

**AGENDA of the
Municipal Planning Tribunal
25 October 2017**

4.1

**ERF 5160, 6 DE VILLIERS STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA :
PROPOSED CONSENT USE : MESSRS PLAN ACTIVE ON BEHALF OF LIDIKO
PROPERTY DEVELOPMENTS & OTHERS**

5160 HON (3618)

H Olivier

7 September 2017

(028) 313 8900

Hermanus Administration

1. EXECUTIVE SUMMARY

An application has been received on Erf 5160, Onrustrivier for a consent use for a four (4) bedroom guest house in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016.

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

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

The erf measures 1405m² in extent and is developed with a residential dwelling.

The applicant proposes to utilize the existing heritage house as a four (4) bedroom guest house, and will provide four (4) parking bays on site and there is also a double garage on the property.

4. SUMMARY OF APPLICANT'S MOTIVATION

- There are existing guest houses, galleries and the Onrus Caravan Park in the area, which are tourist related uses.
- Only existing services will be used.
- The densification status quo of the area will remain unchanged.
- No deviation of the Zoning Scheme Regulations and all additions are in line with land use restrictions.
- There are no limiting conditions in the Title Deed.
- Impact on traffic will be kept to a minimum.
- Sufficient parking on-site provided.
- The facility will be professionally operated.
- The facility will contribute to enhance Onrus River as a tourist destination.
- Will have no negative impact on the environment.

**AGENDA of the
Municipal Planning Tribunal
25 October 2017**

- Compatible with spatial planning strategies.
- The guest house would not impact on the privacy of surrounding properties.
- The application complies with the planning principles as follows:

Spatial Sustainability – will fit in with the character of the surrounding area and have minimal impact on privacy and property values.

Efficiency – The property is accessible and close to tourist facilities and Onrus Beach. The historic value of the house lends it to be used as guest house.

Good Administration – The application will go through an uncomplicated land use application administered by the Municipality.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Press	No	N/A	N/A
Gazette	No	N/A	N/A
Notices	Yes	8 May 2017	16 June 2017
Ward councillor	Yes	8 May 2017	16 June 2017
Total comments	TWO (2)		
Was public participation undertaken in accordance with Section 45 - 49 of the Proposed Draft By-Law on Municipal Land Use Planning?			Yes
Was the application processed correctly (if no, elaborate below):			Yes
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA? (can be elaborated further below)			Yes

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

Name	Date received	Summary of comments	Recommendation
Fire Department	9/06/2017	See Annexure J	Positive
Building Control	17/05/2017	Supported subject to compliance with SANS 10400. Heritage building must be supported by Heritage Western Cape	Positive
Operational Services	12/05/2017	See Annexure I	Positive

**AGENDA of the
Municipal Planning Tribunal
25 October 2017**

Telkom	23/06/2017	See Annexure F	Positive
Engineering Services	11/07/2017	See Annexure H	Positive
Eskom	23/05/2017	See Annexure G	Positive
Environmental Department	16/06/2017	No objection	Positive
Manager: Waste Removal	28/06/2017	No objection	Positive

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION.

Two (2) letter of objection were received. The objections can more be considered as conditions of approval, and is summarized as follows:

Morkel & de Villiers Inc (Erf 4176)

- Will create a security risk and privacy problem, but will consent if a aesthetically pleasing boundary wall, wooden fence is constructed between Erven 4176 and 5160, at the cost of the owner of Erf 5160.

Mr EP Teare (Erf 3257)

- No objection to the guest house application, but owners must ensure that noise/dirt/disruption is controlled during construction, building staff must not stay on the property and no Milkwood trees on the northern side of the property be removed/damaged.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

The applicant's response on the objections can be summarized as follows:

Morkel & de Villiers (Erf 4176)

- The owners will upgrade the fence to a solid brick wall or solid wooden fence, to ensure privacy and security to owners and guest.
- The wall will be aesthetically pleasing.
- The owners will carry the cost to upgrade the boundary wall, and will complete the wall once building operations to the dwelling is completed.

Mr EP Teare (Erf 3257)

- The owners give their assurance that disruption during construction will be kept to a minimum, and will also provide their personal contact numbers to Mr Teare.
- The builder is a local builder, and no building staff will be staying on the property.
- No Milkwood trees will be affected, as most building work is inside the building.

**AGENDA of the
Municipal Planning Tribunal
25 October 2017**

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

Morkel & de Villiers (Erf 4176)

The owner of Erf 5160 indicated that he/she will comply with the objector's conditional approval, and construct an aesthetically pleasing wall/wooden fence at own cost. The objection was duly addressed.

Mr EP Teare (Erf 3257)

Mr Teare indicated that he has no objection to the application. He is more concerned about activities during the construction phase. However, this does not have any relevancy to determine the desirability of the application. On-site activities at construction phase will have to comply with the requirements of the National Building Regulations.

The concerns with regard to Milkwood trees are noted. Milkwood trees are protected flora, and should the land owner want to remove and/or trim these trees he will have to obtain approval from the Department of Water Affairs and Forestry. This is the applicant's objective, and also does not have relevancy to the desirability to the guest house application.

Internal Departments

No objection has been received by the internal departments.

**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

Not applicable.

Spatial sustainability

The application would lead to an increase of tourists to this area which would have a positive economic impact on the land owner and business in the area.

**AGENDA of the
Municipal Planning Tribunal
25 October 2017**

Efficiency

The land owner will use the property to its full potential as is allowed in terms of the Overstrand Zoning Scheme.

Spatial Resilience

The application is in line with local policies which promote tourism in this area. The application will enable the applicant to optimise his assets, should it be necessary due to economic and/or financial reasons.

Good administration

Procedure was followed and a public participation was applicable.

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

Same.

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

Same.

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

N/A

10.6 Impact on Municipal engineering services

None. Existing services will be used.

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 documents.

11. ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

12. THE DESIRABILITY OF THE PROPOSAL

The application is in line with the aim of the Overstrand Municipal SDF, which promotes tourism.

The application complies with the requirements for tourist accommodation on residential erven.

**AGENDA of the
Municipal Planning Tribunal
25 October 2017**

The application complies with the general principles in terms of SPLUMA and LUPA, and the guest house would be a sustainable enterprise with the potential to create economic growth in the area.

The site has good accessibility and sufficient on-site parking can be provided. It is also fully serviced and it will have no real impact on services.

The concerns with regard to privacy and security were addressed by the applicant who indicated that he will construct a wall/wooden fence on the relevant common boundary with the complainant with such concern.

The dwelling is a heritage building and any proposed building alterations can only be done with the approval of Heritage Western Cape, and will therefore have to be dealt with prior to any building plans can be approved for alterations.

13. RECOMMENDATION

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 (the By-Law) on Erf 5160, Onrustrivier for a consent use to operate a four (4) bedroom guest house, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that development be in line with the site development plan 791/00 dated May 2017;
 - (b) that the owner at his/her own cost construct an aesthetically pleasing boundary wall/wooden fence on the common boundary with Erf 4176;
 - (c) that application be made to Heritage Western Cape before any building work/alterations be done on the property;
 - (d) that this approval must be acted on within three (3) years of the date of this approval, otherwise the approval will lapse;
 - (e) that the facility be utilized as a guesthouse only
 - (f) that the guest house only be utilized in line with the finally approved site development plan;
 - (g) that a maximum of four (4) bedrooms to be let, be permitted;
 - (h) that the owner/manager resides on the premises, and that the owner be responsible for the proper management of the guest house;
 - (i) that the guest house is utilized as such – no self-catering will be permitted;
 - (j) that no facilities (bar/restaurant or any other) be provided for non-residents of the accommodation establishment and that these facilities only be used by bona-fide guests of the establishment;

**AGENDA of the
Municipal Planning Tribunal
25 October 2017**

- (k) that the selling or serving of liquor on the premises will be subject to the applicant obtaining the necessary Liquor Licence;
 - (l) that a maximum of one (1) permanently demarcated parking bay per guest room and two (2) for the owner/manager be provided within the erf boundaries, subject to the approval of the Authorised Official;
 - (m) that commercial rates and service tariffs, as determined by the annual budget be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
 - (n) that the accommodation facility complies with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Co-ordinator and the Health Inspector;
 - (o) that a single non-illuminated sign that complies with the Municipal By-Law on Signage, may be displayed on the premises, and that the existing flag pole be removed;
 - (p) that the guest house be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;
 - (q) that a R918 Certificate of Acceptability must be applied for at the Overberg District Municipality;
 - (r) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (s) that should any building alterations be required building plans should be submitted to the Building Department for approval;
 - (t) that all the conditions in the Services Report (attached as Annexure H), be complied with;
 - (u) that all conditions imposed by the Fire Department (attached as Annexure J), be complied with;
 - (v) that no kitchen facilities and or prep bowls be allowed in the guest rooms;
 - (w) that all the conditions by Telkom (attached as Annexure F), be complied with, and
 - (x) that all the conditions by Eskom (attached as Annexure G), be complied with.
2. that the applicant and objectors 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.

**AGENDA of the
Municipal Planning Tribunal
25 October 2017**

14. REASONS FOR RECOMMENDATION

- ❖ The application has followed due procedure.
- ❖ None of the internal departments have objected to the application.
- ❖ No new municipal services will be needed.
- ❖ It is in line with the aims of the Overstrand SDF.
- ❖ Contribute to alleviate the need for employment possibilities and accommodation.
- ❖ The objections were duly addressed by the applicant.
- ❖ The application will not have a negative effect on the character of the residential area, or surrounding neighbours, and is desirable.

15. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Site Development Plan
Annexure C:	Motivation Report
Annexure D:	Objections received
Annexure E:	Applicant's response to objection received
Annexure F:	Comments: Telkom
Annexure G:	Comments: Eskom
Annexure H:	Services Report
Annexure I:	Comments: Operational Services
Annexure J:	Comments: Fire Department

SIGNATURE

AUTHOR:

Name: **HENK OLIVIER**

Signature: _____

Date: _____

REGISTERED PLANNER

Name : **H VAN DER STOEP**

Signature : _____

SACPLAN registration number: **A/1708/2013**

Date: _____



Scale: NTS
Drawing Nr: onnus5160ll.dwg
Date: FEBRUARY 2017

Plan Description:
LOCALITY MAP

Property Description:
**ERF 5160
ONRUSTRIEVER**

All distances approximate
and subject to survey.
COPY RIGHT RESERVED

NOTES:
■ Erf 2500 Onrustriever

PLAN Stads- en Streeksbeplanners
Town & Regional Planners

PROPOSED CONSENT USE**ERF 5160 ONRUSTRIVIER****DIVISION: CALEDON****OVERSTRAND MUNICIPALITY****MOTIVATION REPORT****1. BACKGROUND**

D.J.L. & L. Kotze, the owners erf 5160 Onrustriver, have instructed the company Plan Active to apply for the consent use of erf 5160 Onrustrivier to allow them to operate a four bedroom guest house on the subject property.

Erf 5160 Onrustrivier is 1405m² in extent and is held by title deed number T651584/2009. It is proposed to renovate the existing dwelling to change the land use from single residential only to guest house purposes.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2016, for the consent use of erf 5160 Onrustrivier.

3. GENERAL APPLICATION INFORMATION

3.1 PROPERTY DESCRIPTION

Erf 5160 Onrustrivier is situated at 6 De Villiers Street, Onrus. Please refer to the locality plan attached. Erf 5160 Onrustrivier is 1405m² in extent and is situated in a mainly residential and tourism (holiday accommodation) environment.

3.2 ZONING

Erf 5160 Onrustrivier is zoned Residential Zone 1: Single Residential.

Surrounding properties are zoned for Residential Zone 1: Single Residential and Business Zone II purposes.

3.3 LAND USE

There is a single storey dwelling, outbuilding and double garage situated on erf 5160 Onrustrivier. The existing dwelling is older than 60 years. (the impact on the heritage value is addressed in Section 3.9 of the report).

Land uses that surround erf 5160 Onrustrivier are mostly single residential dwellings, guest houses, art galleries (adjacent and another one approximately 500m from the subject property), the Onrus Caravan / Camp Site and local shops.

3.4 PROPOSED DEVELOPMENT

- The consent use of erf 5160 Onrustrivier in terms of Chapter 4, Section 16(2)(o) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2016, to accommodate a four bedroom guest house on the subject property.

It is the intention of the owners of erf 5160 Onrustrivier to establish a four bedroom guest house on the subject property. The owners have been in the hospitality industry for thirteen years and own a sixteen bedroom lodge in St Lucia. The aforementioned lodge mostly accommodates international guests. The owners intend to link their current business in St Lucia to the proposed guest house in Onrus.

A guest house can be accommodated as a consent use under the Residential Zone 1: Single Residential zoning. Application is therefore made for a consent use to establish a four bedroom guest house within the existing dwelling on erf 5160 Onrustrivier.

The subject property is situated in De Villiers Street – an area already transformed by the tourist related activities that are present on opposite sides of the street. The subject property is therefore ideally located to accommodate guests visiting the Hermanus region since the subject property is conveniently positioned close to Onrus Beach, tourist activities and shops.

It is proposed to renovate the existing dwelling to accommodate the proposed four bedroom guest house on the subject property. The guest house will consist of four on-suite guest bedrooms, an on-suite manager's room, a lounge, a kitchen, a dining area, a reception area and two stoeps on the northern and southern side of the dwelling. Please refer to the site development plan attached. The existing approved outbuilding consists of servant's quarters and a laundry room and the aforementioned will remain unchanged.

Bedrooms no. 1-4 will be used as guest rooms in the proposed new guest house. The site development plan indicates the position of the proposed guest rooms within the existing dwelling. Bedroom no. 5 will be occupied by the manager of the proposed guest house.

Motivation report

The architectural style of the proposed guest house will remain unchanged. It is however proposed to renovate the existing dwelling as shown on the site development plans attached. The footprint of the dwelling will increase by 7m² only plus an additional 32m² for the north stoep that will be covered. All proposed additions and renovations will be done in accordance with the land use restrictions applicable to Residential Zone 1: Single Residential properties.

The guests will have access to all the communal facilities. Only breakfast will be served at the proposed guest house.

The proposed guest house will employ five permanent staff members (manager, gardener / handy man, cook and two cleaners) that will be responsible for the overall maintenance, cleaning, cooking and managing of the proposed guest house. The manager will reside on the premises while all other staff members will reside in the neighbouring suburbs of Hermanus. All staff members will be employed from the Hermanus area.

All the bedrooms in the proposed guest house will be interleading. The proposed guest house can therefore easily be converted into a single dwelling house in future.

The Overstrand Zoning Scheme Regulations (2013) stipulate the following land use restrictions for Residential Zone 1: Single Residential properties (larger than 400m²):

Coverage:	50%
Height:	8m (measured from the base level to top of roof)
Building lines: street:	4m
rear	2m
lateral	2m

Except for the small additions to the existing dwelling ($\pm 39\text{m}^2$), the coverage of the structures will remain unchanged and will still be within the 50% maximum allowable coverage for SR1 zoned properties. Existing structures that encroach onto lateral building lines were already approved in the past. Since the land use of these structures will remain unchanged, a deviation from the building lines to accommodate these structures is not applicable.

The proposed guest house will be used for accommodation purposes only and no

conference facility or place of entertainment is proposed. The proposed land use will therefore not result in any noise pollution to the adjacent residential area.

Title deed no. T51584/2009 has no title deed conditions that will prohibit the proposed consent use (also refer to *Section 3.8 Title Deed* of the report).

The proposed consent use does not have a negative impact on the surrounding erven as the subject property's zoning will remain unchanged. An aesthetically pleasing guest house will contribute towards the residential and tourism character of the area. The provision of parking was done in accordance with the relevant parking policy.

The proposed consent use of erf 5160 Onrustrivier is not in contrast to the existing land uses tendencies in the surrounding environment and we therefore do not foresee any problems with the proposed application.

3.5 CHARACTER OF THE ENVIRONMENT

The subject property is situated in Onrus in an area characterized by tourist accommodation (guesthouses, camp & caravan site) and tourist activities (Onrus Beach, art galleries, local shops and restaurants). The subject property's character will remain unchanged since it is proposed to accommodate the proposed land use in the existing structure on erf 5160 Onrustrivier. The diversification of the land uses on the subject property within the existing structure will blend in well with the existing tourist related activities and tourist accommodation. We are therefore of the opinion that the impact on the existing character of the area will be kept to a minimum. The proposal to establish upmarket, luxurious guest accommodation on the subject property will add value to the area and we do not foresee a negative impact on the surrounding property values.



The proposed guest house is regarded as a low impact development and consequently the proposed land use will not adversely affect traffic flow, the streetscape or the general character of the area.

In addition the proposed guesthouse will be used for accommodation purposes only and no conference facility or place of entertainment is proposed. The proposed land use will therefore not result in any noise pollution to the adjacent residential area.

3.6 POTENTIAL OF THE PROPERTY (DESIRABILITY OF THE PROPOSED UTILIZATION)

The subject property's zoning will remain unchanged. The location of the subject property within a single residential area allows the property to be developed (in future) for low impact land uses only. The consent use application will not hinder any future land use applications on erf 5160 Onrustrivier.

Since the zoning will remain unchanged and the proposed guest house will be accommodated within the existing structure, the impact on the surrounding properties will be kept to a minimum. Property values of surrounding erven will therefore not be negatively affected by the proposed application. Given the historic value of the house, it lends itself to be used more appropriately as a guest house than just purely residential. The subject property will generate more public exposure and interest to a part of Onrus' earliest history if used as a guest house.

In addition the subject property is ideally located in an area of Onrus characterized by tourism-related activities and accommodation in a single residential area which also proofs the subject property to be ideal to operate a guest house from the premises. The subject property is also larger than the average erf in the relevant residential block and consequently the extent of the subject property lends itself to be developed for guest house purposes.

3.7 IMPACT ON EXTERNAL ENGINEERING SERVICES

3.7.1 PROVISION OF SERVICES

All services on the subject property already exist. The proposed additions will have no impact on the scale and usage of the existing available services since no additional loading of the existing civil infrastructure is anticipated.

3.7.2 TRAFFIC IMPACT, PARKING AND ACCESS

The existing access point in De Villiers Street will remain. Guests to the proposed guest house will make use of the existing access point. Consequently no new access points are proposed and the existing access point will remain unchanged.

The Overstrand Zoning Scheme Regulations (2013) determines that one parking bay per guest room has to be provided on site and an additional two parking bays for the owner / manager. Provision is made for four parking bays for guests (parking bays no. 3-6) and three additional parking bays (parking bays no. 1,2 in the existing double garage and parking bay no. 7) for the manager and staff (cook) on site. This amounts to a total of seven parking bays on site. All parking bays adhere to the minimum parking requirements. Refer to the site development plan attached.

Vehicular access is proposed from De Villiers Street - refer to the site development plan attached. The proposed guest house is a low impact development and consequently the proposed parking bays will not adversely affect traffic flow, the streetscape or the general character of the area.

Since the proposed land use is compatible with single residential land uses and the land uses in the area it is anticipated that the proposed guest house will have a low impact on the traffic flow in the area.



3.8 TITLE DEED

Title deed no. T51584/2009 has no restrictive title deed conditions that need to be removed in order for this application to be approved. The conveyancer's certificate will follow.

There is no bond registered against the subject property.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

The subject property is situated within a Heritage Overlay Zone as determined by the Overstrand Municipal Growth Management Strategy (2010). The existing dwelling on the subject property is graded 3B in terms of the Overstrand Heritage Survey (2009). The property's heritage significance is described as follows: *"The dwelling has the ability to demonstrate the role of Onrus as a holiday destination since the late 19th century. It is one of the earliest houses in Onrust, similar to the design of the Mission House (adjacent to the subject property). The dwelling also has linkages to the wreck of Birkenhead and forms part of a group of historical buildings."*

The existing dwelling was built in 1789 and will remain unchanged. Only minor additions are proposed ($\pm 7\text{m}^2$ added to the existing footprint and $\pm 32\text{m}^2$ since it is proposed to close the North Stoep). Nicolette Lloyd Architects will deal with the heritage application to the local heritage & aesthetics committee as well as Heritage Western Cape for the proposed additions / alterations to the existing dwelling.

It is motivated that the historic value of the house lends it to be used more appropriately as a guest house than just purely residential. The subject property will generate more public exposure and interest to a part of Onrus' earliest history if used as a guest house.

The proposed consent use does not trigger any other listed activities in terms of Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

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

3.10 FORWARD PLANNING AND LAND USE DOCUMENTS

The *Overstrand Spatial Development Framework (SDF), 2006*, earmarks the area where erf 5160 Onrustvriër is situated, for residential purposes. The Overstrand SDF (2006) identifies tourism as a sector that should be promoted and developed in the Onrus region. The application for consent use to accommodate a four bedroom guest house on the subject property is therefore within the goals stipulated in the Overstrand SDF (2006) and therefore falls within the existing planning for the Hermanus area.

The character (residential) and zoning (Single Residential) for the subject property will remain unchanged and therefore the subject property falls within the existing planning for the Onrus area.

The *Overstrand Municipal Growth Management Strategy (OMGMS, 2010)* specifies that erf 5160 Onrustvriër forms part of Planning Unit no. 1. This application does however not propose to create any additional portions, nor does it propose the construction of an additional dwelling unit on the subject property. The density will therefore remain unchanged.

The subject property is situated within a Heritage Overlay Zone as determined by the OMGMS (2010). Refer to *Section 3.9.1 Heritage Value* for detail pertaining to the impact of the proposed land use application on the heritage value of the subject property.

From the above it is evident that the proposed consent use adheres to the spatial planning policies for the Onrus area and consequently falls within the existing planning for the Onrus area.

3.11 PLANNING PRINCIPLES

The planning principles of spatial justice and spatial resilience do not apply to this application.

Spatial sustainability: The existing structures are compatible with the character of the area and do not impact negatively on the rights of anyone else. The proposed guest house will be accommodated in an established residential area within an existing structure on erf 5160 Onrustvriër. The proposed application will have no impact on the conservation worthy areas of Onrus but it will instead generate more public exposure and interest to a part of Onrus' earliest history if the dwelling is used as a guest house. Spatially the land use will be in keeping with the residential character of the area.

The anticipated impact of the guest house is considered low. The impact on the biophysical environment will also be kept to a minimum. Furthermore the extent of the subject property, the public exposure of the heritage value of the subject property, low impact on the privacy of neighbours, compliance with the land use restrictions applicable concerning parking, coverage, height, street building lines, etc. allows for the consideration and approval of the proposed guest house without having an adverse impact on the spatial sustainability of the area.

Efficiency: The subject property is easily accessible and conveniently located close to the Hermanus, tourist attractions and the Onrus Beach.

The consent use application proves to be efficient since this will allow the optimal utilization of the subject property. Given the historic value of the house, it lends itself to be used more appropriately as a guesthouse than just purely residential. The subject property will generate more public exposure and interest to a part of Onrus' earliest history if used as a guesthouse.

Motivation report

It is motivated that the proposed guest house proves to be efficient as it discourages the phenomenon of urban sprawl, encourages densification and more compact towns and cities, all of which relates to more responsible resource use or sustainable development. Furthermore the proposal is efficient in that it optimizes existing resources and continues the existing suburban development typology.

Good administration: Our firm is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation.

4. RECOMMENDATION

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

- All services on the subject property already exist and no additional loading of the existing infrastructure is anticipated;
- The densification status quo of the area will remain unchanged;
- The zoning of the subject property will remain unchanged;
- No deviations from the relevant zoning scheme regulations are proposed to allow the proposed consent use of erf 5160 Onrustrivier;
- The proposal is compatible with the existing built character of the area;
- There are no conditions in the title deed that prohibit the proposed consent use;
- Impact on the traffic and services will be kept to a minimum;
- Sufficient parking bays are provided on site for the proposed guest house;
- All proposed additions and renovations will be done in accordance with the land use restrictions applicable to Residential Zone 1: Single Residential properties;
- The guest house will be operated in a professional manner and according to international standards;
- The guest house does not negatively influence the existing character or land values in the area;

Motivation report

- The establishment of a luxury guesthouse in Onrus will contribute to enhancing the Onrus area as one of the most sought after tourist destinations in the Overberg;
- There are no environmental aspects that will negatively impact the application and the application will not have a negative impact on any environmental factors;
- The proposal is compatible with the spatial planning strategies for the area.

The application can be supported for your favourable evaluation. The opinion is held that this application will have no negative impact on the land values, privacy and traffic of the area.

FILE NO: EL 5160 ONR ✓
 SCAN NO:
 COLLABORATOR NO: 1039916



Morkel & De Villiers

INC INC
 REG. NO. 1994/005603/21



<p>OVERSTRAND MUNICIPALITY 16 PATERSON STREET HERMANUS</p> <p>Via email: loretta@overstrand.gov.za</p> <p><i>TRATHAN (Hollivier)</i></p>	<p>The Forum 13 Drama Street P.O. Box 43 Somerset West 7129 South Africa</p>	<p>Tel: (021) 850-9700 Fax: (021) 851-7163 Docex DX 3 S. WEST</p>	<p>Die Forum Dramastraat 13 Posbus 43 Somerset Wes 7129 Suid-Afrika</p>
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Our Reference: MARX/DD0014
 Your reference:

Date: 15 June 2017

Dear Sirs

ERF 5160, 6 DE VILLIERS STREET ONRUS RIVER: PLAN ACTIVE (obo LIDIKO PROPERTY DEVELOPMENT & OTHERS)

We are acting on behalf MA de Villiers, D Booyesen and DD Booyesen the owners of property known as Erf 4176 Onrusrivier.

Our instructions are as follows:

1. Our clients herewith give notice of their objection towards the contemplated Application for consent use in terms of Section 16(2)(o) to establish a guesthouse on the property;
2. The change of the land use from single residential to a guest house establishment would obviously create a serious security risk and privacy problem for our clients as the owners of the adjacent property.
3. Our clients would, however, consider to consent to this contemplated application provided that the existing boundary between the adjacent properties is substantially upgraded from what is currently in place i.e. a low wire fence.
4. Our clients suggest that a solid partition (either brick or solid wooden fence) to be erected between the two properties at no cost to our clients and provided same is secure and fitting in nature to both of the properties specific aesthetic and heritage appearance.

ATTORNEYS, NOTARIES, CONVEYANCERS, APPRAISERS, ADMINISTRATORS OF ESTATES
 PROKUREURS, NOTARISSE, AKTEBESORGER, TAKSATEURS, BOEDELBEREDDERAARS

Directors:
 MICHAEL ROSE B.A. LLB
 LYNDI LABUSCHAGNE B/JURIS LLB
 CHRISTO NIMB B.A. LLB, P.G. Dip Tax
 BENNIE MARX B.Proc
 GUS SIMMONS B.Proc

Assisted by:
 ALISTON BEVISS-CHALLINOR B.A.
 LLB
 JACO HORN B.COMM LLB

Consultants:
 JULIAN WEIL
 PAUL DU TOIT B.A. LLB
 EBEN POTGIETER B.A. LLB
 Web address:
www.mdev.co.za

TP

15 JUN 2017

Your sincereley
MORKEL & DE VILLIERS INC.

A handwritten signature in black ink, appearing to read 'Bennie Marx', written over a faint circular stamp or watermark.

Per:
BENNIE MARX
0829417665 / bennie@mdev.co.za

TP- A ANNEXURE D 3/3
(H Olivier)

Loretta Gillion - Erf 5160, 6 De Villiers Street, Onrus River - Proposed consent use: Plan Active (obo Lidiko Property Developments ...)



From: "Ed Teare" <allteares@mweb.co.za>
To: "loretta@overstrand.gov.za" <loretta@overstrand.gov.za>
Date: 12/06/2017 02:48 PM
Subject: Erf 5160, 6 De Villiers Street, Onrus River - Proposed consent use: Plan Active (obo Lidiko Property Developments ...)

There is a possibility that the mail below was not delivered.

From: Ed Teare [mailto:allteares@mweb.co.za]
Sent: 12 June 2017 12:38
To: loretta@overstrand.gov.za
Subject: Erf 5160, 6 De Villiers Street, Onrus River - Proposed consent use: Plan Active (obo Lidiko Property Developments ...)

Dear Sirs,

Your letter dated 8 May 2017, file reference 5160 HON (3618), refers.

My name is Edward Philip Teare, I am the owner of erf 3257 situated on the northern boundary of erf 5160 at 7 Roos Street, Onrusrivier and I may be contacted at P O Box 524, Durbanville, 7551, phone # 0833086451.

At the outset allow me to state that I have no objection to the proposed consent use whatsoever. However, I do respectfully ask that (1) the owners are required to take every precaution to ensure that building/renovation noise/dirt/disruption is controlled so as to avoid a repeat of the mess that has been allowed at 5 Roos Street, (2) building staff are not allowed to stay on the property during construction and (3) that destruction of the Milkwood trees on the north side of the property is prohibited (unlike what appears to be the trend on other properties on De Villiers Street).

Yours sincerely
 E P Teare

FILE NO:	EL 5160
	Onrus River
SCAN NO:	12
COLLABORATOR NO:	1037601

TP 12 JUN 2017



PLAN Town & Regional Planning
Stads- en Streeksbeplanners
Active

TP-A Theart
(Holivier)

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

Tel: (028) 313 1673

Fax / Faks: (028) 312 1351

Email: planactive@hermanus.co.za

Website: www.planactive.co.za

Our reference: PA17017/ML
Your reference: 5160 HON (3618)

5 JULY 2017

THE MUNICIPAL MANAGER
OVERSTRAND MUNICIPALITY
P.O. BOX 20
HERMANUS
7200

FOR ATTENTION: MR HENK OLIVIER

Sir

FILE NO: EL 5160 - HON -
SCAN NO:
COLLABORATOR NO:
1049272

PROPOSED CONSENT USE: ERF 5160 ONRUSTRIEVER

- D.J.L. & L. KOTZE

Reference is made to our application dated 15 March 2017 and your letter dated 28 June 2017.

Comments / objections from Mr E.P. Teare and Mr Bennie Marx on behalf of Morkel & De Villiers Incorporated were received. Our response (with input from the owners) to the comments is as follows:

The owners of erf 4176 Onrus objects to the proposed guesthouse since the establishment will create a security risk and privacy problem to the adjacent property owners. They will consider giving consent to this application provided that the existing boundary between erven 4176 and 5160 Onrustriever be upgraded. They suggest a solid partition between the two properties at no cost to the owners of erf 4176. The wall should be aesthetically pleasing to both the heritage properties.

Our client intends to substantially upgrade the existing dilapidated fence to a solid brick wall or solid wooden fence, so as to also secure the privacy and security of the owners and the guests. The appearance will be aesthetically pleasing and suitable to both the heritage properties. The upgrading of the boundary wall will be done at the owners' cost. They will attend to the boundary walls once the building operations to the dwelling are complete.

Mr. E.P. Tear, the owner of erf 3257 Onrus, has not objection to the proposed consent use, subject to the following conditions:

- 1. The owners must take all precaution to ensure that building/renovation noise/dirt/disruption is controlled;***
- 2. Building staff are not allowed to stay at the property during construction;***

1

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

John Mc Lachlan: Ndip (Town Planning) Tech Witwatersrand; MSAPI
Pauline Spronk: B (Soc Sc) US, BA Hon (UNISA)
Meriké Lerm: B. Art et Scien Cum Laude (Town Planning) UNW; SACTRP

3. *The destruction of Milkwood Trees on the northern side of the property be prohibited.*

The owners gave their assurance that the renovations to this property will not cause any undue disruption as contemplated by Mr Teare. Mr Teare's concerns will be conveyed to the building contactors, Proport Construction, who is well known in the area for their tidy operations. The architect, Nicolette Lloyd, and the owners will constantly supervise on site. The owners are willing to provide their personal contact numbers to Mr Teare should there be any undue nuisance or disturbance. It should be mentioned that only slight alterations will be done on the outside, as most alterations and renovations will be taking place inside.

No building staff will be staying on the property as it is a local building contractor with local builders.

No Milkwood Trees will be affected with the building operations. As mentioned the renovations and alterations will be mainly on the inside.

To conclude, it is clear from the land use application submitted and the owners' input received that the owners intend to restore this very old and vulnerable property. This will enhance the area and definitely add to the value of the surrounding properties.

We trust that you will now be able to proceed with the processing of the application.

Yours faithfully



**M. LERM Pr. PIn (A/158/2009)
PLAN ACTIVE**



TR A Theart
(Holivier)

Division of Telkom SA SOC Ltd

10 Jan Smuts Drive
Pinelands
7404

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

Our Ref.: WWIP_WONR1898_17
Your Ref.: 5160 HON 3618

23 June 2017

Attention: S Muller

Overstrand Municipality
HERMANUS

WAYLEAVE: PROPOSED CONSENT USE: ERF 5160, 6 DE VILLIERS STREET, ONRUS RIVER ✓

With reference to your application received 08 May 2017.

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

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

Approval is granted, subject to the following conditions.

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

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 expense and cost of the applicant.



61 Oak Avenue, Midrand, Techno Park, Centurion 0157,
Pretoria, Gauteng, 0001

FILE NO:	EL5160
	Onrus River
SCAN NO:	
COLLABORATOR NO:	1041594

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.


As important cables are affected, please contact our representative Frederik Swart at telephone number 028 514 1199 / 081 363 7815 at least 48 hours prior of commencement on construction work.

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

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

All Open Serve rights remain reserved.

Yours faithfully



Selwyn Bowers
Operations Manager
Wayleave Management: Western Region



WWIP_WONR1898_17
Plant Affected

This wayleave, Reference Number WWIP WONR1898 17 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 Open Serve Plant (I.E. any Telecommunication equipment above or below ground level).
2. The position of our plant affected by the proposal is indicated as approximate and Frederik Swart at Telephone No 081 363 7815 must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of the Open Serve Plant will be indicated on site.
3. A written request must be submitted to Open Serve for consideration, should the of the work, upon which the actual location of Open Serve Plant will be applicant require our plant to be relocated. The cost of such a relocation will be recoverable from the applicant.
4. It is the responsibility of the applicant to verify the existance of the indicated plant and to notify Open Serve immediately, should the applicant locate any Open Serve Plant which is not indicated on the plans.
5. Should the applicant expose any Open Serve plant, the safeguard thereof will be the applicant's full responsibility.
6. Failing to comply with the above conditions or any special conditions addendum hereto will be regarded as gross negligence and the applicant will be held responsible for any damage or loss as a result thereof.

Date: 2017/06/23

By: C Spammer
For Regional General Manager
Western Cape

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





TR A Theart
(H Olivier)

OVERSTRAND MUNICIPALITY
P.O. Box 20
HERMANUS
7200

Date:
23.05.2017

Enquiries:
Mr David Williams
Tel: 021 980 3102
Fax: 021 980 3053

Attention: Loriaan Isaacs

PROPOSED CONSENT USE – ERF 5160 – 6 DE VILLIERS STREET - ONRUSRIVER
YOUR REF: 5160 HON (3618)
OUR REF: 01462/17

I refer to your letter dated 09 May 2017.

Eskom has no objection to the proposal provided that the following requests are adhere to:

1. Should it be necessary to relocate / support any of the existing services, at least 3 months notice in writing is required and the cost will be entirely for the account of the Developer / Applicant.
2. Eskom's right on the properties not to be affected.
3. All services indicated on included drawing to be verified on site (by Applicant)
4. Enclosed find a copy of the **Occupational Health and Safety Act (Act No. 85 of 1993)**
5. (i) Included drawing indicates existing Eskom services in the vicinity and is for information / planning only and should not be issued.
(ii)(a) This is not an approval for applicant to undertake any work in close proximity of Eskom's services in proposed area as indicated on included drawing.
(b) Formal application must be made to Eskom, Land Development, P.O.Box 222, Brackenfell, 7561 – Rochelle Fortuin.

Yours faithfully

pp
David Williams
LAND DEVELOPMENT (BRACKENFELL)

FILE NO:	EL 5160 ON
SCAN NO:	
COLLABORATOR NO:	1030395

Western Region
Eskom Road Brackenfell 7560 PO Box 222 Brackenfell 7561 SA
Tel +27 86 003 7566 www.eskom.co.za



ESKOM (WESTERN REGION)

OCCUPATIONAL HEALTH AND SAFETY ACT (Act No 85 of 1993) WITH REGULATIONS

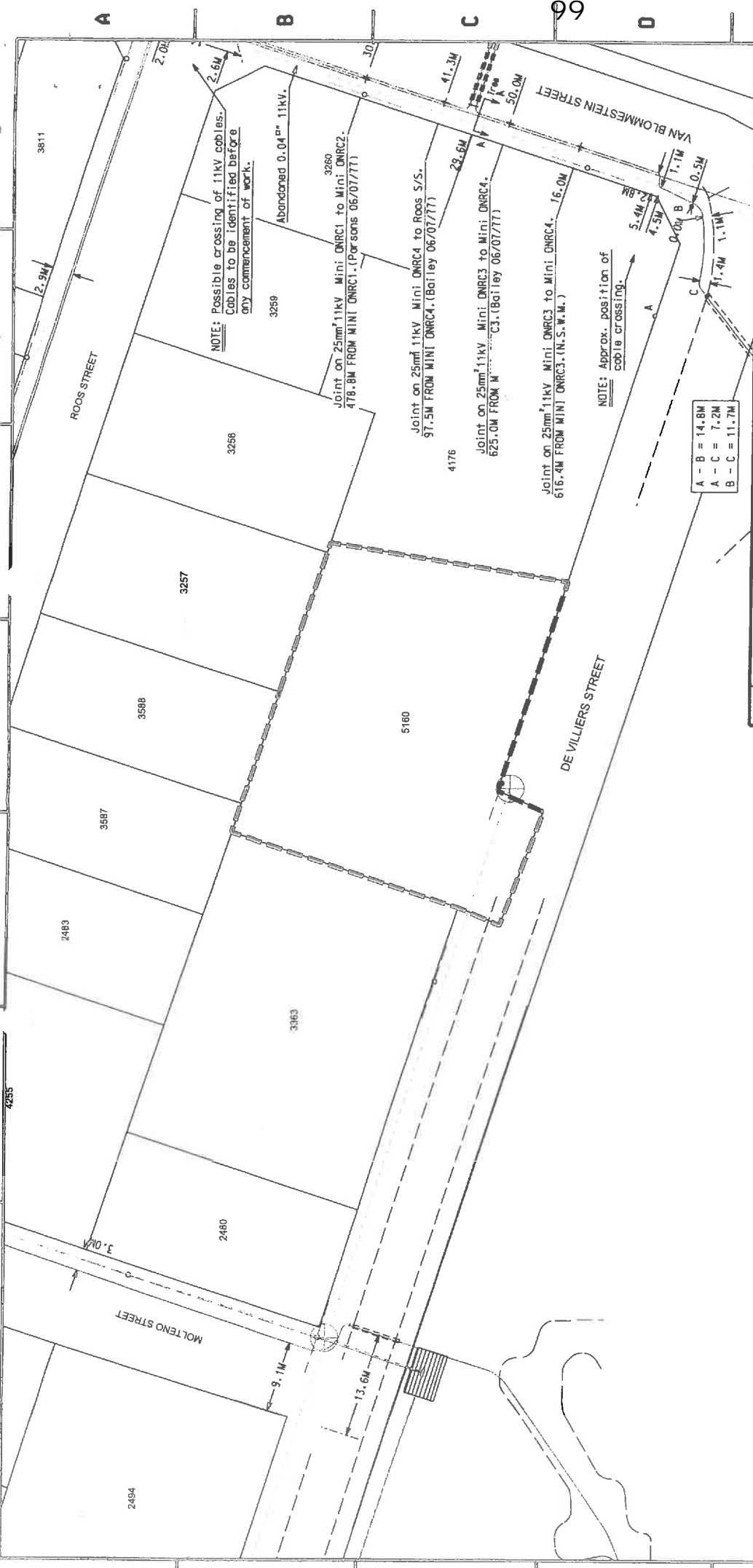
D16 (7) Excavations

“The builder or excavator shall ascertain as far as possible the location and nature of underground services likely to be affected by the excavation and take such steps as may be necessary to prevent danger to persons”.

THE ELECTRICITY ACT (Act No 41 of 1987)

Section 27 (3) : Offences and Penalties

“Any person who without legal right (the proof of which shall be upon him) cuts or damages or interferes with any apparatus for generating, transmitting or distributing electricity, shall be guilty of an offence and liable on conviction to a fine not exceeding R2 000,00 or to imprisonment for a period not exceeding twelve months”.



REV	REVISION DESCRIPTION	BY	CHKD	AUTH	DATE

Eskom
Distribution

AUTH: _____
DATE: _____

CHKD: O. MPAMBANI
DATE: 2017/05/19

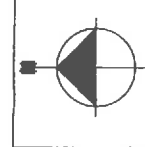
DRAWN: S. ALBERTS
DATE: 2017/05/18

CALEDON CNC
ONRUS RIVER - ERF 5160
6 DE VILLIERS STREET
PROPOSED CONSENT USE
OVERSTRAND MUNICIPALITY

WAYLEAVE REQUEST 01462/17

SET SHEET REVISION

0



SCALE: 1 : 500

THIS DRAWING IS THE PROPERTY OF Eskom

LEGEND

- CADASTRAL BOUNDARY
- - - AREA OF INTEREST
- ESKOM MV 11KV U/G CABLE
- - - ESKOM LV ELECTRIFICATION
- ⊙ STREET LIGHTS

DESIGN APP: _____
DATE: _____

ALL CABLE POSITIONS ARE APPROXIMATE AND SHOULD BE VERIFIED ON SITE

LAND DEVELOPMENT SECTION

TEL 021-980 3129 FAX 021-980 3053

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: ERF 5160, ONRUS RIVER (3618)**

Electricity	:	Escom
Water	:	In order
Sewer	:	In order
Stormwater	:	In order
Roads and traffic	:	In order

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that any commercial food preparation facilities (e.g restaurant / guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services;
3. 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;
4. that the proposed development on Erf 5160 be provided with a central refuse collection facility, which must comply with the standards of the Department: Operations (Hermanus);
5. that stormwater be allowed to discharge through Erf 5160, Onrus River, unobstructed;
6. that no on-street parking be allowed.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

4/7/2017
DATE

Munisipaliteit – U-Masipala – Municipality
OVERSTRAND

INTERNAL MEMORANDUM

Aandag / For Attention:	Town Planning department: H Olivier	Van / From:	Department: Operational Services
Afskrif / Copy:		Datum / Date:	12 May 2017

Ref: 5160, Onrus Rivier

**RE: APPLICATION FOR PROPOSED CONSENT USE – ERF 5160, ONRUS RIVER,
HERMANUS**

The request for comment from the Department: Operational Services (Hermanus) dated 8 May 2017 with regard to the abovementioned proposal refers.

The proposal entails the following:

- Consent use in order to establish a four - bedroom guest house.

1. ANALYSIS

1.1. Water

1.1.1. The existing water connection to Erf 5160 shall be used to service Erf 5160.

1.1.2. The proposed consent use will not have a significant impact on the existing municipal water supply network. The Directorate: Infrastructure and Planning must however give comment with regard to network capacity and the relevant Bulk Services Levies.

1.2. Sewer

1.2.1. The existing sewer connection to Erf 5160 shall be used to service Erf 5160.


1.2.2. The developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*.

1.2.3. The proposed consent use will not have a significant impact on the existing municipal sewer system. The Directorate: Infrastructure and Planning must however give comment with regard to network capacity and the relevant Bulk Services Levies.

2. RECOMMENDATION

- 2.1. With regard to the application for the proposed consent use on Erf 5160, Onrus River towards establishment of a guest house, the **Department: Operational Services (Hermanus)** has no objection to the application, subject to the following conditions:
- 2.1.1. That the existing water- and sewer connections to Erf 5160 shall be used to service Erf 5160.
- 2.1.2. That the Directorate: Infrastructure and Planning give comment on the relevant network capacities with regards to the water- and sewer networks in the area.
- 2.1.3. That any commercial food preparation facilities (e.g. restaurant / guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services.
- 2.1.4. That the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*.
- 2.1.5. That on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services.
- 2.1.6. That any additional and / or extended vehicle entrances will be for the owner's account.
- 2.1.7. That, should any upgrading and / or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval.
- 2.1.9. That the proposed development on Erf 5160 be provided with a central refuse collection facility, which must comply with the standards of the Department: Operations (Hermanus).
- 2.1.10. That refuse will be removed from sidewalks as per municipal arrangement.
- 2.1.11. That the Electrical- and Traffic Departments, as well as Telkom and any other relevant authorities and service providers not have any objections to the application.

Yours faithfully



T.I. Marx
Principal Technician: Operational Services
Hermanus



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



File reference:	5160 HON (3618)
Date:	8 May 2017

INTERNAL MEMORANDUM

From	: Town Planning Department
Town Planner	: Henk Olivier

TO:

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


Applicant	PLAN ACTIVE (obo LIDIKO PROPERTY DEVELOPMENTS & OTHERS)
Property Details	ERF 5160, 6 DE VILLIERS STREET, ONRUS RIVER
Application Description	PROPOSED CONSENT USE



ATTACHMENTS :

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

YOUR DEPARTMENT'S COMMENTS:

Application is subject to compliance with requirements of National Fire Protection Regulations SANS 10400 T:2011 - Occupancy H5 - Hospitality - Annexure A attached.	
Signature:	
Date:	09 JUN 2017
MUNISIPALITEIT OVERSTRAND MUNICIPALITY FIRE BRIGADE / BRANDWEER APPROVED / GOEDGEKEUR	
	2017

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

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

COMMENTS REQUIRED BY:	16 June 2017
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OFFICE of THE CHIEF FIRE OFFICER
PO BOX 20
HERMANUS
7200
Tel: 028 313 8980
Fax: 028 313 1493



STANDARD REQUIREMENTS FOR OPERATION OF AN ESTABLISHMENT CLASSIFIED HOSPITALITY – H5 - GUEST HOUSE, BED & BREAKFAST OR SELF CATERING TOURIST ACCOMMODATION IN ANY H3 OR H4 CATEGORY BUILDING IN TERMS OF THE NATIONAL FIRE PROTECTION REGULATION SANS10400T:2011

ANNEXURE A – ERF 5160, ONRUSRIVIER, HERMANUS
TOWN PLANNING APPLICATION No: 5160 HON (3618)

In order to obtain a fire safety clearance the following requirements are prescribed together with any other building compliance requirements:

Fire Extinguishers:

SANS10400T:2011 – 4.37:

1 x Portable Fire Extinguisher per 100m² of a type - 4.5kg Dry Chemical Powder, 5kg CO₂ or 9 litre H₂O.

Combustibility of Floor Coverings:

Shall comply with requirements of Section 4.14 of SANS10400T:2011.

Combustibility of Wall Coverings:

Shall comply with requirements of Section 4.15 of SANS10400T:2011.

SANS10400T:2011 – 4.58 require the provision of:

- Escape route signs – Photoluminescent SANS1186-5 in all passages and corridors and also above all exit doors.
- Self-contained luminaires (automatic actuating battery operated lights) in all passages and corridors
- Stand-alone smoke alarms compliant with the requirements of European Standard EN14604 in each:
 - Sleeping room
 - Communal area
 - Passage or corridor leading to rooms
- Fire Hose Reels for premises larger than 250m² at a ratio of 1 per 500m² of the establishment.
- Doors leading to the outside of the building with single turn locks or any other lock device approved by the Fire Authority.

A suitable approved emergency plan indicating evacuation routes that informs guests as to action that must be taken in the event of an emergency that is affixed to the back of each room door or prominent place in the room.

These plans must include:

- Action to be taken when discovering a fire or if an emergency arises
- Action to be taken for evacuation of the building and assuring accountability of all occupants.
- The interim action to be taken pending the arrival of emergency services
- An evacuation floor plan that identifies the escape route, appropriate exit doors and post evacuation mustering point.

Chief Fire Officer