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CH Olivier

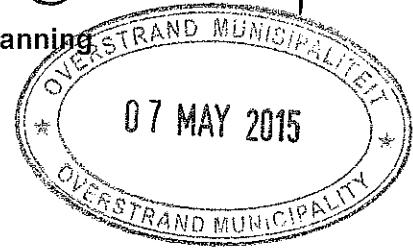
InterActive Town & Regional Planning

PO Box 980

Hermanus

7200

Date: 6 May 2015



Reference: Erf 6220 Hermanus

ERF 6220 VOËLKLIP, HERMANUS: APPLICATION FOR THE REMOVAL OF TITLE RESTRICTIONS, AMENDMENT OF THE SITE DEVELOPMENT PLAN AND BUILDING LINE DEPARTURES- RESPONSE TO OBJECTIONS

The objection by Plan Active Town and Regional Planners dated 10 March 2015 on behalf of Mariana Family Trust refers.

A. Introduction

When considering / evaluating the objections of Messrs Plan Active Town and Regional Planners it is vitally important to keep the crux of the application in mind, namely:

- A departure for the **relaxation of the western side building line from 3m to 2m** in terms of the Land Use Planning Ordinance (i.e. the objector's property is located on the eastern side of the application site).
- The removal of the title conditions restricting the **street** building line.

In terms of these two applications the following background / content is also of vital importance when considering / evaluation the applicant's response to Messrs Plan Active Town and Regional Planners objections:

- The application is for the relaxation of the western side building line whilst the objector's property is located on the opposite side (eastern side) of the property.
- The conditions restricting the building lines in the title deed fulfils the function of town planning regulations / scheme regulations, resulting thereto that both the relevant title deed as well as the Overstrand Zoning Scheme Regulations both control the street building lines of the application site (i.e. duplication of function).

In essence, a Town Planning Scheme is the accepted instrument to control land use matters and not title deeds.

However, the South African law determines that title conditions dictate other regulatory policies like zoning scheme conditions. Therefore, the reality is that the conditions in the title deed, in terms of the street building line, are the relevant and prevailing conditions which need to be adhered to (i.e. therefore the application to remove the relevant conditions).

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Cognisance should further be taken that Erf 6220 Hermanus's , title conditions dates back to as far as 1919 (almost 100 years) and the recent adopted and approved Overstrand Zoning Scheme, 2012 conditions in terms of inter alia building lines are more relevant in terms of the latest town planning land use management conditions, trends and science. Similar street building lines are generally and uniformly applied throughout the municipality's urban areas. Thus, the street building line conditions / restrictions resulting from the title deed is outdated and not aligned with the latest general application of building line restrictions.

A further matter (as also explained in the application) is that the building lines applicable to Erf 6220 Hermanus results from a General Residential 2 zoning which are meant for "large" erven (i.e. erven of at least 2000m² and more) where town house complexes can be establish. The application site is "very small" with an area of only 326m² (i.e. 4.5m vs 1m street building lines).

It was further considered important to mention that derived from the points of objection, it appeared if the author of the objections did not read / study the full application. Subsequent to this, many of the objections raised is considered irrelevant and not applicable.

B. A summary of the objections

The following points of objections are summarised resulting from the letter of objection by Messrs Plan Active Town and Regional Planners on behalf of the owner of Erf 6226 Hermanus:

1. No detail provided on the change of the site development plan.
2. No detail provided of proposals inside the building line and the building plans provided were not legible
3. No motivation provided why the restrictive title conditions need to be removed
4. For a person not familiar with obtaining and reading of deeds, it will be difficult to find the clauses referred to.
5. The proposal will not fit in with the with the rest of the town house scheme and will not be uniform
6. Because being part of the town house scheme, the owner was under the impression that the development will remain as per Site Development Plan and he was under the impression that his sea views were guaranteed and will lose his views in westerly direction.
7. Deprived of afternoon sun due to 3 storey dwelling with no setback
8. The property value will be negatively affected which will not be able to be recovered if the application is approved.
9. Buildings of 6220 and 6227 built as one integrated concrete structure resulting the risk of damage during construction.
10. Buildings within 100 m from the high watermark, where a departure is required, results to a listed activity and subsequently to an EIA.

C. Response to the objections:

1. No detail provided on the change of the site development plan.

The objection that no detail is provided on the change of the site development plan is incorrect.

The detail on the change of the site development plan was provided and explained as part of the motivation report in the Land Use Planning Ordinance application. As explained in the motivation report, the amendment of the site development plan is the result of the proposed building additions. In addition to the above, A3 copies of plans were included as part of the notice letter as well as full scale plans were made available at the municipality in which all detail of the amendments are reflected and illustrated.

Subsequently it is clear that the statement made by the objector is incorrect and the objection is thus considered not applicable and null in void.

2. No detail is provided of what inside the building lines will take place. In the same paragraph mention is made that the building plans provided were not legible.

The statement made by the objector is incorrect, confusing and misleading.

Derived from the objection, it appears that the objector only used the application notice forwarded to him by registered post to compile his objection and did not made the effort to obtain and study the full application with the motivation report referred to in the notice. The notice provided via registered post to the objector only consisted of a notice of the application with an A3 copy of the Site Development Plan, Locality Plans and a Summary of the motivation attached to the said notice. If more information was required by the objector, the complete application was open to inspection at the office at the Municipal Manager or alternatively the Senior Town Planner, Mr S van der Merwe could have been approach for more information as indicated / invited in the sent notice.

Apart from the above, the proposal of what is planned for inside the building lines, is clearly explained in the application report supported with sketches and an attached plan showing floor plans, elevations as well as a section as per the Site Development Plan requirements of the Overstrand Municipality.

The objectors also mentioned that the building plans were not legible. The plans provided to the affected parties were clearly legible for the purposes of the application and the statement made by the objector is considered as attempt to discredit the application.

In summary, it appears that the objector only used the notice forwarded to him per registered post to compile his objection. Sufficient opportunity existed to obtain more information and clarity on any matter as stated / guided as part of the public participation process. Thus, this objection is also not appropriate and subsequently invalid.

3. No motivation is provided why the restrictive title conditions need to be removed

It is clear from this point that the author of the objections did not read / study the application.

In paragraph 1C the objective, motivation and reasons are clearly provided for the removal of the restrictive title conditions, whilst Annexure E of the application report consists of the specific application for the removal of the restrictive title conditions.

As part of this application in paragraph 2.e. a detailed motivation with illustrative sketches was provided to explain the reasons of each of the conditions to be removed as understanding as possible.

Thus, this objection is justifiable and subsequently cannot be considered as a valid objection.

4. For a person not familiar with obtaining and reading of deeds, it will be difficult to find the clauses referred to.

The objection made is not considered a valid objection given the fact that the opportunity existed to obtain the required assistance and guidance to obtaining and reading of the respective title deeds.

The deed is attached to the application which was open for inspection at the offices of the Overstrand Municipality as well as the Department of Environmental Affairs Development Planning in Cape Town.

It is clear (as with the previous responses) that the objector made no effort to obtain the relevant information. In the South African Law, if a person does not know or / and is not aware of a law/regulation, it is not considered a valid reason for not adhering to the law / regulation.

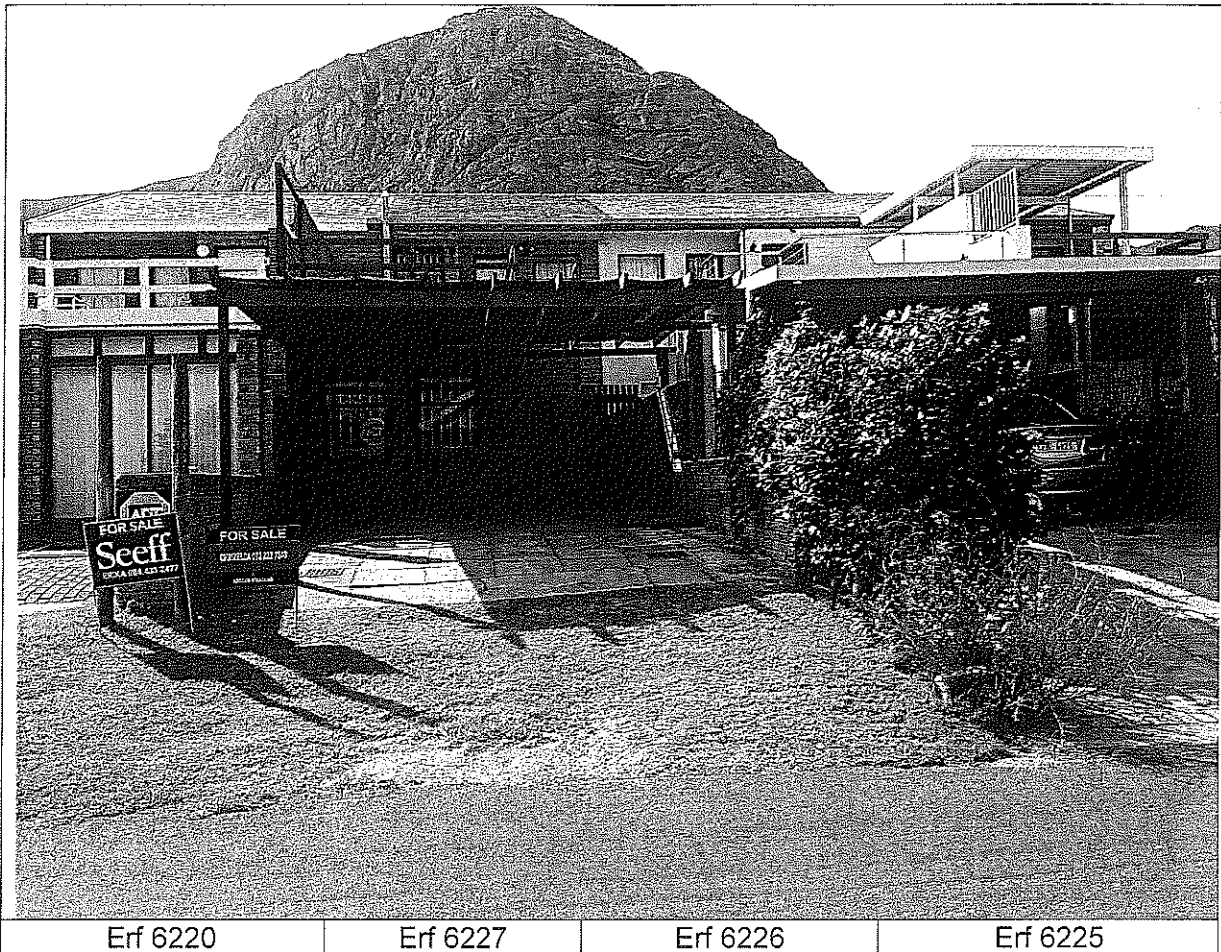
In this case it is even more relevant, given that the objector should be familiar with the systems / processes of obtaining information being seasoned town planners within the Overstrand and should know how to obtain the additional information, apart from being guided in the notice sent to the objector explaining how to go about obtaining and the reading of the relevant deed.

Furthermore, should the objector not have been in such unlikely case have been aware that additional information could have been obtained. In the notice sent via registered post to the affected parties, it was clearly stated that the application was open for inspection and that any queries may be directed to the respective Municipal Senior Town Planner for interpretation, understanding and clarity. The purpose of this is to provide information and if required explanation on especially technical matters which the general public may perhaps not be familiar with.

Thus, the objection is flawed given that, if any matter was not clear, assistance was easily and readily available. Therefore this objection should be ignored.

5. The proposal will not fit in with the rest of the town house scheme and will not be uniform

In essence the objector implies that the current town house complex is uniform in character; this is not true. As illustrated in the following photograph it is obvious that no one of the existing units is similar in terms of appearance:

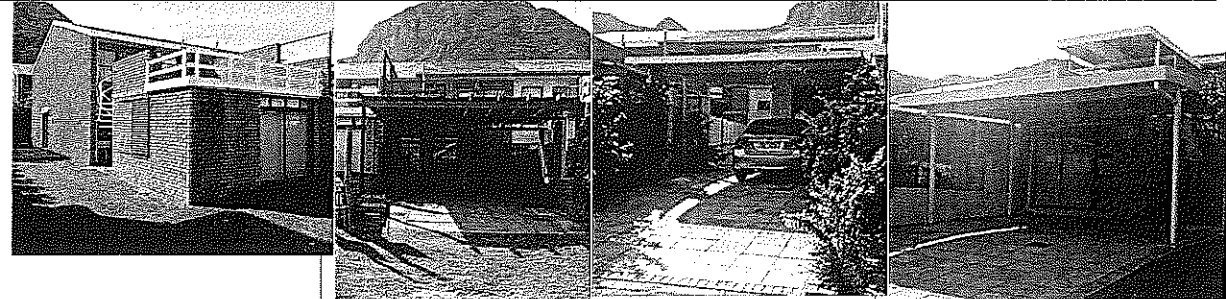


Erf 6220

Erf 6227

Erf 6226

Erf 6225



Photographs of the townhouse complex

Substantial differences in appearance are found at this townhouse complex. Erf 6226 is a facebrick unit with no carport and white railings on top of the sundeck. Erf 6227 is also a facebrick building with a shade cloth carport and has brown railings on the sundeck. Erf 6226 has a corrugated iron carport, the dwelling is plastered with chrome railings on its sundeck. In the last instance on Erf 6225 the dwelling is cladded with sandstone, has a corrugated carport, an awning on the sundeck with brown wooden railings on the sundeck. It is evident from the above that although being one complex, there is no uniformity in the building structure of this town house complex.

It is considered rather a matter of (as explained in the application) that the existing complex does not fit in with the character of the area and that the application (as explained in the application) is meant to serve as measure to upgrade the complex to fit in with the character of the area.

It should be noted that this application already served as catalyst for the upgrading of the other three units. The applicant was already instructed by the owners of Erven 6225 and 6226 Hermanus to submit an application in order for them to upgrade their dwelling units in similar fashion. The objector in actual fact admitted during a telephone discussion that he would also want to form part of the mentioned application in order for him to be allowed to do the same.

The reality is that all four the dwelling units in 11th street differ from each other. Therefore, even if the other owners of the other units in the complex did not agree to apply / to upgrade or implement their units in a similar fashion, the appearance of the units would be inconsistent (i.e. not uniform).

Therefore, the objection is considered irrelevant, given that the units within the complex as it currently stands are not uniform and the upgrading of the one unit will not make a difference in the uniformity of the complex, apart from being upgraded resulting to an improved aesthetical appearance.

6. Because being part of the town house scheme, the owner was under the "impression" that the development will remain as per Site Development Plan and he was under the impression that his sea views were guaranteed.

It is derived from the letter of objection that the owner is under the impression that the Site Development Plan can never change in a town house scheme.

Provision is specifically made for such changes in the Land Use Planning Ordinance, 1985 and the Overstrand Zoning Scheme Regulations. Therefore the owner was incorrect with his impression.

In principle, South African law does not recognise an inherent right to an existing view from a property, because a view is considered a mere incidental advantage, and since the recognition of a natural right to the view from a property would interfere with neighbouring owners' rights to build on their properties. (Carolina A Koch, University of Stellenbosch Paper with topic of The Right to a View: Common Law, Legislation and the Constitution"). Subsequently the objecting abutting owner's impression that his view was guaranteed is wrong.

Therefore this objection is invalid and has no standing at all.

7. The abutting objector will be deprived of the afternoon sun due to a 3 storey dwelling with no setback

As a matter of the fact, if the applicant has acted on his current rights and developed the property in accordance with his existing rights, the objector would also have lost his afternoon sun. Therefore the objection is not relevant and not applicable.

This matter can also be seen in same way as the matters regarding view being a mere incidental advantage of afternoon sun.

Furthermore, cognisance must also be taken of the fact that application is made for the relaxation of the western boundary whilst the objector's premises is located on the eastern

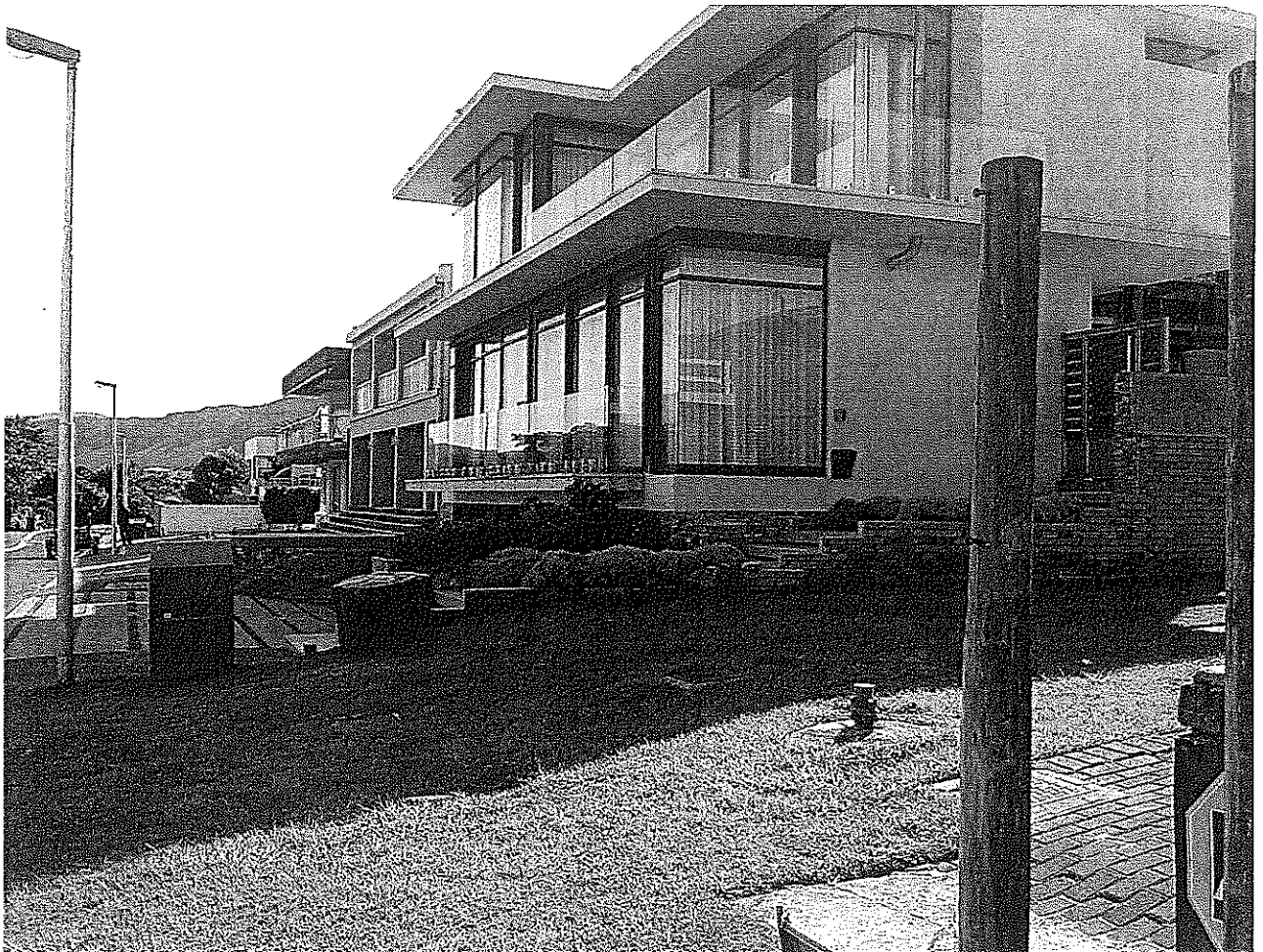
side of the application property. Therefore the relaxation of the side building line will make no difference to the shade and/or sun of the objector's property.

The increase in height of the applicant's dwelling will subsequently affect the neighbours shade / sun on certain times of the year and day time. However, height is an existing right which is similar to both the applicant and objector.

The application for the removal of the title conditions restricting all buildings being 9,45 from the street is in actual fact a measure to legalise the existing buildings of the application site. This is likely to be a condition of all four units within the complex along 11th Street. The matter of the fact is that all four even of the complex have buildings within this 9,45m building line and is subsequently illegal.

The most appropriate solution is considered the removal of these conditions given that the Overstrand Zoning Scheme is considered to be the appropriate instrument / tool to manage inter alia building lines and all other matters relating to land use.

Furthermore, it should be acknowledged that the adjacent buildings on the northern side of 11th Street Voëlklip, are located 4,5m from the street boundary and preferably applied uniformly in terms of generally accepted town planning principles.



Photograph showing the abutting properties where 4,5 m street building lines are applied

The small size of the erven should also be considered inappropriate given a building line of 9,45 m in order to optimise the usage of the scarce land resource. The Overstrand Zoning Scheme makes provision for 1 m building lines for erven less than 400m².

It should also be noticed, the objector's premises currently only obtains afternoon sun over only a small portion of the sundeck and not the actual dwelling building as illustrated in the following photograph:



Photograph illustrating the sun only covers shines on the sundeck and not the actual dwelling unit

In summary, the objection is not considered valid given that the privilege of sun is a mere incidental advantage and this objection should be rejected.

8. The property value will be negatively affected and will not be able to be recovered if the application is approved.

This objector lacks proof given that no material facts or reason for the claims to the objection is made.

It is in actual fact believed that the opposite will be true. Currently, all four of these attached dwellings (as mentioned in the motivation report) as part of this town house complex differ from each in terms of appearance, building material and style resulting to a non-appealing image within this upmarket residential area and specific street.

As can be derived from the Site Development Plan it can be seen that the plan brings about design elements to consolidate and unite the image of the four buildings, as well as the dwelling on the western side of the application site. This will in turn without doubt improve the general aesthetical appearance and appeal of all four buildings. Furthermore the capital investments of more than R1 million will positively contribute towards the general value of all four these units.

In addition to the above, the owner of Erven 6225 and 6227 Hermanus (opposite end of the complex) has agreed to apply for similar rights in order to align their property potential with the application site. The remaining owners within this town house complex's involvement, to the upgrade their respective units will contribute substantially to the aesthetical appearance of the complex and subsequent value of the property.

On the official website of the City of Johannesburg in an article titled "What do the building regulations say about a 'Right to a View' and a 'Right to Privacy'?" it is stated that:

"Section 7 of the abovementioned Act is viewed by many as being contentious as it would appear to give a Local Authority the discretion to "refuse" a building plan application on the grounds that it could negatively affect adjacent properties. This probability is described in terms of three "categories" of "impact", as set out in sub-sections (aaa) to (ccc), as can be seen in the following extracts from Section 7:

"If a local authority is satisfied that the building to which the application in question relates-

(aa) is to be erected in such a manner or will be of such a nature or appearance that -

(aaa) the area in which it is to be erected will probably or in fact be disfigured thereby;

(bbb) it will probably or in fact be unsightly or objectionable;

(ccc) it will probably or in fact derogate from the value of adjoining or neighbouring properties...

..such local authority shall refuse to grant its approval in respect thereof..."

"Those conditions that would comprise a genuine "derogation of value" (of adjoining properties) would therefore, of necessity, have to be extreme. An example would be the construction of a corrugated iron "shack" in an affluent neighbourhood. A case where neighbours "don't like" the appearance of a building and postulate that their properties will reduce in value as a consequence is no reason for the Local Authority to consider refusing a building plan application: objective criteria must be consistently applied, and the probability of a reduction in the market value of adjacent properties must be backed up by real, substantial evidence before consideration is given to the refusal of an application on these grounds."

In conclusion, the objection lacks proof that it will negatively affect / derogate the property value, but rather add value. Furthermore is likely that the existing application will serve as catalyst / impetus / stimulus for the other owners to follow suite on the upgrade of the complex. Proof of this latter statement is experienced with the appointment by the owner of Erf 6225 Hermanus to apply for similar rights in order to upgrade his property.

9. Buildings of 6220 and 6227 built as one integrated concrete structure resulting the risk of damage during construction.

The section proposed to be reconstructed on the application site consists only of a small section of the adjacent property in contrary to the objector's claims. No structural changes are proposed to the existing main communal building section.

In addition to the above, as part of the construction phase, a structural engineer will investigate and ensure the necessary precautionary measures are in place to prevent any possible damage to any adjacent properties in such unlike event. Insurance will also be taken out to cover any damages is an unlikely event may happen.

Thus, the objection is incorrect and subsequently not valid.

10. Buildings within 100 m from the high watermark, where a departure is required, results to a listed activity and subsequently to an EIA.

The objection made is factually incorrect by making an assumption that the application site is located within 100 m of the high water mark. The building is in actual fact located more than 200 m from the high water mark as reflected in the following sketch:



A Google map reflecting the distance of the high water mark from the application site

Thus, the objection statement is incorrect, and subsequently is not a valid objection.

D. Conclusion:

The objections made by Plan Active Town and Regional Planners have no merit and therefore it is requested that the application as applied for be considered from a point of view that this application will in actual fact contribute towards the legalising the existing building located within the building lines, remove all the non-relevant conditions within the title deed and should the proposals be implemented contribute towards the upgrading of not only the town house complex but also the general appearance of the dwellings in 11th Street and

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subsequently also the value of the properties. Therefore the request is that this application be approved as per the original application.

Should you have any questions in this regard please do not hesitate to contact me.

Your favourable consideration of this application will be appreciated.

Kind Regards

A handwritten signature in black ink, appearing to read 'Andre Wiehahn', written in a cursive style.

Andre Wiehahn Pr Pln A/927/1996

Telephone and Fax: 028 312 1668

Cellphone: 082 466 0490

E-Mail: [wiegahn.a@gmail.com](mailto:wiehahn.a@gmail.com)

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TP-A Theart
(H Olivier)

Die Direkteur: Infrastruktuur en Beplanning
Overstrand Munisipaliteit
Posbus 20
Hermanus
7200



Vir Aandag: Mnr S van der Merwe

**ERF 6220 VOËLKLIP, HERMANUS: AANSOEK VIR VERWYDERING VAN
BEPERKENDE TITELVOORWAARDES, WYSIGING VAN DIE
TERREINONTWIKKELINGSPLAN EN VERGUNNINGS TEN OPSIGTE VAN
DIE BOULYNE- ONTTREKING VAN BESWARE**

My beswaar teen bogemelde aansoek gedateer 14 Maart 2015 verwys.

Hiermee word my beswaar gedateer 14 Maart 2015 teen die voorgestelde aanbouing op Erf 6220 Hermanus, 11de Straat Voëlklip soos op die gewysigde terreinontwikkelingsplan aangetoon teruggetrek.

Die uwe

A handwritten signature in black ink, appearing to read "MDJ Steenkamp".

Regter MDJ Steenkamp

Trustee van Marda Trust

FILE NO:	EL 6220-HVK
SCAN NO:	05
COLLABORATOR NO:	777883

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16 April 2015

The Director: Integrated Environmental Management
 Provincial Government of the Western Cape
 Private Bag X9086
 Cape Town
 8000



Sir

ERF 6220 VOËLKLIP, HERMANUS: APPLICATION FOR THE REMOVAL OF TITLE RESTRICTIONS,
 AMENDMENT OF THE SITE DEVELOPMENT PLAN AND BUILDING LINE DEPARTURES-
 WITHDRAWAL OF OBJECTIONS

My objection to the above application dated 11 March 2015 compiled by TV3 Architects and Town Planners as well as the attached amended Site Development Plan refers.

Following discussions with the applicant, the Site Development Plan was amended and an undertaking was given by the lawfully representative of the application that the additions will be done in accordance with the amended (see attached copy) Site Development Plan.

Thus, given the above-mentioned amended Site Development Plan and the undertaking, I withdraw my objection.

In light of the above, I request a meeting with the owners of Erf 6220 to come to a mutual agreement to share costs for some screening elements between Erf 6166 and Erf 6220 to ensure privacy on both sides.

Regards

E. du Plessis

Elsabé Du Plessis (owner of Erf 6166 Hermanus)

Cc The Director, Infrastructure and Planning, PO Box 20, Hermanus, 7200 for Attention Mr S vd Merwe

FILE NO:	EL 6220-HVK
SCAN NO:	44
COLLABORATOR NO:	777208

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20 APR 2015

20 APR 2015 ✓



InterActive Town & Regional Planning

Postal Address: P.O. Box 980, Hermanus, 7200
Tel: 028 312 1668 / 1701
Cell Phone: 082 466 0490
Fax: 086 602 7558
E-Mail: wiehahn.a@gmail.com

Date: 15 April 2015

Reference: Erven 6220 Voëlklip

Dear Mrs E Du Plessis

ERF 6220 HERMANUS, VOËLKLIP: AMENDMENT OF THE SITE DEVELOPMENT PLAN

I, André Marius Wiehahn from InterActive Town and Regional Planning as lawful representative of the property owner, Hendrina Blomerus, undertake and confirm that the additions to the building on Erf 6220 Hermanus will strictly be done in accordance with the attached amended site development plan BLMRS / 15 dated 10 February 2015.

A handwritten signature in black ink, appearing to read 'André Wiehahn'.

Andre Wiehahn Pr Pln A/927/1996

Telephone: 028 312 1668
Fax: 086 602 7558
Cellphone: 082 466 0490
E-Mail: wiehahn.a@gmail.com

COPYRIGHT:
 This drawing is the property of the Architect and shall remain his property. It shall not be used for any other purpose without his written consent. The Architect shall not be held responsible for any errors or omissions in this drawing. The Client shall be responsible for the accuracy of the information provided to the Architect.

GENERAL NOTES:
 1. The drawing is to be used in conjunction with the relevant engineering drawings.
 2. The site is shown in accordance with the relevant engineering drawings.
 3. The drawing is to be used in conjunction with the relevant engineering drawings.
 4. The drawing is to be used in conjunction with the relevant engineering drawings.
 5. The drawing is to be used in conjunction with the relevant engineering drawings.

NOTES:

CLIENT INFORMATION:
 The Client is the owner of the site and is responsible for the accuracy of the information provided to the Architect. The Client shall be responsible for the accuracy of the information provided to the Architect.

LOCAL AUTHORITY DRAWINGS:
 The drawing is to be used in conjunction with the relevant engineering drawings.

ARCHITECT:
STUEB & COOPER
 110/115 JAMIL HILLIS
 55 CHAVUCH STREET
 2324 (0477) 8051

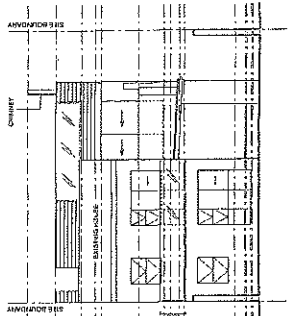
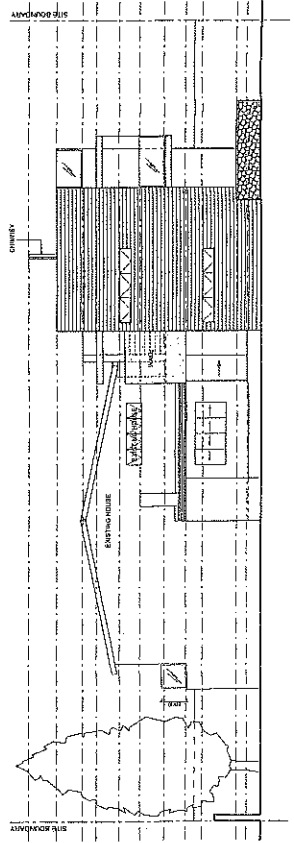
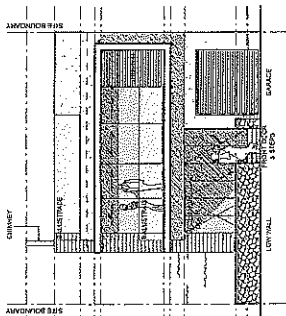
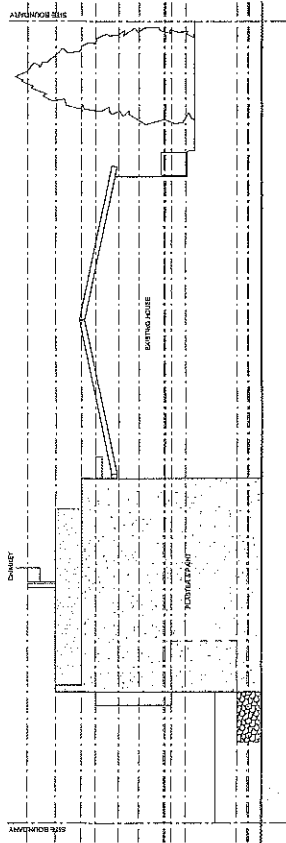
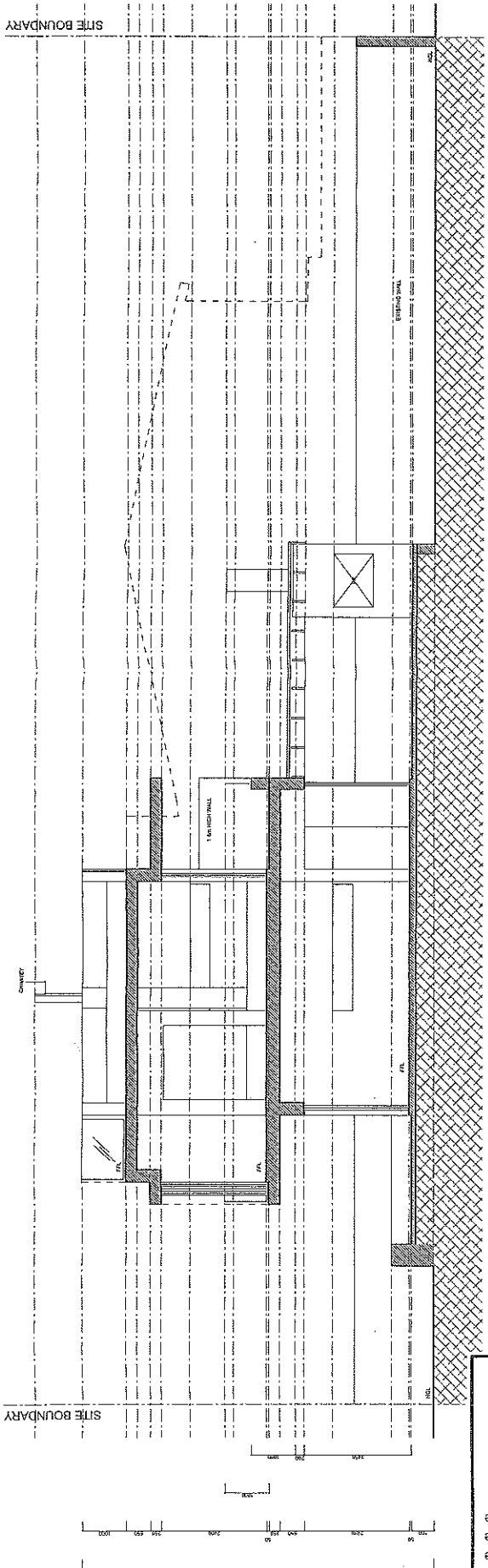
CLIENT:
 ALTERATIONS AND ADDITIONS TO EXISTING BLOOMERS BLDG

PROJECT:
 DATE: 10 FEBRUARY 2015
 DRAWN: [Name]
 CHECKED: [Name]

TYPICAL SECTION & ELEVATIONS

SCALE:
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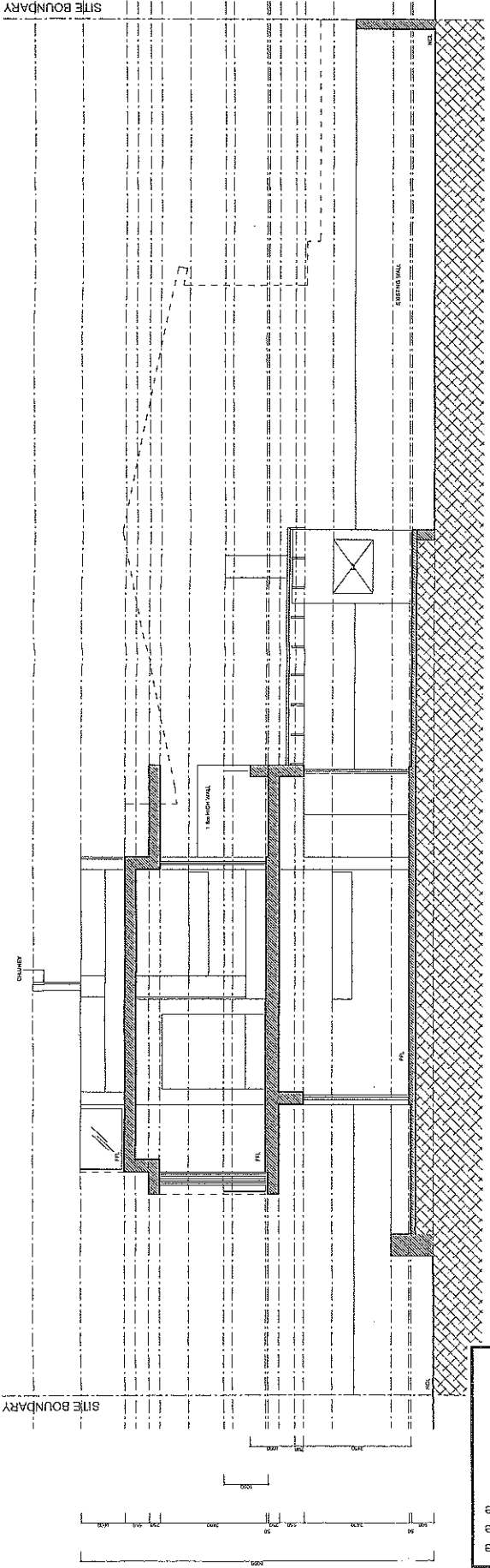
BLMRS / IS A2
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I, Andre Marius Wehahn from Interactive Town and Regional Planning as lawful representative of the property owner of Erf 6220 Hermannus, Hendrina Blomers, undertake and confirm that the additions to the building on Erf 6220 Hermannus will strictly be done in accordance with the attached amended site development plan BLMRS / 15 dated 10 February 2015.

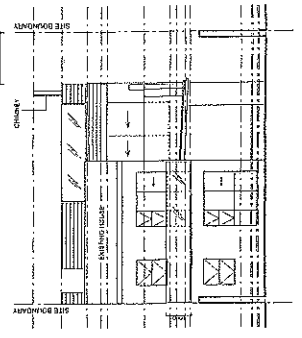
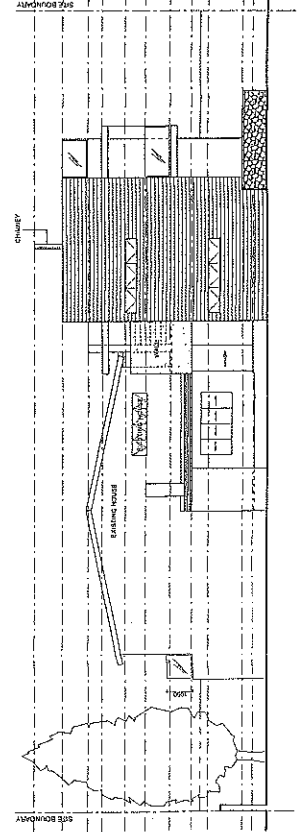
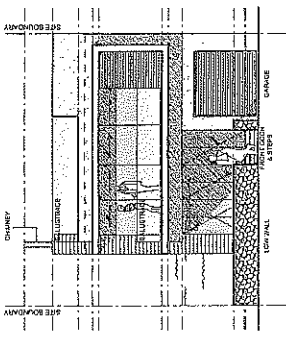
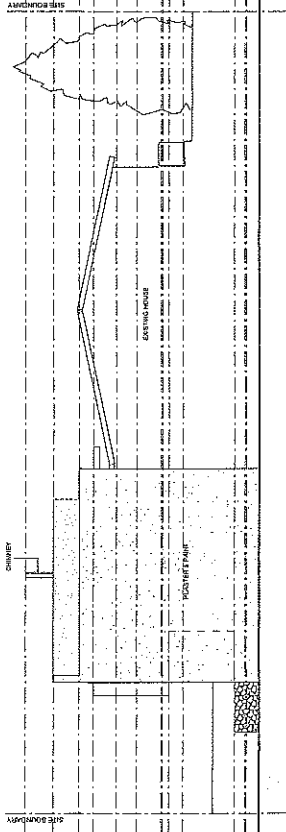
Andre Wehahn Pr Pin A/927/1996
 Telephone: 028 312 1668 Fax: 086 602 7558 Cellphone: 082 466 0490 E-Mail: wehahn.a@gmail.com

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I, Andre Marius Wiehahn from Interactive Town and Regional Planning as lawful representative of the property owner of Erf 6220 Hermannus, Herdina Blomerus, undertake and confirm that the additions to the building on Erf 6220 Hermannus will strictly be done in accordance with the attached amended site development plan BLMRS / 15 dated 10 February 2015.

Andre Marius Wiehahn
 Andre Wiehahn P/m A/927/1996
 Telephone: 028 312 1668 Fax: 086 602 7558 Cellphone: 082 466 0490 E-Mail: wiehahn.a@gmail.com



GENERAL NOTES:
 1. The contractor shall be responsible for the structural design of the building and shall ensure that the building is constructed in accordance with the approved drawings and specifications.
 2. The contractor shall ensure that the building is constructed in accordance with the approved drawings and specifications.
 3. The contractor shall ensure that the building is constructed in accordance with the approved drawings and specifications.
 4. The contractor shall ensure that the building is constructed in accordance with the approved drawings and specifications.
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 8. The contractor shall ensure that the building is constructed in accordance with the approved drawings and specifications.
 9. The contractor shall ensure that the building is constructed in accordance with the approved drawings and specifications.
 10. The contractor shall ensure that the building is constructed in accordance with the approved drawings and specifications.

CLIENT: BLMRS / 15
ARCHITECT: BLMRS / 15
DATE: 10 FEBRUARY 2015
SCALE: 1:100
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: [Number]
REVISION: [Number]
BLMRS / 15 A2

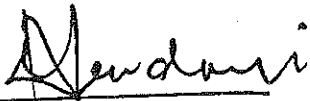
PROJECT: ADDITIONS TO EXISTING HOUSE ON Erf 6220
CLIENT: BLMRS / 15
ARCHITECT: BLMRS / 15
DATE: 10 FEBRUARY 2015
SCALE: 1:100
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: [Number]
REVISION: [Number]
BLMRS / 15 A2

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REMOVAL OF RESTRICTIONS, AMENDMENT OF
THE SITE DEVELOPMENT PLAN & DEPARTURE: ERF 6220, VOELKLIP**

Electricity : In order
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 an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that stormwater be allowed to discharge through Erf 6220, Voelklip, unobstructed.



DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

15/01/2015

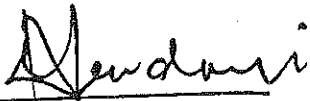
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