

## 4.3

**ERF 1362, 95 CEASER ROAD, PRINGLE BAY, OVERSTRAND MUNICIPAL AREA:  
PROPOSED CONSENT USE: CF BLAIR**

1362 KPRB (3157/2019)

H van der Stoep

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Hermanus Administration

7 August 2020

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**1. EXECUTIVE SUMMARY**

An application was received on 31 May 2019 from CF Blair on Erf 1362, Pringle Bay in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a consent use in order to utilize the existing dwelling house on the property concerned for tourist accommodation (rent out house on short term basis).

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

**2. DECISION AUTHORITY**

Municipal Planning Tribunal

**3. BACKGROUND / SITE HISTORY**

The erf measures 602m<sup>2</sup> in extent and is zoned Residential Zone I. The property is developed with a three (3) bedroom house.

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

- ❖ The application is to rent out the existing dwelling on a daily basis for tourists.
- ❖ There is a shortage for tourism graded accommodation, and the owner intends to get a 4-star rating.
- ❖ Tourism makes up 20% of the economy with a much greater knock-on effect.
- ❖ Tourism creates jobs and helps to contribute by way of rates and taxes.
- ❖ Tourism is the most prominent and leading business sector in Overstrand.
- ❖ In terms of the property's zoning, application can be made for a consent use to accommodate tourist accommodation.
- ❖ All parking will be provided on-site and existing access/egress points to the property will be used.
- ❖ Planning Principles:

Spatial Justice

It will not perpetuate past apartheid imbalances as the tourist accommodation will be open for the public.

Spatial Sustainability

The property is within the Urban Edge and will have no impact on agricultural land, environmentally sensitive areas of biodiversity rich areas. The dwelling also compliments the scenic and cultural landscapes that surrounds it.

Efficiency

It will cater for long distance travellers for whom all facilities will be available.

Spatial Resilience

It will not lead to any economic and or environmental shocks as the property use will not change.

Good Administration

The Municipality is consulted in the process and a public participation process will be followed.

- ❖ The area has a predominantly residential use with a business centre situated in the rear vicinity. The tourist accommodation is merely an extension / similar to the existing character of the area, as the whole house will be rented out to one (1) group of people.
- ❖ The planned future character of the area will be enhanced through higher occupancy of the property and utilizing services and goods from the Municipality and business centre.
- ❖ It will have no significant effect on the road network or traffic.
- ❖ No new services will be required.
- ❖ In line with the PSDF as it would not disturb the local built form, it would not lead to any fragmentation of the area and would add to the nearby cluster of business activities.
- ❖ In line with the SDF as existing services will be utilized, it will not change the character of the area, will not change anything in the carrying capacity, and a 4-star rated tourist accommodation could lead to the improvement of the aesthetical quality of the built environment.
- ❖ In line with the GMS as infrastructure will be used optimally whilst generating revenue, the increased occupation will lead to a safer and more attractive environment without changing the existing property.
- ❖ Tourism has a positive impact on various sectors in the economy and it also makes a significant contribution in the Overstrand for job creation. Overstrand is an identified tourism area in terms of strategy planning and there is a need for such facilities.
- ❖ The facility is desirable as it will provide accommodation for non-residents to visit the Western Cape and Overstrand area which offers a beautiful environment.
- ❖ In terms of the Overstrand Municipality Wide SDF the principle is to promote tourism based on the ecological and heritage value.
- ❖ The facility will add value to the area.

**5. ADMINISTRATIVE COMPLIANCE**

Methods of advertising		Date published	Closing date for comments
Notices	<b>Yes</b>	22 January 2020	28 February 2020
Ward councillor	<b>Yes</b>	22 January 2020	28 February 2020
Total comments	<b>TWO (2)</b>		
Total letters of support	<b>NONE</b>		
Was public participation undertaken in accordance with Section 46 - 50 of the By-Law on Municipal Land Use Planning?			<b>Yes</b>
Was the application processed correctly (if no, elaborate below):			<b>Yes</b>
Is the proposal consistent with the principles referred to in Chapter 2 of			<b>Yes</b>

SPLUMA and Chapter VI of LUPA? (can be elaborated further below)	
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#### 6. SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

Name	Date received	Summary of comments
Building Control	24/01/2020	No objection.
Overberg District Health	25/02/2020	Need to apply for a Health Certificate Accommodation Establishment.
Engineering Services	17/06/2020	See Annexure F.
Fire Department	24/01/2020	See Annexure G.

#### 7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION, THE APPLICANT'S RESPONSE AND THE MUNICIPAL TOWN PLANNER'S RESPONSE THEREON

Two (2) letters of objection were received. (See Annexure D.) The objections and response thereon can be summarised as follows. (See Annexure E.)

##### ❖ Objection 1

***No limit is indicated for the numbers of guests. This should be limited as there are also only two (2) parking bays and the house only has three (3) bedrooms.***

***Occupancy should be limited to a family of five (5) people or not more than three (3) individuals.***

##### Applicant's response

Occupancy will be limited to six (6) people and two (2) vehicles. Occupancy was also previously monitored by a leasing agent residing in Pringle Bay.

##### Town Planner's response

The comments are noted.

The applicant's recommendation of a limit of six (6) guests and two (2) vehicles is in line with the objector's proposal, and seems to be reasonable. This recommendation is supported as it would limit the impact to that of a single family residing in the dwelling.

##### ❖ Objection 2

***The quiet unpolluted character of the area is impacted by the four (4) spotlights on the property intruding into surrounding houses, and previous holiday rental created loud noise pollution, impacting permanent residents.***

***Previous occupants were extremely noisy in the house and street. Take into consideration permanent residents are mostly 50 years and older and the ambiance is that of peace and quiet.***

Applicant's response

There are only two (2) standard solar lights, which face downward, not spotlights. At the sliding door there is a standard sensor light, which is required to take entrance of the dwelling, and only triggers when the door is used. These lights would also be required even if the owner permanently lived on the premises for security reasons.

House rules are laid down which require noise be kept to a minimum and must cease at 22:00 up to 08:30am. Occupants are charged for any call out fees with regards to complaints and a second violation regarding noise requires occupants to leave the premises.

Only one (1) resident complained about guests on the premises in the past, and only at one (1) occasion, no other residents in closer proximity to Erf 1362 ever submitted complaints.

The leasing agent resides directly behind Erf 1362, and can monitor guests' behaviour. The property is mostly marketed to families and visitors who enjoy quiet ambiance and mountain views, since the property owner is also over the age of 50 and wants to ensure there is peace and quiet in the area.

Town Planner's response

The comments regarding the light pollution are noted, and were addressed by the applicant.

The fact that there are clear house rules and that the leasing agent resides directly behind Erf 1362, provides good control measures to ensure that guest behaviour can be monitored and in a quick manner be addressed, should it so be required.

❖ **Objection 3**

***In terms of services, the use of noisy generators is not supported during load shedding. What will the lessor do during water service cuts, and if too many people are accommodated the sewerage tanks will have to be cleaned more frequently, increasing traffic flow and the peaceful character.***

Applicant's response

The generator will not be used as guests will have access to gas, battery operated lights in most areas of the house, rechargeable globes as well as a power inverter.

Although guests will have to deal with a water problem, as all residents do, 50 litres of bottled water is available to guests at all times.

If six (6) guests are allowed, this will be no different than to permanent residents staying on the property. The property is also not expected to have 50% occupancy, which will then be less of an impact on the sewerage than permanent residency.

Town Planner's response

The objection and applicant's response thereon are noted.

It is the opinion that the applicant sufficiently addressed the objections, and his/her comments are supported.

**❖ Objection 4**

***Pringle Bay is a rural village and the increase in tourists could spoil the character of the area.***

Applicant's response

Tourism is the largest contributor to the Overberg economy contributing to approximately 5757 jobs, and is promoted in this area.

Tourists are attracted by the rural/village character and most visitors come to enjoy nature, the mountains and hiking in the Brodie Link Nature Reserve.

The owner of Erf 1362 is also one of the committed residents regarding wildlife/baboon awareness, and wants to preserve the existing character as he will also reside in Pringle Bay.

Town Planner's response

The comments are duly noted.

The Overstrand area is one of the most popular tourist areas in South Africa, and that is mostly due to the pristine fynbos, mountains and coastlines. It is then this character, which Pringle Bay is a prime example of, which actually makes it an ideal tourism area.

In terms of the Overstrand Municipality Spatial Development Framework, 2006 two (2) of the principles that were identified to be promoted were:

- "the conservation of the existing coastal village character of Pringle Bay"
- "Pringle Bay as a retirement and tourism village"

It is therefore clear that the application is in line with the forward planning aims to promote tourism, but in such a manner that the village character be maintained.

**❖ Objection 5**

***Erf 1362 is situated on the far east side of Pringle Bay and is 2km from the CBD and from the beach.***

Applicant's response

The erf is only 5 minutes' drive and 15 minutes' walk from the beach, and borders the Brodie Link Nature Reserve, and caters for outdoor people. The area also has two (2) other self-catering holiday houses in Ceasar Road.

Town Planner's response

The comments are duly noted.

The fact that the applicant indicates there are two (2) other self-catering facilities in the same street, indicates that the property's location is good for tourist accommodation.

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

See Paragraph 7 above.

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

See Paragraph 7 above.

**Internal and External Departments**

The application was supported by all internal municipal 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

N/A

Spatial Sustainability

The application is within the urban edge and will not impact on agricultural land or environmental areas. The application is for self-catering guest accommodation in a residential area, which is promoted in terms of the OMSDF, subject thereto that the facility be operated in a manner to not have a negative impact on surrounding neighbours.

Efficiency

The land owner wants to use the property to its full potential, and its location close to the mountain and with sea views provide it with the potential to be used for short-term holiday accommodation rental purposes.

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

Good procedure was followed and with a good public participation.

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

Same as Point 10.2 above.

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

The IDP and Overstrand Municipality promote the establishment of tourist accommodation in the Overstrand area.

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

N/A

**10.6 Impact on Municipal Engineering Services**

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 Overstrand Municipality Zoning Scheme Regulations is applicable to this area.

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

N/A

**12. THE DESIRABILITY OF THE PROPOSAL**

Erf 1362, Pringle Bay is situated in Ceasor Road, in the eastern part of Pringle Bay. The property measures 602m<sup>2</sup> and is zoned Residential Zone I. The property is developed with an existing three (3) bedroom home.

The applicant wants to rent out his existing dwelling for short-term self-catering accommodation, and has therefore applied for a consent use for tourist accommodation.

In the public participation process, two (2) letters of objection were received, and the objections were duly discussed under Point 7 in this report. The major concerns were impact on surrounding properties and the village character. The applicant, however sufficiently addressed the concerns.

The area of Pringle Bay is promoted as a tourism and retirement village in terms of the Overstrand SDF, 2006.

The applicant therefore has an expectation that his application be positively considered in terms of the Policy Planning, and tourist accommodation is considered part of the character of the area.

The other major concern is impact on surrounding land owners. The proposal to limit occupants to six (6) people and two (2) vehicles, strict house rules for occupants and also the fact that the leasing agent resides to the rear of the property are measures that should sufficiently control noise and movement on the property, and have an impact similar to that of a normal single residential occupied residence.

It is therefore the opinion that this application is in line with planning policy by promoting tourism, and will not have a negative impact on the character of the area. It is also the opinion that, with controlling measures, the impact on neighbours will be minimal.

The application is considered desirable.

### 13. RECOMMENDATION

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 1362, Pringle Bay for a consent use in order to utilize the existing dwelling house on the property concerned for tourist accommodation (rent out house on short term basis), **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions
  - (a) that the approval be limited to the existing dwelling and limited to six (6) guests with a maximum of two (2) vehicles;
  - (b) that a Local Leasing Agent from Pringle Bay be appointed at all times to monitor the behaviour of guests and deal with any complaints;
  - (c) 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;
  - (d) that the accommodation facility complies with Health and Safety Legislation and Fire Regulations and that applications be made for the relevant Health and Safety and Fire Certificates;
  - (e) that a single non-illuminated sign that complies with the Municipal By-Law on Signage may be displayed on the premises;
  - (f) that the accommodation facility be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;

- (g) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
  - (h) that all the conditions in the Services Report (attached as Annexure F), 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, 2015 with regard to the above decision.

#### 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 required.
- ❖ The application is in line with the aims of the Overstrand Municipality SDF and IDF to promote tourism.
- ❖ The objections received questions the desirability of the application in relation to the impact on the character of the area. The area is however identified as a tourism and retirement village, and there are already tourist accommodation facilities in Pringle Bay. The proposal is therefore in line with the character of the area.
- ❖ The objectors questioned the desirability of the application in relation to the impact on surrounding property owners. By limiting the scale to six (6) guests and two (2) vehicles, applying house rules and appointing a local leasing agent to monitor and manage the rental property, impact would be sufficiently limited.
- ❖ The approval of the application would create job opportunities and also benefit the economy of the area, with tourist spending money in the area.

#### 15. ANNEXURES

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Site Development Plan
Annexure D:	Objections received
Annexure E:	Applicant's Response to objections received
Annexure F:	Services Report
Annexure G:	Comment: Fire Department

#### SIGNATURE

##### REGISTERED PLANNER

Name: **H VAN DER STOEP**

SACPLAN Reg No: **A/1708/2013**

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

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



ERF 1362, 95 CEASAR RD, PRINGLE BAY

Date: 2019-10

## Application for Consent Use for Tourist Accommodation for Erf 1362, PRINGLE BAY (95 Caesar Road)

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### Executive Summary

The application is lodged by Christopher Francis Blair (owner Erf 1362, Pringle Bay) for the following:

Consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 in order to enable the owner to utilize the existing dwelling house on the property for tourist accommodation.

I intend to rent out the entire house on a short-term basis (daily), consisting of 3 bedrooms, and as a Tourism accommodation operator I will have insurance over and above a normal householder's public liability designed to cover the guests, their goods and the property as required by law

The Overstrand area has 2143 active rental sites with a 38% occupancy yielding an average of R1550 per night; however, the Pringle Bay area only has one property with the preferred Tourism grading approval. The owner intends to get a 4 star Tourism grading for the property and advertise it through Airbnb, Booking.com and other accommodation sites that are geared towards overseas visitors. Currently 77% of active rental sites are the entire home with a most prevalent minimum stay of 2 nights.

Tourism makes up approximately 20% of the economy in the area and the knock on effect of tourism is much greater than the initial spend by the tourist. The tourism industry provides jobs in an area with large unemployment but also contributes to rates and taxes, electricity and water usage, manufacturers and suppliers of good needed to serve visiting tourists. According to the Overstrand Tourism Marketing Strategy 2018-2022 "The Overstrand economy has had a positive growth in the past few years, contributing 40% of Gross Domestic Product (GDP) in the Overberg, and contributing to approximately 5757 jobs within the tourism sector of the Overstrand. Tourism can therefore be recognized as a leading business sector for the Overstrand region, giving us a competitive advantage over other regions, alongside business sectors like agriculture and aquaculture."

## 1. Zoning of the Erf

In terms of the Overstrand Municipality Zoning Scheme Regulations the erf is zoned Residential Zone 1: Single Residential (SRI) with the following use restrictions applicable to it:

- a. Primary uses: day care center, dwelling house, guest rooms, home occupation, second dwelling unit;
- b. Consent uses: creche, green house, guest house, house shop, institution, place of instruction, place of worship, residential building, tourist accommodation.

## 2. Proposed consent of the Erf 1362

The following application is being submitted for the purpose of obtaining the necessary approval to place the applicant in a position to effect the proposed consent.

- I. An application is being submitted to obtain a consent use for Tourist accommodation.
- II. The consent will mean the renting out of an entire house or flat on a short-term basis, or are renting out more than two rooms, even if the owner or a manager lives on the property, then this is defined as tourist accommodation
- III. Tourist accommodation and related facilities:
  - a) Building lines: As specified in the Overstrand Municipality Zoning Scheme of June 2013.
  - b) All parking shall be provided on the property;
  - c) Vehicle entrances and exits: Entrance to and exit from the property shall be to the satisfaction of the Overstrand Municipality.

## 3. Important legal aspects concerning the application

### 3.1 Overstrand By-Law on Municipal Land Use Planning 201

The application in question is submitted in terms of Chapter JV, Section 16.2(b), (f) & (o) for the amendment of the Overstrand By-Law on Municipal Land Use Planning 2015 to legalize an existing building and for purposes of obtaining the necessary approval to place the applicant in a position to develop a guesthouse and ancillary uses.

### 3.2 Jurisdiction

The application site is included within the jurisdiction area of the Overstrand Municipality Zoning Scheme of June 2013,

### 3.3 Planning Principles

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

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

The proposed consent use will not in any way contribute to the perpetuation of past apartheid spatial development imbalances as the development of the tourist accommodation will open up the provision of all the above to all persons in the Republic.

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

#### **Possible results of the consent**

The proposed consent will take place within the urban edge and will therefore have no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas. It has been designed and furnished in a way to complement the scenic and cultural landscapes that surround it. The application can thus be deemed to be spatially sustainable.

- (c) **Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

**Possible results of the consent**

The proposed consent is not intended as a new settlement development and caters specifically for long-distance travelers for whom all facilities will be available on site.

- (d) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

**Possible results of the consent**

The proposed consent will not lead to any economical and/or environmental shocks as the business to be conducted will not differ from the existing use on the erf.

- (e) **Good Administration** which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.

**Possible results of the consent**

Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the Government and the general public to participate in the eventual decision-making process.

**4. Access**

The present access to the property is from Caesar Road and will provide safe access to and exit from the property

**5. Need and Desirability**

When considering the application for consent use for Erf No. 1362, Pringle Bay, it is evident that the need and desirability should both fall within the broad parameters

and principles set out and necessary for orderly planning as follows:

#### **5.1 Orderly planning:**

Orderly planning centers around the following four considerations that should be taken into account:

- The existing as well as the future character of the area;
- Traffic generation and access;
- The impact on services; as well as
- The standards and conditions that apply to such an application.

##### **5.1.1 Character of Area**

The area, in which the site is located, is characterized by predominantly residential uses with a Suburban business center situated in the near vicinity which means that business concerns form part of the character of the area. The proposed Toursit accommodation is merely an extension of and/or similar to the existing character of the area since the whole house will be rented out to one group of people.

The application site is also within walking distance from the business center mentioned above.

From the foregoing it is clear that the planned future character of the area will thus be enhanced should this application be approved through higher occupancy of the property and the downstream services and goods required from the municipality and business centre..

##### **5.1.2 Traffic**

The low level of traffic generated by this planned kind of consent will have no significant effect on the existing and surrounding street network and the traffic flow patterns around the site will not be affected at all.

Because of the foregoing, no traffic impact assessment or environmental impact assessment is necessary with this application.

#### 5.1.3 Services

The site is fully serviced as it is located in an existing township and all municipal services are available .

The business to be conducted will not differ from the existing use on the erf and therefore will have no significant effect on the existing water and sewerage systems.

#### 5.1.4 Standards and Conditions

Land uses in the area and on the site of application are being regulated and controlled by the Overstrand Municipality Zoning Scheme of June 2013.

The said Town Planning Scheme together with the proposals in the Provincial Spatial Development Framework 2014 (PSDF), the Overstrand Spatial Development Framework (2006) SDF, 2006, and the Overstrand Municipality: Growth Management Strategy, 2010, makes provision for rezoning such as applied for in this application.

The aims and objectives of the foregoing frameworks and strategy can be summarized as follows:

##### PSDF (Provincial Spacial Development Framework)

The purpose of the PSDF is to give expression to the national and provincial development agendas for land development and serves a basis for coordinating, integrating and aligning national and provincial programs. It also aims to communicate the spatial development intentions of the government to the private sector.

The following aims underpin the PSDF, together with explanations of how the proposed consnet will be in line therewith.

"Capitalize and preserve unique local built form and natural typologies, character and heritage."

The application will not disturb the local built form as it aims to only change the present use of the property from "private home" to "tourist accommodation" with no additions to the existing building.

"Promote urban rather than suburban model: avoid further fragmentation of townships."

The proposed consent will not lead to a fragmentation of the area.

"Focus on creating connections to economic and social opportunity to promote spatial and socio-economic integration."

The proposed consent is an excellent example of the promotion of spatial and socio-economic integration.

"Cluster all social facilities and complementary activities."

As a business concern with a basic social background, this consent will be an addition to the nearby cluster of business activities.

#### SDF

The objective of the SDF is to formulate strategic policy guidelines and proposals which are spatially based, through which the needs, changes and growth in the area can be managed to the benefit of the inhabitants and the environment of the Overstrand Municipality.

The following objectives are used to test whether the proposed consent will be in line with the aims of the SDF

"To provide an environmentally and economically sustainable bulk service infrastructure and road transport network."

The proposed consent is already connected to all services and no extra services will be required.

"To ensure that ongoing pressure and its spatial implications are managed in a sustainable manner that protects the unique character of the existing cultural landscapes and the place specific character and form of the existing settlement

pattern."

The proposal will not change anything in the existing cultural landscape and the character and form of the existing settlement pattern.

"Restrict development within the carrying capacity limitation of the natural resources."

The proposal will not change anything in the carrying capacity as the existing use will not change.

To improve the aesthetic quality of the built environment."

The proposed property will be graded as a 4 star tourist accommodation and thus can only lead to the improvement of the aesthetical quality of the built environment.

#### Growth Management Strategy

The purpose of the GMS is to improve the Overstrand Municipality's overall environmental sustainability by enhancing the quality and efficiency of the built environment.

The following core objectives of the strategy will be used to test the suitability of the proposed consent.

"Ensure optimal land use planning and the efficient use of infrastructure, services, facilities and land."

The proposal seeks to make optimal use of the erf and will result in more efficient use of the infrastructure whilst generation revenue for the region.

"Contribute to place making and the development of attractive and safe urban environments."

The proposed consent will contribute to place making and an attractive and safe urban environment through occupation. Because of the perfect location of the property on the Cape Whale Coast, the owner noticed the potential to apply for tourist accommodation and related activities in an attractive and safe urban environment.

"Ensure that the scale and character (in terms of bulk, height and architectural styling) of the higher density areas are appropriate to the immediate context."

The proposed property will stay the same as at present.

## 5.2 Need

### 5.2.1 Introduction

It should be clear from the application and the proposed consent that the application centers mainly for the need in the Tourism and this is discussed below.

### 5.2.2 Value of Tourism

Given the variety of activities that could be regarded as part of the tourism industry and the lack of data on many of the activities, it is difficult to determine the monetary importance of the tourism industry, especially at regional level. Many countries are currently in the process of compiling so-called tourism satellite accounts. For that purpose, tourism is usually divided between the "tourism industry" and the "tourism economy". The former includes sectors directly involved in tourism, such as accommodation, catering, entertainment, recreation, transport and tourist-related services. Regarding the latter, the contribution of tourism to the national value added is difficult to determine due to the many backward and forward linkages of the sector.

### 5.2.3 Impact of Tourism

Tourism impacts on various sectors of the formal economy, such as the communications, manufacturing, trade, finance, agriculture, electricity, water and community services sectors.

Statistics South Africa has estimated that at national level, travel and tourism have the biggest impact on the manufacturing sector (25%) followed by trade, accommodation and catering sectors (23%), the finance sector (20%) and the transport and communications sectors (16%).

### 5.2.4 Financial contribution of tourism

According to the Overstrand Tourism Marketing Strategy 2018-2022, "The Cape Whale Coast and Overstrand is the jewel in South Africa's tourism crown. It attracts a growing number of international and local visitors. Proximity to Cape Town International airport is a major advantage which makes the Cape Whale Coast a destination and also a central point from where to commute for work or leisure. Tourism plays a momentous role in the Overstrand region, and contributes significantly to job creation in the area. Tourism contributes R17 billion to the region and creates 204 000 formal jobs in the province.

To develop and implement a world-class tourism marketing strategy for the Cape Whale Coast, tourism aims to:

- Attract more return visitors;
- Encourage visitors to stay longer;
- Develop and promote an events calendar;
- Facilitate strategic alignment of towns and industry – in support of the marketing of tourism;
- Continuously align efforts to support tourism growth; and • Ensure the efficient utilisation of resources in order to deliver against the tourism strategy.

It is clear that tourism is an important growth driver in South Africa. The actual contribution of tourism and its effects on the overstrand economy are, however, not easily quantifiable. If Overstrand were to succeed in capturing the same share of travel and tourism of its Gross Value Add in the economy, this could amount to a few billion rand which is substantial for the region.

#### 5.2.5 Desirability

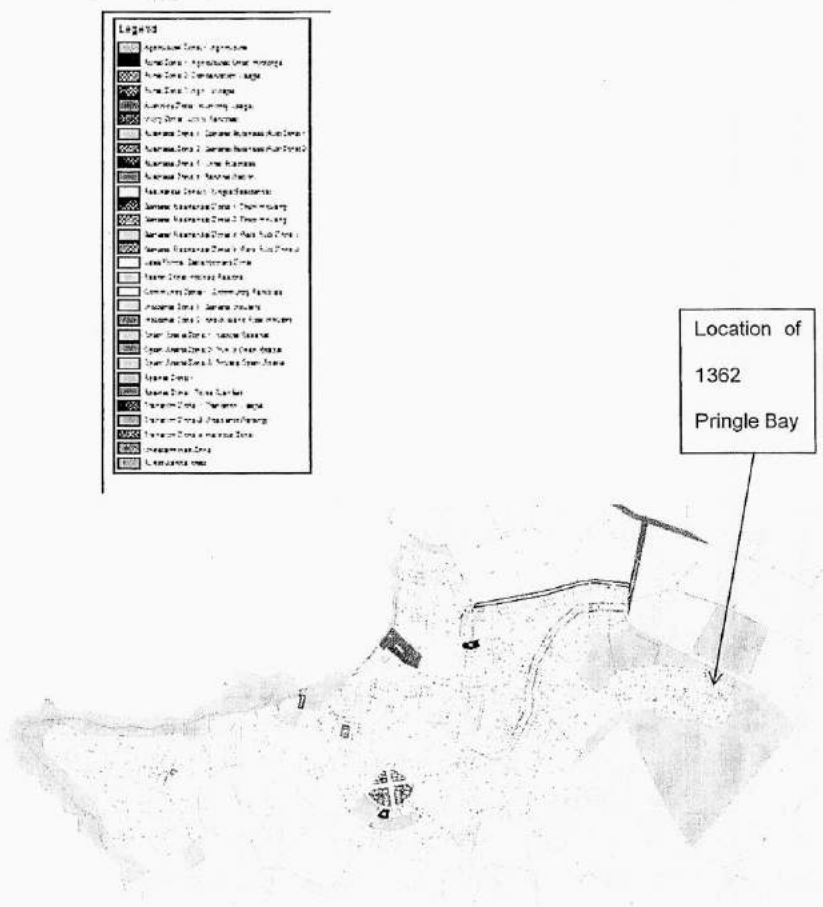
What remains now is to argue the case of whether it is desirable to have this consent taking place in this particular area and on this particular site or not.

In the case of this application it can be stated categorically that very few better or more desirable properties can be envisaged for the area, as visitors to the sea and even the Western Cape, who are non-residents of the Overstrand, will be able to be accommodated near to everything that usually attracts people to spend their holidays in this beautiful environment - offered by the Overstrand and surrounds.

5.3 Overstrand Municipal Wide Spatial Development Framework

Local Spatial Development Principles are to promote Tourism development based on the ecological and heritage value of the region. In terms of the Overstrand Growth Management Strategy, the application area falls within a No Densification Zone. The application area does not fall within a heritage overlay zone or any other overlay zones as shown in figure 1.

Figure 1: Location of Consent use Property in Pringle Bay zoning



## 6. Summary

The proposed consent, apart from monetary reasons, is an attempt by the client to bring about an offering that will add value to the Overstrand area

There is also a definite need for quality graded tourist accommodation together with ancillary uses, in this area of the Overstrand. In this regard it can be stated that the demand and economic viability of any offering determines the need for it. Local economic conditions, the presence of the sea and mountains and other attractions plus the unprecedented growth in the tourism market make the proposed offering viable and favorable on the site of application.

Finally, the application adheres to the criteria of the Overstrand Municipality Zoning Scheme of June 2013. The proposed consent will contribute positively to the economy and character of the area in which it is situated as well as the Overstrand as a whole.







TP - N. Theart  
(H. van der Stoep)



OVERSTRAND MUNICIPALITY, TOWN PLANNING DEPARTMENT

FILE REFERENCE: 1362 KPRB. 95 Caesar Road. APPLICATION: 3157/2019

FOR ATTENTION: H van der Stoep (Senior Town Planner)

Subject: Usage change request ERF 1362 Caesar Rd

I am Peter Simmons the owner of the house on 1378, the other side of the road to 1362.

I wish to raise the following points in objection to the proposed change in consent of use:

Erf 1362 is situated on the far east side of Pringle Bay and is 2 km from the CBD and from the beach.

The average age of the permanent residents is 50+ years and the ambience is that of peace and quiet.

The house 1362 has 3 bedrooms 2 Bathrooms, one en-suite and lends itself to rental to a family of 4 or maybe 5. It does not lend itself to hire by a group of unrelated individuals totalling more than 3.

There is sufficient parking for 2 vehicles only.

Past experience of short term rentals in this area is of groups of 5 or more adults who bring their drinking and eating requirements with them, and who as the night progresses get more raucous. Apart from the noise and lateness they have most of the house lights on as well causing light pollution. The above occurred on Carla road behind us in 2018. In December 2019 a similar disturbance occurred at 1362. In this case a further group joined the initial crowd. There has to be a limit on late noise, road parking, lights and number of occupants.

Regards

P. R. Sim  
24/2/2020.

FILE NO:	ERF 1362 ✓
	Pringle Bay
SCAN NO:	SIMMONS
COLLABORATOR NO:	1386170

25 FEB 2020

TP

TP. D. Ahearne<sup>2/3</sup>  
(H. van der Stoep)

IDELLE SIMMONS  
STAND 1379  
P.O.BOX 529 PRINGLE BAY  
OVERSTRAND 7196  
WESTERN CAPE  
083 2691244



OVERSTRAND MUNICIPALITY, TOWN PLANNING DEPARTMENT

FILE REFERENCE: 1362 KPRB 95 Caesar road.

APPLICATION ID: 3157/2019

DATE: 24 February 2020

COMMENT TO: H van der Stoep (Senior Town Planner)

FILE NO:	SP 1362 ✓
	Pringle Bay
SCAN NO:	IDELLE
COLLABORATOR NO:	1386159

Dear Sir,

Please take into consideration the following concerns I have concerning the proposed consent use for the above property as tourist accommodation. I own the plot 1379 opposite 1362 Caesar road and live at 1378 diagonally opposite.

1. The application does not specify if there is a limit to the number of people to be accommodated on the property. It was rented out in December 2019 and six people arrived initially later joined by another six. I am of the opinion that there should be a limit to the number of people that can be accommodated in a three bedroom house with only one en-suite bathroom and one shared bathroom. Further there is only parking for two cars on the property so traffic and parking will be a problem if accommodation is not limited.  
These occupants were extremely noisy not only in the house but in the street late into the night & some residents complained to the letting agency in this regard.

2. 5.1 ORDERLY PLANNING

The existing character of the area is a quiet suburb unpolluted by noise or light. Many residents are retired and enjoy the peace and quiet of a suburb without street lights or tarred roads on the outskirts of Pringle Bay at least 2km from the nearest shops. The night sky is a feature as the stars are clearly visible due to few residents turning on outside lights. The property in question has four bright outside lights plus a spotlight that intrudes into the houses of other residents as testified by the occupants of 84 and 86 Caesar road.

TP

25 FEB 2020

In 2018 a house in Carla road was rented out for the holidays and the occupants partied with drinking alcohol and loud music all night and slept all day interfering with the lives of permanent residents in the area.

**3. 5.13 SERVICES**

Will provision be made for occupants during load shedding? I object to the use of noisy generators which will affect the quiet character of the suburb.

As this area is closest to the water reservoir we are the first to experience water cuts due to burst pipes or building operations in Pringle Bay requiring the water to be turned off. What provision will the owner make for such events?

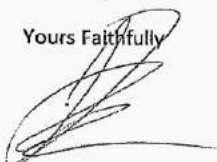
If too many people are accommodated at a time it will require more frequent drainage of the sewerage tanks impacting on traffic flow and the peaceful character of the area.

**4. 5.1.4 STANDARDS and CONDITIONS**

Promoting an urban model in this area is inappropriate as its unique character is clearly a rural/ suburban area with neither tarred roads, sewers or street lights and the nearest shops & restaurants at least two kilometres away. Pringle Bay is not a township, it is a village with wildlife like Baboons & porcupines preserved and the local residents have specifically bought here due to the rural/village character of the area.

Of deep concern is the possibility of tourists turning on the spotlights and four other lights on the property spoiling the whole character of the area and enjoyment of the night sky and stars by residents. Is it possible to restrict the use of excessive lights and noise by tourists to the area who might want to party without consideration for the local permanent residents

Yours Faithfully



Idelle Simmons

C F Blair  
P O Box 1807  
Milnerton  
Cape Town  
7435  
[cblair@21century.co.za](mailto:cblair@21century.co.za)  
31 March 2020

**OVERSTRAND MUNICIPALITY, TOWN PLANNING DEPARTMENT**

FILE REFERENCE: 1362 KPRB. 95 Caesar Road. APPLICATION: 3157/2019

FOR ATTENTION: S Muller  
DIRECTOR INFRASTRUCTURE & PLANNING

Dear Sir/Madam

**APPLICATION TO REPLY TO COMMENTS**

Your letter dated 25 March invites me to reply to the comments received for the application for consent use for 1362, 95 Caesar Rd, Pringle Bay.

***Response to points in objection to the proposed change in consent use from Peter Simmons:***

**1. *'Erf 1362 is situated on the far east side of Pringle Bay and is 2km from the CBD and from the beach'***

While Erf 1362 is located 2km from the CBD and beach, both are within easy reach and merely a 5 minute drive or a 15 minute walk. There are 2 other self-catering holiday homes in Caesar Road: The Pillars, 1679 Caesar Road: 5 bedroom self- catering holiday accommodation and Trendy - Baytown Self Catering Accommodation, 1327 Caesar Rd, Pringle Bay, 3 bedrooms. My target market is for families that love nature – the splendid and quiet environment overlooking the Overberg mountains as well as on the border of the Brodie Link Nature Reserve which caters for outdoor people who love walking and hiking.

**2. *'The average age of the permanent residents is 50+ years and the ambience is that of peace and quiet'***

Since my target market is families who love nature/hiking/walks/ Brodie Link and who enjoy the quiet ambience and mountain views, I do not expect visitors to disturb the ambience of the 50+ years of age residents in this area and I am myself 50+ years of age and support a quiet neighborhood. I did not purchase near the beach as I am not marketing to party goers and try to identify and screen them out if they apply. At the

moment Chas Everitt who markets the property for me have strict instructions not to accept visitors that are not families and who are groups of friends.

**3. 'The house 1362 has 3 bedrooms 2 bathrooms, one en-suite and lends itself to a family of 4 or maybe 5 . . . more than 3. There is sufficient parking for 2 vehicles only'**

The house 1362 has 3 bedrooms: 2 Single beds, 1 Queen bed, 1 King bed with own sitting room plus 2 full bathrooms (Toilet, bath, shower), an extra separate toilet, large dining area which seats 8, a lounge, and a separate entertainment area. The house can comfortably accommodate 4 adults + 2 children (2 people per room) and thus we will limit this strictly to 6 people including children and a maximum of 2 motor vehicles. There is sufficient parking for 2 motor vehicles. Chas Everitt has currently been instructed to not allow more than 6 people and 2 motor vehicles.

**4. 'Past experience of short-term rentals in this area is of groups of 5 or more adults . . . get more raucous'**

At the time of booking, the guests are required to enter into and sign an AGREEMENT OF TENANCY / BOOKING CONFIRMATION which states as follows (relating to the number of people and noise levels:

- The property shall only be occupied by the number of persons stated above and NO additional permission for accommodation therein.
- The TENANT shall take note of all the house rules and abide by all said conditions. Noise levels are to be kept to an acceptable level and must cease at 10 pm (until 08:30 am). Should the Management of Chas Everitt Holiday Rentals be notified by neighbours or any third party to the fact that these rules are not been adhered to, all costs related to the management and/or the security company call out will be deducted from the security deposit. Should there be a second violation regarding the above noise levels, the tenants will be asked to leave the premises immediately and the security deposit will be forfeited.

**5. 'Apart from the noise and lateness they have most of the lights on as well causing light pollution . . . lights and number of occupants.'**

At the front door entrance to the property we have 2 standard outside lights and at the adjoining sliding door entrance 1 sensor light for security purposes. This light is not a spot light and is only activated by movement at the door.

We have removed the globes from the 2 standard outside lights and have instead put up 2 solar lights which are sensor activated and emit down facing low light (See image1 attached). We unfortunately need to retain the security light for the security of people entering the front door of the property but this light is only activated with

movement so that people can unlock the door with light (See image2 attached). In any event if I was living in the property permanently I would be putting on the 2 standard outside lights every night whilst now they would have been turned on only when there would have been guests.

**Response to points in objection to the proposed change in consent use from Idelle Simmons:**

1. *'The application does not specify if there is a limit to the number of people to be accommodated on the property.'*

This has been addressed in first response to Peter Simmons. The house can comfortably accommodate 4 adults + 2 children but we will limit this strictly to 6 people including children and a maximum of 2 motor vehicles. There is sufficient parking for 2 motor vehicles.

2. *It was rented out in December 2019 and 6 people arrived initially later joined by another 6.. I am of the opinion ... if accommodation is not limited.'*

There was a booking for 4 people on the 29<sup>th</sup> November 2019 and Chas Everitt confirmed that they arrived in one motor vehicle. They were checked into the property on the 29<sup>th</sup> November 2019 and the Letting Agent checked them out on the 1<sup>st</sup> December 2019.

According to Chas Everitt's Letting Agent, Ron who also resides at 1378 Caesar ( Idelle Simmon's brother) complained to her the day after the guests had checked out and said that the guests had held a party and were noisy late into the evening. The agent apologised and handed Ron her business card and said that he could call her at any time if there was ever another incident and she would manage it pro-actively.

We would like to place on record that at the time of this incident neither Idelle Simmons nor Peter Simmons witnessed the incident first hand as they were in the United Kingdom in the process of applying for British citizenship for Idelle Simmons which requires them to live in the UK for up to 8 months of the year.

3. *'These occupants were extremely noisy not only in the house but in the street late into the night and some residents complained to the letting agency in this regard.'*

According to the Chas Everitt's Letting Agent, Ron who also resides at 1378 Caesar

(Idelle Simmon's brother) was the only resident to complain to her that the guests had held a party and were noisy late into the evening. The agent apologised and handed Ron her business card and said that he could call her at any time if there was ever another incident and she would manage it pro-actively. There has been no further contact with the Letting Agent from Ron since then.

It is also important to note that no other residents complained. This is in spite of the fact that the other 3 bordering properties to 1362 Caesar Rd are much closer than the Simmonds property. Please see image3. All the surrounding neighbours are in direct contact with the Property Manager, Samantha Kimmel and to date no complaints have been received.

When the matter came to my attention the property Manager, Samantha Kimmel, contacted Ron telephonically to find out what had happened and to assure him that this would not happen again in the future as she will be residing at 1354 Edward Road and managing the all the guest bookings directly. 1354 Edward Road is located directly behind 1362 Caesar.

During the same telephone call, Ron also asked whether a generator would be used for guests in times of load shedding. (He mentioned that this was of concern to his brother in-law Peter Simmons). Samantha confirmed that a generator would not be necessary as the guests had access to gas, battery operated lights in most areas of the home, re-chargeable globes as well as a power inverter. Ron said that he was satisfied with this and had no further issues and that he was in support of this application.

At the same time, Samantha Kimmel personally met with the next door neighbour Ivan (1361 Caesar Rd), and Ken (1355 Edward Rd) who resides behind the property. Neither felt that the noise levels were ever excessive and had no complaints. They also confirmed their support for this application.

4. ***'The existing character of the area is a quiet suburb unpolluted by noise or light. Many residents are retired and enjoy peace . . . from the nearest shops. The property in question has 4 bright outside lights plus a spotlight that intrudes into the houses of other residents as testified by the occupants of 84 and 86 Caesar Road'.***

At the front door entrance to the property we have 2 standard outside lights and at the adjoining sliding door entrance 1 sensor light for security purposes. This light is not a spot light and is only activated by movement at the door.

We have removed the globes from the 2 standard outside lights and have instead put up 2 solar lights which are sensor activated and emit down facing low light (See image1 attached). We unfortunately need to retain the security light for the security of people entering the front door of the property but this light is only activated with movement so that people can unlock the door with light. (See image2 attached).

We are in good standing with the occupants of 84 Caesar Road (Elize Wessels) and neither she nor her husband has ever complained about the lights or anything else for that matter. (86 Caesar Road being the residence of Idelle & Peter Simmons and Ron).

**5. *'Will provision be made for occupants during load-shedding. I object to the use of noisy generators which will affect the quiet character of the suburb'.***

A generator will not be used as guests have access to gas, battery operated lights in most areas of the home, re-chargeable globes as well as a power inverter.

**6. *'As this area is closest to the water reservoir we are the first to experience water cuts due to burst pipes . . . What provision will the owner make for such events?'***

We are making 50 litres of bottled water available to the guests in case there is a water interruption - this water is kept on the property at all times and replenished in the event of use. Guests will have to deal with this problem like all South Africans do.

**7. *'If too many people are accommodated at a time it will require more frequent drainage of the sewerage tanks impacting on traffic flow and the peaceful character of the area'.***

The house can comfortably accommodate 4 adults + 2 children but we will limit this strictly to 6 people including children and a maximum of 2 motor vehicles. This is no different to permanent residents staying on the property and may even result in less drainage volume and traffic as the property is only expected to have a 50% occupancy.

**8. *'Promoting an urban model in this area is inappropriate . . . local residents have specifically bought here due to the rural/village character of the area'.***

All stakeholders in the Overberg need to be considered in this application. Tourism makes up approximately 20% of the economy in the area and the knock-on effect of tourism is much greater than the initial spend by the tourist. The tourism industry provides jobs in an area with large unemployment but also contributes to rates and taxes, electricity and water usage, manufacturers and suppliers of good needed to

serve visiting tourists. According to the Overstrand Tourism Marketing Strategy 2018-2022 "The Overstrand economy has had a positive growth in the past few years, contributing 40% of Gross Domestic Product (GDP) in the Overberg, and contributing to approximately 5757 jobs within the tourism sector of the Overstrand. Tourism can therefore be recognized as a leading business sector for the Overstrand region, giving us a competitive advantage over other regions, alongside business sectors like agriculture and aquaculture."

In addition, the tourist visitors that I am targeting would specifically be attracted to the area **due to the rural/village character of the area**. My target market is for families that love nature – the splendid and quiet environment overlooking the Overberg mountains as well as on the border of the Brodie Link Nature Reserve which caters for outdoor people who love walking and hiking.

I have been very committed to the initiatives on supporting and promoting Wildlife/Baboon awareness – I was the first property in Pringle Bay to invest in the new Baboon proof Chacma Lock wheelie bin and was recognised by Pringle Bay Baboon Action Group (now HWS) for all my efforts in educating visitors/guests to Pringle Bay on Wildlife/Baboon awareness: Managing the property's waste appropriately to discourage Baboon raids, educating guests on Not feeding/harming Baboons and securing the property against Baboon invasions by way of Baboon-proof latches on windows, installing additional upper locks on double glazed sliding doors and ensuring signage throughout the property to this effect. I have also refrained from walling the property so that the wildlife can roam freely.

I have made a significant investment in that I have also acquired another plot of land in the area. I too will become a local permanent resident in the future and am committed to protecting and preserving the heritage of the area.

**9. 'Of deep concern is the possibility of tourists turning on the spotlights and 4 other lights on the property spoiling the whole character of the area . . .without consideration for the local permanent residents'.**

At the front door entrance to the property we have 2 standard outside lights and at the adjoining sliding door entrance 1 sensor light for security purposes. This light is not a spot light and is only activated by movement at the door.

We have removed the globes from the 2 standard outside lights and have instead put up 2 solar lights which are sensor activated and emit down facing low light (See image1 attached). We unfortunately need to **retain** the security light for the security of

people entering the front door of the property but this light is only activated with movement so that people can unlock the door with light. (See image2 attached).

**ADDITIONAL COMMENTS:**

My Property Manager, Samantha Kimmel, received a call from Idelle Simmons earlier this year to try and convince her that it in her our best interests to let out the property long term to a friend of the Simmons and who attends their church (Mother and daughter). The friend is an artist who is desperately needing accommodation and would take care of the house. It was only after Samantha said no as the property is only available for short term stays that Idelle brought up the fact that her brother Ron had experienced the noise disturbance incident and had complained to the Letting Agent at Chas Everitt.. This may indicate self interest in the comments/objections without taking the wider stakeholder context into account.

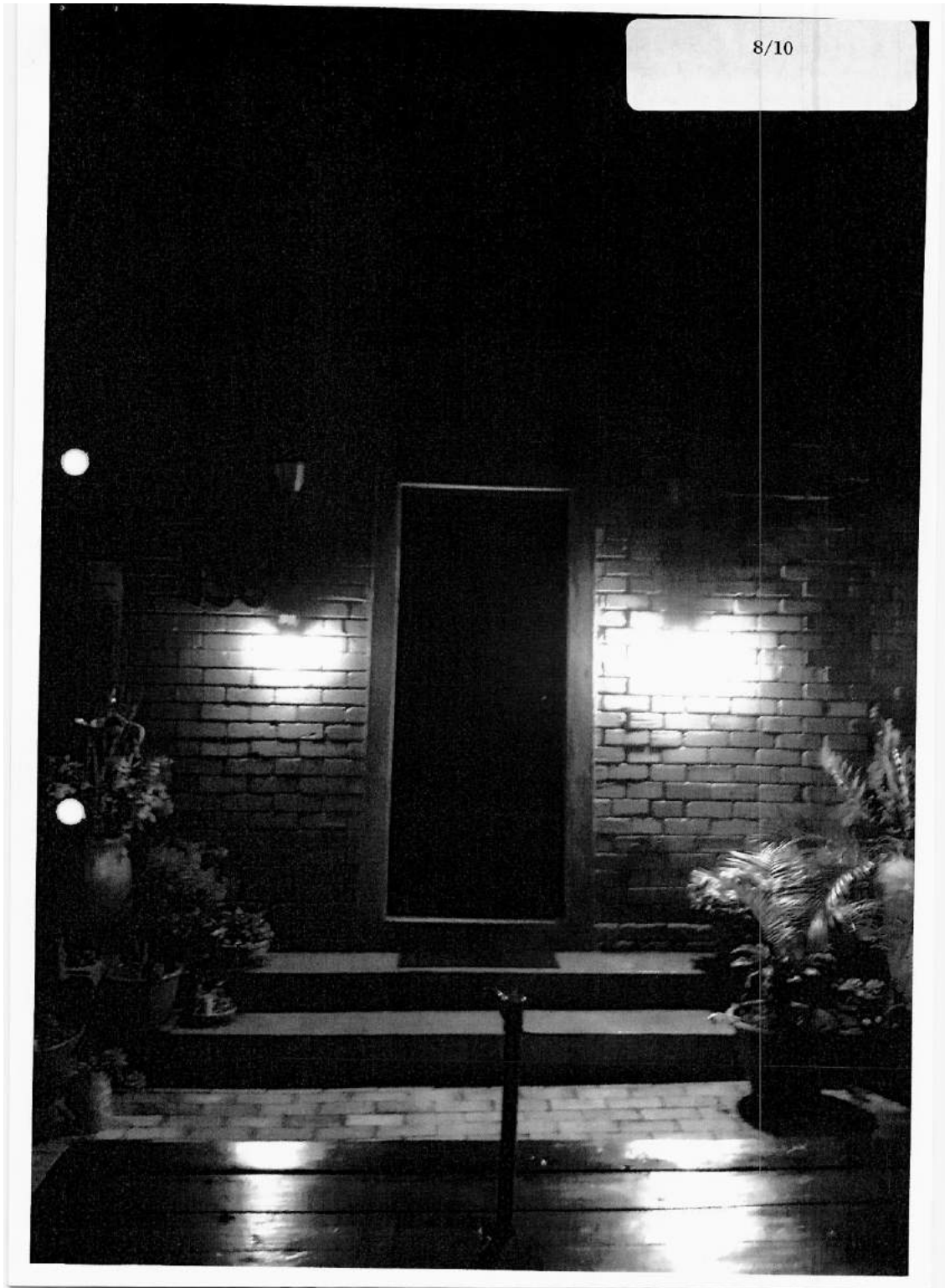
I thank you for the opportunity to reply to the comments/objections and trust that this will put the matter to rest.



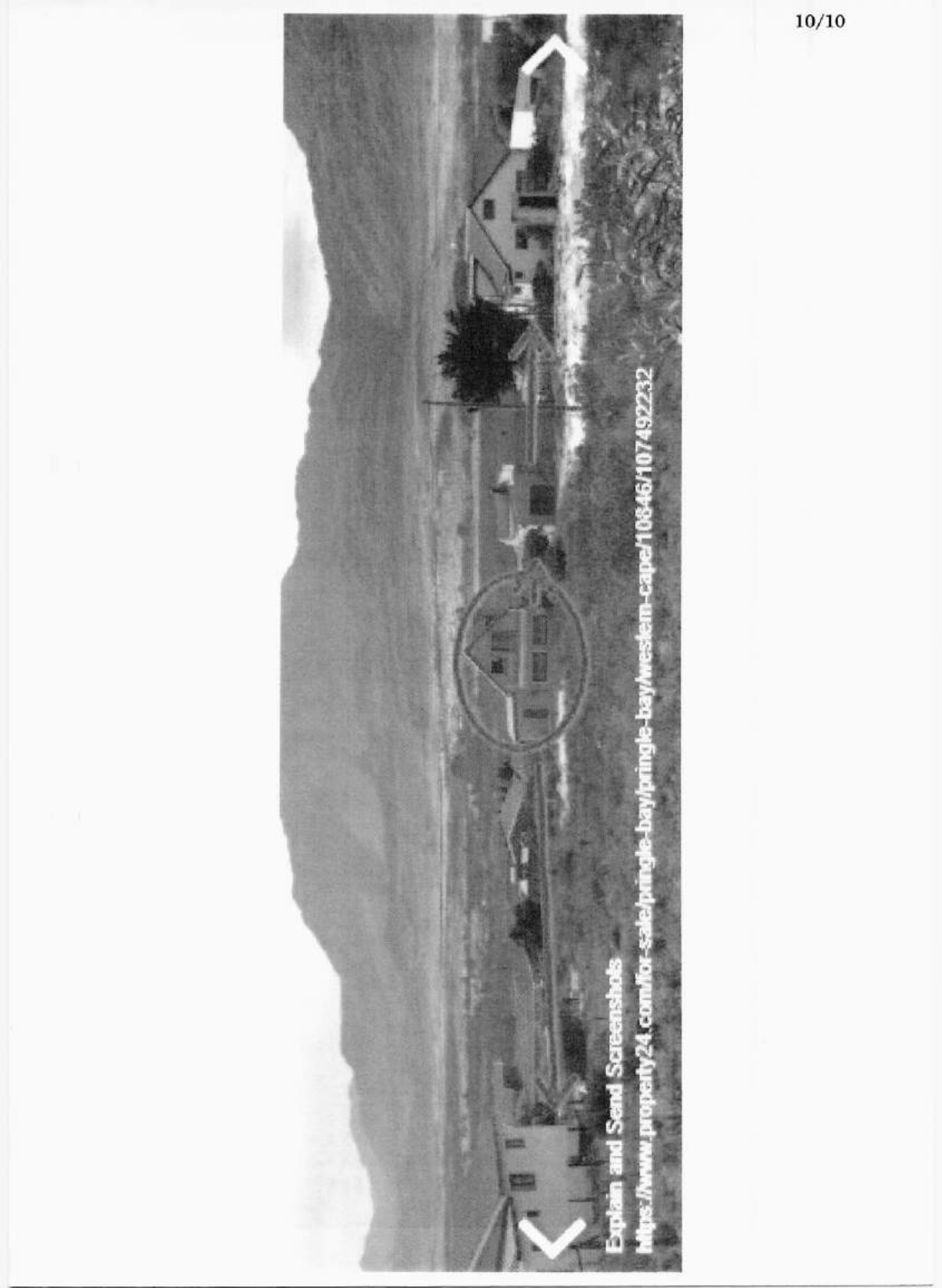
Best regards

Chris Blair

Owner 1362 Caesar Rd







10/10

Explain and Send Screenshots

<https://www.property24.com/for-sale/pringle-bay/pringle-bay/westem-cape/10846/107492232>

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE: ERF 1362, PRINGLE BAY (3157/2019)**

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

**Conditions**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that stormwater be allowed to discharge through Erf 1362, Pringle Bay, unobstructed;
4. that no on-street parking be allowed.

*p.p. M. Hendriks*  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

*17/06/2020*  
DATE

File reference:	1362 KPRB (3157/2019)
Date:	22 January 2020 MS



**INTERNAL MEMORANDUM**

From	: Senior Town Planning Department
Town Planner	: H van der Stoep

TO:

<u>Area Manager</u>	<u>Building Department</u>	<u>District Health</u>	<u>Electrical Department</u>
Environmental Officer	<u>Fire Department</u>	<u>Infrastructure and Planning</u>	Local Heritage Committee
<u>Operational Services</u>	<u>Traffic Department</u>	<u>Ward Councilor</u>	Waste Management

Applicant	CF BLAIR
Property Details	ERF 1362, 95 CEASAR ROAD, PRINGLE BAY
Application Description	APPLICATION FOR 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.	Motivation	
4.	Site Development Plan	

**YOUR DEPARTMENT'S COMMENTS:**

The fire department have no objection provides that the structure complied to the National Fire Protection Regulations SANS-T: 2011 and Community Fire safety By-Law.							
(Compliance to Guest house and bed & breakfast accommodation SANS-T:2011 Section 4.58)							
<table border="1" style="float: right;"> <tr> <td colspan="2" style="text-align: center;">MUNISIPALITEIT OVERSTRAND MUNICIPALITY</td> </tr> <tr> <td style="text-align: center;"></td> <td>PO Box 10 HEERMANUS 7200</td> </tr> <tr> <td style="text-align: center;">Tel: 028 313 8877</td> <td style="text-align: center;">Fax: 028 313 1492</td> </tr> </table>		MUNISIPALITEIT OVERSTRAND MUNICIPALITY			PO Box 10 HEERMANUS 7200	Tel: 028 313 8877	Fax: 028 313 1492
MUNISIPALITEIT OVERSTRAND MUNICIPALITY							
	PO Box 10 HEERMANUS 7200						
Tel: 028 313 8877	Fax: 028 313 1492						
Signature: <i>E. Solomon</i>	Date: 24 JAN 2020						

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

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

**COMMENTS REQUIRED BY: 28 FEBRUARY 2020**