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**ERF 6165, 32 HARDEPEER AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND
DEPARTURE: R COETZEE****6165 KKM****H van der Stoep
5 May 2021****(028) 313 8900****Hermanus Administration****1. EXECUTIVE SUMMARY**

An application was received on 20 March 2020 from R Coetzee on Erf 6165, Kleinmond for the following :

- ❖ Removal of Restrictive Title Deed Conditions in terms Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the removal of restrictive title deed condition I.C.8 as contained in Title Deed T14595/2013 to permit the proposed application.

The restrictive conditions read as follows:

I. REGARDING the figures AefD and eBCf on Diagram number 936/1988;

C. SUBJECT FURTHER to and with the benefit of the conditions contained in the Annexure market "A" to Deed Transfer T22152/1951 (wherein "the Company" means KLEINMOND SYNDICATE LIMITED), which conditions read as follows:

8. All buildings to be erected on the land herein sold shall stand back at least 3.15 metres from the line of the street or avenue on which the lot or lots herein mentioned may front."

- ❖ Departure in terms of Section 16(2)(b) of the By-Law to relax the street building line from 4m to 0,380m to accommodate a new garage.

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

The proposed development is located in a residential low-density area in Kleinmond. The property is developed with a primary dwelling unit. The owner of Erf 6165, Kleinmond intends to convert the existing single garage into a bedroom and erect a new double garage.

4. SUMMARY OF APPLICANT'S MOTIVATION

The motivation for the application is as follows:

- The proposed departure will have no impact on the physical characteristics of the property or neighbouring properties.
- It is situated in a cul-de-sac with little prospects of a thoroughfare being constructed due its position of a nearby municipal golf course and waterway.
- There is no alternative way to access the rear of the property for a similar construction to be placed there.
- The removal of the street building line will have no impact on financial and/or other rights by the owner or public in general.
- Should the restriction be removed, the applicant will gain access to a part of the property for construction purposes, normally restricted from such activity, to place the garage addition onto the existing dwelling.
- Should the application not be granted the owner has no other way to affect a similar addition elsewhere on the property. The existing dwelling comes to within 2m from the western lateral boundary, making it impossible for vehicular access to the back of the property. The other side of the property borders on a natural waterway which contains a retaining wall. This restricts possible access to the rear of the property.
- The benefit to the greater public from the restriction is limited since the property is located in a cul-de-sac.
- The removal of the restrictive condition will not affect the rights of the owner in a negative way.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Gazette	Yes	17/07/2020	21/08/2020
Local Newspaper	Yes	16/07/2020	21/08/2020
Notices	Yes	14/07/2020	21/08/2020
Ward Committee	Yes	14/07/2020	21/08/2020
Total comments	ONE (1)		
Total letters of support	NONE		
Was public participation undertaken in accordance with Section 46 - 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
Engineering Services	21/07/2020	See Annexure G.
Fire Department	15/07/2020	No objection subject to compliance with the provisions of SANS 10400-A:2016, SANS 10400-T:2020 & By-Law Relating to Community Fire Safety.
Building Control	24/07/2020	No objection. Building plan application to comply with all applicable law.

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

One (1) letter of objection was received from Mr. PJ Scannel (attached as Annexure E). The applicant was provided an opportunity to respond to the objection, and the response to the objection is attached as Annexure F.

The objection is summarised as follows:

- *The erven are small and the consent of a building on the street boundary is dangerous and will create a precedent.*
- *Mr Coetzee does woodworking from both his properties in Hardepeer Avenue. He is going to move the woodworking business to the proposed garage, which will create noise pollution.*
- *His vehicles and visitors are parking in the street and the garage will exacerbate the problem. People already uses the areas in front of my and the applicant's house for turning, since there is no turning circle in the cul-de-sac.*
- *The applicant has already started to build in as far as the foundations and building material.*

Applicant's response

- Agreed, the erven are small, and the applicant's erf is the last one in the street. The proposed garage will be the last structure in the cul-de-sac and should not have any impact on the street view or adjacent property owners. The existing garage will be converted into a bedroom.
- The woodworking is done as a hobby by an elderly gentleman.
- Mr Coetzee's own vehicle is parked in front of his garage and the visitors does park in the street. The turning of vehicles is due to the fact that there is no turning circle at the end of the cul-de-sac and not due to vehicles parked within the street.
- It is correct, the foundation has been poured, but no other building work has commenced.

Town Planner's response

Both parties agree that the erven are small and that Hardepeer avenue is a dead-end road with no cull de sac for turning vehicles. Thus, both parties have the problem of cars turning on the road reserve and utilise their driveways to turn.

The woodworking as a hobby by the applicant is permissible as long as the machinery does not attribute to noise pollution and the hobby is not a income generating business. The applicant's explanation that it is strictly a hobby is hereby accepted. There is no evidence to the contrary.

The application for a double garage up to the street boundary is due to the fact that the applicant intends to convert the single garage into a bedroom. No reason was given why the single garage needs to be converted and not the dwelling be extended to accommodate an extra bedroom.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

See Paragraph 7.

9. MUNICIPAL ASSESSMENT OF COMMENTS

See Paragraph 7.

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 proposed development does not have any environmental and or economic impact on the residents of Hardepeer Avenue. The social impact is the visual character towards the golf and natural setting will be affected by a building on the street front.

Efficiency

None of the municipal services will be influenced.

Spatial Resilience

The resilience of the building will be ensured in compliance with the National Building Regulations.

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 participation process has been followed

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

Consistent Spatial Development Framework.

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

N/A

10.6 Impact on Municipal engineering services

The existing services are available and have been viewed positively by the Engineering Services Department.

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

N/A

10.8 Existing and proposed zoning comparisons and considerations

The application is in line with the Overstrand Spatial Development Framework, 2020. The application is in line with the Overstrand Zoning Scheme to accommodate a garage through an application process.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS**The financial or other value of the rights**

There is no financial value to the applicant whether the condition remains in place or not.

The personal benefits which will accrue to the holder of rights

There is no personal benefit to the holder of the rights, which is the Municipality.

The personal benefits which will accrue to the person seeking the removal

It will enable a double garage in exchange for the present single garage to be converted into a bedroom.

The social benefit of the restrictive condition remaining in place,

The benefit is that the street scape remains open and unchanged.

The social benefit of the removal, suspension or amendment of the restrictive condition

There is no social benefit should the condition be removed.

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

There is no benefit to the beneficiary should the restriction remain on place or be removed.

12. THE DESIRABILITY OF THE PROPOSAL

The erf is located in a residential town of Kleinmond. All the existing structures on the property have approved building plans, which complies with the National Building Regulations.

The application is for the departure of the street building line from 4m to 0,38m to accommodate the proposed garage. The existing single garage will be converted into a bedroom.

The only reason provided for the application to transgress the street building line , is the fact that the existing garage be converted into a bedroom and that there is not enough width between the boundary and the house to build the proposed garage at the rear of the house. However, a bedroom can be built towards the rear that does not require vehicle access similar to a garage and keep the existing garage operational. If storage space is required, the existing garage can be enlarged to a similar configuration up to the 3,15m title deed street building line.

There is sufficient space to build a bedroom to the rear of the property, without transgressing the street building line or the Title Deed restriction. Hardepeer Avenue street view is unimpeded and provides a clear view towards the golf course and the open space adjacent to the property.

The objection and reply on the objections submitted is clear from both parties that the fact that the cul-de-sac does not have a turning circle, it does create problems for both parties. The aspect of woodworking has been addressed satisfactorily by the applicant.

The application for a garage on the street boundary is only viewed favourable if the topography of the erf does not allow for a garage built on the remainder of the erf. In such cases the Municipality will only allow the garage up to 2m, but with no direct access from the street. In this case the existing garage can be extended to the 3,15m, similar to all the properties in Hardepeer Avenue, since no garages has been built on the 0m street building line.

The impact on the street in creating a precedent is valid from the objector's point of view, since although the proposed structure will be the last building in the cul-de-sac, it does have an impact on the present sense of place. The effect of a quiet street with no restricted structures to the open space may be lost with a structure higher than a normal boundary wall of 2,1m.

13. RECOMMENDATION

1. that the application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed condition I.C.8 as contained in Title Deed T14595/2013 applicable to Erf 6165, Kleinmond to permit the proposed application, **be approved** in terms of the provisions of Section 61, subject to the following conditions:

- (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
2. that the application in terms of Section 16(2)(b) and (f) of the Overstrand Municipality By-law on Municipal Land Use Planning, 2015 in order to relax the street building line from 4m and 3,15m to 0,38m to accommodate a proposed garage **not be approved**.
 3. that the applicant and objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

14. REASONS FOR RECOMMENDATION:

POINT 1:

The removal will enable the applicant to make use of Section 16 of the Overstrand Land Use Scheme with regard to structures lower than a 1m and rainwater tanks lower than 2,1m to be constructed within the street building line.

The possibility for a carport is viable through and departure application.

POINT 2

- ❖ There is an existing garage that can be extended to the title deed street building line, which will be similar in size and configuration.
- ❖ There is sufficient space to the rear of the property to add a bedroom.
- ❖ The street scape in the specific area will be compromised with a structure on the street front.

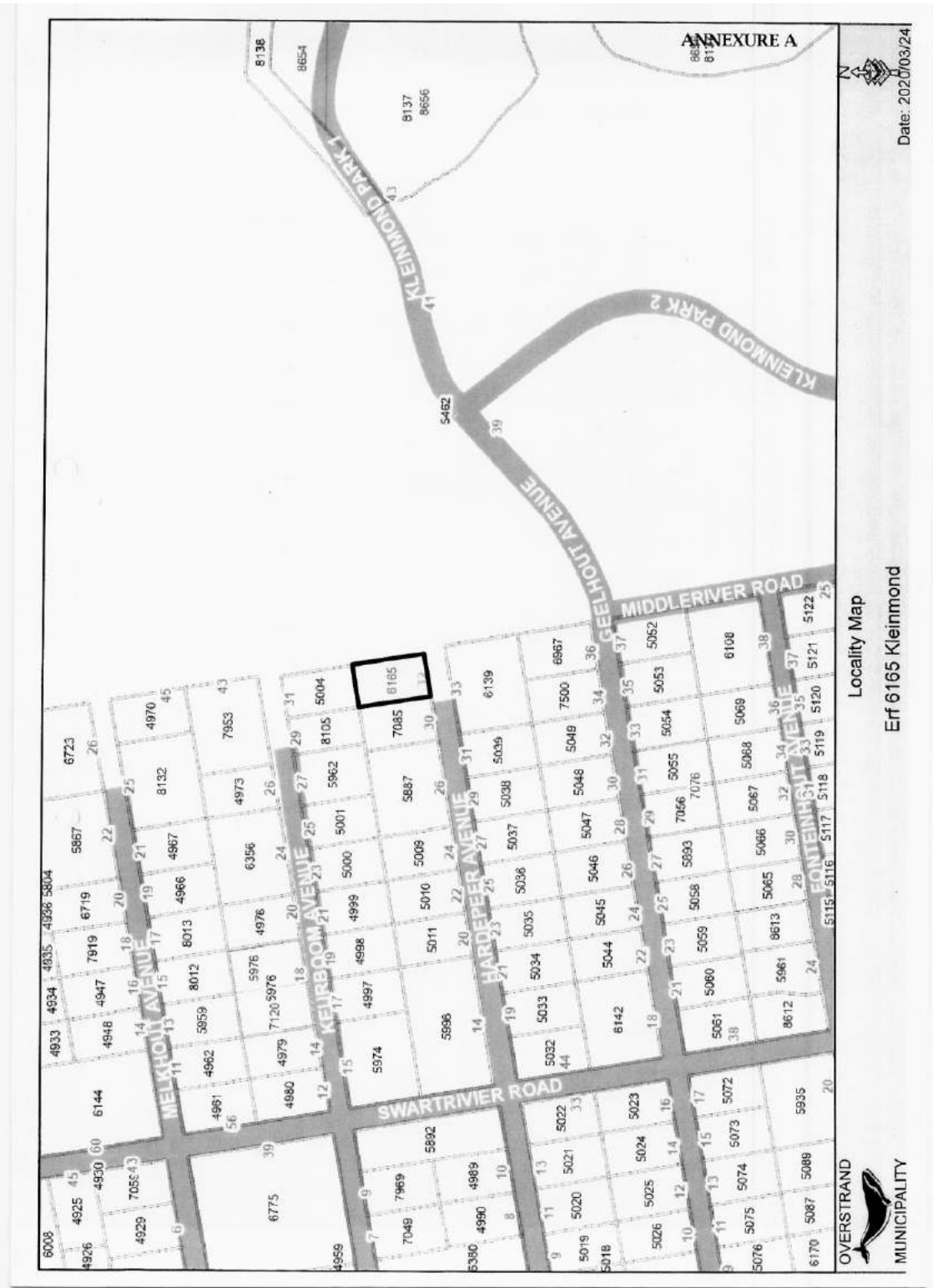
15. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Site Development Plan
Annexure D:	Title Deed T14595/2013
Annexure E:	Objection received
Annexure F:	Applicant's response
Annexure G:	Services Report

SIGNATURES**REGISTERED PLANNER**Name: **H VAN DER STOEP**SACPLAN Reg No: **A/1708/2013**

Signature: _____

Date: _____



ANNEXURE B



Posbus / P.O. Box 399
KLEINMOND
7195

Kleinmond: 028 271-3143

Fax: 086 240-8131

Cell: 082 410-5564

E-mail: DanielJvZ@ontwerp-ateljee.co.za

6 Februarie 2020

Mr R. Coetzec
P.O. Box
KLEINMOND
7195
Cell: 072 243-4467

Overstrand Munisipaliteit
Town Planning Department: Hangklip/Kleinmond Area
Privaat Bag X3
KLEINMOND
7195

Dear Sir / Madam

RE: Application for a permanent departure from the provisions of the zoning scheme in respect of a street building line restriction for Single Residential (SR1) properties

The changes requested for the departure as set out in this application will have little impact on the environment. It is an application to obtain permission for a garage addition at existing dwelling which will encroach on the scheme street building line as determined by the Overstrand Zoning Scheme.

- **Physical Characteristics of the Property**
The property is situated in a residential neighbourhood. The proposed departure will have no impact on the physical characteristics of the property or neighbouring properties. No topography or geological changes will be necessary. It is also situated in a cul-de-sac with little to no prospects of a thoroughfare being constructed due to the position of a nearby municipal golf course & waterway. There is also no alternative way to access the rear of the property for similar construction to be placed there.
- **Existing Planning in the Area**
The property is in an already developed residential area.
- **Character of the Surrounding Area**
It is a residential neighbourhood and the proposed departure is wholly compatible with the surrounding area. The proposed position of the new garage will encroach a street building line as set out in the Overstrand Zoning Scheme.
- **Potential of the Property**
The property is a residential stand and cannot be used for agriculture, conservation, mining or recreation. The proposal for a new garage have no influence on the potential of the property.
- **Location and Accessibility of the Property**
The property has off street vehicular access. The proposed departure will not have the effect of additional traffic.

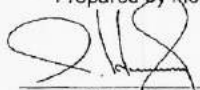
I thank you in advance for your kind consideration.

R. Coetzec 
Home Owner: STAND 6165, KLEINMOND

LID / MEMBER: D.J. van Zyl

p.t.o.

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 LAUBSCHER & HATTINGH INC
 P O Box 2332, BELLVILLE 7530

Prepared by me,

 Conveyancer
 HATTINGH L

Type endorsement		
	Amount	Office fee
Purchase price/Value	R. 340 000,00	R. 450,00
Mortgage capital Amount	R.	R.
Reason for exemption	Exempt i.t. o	
	Cat.	section. Act.

VERBIND	MORTGAGED
VIR FOR R. 408 000,00	
B 000008093 / 2013	
2013 -03- 28	DOCUMENT NO. CASTLEDEX D0001903749

T000014595 / 2013

DEED OF TRANSFER NO T.

DATA / CAPTURED:
 08 APR 2013
 OLIVIER YOUNIS

KNOW ALL MEN WHOM IT MAY CONCERN :

THAT ~~LEON HATTINGH~~ Neil Swarts appeared before me, Registrar of Deeds, at Cape Town, the said Appearer, being duly authorised thereto by a Power of Attorney, granted to him/her, by

1. DERIQUE COETZEE
 Identity Number 710507 5041 08 7
 Unmarried
2. MARIAN COETZEE
 Identity Number 750129 0164 08 6
 Unmarried

DATA / VERIFY
 12 APR 2013
 BARLOW M

dated 16 January 2013
 and signed at Kleinmond



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and the said Appearer declared that the transferor/s had on 7 December 2012 truly and legally sold to, and that he/she, in his/her capacity aforesaid, did by these presents, cede and transfer to and on behalf of

RICHARD COETZEE
 Identity Number 740618 5056 08 4
 Unmarried

his heirs, executors, Administrators or Assigns

in full and free property

**REMAINDER ERF 6165 KLEINMOND
 IN THE OVERSTRAND MUNICIPALITY
 DIVISION CALEDON, WESTERN CAPE PROVINCE**

IN EXTENT : 595 (Five Hundred and Ninety Five) Square metres

**FIRST REGISTERED BY CERTIFICATE OF CONSOLIDATED TITLE
 T38937/1988 WITH DIAGRAM NUMBER 936/1988 RELATING THERETO AND
 HELD BY DEED OF TRANSFER T53065/2005**

I REGARDING the figures AefD and eBCf on Diagram number 936/1988;

- A. SUBJECT to the conditions referred to in Deed of Transfer T22152/1951.
- B. SUBJECT FURTHER to the conditions of the following clause 12 contained in the Annexure A to Deed of Transfer T3729/1918, namely:

"Deze eigendom wordt verkocht volgens de rechten voorrechten en hindemissen van eigenaars van erven gekocht van de tegenwoordige registreerde eigenaar, welk rechten enz zijn collediger voorgezet in de konditien van verkoping bijgevoegd aan de transporten van gezegde erven."

- C. SUBJECT FURTHER to and with the benefit of the conditions contained in the Annexure marked "A" to Deed of Transfer T22152/1951 (wherein "the Company" means KLEINMOND SYNDICATE LIMITED), which conditions read as follows:

- 1. All purchasers or erven or their successors in title shall be subject to any rules, regulations and by-laws which the Company or any Board of Management or Municipality may hereafter see fit to promulgate or the good conduct and management of the Township.

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2. The Company reserves to itself and its successors in title the sole right to all hotels and all liquor licences and no purchasers of erven or their successors in title shall erect any hotel or hold any liquor licence or general dealer's licence without the written consent of the directors of the Company, or its successors in title, first had and obtained; and no shop, store or business shall be erected or opened on any stands herein sold, without the written permission of the Company by its directors or its successors in title, first had and obtain thereto.
3. Every purchaser of every erf, the successor in title of such purchaser, who shall have built thereon a dwelling house or other equivalent building to the satisfaction of the directors, shall, whilst actually in occupation of such building have the right of grazing upon such portion of the Company's property as may for the time being or from time to time be set apart by the directors for that purpose, such large stock, sows, horses, oxen or mules, not exceeding four in number, as he shall keep in connection with such erf, such right being also granted to the occupier of such premises, other than the owner, it being understood, however, that the owner and occupier shall not both be permitted to exercise this right at one and the same time and that not more than four head of cattle shall be allowed to graze by virtue of any one erf provided that the directors may at any time after one month's notice in writing of such erfholder or publishing in the Gazette withdraw the whole, or any part of such portion of the property so set apart for the purpose of selling or otherwise disposing of the same and thereupon the said right of grazing shall cease and determine in respect of the property so withdrawn.
4. That no building shall be erected on any stand unless and until the plans for such building have been submitted to and approved by the directors of the said Company or any successor in title of the said Company.
5. All owners of the erven or their representatives shall have the right to divert any stream of water running on any of their erven so as to run alongside any of the avenues or streets as laid down on the General Plan of the Township.
6. The Company reserves to itself and its successors in title the right at any time hereafter to the free and undisturbed passage of electric, telephone or telegraph wires over and upon any portion of the lot or lots herein described, with further right of causing them to be affixed to any building or erection not less than 3.05 metres from the ground, with access at time to such wires for the purpose of removal or maintenance.

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7. The Company further reserves to itself and its successors in title the right at any time hereafter to lay and to maintain piping under any portion of the lot or lots hereby sold or elsewhere, and at all times to have access to such piping for removal, maintenance, extension or any other purpose, and to do all such acts and things as shall be required for the convenience of the inhabitants of the Township in regards to supplying them with water.
8. All buildings to be erected on the land herein sold shall stand back at least 3.15 metres from the line of the street or avenue on which the lot or lots herein mentioned may front.
9. That all outbuildings to be erected on the land herein sold shall stand back at least 9.45 metres from any street or 6.30 metres from any avenue on which the lot or lots herein mentioned may front.
10. The Company reserves to itself the sold right to all water arising on or flowing over the Company's property. They shall, however, be excluded from the reservation of any water obtained by the owner of any land within the Township by means of wells or boreholes sunk on such land."

D BY VIRTUE of Deed of Transfer T28273/1995 is the remainder of the property measuring 595 square metres entitled to a road servitude over Erf 7085 Hargklip measuring 595 square metres as depicted by the figure CEF on Diagram number 10166/1994 attached thereto.

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WHEREFORE the Appearer, renouncing all the rights and title

1. **DERIQUE COETZEE**
2. **MARIAAN COETZEE**

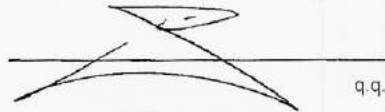
heretofore had to the premises, did, in consequence, also acknowledge the transferor/s to be entirely dispossessed of, and disentitled to the same; and that by virtue of these presents the said

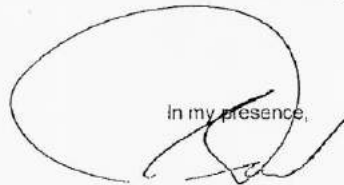
RICHARD COETZEE

his heirs, executors, Administrators or Assigns, now is/are and henceforth shall be entitled thereto, conformably to local custom; the State, however, reserving its rights; and finally acknowledging the whole of the purchase price amounting to **R340 000,00 (Three Hundred and Forty Thousand Rand)** to have been duly paid or secured.

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

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds, at Cape Town on 28 March 2013


q. q.


In my presence,

REGISTRAR OF DEEDS



/

ANNEXURE E

P J SCANNELL
 SPANISH STEPS 7
 FERGUSONSTRAAT
 BLOUBERGSTRAND 7441

0828813734/scannell@telkomsa.net

Die Munisipale Bestuurder,
 Overstrand Munisipaliteit.
loretta@overstrand.gov.za

Geagte Heer,

ERF 6165, Hardepeerlaan 32, Kleinmond: aansoek om opheffing van beperkende titelvoorwaardes en afwyking: R Coetzee.

Ek is die eienaar van Erf 6169 te Hardepeerlaan 33 Kleinmond en gehou volgens transportaktes 42103/1991 en 46960/1989. My perseel is regoor Erf 6165 van mnr Coetzee.

Ek wil beswaar aanteken teen die toestaan van die vergunning om die straatboulyn van erf 6165 te verslap van 4m tot .38m om 'n nuwe motorhuis op erf 6165 toe te laat. My redes vir die beswaar is die volgende:

1. Ons erwe is maar klein en die vergunning van bou tot op straatgrens sal gevaarlike en ongewenste presedent vir die buurt en straat skep. Niemand doen dit nou nie.
2. Mnr Coetzee bedryf sy houtwerkbesigheid vanuit die twee motorhuise van die twee huise wat hy beset te Hardepeerlaan 30 en 32. Sy voertuie staan buite. Hy gaan net sy houtwerk aktiwiteite skuif na die beoogde nuwe motorhuis wat nog meer ontwrigtend vir sy bure sal wees met die geraas wat direk op straat sal wees.
3. Sy voertuie en die van sy besoekers word tans meestal op straat parkeer of buite sy erf parkeer. Die nuwe motorhuis sal net nog meer parkering op straat vereis en die straat is in elk geval maar smal. Voertuie moet ook kan draai voor my en sy huis want dit is doodloopstraat met geen draai fasiliteite nie.
4. Ek merk dat mnr Coetzee reeds begin bou het aan die nuwe motorhuis op Erf 6165 deurdat fundamente gegooi is, blad gegiet is en boumateriaal afgelaai is. Ek hoop en vertrou dat hierdie proses van kennisgewing en vra vir besware, waarop ek nou reageer, eerlik en opreg is en nie maar net rookskerm is vir proses wat reeds begin het nie.
5. Erken asseblief ontvangs.

Die uwe

P J SCANNELL



FILE NO:	6165
	ANNEXURE B1/2
SCAN NO:	09
COLLABORATOR NO:	1478219

R. Coetzee
60 Jordaan Straat
Bo-Kaap
Kaapstad
8001

TP- N. Theait
(11. ud Groep)
Re: Erf 6165 Kleinmond

Geagte Me. Gillion

Ter verduideliking wil ek net noem dat ek nie self op die perseel bly nie. My pa, mnr. FJB Coetzee, bly in Hardepeerlaan 30. Erf 6165 (Hardepeerlaan 32) is 'n familiehuis wat in my naam is, dus doen ek die aansoek.

Hierdie is my terugvoer op die besware van mnr. P.J. Scannell (Erf 6169, Hardepeerlaan 33, Kleinmond) teen die toestaan van verslapping in die straatboulyn op erf 6165. My antwoorde is puntgewys sodat dit ooreenstem met mnr. Scannell se uitleg.

1. Erf 6165 is die laaste huis in 'n cul-de-sac. Die cul-de-sac eindig teen 'n stroom en aan die ander kant van die stroom is Kleinmond gholfbaan, m.a.w. daar gaan nooit 'n pad verby die huis gebou word nie. Die beoogde motorhuis grens aan die stroom en is dus letterlik die laaste struktuur in die straat. Deur die straatboulyn te oorskry dink ek nie gaan enigiemand verontref nie. Soos mnr Scannell genoem het is die erwe maar klein en daar is nie plek om die motorhuis op 'n ander plek te bou nie. Daar is tans 'n bestaande motorhuis, maar ons wil dit dalk later omskep in 'n slaapkamer.
2. My pa is 78 jaar oud. Hy het geen werkers wat vir hom werk nie. Houtwerk was sy beroep, maar die houtwerk wat hy deesdae doen is meestal vir homself as 'n stokperdjie. Hy is fisies nie meer in staat om groot projekte aan te pak nie. Wat ek eintlik probeer sê is dat die houtwerk aktiwiteite minimaal is.
3. Mnr Coetzee (FJB Coetzee) besit een voertuig wat hy voor sy motorhuis parkeer, nie op straat nie (dit is die motorhuis van Hardepeerlaan 30). Die enigste ander keer wat daar motors in die straat is is as ek of my broer elke nou en dan vir my pa gaan kuier oor 'n naweek. Die prinsiep is dieselfde vir die ander inwoners in die straat. Wanneer hulle gaste kry parkeer mense gewoonlik op die sypaadjie, want meeste mense het net plek vir hul eie voertuie op hul erf. Laastens wil ek net noem dat die rede hoekom mense sukkel om te draai nie is omdat ons karre op die straat staan nie, maar die doodloop het nie 'n draai area nie, die straat eindig net teen die rivier. So wat gebeur is mense gebruik die inrit van erf 6165 (Hardepeer 32) om hulle motors om te draai. Dus die feit dat mense nie kan draai nie beïnvloed ons meer as mnr. Scannell.
4. Daar is 'n fondament gegooi, dit is al. Die boumateriaal wat daar lê was vir die voltooiing van die fondament. Daar is geen ander boumateriaal nie. Daar is geen strukture buite die fondament nie. Dit is hoekom ons die aansoek doen, sodat ons kan toestemming kry om te bou.

TP 13 NOV 2020

R. Coetzee
Kaapstad.

ANNEXURE G

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS &
DEPARTURE: ERF 6165, KLEINMOND**

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

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that stormwater be allowed to discharge through Erf 6165, Kleinmond, unobstructed;
4. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE