

4.2**ERF 4468, 4 CHANTECLAIRE CLOSE, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED SUBDIVISION: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF RI SPARKHAM****4468 HON (3426/2019)****H Olivier****17 November 2020****(028) 313 8900****Hermanus Administration****1. EXECUTIVE SUMMARY**

An application has been received on 18 October 2019 from Messrs Interactive Town & Regional Planning on behalf of RI Sparkham on Erf 4468, Onrustrivier in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to subdivide Erf 4468, Onrustrivier into two (2) portions, namely 731m² and 730m² in extent respectively.

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 Subdivision Plan is attached as Annexure C.

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

The erf measures 1462m² in extent and is vacant. The erf is located in a residential area and is zoned Residential Zone I: Single Residential.

4. SUMMARY OF APPLICANT'S MOTIVATION

The motivation for the application is as follows:

- There are no restrictive conditions that prohibit the subdivision of the erf.
- The erf is situated in Onrust North, in the Chanteclair neighbourhood.
- The erf is vacant and surrounded by residential land uses. It is zoned Residential Zone I: Single Residential.
- The SDF, 2006 encourages densification for the optimum use of land and a full range of residential needs.
- The proposal will help limit urban sprawl.
- The GMS, 2010 identifies this area as a "No Densification Planning Unit" as well as a Mountain Management Zone within the urban edge. The interpretation of the no densification zone is similar densities to that of the adjacent properties. This dwelling will have a fourteen (14) dwelling per unit (1 dwelling unit/erf) density, which is in line with densities further along Chanteclair Avenue of 13 - 14 dwelling units/ha.
- The erf measures 1462m², and two (2) new erven of approximately 730m² and 731m² will be created. Along Chanteclair Avenue the average erf sizes range between 700m² and 750m².
- Access to Portion B would be a 3,1m wide panhandle.

- The proposal is in line with the character of the area with smaller erven north and south of Chanteclair Avenue, and also higher density group housing erven south of Chanteclair Avenue.
- The proposal is desirable as it is in accordance with land use management policies and strategies which encourage incremental densification through subdivisions.
- The proposal is desirable as it will help alleviate the housing demand due to projected population growth, and which optimise the use of land and to cater for a full range of residential needs.

Planning Principles

Spatial Justice

The proposal will not perpetuate past apartheid spatial development imbalances.

Spatial Sustainability

Subdivision within urban edge will contribute to the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas.

Efficiency

Optimising the use of land and services. Increase buying power at the nearby developing retail node.

Spatial Resilience

It will not lead to economical and/or environmental shocks.

Good Administration

The municipality followed a good consultative process, and the application is consistent with the principles of good administration.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Notices	Yes	28/02/2020 19/06/2020	3/04/2020 24/07/2020
Ward councillor	Yes	9/03/2020	3/04/2020
Total comments	One (1) Ward Councillor		
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
Building Control	16/03/2020	No objection.

Fire Department	11/03/2020	No objection.
Engineering Services	6/10/2020	See Annexure D.
Telkom	5/03/2020	See Annexure E.
Ward Councillor	9/03/2020	See Annexure F.

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

N/A

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

N/A

9. MUNICIPAL ASSESSMENT OF COMMENTS

N/A

Internal Departments

The application is supported by the Engineering Services Department, and therefore the assumption is that the new entrances to the erven can be placed in such a manner that it would have an acceptable impact on traffic.

The ward councillor, however indicated that he does not support the application as it would place additional strain on traffic in the area, and had concern that the driveway would be in a difficult place past a big bend in the road, possibly blinding traffic.

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 proposal will reduce urban sprawl and thereby leading to the protection of valuable agricultural land and environmentally sensitive areas. The property, however, falls in a Mountain Interface Zone which promotes large spaces between buildings and specifies that limited intensification is envisaged in these areas.

Efficiency

The additional erven will make use of existing services and road infrastructure, ensuring services are used more efficiently.

Spatial Resilience

The application will provide an additional opportunity for housing, but densification closer to the mountain would increase impact on environmentally sensitive areas.

Good Administration

Procedure as determined by the Municipality has been followed and a good public participation process was followed.

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

The application is consistent with the planning principles.

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

The proposal is consistent with the SDF, 2006. It is, however, the opinion that it is not in line with the GMS, 2010 as it identifies a property in a Mountain Management Zone in the Mountain Interface for densification.

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

N/A

10.6 Impact on Municipal Engineering Services

The area is fully serviced.

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

N/A

10.8 Existing and proposed zoning comparisons and considerations

The surrounding area is zoned for Residential Zone I and Group Housing and the new proposed dwellings will also be Residential Zone I.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

12. THE DESIRABILITY OF THE PROPOSAL

Erf 4468, Onrustrivier is situated in Chanteclair Avenue, in the Chanteclair neighbourhood.

The Chanteclair development's first phases were approved in the late 1990's, and it was planned in such a manner that the steep gradient and the sensitive environmentally sensitive mountain area be duly considered.

The proposal is to subdivide the existing Residential Zone I property of 1462m² in extent into two (2) properties of 730m² and 731m² in extent respectively.

The applicant motivates that the proposal is in line with sizes of other erven next to Chanteclair Avenue which measures between 687m² and 802m², at a density of approximately fourteen (14) dwelling units/ha. It is also further motivated that the proposal is in line with policies for the area and that services are readily available.

It is to be noted that no objections were received against the application from the public or Municipal and State Departments. A negative comment was, however received from the Ward Councillor, which relates to traffic concerns. Furthermore, the application is supported by the Municipal Engineering Services Department.

The applicant's motivation is duly noted, but the fact which the applicant mentioned, but did not elaborate on is that the erf falls within a Mountain Management Zone, as indicated and described in the GMS, 2010.

In terms of the GMS, 2010, Chanteclair is earmarked for Status Quo, and therefore only densification in line with existing surrounding development in such zone should be supported. The Mountain Interface Zone next to the mountainous areas, and the following controls are stipulated in such areas:

- ❖ Establish a "no go" limit to development above 100m contour line.
- ❖ Establish design controls on erven abutting the mountain edge to ensure that the structures sit slightly on the landscape rather than dominating it. The natural environment should pre-dominate, with spaces between buildings exceeding the width of building modules.
- ❖ Walled gated villages should be discouraged on this interface to enable a sense of permeability and access between the built form and the natural mountain side.
- ❖ Limited intensification opportunities are thus envisaged in this area.

Considering the above, the density of erven falling in the Mountain Interface should not be compared with erven outside such zone, but with other erven within such zone.

The erven in the Mountain Interface on the eastern side of Chanteclair north of Erf 4468, and between Chanteclair Avenue, Yellowwood Road, Sunbird Crescent and the mountain area to the east measure between 1100m² and 7954m² in extent, with an average size of approximately 1500m². This is much larger than the size of other Residential Zone I erven in Chanteclair Drive of between 687m² and 802m² in extent.

Considering the above, the proposal to subdivide Erf 4468, Onrustrivier into portions of 730m² and 731m² in extent is not in line with the size of other erven in the Mountain Management Zone. It would therefore not be compliant with the stipulated constraints as the subdivision would allow for smaller erven, additional buildings with less space between the buildings.

It is therefore the opinion that the proposal does not comply with the GMS, 2010, and is therefore not desirable.

13. RECOMMENDATION

1. that the subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) of Erf 4468, Onrustrivier into two (2) portions, namely 730m² and 731m² respectively **not be approved**;
2. that the applicant be notified of his/her 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.

14. REASONS FOR RECOMMENDATION

- ❖ The proposal is not in line with the GMS, 2010 as it falls in a Mountain Management Zone and Mountain Interface controls where densification should not be approved in such zone to protect environmentally sensitive mountain side.
- ❖ The sizes of the two (2) new proposed erven, namely 730m² and 731m² respectively are not in line with the minimum size of 1100m² and average size of 1500m² in the Mountain Interface, and would therefore create smaller erven with more buildings with less space between buildings.
- ❖ Erven with a size of 730m² and 731m² is not in line with the character of residential erven in the Mountain Interface, as directly surrounding erven is 1 279m² (Erf 4470), 1353m² (Erf 4467), and 1215m² (Erf 4469) in extent, and more than 40% smaller than directly surrounding erven.

15. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Subdivision Plan
Annexure D:	Services Report
Annexure E:	Telkom
Annexure F:	Comment : Ward Councillor

SIGNATURES**AUTHOR**

Name: **H OLIVIER**

SACPLAN Reg No: **B/8128/2004**

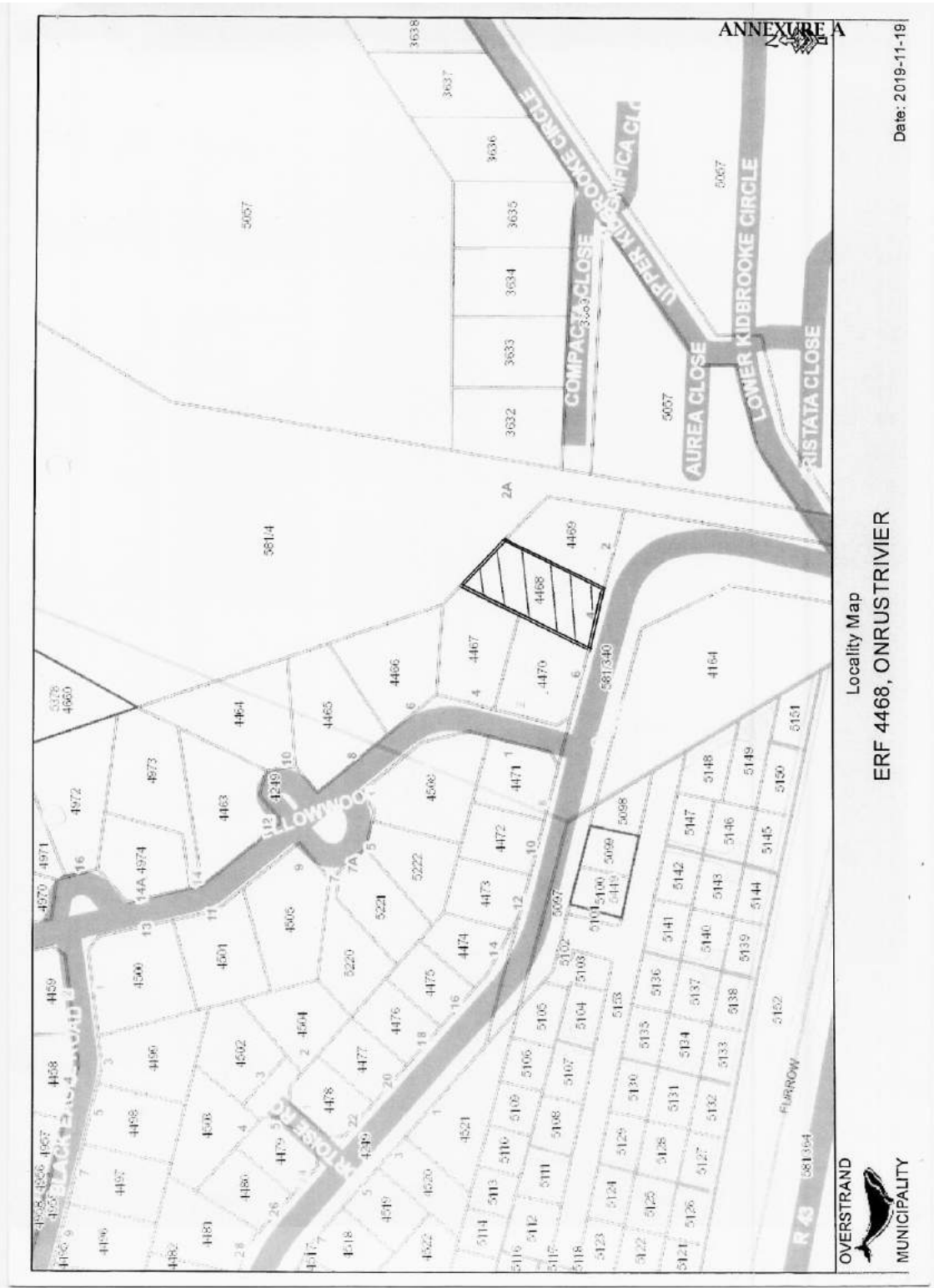
Signature: _____

Date: _____

REGISTERED PLANNER:Name: **S VAN DER MERWE**SACPLAN Reg No: **A/1850/2014**

Signature: _____

Date: _____



Locality Map
ERF 4468, ONRUSTRIVIER

Date: 2019-11-18



4. Motivation

Motivation for the application:

Refer to Annexure I for the Subdivision Plan.

a. Introduction and Background

The application area consists of a 1462m² vacant single residential erf situated at number 4 Chanteclair Avenue which is in close proximity to the Chanteclair Avenue/ R43 intersection to the south.

The area is characterized by a variety of smaller to larger single residential erven ranging between 700m² and 1500m² with a number of larger erven to the north higher up against the mountain slope. On the opposite side of the application area to the south, group-housing exists all along the R43 provincial road.

Portions A and B are proposed to be 730m² and 731m² respectively with densities of approximately 14 dwelling units per hectare. This aligns with the smaller single residential erven to the west of the application area along Chanteclair Avenue with average sizes ranging between 700m² and 750m² and densities of approximately 13 to 14 dwelling units per hectare.

b. Proposal

The development objective is to subdivide the vacant 1462m² erf into two portions as illustrated in the plan extract here below. Portion A is proposed to be 730m² and Portion B is proposed to be 731m² in extent.

Access to Portion B from Chanteclair Avenue will be along a 3.1m wide panhandle.

The subdivided portions are foreseen to be developed for single residential purposes in future.

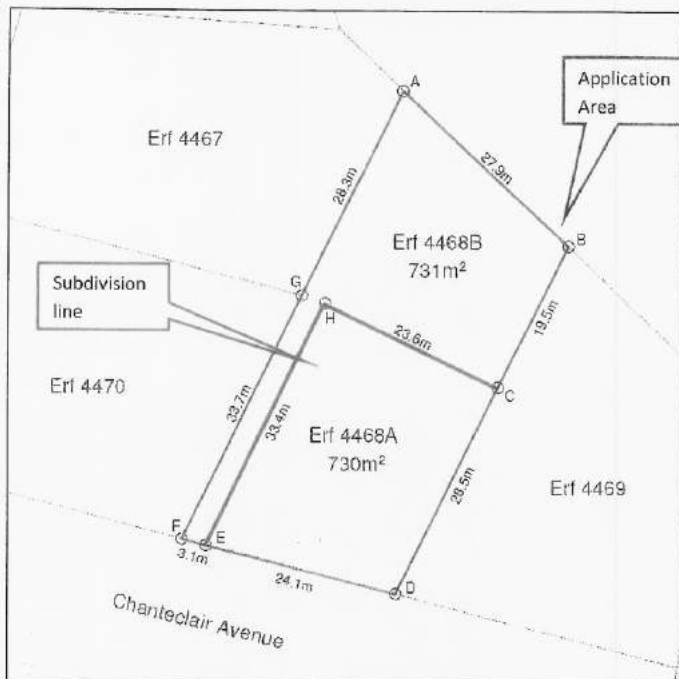


Figure 10: Development Proposal

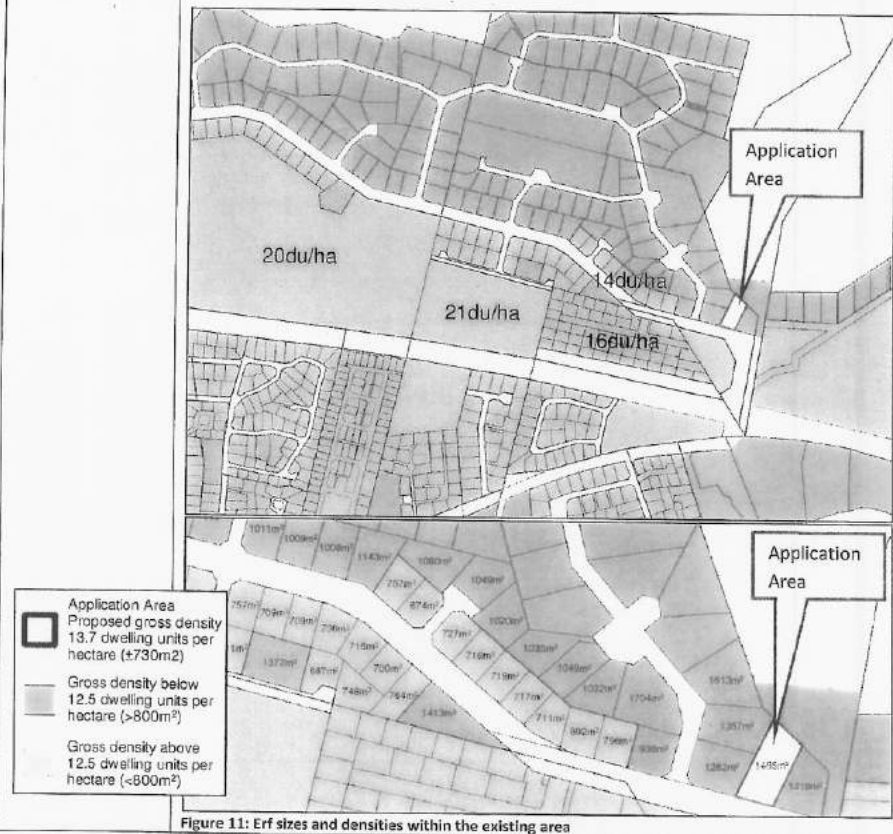
c. Character of the existing area

The existing character of the area consists of a residential suburb including smaller and larger single residential erven and group-housing properties, thus a variety of residential land-use.

As illustrated in Figure 11 below, the single residential erven range in extent from 687m² to 1704m² with a number of larger erven to the north and higher up against the mountain.

The erven to the north of Chanteclair Avenue are single residential erven mostly larger than 800m² with densities of less than 12.5du/ha. The erven to the south of Chanteclair Avenue consist mostly of group-housing developments with smaller erven of less than 800m² and densities of more than 12.5du/ha ranging from 16 du/ha to 20du/ha and a number of single residential erven of less than 800m² in extent and gross densities above 12.5du/ha.

Portions A and B situated to the north of and adjacent to Chanteclair Avenue are proposed to be 730m² and 731m² respectively with densities of 13.7 dwelling units per hectare. The proposal aligns with the smaller single residential erven to the west of the application area on both sides – north and south – of Chanteclair Avenue with average sizes ranging between 687m² and 802m² and densities of approximately 13 to 14 dwelling units per hectare.



	<p>The intended residential land-use on the proposed subdivided erven is also compatible with the surrounding land-use.</p> <p>Therefore, the character of the environment is not foreseen to be negatively affected by the proposal.</p> <p>d. Desirability</p> <p>Desirability refers to the compatibility with surrounding land uses. The proposal is compatible with the surrounding erven in terms of proposed land-use. Furthermore, the area is characterized by smaller and larger single residential erven with the proposed subdivided portions being aligned with the smaller single residential erf sizes and densities that currently exist further along Chanteclair Avenue to the west.</p> <p>The application proposal is in accordance with the applicable land-use management policies and strategies which encourage incremental densification inter alia through <u>subdivision</u> and of which the advantages are as follows:</p> <ul style="list-style-type: none"> • Supports the development of a viable public transport system • Makes the city more equitable • Facilitates economic opportunities and supports service provision • Improves housing patterns and choice of housing types • Contributes to urban place-making and improves safety • Minimizes transport cost • Counteracts urban sprawl • Supports the development of a low-carbon city • Supports more effective and efficient use of existing social facilities and amenities <p>The proposal furthermore supports the municipality's objective within the context of Greater Hermanus and the sub-region to help absorb the pressures from the demand for housing due to the projected population growth in the Overstrand region.</p> <p>The proposal also supports the principles of the Overstrand Municipal Spatial Wide Development Framework, 2006 which is inter alia concerned with the <u>optimum use</u> of land and further mentions the need to provide <u>satisfactory residential environments</u> and further that a <u>full range of residential needs must be catered for</u>.</p> <p>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.</p> <p>The proposed development is thus considered desirable.</p> <p>e. Planning Principles</p> <p>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:</p> <p>(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.</p>
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	<p>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 <u>is only for a subdivision within the urban edge</u>. Furthermore, the Overstrand Municipal Spatial Wide Development Framework, 2006 is concerned with the <u>optimal use of land</u> and mentions the need to provide <u>satisfactory residential environments</u> and that a <u>full range of residential needs</u> be catered for, which the development proposal is consistent with.</p> <p>The application is consistent with spatial justice.</p> <p>(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.</p> <p>Possible results of the development The proposal will allow for a subdivision <u>within the urban edge</u> and will therefore contribute to reducing the pressure on agricultural land, environmentally sensitive areas and biodiversity rich areas.</p> <p>The application can thus be deemed to be spatially sustainable.</p> <p>(iii) Efficiency 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>Possible results of the development The proposal will only allow for a subdivision thus <u>optimizing</u> the use of land and civil services. The proposal will also contribute to increased buying power for the nearby developing retail node.</p> <p>The application is consistent with the efficiency principle.</p> <p>(iv) Spatial Resilience 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>Possible results of the development The proposed development will not lead to any economical and/or environmental shocks as the application allows for a subdivision within a residential suburb which is in accordance with the character of the surrounding erven in terms of erf size and density.</p> <p>The application is consistent with the principle of spatial resilience.</p> <p>(v) Good Administration 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>Possible results of the development Consultative 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 relevant Government departments and the general public to participate in the eventual decision-making process.</p> <p>The application is consistent with the principle of good administration.</p>
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PROJECT:
Erf 4468 Omnis

TYPE:
Subdivision Plan

Application Area
Subdivision Line



NOTES:
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE APPROVAL OF THE LOCAL AUTHORITY.
2. THE LOCAL AUTHORITY SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE INFORMATION PROVIDED IN THIS PLAN.
3. THE LOCAL AUTHORITY SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE INFORMATION PROVIDED IN THIS PLAN.
4. THE LOCAL AUTHORITY SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE INFORMATION PROVIDED IN THIS PLAN.
5. THE LOCAL AUTHORITY SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE INFORMATION PROVIDED IN THIS PLAN.

DATE:	DATE:
BY:	BY:
FOR:	FOR:

InterActive Town & Regional Planning
 1000 Main Street, Suite 100
 Cape Town, 8001
 Tel: +27 (0) 21 448 4488
 Fax: +27 (0) 21 448 4489
 Email: info@interactive.co.za
 Website: www.interactive.co.za

Subdivision Plan
 A4 Scale 1 : 500

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION: ERF 4468, ONRUS RIVER (3426/2019)**

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

Conditions:

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

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

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

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

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

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

Freehold erven:

Water	R 23 957.00 x 1	=	R 23 957.00
Sewerage	R 16 153.00 x 1	=	R 16 153.00
Roads	R 7 243.00 x 1	=	R 7 243.00
Stormwater	R 8 357.00 x 1	=	R 8 357.00
Solid Waste	R 1 448.00 x 1	=	<u>R 1 448.00</u>
TOTAL (inclusive of VAT)		=	R 57 158.00

Note:

1.3 The above figures are estimates

1.4 The above figures do not include evaluation/investigation levies and connection fees

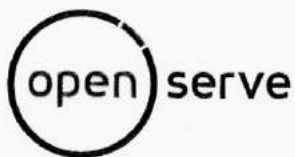
2. that each property must be services with individual and separate water and sewer connections which must comply with the standards of the Department: Operational Services;

2

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 the proposed Erven, Onrus River, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE



TP - N. Theobald
(14-Olivier)

Division of Telkom SA SOC Ltd

10 Jan Smuts Drive
Pinelands
7404

FILE NO:	EF 4468 ✓
	Onrust Rivier
SCAN NO:	HON 4468
COLLABORATOR NO:	1400414

Mrs. Erica Burg

Tel: (021) 414 5965

Fax: 088 (021) 414 5965

Email: EricaB@openserve.co.za

Our Ref.: WWIP_WONR1216_20

Your Ref.: 4468 HON

25 March 2020

Attention: S. Muller

OVERSTRAND Municipality
P.O. Box 20
Hermanus
7200

SERVICES AFFECTED

Dear Sir / Madam

APPLICATION FOR OPENSERVE WAYLEAVE: PROPOSED SUBDIVISION OF ERF 4468, 4 CHANTECLAIR AVENUE, ONRUST RIVIER

With reference to your Application and dated 20 March 2020.

As important cables are affected, please contact our representative **FREDERIK SWART** at telephone number (028) 514 1199 / 081 363 7815 or Email: FrederikS@openserve.co.za at least 48 hours' prior of commencement on 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

26 MAR 2020 Internal Use

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



(pp)

Selwyn Bowers
Operations Manager
Wayleave Management: Western Region



Wayleave
OPENSERVE

This wayleave, Ref **WWIP_WONR1216_20** is valid for 12 months from date hereof and is subject to the following conditions.

1. No mechanical plant or vibrator type compactors may be used within three meters of any OpenServe (i.e. any Telecommunications equipment above or below ground level).
2. The position of our plant affected by the proposal is indicated as approximate and our **FREDERIK SWART at Ph. (028) 514 1199 / 081 363 7815**
Email: FrederikS@openserve.co.za must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of OpenServe Plant will be indicated on-site.
3. A written request must be submitted to OpenServe 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 existence of the indicated plant and to notify OpenServe immediately should the applicant locate any OpenServe plant which is not indicated on the plans.
5. Should the applicant expose any OpenServe Plant, the safeguard thereof will be the applicants 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 and damage or loss as a result thereof.

Date: 2020/03/25

For Regional General Manager
Western Cape

BB

OPENSERVE Symbol Legend	
1. Underground Pipe Route	
2. Underground Buried cable	
3. Pipe Junction Boxes	
4. Street Distribution Cabinet (SDC)	
5. Jointing Pillar (PJ) Above Ground	
6. Pole	
7. Robot Control	
8. Aerial Route	
9. Stay	
10. Strut	
11. Call Office	

WONR1216_20



Legend

	Existing Manhole		Existing PUS		Existing DLC		Existing Indoor DP		Existing Pole		Planned Overhead Route		Conduit Terminal (Virtual Element)
	Planned Manhole		Planned PUS		Planned DLC		Planned Indoor DP		Planned Pole		To Be Recovered Overhead Route		Open Wire route
	To Be Recovered Manhole		To Be Recovered PUS		To Be Recovered DLC		To Be Recovered Indoor DP		To Be Recovered Pole		Existing Underground Route		Scale: 1:1000
	Existing Joining Pit		Existing SDC		Existing Piller Joint		Existing DP		Slat		To Be Recovered Underground Route		Date: 25/03/2020
	Planned Joining Pit		Planned SDC		Planned Piller Joint		Planned DP		Slat		To Be Recovered Underground Route		Created By: Baugh
	To Be Recovered Joining Pit		To Be Recovered SDC		To Be Recovered Piller Joint		To Be Recovered DP		Access Point (Virtual Element)		Existing Overhead Route		

ANNEXURE F

Loretta Gillion - Fwd: Erf 4468, 4 Chanteclair Avenue, Onrustrivier

From: Jean Orban
To: Loretta Gillion
Date: 09 March 2020 10:14 AM
Subject: Fwd: Erf 4468, 4 Chanteclair Avenue, Onrustrivier
Attachments: Internal Memo.docx; Annexure.pdf

Good day,

I am not in support of this. I am concerned for the additional strain on the traffic in that area. The proposed driveway will be in a very difficult place just past a big bend in the road, possible blinding traffic

Regards

Cllr Jean Orban
 Ward 13 / Wyk 13

Overstrand Municipality
 M: +27 (0) 72 955 2986
 E-mail: jorban@overstrand.gov.za



Overstrand Municipality

A: 1 Magnolia Street, Hermanus, 7200 | P: P.O Box 20, Hermanus, 7200
 T: +27 (0) 313 8000 | F: +27 (0) 312 1894
 E: enquiries@overstrand.gov.za | W: www.overstrand.gov.za

Vision Statement: *"To be a centre of excellence for the community"*

>>> magdaleen swart 03/09/20 9:08 AM >>>

Sir / Madam

Attached please find an Internal Memo for your attention.

Kindly provide your Department's comments directly to loretta@overstrand.gov.za on or before 3 April 2020.

Kind Regards / Vriendelike Groete

Magdaleen Swart
 Senior Clerk - Townplanning
 Overstrand Municipality
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