



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

**A G E N D A**

<b>DATE:</b>	<b>31 MARCH 2022</b>
<b>VENUE:</b>	<b>ELECTRICAL CONFERENCE ROOM, ONRUS</b>
<b>TIME:</b>	<b>10:00</b>

# OVERSTRAND MUNICIPALITY

Office of the Chairperson: MPT  
Civic Centre  
HERMANUS  
7200

**22 March 2022**

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

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

**NOTICE IS HEREBY GIVEN** that the **Municipal Planning Tribunal (MPT)** will go into session on **Thursday, 31 March 2022 at 10:00** at the **Electrical Conference Room, Onrus** to consider the attached agenda.

**H JANSER (MS)**  
**CHAIRPERSON : MUNICIPAL PLANNING TRIBUNAL**

**Distribution:**

1. Ms H Janser (Chairperson)
2. Mr S Müller (Vice Chairperson)
3. Mr S Madikane (Member)
4. Mr H Blignaut (Member)
5. Ms R Louw (Member)
6. Mr R Kuchar (Authorised Official)
7. Mr S van der Merwe (Senior Town Planner)
8. Ms H van der Stoep (Senior Town Planner)
9. Mr P Roux (Town Planner)
10. Mr H Olivier (Town Planner)
11. Secretariat

- 1. OPENING**
- 2. APPLICATIONS FOR LEAVE OF ABSENCE**
- 3. CONFIRMATION OF MINUTES**
- 3.1 Minutes of a Municipal Planning Tribunal Meeting held on 24 February 2022**

**4. ITEMS FOR CONSIDERATION**

- 4.1 ERF 67, 58 NAUDE STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND DEPARTURE: J GAMBO ON BEHALF OF J & LJ GAMBO**

Report attached.

- 4.2 ERF 322, 200 PIET RETIEF CRESCENT, SANDBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR THE REMOVAL AND AMENDMENT OF RESTRICTIVE TITLE DEED CONDITIONS, SUBDIVISION, CONSENT USE AND DEPARTURE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF PBL VERMEIREN**

Report attached.

- 4.3 ERF 612, 33 SEA VIEW DRIVE, HAWSTON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: M.S. DREYER (EXECUTOR OF ESTATE OF LATE N. DREYER AND SURVIVING SPOUSE E. DREYER)**

Report attached.

- 4.4 PORTION 35 (A PORTION OF PORTION 16) OF FARM ROCKLANDS NO. 633, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE, DEPARTURE AND APPLICATION FOR APPROVAL IN TERMS OF ACT 21 OF 1940 : MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF MOUNTAIN FALLS ESTATE (PTY) LTD**

Report attached.

# MUNICIPAL PLANNING TRIBUNAL (MPT)

31 March 2022

## INDEX

<u>ITEM</u>		<u>PAGE NUMBER</u>
	<b>APPLICATIONS FOR LEAVE OF ABSENCE</b>	
4.1	<b>ERF 67, 58 NAUDE STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND DEPARTURE: J GAMBO ON BEHALF OF J &amp; LJ GAMBO</b>	<b>1</b>
4.2	<b>ERF 322, 200 PIET RETIEF CRESCENT, SANDBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR THE REMOVAL AND AMENDMENT OF RESTRICTIVE TITLE DEED CONDITIONS, SUBDIVISION, CONSENT USE AND DEPARTURE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF PBL VERMEIREN</b>	<b>37</b>
4.3	<b>ERF 612, 33 SEA VIEW DRIVE, HAWSTON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: M.S. DREYER (EXECUTOR OF ESTATE OF LATE N. DREYER AND SURVIVING SPOUSE E. DREYER)</b>	<b>151</b>
4.4	<b>PORTION 35 (A PORTION OF PORTION 16) OF FARM ROCKLANDS NO. 633, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE, DEPARTURE AND APPLICATION FOR APPROVAL IN TERMS OF ACT 21 OF 1940 : MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF MOUNTAIN FALLS ESTATE (PTY) LTD</b>	<b>178</b>

**4.1****ERF 67, 58 NAUDE STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA:  
APPLICATION FOR CONSENT USE AND DEPARTURE: J GAMBO ON BEHALF OF J &  
LJ GAMBO****67 GFK****SW van der Merwe****(028) 313 8900****Hermanus Administration****1 March 2022**

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**1. EXECUTIVE SUMMARY**

To consider an application received on 5 February 2021 (amended 22 June 2021) from J Gambo, the owner of Erf 67, Franskraal in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the following:

- ❖ consent use in terms of Section 16(2)(o) of the By-law to accommodate a proposed dwelling unit (ground floor), and
- ❖ departure in terms of Section 16(2)(b) for the relaxation of the western lateral building line from 3m to 1,5m to accommodate a proposed garage and the north eastern street building line from 3m to 2,36m to accommodate a portion of the proposed dwelling.

A 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 as Annexure C.

**2. DECISION AUTHORITY**

Municipal Planning Tribunal

**3. BACKGROUND/SITE HISTORY**

Erf 67, Franskraal is zoned for Business Zone 3: Local Business purposes and measures 452m<sup>2</sup> in extent. The property is currently vacant and contains indigenous Milkwood trees. The Title Deed does not contain any restrictive conditions that prevent the construction of a dwelling unit, save for a 2,36m street building line restriction.

The adjoining Erven 68, 69 and 70 had been developed with dwelling units in accordance with the applicable primary rights in terms of the former Gansbaai Zoning Scheme Regulations. The surrounding area comprises of a low density single residential area with a community zone and public open space erf to the north.

The proposed development entails the construction of a two-storey dwelling unit, which is situated 1,5m from the lateral property boundary and 2,36m from the street boundary.

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

The motivation for the application is summarised as follows:

- ❖ The proposal will be to use the house as a holiday home and later a permanent residence when retired.

- ❖ The applicant will create revenue from renting the property.
- ❖ The Title Deed does not contain restrictive conditions.
- ❖ Approval of consent use will add value.
- ❖ The property is situated in a residential area, consistent with the SDF as it will ensure the neighbourhood character and amenity of the area be retained.
- ❖ The proposal is consistent with the planning principles in terms of LUPA and SPLUMA.

#### 5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Notices	Yes	30 July 2021	3 September 2021
Internal Departments	Yes	29 July 2021	3 September 2021
Ward councillor	Yes	29 July 2021	3 September 2021
Total letters of objection	<b>One (1) letter of objection One (1) LATE letter of objection</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>N/A</b>

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

Name	Date received	Summary of comments
Building Department	30/07/2021	No objection. The building plan application must comply with all applicable law.
Fire Services	10/08/2021	No objection, subject to compliance with the provision of SANS-A:2016, 10400-T:2020 and the By-Law relating to community fire safety.
Open Serve	23/08/2021	Attached as Annexure F.
District Health	03/09/2021	No objection.
Environmental Section	03/09/2021	No objection.
Engineering Services	07/09/2021	Attached as Annexure G.

## 7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

Two objection letters were received, namely DJ and H Rautenbach, the owners of Erf 66 Franskraal, including a late objection from DHF Cloete, the owner of Erf 65, Franskraal. The objections are attached as per Annexure D and the response from the applicant hereto as Annexure E.

The main grounds of objection could be summarised as follows:

### **Objectors - DJ & H Rautenbach**

**Object to the consent use of a ground floor dwelling which is misleading as the building plans submitted indicates a two-storey dwelling.**

#### Response from applicant

The applicant in the motivation states clearly that consent use is required to enable the construction of a two-storey dwelling.

#### Response from town planner

The applicant's comment is agreed with. The consent use application only relates to the ground floor since the Overstrand Land Use Scheme permits a dwelling unit on the first floor as a primary right. Being a primary right the first floor of the dwelling unit is not part of the consent use application.

**Object to the relaxation of the building line on the basis of overlooking / loss of privacy and loss of sun and daylight / overshadowing.**

#### Response from applicant

The proposal is to accommodate a garage 1,5m from the lateral property boundary and a portion of the dwelling 2,36m from the street boundary.

#### Response from town planner

The lateral building line relaxation from 3m to 1,5m is applicable to both the ground floor (garage) and first floors (living room). The site plan does not indicate any window/door opening in the area of encroachment thus no privacy or overlooking impacts would result.

The development of a dwelling unit is subject a more restrictive height restriction (8m) opposed to a shop or office under the applicable primary rights that is subject to a 10,5m height restriction. The proposed two storey will not have a greater impact on the objectors' property when compared to a development under the applicable primary rights. Further, being situated east of the objectors' property any anticipated impact in terms of sun or daylight will be limited to the early mornings and is not considered to unacceptably detract from the residential amenity of the objector's property.

**Designated guest parking bays has not been indicated. Renting of the property will result in the parking problems in front of surrounding properties.**

Response from applicant

The applicants' main goal is to retire in Franskraal within the next 5 years. The property will be walled and gated and rented out to a close circle of friends and family. Adequate space will be allowed for parking within the boundaries of the property.

Response from town planner

On-site parking provision will be made in accordance with the provisions of the scheme regulations; thus, the objection is considered speculative. It should be noted that self-catering is a primary right under the zoning. Should the applicant apply for tourism accommodation in future compliance with the development parameters, including on-site parking will amongst others be required if such application is supported.

**Objector states the property is for sale, why is it still listed?**Response from applicant

According to the applicant it is still listed on various websites as a result of the seller. The various parties have been requested to remove the advertisement from the respective websites.

Response from town planner

The applicant's comment is noted. However, the object/comment is not relevant to the consideration of the application.

**Object as the applicant did not refer to the Milkwood trees and questions whether the correct procedures were followed.**Response from applicant

The applicant provided a copy of correspondence from DAFF supporting the proposal subject to the applicant obtaining building plan approval.

Response from town planner

The comment from the applicant is noted. The matter will further be addressed in the conditions of approval, should the recommendation be accepted.

**Objector - DHF Coetzee****Objects since the departure will result in a loss of privacy.**Response from applicant

The applicant planned the development on the western and a portion of the front stoep over the eastern street building lines. The developer is committed to protect the privacy.

Response from town planner

The objector did not indicate how the development would impact upon their privacy. The applicant also did not indicate what measures would be used to protect the privacy of the objector.

The objectors' property (Erf 65) is situated diagonally behind and directly rear of the application property, being Erf 67. The objector's property is elevated and situated on a ridge. The primary elevations of the proposed first floor living room situated above the garage and balcony face north and east with only a smaller secondary window facing south. The remainder of the first floor adheres to the southern and western lateral building lines. Having had regard to the locality plan below read together with the proposed building plan, the opinion is held that the proposal will not have a significant impact upon the privacy of adjoining property owners.



**Objects against renting of the property, because of drunken/rowdy guests, that will disturb the objector. No parking has been indicated and as a result guests will park in the street.**

Response from applicant

It is the intention of the applicant to retire within the next five years. They only intend is to rent to close family and friends who will also be able to enjoy a holiday to the amount of people the property can accommodate. The property will be fully enclosed with no parking outside the property.

Response from town planner

The floor plan of the proposed dwelling indicates two on-site parking bays (double garage) that complies with the development parameters in terms of the Overstrand Land Use Scheme. There is no prohibition on the property owner pertaining to short term rental since self-catering is a primary right, subject to compliance with Section 16.10.21 of the Overstrand Land Use Scheme.

Should the applicant apply for tourism accommodation in future compliance with the development parameters, including on-site parking will amongst others be required if such application is to be considered desirable.

**Object as the applicant did not refer to the Milkwood trees and questions whether the correct procedures were followed.**

Response from applicant

The applicant provided a copy of correspondence from DAFF supporting the proposal subject to the applicant obtaining building plan approval.

Response from town planner

The comment from the applicant is noted. The matter will further be addressed in the conditions of approval, should the recommendation be accepted.

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

N/A

**9. MUNICIPAL ASSESSMENT OF COMMENTS**

N/A

**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 can be motivated in terms of the principles in the following manner:

Spatial Justice

The proposal will not further perpetuate historic spatial imbalances being an existing erf.

Spatial sustainability

The application is located within the urban edge and will thus not lead to urban sprawl, impact sensitive or biodiversity rich areas or agricultural land.

Efficiency

The proposal will permit development of the property for residential purposes with access to services, thereby facilitating optimal use of the property.

Spatial Resilience

The proposal is consistent with the SDF that adhere to the principle of efficiency.

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.

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

Spatial Justice

Same as 10.2 above.

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

The proposal is consistent with the SDF and OMGMS.

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

N/A

**10.6 Impact on Municipal engineering services**

No objections were raised by the Engineering Services Department on the basis of availability and capacity of services, subject to compliance with the Engineering Services Report attached as Annexure G and the payment of a bulk development contribution levy.

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

N/A

**10.8 Existing and proposed zoning comparisons and considerations**

The application property is zoned for Business Zone 3 purposes permitting the construction of a shop, offices, restaurant, dwelling unit and flats above ground floor, care takers dwelling and self-catering as a primary right.

Consent uses amongst others entail a dwelling unit on ground floor in accordance with the development parameters contained in Section 6.3.2 of the Land Use Scheme, namely an 8m height restriction and a 3m building line.

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

N/A

**12. THE DESIRABILITY OF THE PROPOSAL**

The application property is situated within a node comprising 4 business zone erven. Three of the four erven had been developed with dwelling houses in terms of the Gansbaai Zoning Scheme with approved building plans.

The property has not been earmarked for commercial use in terms of the SDF and Growth Management Strategy. The proposal is therefore considered consistent with the applicable policy documents.

The proposed dwelling will not appear out of keeping with the character and morphology of existing development in the surrounding area. The consent use for a ground floor dwelling unit is therefore desirable.

The applicable development parameters in terms of the Overstrand Land Use Scheme imposes a 3m building line on the perimeter of the property and a 1m southern lateral building line adjacent Erf 68. The SDP proposes as 2m set back from the aforesaid boundary.

The surrounding single residential erven is subject to a 4m street-, 2m lateral- and rear building lines. The former Gansbaai Zoning Scheme imposed a 1,57m lateral building line which is evident from existing development in the area. The proposed relaxation of the western lateral building line is therefore not considered out of keeping with the character of the area.

The application property being a commercial property has a wider road reserve to accommodate on street parking and set back 4m behind the street boundary of adjoining single residential erven. The proposed relaxation of the north-eastern corner of the building up to the 2,36m street building line in terms of the Title Deed is not considered to adversely impact upon traffic flows, the character of the area or vested rights of adjoining properties.

The proposed stoep and windows in the primary elevations faces northern and southern direction and is not considered to adversely impact on adjoining properties in terms of overlooking. Proposed windows facing west is situated in the portion of the proposed building that adheres to the building line restrictions. As such, the objection on the basis of loss of privacy/overlooking is unfounded.

The proposed dwelling house being situated east of Erf 66, despite the proposed departure will not have a significant impact in terms of loss of sun/daylight sufficient to warrant the proposed development undesirable.

Considering the above, the application for consent use and departure is supported as per the recommendation below.

### 13.RECOMMENDATION

1. that the comment received be noted;
2. that the application in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for consent use to accommodate a dwelling unit (ground floor) on Erf 67, Franskraal, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application for departure in terms of Section 16(2)(b) of the By-Law to relax the western lateral building line from 3m to 1,5m to accommodate a garage and the north eastern street building line from 3m to 2,36m to accommodate a portion of the proposed dwelling, **be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the above approvals be subject to the following conditions:
  - (a) that this approval is only for the departures as indicated on the plan with date stamp *22 June 2021*, as submitted with the application;

- (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
  - (c) that all the conditions of Open Serve and Engineering Services (attached as Annexures F and G), be complied with;
  - (d) that this approval does 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.
  - (f) that trimming and/or removal of existing .Milkwood trees be subject to valid permit from the competent authority.
5. that the applicant and persons who commented be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2016 with regard to the above conditions of approval.

#### 14. REASONS FOR RECOMMENDATION

##### Reasons for approval

- ❖ The proposal is consistent with the SDF
- ❖ The proposal will not detract from the character and amenity of the area
- ❖ The proposal will not negatively impact on existing/vested rights of adjoining property owners.

#### 15. ANNEXURES

Annexure A: Locality Plan  
 Annexure B: Motivation Report  
 Annexure C: Site Development Plan  
 Annexure D: Objections received  
 Annexure E: Comment on objections  
 Annexure F: Comment: Open Serve Services Report  
 Annexure G: Services Report

#### SIGNATURES

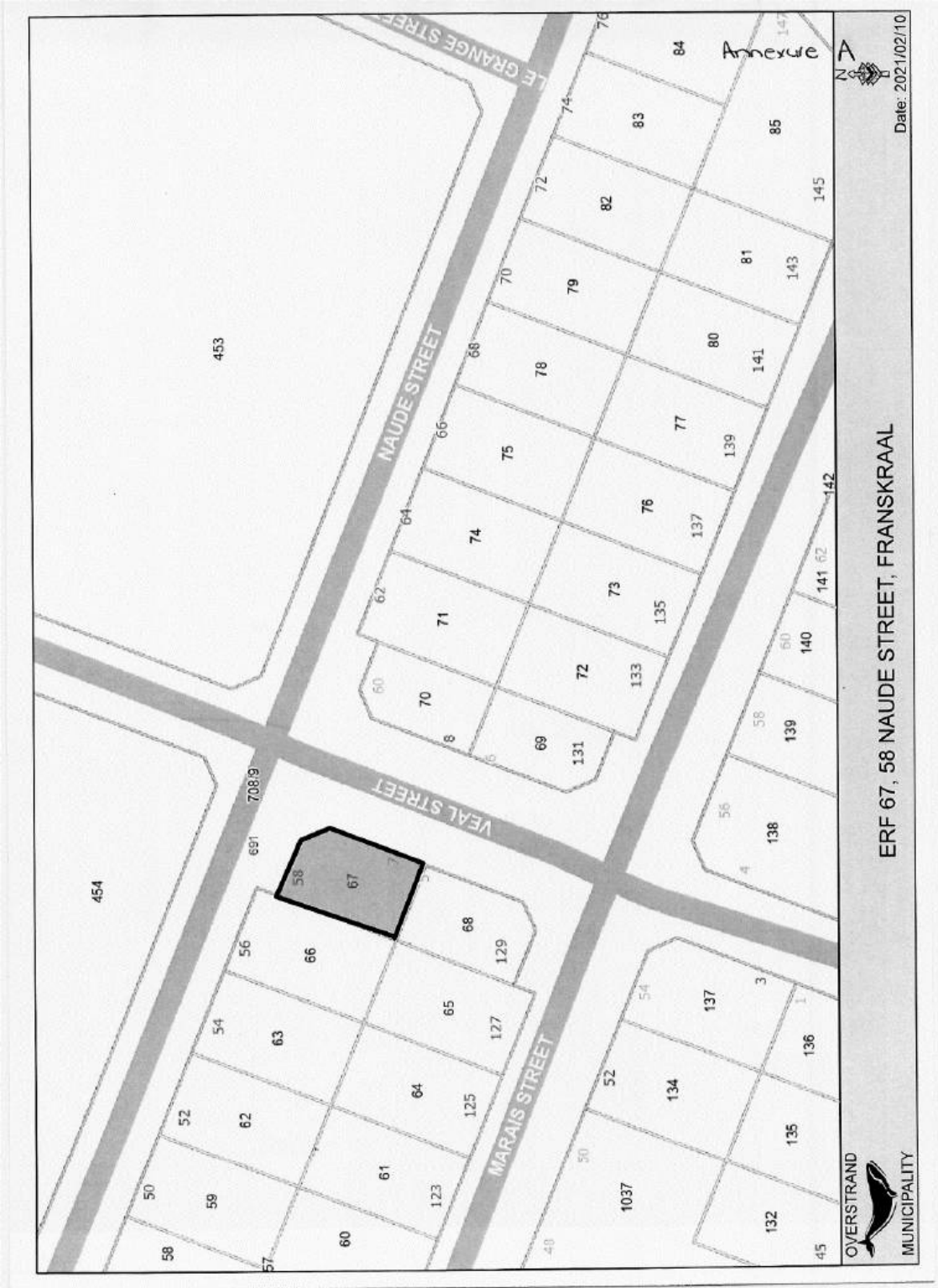
##### AUTHOR:

Name: **SW VAN DER MERWE**

SACPLAN Reg No: **A/1850/2014**

Signature: \_\_\_\_\_

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



Annexure B 1/6

APPLICATION FOR	CONSENT USE RIGHTS APPLICATION
PROPERTY DESCRIPTION	ERF 67,58 NAUDE STREET, FRANSKRAALSTRAND
CURRENT ZONING	BUSINESS ZONE 3
MUNICIPAL AREA	OVERSTRAND MUNICIPALITY



APPLICATION	JEROME GAMBO
OWNER(S)	JEROME & LORNA GAMBO
DATE	22 APRIL 2021

**Table of Content**

1. Introduction

2. Locality

3. Legal

3.1 Ownership

3.2 Mortgage

4. Existing and surrounding land use

5. Proposed Addition

6. Engineering Services

7. Motivation

7.1 Need and Desirability

7.2 Regional Spatial development framework (RSDF) 2010/11

8. SPLUMLA Development Principles

9. Conclusion

- Annexure A –Site Plan
- Annexure B – West & South Elevation
- Annexure C- East & North Elevation



**1. Introduction**

The owners of Erf 67, Naude Street Franskraal Mr J Gambo and Mrs LJ Gambo hereby submit application for 'Consent Use'. The purpose of this application is to support the departure, the western building line and north eastern splay, Consent Use Rights for permanent two storey dwelling on the erf. There are no restrictive conditions on the Title Deed Building lines on Erf 67, herein after refer to as "the site".

Applying for the following encroachments as per SDP -:

- Western lateral building Line from 3m to 1,5m
- North eastern Splay from 3m to 2,36m

2. Locality



3. Legal





Legal information which is relevant and relate to this application is detailed as follows:

### 3.1 Ownership

Property Details	Registered Owners	Title Deed Number	Extent (m2)
Erf 67	Mr J Gambo Mrs L.J Gambo	T 30094/2020	452

### 3.2 Mortgage Bond

There is a no mortgage bond affixed to this property.

### 4. Existing and Surrounding land

The subject site is currently vacant. The subject erf is surrounded by Residential homes on the Southern, Western and Eastern side, a mixture of single and double storey with a sport and recreational facility on the North East side.

### 5. Proposed Development

The purpose of this application is to support the departure, namely the relaxation of the northern and eastern building line from three meters to one point five zero meters. Consent Use Rights for a two storey dwelling for residential purposes

### 6. Engineering Services

The proposed development will not require any additional services to be supplied on site as a result would use the current available infrastructure.

### 7. Motivation

The motivation is expressed in terms of the need and desirability in respect of the subject site.

#### 7.1 Need and Desirability

The proposed Consent Use Rights for two storey dwelling for residential purposes for the applicants to use as a holiday home and, as they are nearing retirement and also wish to use the revenue made from renting out the property.

As the above mentioned will be inside the given building lines, we propose that the Western Building lines be relaxed from two meters to one point five zero meters so as to accommodate the development and also comfortable distance to allow for privacy to surrounding properties .

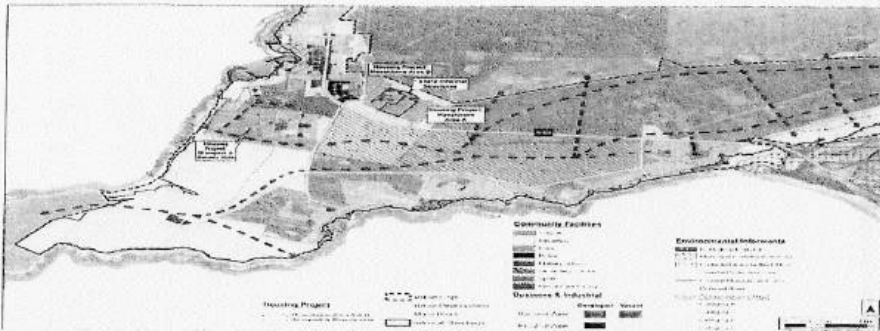
Whilst there is no restrictive conditions in the Title Deed ,T 30094/2020, successful application for 'consent use rights' will add immeasurable value to the development and surrounding homes as departure from business use .

Regards To	Reasons
Financial Value	Financially the value of the property will increase in value for resell purposes as well providing for the current and future owner to benefit from income generated either by renting out the dwelling
Personal Benefit	The personal value of the property will increase and the additional benefits could be if and when the owner decides to rent out the dwelling
Social Benefit, Keeping Restrictions	Socially there is no benefit to the public, the owner is the sole beneficiary on the property and so keeping the above- mentioned restrictions will have no impact whether it is removed or kept. The approval for Consent

	Use Rights will allow for the dwelling but no business eg shop ,gallery would be conducted from the property.
Social Benefit, Removing Restriction	Socially there is no benefit to the public, the owner is the sole beneficiary on the property and only benefit would be approval for Consent Use Rights to build the two storey dwelling for their enjoyment
Removal of Rights to public	Not Applicable, as this would be a private dwelling and public has no access
Public Interest	It is in the public interest that houses in Naude Street be maintained, kept clean, modern and up to date as it keeps value to the neighbourhood and surrounding properties.

### 7.2 Overstrand Municipality Spatial Development Framework (OMSDF) 2020

The property is located in the residential area of Franskraal, Gansbaai. The OMSDF 2020 clearly sets out the objective of the sub area by ensuring that the neighbourhood character and residential amenity of Franskraal and the surrounding should be retained and protected. The approval of the application will allow a use which is in support of the residential amenity of Franskraal. The site will retain the Business primary rights, thus ensuring it conforms to residential characteristics.



Extract from 2020 OMSDF Spatial Proposal Franskraal Bikerhead

### 8. SPLUMLA Development Principles

In terms of the Spatial Planning and Land use Management Act ( Act 16 of 2013) (SPLUMLA), the following principles apply to spatial planning, land development and land use management and are hereby applied to this application:

SPLUMLA		Proposed Development Compliance
7(a)	Spatial Justice	Not applicable for this application
7(b)	Spatial Sustainability	The proposed development encompasses the following aspects of Spatial Sustainability: from an economic perspective it promotes and stimulates the equitable functioning of land .Environmentally it upholds consistency of land use measures in accordance with environmental instruments. Taking into consideration infrastructure and social services for future, no additional provisions will be necessary.



7(c)	Efficiency	The principles of efficiency will be completely applied and adhered to in this development as the dwelling will ensure that the best possible use of infrastructure would be optimally used
7(d)	Spatial Resilience	The application provides for a land use within an existing approved structure, with full compliance of the National Building Regulations.
7(e)	Good Administration	The application would not be in contravention with the development policy of Franskraal and this 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.

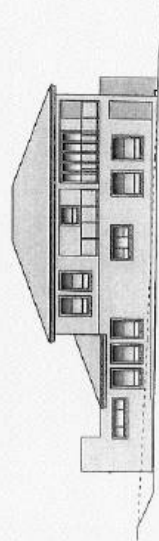
### 9. Conclusion

It is clear that based on the above motivation and application for the relaxation of the respective building lines, that the proposed development of Erf 67 Franskraal, will result in the property being developed to substantially improved in value and will be giving the owners peace of mind and stability. This development would be in the future, financially beneficial for the couple as they would be retiring there.

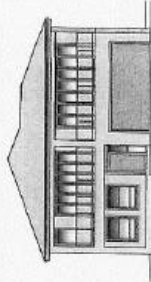
We therefor recommend that the application be approved



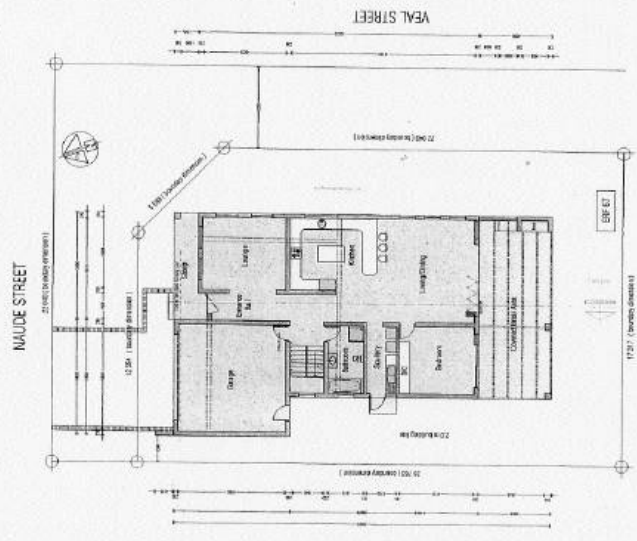




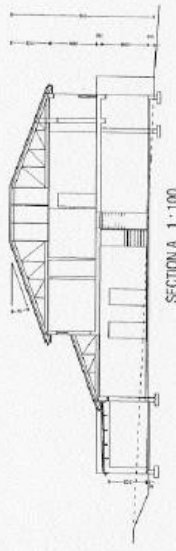
EAST ELEVATION 1 : 100



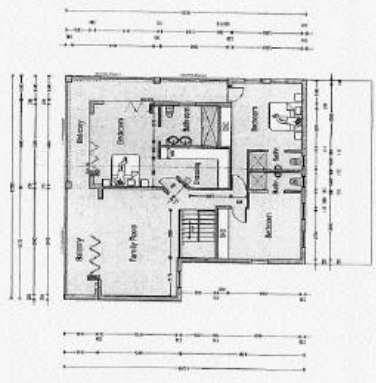
NORTH ELEVATION 1 : 100



SITE & GROUND STOREY LAYOUT PLAN 1 : 100



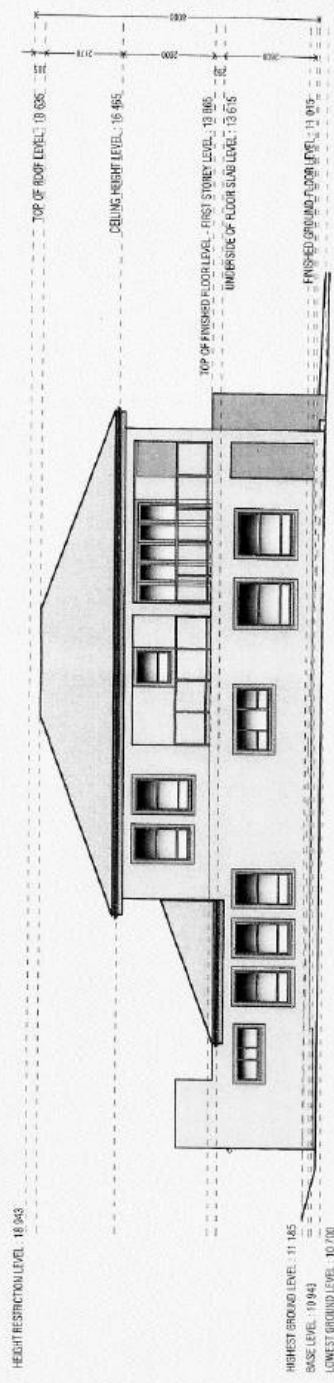
SECTION A 1 : 100



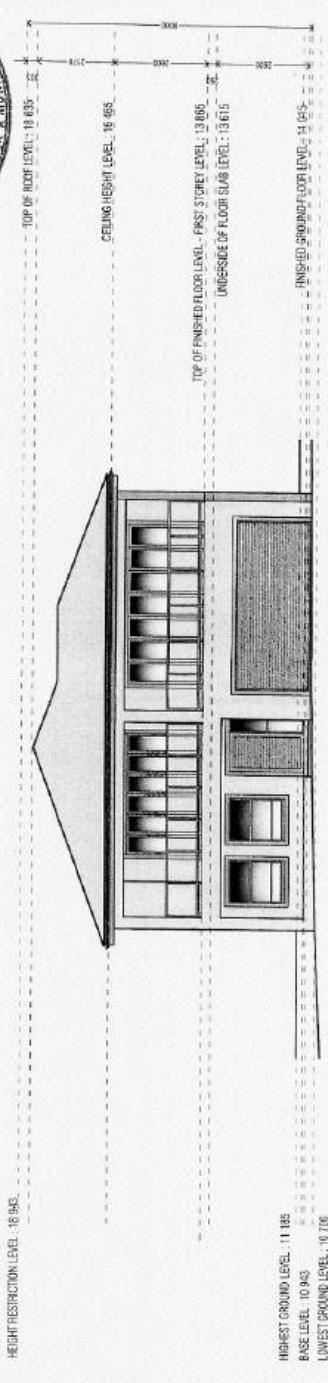
FIRST STOREY LAYOUT PLAN 1 : 100



**AREA CALCULATIONS**  
 Ground Storey : 177,08 m<sup>2</sup>  
 Slope : 8,77 m<sup>2</sup>  
 Covered Area : 40,74 m<sup>2</sup>  
 Sub Total : 226,59 m<sup>2</sup>  
 First Storey : 119,16 m<sup>2</sup>  
 Balconies : 29,88 m<sup>2</sup>  
 Sub Total : 149,04 m<sup>2</sup>  
 Total : 375,63 m<sup>2</sup>  
 Property Extent : 452 m<sup>2</sup>  
 Coverage : 50,13 % ( 226,59 m<sup>2</sup> )



EAST ELEVATION 1 : 100



NORTH ELEVATION 1 : 100

FILE NO:	01-67
	Franskraal
SCAN NO:	GFK 67
COLLABORATOR NO:	1580468

TP- N. Theart  
(S. Ud N. Mad)



Erf 66: 56 Naudé Street 56, Franskraal  
DJ & H Rautenbach  
P.O. Box 1112  
GANSBAAI  
7220

01 September 2021

Office of the Director: Infrastructure & Planning  
TOWN PLANNING  
P.O. Box 20  
HERMANUS  
7200

**OBJECTIONS: ERF 67, 58 NAUDÉ STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND DEPARTURE: J GAMBO**

Your letter with reference number 67 GFK (Mr SW van der Merwe) dated 29 July 2021 refers.

We, as the owners of Erf 66 make objection to the following application:

- ❖ **Consent use:** in terms of Section 16(2)(o) to accommodate a dwelling unit (ground floor)
  - *Applicant apply for consent use to accommodate a dwelling unit (ground floor), but the building plans attached, indicates a double storey house.*
  - *This is misleading – what is the applicant planning for the first storey?*
  
- ❖ **Departure:** in terms of Section 16(2)(b) for the following:
  - Relaxation of the western lateral building line from 3m to 1.5m;
  - Relaxation of the north easter street building line from 3m to 2.36m
  - **Strong objection to the relaxation, as this will result in :**
    - *Overlooking/loss of our privacy*
    - *Loss of light and overshadowing*
  
- ❖ **Renting out the property:** the applicant indicates that they also wish to use the revenue from renting out the property.
  - *Parking issues, there is no indication of designated parking bays for guests.*
  - *This will result in guests parking in front of surrounding properties or in the street causing obstruction.*

TP 06 SEP 2021

- ❖ According to the Property24 website this erf is still on the market. If the applicant is serious with the application, why is the erf still listed as for sale?



R 330 000 Fixed Cost

Vacant Land / Plot for Sale in Ficksburg

58 Naysi Street, Ficksburg, Simonstad

452 m<sup>2</sup>

Realtors International Business



Swets Mlotshwa

Vacant land for sale in Ficksburg

Beautiful 582 sqm vacant land with business zoning in Ficksburg.

Autorise walk on the beach and have scenic lake mountain views. Waiting for the right person to come and begin a little white shop or maybe an art gallery. Why wait, call me today if you need more information.

❖ **Milkwood trees**

- *The application as well as the building plans does not mention anything with regards to the milkwood trees on the erf as can be seen clearly in the above picture.*
- *Did the applicant applied and followed the correct process with regards to the milkwood trees.*



**We, as the owners of erf 66 cannot give consent and object strongly against the application.**

Kind regards

DJ&H Rautenbach  
0727456210

TP. N. Theal  
(S. ud n. n. n.)



Mnr DHF Cloete  
Maraisstraat 127  
Franskraal  
Gansbaai  
7220

03 September 2021

Kantoor van die Direkteur: Infrastruktuur & Beplanning  
Stadsbeplanning  
Posbus 20  
HERMANUS  
7200

**BESWAAR: ERF 67, NAUDÉ STREET 58, FRANSKRAAL, OVERSTRAND MUNISIPALE AREA: J GAMBO**

U brief met verwysingsnommer 67 GFK (mnr SW van der Merwe) gedateer 29 Julie 2021 verwys.

As eienaar van Maraisstraat 127, Franskraal maak ek beswaar teen die volgende aansoek:

**Ingevolge artikel 16 (2) (b) :**

Hierdie verslapping sal daartoe lei dat my privaatheid geskend word, en maak ek ten sterkste beswaar teen die aansoek.

**Die verhuring van die eiendom:**

Daar is huise wat verblyf bied, wat ontwrigtend is, terwyl gaste dronk, wanordelik en raserig is.

Daar is geen aanduiding van aangewese parkeerplekke vir gaste nie. Dit sal veroorsaak dat gaste voor die omliggende eiendomme en in die straat parkeer wat obstruksie gaan veroorsaak.

**Melkhoutbome:**

Die aansoek sowel as die bouplanne noem niks met betrekking tot die melkhoutbome op die erf nie. Gaan die bome verwyder word en is die korrekte proses gevolg?

Met inagneming van bogenoemde, ondersteun ek as eienaar van Maraisstraat 127 nie die voorgename aansoek nie en maak ten sterkste beswaar teen die voorgename aansoek.

Vriendelik die uwe

Mnr DHF Cloete

FILE NO:	GF 67 v
	Franskraal
SCAN NO:	Cloete
COLLABORATOR NO:	1580492

06 SEP 2021

TP

FILE NO:	ERF 67 ✓
	Franskraal
SCAN NO:	GFK 67
COLLABORATOR NO:	1583517



13 Marais Street  
Richmond Estate  
Goodwood  
7460  
08 September 2021

TP A / Incent  
(S. Ud N. N. N.)

OFFICE OF THE DIRECTOR:  
INFRASTRUCTURE & PLANNING TOWN & SPATIAL PLANNING  
16 Paterson Street  
Hermanus  
7200

Dear Sir /Madam,

**FILE REFERENCE KHANG 67GFK**  
**RE: ERF 67, 58 NAUDE STREET, FRANSKRAAL, OVERSTRAND MUNICIPALITY AREA: APPLICATION FOR CONSENT USE AND DEPARTURE: J. GAMBO**

We refer to your correspondence dated 7 September 2021, wherein which you raised certain objections in relation to the proposed development of Erf 67, Franskraal.

In order to clarify my position, we wish to categorically reply to the objections raised by DJ. and H. Rautenbach (received within the prescribed period) and Mr DHF Cloete (received outside of prescribed period) whose objections arose from the recent public participation process as follows:

**1. Objection:**

Consent Use: in terms of Section 16(2)(o) to accommodate a dwelling unit (ground floor)  
"Applicant only apply for consent use to accommodate dwelling unit (ground floor) but the building plans indicated a double story house. This is misleading - what is the applicant planning for the first story".

**Our Reply:**

As per the introduction of the application, "The owners of Erf 67, Naude Street Franskraal Mr. J. Gambo and Mrs. L.J. Gambo hereby submit application for "Consent Use". The purpose of this application is to support the departure, the western building line and north eastern splay, Consent Use Rights for permanent two-story dwelling on the erf."

Applying for the following encroachments as per SDP:

- Western lateral building Line from 3m to 1,5m
- North eastern Splay from 3m to 2,36m

Furthermore, Point 5. Proposed Development

The purpose of this application is to support the departure, namely the relaxation of the northern and eastern building line from three meters to one point five zero meters.

Consent Use Rights for a two-story dwelling for residential purposes. For further clarification, house will comprise of the following:

**Ground Floor:** 1 Bedroom, Full Bathroom, Kitchen, Lounge, Dining Area, Laundry Room, outside entertainment area and double garage

**First Floor:** 3 Bedrooms (all en-suite), Lounge Area, Balcony

**2. Objection:**

Departure in terms of section 16(2)(o) for the following:

- Relaxation for of the western lateral building line from 3m to 1.5m
- Relaxation of north eastern street building line from 3m to 2.36m

Page 1 of 8

16 SEP 2021

TP

**Our Reply:**

The application for the above relaxation was to accommodate the plan that was envisaged for this development, on the western lateral building line to accommodate the double garage. The North eastern street building line to accommodate the portion of front veranda.

**3. Objection:**

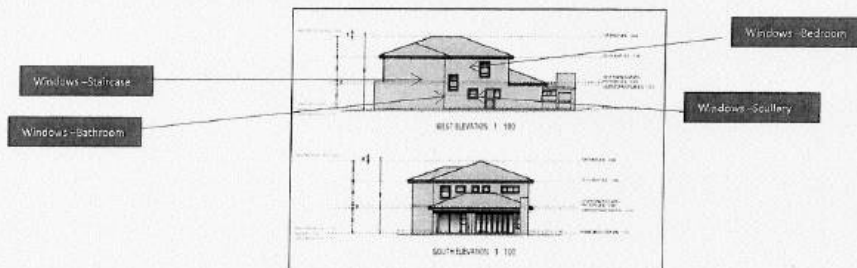
Strong objection to the relaxation, as this will result in:

- Overlooking /loss of privacy
- Loss of light and overshadowing

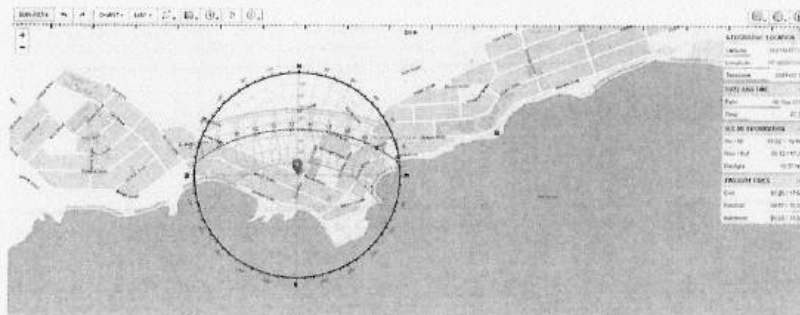
**Our Reply:**

As per the site plans that were attached with the different elevations, please note our response as follows:

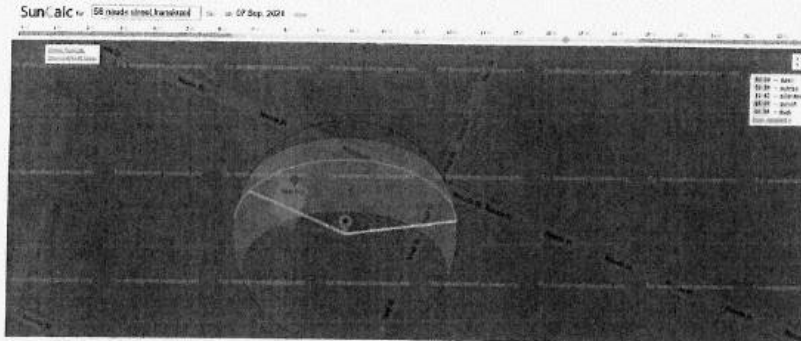
- On Overlooking /loss of privacy: The development would be geared to respecting the privacy of all neighbours, e.g. raising of the current vibacrete wall between Erven's 66 & 67, windows on the West Elevation would not be intrusive as depicted below.



- Loss of light /overshadowing: We have tried to understand the complexities of the objection and have as per below depicted the sun path over the Franskraal area on the bold red line which shows what impact the development would have on Erf 66 to the west. The allowed height restriction on the erf is 7 metres.



Source: <https://draimarsh.bitbucket.io/sunpath-on-map.html>



**4. Objection:**

Renting out the property: the applicant indicates that they also wish to use the revenue from renting out the property:

- Parking issues, there is no indication of designated parking bays for guests. This will result in guests parking in front of surrounding properties or in the street causing obstruction.

**Our Reply:**

On 7.1 Needs & Desirability of the application, we have indicated the uses for the proposed development with our main goal of retiring to Franskraal within the next 5 years. Before then being family orientated, the option to lease to the family and a close circle of friends to also enjoy being on holiday is the alternative use and only for the amount of people the house would allow. The property will be fully walled and gated, with adequate space within the boundaries of the property, so there would be no overcrowding or parking outside the property.

**5. Objection:**

According to the Property24 website this erf is still on the market. If the applicant is serious with the application, why is the erf still listed as for sale?

**Our Reply:**

We bought the property privately in September 2020 and not via the estate agents listed by the seller at the time. The seller was requested to inform/cancel the obligation towards the agents. We have further telephoned the agents and advised them that the property is sold and that they should remove the advertisement on their website.



**6. Objection:**

Milkwood Trees:

- The application as well as the building plans does not mention anything with regard to the milkwood trees on the erf as can be seen clearly in the above picture.
- Did the applicant apply and follow the correct process with regards to the milkwood trees.

**Our Reply:**

With the continued changes to the application the addendums with the Milkwood trees was overlooked.

Due process was followed with regards to the engagement with the responsible government department for the application process for removal of the Milkwood trees. Below is the sequence of events that took place in this application process.

On the 11<sup>th</sup> March 2021, the property was inspected by Ms. Thando Ndudula, from the Department of Environment Affairs, Forestry and Fisheries ("DEFF"), with regard to the application for the removal of the trees to facilitate the development. One clump of trees in the far right of the property is to remain subject to further notification to the department if they would still be in the way of the proposed development.

On 15 March 2021, DEFF issued a letter of having no objection to issuing the license subject to the building plan approval by the municipality. Refer to below email confirmation from DEFF



environment, forestry  
& fisheries  
Department: Environment, Forestry  
and Fisheries  
REPUBLIC OF SOUTH AFRICA

FORESTRY, WESTERN CAPE  
Private Bag X2, Saniamhof, 7632  
19 Strand Street, Bakville, 7530  
Tel: (021) 864 1416, Fax: (021) 944 1420  
Enquiries: ThandoNdudula, Email: ThandoNd@deff.gov.za  
WCD0106/03/20-21

13 Marais Street  
Richmond Estate  
Goodwood  
Cape Town

Attention: Mr J Gambo

Dear Sir

Re: PROPOSED DEVELOPMENT ON No. 58 NAUDE STREET, FRANSKRAAL,  
WESTERN CAPE

A Forest Officer of The Department of Environment, Forestry and Fisheries (DEFF) inspected the above mentioned property on the 11 March 2021.

Upon inspection the property was found to have two Milkwood trees, a big clump at the centre and a multi-stemmed one at the upper corner to the right. Milkwood trees are protected under the National Forests Act, 1998 (Act No 84 of 1998) as amended (NFA). According to proposed building plans for the property, the Milkwood clump will be affected by the development as it is located within the footprint while the one at the upper corner will be retained.

DEFF will have no objection to issue a license under the NFA for removal of the affected Milkwood tree once building plans get approved and all other environmental approvals are in place.

Yours faithfully: NH Ndudula

AREA MANAGER FORESTRY WESTERN CAPE

Date: 15 March 2021


Furthermore, it is stated in the SPLUMLA Development Principles below that:

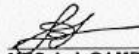
7(e)	Good Administration	The application would not be in contravention with the development policy of Franskraal and this application followed the required planning procedures to ensure that land use activity is in line with Municipal By-Laws and the public process has been followed.
------	---------------------	---

In conclusion, as owners of Erf 67, we are of the strong opinion that all the objections raised, have been addressed and that due consideration was granted to the concerns raised. We are of the unequivocal belief that all processes and procedures have been followed and that the finished product would be in keeping with the traditions and norms of Franskraal, thus adding value to neighbouring properties in the long term.

In lieu of the aforementioned, we request that our application for consent use and departure be approved. Your kind consideration in this regard will be most appreciated.

Yours faithfully,

  
 MR. J. GAMBO  
 CO-OWNER OF ERF 67, FRANSKRAAL

  
 MRS. L.J. GAMBO  
 CO-OWNER OF ERF 67, FRANSKRAAL

**Responses to the objections raised by Mr DHF Cloete  
(received outside the period prescribed)**

**Ingevolge artikel 16(2)(b)**

**1. Beswaar**

Hierdie verslapping sal daartoe lei dat my privaatheid geskend word, en maak ek ter sterskte beswaar teen die aansoek.

**Ons antwoord**

Die aansoek om bogenoemde ontspanning was om die plan wat vir hierdie ontwikkeling beoog is, op die westelike laterale boulyn te akkommodeer om die dubbel motorhuis te akkommodeer. Die Noord-oostelike straatboulyn om die gedeelte van die voorstoep te akkommodeer. Om privaatheid te bewaar, sal alle behoorlike sorg aan hierdie ontwikkeling gegee word

**2. Beswaar**

Die verhuur van die eiendom

Daar is huise wat verblyf bied, wat ontwitend is, terwyl gaster dronk, wanordelik en raserig is. Daar is geen aanduiding van aangewese parkeerplekke vir gaste nie. Dit sal veroorsaak dat gaste voor die omliggende eiendomme en in die straat parkeer wat obstruksie gaan veroorsaak.

**Ons antwoord**

Op 7.1 **Behoeftes en Wenslikheid** van die aansoek het ons die gebruike vir die voorgestelde ontwikkeling aangedui met ons hoofdoel om binne die volgende 5 jaar na Franskraal af te tree. Voordat dit familie-georiënteerd is, is die opsie om aan die familie en 'n hegte vriendekring te verhuur om ook te geniet om met vakansie te wees, die alternatiewe gebruik en slegs vir die hoeveelheid mense wat die huis sou toelaat. Die eiendom sal ten volle ommuur en omhein word, met voldoende ruimte binne die grense van die eiendom, so daar sal geen oorbevolking of parkering buite die eiendom wees nie.

**3. Beswaar**

Melkhoutbome

**Die aansoek sowel as die bouplanne noem niks met betrekking tot die melkhoutbome op die erf nie. Gaan die bome verwyder word en is die korrekte proses gevolg??**

**Ons Antwoord**

Met die voortgesette veranderinge aan die toepassing is die addendums met die Melkhoutbome oor die hoof gesien. Behoorlike proses is gevolg met betrekking tot die betrokkenheid by die verantwoordelike regeringsdepartement vir die aansoekproses vir die verwydering van die Melkhoutbome. Hieronder is die volgorde van gebeure wat in hierdie aansoekproses plaasgevind het.

Op 11 Maart 2021 is die eiendom deur Mej. Thando Ndudula, van die Departement van Omgewingsake, Bosbou en Visserye ("DEFF"), geïnspekteer met betrekking tot die aansoek om die verwydering van die bome om die ontwikkeling te fasiliteer. Een knop bome in die verregse van die eiendom is om onderhewig te bly aan verdere kennisgewing aan die departement as hulle steeds in die pad van die voorgestelde ontwikkeling sou wees.

Op 15 Maart 2021 het DEFF 'n brief uitgereik om geen beswaar teen die uitreiking van die lisensie te hê onderhewig aan die goedkeuring van die bouplan deur die munisipaliteit nie. Verwys na onderstaande e-posbevestiging van DEFF



environment, forestry  
& fisheries

Department, Environment, Forestry  
and Fisheries  
REPUBLIC OF SOUTH AFRICA

FORESTRY, WESTERN CAPE  
Private Bag 22, Simonstown, 7632  
19 Brand Street, Bellville, 7530  
Tel: (021) 944 1416, Fax: (021) 944 1420  
Enquiries: Thando Ndudula, Email: [Thando@def.gov.za](mailto:Thando@def.gov.za)  
WCD0166/03/20-21

13 Marais Street  
Richmond Estate  
Goodwood  
Cape Town

Attention: Mr J Gambo

Dear Sir

**Re: PROPOSED DEVELOPMENT ON No. 58 NAUDE STREET, FRANSKRAAL,  
WESTERN CAPE**

A Forest Officer of The Department of Environment, Forestry and Fisheries (DEFF) inspected the above mentioned property on the 11 March 2021.

Upon inspection the property was found to have two Milkwood trees, a big clump at the centre and a multi-stemmed one at the upper corner to the right. Milkwood trees are protected under the National Forests Act, 1998 (Act No 84 of 1998) as amended (NFA). According to proposed building plans for the property, the Milkwood clump will be affected by the development as it is located within the footprint while the one at the upper corner will be retained.

DEFF will have no objection to issue a license under the NFA for removal of the affected Milkwood tree once building plans get approved and all other environmental approvals are in place.

Yours faithfully: NH Ndudula

OFFICER MANAGER FORESTRY WESTERN CAPE

Date: 15 March 2021

Ten slotte, as eienaars van Erf 67, is ons van mening dat al die besware wat geopper is, aangespreek is en dat behoorlike oorweging toegestaan is aan die bekommernisse wat geopper is. Ons is van die onomwonde oortuiging dat alle prosesse en prosedures gevolg is en dat die finale produk in ooreenstemming met die tradisies en norme van Franskraal sou wees en sodoende op lang termyn waarde tot naburige eiendom toevoeg.

In plaas van bogenoemde, versoek ons dat ons aansoek om vergunningsgebruik en afwyking goedgekeur word. Jou vriendelike bedagsaamheid in hierdie verband sal die meeste waardeer word.

Die uwe

  
Mfr. J. GAMBO  
MEDE-EIENAAR VAN ERF 67, FRANSKRAAL

  
MEV. L.J. GAMBO  
MEDE-EIENAAR VAN ERF 67, FRANSKRAAL

Annexure F1/4



Division of Telkom SA SOC Ltd

**Wayleave Office Western Region**

Tel: 081 354 7398

Email: WayleavesWR@telkom.co.za

**Our Ref.:** WWIP\_WFKS2807\_21

**Your Ref.:** 67 GFK

23 August 2021

**Attention: Marlize Miller**  
Overstrand Municipality

PLANT AFFECTED – COPPER

**APPLICATION FOR OPENSERVE WAYLEAVE:** ERF 67, 58 NAUDE STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND DEPARTURE: J GAMBO.

With reference to your application received 29 July 2021.

As important cables and other infrastructure are affected, please contact our representative Melt van As on 081 363 7873/MeltVA@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.

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.

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

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

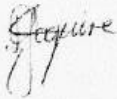
Please notify this office within 21 working days from this letter of acceptance and if any alternative proposal is available or if a recoverable work should commence.

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

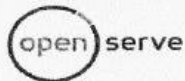
All Openseve rights remain reserved.

Yours faithfully



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For Selwyn Bowers  
Operations Manager  
Wayleave Management: Western Region



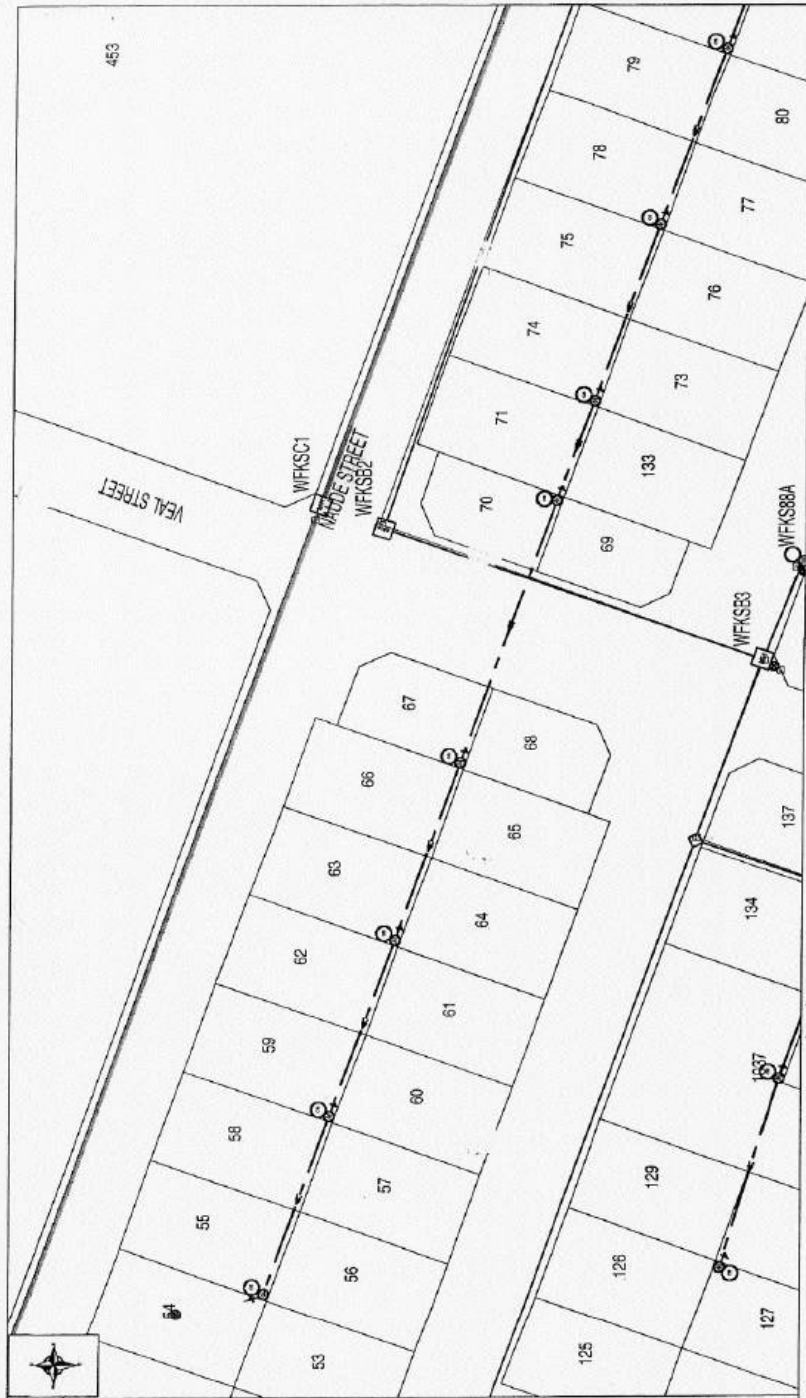
This wayleave, Reference Number WWIP\_WFKS2807\_21 is valid for 12 months from date here of and is subject to the following conditions:

1. No mechanical plant or vibrator type compactors may be used within three metres of any Openserve 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. Please contact Melt van As at telephone number 081 363 7873 email address MeltVA@openserve.co.za 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 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: 23 August 2021

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 ( AC )	



Legend	
	Existing SDC
	Planned SDC
	To Be Abandoned Manhole
	Existing Jointing PI
	Planned Jointing PI
	To Be Abandoned Jointing PI
	Existing PJB
	Planned PJB
	To Be Abandoned PJB
	Existing Indoor DP
	Planned Indoor DP
	To Be Recovered DP
	Existing DP
	Planned DP
	To Be Recovered DP
	Existing Pole
	Planned Pole
	To Be Recovered Pole
	Existing SDC
	Planned SDC
	To Be Recovered SDC
	Existing DLC
	Planned DLC
	To Be Recovered DLC
	Existing Pole
	Planned Pole
	To Be Recovered Pole
	Existing Man OMDP
	Planned Man OMDP
	Existing Street and Sky
	Planned Street and Sky
	To Be Abandoned Street and Sky

TELKOM REGIONAL EXECUTIVE	
Completed By	
Client	Overland Municipality
Client ref	BT GFK
Details	Cooper Infrastructure affected
Date	28/09/2021
Coordinate ref	WVWP_WFKS88A_21
Page Size	A4

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE & DEPARTURE: ERF 67,  
FRANSKRAAL**

Electricity : In order  
Water : In order  
Sewer : In order  
Stormwater : 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 24 915.00 x 1.47828=	R 36 831.38
Sewerage	R 16 799.12 x 1.47828=	R 24 833.80
Roads	R 7 532.72 x 10.423767=	R 78 519.32
<b>TOTAL (inclusive of VAT)</b>	<b>=</b>	<b>R140 184.48</b>

Note:

- 1.3 **The above figures are estimates**  
1.4 **The above figures do not include evaluation/investigation levies and connection fees**

2. that, Erf 67 be provided with a municipal water meter as per detail and requirements stipulated;
3. that Erf 67 be provided with adequate sewer conservancy tanks;
4. that only the existing, standard 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;
5. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
6. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
7. that any additional and / or extended vehicle entrances will be for the developer's account;
8. that stormwater be allowed to discharge through Erf 67, Franskraal, unobstructed.

*p.p. R. Cocha*  
**DENNIS HENDRIKS**  
**SENIOR MANAGER:**  
**ENGINEERING SERVICES**

*07/09/2021*  
**DATE**