li></ul>	

3. Site Information				
a. Property Description	Property	Extent	Title Deed	Registered Owner
	Erf 989, Hermanus	694m <sup>2</sup>	T2785/2019	Nicolette Slement
Refer to Annexure E for the SG Diagram and Annexure C for the Title Deed	Extracts of the Surveyor General Plans are reflected in the following sketches confirming the application site.			
				
Figure 2: Extracts of the Surveyor General Plan for the application site				
b. Location:	<b>Regional Context:</b>			
Refer to Annexure F for the locality plans.	Within the regional context, the application area is located within Eastcliff, a residential suburb on the eastern side of central Hermanus.			
				
Figure 3: Locality Plan – Regional Context				

**Local Context:**

Within the local context the erf is situated within Eastcliff, a residential suburb of Hermanus which forms part of the Greater Hermanus Central area. The address is nr 31 Musson Street. The application site is less than 100m south of the Hermanus High School.

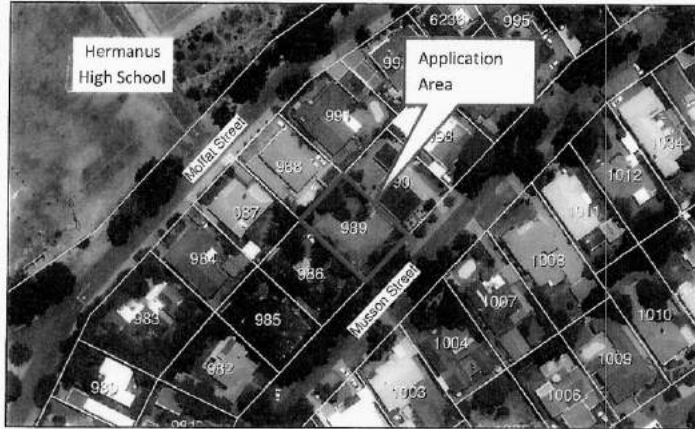


Figure 4: Locality Plan – Local Context

**c. Land Use:**

Refer to Annexure H for the Land Use Plan.

The land use of the application area consists of a single residential property within a single residential area. No change in land use is proposed. The application proposal is consistent with the land use of the area.

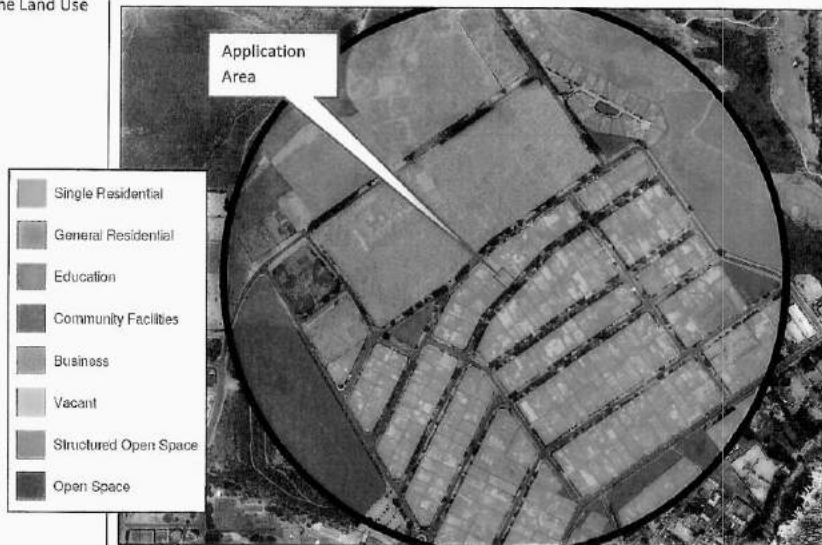
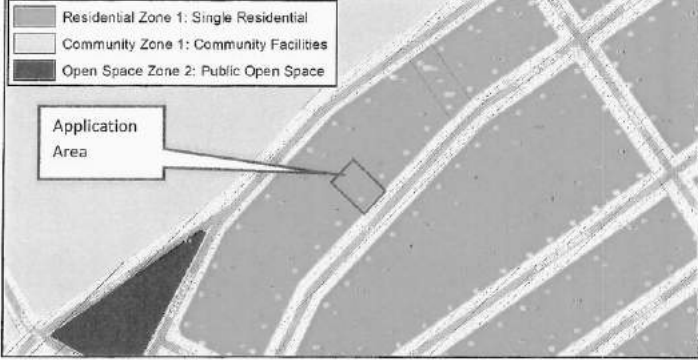

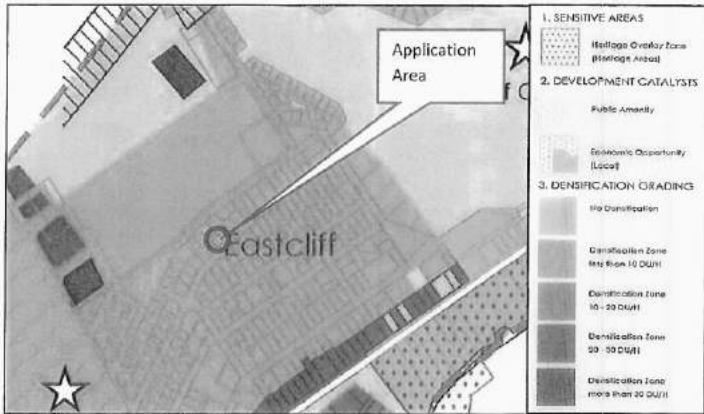
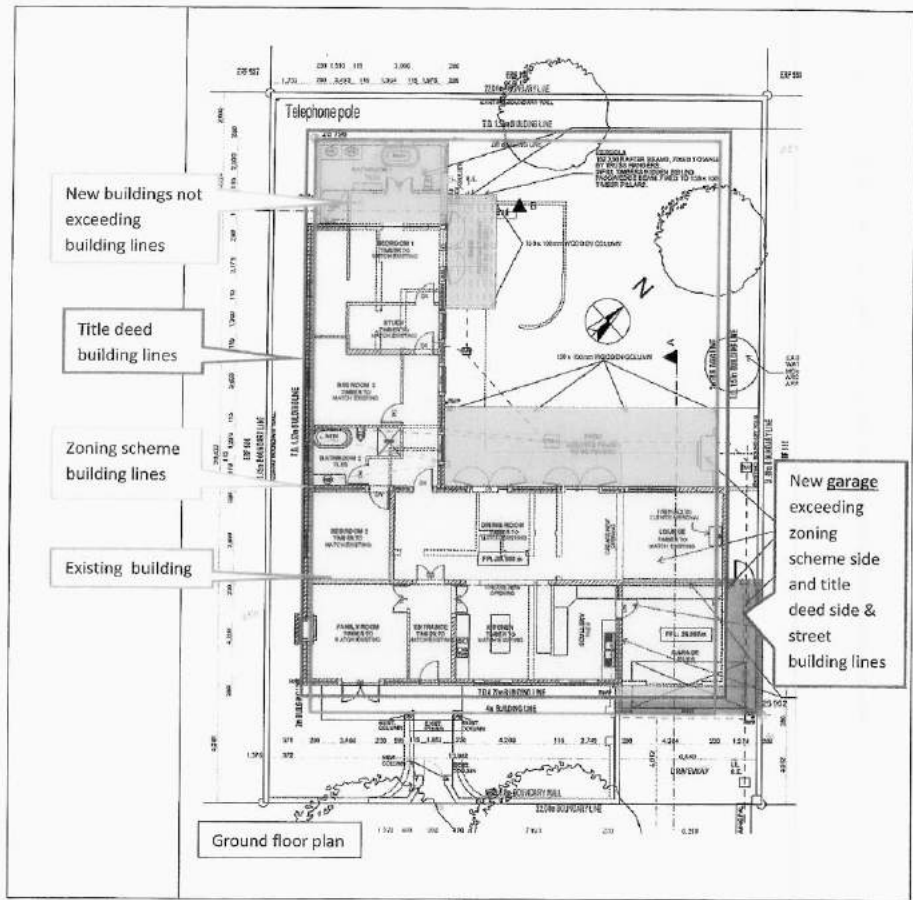


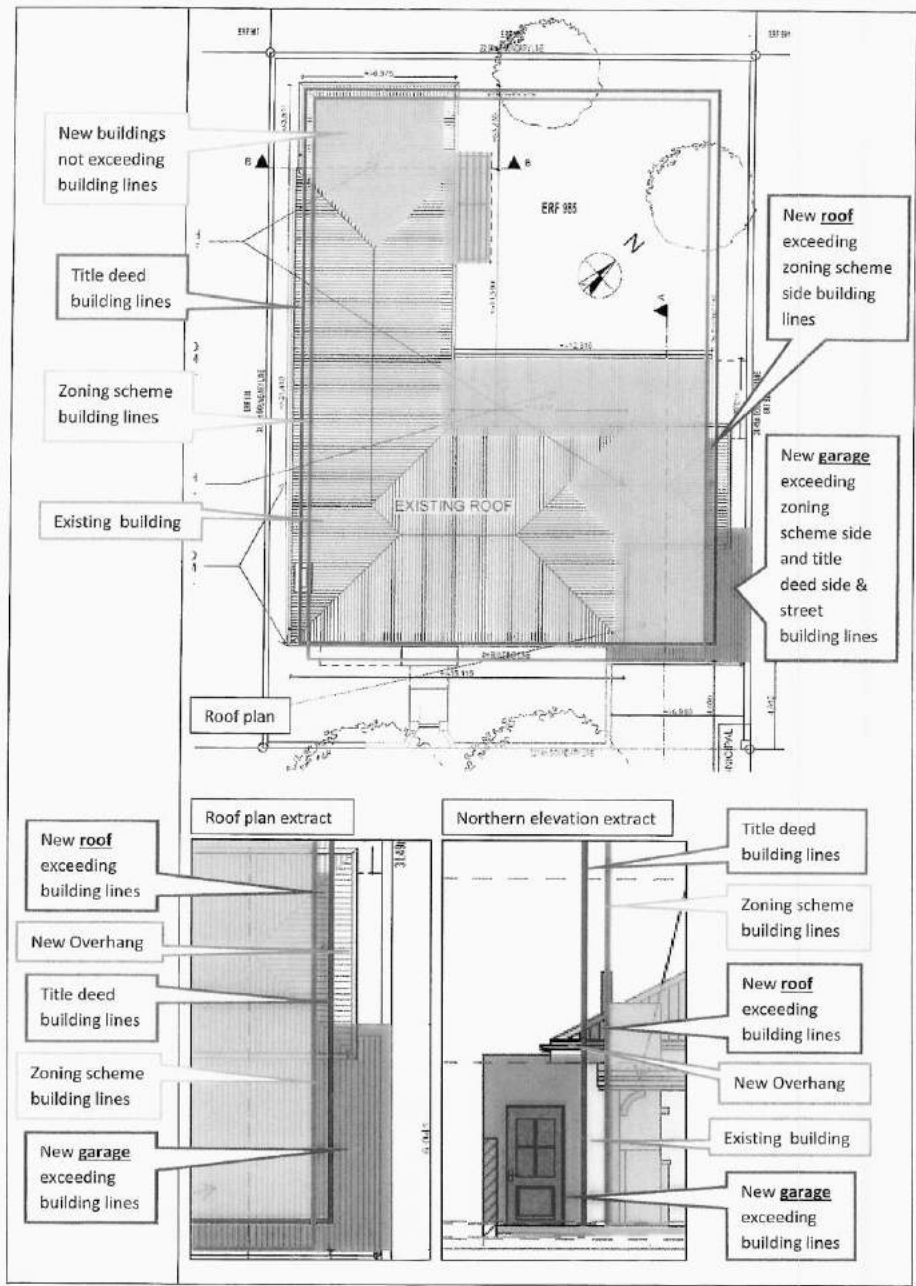
Figure 5: Google Image illustrating the residential land-use activities of the application area and surrounding properties

<p><b>d. Zoning:</b></p> <p>Refer to the Extract of Hermanus Final Zoning 2014 map attached as <b>Annexure G</b></p>	<p>The application area is zoned single residential and the surrounding properties are zoned single residential as well. No change in zoning is proposed. The proposal is therefore consistent with the zoning of the area.</p>  <p><b>Figure 6: Extract from the Overstrand Municipality Online Zoning Viewer</b></p>
<p><b>e. Laws and policies relevant to the consideration of the application and forward planning and land use documents</b></p>	<p>The following policies are applicable to the proposed development:</p> <ul style="list-style-type: none"> <li>• Spatial Development Framework, 2006</li> <li>• Overstrand Municipality Growth Management Strategy, 2010</li> </ul> <p><b>i. Spatial Development Framework, 2006</b></p> <p>In section 5.5.5 (i) it is mentioned that the SDF is inter alia concerned with the optimum use of land. The clause further mentions the need to provide satisfactory residential environments and further that a full range of residential needs must be catered for.</p>  <p><b>Figure 7 Spatial Development Framework Spatial Proposals Plan</b></p> <p>The application area is located within a Residential area.</p>

	<p><b>ii. Overstrand Municipality Growth Management Strategy, 2010</b></p>  <p><b>Figure 8: Growth Management Strategy extract 2010</b></p> <p>The application area is within a Less Than 10 Dwelling Units Per Hectare Densification Zone. No densification is proposed.</p> <p>The proposal is <u>consistent</u> with all relevant policy documents.</p>
<p><b>f. Municipal engineering services</b></p>	<p>No densification is proposed and the application proposal will not have an effect on municipal services.</p>

<b>4. The application motivation</b>	
<p><b>Motivation for the application:</b></p> <p>Refer to <b>Annexure I</b> for the building plans</p>	<p><b>a. Introduction and background</b></p> <p>The application area consists of an existing dwelling house on a 694m<sup>2</sup> plot of land in the mature residential suburb of Eastcliff.</p> <p>The existing dwelling house consists of three bedrooms and one bathroom. The proposed extensions consist of adding a second bathroom and two patios, extending the existing 26m<sup>2</sup> garage with 12.6m<sup>2</sup> which is 9.5m<sup>2</sup> to the east and 3.09m<sup>2</sup> to the south, to a total extent of 38.6m<sup>2</sup> and installing a new roof over the lounge and the garage.</p> <p>Title Deed T2785/2019 for the application area contains a restrictive clause, namely Clause B(A)(d) which reads as follows:</p> <p>"That no buildings or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4.72 meters to the street line which forms a boundary of this erf. No such building or structure shall be situated within 1.57 meters of the lateral boundary common to any adjoining erf."</p> <p>The proposal for an extension of the garage exceeds both the eastern 1.57m and southern 4.72m title deed building lines to 0m and 4m respectively, therefore requiring an application for the <u>removal of the restrictive title deed condition</u>.</p> <p>The proposed garage extension as well as the proposed new roof over the garage will exceed the eastern 2m zoning scheme building line up to 0m. The proposed new roof over the lounge will exceed the eastern 2m building line up to 1,57m. Hence, this application for a <u>departure to relax the zoning scheme eastern side building line</u>.</p> <p><b>b. Proposal</b></p> <p>The proposal consists of extensions to the existing dwelling house to add a second and en-suite bathroom in the northwest of the application area as well as to add 2 patios with the smaller patio adjacent to one of the existing bedrooms and the larger patio adjacent to the existing dining room and lounge. Furthermore, the proposal is for garage extensions to enlarge the existing 26m<sup>2</sup> garage in the eastern corner of the application area with 12.6m<sup>2</sup> to a total extent of 38.6m<sup>2</sup> as well as to install a new roof over the garage and lounge.</p> <p>The new bathroom and 2 patios are proposed to be within the parameters of the Overstrand Zoning Scheme, 2013.</p> <p>The proposed <u>garage extension</u> will however exceed:</p> <ul style="list-style-type: none"> <li>• the eastern 1.57m title deed building line to 0m</li> <li>• the southern 4.72m title deed building line to 4m</li> <li>• the eastern 2m Zoning Scheme building line to 0m</li> </ul> <p>The proposed <u>new roof over the garage and lounge</u> will exceed:</p> <ul style="list-style-type: none"> <li>• the eastern 2m Zoning Scheme building line to 0m and 1.57m respectively</li> </ul> <p>Hence the required <u>removal of a restrictive title deed condition</u> as well as <u>departure</u> to relax the eastern side building to allow for the proposed extensions to the garage and new roof over the garage and lounge.</p>





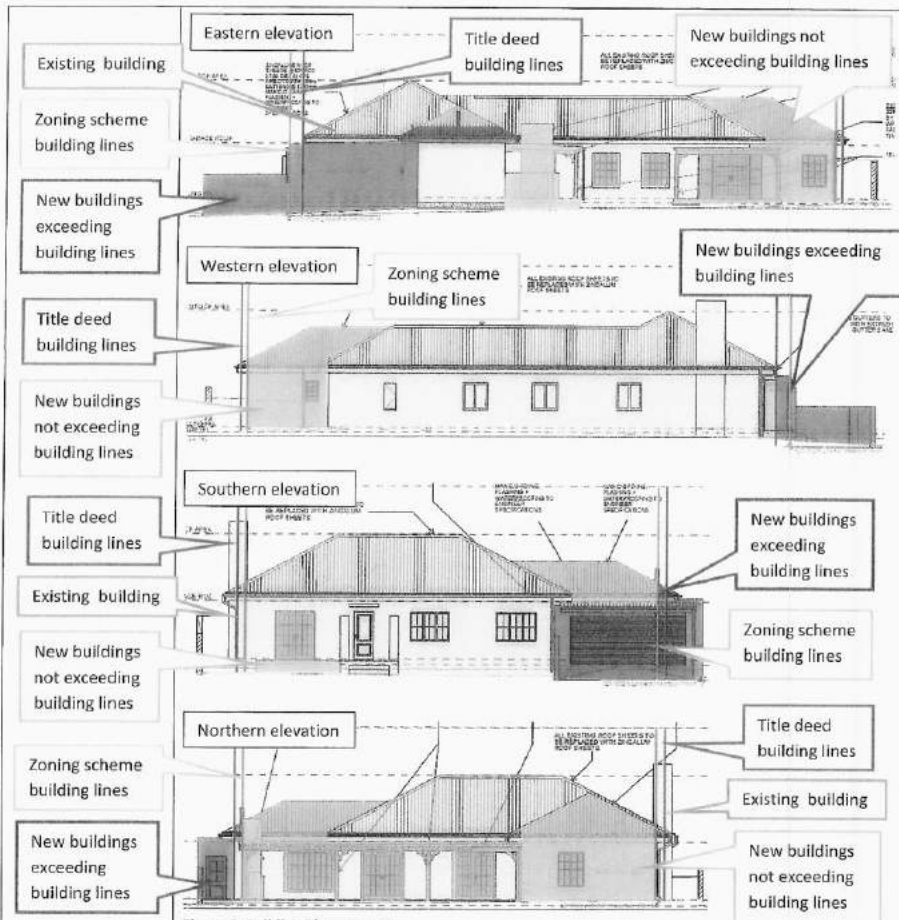


Figure 9: Building Plan extracts

c. Character of the proposal

The character of the area consists of a mature residential suburb.

The development proposal consists of additions and extensions to the existing single residential dwelling unit mostly within the parameters of the Zoning Scheme, 2013 and the Title deed T2785/2019 except for the building line parameters as well as title deed building lines for which the application is herewith submitted and which are not foreseen to impact negatively on the abutting and surrounding properties.

The proposal therefore supports the residential character of the area in terms of land-use and scale.

**d. Desirability of the proposal**

Desirability refers to compatibility with the surrounding land uses.

Although the southern proposed garage extension encroaches on the 4.72m title deed building line, the garage extension will adhere to the more updated Overstrand Zoning Scheme, 2013 parameters which prescribe a 4m street building line. This will allow for more than sufficient space between the street and the dwelling house for two vehicles to park in the driveway, thus ensuring that no visual, safety or privacy impact is foreseen on or from the street as a result of the proposed extensions.

The eastern proposed extensions of the garage as well as the proposed new roof over the garage and lounge, encroaching on the 2m Zoning Scheme building line and 1.57m title deed building line to 0m is not foreseen to cause a negative visual, safety or privacy impact on the adjacent property, due to its location, nature and scale. Furthermore, the proposal still allows for emergency access from the western side of the house all around the property.

The proposal supports the principles of the Overstrand Municipal Spatial Wide Development Framework, 2006 which is inter alia concerned with the optimum use of land and further mentions the need to provide satisfactory residential environments and further that a full range of residential needs must be catered for.

The application proposal therefore, will have no negative effect on or be negatively affected by any of the adjacent properties and will support the general character of the area.

The proposed development is thus considered desirable.

**e. Planning Principles**

The application has also been analyzed for consistency with the planning principles prescribed by the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) and also the Western Cape Land Use Planning Act, 2014 (LUPA) and the following conclusions were made:

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

**Possible results of the development**

The proposal will not in any way contribute to the perpetuation of past apartheid spatial development imbalances as the application proposal will only accommodate additions and extensions to the existing dwelling house and garage within the urban edge. Furthermore, the Overstrand Municipal Spatial Wide Development Framework, 2006 is concerned with the optimal use of land and mentions the need to provide satisfactory residential environments and that a full range of residential needs be catered for, which the development proposal is consistent with.

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

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

**Possible results of the development**

The proposal will allow for additions and extensions to the dwelling house and garage within the urban edge and will therefore have no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas.

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

	<p>(i) <b>Efficiency</b> which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.</p> <p><b>Possible results of the development</b> The proposal is not intended as a new settlement and will only allow for proposed additions and extensions to the existing dwelling house and garage, thus <u>optimizing development</u> on the application area to such an extent that there will be no negative impact on the surrounding properties as a result hereof.</p> <p>The application is <b>consistent</b> with the efficiency principle.</p> <p>(ii) <b>Spatial Resilience</b> which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.</p> <p><b>Possible results of the development</b> The proposed development will not lead to any economical and/or environmental shocks as the application allows for additions and extensions to the existing dwelling house and garage within a residential suburb.</p> <p>The application is <b>consistent</b> with the principle of spatial resilience.</p> <p>(iii) <b>Good Administration</b> which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.</p> <p><b>Possible results of the development</b> Consultive practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the Government and the general public to participate in the eventual decision-making process.</p> <p>The application is <b>consistent</b> with the principle of good administration.</p> <p><b>f. Conclusion</b></p> <p>The application is consistent will all policies and strategic plans, will have no negative effect on the character of the area or on the abutting properties. Therefore, this application proposal is considered <b>desirable</b>.</p>
<p><b>5. Conclusion</b></p>	
<p>The application as motivated in this report is regarded desirable within its local context and well integrated within the existing community land-use activities. It is therefore recommended that this application be approved as follows:</p> <ul style="list-style-type: none"> <li>• The removal of Clause B(A)(d) from Title Deed T2785/2019 in terms of Chapter IV, Section 16.2(f) of the Overstrand By-Law on Municipal Land Use Planning 2015.</li> <li>• Departure to relax the eastern side building line from 2m to 0m in terms of Chapter IV, Section 16.2(b) of the Overstrand By-Law on Municipal Land Use Planning 2015.</li> </ul>	







**161**

NORMAN, WINK & STEPHENS  
 P.O. BOX 5301  
 CAPE TOWN 8000

Prepared by me

*ANNA MARIA FABER*  
 CONVEYANCER  
 ANNA MARIA PETRONELLA FABER

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 3 750 000.00	R. 1572.00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg Act/Proc

DATA / VERIFY  
 28 JAN 2019  
 DEBRA TALJAARD

T 000002785 / 2019

**DEED OF TRANSFER**

BE IT HEREBY MADE KNOWN THAT

**ANNA MARIA PETRONELLA FABER**

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney created to her by

DATA / CAPTURE  
 30 JAN 2019  
 DEBRA TALJAARD

**The Executor in the Estate Late  
 HAZEL JOAN SMITHERS  
 Number 010061/2018**

which said Power of Attorney was signed at Cape Town on 6 November 2018

Page 2

And the appearer declared that her said principal had, on 23 October 2018 truly and legally sold by Private Treaty, and that she, the said Appearer, in her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**NICOLETTE SLEMENT**  
**Identity Number 870503 013 6 085**  
**Married out of community of property**

her Heirs, Executors, Administrators or Assigns, in full and free property

ERF 989 HERMANUS  
 SITUATE IN THE OVERSTRAND MUNICIPALITY  
 CALEDON DIVISION,  
 PROVINCE OF THE WESTERN CAPE

IN EXTENT 694 (SIX HUNDRED AND NINETY FOUR) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T 9231/1944 with Diagram Number 4208/1940 relating thereto and held by Deed of Transfer T2265/1986

SUBJECT:

- A. To such conditions as are referred to in Certificate of Registered Titel No. 3966/1940.
- B. To the following special conditions contained in Deed of Transfer No.9231/1944, namely:-

"A. As imposed in favour of the registered owner of any erf in the Eastcliff-Hermanus Township Extension No. 1 and subject to alteration by the Administrator by virtue of the Provisions of Section 18(3) of Ordinance No.33 of 1934:

- (a) That this erf be used for residential purposes only.
- (b) That only one dwelling together with such outbuildings as are ordinarily required to be used therewith be erected on this erf.
- (c) That not more than half the area of this erf be built upon.
- (d) That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4.72 metres to the street line which forms a boundary of this erf. No such building or structure shall be situated within 1,57 metres of the lateral boundary common to any adjoining erf."

"B. As imposed in favour of the Administrator:

- (e) That this erf be not subdivided except with the consent in writing of the Administrator."

"C. As imposed in favour of the Municipality of Hermanus: -

- (f) That the owner of this erf shall be obliged to allow the drainage and/or sewerage of any other erf or erven to be conveyed over this erf if deemed necessary by the Municipality of Hermanus and in such manner and in such position as may from time to time be reasonably required by the said Municipality."

WHEREFORE the said Appearer, renouncing all rights and title which the said

**Estate Late HAZEL JOAN SMITHERS**

heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**NICOLETTE SLEMENT, Married as aforesaid**

her Heirs, Executors, Administrators or Assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 750 000,00 (THREE MILLION SEVEN HUNDRED AND FIFTY THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 29 January 2019

*[Handwritten signature]*  
 \_\_\_\_\_  
*[Handwritten initials]*

In my presence

*[Handwritten signature]*  
 \_\_\_\_\_  
 REGISTRAR OF DEEDS

*[Handwritten signature]*

ANNEXURE E 1/1

34 Moffat Street  
 Eastcliff  
 HERMANUS 7200  
 7 November 2019



TP. A. Iheak  
 (H. Olivier)

InterActive Town & Regional Planning  
 P.O. Box 980  
 HERMANUS 7200

FILE NO:	AF 989 ✓
	Momans
SCAN NO:	KIRKMAN
COLLABORATOR NO:	1356280

Dear Sirs

**Reference: Erf 989, Eastcliff, Hermanus**

I am in receipt of a Registered Letter dated 23 October 2019, the slip for which was placed in my mail box a few days ago.

This refers to the building at 31 Musson Street, Eastcliff, Hermanus, which is diagonally behind my house. It is in regards to alterations to be made to the building in question and asks that written comments be submitted on or before 29 November 2019.

However, work on this property, large-scale alterations, are on-going and commenced **some months ago**. Why on earth has this communication gone out so late and with such total disregard for any objections that might be made, seeing as how the alterations are almost complete? What a complete waste of money to send out this registered letter dated 23 October 2019 to many recipients with so many sheets of paper and for them to have to go to the Post Office to collect this ridiculous communication. (As an aside, your email address was not obvious; I had to Google it to find it!)

Your comments would be appreciated.

Regards

Charlotte A. Kirkman (Mrs.).

13 NOV 2019

TP



## InterActive Town & Regional Planning

Postal Address: P.O. Box 980, Hermanus, 7200  
 Tel: 028 312 1668  
 Cell Phone: 082 466 0490  
 E-Mail: wiehahn.a@gmail.com

Date: 12 November 2019

Reference: Erf 989, Hermanus



TP - D. Theod  
 (H. Olivier)

Dear Mrs Kirkman

### ERF 989 HERMANUS: ENQUIRY RE NOTICES TO NEIGHBOURS AND SURROUNDING OWNERS

Your e-mails dated, 7 and 11 November 2019, refer.

Herewith the responses to your questions:

1. Firstly, your enquiry about the alterations which are currently in process:

The registered letter which you and the other surrounding owners received refers only to the proposed garage extension in the northwestern corner of Erf 989 as this addition will exceed the building line referred to in the title deed. The garage extension has not yet been built. Your comments are thus requested for only the proposed garage extension exceeding the title deed building line.

The other additions you refer to in your e-mail which are in the process of being built do not exceed any building lines and therefore do not need approval from neighbours and surrounding landowners.

2. Secondly, your enquiry about the circulation of the notices:

The letters/notices sent out is a statutory requirement in terms of the Overstrand By-Law on Municipal Land-use Planning, 2015 Section 48. Notices are required to be circulated by registered mail which inform the neighbours and other surrounding land-owners of a proposed development which will exceed a building line and which may affect the surrounding properties.

3. Lastly, your enquiry about ITRP'S e-mail address:

It is a standard requirement that all responses from surrounding land-owners are to be provided directly to the municipality to ensure a transparent public participation process. The municipality then sends the comments through to the consulting town planner, in this case ITRP, that submitted the application on behalf of the specific property owner.

We hope this feedback suffices. Kindly inform us in writing if it does indeed suffice to ensure that the municipality is aware of your understanding of and support for the proposal on Erf 989.

Should you have any further enquiries in this regard, you are most welcome to contact us at any stage.

Kind Regards,

Andre Wiehahn Pr Pln A/927/1996

13 NOV 2019 TP

FILE NO:	GF 989 ✓
	Hermanus
SCAN NO:	HMS 989
COLLABORATOR NO:	1356272

File reference:	989 HEC (3318/2019)
Date:	23 October 2019
	Li



## INTERNAL MEMORANDUM

From	: Town Planning Department
Town Planner	: P Roux

TO:




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

Applicant	INTERACTIVE TOWN & REGIONAL PLANNING (obo N SLEMENT)
Property Details	ERF 989, 31 MUSSON STREET, EASTCLIFF, HERMANUS
Application Description	APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND DEPARTURE

### 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. Motivation	
4. Site Development Plan	

### YOUR DEPARTMENT'S COMMENTS:

The fire department have no objection provides that the structure complied to the National Fire Protection Regulations SANS 10400-T:2011 and Community Fire Safety By-Law							
<table border="1"> <tr> <td colspan="2" style="text-align: center;"><b>ASSISTANT CHIEF</b></td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>Enrico Solomons</b></td> </tr> <tr> <td style="text-align: center;"></td> <td style="text-align: center;">746 028 313 8479 HERMANUS 7200 Fax: 028 313 1493</td> </tr> </table>		<b>ASSISTANT CHIEF</b>		<b>Enrico Solomons</b>			746 028 313 8479 HERMANUS 7200 Fax: 028 313 1493
<b>ASSISTANT CHIEF</b>							
<b>Enrico Solomons</b>							
	746 028 313 8479 HERMANUS 7200 Fax: 028 313 1493						
Signature: <u>E Solomons</u>	Date: <u>28 OCT 2019</u> 2019						

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: 29 November 2019**

File reference:	989 HEC (3318/2019)
Date:	23 October 2019



## INTERNAL MEMORANDUM

From	:	Town Planning Department
Town Planner	:	P Roux

TO:

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

Applicant	INTERACTIVE TOWN & REGIONAL PLANNING (obo N SLEMENT)
Property Details	ERF 989, 31 MUSSON STREET, EASTCLIFF, HERMANUS
Application Description	APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND DEPARTURE

## 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. Motivation	
4. Site Development Plan	

## YOUR DEPARTMENT'S COMMENTS:

Building Control: No objection. Building Plan application to comply with all applicable law i.e. GD1 & D2. Openings to comply with Part T (Protection of openings) & Part T (D.1.14 Figure D.8).

Signature: ML Date: 25/10 2019

O'HACINO OBESE  
29/10/2

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: 29 November 2019**

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS &  
DEPARTURE: ERF 989, EASTCLIFF (3318/2019)**

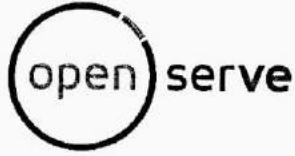
Stormwater (SW) : In Order  
Electricity : In Order  
Water : In Order  
Sewer : In Order  
Roads and traffic : In Order

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for the owner's account;
6. that stormwater be allowed to discharge through Erf 989, Eastcliff, unobstructed;
7. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE



TP- A Theart  
(H Olivier)

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\_WHMN4280\_19  
Your Ref.: 989 HEC

4 December 2019

Attention: S Muller

Overstrand Municipality  
HERMANUS

FILE NO: EL 989-HEC
SCAN NO: HEC 989
COLLABORATOR NO: 1363806

PLANT AFFECTED – COPPER:

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND DEPARTURE: ERF 989, 31  
MUSSON STREET, EASTCLIFF

With reference to your application received October 2019.

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

I hereby inform you that OpenServe 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.

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

- 4 DEC 2019

As per sketch attached, OpenServe infrastructure **WILL BE AFFECTED**, consequently the conditions below and on the attached legend will apply.

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 OpenServe infrastructure be damaged while work is undertaken, kindly contact our representative immediately.**

All OpenServe rights remain reserved.

Yours faithfully



---

For Selwyn Bowers  
Operations Manager  
Wayleave Management: Western Region



This wayleave, Reference Number WWIP\_WHMN4280\_19 is valid for 12 months from date here of and is subject to the following conditions:

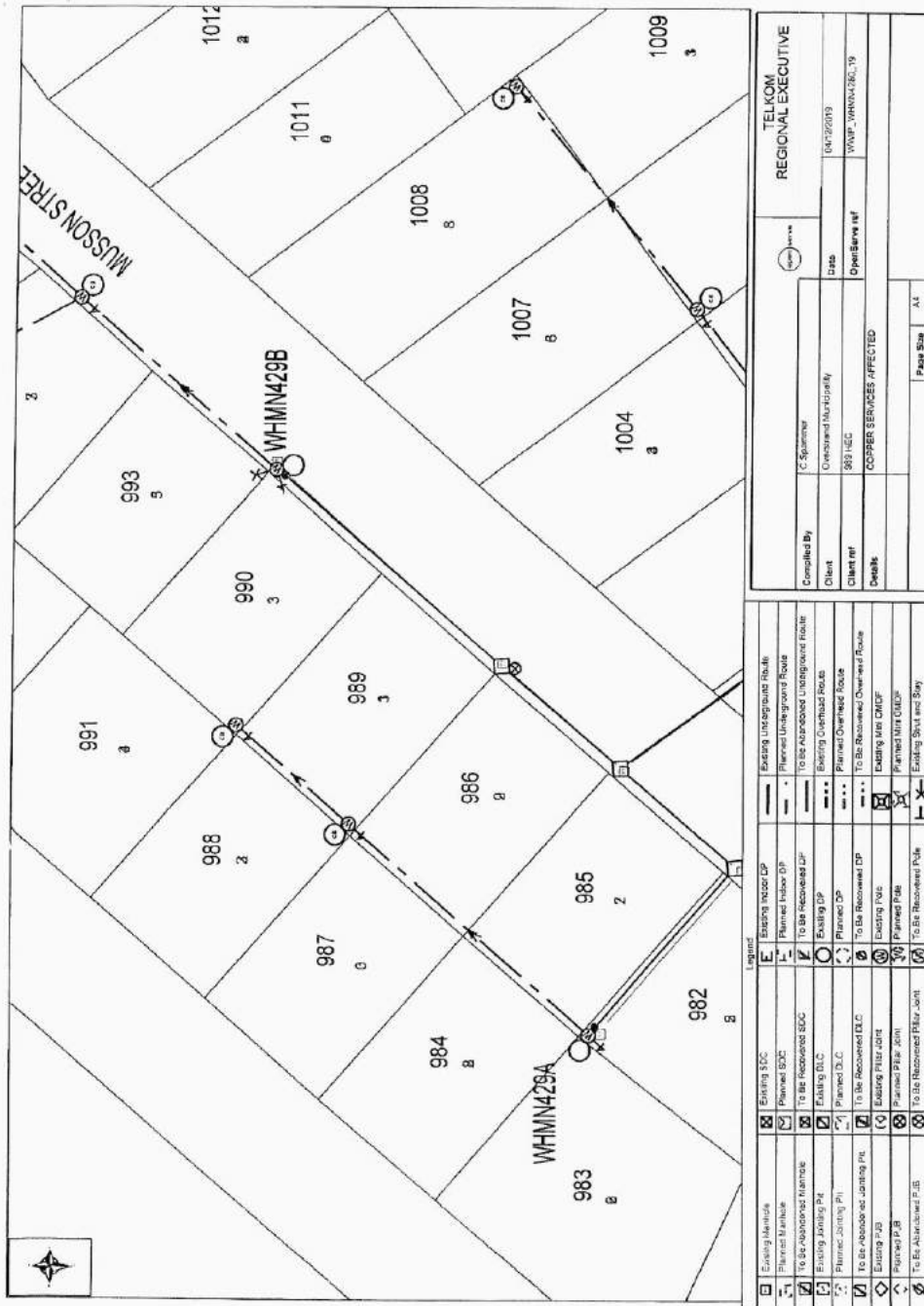
1. No mechanical plant or vibrator type compactors may be used within three metres of any Open Serve plant ( i.E. any Telecommunication equipment above or below ground level ).
2. The position of our plant affected by the proposal is indicated as approximate and Frederik Swart at telephone number 081 363 7815 and email adress FrederikS@openserve.co.za 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 relocation will be recoverable from the applicant.
4. It is the responsibility of the applicant to verify the existance of the indicated plant and to notify Open Serve immediately should the applicant locate any Open Serve plant which is not indicated on the 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: 04 December 2019

By: C. Spammer

For Wayleave Management  
Western Cape

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



Legend	
	Existing SDC
	Proposed SDC
	To be Recovered SDC
	Existing Jutting Pt
	Proposed Jutting Pt
	To be Recovered Jutting Pt
	Existing P/B
	Proposed P/B
	To be Recovered P/B
	Existing Incon DP
	Proposed Incon DP
	To be Recovered Incon DP
	Existing D/C
	Proposed D/C
	To be Recovered D/C
	Existing Pole
	Proposed Pole
	To be Recovered Pole
	Existing Underground Route
	Proposed Underground Route
	To be Recovered Underground Route
	Existing Overhead Route
	Proposed Overhead Route
	To be Recovered Overhead Route
	Existing M/U OUP
	Proposed M/U OUP
	To be Recovered M/U OUP
	Existing Sign and Stay

TELKOM REGIONAL EXECUTIVE	
Consulted By	C. Spurrer
Client	Overhead Municipality
Client ref	88714CC
Details	OPERATIONS inf
	04-20203
	WMP_WMN429_19

Page Size	A4
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