

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
16 February 2016  
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

---

4.

**ERVEN 10527, 10528, 10529, 10530 & 10532, MARINERS VILLAGE, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE, AMENDMENT OF CONDITIONS OF APPROVAL, AMENDMENT OF THE SITE DEVELOPMENT PLAN, AMENDMENT OF THE SPATIAL DEVELOPMENT FRAMEWORK, CONSENT USE, AMENDMENT OF THE OVERSTRAND GROWTH MANAGEMENT STRATEGY : URBAN DYNAMICS ON BEHALF OF HERMANUS RETIREMENT VILLAGE (PTY) LTD**

**10527, 10528, 10529, 10530 & 10532 HWC (2954)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**14 January 2015**

---

### **1. Executive Summary**

An application has been received on 24 June 2015 from Messrs. Urban Dynamics on behalf of Hermanus Retirement Village (Pty) Ltd on Erven 10527, 10528, 10529, 10530 and 10532, Hermanus for the following:

- ❖ Amendment of the Approval Conditions to allow 273 residential units on the above-mentioned 5 General Residential erven, in lieu of 180 units;
- ❖ Amendment of the Approval Conditions to allow a maximum height for a storey from finished floor level to finished floor of 3,25m in lieu of 2,6m on the above-mentioned 5 General Residential erven;
- ❖ Amendment of the Approval Conditions relating to Erf 10528, Hermanus, to allow approval of a new set of Site Development Plans for the Frail Care on Erf 10528, Hermanus in lieu of the previously approved plans 1A, 1B, 1C and 1E (2013);
- ❖ Amendment of the Approved Site Development Plan for Erf 10528, Hermanus;
- ❖ Approval of the Site Development Plans for Erven 10527, 10529, 10530 and 10532, Hermanus;
- ❖ Departure from the parking requirements specified in Section 17.1 of the Overstrand Zoning Scheme (2013) to provide a parking ratio of 1 bay per bedroom, in lieu of 1,5 and 2 bays respectively for all the proposed 1 and 2 bedroom units and town houses proposed on Erven 10527, 10529, 10530 & 10532, Hermanus;
- ❖ Departure to provide a 0m lateral building line on Erven 10529 and 10530, Hermanus in lieu of 4,5m;
- ❖ Consent Use to establish a retirement village development on Erven 10527, 10529, 10530 & 10532, Hermanus;
- ❖ Amendment of the Overstrand Growth Management Strategy (2010) to provide a gross residential density of 96 units per hectare in lieu of the designated density of *status quo*, and
- ❖ Amendment of the Overstrand Spatial Development Framework (2006) to change the incorrect designation of the application area from industrial to residential/urban development.

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
16 February 2016  
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

---

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

**2. Service Delivery and Budget Implementation Plan - IGNITE**

Infrastructure and Planning  
Town Planning

**3. Compliance with Strategic Priority**

Provision of democratic, accountable and ethical governance

**4. Delegated Authority**

Executive Mayor (for purposes of considering matters other than the amendment of the Overstrand Municipal Wide Spatial Development Framework, 2006 and the Overstrand Growth Management Strategy, 2010)

**5. Legal Requirements**

- Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)
- Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)
- Section 2.2 of the Overstrand Municipal Zoning Scheme (2013)
- Local Government : Municipal Systems Act (Act 32 of 2000)

**6. Background/Discussion/Evaluation/Conclusion**

**Background**

The application was advertised in the local newspaper and Government Gazette, and registered notices were sent to all potentially affected property owners. No objections were received against the application.

The application was also circulated to all relevant municipal departments, and no objections were received against the application.

**Discussion**

The discussion is dealt with in accordance with the application submitted:

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
16 February 2016  
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

---

- ❖ **Amendment of the Approval Conditions to allow 273 residential units on the above-mentioned 5 General Residential erven, in lieu of 180 units.**

Condition 1 (Approval letter dated 25 May 2005): restrict the development to 180 units be amended to allow 273 units. The condition can be amended to the amount of units complying with the required parking requirements as per the Zoning Scheme. The applicant will have to submit a site development plan to indicate the shortfall of the parking required for the development.

- ❖ **Amendment of the Approval Conditions to allow a maximum height for a storey from finished floor level to finished floor of 3,25m in lieu of 2,6m on the above-mentioned 5 General Residential erven.**

Condition 4(a) (Approval letter dated 27 May 2005 attached as Annexure G1/6; G2/6 and G3/6) : the maximum height for a storey from finished floor level to finished floor level be 2,6m to be amended to 3,25m. The request is based on design principles such as built form, building regulations and best practice construction. The latter is essential to accommodate the services in a more functional manner. This will enhance the feeling of space in the small 1 bedroom flats and bedrooms. The permissible height of 13m will remain intact.

- ❖ **Amendment of the Approval Conditions relating to Erf 10528, Hermanus to allow approval of a new set of Site Development Plans for the Frail Care on Erf 10528, Hermanus in lieu of the previously approved plans 1A, 1B, 1C and 1E (2013).**

The amendment of the conditions is recommended since frail care on Erf 10528, Hermanus will form part of the proposed development concept and are being dealt with as a unit.

- ❖ **Amendment of the Approved Site Development Plan for Erf 10528, Hermanus.**

Condition 1(d) (Approval letter dated 13 December 2013 attached as Annexure G4/6; G5/6 and G6/6) : the condition relates to the approval of the consent use site plans on Erf 10528, Hermanus in order to be able to amend the site plans.

- ❖ **Approval of the Site Development Plans for Erven 10527, 10529, 10530 and 10532, Hermanus.**

The approval sought for the approval of the Site Plans of Erven 10527, 10528, 10529 and 10530, Hermanus cannot be entertained and can only be evaluated once the applicant comply with the conditions of approval.

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
16 February 2016  
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

---

- ❖ **Departure from the parking requirements specified in Section 17.1 of the Overstrand Zoning Scheme (2013) to provide a parking ratio of 1 parking bay per bedroom, in lieu of 1,5 and 2 parking bays respectively for all the proposed 1 and 2 bedroom units and town houses proposed on Erven 10527, 10529, 10530 & 10532, Hermanus.**

The applicant motivates the requests to deviate from the parking requirements as per the Overstrand Zoning Scheme on the basis that the development falls within the ambit of the definition of a retirement home, which stipulates 1 parking bay per bedroom. It further motivates that the Traffic Impact Assessment (TIA) indicates that only 1 parking bay per bedroom is required for the single bedroom units, which totals a parking requirement of 300 parking bays for the development. The inhabitants of retirement villages as per the proposed development have scaled down in terms of vehicle and mobility requirements and are reliant on shuttle services as provided by such developments.

The departure for the parking requirement as per the Overstrand Zoning Scheme Regulations is not supported based on the following:

- The proposed development is not a retirement home, but consists of various dwelling options with the associated facilities to function as an individual dwelling unit and not 1 building consisting of rooms only and a communal social and kitchen facilities. Therefore the 1 parking bay per bedroom is not applicable for the whole development.
- The TIA based its ratios on the Overstrand Zoning Scheme Regulations incorrectly. It based its calculations on the bases that flats only require 1 bay per bedroom and not the prescribed 1,5 bays per 1 bedroom flat. It also did not take into account the consulting room, which in terms of the Overstrand Zoning Scheme requires 6 bays per 100m<sup>2</sup>.
- The approval as per 2005 was subject to the Hermanus Scheme Regulations 7, which stipulated 4 parking bays per 3 dwelling units, which equates to 1,3 parking bays per flat under the General Residential Zoning. However, this approval was for only 180 units and the proposed application exceeds the parking requirements.

The parking requirements for the proposed development are as follows:

Flats (1 bedroom) : 164 units @ 1,5 = 243

– 6 units @ 1,5/unit = 9

– (double bedroom) : 24 units @ 2 bays/unit = 48

Semi-detached units (2 bedroom) : 22 units @ 2/unit = 44

Assisted Living : 40 beds @ 1/bed = 40

Frail Care : 25 beds @ 0,25 @ 1/bed = 6

Consulting room :1 @ 6/100m<sup>2</sup> = 3

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
16 February 2016  
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

---

The total parking requirements for the development is 384 parking bays.

The motivation that the proposed development is subject to 1 parking bay per bed due to retired people being less mobile and scaling down of lifestyle is not correct. Most of the elderly is more active as the counterpart 5 to 10 years ago and thus are capable of retaining their lifestyle within the parameters of their physical ability. Most of the elderly still retains 1 vehicle, but provision must be made for visitors such as children. Should sufficient parking not be provided, the vehicles would park on road reserves, open spaces and the existing Mariners Village. This will lead to congestion of vehicles within the Mariners Village Complex.

The land use that can deviate is the consulting room since it would only deal with the people within Mariners Village and thus 3 parking bays can be allocated to the land use. This deviation is viewed positively since the consulting room will only be utilized by inhabitants/patients from the Mariners Development. Inhabitants already have parking on the premises.

The Overstrand Zoning Scheme does make provision for the relaxation of the parking requirements should there be a mixed land use activities on one erf. The proviso is that Council must be satisfied that the different activities are not concurrent. This development does not fall within this category since the activities all relate to residential land use.

The departure of the parking requirements is not supported. The applicant will have to comply with the parking requirements on-site or on an alternative site within the development. If it is not possible to comply in full, the remainder will have to be bought out, and due process needs to be followed.

❖ **Departure to provide a 0m lateral building line on Erven 10529 and 10530, Hermanus in lieu of 4,5m.**

The departure application for the lateral building line between Erven 10529 and 10530, Hermanus to make provision for the proposed semi-detached units will have no adverse bearing on the proposed development as it forms part of the development concept that has taken due cognisance of the existing developed Mariners Village.

❖ **Consent Use to establish a retirement village development on Erven 10527, 10529, 10530 & 10532, Hermanus.**

The consent application for a Retirement Village will coincide with the approval already obtained on Erf 10528, Hermanus in 2013. This concept will be to the advantage of the Overstrand Area, especially in Hermanus due to the demand of affordable retirement housing options. The close proximity of the hospitals, Central Business District (CBD) and the Oncology Unit will be to the advantage of the proposed development in

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
16 February 2016  
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

---

terms of success. The application for a consent use is acceptable for the area of Westcliff.

- ❖ **Amendment of the Overstrand Growth Management Strategy (2010) to provide a gross residential density of 96 units per hectare *in lieu* of the designated density of *status quo*.**

The application is to amend the Growth Management Study from the *status quo*, which is approximately 63 units/ha as per approval dated 2005 to 96 units/ha. The applicant motivates that the application property is located in a transition area between low density areas of Westcliff and the high density area of Zwelihle. The application property is located in a mixed use area consisting of low and high residential area, industrial uses and medical related facilities. The proposed higher density provides an ideal opportunity for the various income groups due to its locality in close proximity of the CBD and the associated amenities. In the localised context, the applicant indicated that the area towards the west, Zwelihle, has a density of 140 units/ha and the housing development directly adjacent to the proposed development has a density of 53 units/ha. The area towards the east, developed Mariners Village, density is approximately 15 units/ha, whilst the proposed housing development towards the south west has a density of approximately 45 units/ha.

It is clear from the varying densities surrounding the proposed application site, that the latter forms a transition zone between the less formal settlement of Zwelihle and formal residential town of Westcliff. The built form of the transition area varies from high rise apartments to single storey dwellings. The proposed development is a variation of apartment buildings, single storey and semi-detached forms. This will blend in with the existing Mariners Development and the built forms of the surrounding area.

The request for a higher density due to the transition nature of the area, which is site and area specific is evaluated positively since it is the intention of the Provincial Spatial Development Framework (PSDF) with regard to connecting various towns of different income being adhered to. This strategy principle is reiterated in the Growth Management Strategy. This development trend can be achieved in this case. At present the existing retirement villages are expensive and do not cater for the middle income groups. Furthermore is the proposed development ideally located in close proximity of the CBD and medical facilities. The location of the proposed development next to a major route, e.g. Church Street, will be advantageous for the residents of the retirement village in terms of accessibility to medical facilities and amenities.

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
16 February 2016  
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

---

- ❖ **Amendment of the Overstrand Spatial Development Framework (2006) to change the incorrect designation of the application area from industrial to residential/urban development.**

The applicant motivates that the erroneous allocation of Industrial zoning was allocated to the proposed erven since the erven was approved for residential purposes in 2005. The Town Planning Department concurs that this needs to be rectified, and view this in a positive light.

### **Evaluation**

The application is situated in a transition zone between the less formal town of Zwelihle and the formal town of Westcliff. The application does conform to the PSDF in terms of the densification and the infill of various income group residential towns. The Overstrand does not have many of the transitional zones in the Hermanus area and the application is ideally located to link the various towns. The application erven does not conform to the Policy Documents and therefore the application to amend the Policy Documents to be in line with present development trends. It should be noted that the Policy Documents, namely the Overstrand Spatial Development Framework, 2006 and Spatial Growth Management Strategy, 2010, did not take the approval of 2005 into consideration and is incorrectly depicted on the maps.

The development will remain in the prescribed height as per approval of 2005 due to the fact that the development has commenced in terms of its approval with the building of Mariners Village Residential Zone and 2 dwellings. The departure applications are to enable the building of semi-detached houses and will have no influence on any neighbouring property or the area due to its location in the centre of the proposed development.

The request to approve the Site Development Plans cannot be considered due to the inadequate parking supply. The applicant will have to resolve the issue before any Site Development Plan can be approved at this stage. The consent use application to amend the approval of 2013 pertaining to the Site Development Plan of Erf 10528, is considered favourable, but not in its present format. Although the consent use for the change of the Site Development Plan of Erf 10528 is to be recommended, it will be subject to a Site Development Plan acceptable by the Municipality.

The restriction on floor height to be lifted will have no influence on the development envelope of the approval of 2005 and can be considered favourable. The height restriction will not deviate from the approval dated 2005.

### **Conclusion**

The application is unique due to its locality and development trends of the area

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
16 February 2016  
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

---

over the years, which has formed a transitional area between the previous less formal development area of Zwelihle and formal residential town of Westcliff. The proposed development will contribute to connecting the various residential areas to functional units.

**7. Financial Implications**

None

**8. Staff Implications**

None

**9. Comments from other Departments, Divisions and Administrations**

**Engineering Services Department**

Attached as Annexure D.

**Building Control Department**

Supported. To comply with all SANS Regulations.

**Fire Department**

Subject to the following:

- 1) Provision of adequate fire hydrants as required by Section 4.35.4 of the National Fire Safety Regulations SANS 10400T : 2011.
- 2) All frail care / assisted living structures must be in compliance with requirements for relative occupancy prescribed by the National Fire Safety Regulations SANS 10400T : 2011.

**Traffic Department**

Private property (estate). No authority to execute our duties.

**Environmental Department**

Proposed application approved.

**District Health**

Approval recommended.

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
16 February 2016  
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

---

**Waste Management**

Refuse area according to municipal specifications must be erected.

**10. Annexures**

- Annexure A: Locality Plan
- Annexure B: Site Development Plans
- Annexure C: Motivation Report
- Annexure D: Overstrand SDF Extract
- Annexure E: Growth Management Strategy Extract
- Annexure F: Density Assessment
- Annexure G: Approval letters dated 2005 and 2013
- Annexure H: Traffic Impact Assessment
- Annexure I: Electrical Services Report
- Annexure J: Municipal Services Report

**RECOMMENDATION TO THE EXECUTIVE MAYOR:**

1. that, subject to Council's approval for the amendment of the Municipality's Overstrand Municipal Wide Spatial Development Framework, and the Municipality's Overstrand Growth Management Strategy (2010), the application on Erven 10527, 10528, 10529, 10530 and 10532, Hermanus for the amendment of the Approval Conditions to allow 273 residential units on the above-mentioned 5 General Residential erven, *in lieu* of 180 units subject to compliance with parking requirements, **be approved**, in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985);
2. that, subject to Council's approval for the amendment of the Municipality's Overstrand Municipal Wide Spatial Development Framework, and the Municipality's Overstrand Growth Management Strategy (2010), the application on Erven 10527, 10528, 10529, 10530 and 10532, Hermanus for the amendment of the Approval Conditions to allow a maximum height for a storey from finished floor level to finished floor of 3,25m *in lieu* of 2,6m on the above-mentioned 5 General Residential erven, **be approved**, in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985);
3. that, subject to Council's approval for the amendment of the Municipality's Overstrand Municipal Wide Spatial Development Framework, and the Municipality's Overstrand Growth Management Strategy (2010), the application for the amendment of the Approval Conditions relating to Erf 10528, Hermanus to allow approval of a new set of Site Development Plans for the Frail Care on Erf 10528, Hermanus *in lieu* of the previously approved plans 1A, 1B, 1C and 1E (2013), **be approved**, in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) subject to a Site Development Plan to be submitted;

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
16 February 2016  
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

---

4. that, subject to Council's approval for the amendment of the Municipality's Overstrand Municipal Wide Spatial Development Framework, and the Municipality's Overstrand Growth Management Strategy (2010) the application for the amendment of the Approved Site Development Plan for Erf 10528, Hermanus, **be approved**, in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) subject to a new Site Development Plan being submitted for approval to the satisfaction of the Director : Infrastructure and Planning;
5. that, subject to Council's approval for the amendment of the Municipality's Overstrand Municipal Wide Spatial Development Framework, and the Municipality's Overstrand Growth Management Strategy (2010) the application for a departure from the parking requirements specified in Section 17.1 of the Overstrand Zoning Scheme (2013) to provide a parking ratio of 6 bays per 100m<sup>2</sup> for a consulting room, **be approved**, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985);
6. that, subject to Council's approval for the amendment of the Municipality's Overstrand Municipal Wide Spatial Development Framework, and the Municipality's Overstrand Growth Management Strategy (2010) the application received for a departure to provide a 0m lateral building line on Erven 10529 and 10530, Hermanus *in lieu* of 4,5m, **be approved**, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985);
7. that, subject to Council's approval for the amendment of the Municipality's Overstrand Municipal Wide Spatial Development Framework, and the Municipality's Overstrand Growth Management Strategy (2010) the application for a Consent Use to establish a retirement village development on Erven 10527, 10529, 10530 & 10532, Hermanus, **be approved**, in terms of Section 2.2 of the Overstrand Zoning Scheme (2013);
8. that the approval of 1 – 7 above be subject to the following conditions:
  - (a) that amended Site Development Plans be submitted for approval;
  - (b) that no other structures be erected within the building lines;
  - (c) that the maximum height be restricted to 13m;
  - (d) that building plans be submitted to the Building Control Department for approval, and that all conditions of the Building Control– and the Fire Department be complied with at that stage;
  - (e) that all other development parameters, as prescribed in the relevant Zoning Scheme, be complied with;

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
16 February 2016  
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

---

- (f) that the approval does not absolve the applicant from compliance with any other relevant legislation and/or Title Deed conditions;
  - (g) that compliance with Fire Safety Regulations is pre requisite-SANS 10400T:2011.
  - (h) that parking provision be in accordance with the Overstrand Zoning Scheme;
  - (i) that all conditions imposed in the Services Report (attached as Annexure J), be complied with, and
  - (j) that should Condition 1 not be adhered to, the amount of units be reduced to comply with parking requirements.
9. that, in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for the Approval of the Site Development Plans for Erven 10527, 10529, 10530 and 10532, Hermanus, **not be approved**;
  10. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the parking requirements specified in Section 17.1 of the Overstrand Zoning Scheme (2013) to provide a parking ratio of 1 bay per bedroom, *in lieu* of 1,5 and 2 bays respectively for all the proposed 1 and 2 bedroom units and town houses proposed on Erven 10527, 10529, 10530 & 10532, Hermanus, **not be approved**, due to the non-compliance with parking requirements;
  11. that Site Development Plans be submitted indicating compliance with the parking requirements for approval as per delegating authority;
  12. that should full parking requirements not be met on-site, due process be followed to pay Council for the shortfall, and
  13. that the applicant be notified of their right of appeal in terms of the provisions of the Local Government Municipal Systems Act, 2000 (Section 62) with regard to the above decision.

**RECOMMENDATION TO THE COUNCIL:**

1. that, in terms of the Local Government : Municipal Systems Act (Act 32 of 2000) the application for amendment of the Overstrand Municipal Wide Spatial Development Framework, 2006 to change the incorrect designation of the application area from industrial to residential/urban development, **be approved**; and

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
16 February 2016  
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

---

2. that, in terms of the Local Government : Municipal Systems Act (Act 32 of 2000) the application for amendment of the Overstrand Growth Management Strategy (2010) to provide a gross residential density of 96 units per hectare *in lieu* of the designated density of *status quo*, **be approved.**

**RESPONSIBLE OFFICIAL :** H VAN DER STOEP

**TARGET DATE FOR IMPLEMENTATION :** 9 MARCH 2016

**TARGET DATE TO INFORM APPLICANT :** 9 MARCH 2016

**TARGET DATE TO INFORM OBJECTOR :** N/A

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
16 February 2016  
(Also the agenda for the Mayoral Committee Meeting : 24 February 2016)**

---

**4.**

**ERVEN 10527, 10528, 10529, 10530 & 10532, MARINERS VILLAGE, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE, AMENDMENT OF CONDITIONS OF APPROVAL, AMENDMENT OF THE SITE DEVELOPMENT PLAN, AMENDMENT OF THE SPATIAL DEVELOPMENT FRAMEWORK, CONSENT USE, AMENDMENT OF THE OVERSTRAND GROWTH MANAGEMENT STRATEGY : URBAN DYNAMICS ON BEHALF OF HERMANUS RETIREMENT VILLAGE (PTY) LTD**

**10527, 10528, 10529, 10530 & 10532 HWC (2954)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**14 January 2015**

---

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON 16 FEBRUARY 2016, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

**RECOMMENDATION TO THE EXECUTIVE MAYOR AND COUNCIL:**

that the item **be referred back** for further investigation and **be resubmitted** at the forthcoming Mayoral Committee meeting.

**RESPONSIBLE OFFICIAL :**

**H VAN DER STOEP**

**TARGET DATE FOR IMPLEMENTATION :**

**9 MARCH 2016**

**TARGET DATE TO INFORM APPLICANT :**

**9 MARCH 2016**

**TARGET DATE TO INFORM OBJECTOR :**

**N/A**