

**PORTFOLIO COMMITTEE :
INFRASTRUCTURE & PLANNING**

Chairperson :

Cllr E Gillion

Committee Members :

**Cllrs D Botha, J Orban,
S Tebele & V Pungupungu**

**PORTEFEULJEKOMITEE :
INFRASTRUKTUUR & BEPLANNING**

Voorsitter :

Rdl E Gillion

Komiteelede :

**Rdle D Botha, J Orban,
S Tebele & V Pungupungu**

INFRASTRUCTURE & PLANNING PORTFOLIO COMMITTEE
INFRASTRUKTUUR & BEPLANNING PORTEFEULJEKOMITEE

18 June 2019

I N D E X

<u>ITEM</u>		<u>PAGE NUMBER</u>
	APPLICATIONS FOR LEAVE OF ABSENCE	
1.	TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS CONSIDERED IN TERMS OF DELEGATED AUTHORITY: APRIL 2019 – MAY 2019	1
2.	REMAINDER ERF 2834 AND UNREGISTERED ERF 2837, SANDBAAI, OVERSTRAND MUNICIPAL AREA: PROPOSED AMENDMENT OF SDF, CANCELLATION OF EXISTING SUBDIVISION, SUBDIVISION, REZONING, CONSENT USE, PHASING OF THE DEVELOPMENT & ESTABLISHMENT OF A HOME OWNERS ASSOCIATION: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF PINAROUX INTERNATIONAL HOLDCO (PTY) LTD	104
3.	FRANSKRAAL SMALLHOLDING POLICY FRAMEWORK, OVERSTRAND MUNICIPAL AREA: MESSRS INTERACTIVE TOWN- AND REGIONAL PLANNERS	343
4.	TRANSFER OF A PORTION OF THE REMAINDER OF ERF 313 ZWELIHLE, ADJACENT TO ERF 5 ZWELIHLE, (±229m² IN EXTENT) TO LT MBOYIYA	389
5.	STANFORD: PARTIAL AMENDMENT OF RESOLUTION DATED 27 AUGUST 2004 FOR THE ALIENATION OF MUNICIPAL PROPERTY (ERF 471 STANFORD)	398
6.	HERMANUS: PARTIAL AMENDMENT OF EXECUTIVE MAYORAL COMMITTEE RESOLUTION DATED 28 NOVEMBER 2018 FOR THE LEASE OF A PORTION OF THE REMAINDER OF ERF 243 HERMANUS TO ALTECH FLEETCALL	404
7.	OVERSTRAND HOUSING PROJECTS: PROGRESS UPDATE	408

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

**1.
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: APRIL 2019 – MAY 2019**

15/3/11

R van Antwerp
16 May 2019

(028) 313 8039

Hermanus Administration

1. Executive Summary

To report on applications disposed of by the Authorised Official in terms of the Spatial Land Use Management Act (SPLUMA) during the period from 13 April 2019 – 15 May 2019.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priority

Promotion of tourism, economic and social development

4. Delegated Authority

Executive Mayor

5. Legal Requirements

Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)

6. Background/Discussion/Evaluation/Conclusion

Background

This item serves to inform Council of matters that were disposed of by the Authorised Official in terms of SPLUMA and the Municipal Planning Tribunal.

7. Financial Implications

None

8. Staff Implications

None

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

To view, annexures are available at the office of the Senior Manager : Town- and Spatial Planning.

RECOMMENDATION:

that cognisance be taken of the town planning applications disposed of by the Authorised Official in terms of SPLUMA for the period 13 April 2019 – 15 May 2019:

Spatial Land Use Management Act (SPLUMA) Approvals

- | | | |
|-----|---|---------------|
| 1. | Erf 5312, 12 Amandelboom Avenue, Kleinmond | 16 April 2019 |
| 2. | Erf 1084, 4 Bitou Street, Vermont | 16 April 2019 |
| 3. | Erf 8268, 9 Sugarbird Road, Hemel & Aarde Estate, Hermanus | 16 April 2019 |
| 4. | Erf 11132, 56 Blue Crane Street, Hemel & Aarde Estate, Hermanus | 16 April 2019 |
| 5. | Erf 2295, 30 Olienhout Street, Vermont | 16 April 2019 |
| 6. | Erf 6119, Old Harbour, Hermanus | 25 April 2019 |
| 7. | Erf 1298, 323 Main Road, Eastcliff, Hermanus | 2 May 2019 |
| 8. | Erf 1075, 6 Hill Street, Eastcliff, Hermanus | 2 May 2019 |
| 9. | Erf 1990, 3 Holomisa Street, Pearly Beach | 13 May 2019 |
| 10. | Erf 8397, 12 Seventh Street, Voëlklip, Hermanus | 16 May 2019 |

Municipal Planning Tribunal

- | | | |
|----|---|---------------|
| 1. | Remainder Erf 2834 And Unregistered Erf 2837, Sandbaai ("Sandbaai Commonage") | 12 April 2019 |
| 2. | Erf 340, 10 Perspicua Road, Rooiels | 25 April 2019 |

RESPONSIBLE OFFICIAL :

R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION :

10 JULY 2019

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

**1.
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: APRIL 2019 – MAY 2019**

15/3/11

**R van Antwerp
16 May 2019**

(028) 313 8039

Hermanus Administration

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
18 JUNE 2019, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :

R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION :

10 JULY 2019

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

Spatial Land Use Management Act (SPLUMA) Approvals

**1. ERF 5312, 12 AMANDELBOOM AVENUE, KLEINMOND, OVERSTRAND
MUNICIPAL AREA: PROPOSED DEPARTURE: JE VAN ZYL**

5312 KKM (2883)

H van der Stoep

(028) 313 8900

Hermanus Administration

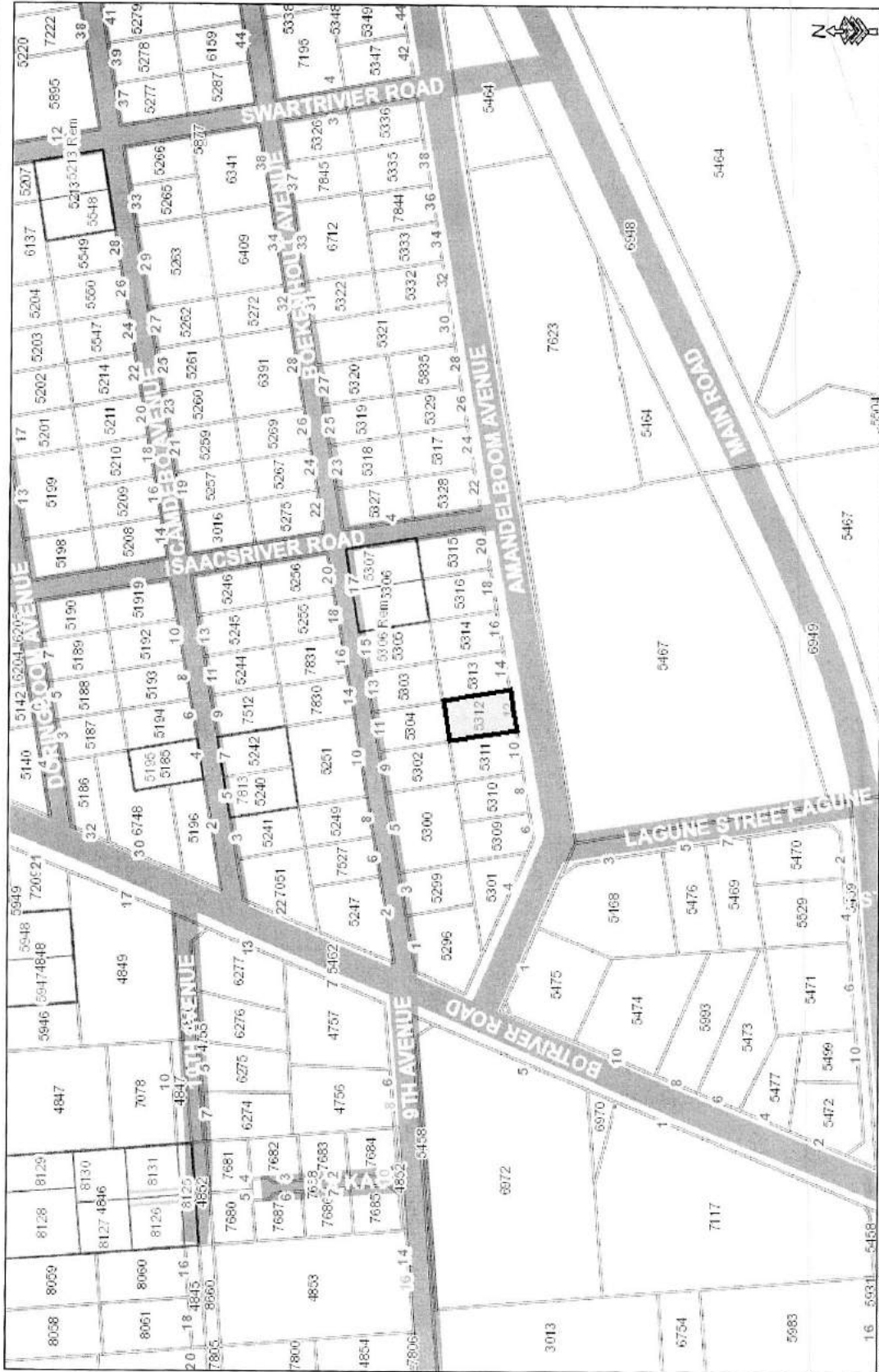
4 April 2019

Executive Summary

An application has been received on 9 January 2019 from Mr. JE van Zyl on Erf 5312, Kleinmond for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to relax the lateral building line from 2m to 1m to accommodate a chimney breast.

RESOLVED :

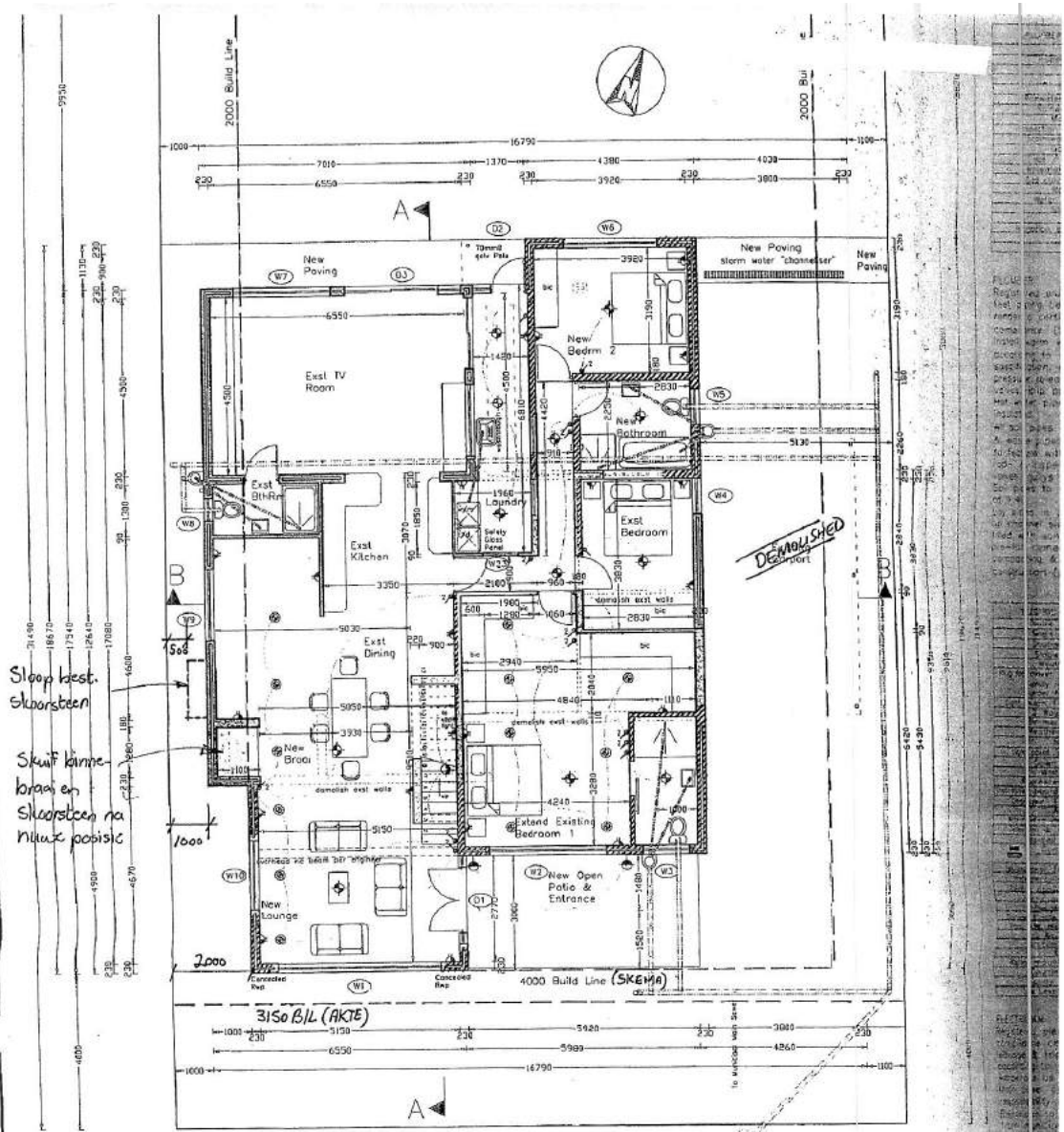
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 5312, Kleinmond to relax the western lateral building line from 2m to 1,m to accommodate a chimney breast, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the development as indicated on the plan as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage.
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



Erf 5312 Kleinmond

Date: 2019-01-22





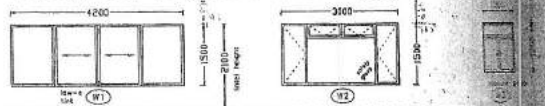
GROUND STOREY PLAN ~ 1:100

SANS 10400 XA CALCULATION

WINDOW SCHEDULE ~ FENESTRATION
(Also see attachment SANS 10400 XA document)

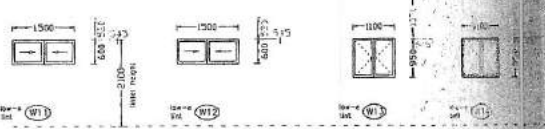
Storey	Identifier	Number	Number of Units	Size (w x h)	Area (sqm)	U-value	SHGC	Orientation
1.	Ground Storey W1	1	4.2	1.5 x 1.5	6.30 sqm	5.73	0.66	South
2.	Ground Storey W2	1	3.0	1.5 x 1.5	4.50 sqm	7.90	0.81	South
3.	Ground Storey W3	1	1.0	1.2 x 1.2	1.20 sqm	7.90	0.81	South
4.	Ground Storey W4	1	1.0	1.5 x 1.5	1.50 sqm	7.90	0.81	East
5.	Ground Storey W5	1	1.0	1.2 x 1.2	1.20 sqm	7.90	0.81	East
6.	Ground Storey W6	1	2.4	1.5 x 1.5	3.60 sqm	5.73	0.66	North
7.	Ground Storey W7	1	2.1	1.5 x 1.5	3.75 sqm	5.73	0.66	North
8.	Ground Storey W8	1	0.6	0.9 x 0.9	0.54 sqm	7.90	0.81	North
9.	Ground Storey W9	1	1.8	1.2 x 1.2	2.16 sqm	5.73	0.66	North
10.	Ground Storey W10	1	1.8	1.2 x 1.2	2.16 sqm	5.73	0.66	North
11.	Ground Storey D 1	1	2.31	2.1 x 2.1	4.85 sqm	7.90	0.69	East
12.	Ground Storey D 2	1	1.37	2.1 x 2.1	2.87 sqm	7.90	0.69	North
13.	Ground Storey D 3	1	3.0	2.1 x 2.1	6.30 sqm	7.90	0.69	North
14.	First Storey W11	1	1.5	1.5 x 0.6	1.80 sqm	5.73	0.66	East
15.	First Storey W12	1	1.5	1.5 x 0.6	1.80 sqm	5.73	0.66	East

*Top hung sash, epoxy coated "charcoal" grey (confirm with client)



*All glazing to comply with requirements of SANS 10137 & SANS 10400

*Windows lower than 500mm from floor & windows lower than 500mm from floor



*External o/in aluminium door, glass top & aluminium panels



**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

2. ERF 1084, 4 BITOU STREET, VERMONT, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS PLAN ACTIVE ON BEHALF OF NGD MARITZ AND MM LINGENFELDER

1084 HVM (4219)

H Olivier

15 March 2019

(028) 313 8900

Hermanus Administration

Executive Summary

An application has been received on 19 October 2019 from Messrs Plan Active on behalf of NGD Maritz and MM Lingenfelder on Erf 1084, Vermont for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the 2,1 height restriction for boundary walls to construct a boundary wall which will vary in height from 2,15m to 2,9m at its highest on the street and northern lateral boundary.

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 1084, Vermont to relax the 2,1m height restriction applicable to boundary walls, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the relaxation of the wall's height as indicated on the plan submitted by the architect (Plan No. 1.1.1 dated 7/08/2018);
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with;
 - (e) that all the conditions in the Services Report, be complied with, and
 - (f) that all the conditions by Telkom, be complied with.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.”



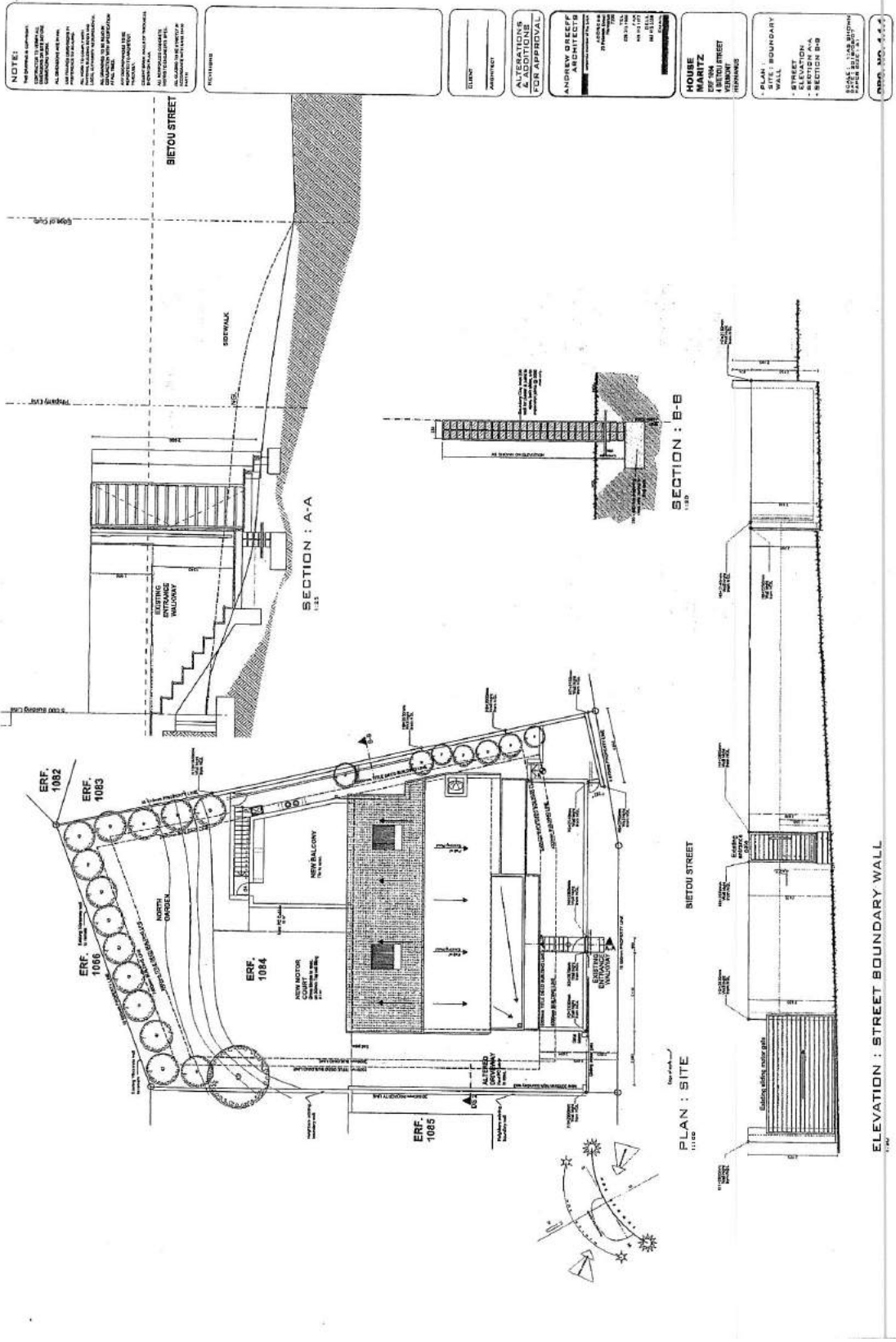
Scale: NTS
 Drawing Nr: verml084.drw
 Date: OCTOBER 2018

Plan Description:
LOCALITY MAP

Property Description:
**ERF 1084
 VERMONT**

All distances approximate
 and subject to survey.
 COPY RIGHT RESERVED

PLA n
 Stads- en Sireeksbeplanners
 Town & Regional Planners



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1084, VERMONT (4219)**

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 the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 1084, Vermont, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

3. ERF 8268, 9 SUGARBIRD ROAD, HEMEL-EN-AARDE ESTATE, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: PH ELLIS ON BEHALF OF L THOMAS

8268 HMS (3950)

H Boshoff

(028) 313 8900

Hermanus Administration

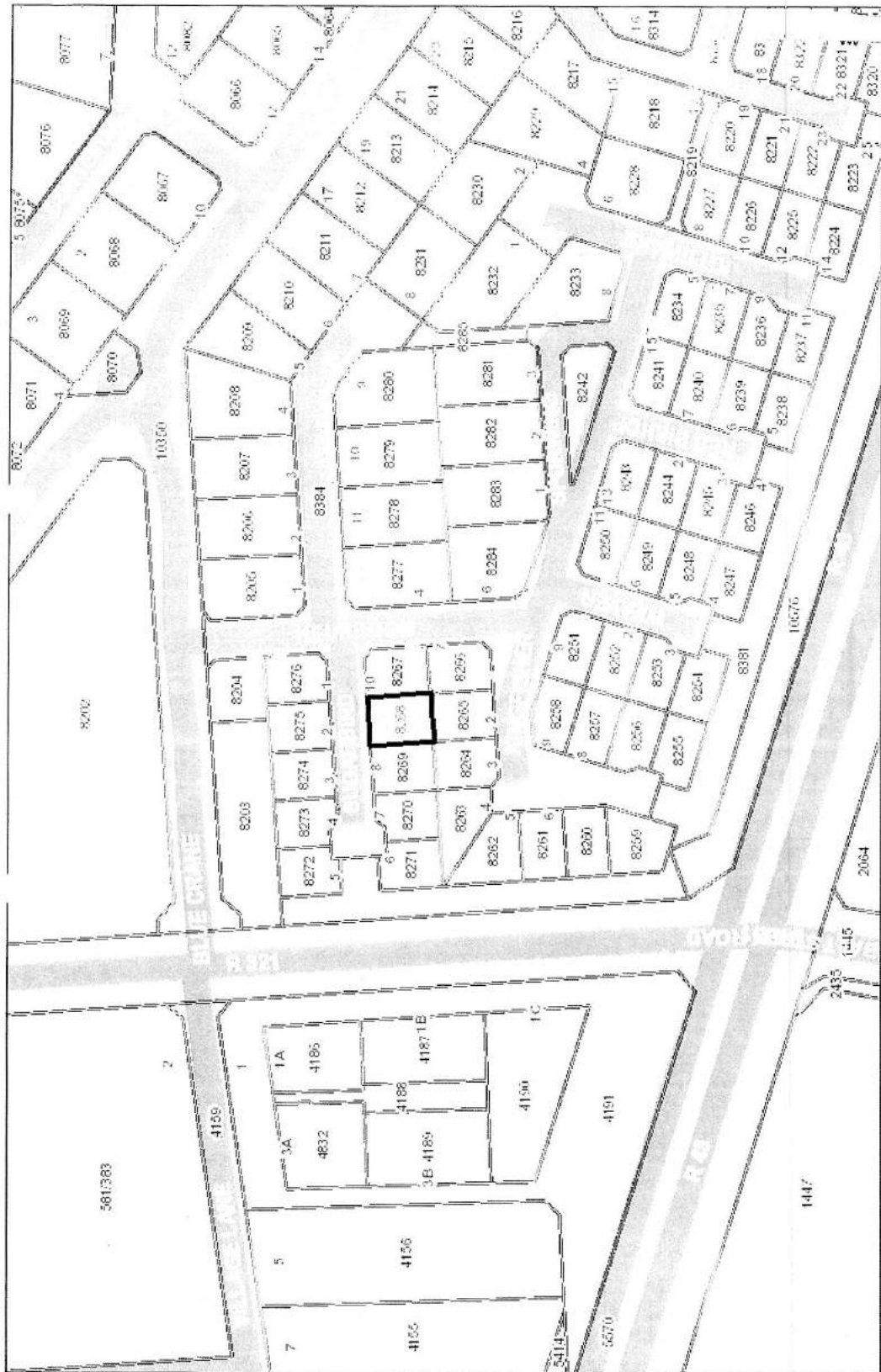
29 March 2019

Executive Summary

An application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 has been received on 12 March 2018 (revised on 7 September 2018) from PH Ellis, applicable to Erf 8268, Hermanus for the relaxation of the eastern lateral building line from 1m to 0m to accommodate a portion of an existing scullery.

RESOLVED :

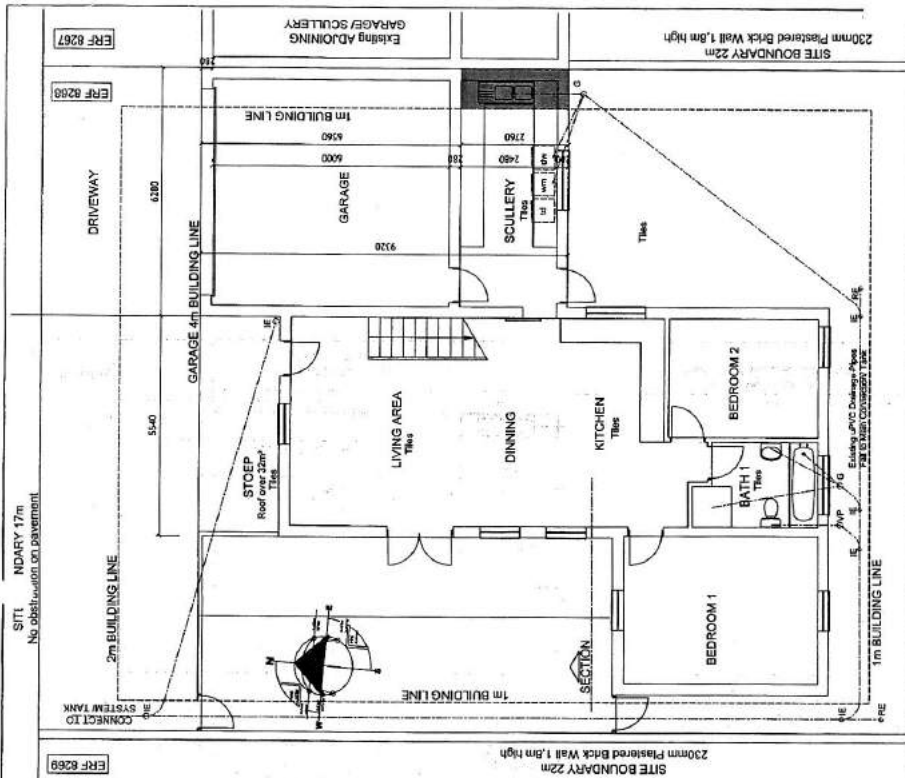
1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 8268, Hermanus, for the relaxation of the eastern lateral building line from 1m to 0m to accommodate a portion of an existing scullery, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the dimensions of the structure as indicated on Plan Numbers E-01 and C-01 dated 2018-09-06 which was submitted with the application;
 - (b) that the necessary building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



Erf 8268 Hemel & Aarde Estate

Date: 2018-04-17





ERF 8268 SITE BOUNDARY 22m
230mm Flashed Brick Wall 1.8m high

ERF 8269 DRIVEWAY

ERF 8265 SITE BOUNDARY 17m
230mm Flashed Brick Wall 1.8m high

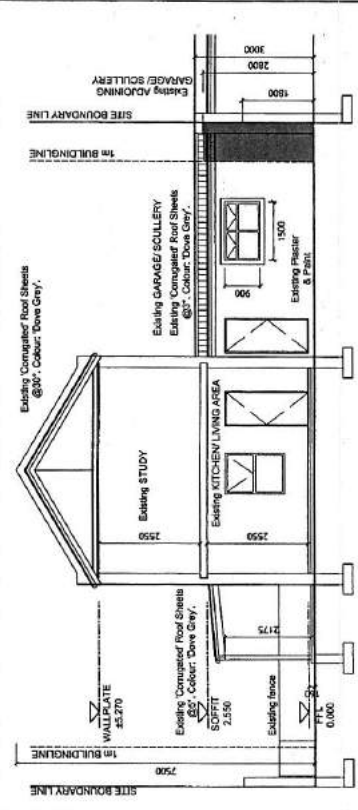
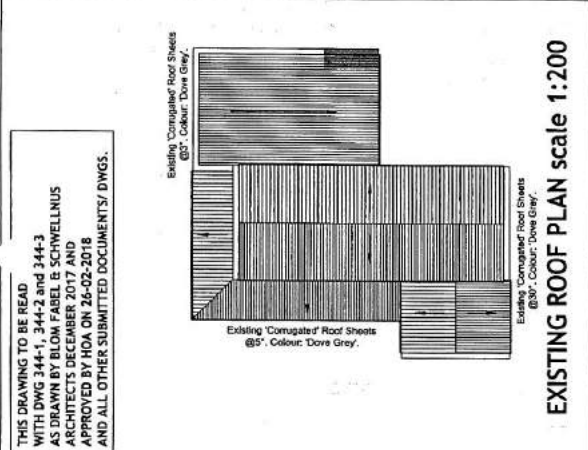
ERF 8264 SITE BOUNDARY 22m
230mm Flashed Brick Wall 1.8m high

SITE & EXISTING GROUND FLOOR PLAN scale 1:100

ERF 8268
HEMEL EN AARDE ESTATE,
Sugarbird Street,
HERMANUS,
Existing

**EXISTING PLAN,
SECTION, ROOF PLAN.**

E-01



EXISTING SECTION scale 1:100

ERF 8268
HEMEL EN AARDE ESTATE,
Sugarbird Street,
HERMANUS,
Existing

**EXISTING PLAN,
SECTION, ROOF PLAN.**

E-01

THIS DRAWING TO BE READ WITH DWG 344-1, 344-2 and 344-3 AS DRAWN BY BLOM FAREL B. SCHWELLNUS ARCHITECTS DECEMBER 2017 AND APPROVED BY HOA ON 26-02-2018 AND ALL OTHER SUBMITTED DOCUMENTS/ DWGS.

LEAVE OPEN - COUNCIL APPROVAL ONLY

VALUING BUILDING LINES	SWARTY STREET	GEORGE & AUSTIN	COMMON & RURAL
TOPGRAPHY REFERENCE	1:10	1:10	1:10
UNREGISTERED PROFESSIONAL	1:10	1:10	1:10

ERF NO:	ERF 8268
ADDRESS:	HEMEL EN AARDE ESTATE, SUGARBIRD STREET, HERMANUS, WESTERN CAPE
OWNER:	HEMEL EN AARDE ESTATE
DESIGNED BY:	BLOM FAREL B. SCHWELLNUS ARCHITECTS
DATE:	2018
TOTAL AREA:	2400 (incl. 2100)
EXISTING ROOF AREA:	1700
EXISTING ROOF HEIGHT:	4.7m
ALLOWED COVERAGE:	100%
EXISTING COVERAGE:	100% (1900m ² incl. STWEP)

EXISTING ROOF PLAN scale 1:200

ERF 8268 SITE BOUNDARY 22m
230mm Flashed Brick Wall 1.8m high

ERF 8269 DRIVEWAY

ERF 8265 SITE BOUNDARY 17m
230mm Flashed Brick Wall 1.8m high

ERF 8264 SITE BOUNDARY 22m
230mm Flashed Brick Wall 1.8m high

SITE & EXISTING GROUND FLOOR PLAN scale 1:100

ERF 8268
HEMEL EN AARDE ESTATE,
Sugarbird Street,
HERMANUS,
Existing

**EXISTING PLAN,
SECTION, ROOF PLAN.**

E-01

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 8268, HEMEL & AARDE ESTATE**

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

Conditions

1. that the Department Engineering Services has No Comment.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

4. **ERF 11132, 56 BLUE CRANE STREET, HEMEL-EN-AARDE ESTATE, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS ENGELBRECHT & SCORGIE ON BEHALF OF C STROEBEL**

11132 HMS (4139)

H Boshoff

(028) 313 8900

Hermanus Administration

29 March 2019

Executive Summary

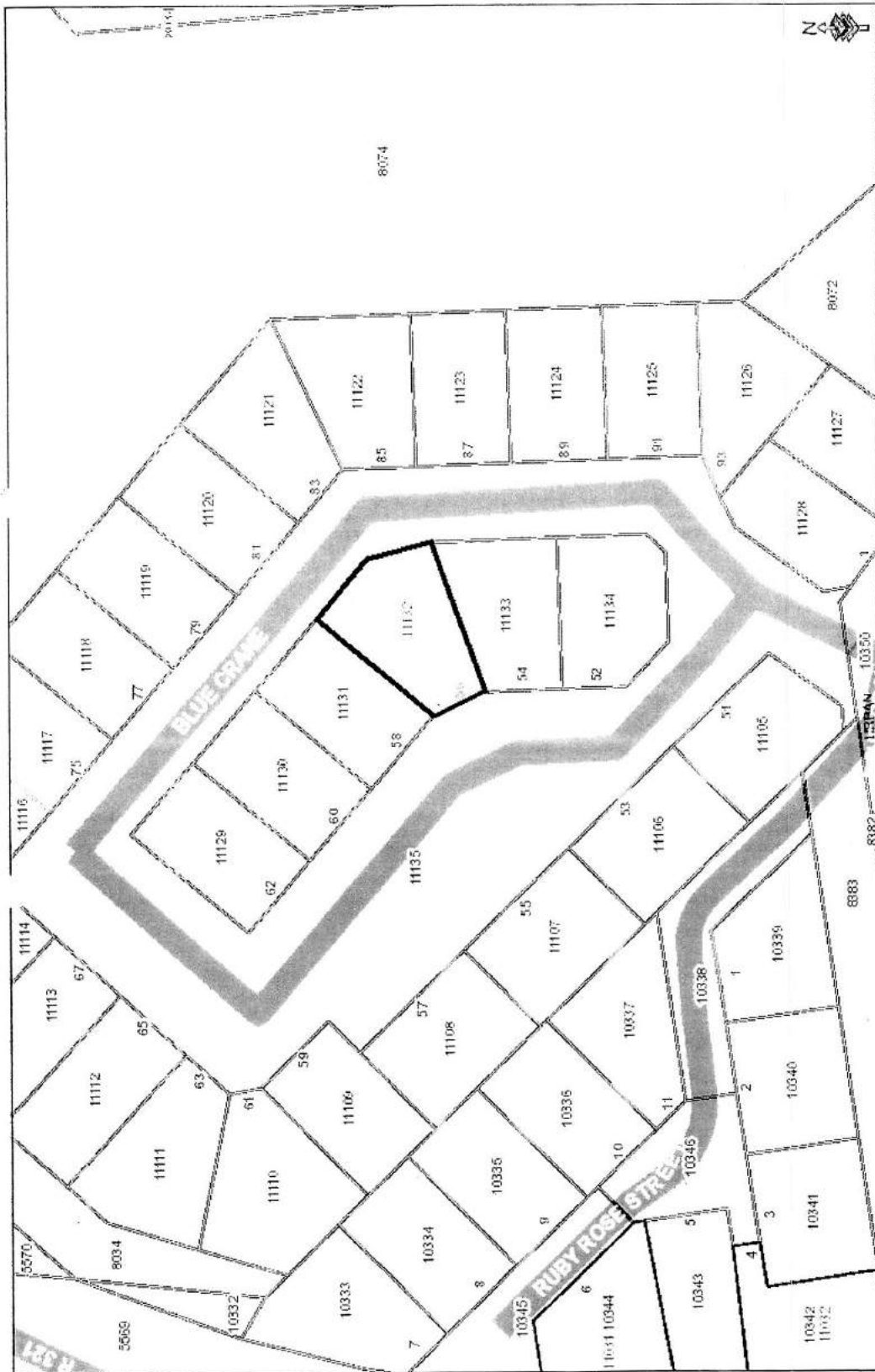
An application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 has been received on 20 August 2018 from Messrs Engelbrecht & Scorgie, applicable to Erf 11132, Hermanus, in order to relax the eastern lateral building line of the property from 2,35m to 1m and the rear building line from 3m to 0,67m to accommodate an enclosed patio.

RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 11132, Hermanus for the relaxation of the southern lateral building line from 2,35m to ± 1 m and the western street building line from 3m to $\pm 0,67$ m to accommodate an enclosed patio, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the dimensions of the structure as indicated on Plan Number 11132.07.18 Rev A dated 10 July 2018, which was submitted with the application;
 - (b) that the necessary building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Departments be complied with at that stage;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation; and
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



Erf 11132 Hemel & Aarde Estate

Date: 2018-06-20



APPROVAL NOTES:

All work to be carried out in strict accordance with local authority regulations & by-laws. Contractor must check all foundations & structures in advance in order to determine whether they are suitable for the proposed work. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

GENERAL NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

FOUNDATION NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

ROOFING NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

PLUMBING NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

ELECTRICAL NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

MECHANICAL NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

PAINTWORK NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

GLAZING NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

IRONWORK NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

CONCRETE NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

WATERWORKS NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

MECHANICAL SERVICES NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

GLAZING NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

IRONWORK NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

CONCRETE NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

WATERWORKS NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

MECHANICAL SERVICES NOTES:

1. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings. All work to be carried out in strict accordance with the approved drawings.

**Blue Crane Street
Site & Floor Plan**
L100

Designed by: **Alan du Toit**
Checked by: **Richard Engelbrecht**
SACAP Reg. No: **#11339**

www.archoffice@msatec.co.za

Project: **Proposed Covered Patio**

Client: **C. Stroebel**
Address: **56 Blue Crane Street**
Erf: **11132**

Proj. No: **11132.07.18** Scale: **1:100 @A2**

Date: **10.07.2018** Page: **1 of 1** Rev: **A**

Coverage Calculations

Site Area	201.00m ²
Proposed Floor Area	233.00m ²
Total Coverage	434.00m ² = 217%

First Floor Plan
L100

Section A-A
L100

South Elevation
L100

East Elevation
L100

Section A-A
L100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 11132, HEMEL & AARDE ESTATE
(4139)**

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

Conditions

1. that the Department Engineering Services has No Comment.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

**5. ERF 2295, 30 OLIENHOUT STREET, VERMONT, OVERSTRAND
MUNICIPAL AREA: PROPOSED DEPARTURE: PM SCHREUDER**

2295 HVM (4252)

H Olivier

(028) 313 8900

Hermanus Administration

10 April 2019

Executive Summary

An application has been received on 20 November 2018 from PM Schreuder on Erf 2295, Vermont for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the rear building line from 3m to 2m to accommodate a new single storey dwelling.

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Erf 2295, Vermont to relax the rear lateral building line from 3m to 2m to accommodate the new dwelling, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the approval is only for building line relaxation as indicated on Plan V2295/2018 dated 16/07/2018 as submitted with the application;
 - (b) that building plans be submitted to the Building Department for their approval, and that all conditions stipulated by the Building Department and Fire Department at that stage, be complied with;
 - (c) that this is not an approval in terms of any other legislation;
 - (d) that the conditions in the Services Report, be complied with, and
 - (e) that the conditions of Eskom be complied with.
2. that the applicant be notified of the right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



Erf 2295 Vermont

Date: 2018-11-27





TOWN PLANNING REQUIREMENTS

	NEW	FAR	COVERAGE
GROUND STOREY	155.6m ²	155.6m ²	155.6m ²
GARAGE	46.39m ²		46.39m ²
TOTAL	201.99m²	155.6m²	201.99m²
LOT SIZE	44.9m²		0.34

OCCUPATION CLASSIFICATION : H 4

PROJECT

NEW DWELLING ON ERF 2295
OLIENHOUT STREET, VERMONT

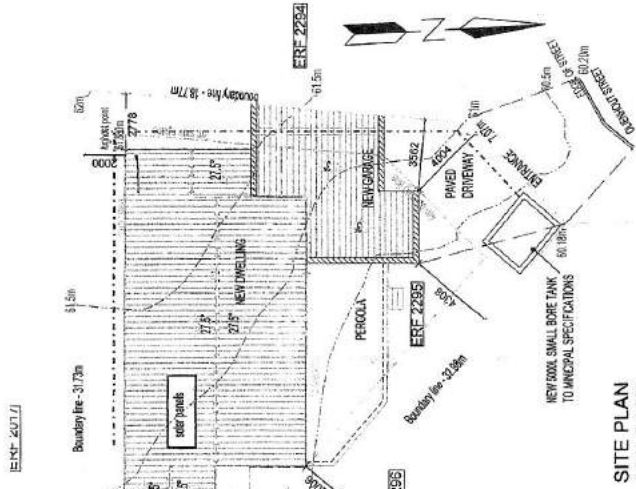
CLIENT

HENNES SCHREUDER

DRAWING

GROUND STOREY
SECTION A-A
ELEVATIONS
SITE PLAN

DATE	16/07/2018	PLAN NO.	Y2295/2
REVISED		SHEET NO.	1 OF 1



SITE PLAN
SCALE 1:200

SITE OPERATIONS

INDIGENOUS VEGETATION TO BE DESTROYED.
SAFETY FACILITIES TO BE AVAILABLE.
PROPOSED LEVELS TO BE VERIFIED.
CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO MAINTAIN EXISTING PROXIMITY TO ADJACENT PROPERTIES.
CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO MAINTAIN EXISTING PROXIMITY TO ADJACENT PROPERTIES.
STORMWATER DISPOSAL TO BE DETERMINED ON SITE. NO STORMWATER TO BE DIRECTED IN NEIGHBORING PROPERTIES.

NOTE: ALL LEVELS SHOWN ON THIS DRAWING MAY VARY OF SITE CONDITIONS. CONTRACTOR TO VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING WITH THE WORK.

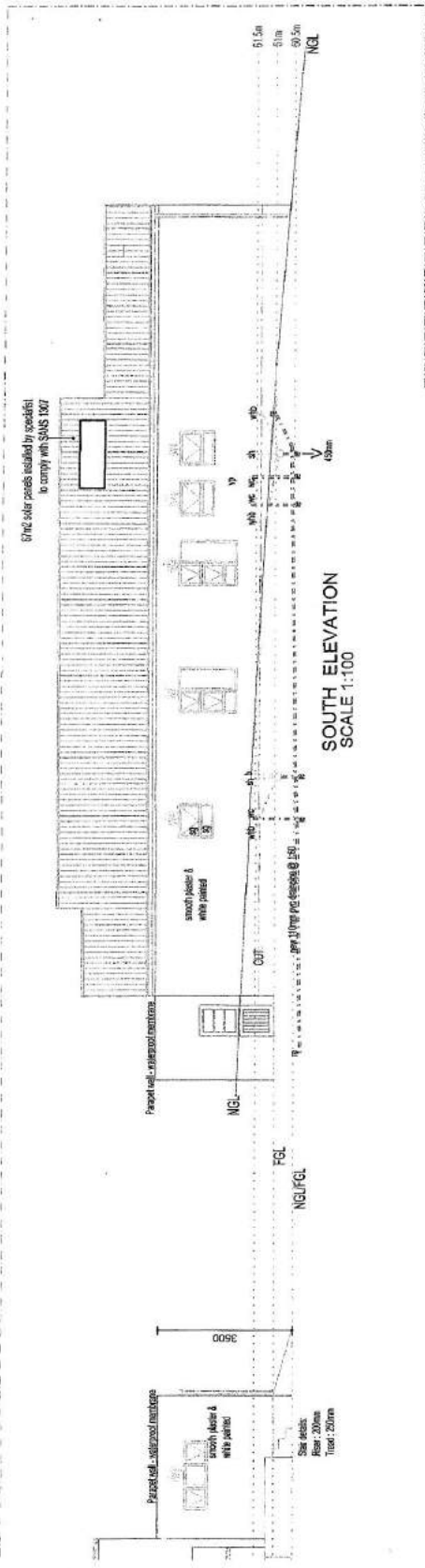
SECTION B-B
SCALE 1:100



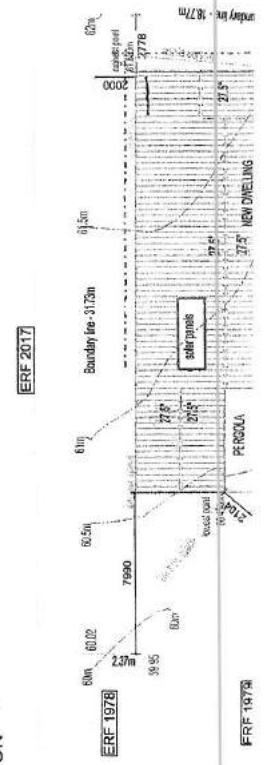
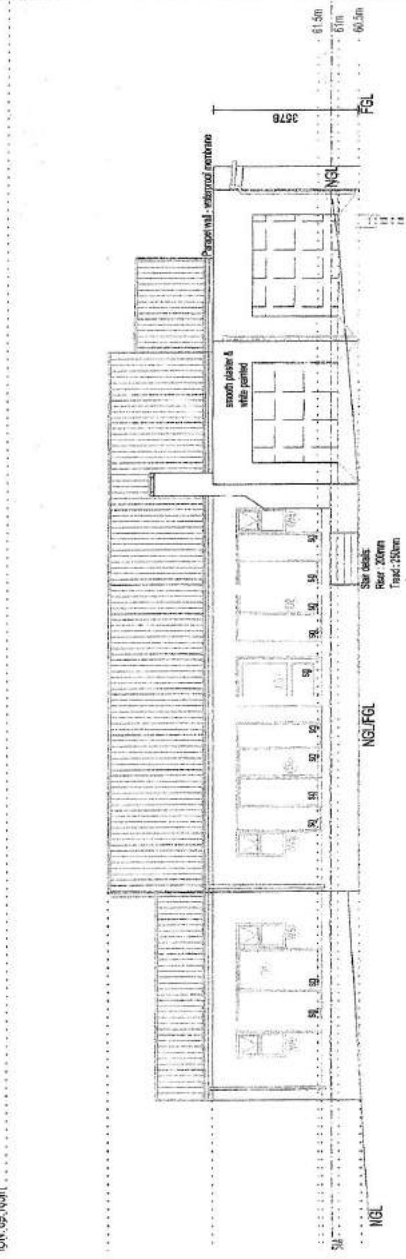
SECTION B-B
SCALE 1:100

SOLAR SCHEDULE & FENESTRATION CALCULATION - ERF 2295, VERMONT

Heating Elements	Glazing Element Size			Glazing Element Rating		Sector	Shading		Solar Exposure		Proposed					
	No	Type	Qty	Width	Height		Area	Type of Glazing	U-value	SHGC		Orientation	(P)	(H)	(G)	PH
W1	PT49	1	0.400	0.900	0.960	SINGLE CLEAR	5.60	0.77	WEST	0.100	0.900	0.000	0.111	1.180	2.02	0.35
W2	PT1215	1	1.100	1.900	1.800	SINGLE CLEAR	5.60	0.77	WEST	0.100	1.900	0.000	0.067	1.900	10.08	1.80
W3	PT186	1	1.800	0.500	1.080	SINGLE CLEAR	5.60	0.77	EAST	0.100	0.600	0.000	0.167	0.990	6.05	0.77
											TOTAL	16.16m²	16.25			



H.O.A. @ SYNX
D. SPACKER
Site:
Site:
Date: 21/08/2019



DN: 55, 165m

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2295, VERMONT (4252)**

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 the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 10400 – P:2010: Drainage;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 2295, Vermont, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

p.p. R. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

15/02/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

6. ERF 6119, OLD HARBOUR, HERMANUS: PROPOSED CONSENT USE: N LLOYD ON BEHALF OF OLD HARBOUR MUSEUM-HERMANUS

6119 HNC (4195)

H van der Stoep

(028) 313 8900

Hermanus Administration

24 March 2019

Executive Summary

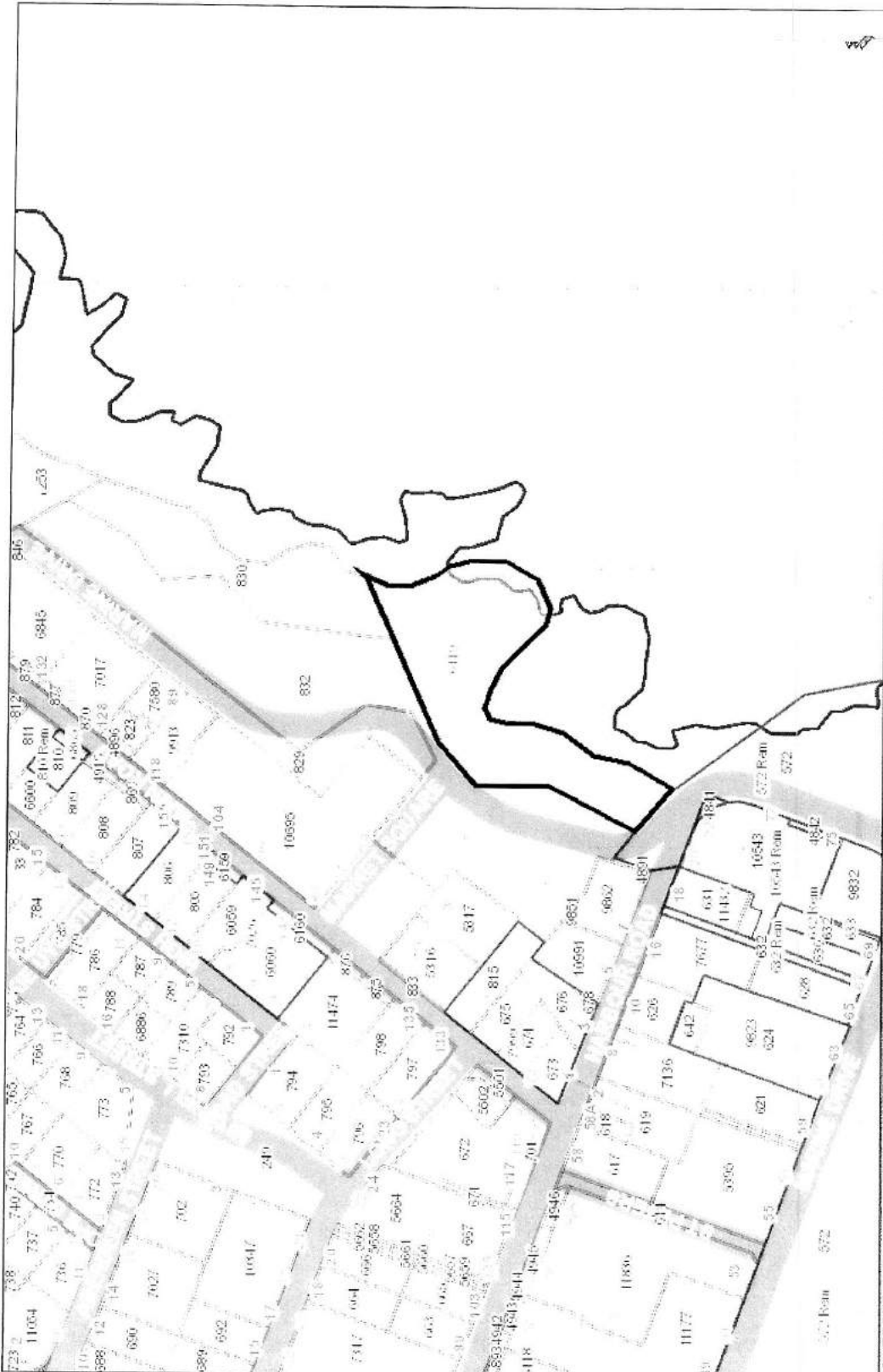
An application has been received on 1 October 2018 from Nicolette Lloyd Architectural Designer on behalf of Hermanus Old Harbour Museum on Erf 6119, Hermanus for a consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to accommodate tourist facilities e.g. abalone and wine tasting.

RESOLVED :

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 6119, Hermanus for a consent use to accommodate tourist facilities e.g. abalone and wine tasting, **be approved**, subject to the following conditions, in terms of the provisions of Section 61 of the By-Law:
 - (a) that this approval is only for the development for abalone and wine tasting in the existing structures at the Old Harbour;
 - (b) that disabled access to the tasting area be provided, as well as a disabled toilet;
 - (c) that balustrades be installed/provided to all areas where difference in level is more than 1m;
 - (d) that a history of this structure is to be displayed in the altered use structure;
 - (e) that drawings for statutory approval be submitted to the Local Heritage and Aesthetics Committee;
 - (f) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;
 - (g) that this approval does not absolve the applicant from compliance with any other relevant legislation;

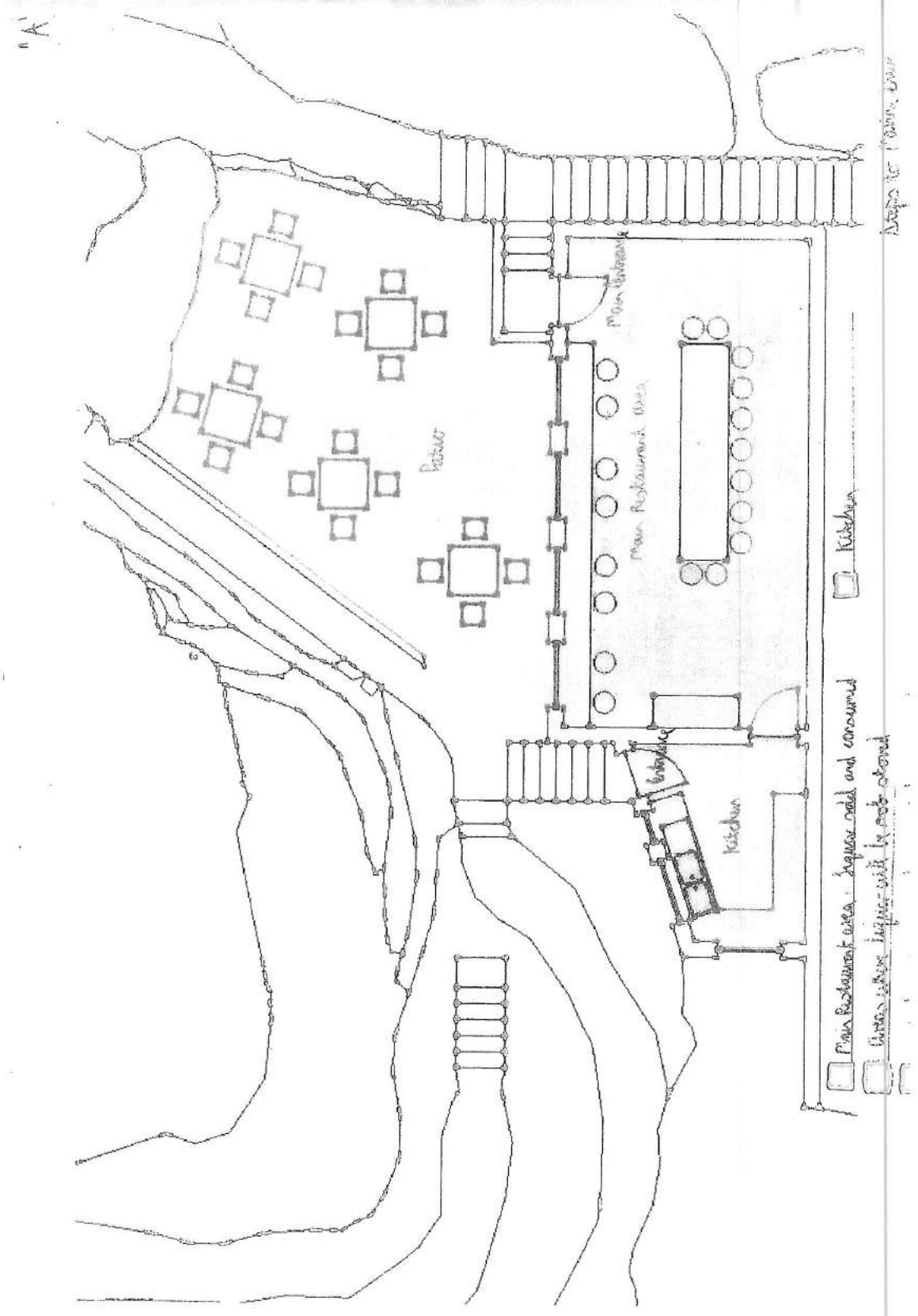
**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

- (h) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (i) that all the conditions in the Services Report, be complied with, and
 - (j) that all the conditions imposed by the Fire Department, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



Erf 6119 Hermanus





- Main Restaurant area - square table and surround
- Kitchen where square table is not shown

□ Kitchen

Steps to Patisserie

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: ERF 6119, OLD HARBOUR, HERMANUS
(4195)**

Stormwater (SW) : In Order
Electricity : In Order
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 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 any commercial food preparation facilities (e.g. restaurant / guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services;
4. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
5. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
6. that stormwater be allowed to discharge through Erf 6119, Old Harbour, unobstructed;
7. that any additional and / or extended vehicle entrances will be for the owner's account;
8. that refuse will be removed from the sidewalks as per municipal arrangement;
9. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

7. ERF 1298, 323 MAIN ROAD, HERMANUS (EASTCLIFF), OVERSTRAND MUNICIPAL AREA: PROPOSED CONSENT USE AND DEPARTURE: J MEERBURG ON BEHALF OF C VAN WEZEL KNULST

1298 HEC (3574)

P Roux

(028) 313 8900

Hermanus Administration

25 April 2019

Executive Summary

To consider an application received on 31 January 2017 from J Meerburg on behalf of the owner, C van Wezel Knulst, on Erf 1298, Hermanus (Eastcliff) for the following:

- consent use in terms of Section 16(2)(o) in order to establish a guesthouse (five (5) bedrooms) on the property; and
- departure in terms of Section 16(2)(b) in order to relax the street building line with Burg Street from 4m to 0m to accommodate a carport, and to provide parking bays in tandem and partially 1,3m over the erf boundary.

RESOLVED :

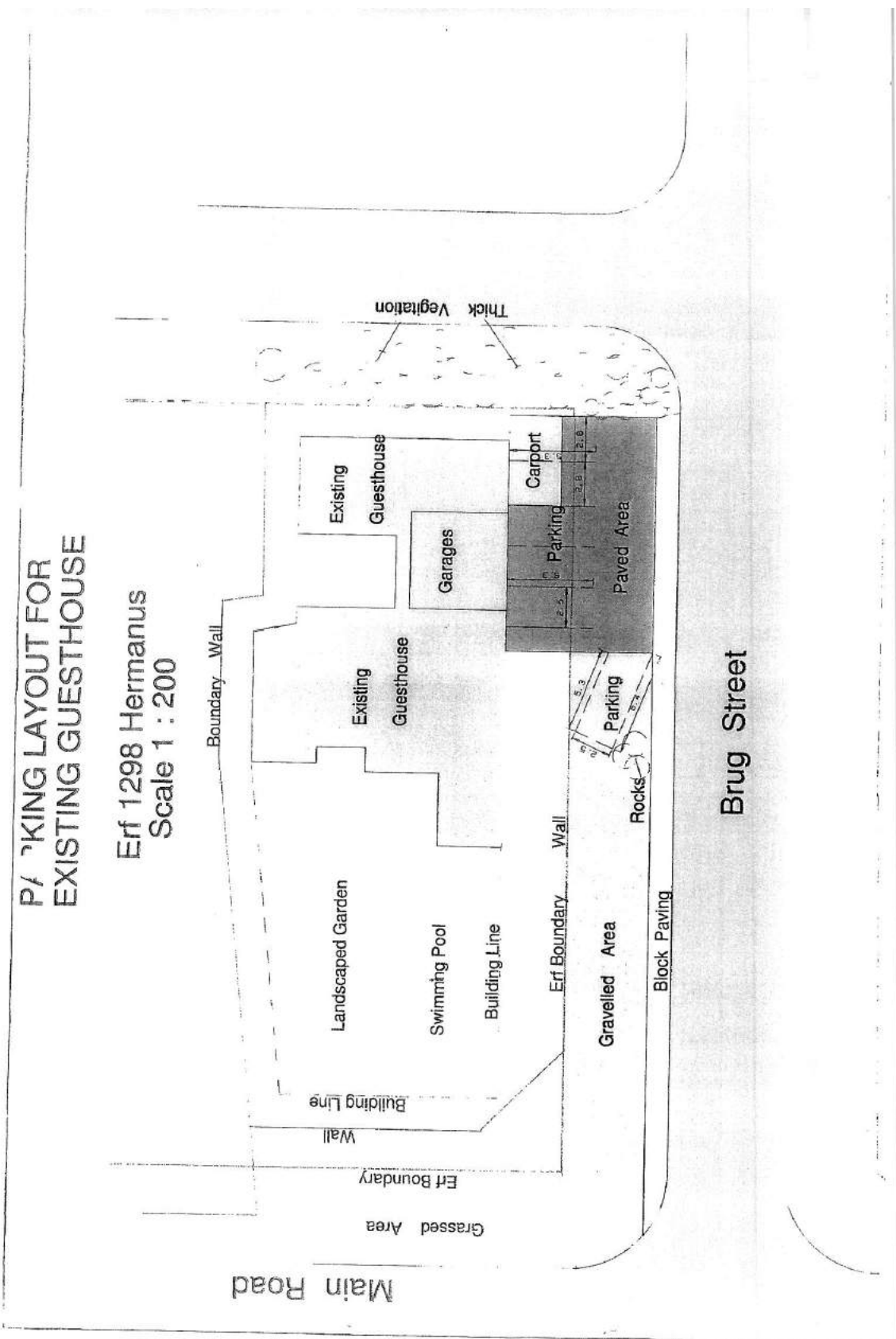
1. that, the application in terms of Section (16)(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to establish a guesthouse (five (5) bedrooms) on the property **not be approved** in terms of the provisions of Section 61 of the By-Law, and that the operation of the five bedroom guesthouse be ceased with immediate effect;
2. that the application in terms of Section (16)(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure applicable to Erf 1298, Hermanus in order to provide parking bays in tandem and partially 1,3m over the erf boundary **not be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section (16)(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure applicable to Erf 1298, Hermanus in order to relax the street building line with Burg Street from 4m to 0m to accommodate a carport, **be partially approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that approval is provided only for the existing structure which provides a covering for the front door area as indicated on the Site Development Plan, as submitted with the application;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

- (b) that carport be converted to only be used as a covered walkway and not for parking purposes;
 - (c) that building plans be submitted to the Building Department within thirty (30) days from the date of notification;
 - (d) that the comment from Engineering Services, be complied with;
 - (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
 - (f) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with.
4. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

PAVING LAYOUT FOR EXISTING GUESTHOUSE

Erf 1298 Hermanus
Scale 1 : 200



**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

8. ERF 1075, 6 HILL STREET, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MR HEYNS ON BEHALF OF SE LEVY

1075 HEC (4159)

P Roux

(028) 313 8900

Hermanus Administration

8 March 2019

Executive Summary

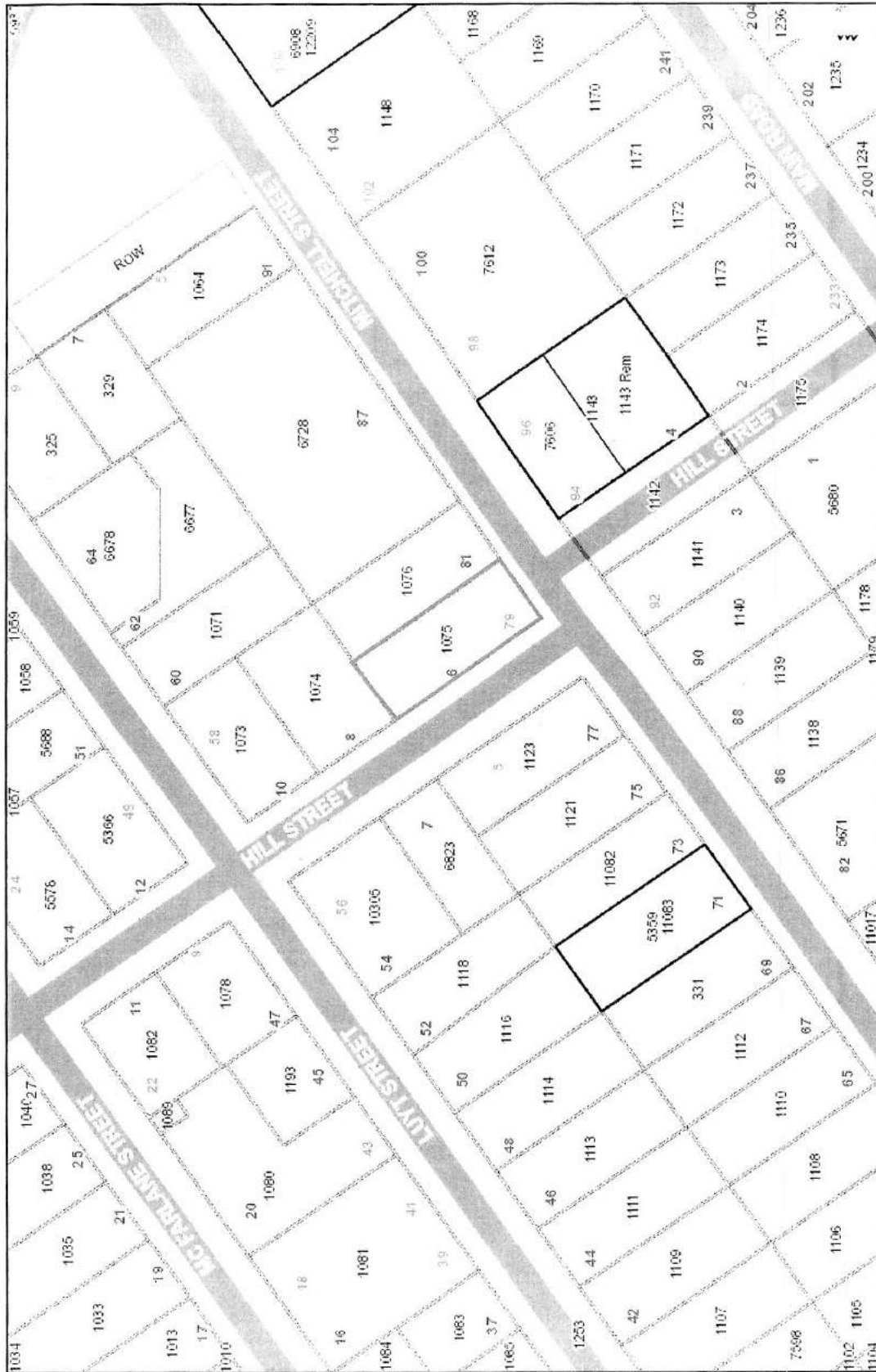
An application has been received on 31 August 2018 from Mr Heyns on behalf of SE Levy in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Erf 1075, Hermanus in order to relax the street building line from 3m to 1,5m and 2,03m respectively to accommodate the extension of the existing garage and a new covered patio.

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 1075, Hermanus to relax the Hill Street building line from 3m to 1,5m to accommodate the extension of the existing garage, **be partially approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(b) of the By-Law applicable to Erf 1075, Hermanus in order to relax the Hill Street building line from 3m to 2,03m to accommodate a new covered patio, **not be approved** in terms of the provisions of Section 61 of the By-Law, due to the following reasons:
 - (i) in order for the applicant to apply for a garage to encroach over the street building line all other structures must respect that building line in accordance with the provisions of Section 16.1.1 of the Zoning Scheme;
 - (ii) the applicant did not request that this provision be departed from, and
 - (iii) ample space is available between the dwelling and proposed outbuilding to allow for the construction of the covered patio without the need to encroach the street building line;
3. that the approval in paragraph 1. above is subject to the following conditions:

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

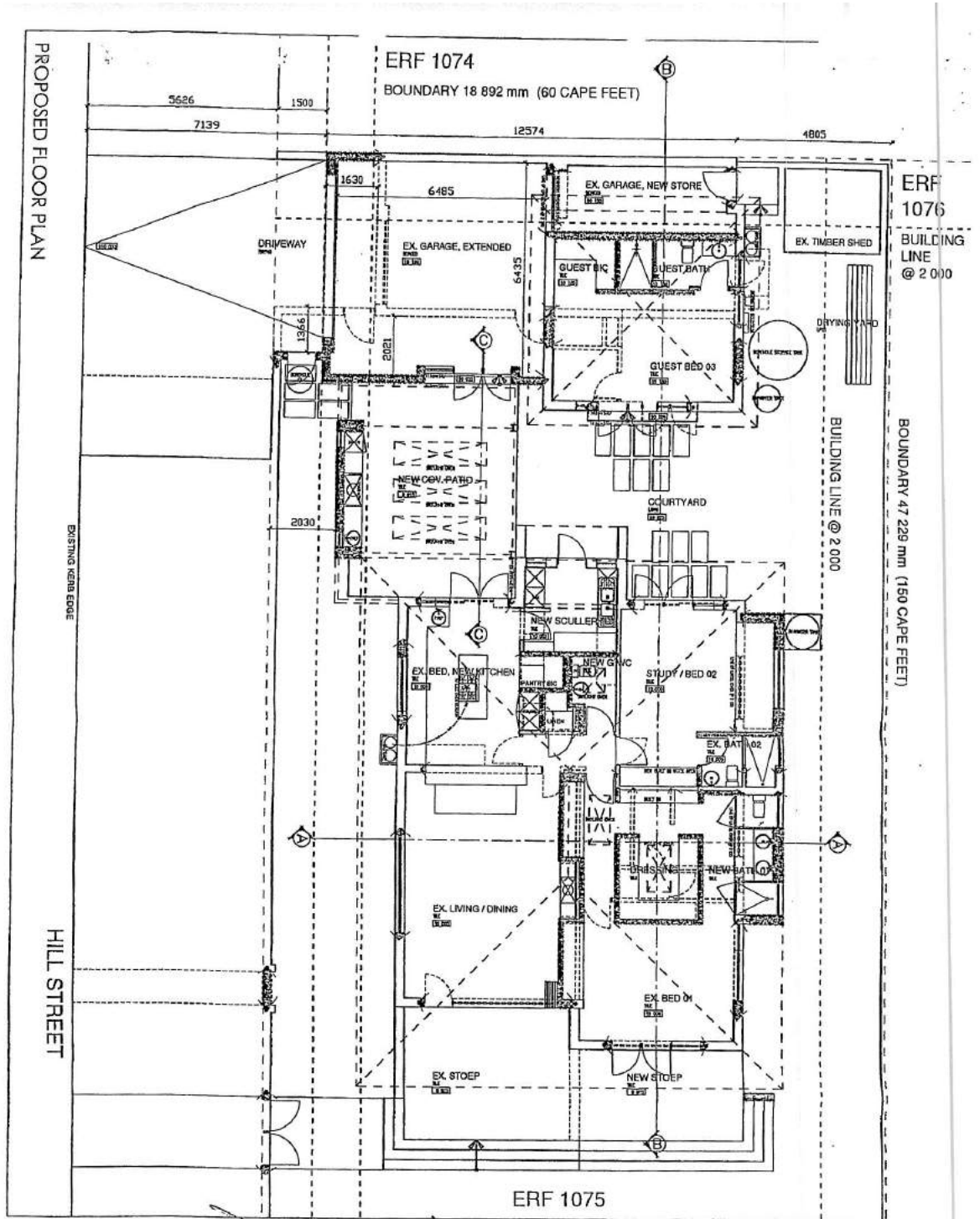
- (a) that this approval only relates to the extension and expansion of the garage over the 3m street building line up to 2m from the property boundary;
 - (b) that the proposed building plans be revised indicating that the existing shed is removed, as no prior approval have been provided for the shed, that the proposed covered patio be moved back to comply with the 3m street building line and that the proposed extension of the garage is only 2m away from the street boundary;
 - (c) that the revised building plans be submitted to the Building Department for approval, and that any conditions by the Fire- and Building Departments be complied with at that stage;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
4. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval



LOCALITY PLAN: ERF 1075, EASTCLIFF, HERMANUS



Date: 2010.0



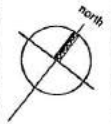
<p>17-101 JULY 18 KAM DRAWN W/D-904 8/1/00 A DRAWING NO. SCALE RANGER</p>		<p>PROPOSED FLOOR PLAN</p>		<p>HOUSE LEVY ALTS AND ADDS ERF 1074 HERMANNUS PROJECT</p>		<p>MS SE LEVY 6 HILL STREET EASTCLIFF, HERMANNUS 7200</p>		<p>CLIENT <i>[Signature]</i></p>		<p>ARCHITECT MARYSELYN GRIFFIN ARCHITECTS 927 418 4577 / 15000186 (CELLPHONE) 200 948 7200 / 15000186 (FAX) 200 948 7200 / 15000186 (HOME) 200 948 7200 / 15000186 (OFFICE)</p>		<p>REVISIONS</p> <table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>A</td> <td>14/11/18</td> <td>ISSUED FOR TOWN PLANNING COUNCIL BUILDING LINE APPROVAL REVISIONS</td> </tr> </table>		REV	DATE	DESCRIPTION	A	14/11/18	ISSUED FOR TOWN PLANNING COUNCIL BUILDING LINE APPROVAL REVISIONS	<p>GENERAL NOTES</p> <p>1. THESE CHANGES ARE MADE FOR CONVENIENCE AND SHOULD BE USED FOR ALL PURPOSES UNLESS SPECIFICALLY NOTED OTHERWISE.</p> <p>2. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE ARCHITECT.</p>	
REV	DATE	DESCRIPTION																			
A	14/11/18	ISSUED FOR TOWN PLANNING COUNCIL BUILDING LINE APPROVAL REVISIONS																			

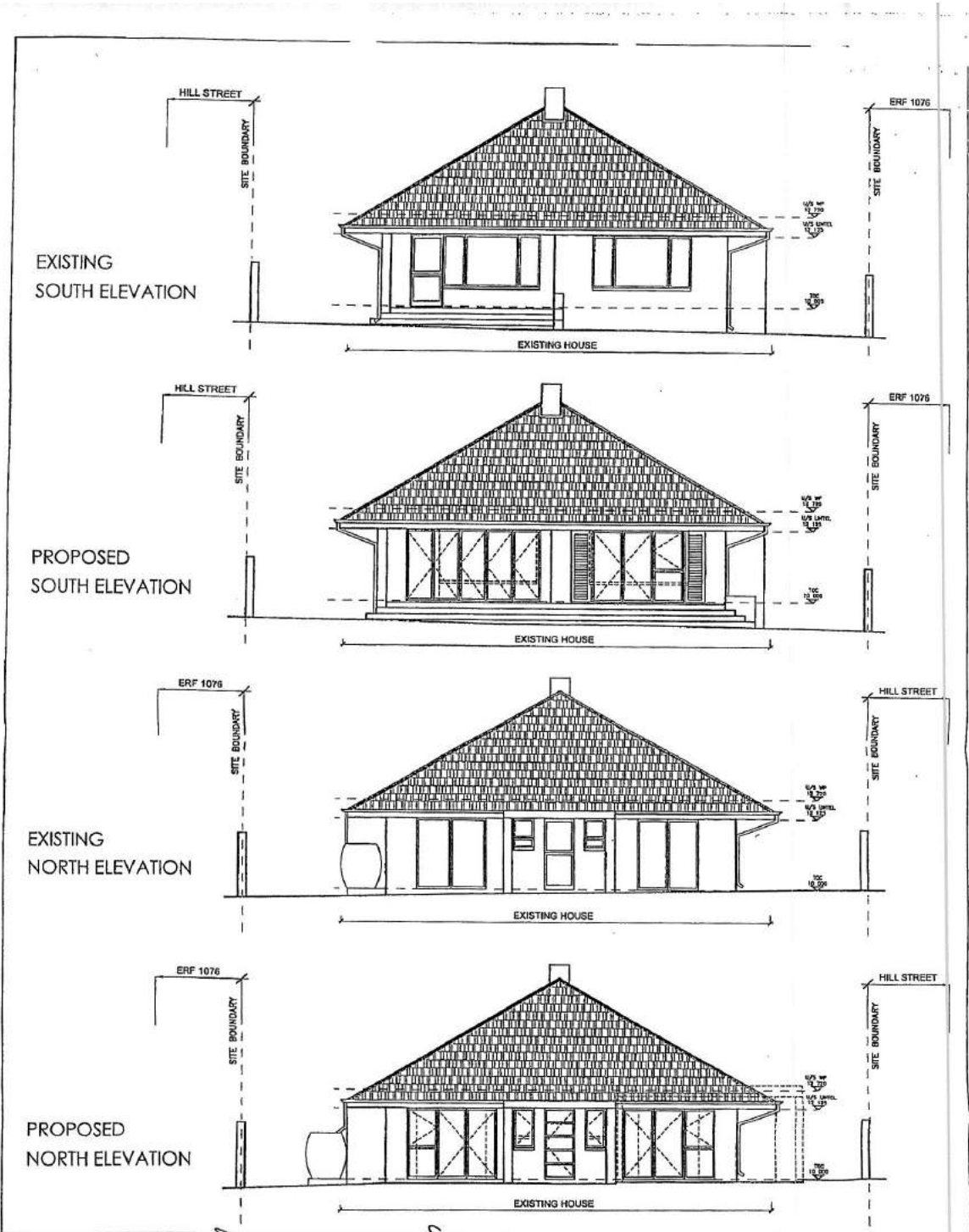
CONTRACTOR

THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

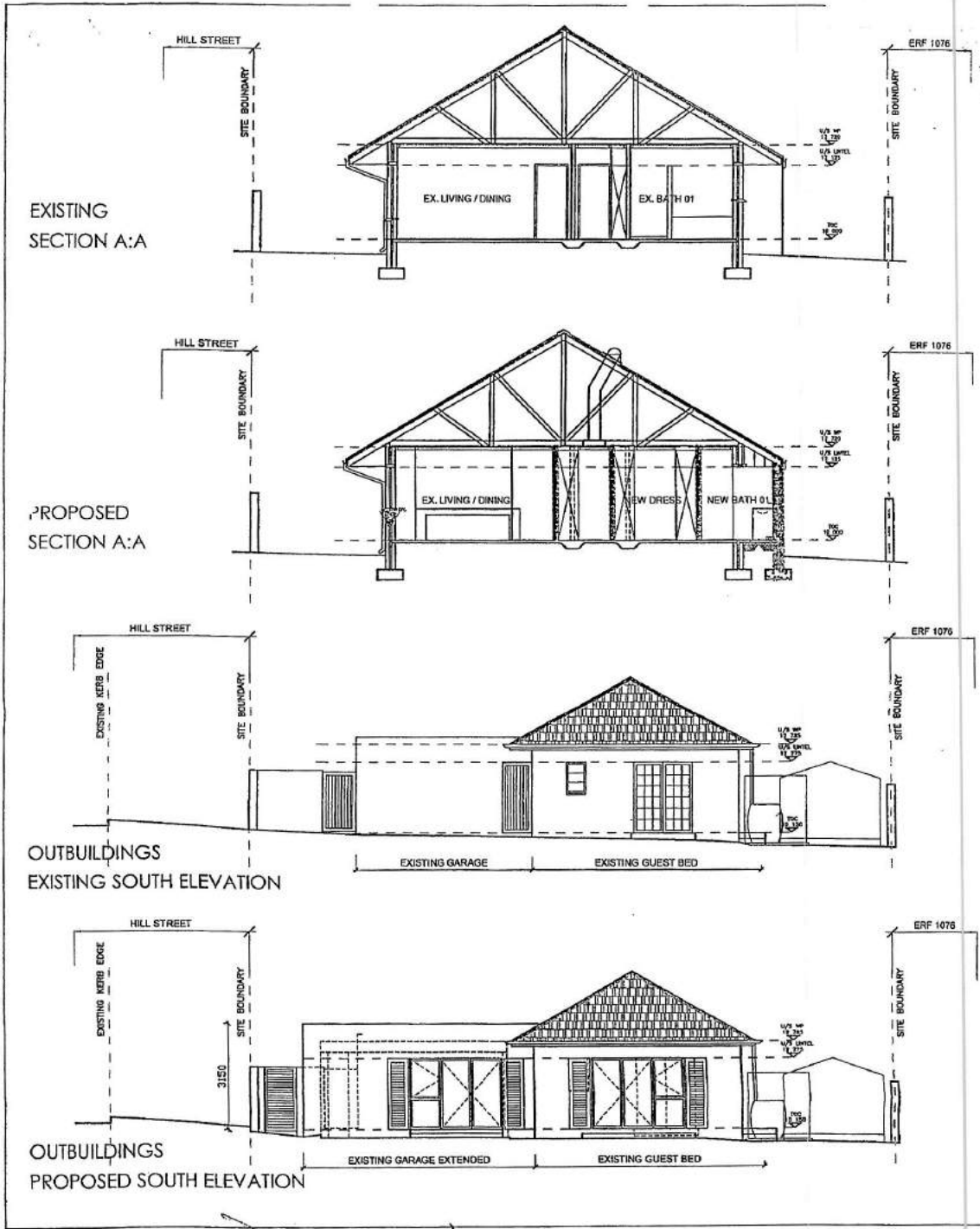
GENERAL N. 0113

These changes are made for convenience and should be used for all purposes unless specifically noted otherwise.

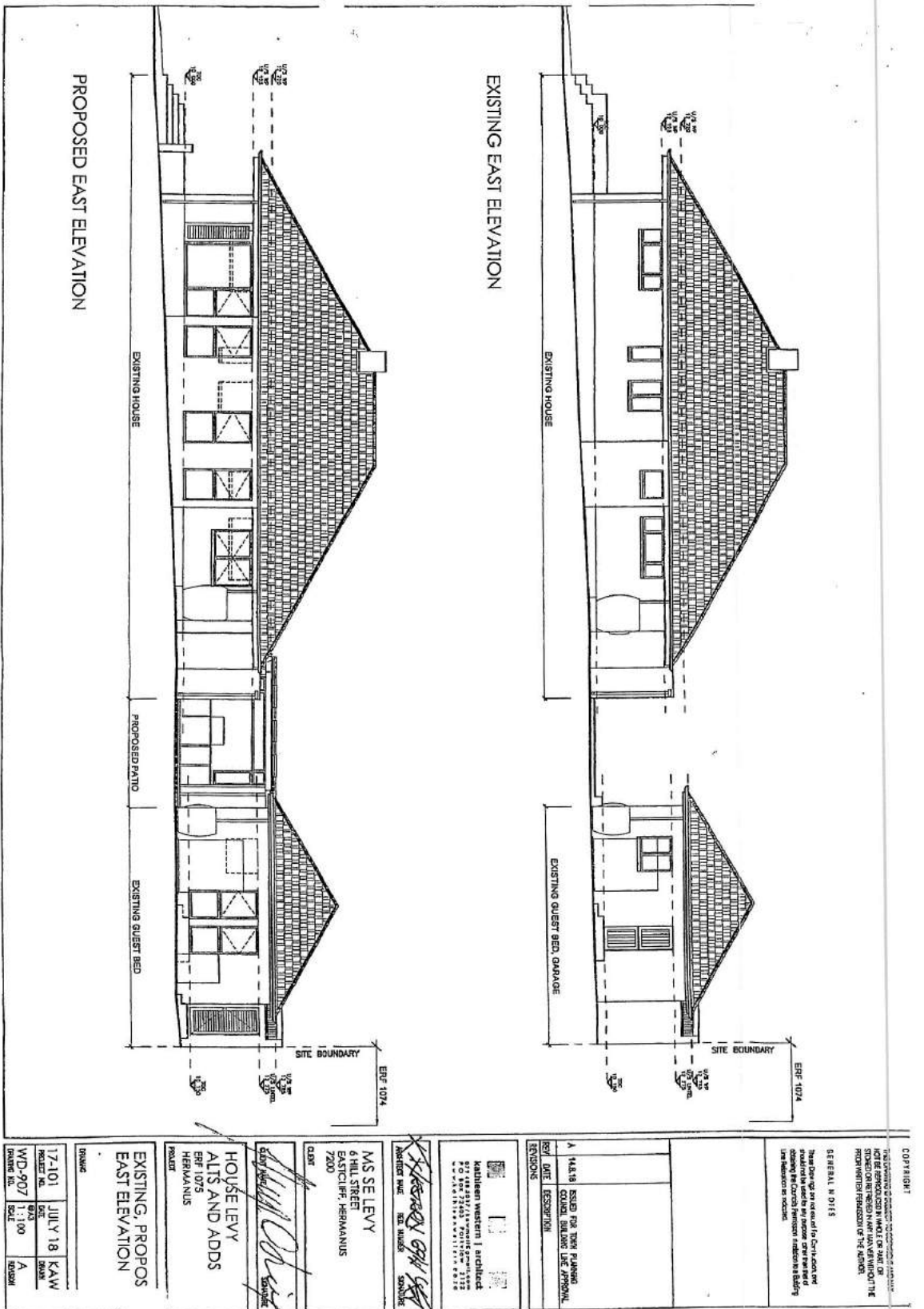




<p>17-101 JULY 18 KAM W.D-905 1:100 DRAWING NO. SCALE REVISION</p>		<p>EXISTING, PROPOS NORTH ELEVATION SOUTH ELEVATION</p>		<p>HOUSE LEVY ALTS AND ADDS HERMANUS</p>		<p>MS SE LEVY 6 HILL STREET EASTCLIFF, HERMANUS 7200</p>		<p>Author: <i>MS Se Levy</i> Designer: <i>MS Se Levy</i> Drafter: <i>MS Se Levy</i></p>		<p>14.1.18 ISSUED FOR TOWN PLANNING CONTROL BOARDING LINE PERSONAL REVISIONS</p>		<p>These drawings are the work of the Architect and shall not be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.</p>	
--	--	---	--	--	--	---	--	---	--	--	--	---	--



<p>17-101 JULY 18 KAW PROJECT NO. DATE DRAWN WJD-906 1:3:100 A DRAWING NO. SCALE REVISION</p>		<p>EXISTING, PROPOS SECTION A:A SOUTH ELEVATION</p>		<p>HOUSE LEVY ALTS AND ADDS ERF 1076 HERMANIUS PROJECT</p>		<p>MS SE LEVY 4 HILL STREET EASTCLIFF, HERMANIUS 7200 CLIENT</p>		<p>Architect Name: MS SE LEVY Architect No: 222 14329 Architect: [Signature]</p>		<p>Architect: [Signature] 14 Hill Street Eastcliff, NSW 1585 P.O. Box 72463, Sydney NSW 1522 Tel: (02) 9550 1111 Fax: (02) 9550 1122 Email: info@msselevy.com.au</p>		<p>14.8.18 ISSUED FOR TOWN PLANNING REVISION DATE DESCRIPTION</p>		<p>GENERAL NOTES These Drawings are intended for Consultants use and should not be used for any purpose other than that of assisting the Council in the assessment of the application for the proposed development.</p>		<p>COPYRIGHT THIS DRAWING IS SUBJECT TO COPYRIGHT AND SHOULD NOT BE REPRODUCED IN WHOLE OR IN PART OR ADAPTED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE PERMISSION OF THE ARCHITECT.</p>	
--	--	---	--	--	--	--	--	--	--	---	--	--	--	---	--	--	--



COPYRIGHT

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

GENERAL NOTES

These drawings are prepared for the client and are not to be used for any other purpose without the written permission of the architect. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.

REV	DATE	DESCRIPTION
A	14.8.18	ISSUED FOR TENDERS
B	14.8.18	ISSUED FOR TENDERS

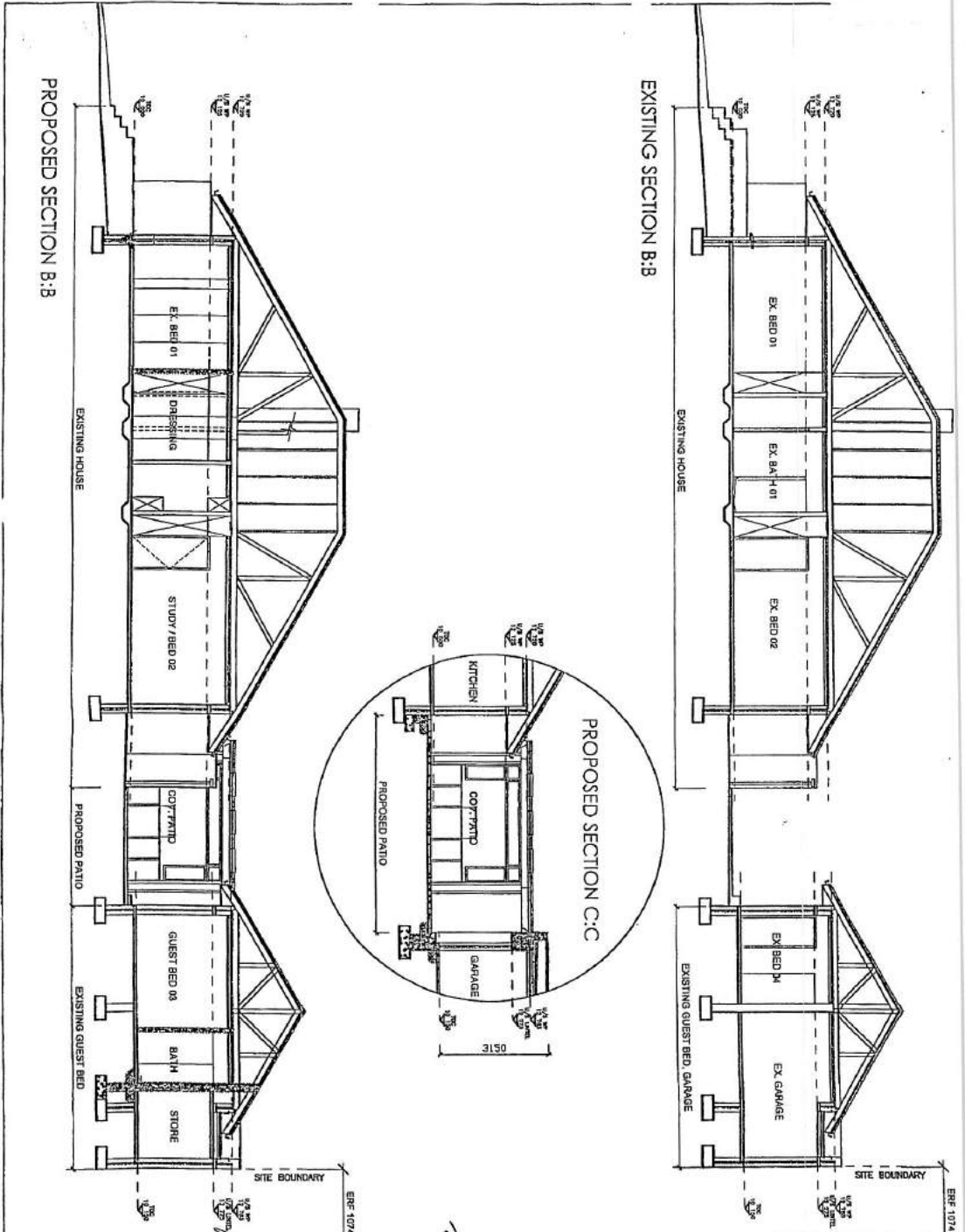
Architect: **Kathleen Western | architect**
 202 VAN DER WERF AVENUE, SUITE 101
 HERMANUS 7200

Client: **MS SE LEVY**
 6 HILL STREET
 EASTCLIFF, HERMANUS
 7200

Project: **HOUSE LEVY**
 ALTS AND ADDS
 ERF 1075
 HERMANUS

Project: **EXISTING, PROPOS**
EAST ELEVATION

PROJECT NO.	17-101	DATE	JULY 18	CLIENT	KAW
PROJECT NO.	WD-907	DATE	1:1:100	SCALE	A



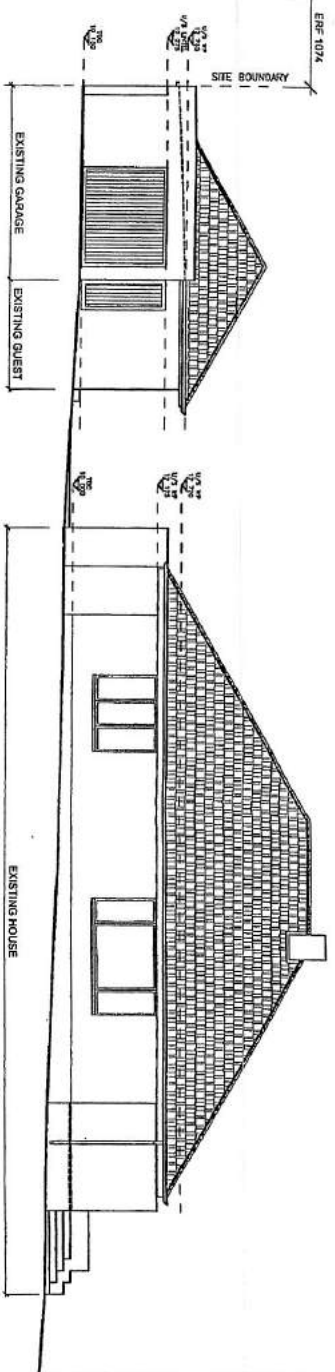
THIS DRAWING IS SUBJECT TO COUNCIL APPROVAL AND ANY
 MODIFICATIONS TO THE DRAWING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT.
 GENERAL NOTES
 These drawings are not sealed for Construction, and
 should be used only for information purposes. Other than the use of
 including in Council's presentation in relation to a building
 application as indicated.

NO.	DATE	DESCRIPTION
1	14.11.18	ISSUED FOR TOWN PLANNING COUNCIL BUILDING LINE APPROVAL REVISIONS

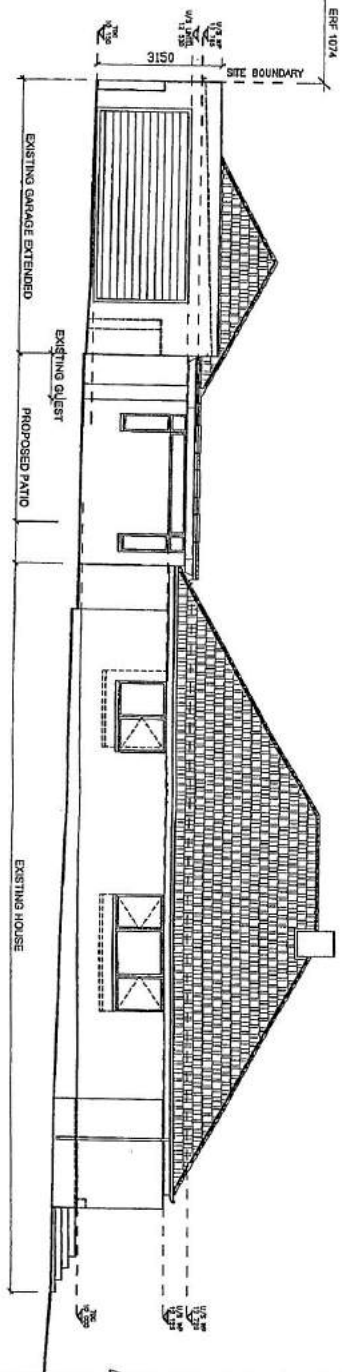
Kathleen western | architect
 20 Fern Street, Warrington NSW 2122
 P 02 9339 1188
 F 02 9339 1189
 E k.western@kathleenwestern.com.au
 www.kathleenwestern.com.au

MS SE LEVY
 6 HILL STREET
 EASTCLIFF, NEWCASTLE
 2280
 CLIENT
 HOUSE LEVY
 ALTS AND ADDS
 REF 1075
 HERMANNUS
 PROJECT

17-101	JULY 18	KAW
PROJECT NO.	DATE	SCALE
WD-908	1:100	A
DRAWING NO.	SCALE	REGION



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

COPYRIGHT
 THIS DOCUMENT IS SUBJECT TO OUR TERMS AND CONDITIONS OF SERVICE. ANY REPRODUCTION IN WHOLE OR IN PART, OR STORAGE OR RETRIEVAL BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE FIRM IS PROHIBITED.

GENERAL NOTES
 These drawings are not sealed by the State of Maryland and should not be used for any purpose other than that of which they were prepared. The architect assumes no liability for the construction of the building or for the safety of the building.

REV.	DATE	DESCRIPTION
A	11/18/18	ISSUED FOR TOWN PLANNING DEPARTMENT REVIEW FOR APPROVAL.

Architect
 northwestern | architect
 272 488 9911 / 488 9912
 272 488 9913 / 488 9914
 272 488 9915 / 488 9916
 272 488 9917 / 488 9918
 272 488 9919 / 488 9920

CLIENT
 MS SE LEVY
 6 HILL STREET
 EASTCREEK, HERMANNUS
 7200

PROJECT
 HOUSE LEVY
 ALTS AND ADDS
 ERF 1075
 HERMANNUS

DATE	17-101	JULY 18	KAV
PROJECT NO.	WD-909	1:100	A
SCALE			
REVISION			

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1075, EASTCLIFF (4159)**

Stormwater (SW) : In Order
Electricity : In Order
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 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 the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 1075, Eastcliff, unobstructed;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

07 JAN 2019

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

**9. ERF 1990, 3 HOLOMISA STREET, PEARLY BEACH (ELOXULWENI),
OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE:
OVERSTRAND MUNICIPALITY**

1990 GPB (2933/2019)

SW van der Merwe

(028) 313 8900

Hermanus Administration

23 April 2019

Executive Summary

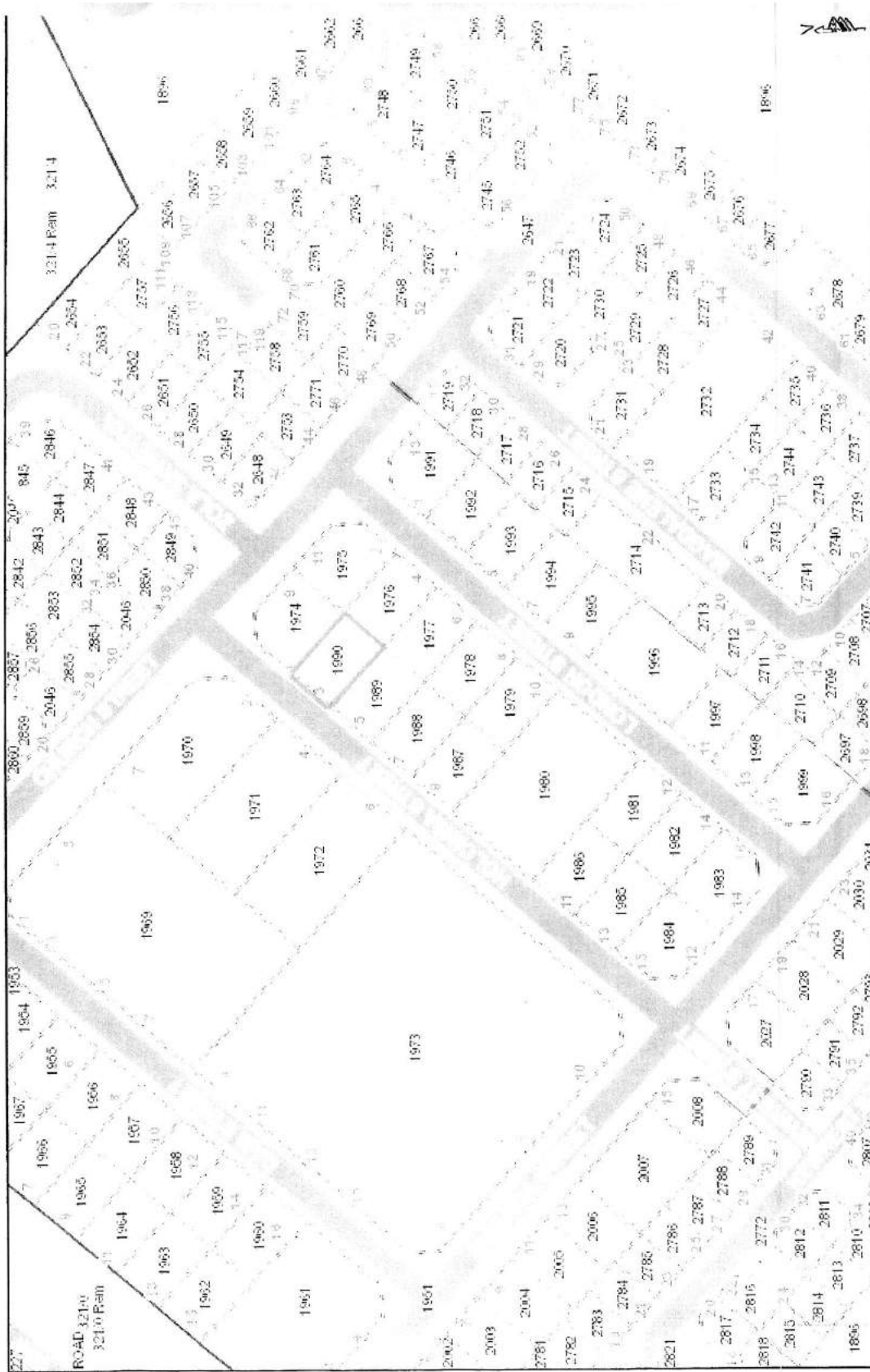
An application was received on 13 February 2019 from Overstrand Municipality, the owner of Erf 1990, Pearly Beach (Eluxolweni) in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure in order to relax the northern 5m lateral building line onto the property boundary and the 5m rear building line to 1m in order to accommodate proposed additions to the municipal library.

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 1990, Pearly Beach to relax the northern 5m lateral building line onto the property boundary and the 5m rear building line to 1m to accommodate proposed additions to the municipal library, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval only relates to the relaxation of the building lines as indicated on the plans submitted with the application;
 - (b) that alternative parking provision be made on adjoining municipal land to the satisfaction of the Senior Manager: Town and Spatial Planning;
 - (c) that building plans be submitted to the Building Department for approval, and that any conditions by the Fire- and Building Departments be complied with at that stage;
 - (d) that all the conditions in the Services Report be complied with;
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (f) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

2. that the applicant 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 conditions of approval.

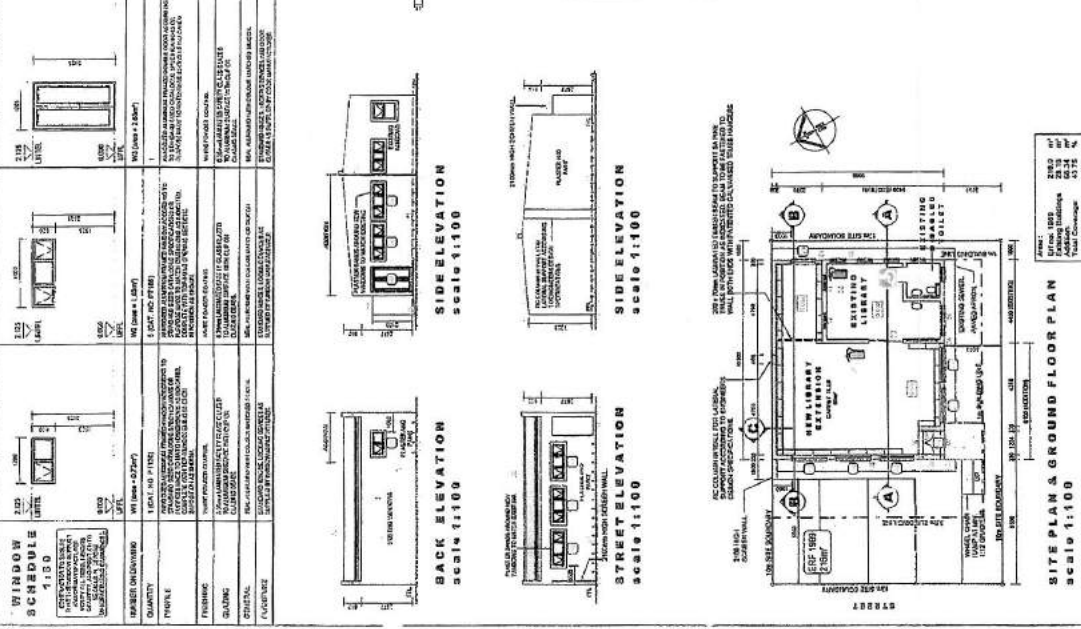
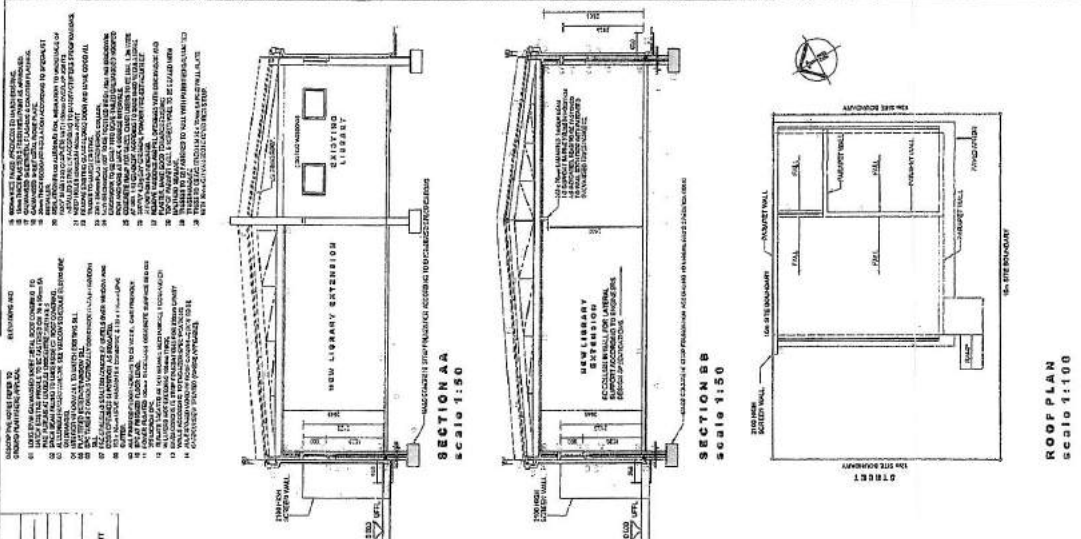


LOCALITY PLAN: ERF 1990, PEARLY BEACH (ELUXOLWENI)



NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS.
3. THE ARCHITECT DOES NOT TAKE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR THE USER OF THESE PLANS.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION OR THE STRUCTURE OF THE BUILDING.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS.
6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE INTERIOR FINISHES OR THE LANDSCAPE ARCHITECTURE.
7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE SIGNAGE OR THE FURNITURE.
8. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE SECURITY SYSTEMS.
9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE ACCESSIBILITY FEATURES.
10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE ENERGY EFFICIENCY MEASURES.
11. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE SUSTAINABILITY FEATURES.
12. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE HISTORIC PRESERVATION FEATURES.
13. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE MONUMENTAL DESIGN FEATURES.
14. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE ARTWORK OR THE INSTALLATION OF ARTWORK.
15. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE SPECIALTY GLASS OR THE INSTALLATION OF SPECIALTY GLASS.
16. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE CUSTOMER SERVICE FEATURES.
17. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY ENGAGEMENT FEATURES.
18. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE CULTURAL PROGRAMMING FEATURES.
19. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE EDUCATIONAL PROGRAMMING FEATURES.
20. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE RESEARCH PROGRAMMING FEATURES.
21. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COLLECTIONS PROGRAMMING FEATURES.
22. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE REFERENCE PROGRAMMING FEATURES.
23. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE CHILDREN'S PROGRAMMING FEATURES.
24. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE ADULT PROGRAMMING FEATURES.
25. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE SENIORS PROGRAMMING FEATURES.
26. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE SPECIAL SERVICES PROGRAMMING FEATURES.
27. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY EVENTS PROGRAMMING FEATURES.
28. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY MEETINGS PROGRAMMING FEATURES.
29. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY WORKSHOPS PROGRAMMING FEATURES.
30. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY CLASSES PROGRAMMING FEATURES.
31. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY SUPPORT GROUPS PROGRAMMING FEATURES.
32. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY ADVOCACY PROGRAMMING FEATURES.
33. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY ORGANIZATION PROGRAMMING FEATURES.
34. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY ACTION PROGRAMMING FEATURES.
35. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY DEVELOPMENT PROGRAMMING FEATURES.
36. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY IMPROVEMENT PROGRAMMING FEATURES.
37. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY REVITALIZATION PROGRAMMING FEATURES.
38. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY REGENERATION PROGRAMMING FEATURES.
39. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY TRANSFORMATION PROGRAMMING FEATURES.
40. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY CHANGE PROGRAMMING FEATURES.
41. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY MOVEMENT PROGRAMMING FEATURES.
42. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY ACTIVISM PROGRAMMING FEATURES.
43. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY PARTICIPATION PROGRAMMING FEATURES.
44. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY ENGAGEMENT PROGRAMMING FEATURES.
45. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY INVOLVEMENT PROGRAMMING FEATURES.
46. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY COLLABORATION PROGRAMMING FEATURES.
47. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY PARTNERSHIP PROGRAMMING FEATURES.
48. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY ALLIANCE PROGRAMMING FEATURES.
49. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY NETWORKING PROGRAMMING FEATURES.
50. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY CONNECTING PROGRAMMING FEATURES.
51. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY BRIDGING PROGRAMMING FEATURES.
52. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY LINKING PROGRAMMING FEATURES.
53. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY JOINING PROGRAMMING FEATURES.
54. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY UNITING PROGRAMMING FEATURES.
55. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY COMBINING PROGRAMMING FEATURES.
56. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY MERGING PROGRAMMING FEATURES.
57. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY FUSING PROGRAMMING FEATURES.
58. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY MIXING PROGRAMMING FEATURES.
59. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY BLENDING PROGRAMMING FEATURES.
60. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY INTEGRATING PROGRAMMING FEATURES.
61. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY INCORPORATING PROGRAMMING FEATURES.
62. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY IMBUEING PROGRAMMING FEATURES.
63. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY INFUSING PROGRAMMING FEATURES.
64. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY PERMEATING PROGRAMMING FEATURES.
65. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY PENETRATING PROGRAMMING FEATURES.
66. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY INFILTRATING PROGRAMMING FEATURES.
67. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY SEEPING PROGRAMMING FEATURES.
68. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY TRICKLING PROGRAMMING FEATURES.
69. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY DRIPPING PROGRAMMING FEATURES.
70. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY DRIZZLING PROGRAMMING FEATURES.
71. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY RAINING PROGRAMMING FEATURES.
72. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY SHOWERING PROGRAMMING FEATURES.
73. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY BATHING PROGRAMMING FEATURES.
74. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY WASHING PROGRAMMING FEATURES.
75. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY CLEANING PROGRAMMING FEATURES.
76. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY SCRUBBING PROGRAMMING FEATURES.
77. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY POLISHING PROGRAMMING FEATURES.
78. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY BUFFING PROGRAMMING FEATURES.
79. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY WAXING PROGRAMMING FEATURES.
80. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY OILING PROGRAMMING FEATURES.
81. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY TREATING PROGRAMMING FEATURES.
82. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY MAINTAINING PROGRAMMING FEATURES.
83. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY UPGRADEING PROGRAMMING FEATURES.
84. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY IMPROVING PROGRAMMING FEATURES.
85. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY ENHANCING PROGRAMMING FEATURES.
86. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY STRENGTHENING PROGRAMMING FEATURES.
87. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY SUPPORTING PROGRAMMING FEATURES.
88. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY ASSISTING PROGRAMMING FEATURES.
89. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY HELPING PROGRAMMING FEATURES.
90. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY AIDING PROGRAMMING FEATURES.
91. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY ASSISTANCE PROGRAMMING FEATURES.
92. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY SUPPORT PROGRAMMING FEATURES.
93. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY HELP PROGRAMMING FEATURES.
94. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY AID PROGRAMMING FEATURES.
95. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE COMMUNITY ASSISTANCE PROGRAMMING FEATURES.



WINDOW SCHEDULE 1:10

NO.	TYPE	FINISH	GLAZING	OPERATION	REMARKS
1	DOUBLE GLAZED WINDOW	WOOD GRAIN	LOW E	ALUMINUM	SEE ARCHITECT'S NOTES
2	DOUBLE GLAZED WINDOW	WOOD GRAIN	LOW E	ALUMINUM	SEE ARCHITECT'S NOTES
3	DOUBLE GLAZED WINDOW	WOOD GRAIN	LOW E	ALUMINUM	SEE ARCHITECT'S NOTES
4	DOUBLE GLAZED WINDOW	WOOD GRAIN	LOW E	ALUMINUM	SEE ARCHITECT'S NOTES
5	DOUBLE GLAZED WINDOW	WOOD GRAIN	LOW E	ALUMINUM	SEE ARCHITECT'S NOTES
6	DOUBLE GLAZED WINDOW	WOOD GRAIN	LOW E	ALUMINUM	SEE ARCHITECT'S NOTES
7	DOUBLE GLAZED WINDOW	WOOD GRAIN	LOW E	ALUMINUM	SEE ARCHITECT'S NOTES
8	DOUBLE GLAZED WINDOW	WOOD GRAIN	LOW E	ALUMINUM	SEE ARCHITECT'S NOTES
9	DOUBLE GLAZED WINDOW	WOOD GRAIN	LOW E	ALUMINUM	SEE ARCHITECT'S NOTES
10	DOUBLE GLAZED WINDOW	WOOD GRAIN	LOW E	ALUMINUM	SEE ARCHITECT'S NOTES

TRUSS HANGER 1:2

ROOF SHEETING 1:10

FIRE NOTES

SECTION AA 1:50

SECTION BB 1:50

ROOF PLAN 1:100

SECTION C 1:120

WINDOW SCHEDULE 1:10

BACK ELEVATION 1:100

SIDE ELEVATION 1:100

STREET ELEVATION 1:100

SITE PLAN & GROUND FLOOR PLAN 1:100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1990, PEARLY BEACH
(2933/2019)**

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 and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
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 developer's cost;
3. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
4. that any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 1990, Pearly Beach, unobstructed;
6. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

10. ERF 8397, 12 SEVENTH STREET, HERMANUS (VOËLKLIP), OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS ENGELBRECHT & SCORGIE ON BEHALF OF AM ROSSOUW

8397 HVK (2654/2019)

H Boshoff

(028) 313 8900

Hermanus Administration

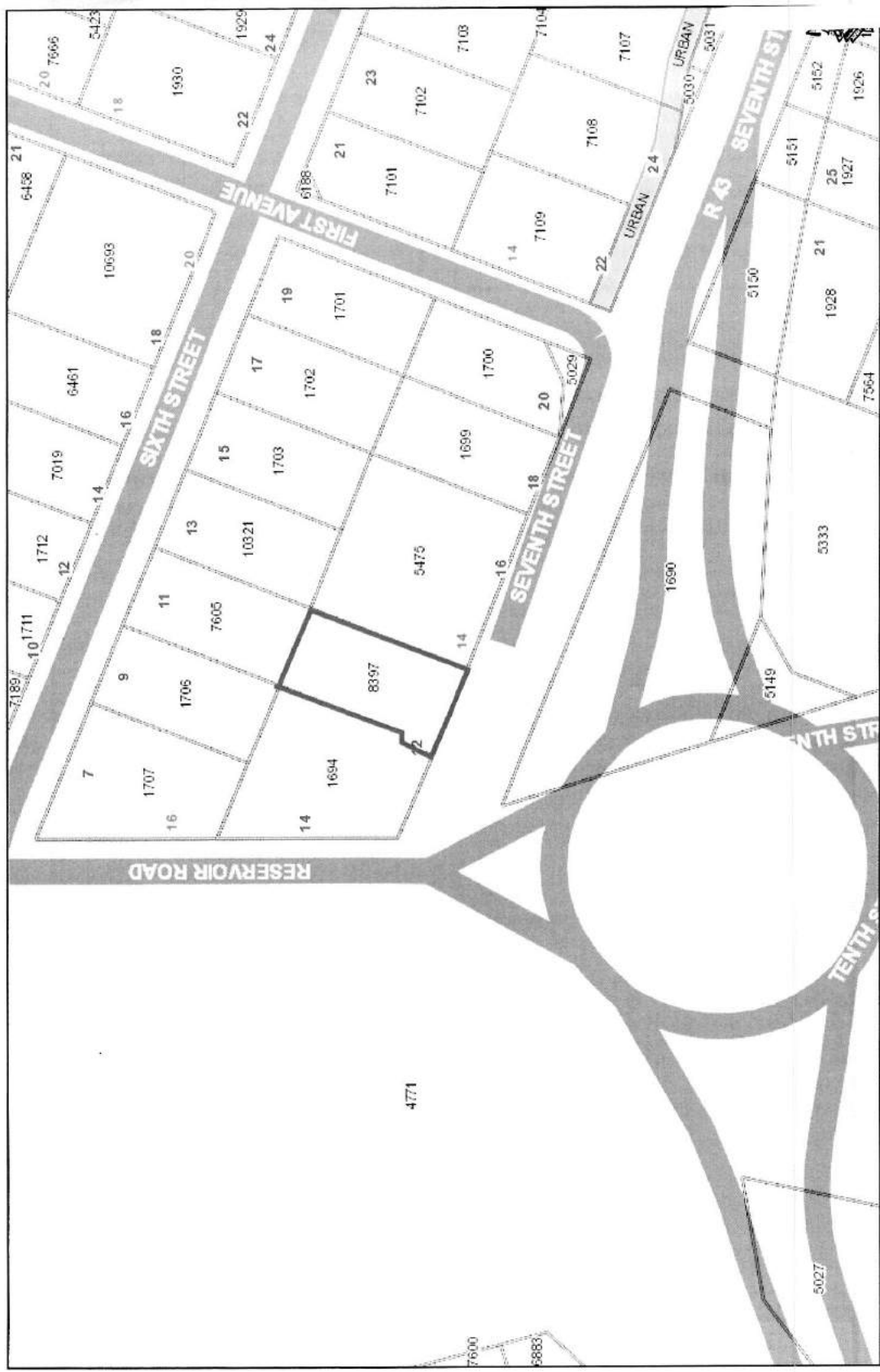
10 May 2019

Executive Summary

An application, applicable to Erf 8397, Hermanus, for departure in terms of Section 16.(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 has been received on 17 October 2018 from Messrs Engelbrecht & Scorgie on behalf AM Rossouw in order to relax the western lateral building line from 2m to 1,2m to accommodate an extension of the existing staff quarters at ground floor level.

RESOLVED :

1. that the application for departure in terms of Section 16.(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 8397, Hermanus in order to relax the western lateral building line from 2m to 1,2m to accommodate an extension of the existing servant's quarter at ground floor level, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the approval is only for the dimensions as per plan number 8397.09/18 dated 28.09.2018 that was submitted with the application;
 - (b) that building plans be submitted to the Building Department and that all conditions of the Building Department and Fire Services be complied with at that stage;
 - (c) that the applicable conditions of Engineering Services and Telkom respectively, be complied with;
 - (d) that all other development parameters as set out in the Zoning Scheme be complied with, and
 - (e) that the above approval does not exempt the landowner from compliance with any other applicable legislation.
2. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditional approval.



LOCALITY PLAN: Erf 8397, Hermanus (Voëlkop)

Date: 2019.05.16



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 8397, VOELKLIP (4215)**

Stormwater (SW) : In Order
Electricity : In Order
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 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 the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that stormwater be allowed to discharge through Erf 8397, Voelklip, unobstructed;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

Municipal Planning Tribunal

1. **REMAINDER ERF 2834 AND UNREGISTERED ERF 2837, SANDBAAI (“SANDBAAI COMMONAGE”): APPLICATION FOR CANCELLATION OF EXISTING SUBDIVISIONAL APPROVALS/PLANS, DEVIATION FROM THE OVERSTRAND MUNICIPALITY SPATIAL WIDE DEVELOPMENT FRAMEWORK (2006) AND THE GROWTH MANAGEMENT STRATEGY (2010), CONSOLIDATION, REZONING, SUBDIVISION, CONSENT USE, DEPARTURES AND PHASING: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF PINAROUX INTERNATIONAL HOLDCO (PTY) LTD**

**2834 HSB (4021)
H van der Stoep
25 March 2018**

(028) 313 8900

Hermanus Administration

Executive Summary

An application has been received on 21 May 2018 from Messrs Interactive Town and Regional Planning on behalf of Pinaroux International Holdco (Pty) Ltd on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the following in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law):

- ❖ Cancellation of the existing subdivisional approvals/plans applicable to the above properties in terms of Section 16.(2)(k) of the By-Law;
- ❖ Deviation from the Overstrand Municipal Spatial Wide Development Framework, 2006 and the Overstrand Growth Management Strategy, 2010 in terms of Section 10 of the By-Law, as well as the provisions of the Municipal Systems Act, 2002 (Act 32 of 2000) in order to deviate from the reserved land uses of the above properties, the densities and housing typologies;
- ❖ Consolidation in terms of Section 16.(2)(e) of the By-Law of the above two (2) properties to form one (1) property of ±39,5 ha in extent;
- ❖ Rezoning of the above consolidated property in terms of Section 16.(2)(a) of the By-Law from Agricultural Zone 1: Agriculture (AGR1) to Subdivisional Area Zone (SA);
- ❖ Subdivision of the above rezoned property in terms of Section 16.(2)(d), read with Section 22 of the By-Law, to create the following:
 - (i) 149 Residential Zone 1: Single Residential (SR1) erven (±5,75 ha in extent);
 - (ii) 47 Residential Zone 1: Single Residential (SR1) erven for a retirement village (±8,56 ha in extent);
 - (iii) 29 General Residential Zone I: Town Housing (GR1) erven (±0,81 ha in extent);

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

- (iv) 16 General Residential Zone 3: Flats (GR4) erven ($\pm 10,49$ ha in extent);
- (v) 13 General Residential Zone 3: Flats (GR4) erven for a retirement village ($\pm 6,13$ ha in extent);
- (vi) 2 Business Zone 3: Local Business (B3) erven ($\pm 2,50$ ha in extent);
- (vii) 3 Open Space Zone 2: Public Open Space (OS2) erven ($\pm 0,51$ ha in extent);
- (viii) 11 Open Space Zone 3: Private Open Space (OS3) erven ($\pm 0,49$ ha in extent); and
- (ix) 5 Transport Zone 2: Road and Parking (TR2) erven ($\pm 10,01$ ha in extent);
- ❖ Consent use in terms of Section 16.(2)(o) of the By-Law to develop a retirement village on the erven numbered 31, 34 - 41, 45 (± 328 rooms), 46 - 52 and 53 - 100 on the proposed Subdivisional Plan;
- ❖ Departures in terms of Section 16.(2)(b) of the By-Law to:
 - (i) relax the parking ratio for the development of the erven numbered 1 - 4 on the proposed Subdivisional Plan from 1,5 parking bays to 1,25 parking bays per 1 bedroom unit, and from 2 parking bays per 2 or more bedroom units to 1,75 parking bays; and
 - (ii) to relax the parking ratio of the frail care component of the proposed retirement village on the erf numbered 45 on the proposed Subdivisional Plan from 1 parking bay per bed and 4 parking bays per consulting room to 0,25 parking bays per bed and 2 parking bays per consulting room
- ❖ The phasing of the entire development in eight (8) phases in terms of Section 16.(2)(k) of the By-Law.

RESOLVED :

1. that the application in terms of Section 16(2)(k) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the cancellation of the existing subdivisional approvals/plans applicable to the above properties, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(e) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the consolidation of the above two (2) properties to form one (1) property of $\pm 39,5$ ha in extent, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the rezoning of the above consolidated property from Agricultural Zone 1: Agriculture (AGR1) to Subdivisional Area Zone (SA), **be approved** in terms of the provisions of Section 61 of the By-Law;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

4. that the application in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 read with Section 22 of the By-Law on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the subdivision of the above rezoned property to create the following:
- (i) 149 Residential Zone 1: Single Residential (SR1) erven (±5,75 ha in extent);
 - (ii) 47 Residential Zone 1: Single Residential (SR1) erven for a retirement village (±8,56 ha in extent);
 - (iii) 29 General Residential Zone I: Town Housing (GR1) erven (±0,81 ha in extent);
 - (iv) 16 General Residential Zone 3: Flats (GR4) erven (±10,49 ha in extent);
 - (v) 13 General Residential Zone 3: Flats (GR4) erven for a retirement village (±6,13 ha in extent);
 - (vi) 2 Business Zone 3: Local Business (B3) erven (±2,50 ha in extent);
 - (vii) 3 Open Space Zone 2: Public Open Space (OS2) erven (±0,51 ha in extent);
 - (viii) 11 Open Space Zone 3: Private Open Space (OS3) erven (±0,49 ha in extent); and
 - (ix) 5 Transport Zone 2: Road and Parking (TR2) erven (±10,01 ha in extent)
- be approved**, in terms of the provisions of Section 61 of the By-Law;
5. that the application in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the consent use to develop a retirement village on the erven numbered 31, 34 - 41, 45 (±328 rooms), 46 - 52 and 53 - 100 on the proposed Subdivisional Plan, **be approved** in terms of the provisions of Section 61 of the By-Law;
6. that the application in terms of Section 16(2)(k) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the phasing of the entire development in eight (8) phases, **be approved** in terms of the provisions of Section 61 of the By-Law;
7. that the approval in Points 1. - 6. be subject to the following conditions:
- (a) that the approval is only for the development as indicated on Plan Number Rev17-0001 dated 6 August 2018, as submitted with the application;
 - (b) that a parking layout be submitted for approval by the Authorised Official;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

- (c) that should there be a parking shortfall, it be resolved before any building plan be approved;
- (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
- (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
- (f) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
- (g) that a refuse area must be built according to municipal specifications;
- (h) that Architectural Design Guidelines be presented to Building Control Department for consideration, and that the latter be compatible with the Zoning Scheme;
- (i) that draft Architectural Design Guidelines be presented to the Overstrand Heritage and Aesthetics Committee for consultation prior to finalisation;
- (j) that the conditions imposed by the Western Cape Government: Environmental Affairs and Development Planning [EIA – ROD] be complied with;
- (k) that the conditions imposed by the Western Cape Government : Transport & Public Works be complied with;
- (l) that the conditions imposed by BGCMA be complied with;
- (m) that the conditions imposed by Heritage Western Cape be complied with;
- (n) that the conditions imposed by Eskom be complied with;
- (o) that the conditions imposed by Telkom be complied with;
- (p) that all the conditions in the Services Report be complied with;
- (q) that the buffer zone of 70m be rehabilitated and landscaped with indigenous vegetation in consultation with the municipal Horticulturist and Environmental Section;
- (r) that all the conditions imposed by the Fire Department be complied with;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

- (s) that all the conditions imposed by the Environmental Management Department be complied with;
 - (t) that all development units must establish a Home Owners Association and all property owners within the development unit must be members of the Home Owners Association;
 - (u) that a Master Home Owners Association be established and all the Home Owners Associations must be members of the Master Home Owners Association;
 - (v) that the Constitutions of all Home Owners Associations be submitted for approval by the Municipality (which reserves the right to impose conditions in this regard), and that the following aspects inter alia be addressed in this document:
 - the approval of building plans by an “estate architect” prior to submission thereof to the Municipality, and
 - that the Constitution clarifies at what stage the responsibility would be transferred from the developer to the Home Owners Association to deal with approval of plans.
8. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Remainder Erf 2834 and Unregistered Erf 2837, Sandbaai for the following departures :
- (i) to relax the parking ratio for the development of the erven numbered 1 - 4 on the proposed Subdivisional Plan from 1,5 parking bays to 1,25 parking bays per 1 bedroom unit, and from 2 parking bays per 2 or more bedroom units to 1,75 parking bays, and
 - (ii) to relax the parking ratio of the frail care component of the proposed retirement village on the erf numbered 45 on the proposed Subdivisional Plan from 1 parking bay per bed and 4 parking bays per consulting room to 0,25 parking bays per bed and 2 parking bays per consulting room;
- not be approved.**
9. that the applicant and objector be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2016 with regard to the above decision.
10. that the application to deviate from the Overstrand Spatial Development Framework, 2006 in order to change the reservation of Remainder Erf 2834, Sandbaai from residential purposes and community facilities to mixed development purposes, as well as to deviate from the Overstrand Municipal

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

Spatial Growth Management Strategy, 2010 in order to change the reservation of the said property to a higher densification grading, in terms of the provisions of Section 22(2) of the Spatial Planning Land Use Management Act, **be recommended to Council for approval.**

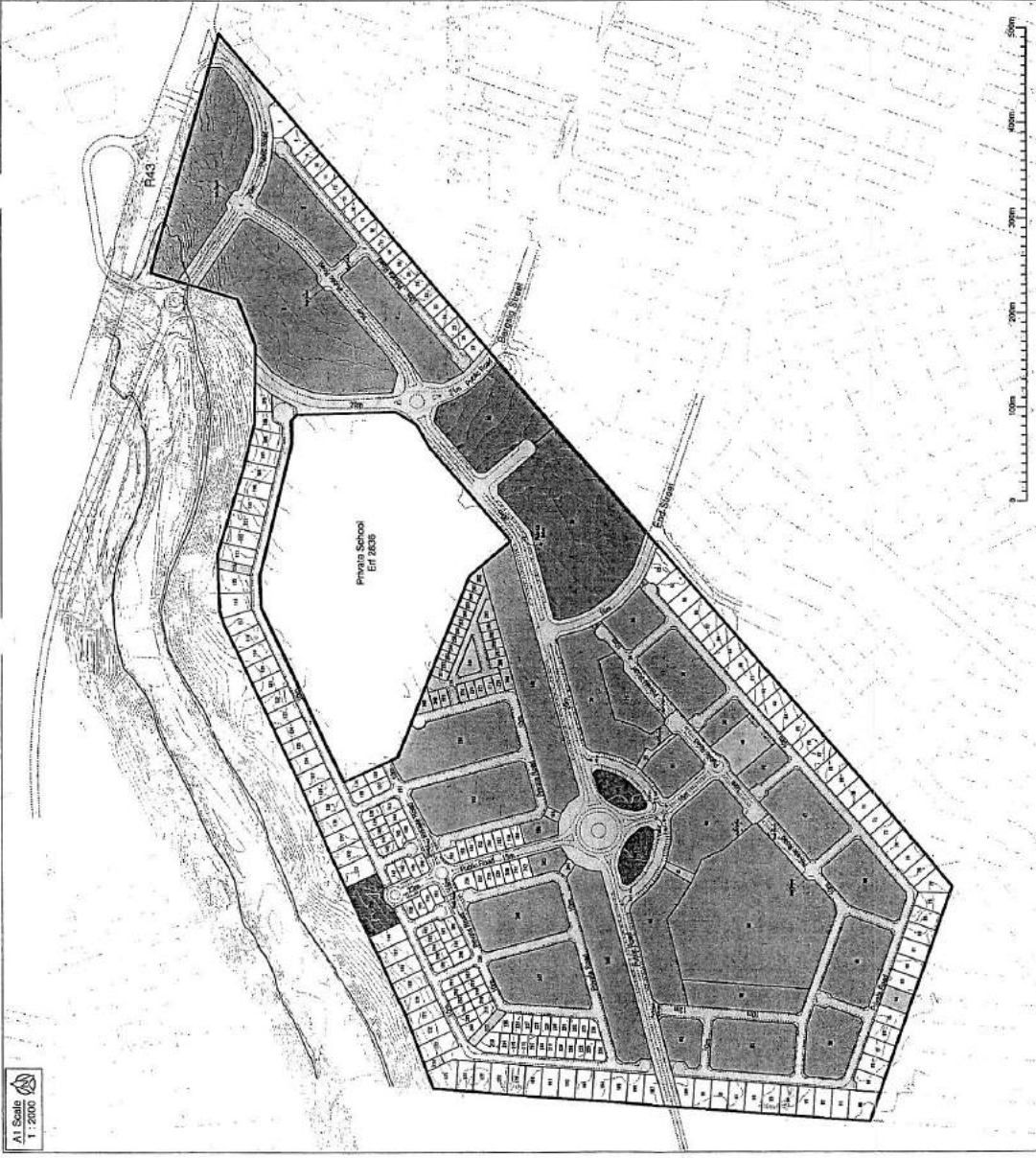
De Zandt - RE 2834 Sandbaai

Layout Plan

Zoning	Area	No of erven	No of dwelling units	Density du/ha	Average erf size
Residential Zone 1	5,7511ha	146	146	26	396'
Residential Zone 1 - Retirement Village	2,4003ha	47	47	17	59ha'
General Residential Zone 1	0,6124ha	28	27	33	280m'
General Residential Zone 2 BULK Zone 2	10,4822ha	16	762	76	653m'
General Residential Zone 3 BULK Zone 2 - Retirement Village	4,0228ha	12	237	89	3357m'
General Residential Zone 3 BULK Zone 2 - Retirement Village - Child Care & Other	2,1015ha	1	154	78	2101m'
Business Zone 3	2,4625ha	2	351	201	1231m'
Open Space Zone 3	0,4825ha	11	33	33	48m'
Transport Zone 2	10,0095ha	5	5	2001m'	
Total	35,4646ha	279	1458	37	1439m'

- The density cover the entire development including the school & 32 dwelling units per hectare.
- The retirement village includes Erven 31, 36, 38, 39, 41 & 45- 52.
- The first care & dementia facilities are on Erf 45.

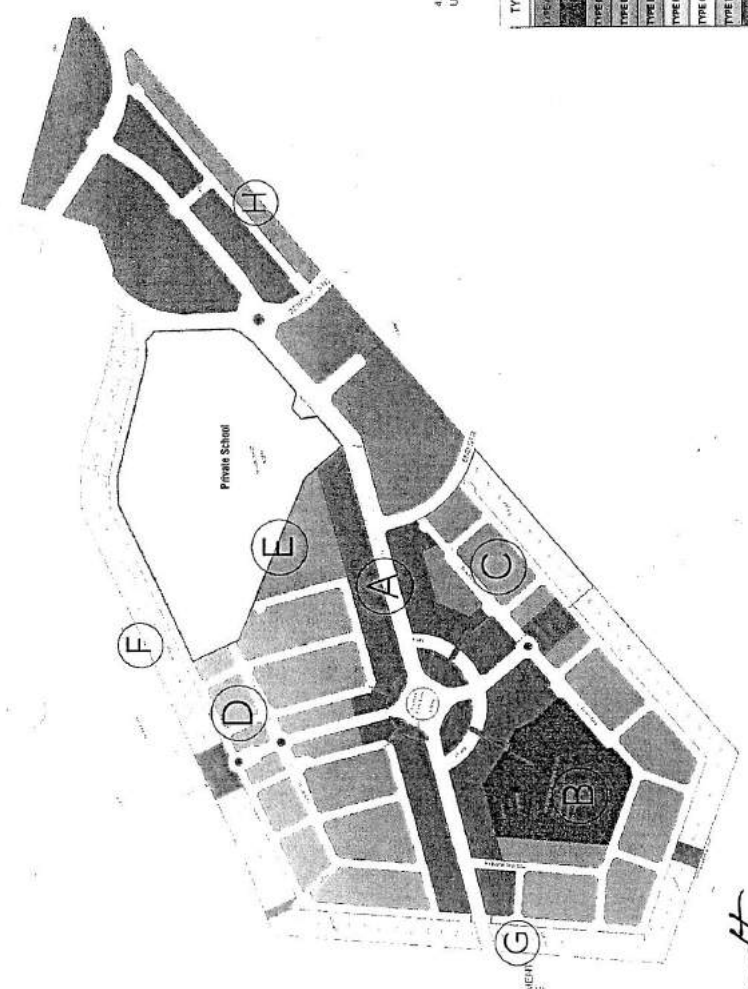
- Application Area
- Proposed roads
- 50 year floodline
- 100 year floodline



A1 Swales
1:2000

DRAWN BY: J. VAN DER MERWE
 CHECKED BY: J. VAN DER MERWE
 SCALE: 1:2000
 PROJECT NUMBER: 0001
 DRAWING NUMBER: 1001
 DATE: 17/08/2011
 CLIENT: Pinaroux International Holdco
 PROJECT: De Zandt - RE 2834 Sandbaai
 DRAWING TITLE: Layout Plan

1:1000
1:1000
1:1000



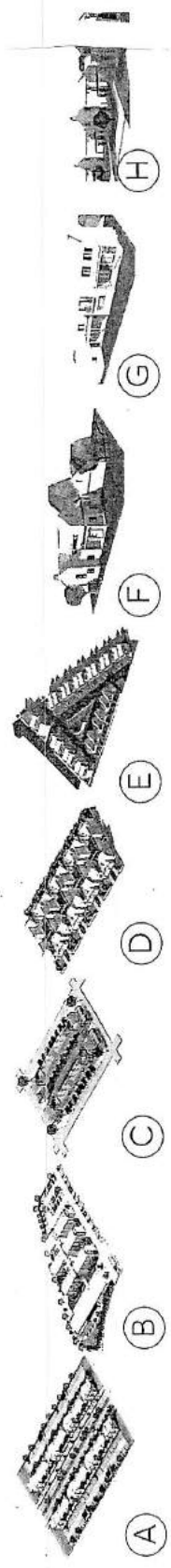
N

4251 - SANDAKAN ZMP_2018-05-05
URBAN MASTER PLAN PROPOSAL

TYPOLGY	UNITS	ERF NO
TYPE A	175	37-08-29-11(4251) 14-15-16-17-18-19-20-21-22-23-24
TYPE B	311	37-08-29-11(4251) 14-15-16-17-18-19-20-21-22-23-24
TYPE D	79	14-15-16-17-18-19-20-21-22-23-24
TYPE E	37	145-146-275
TYPE F	37	384-118-116-125-186-178
TYPE G	66	384-118-116-125-186-178
TYPE H	31	7-27
REMAINING UNITS	6	7-127
TOTAL	1459	

2018/06/07

De Zandtt
Residential Typologies

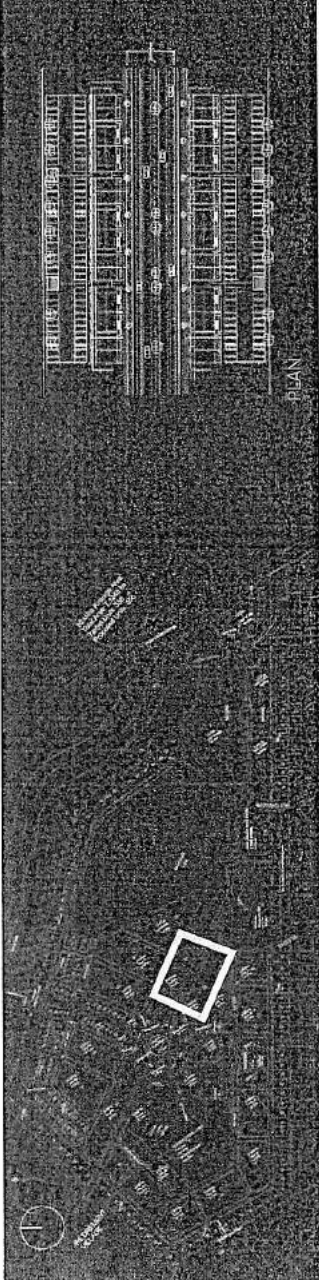


The Boulevard Edge-Block Apartments

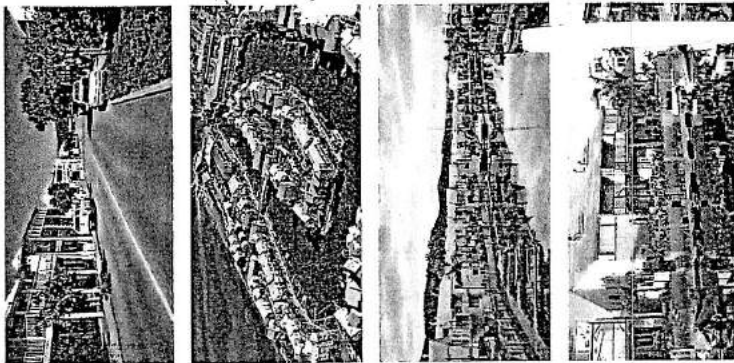
2 acres, max. total height of 6 stories @ 30 ft/ft story

We will look at stepping these blocks off reading the grid variations in the rest of the

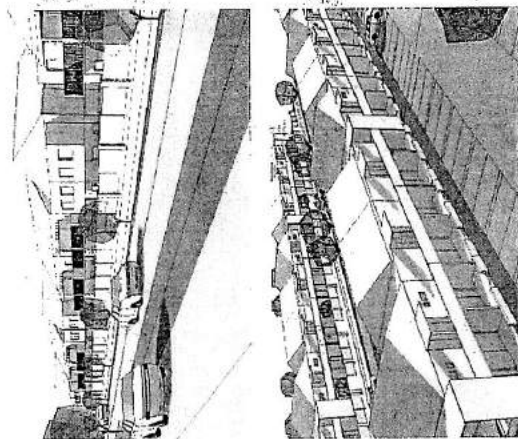
units
 21 x 27 BED (60%)
 12 x 12 BED (40%)
 52 PARKING BAYS



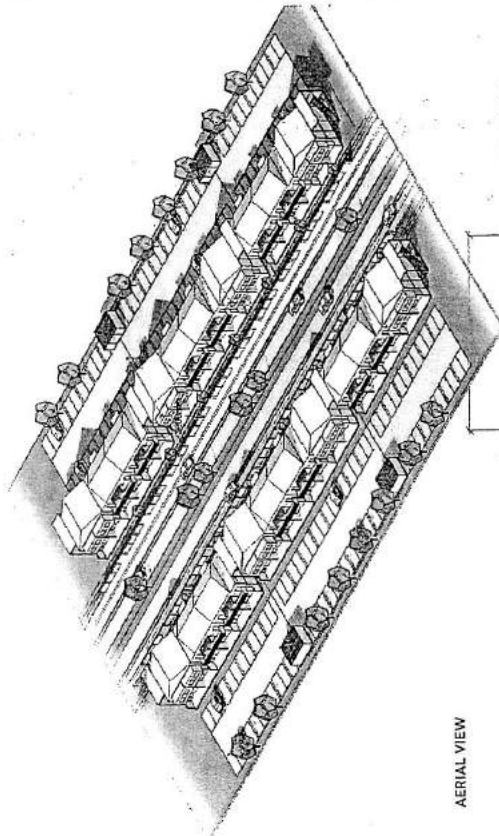
PLAN



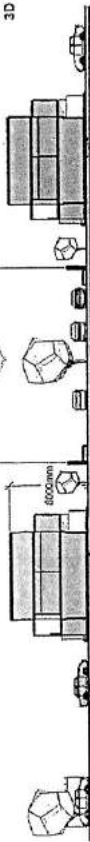
THEMES



3D VIEWS



AERIAL VIEW



SECTION

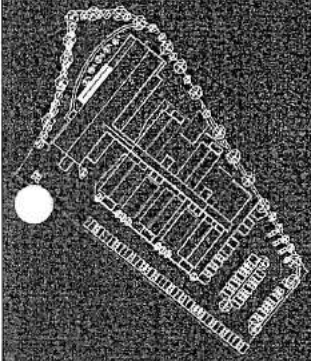
B

The Frail Care and Dementia/Alzheimer Facilities

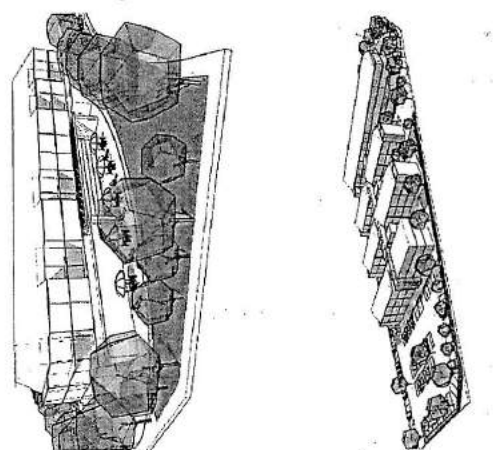
3 Storey
max height @
11 Uplift density

Will include 300 Bedroom suites, 4 en-suite
bathrooms per suite, which will account for
64 Units.

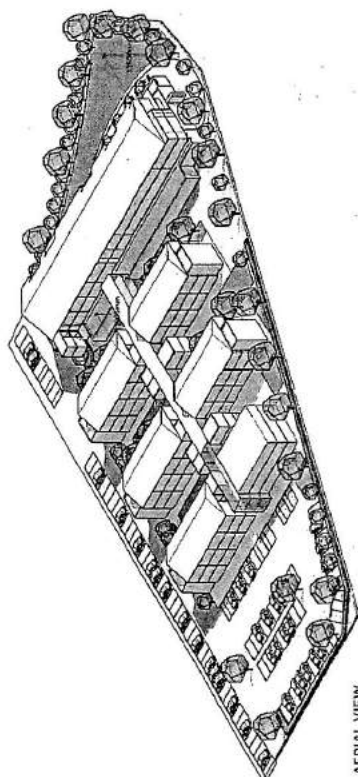
Unit:
20m² suite
2.5 suite = 1 unit



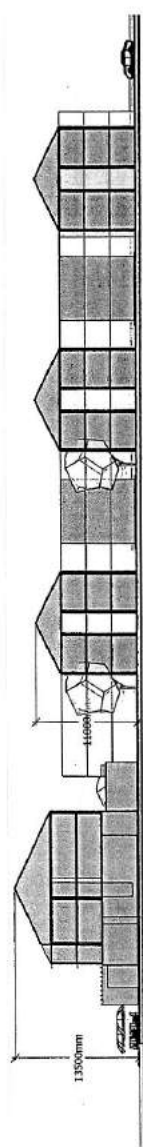
PLAN



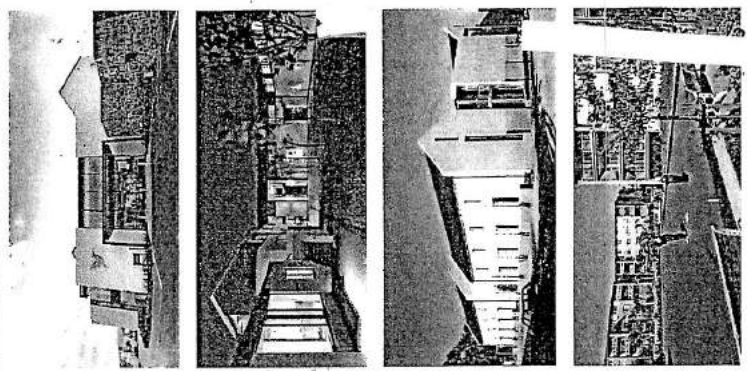
3D VIEWS



AERIAL VIEW



SECTION



THEMES

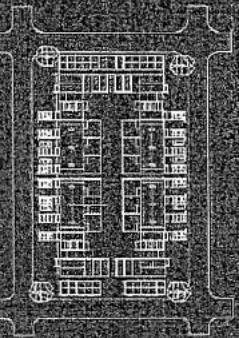
The Transitional Town Blocks



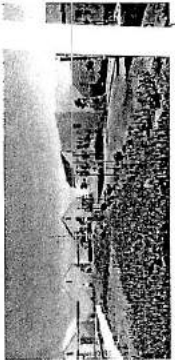
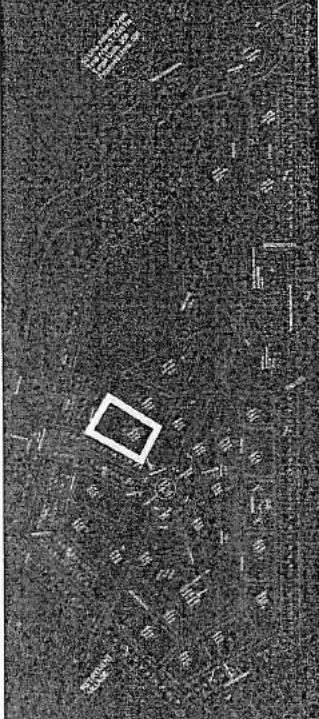
2-story, max. rise: heights of 3 meters @ 97.5% density.

This will be a combination of duplex town houses and smaller apartment blocks.

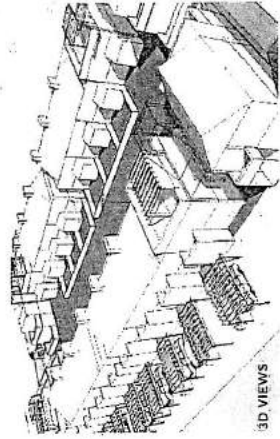
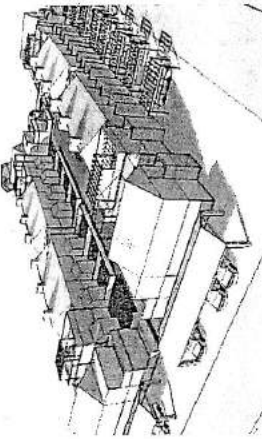
- UNITS: 12 X 3-BED DUPLEX, 4 X 3-BED APARTMENT, 8 X 2-BED APARTMENT
- 130M²
- 45M²
- 65M²



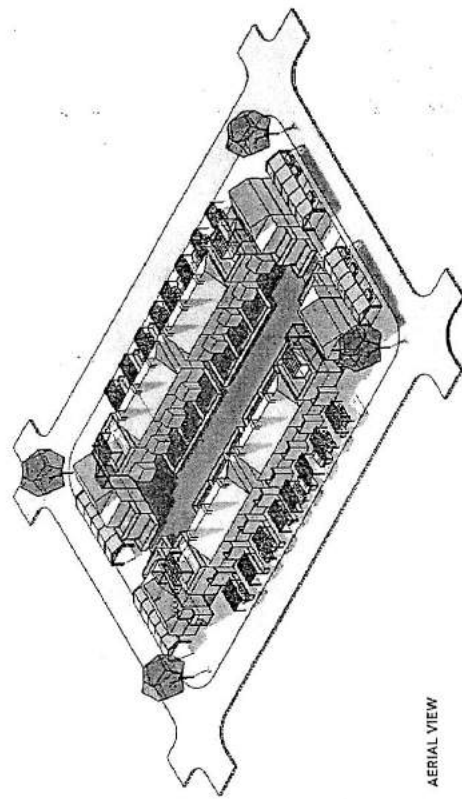
PLAN



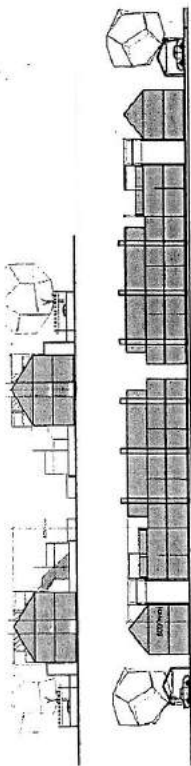
THEMES



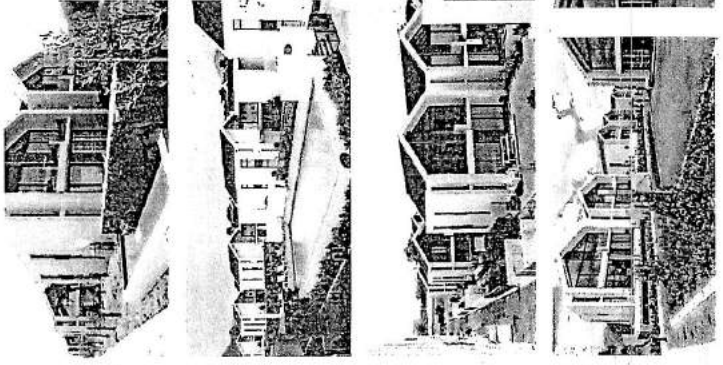
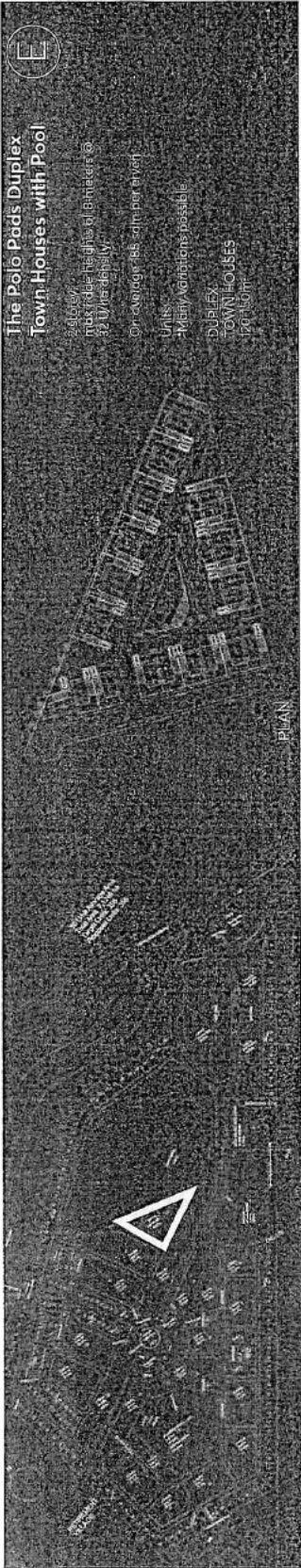
3D VIEWS



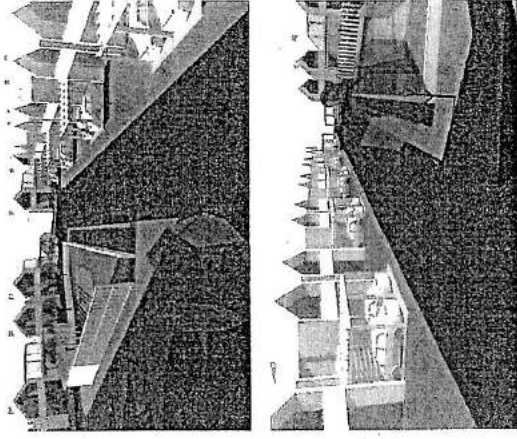
AERIAL VIEW



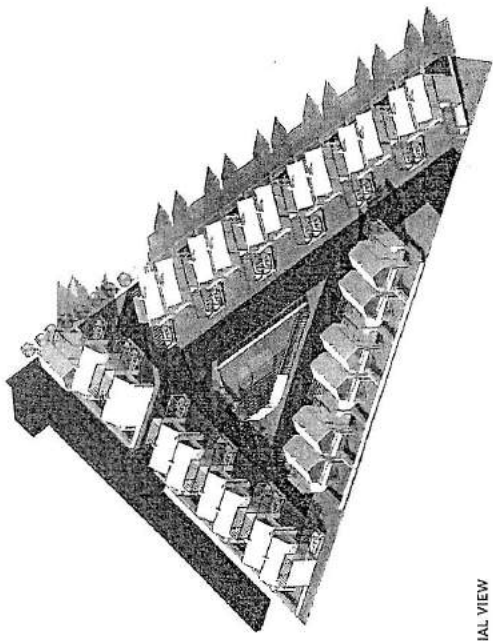
SECTION



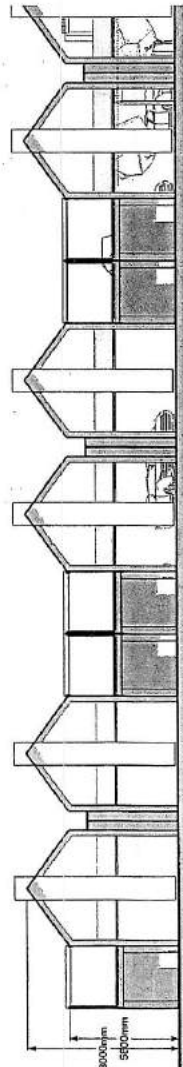
THEMES



3D VIEWS



AERIAL VIEW



SECTION

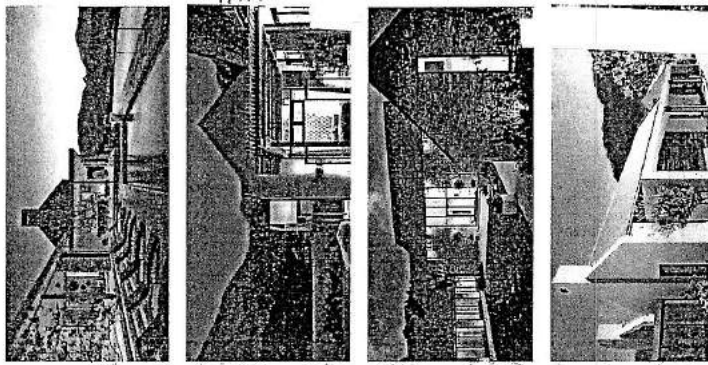
F-Partners

Single Erven House
Typology 1

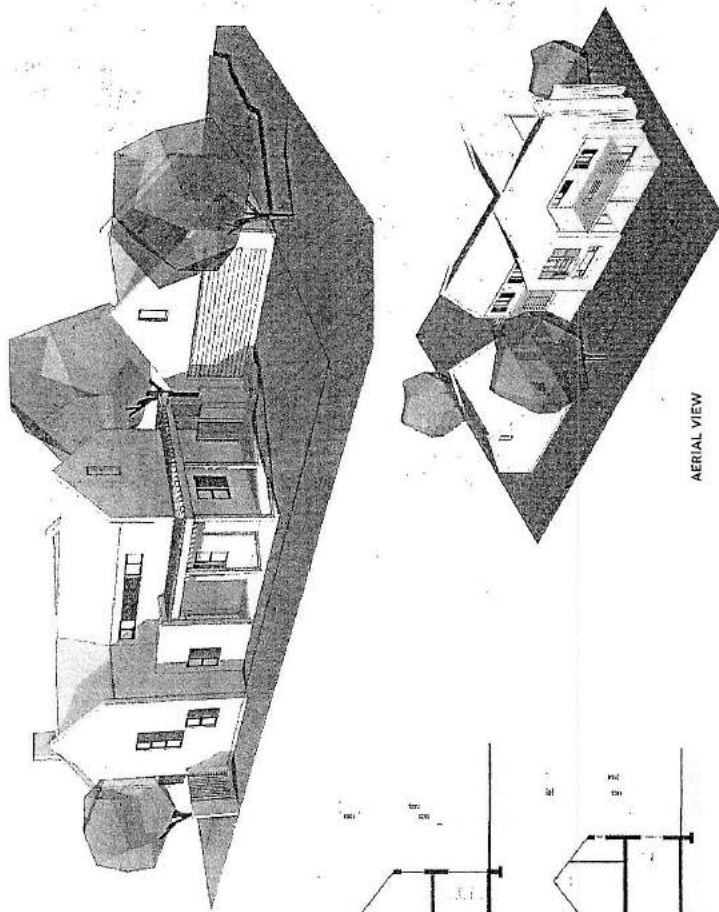
2 stories
 back edge heights of 10 meters
 GBA 250m²
 Uplift:
 privacy/variety possible
 SINGLE ERVEN
 664m²

Ground Floor Plan

First Floor Plan

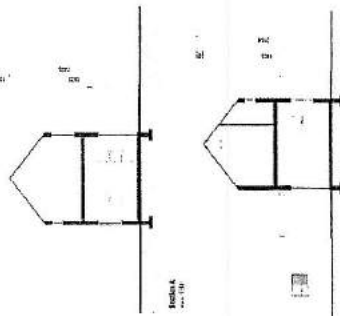


EXTERIES



AERIAL VIEW

3D VIEWS

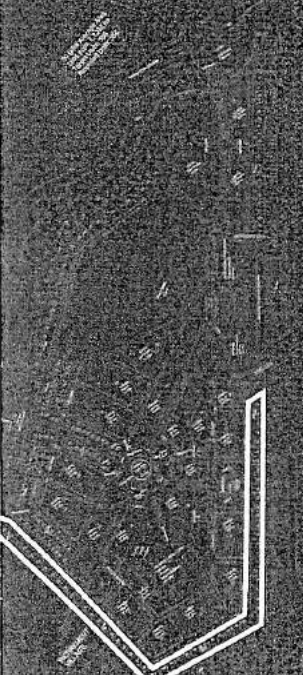
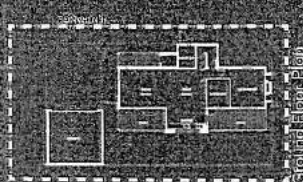
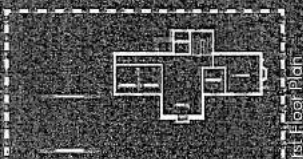


SECTION

Single Even House
Typology 2

2 stories, made of high quality of material.
 CBA section

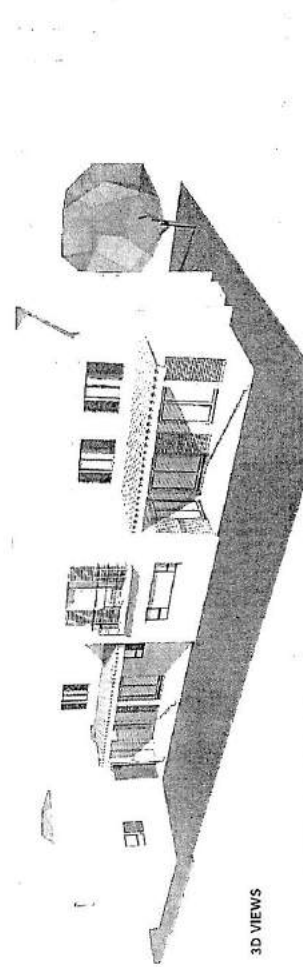
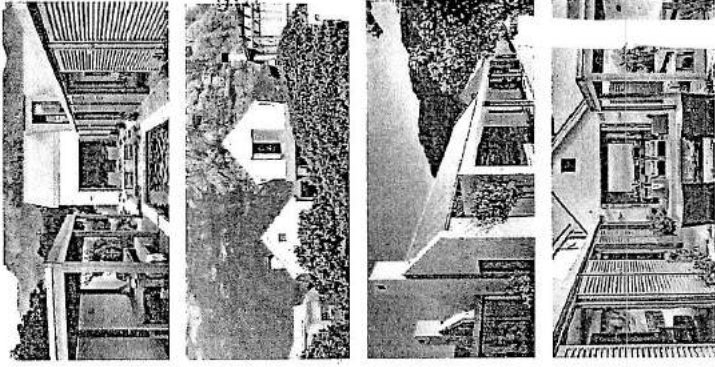
Units: many variations possible.
SINGLE-EVEN
 97cm

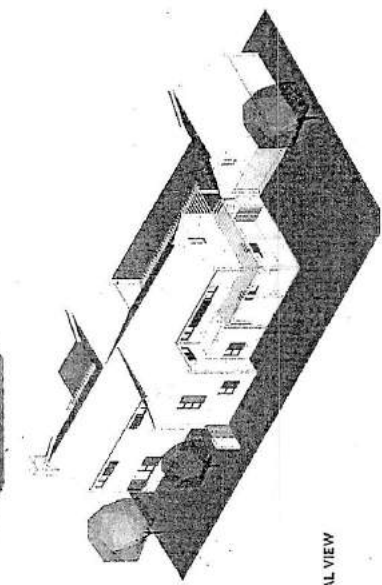
Ground Floor Plan

First Floor Plan

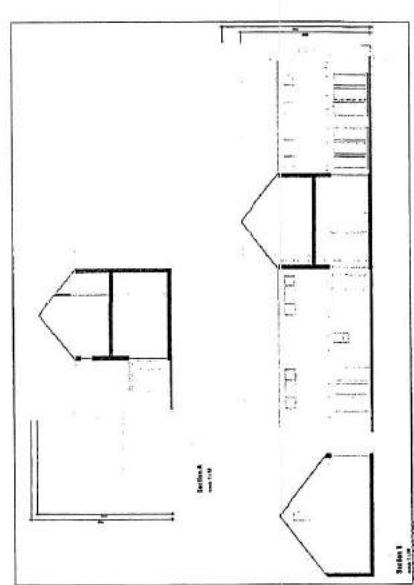
G



3D VIEWS



AERIAL VIEW



THEMES

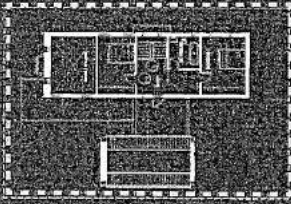


Single Erven House
Typology 3
2 story
max. floor height of 8 meters

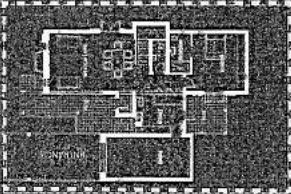
GBA 18/17

FILE
many variations possible

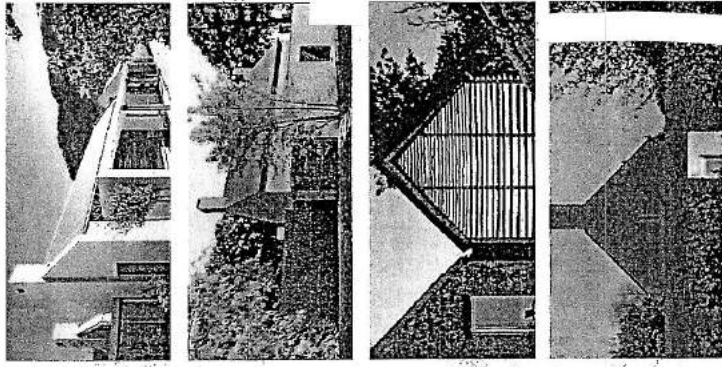
SINGLE ERVEN
B7/17



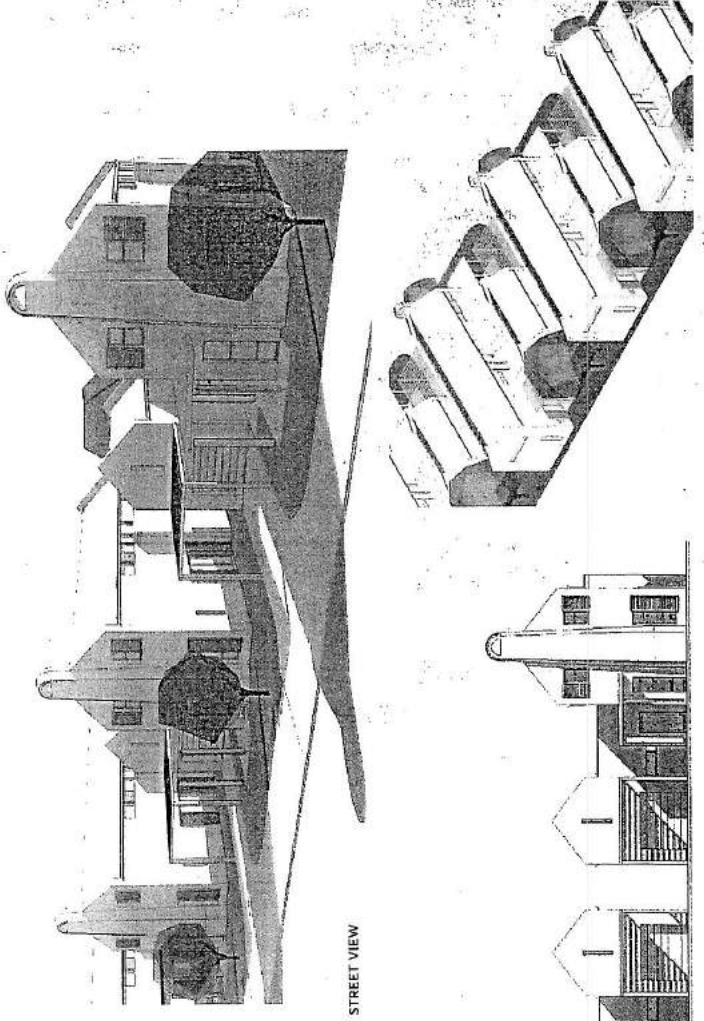
First Floor Plan



Ground Floor Plan

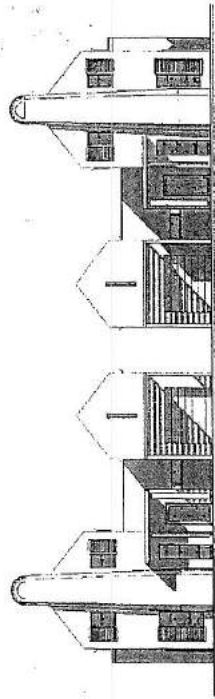


PHOTOS



STREET VIEW

3D VIEWS



ELEVATION

De Duitse

Lifestyle Center

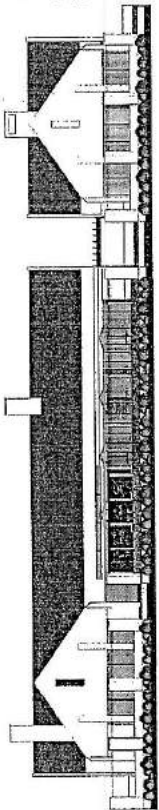
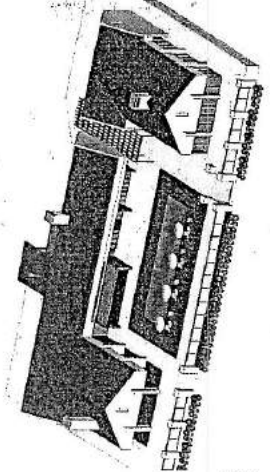
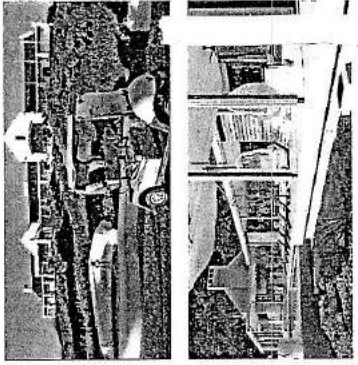
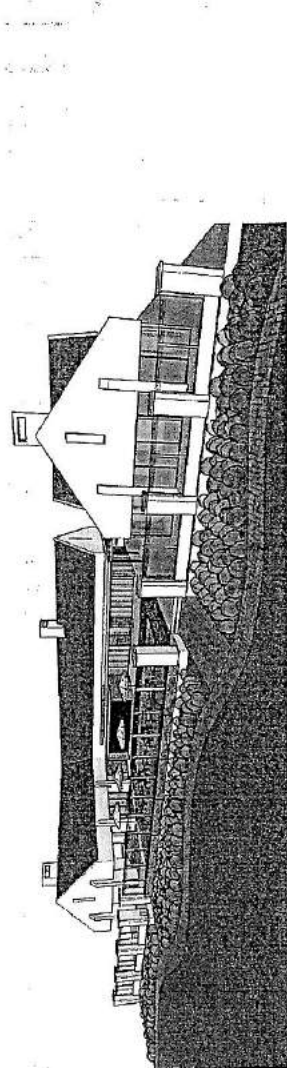
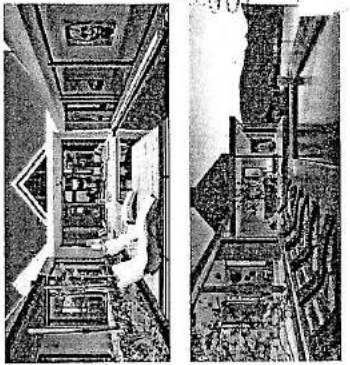
7 Storey
max. rise: height of 31 meters @
Coverage: 105%

GSA: 39/m²

Community Lifestyle Center with
conferencing facilities, gym, or
leisure facilities and swimming pool.
Underground area need to provide
community use.

Site: 2097m²

PLAN



IMAGES

Partners

4251- URBAN & ARCHITECTURAL DESIGN WRITE-UP
 DE ZANDT : Sandbaai, Hermanus.



Hermanuspietersfontein Strand Caledon

BRIEF HISTORICAL CONTEXT:

Hermanus has a long history dating back to the beginning of the 1800's.

Hermanus Pieters is credited with first "finding" Hermanus. He arrived in Cape Town in 1815, as a teacher and trekked eastwards with the first ox-wagons to Caledon, where farming was the major industry. He taught students from the Boontjieskraal farm in Caledon. During the summer months, he started herding his flocks of sheep and cattle from Caledon in the 1820's, down the "Elephant Pass", now known as the Hemel-en-Aarde Valley, down to the coast, where he found good grazing and fresh water. Many others started to follow him down the valley to seek lush pastures for their livestock, as well as fishermen, who found that the sea was teeming with fish and the farming families who wished to come to enjoy this new spot during the school summer holidays.

Hermanuspietersfontein, slowly started to grow into the permanent settlement of Hermanus as we know it today.

The humble beginnings of Hermanus, is still reflected in the urban qualities and preserved architectural heritage of the town and its neighbourhoods. The very narrow setting of the town between the Atlantic Ocean and the dramatic mountain range that encloses Hermanus, allows the inhabitants a unique living experience and special quality of life.



URBAN & ARCHITECTURAL DESIGN PROPOSAL:

The De Zandt development proposal in Sandbaai, must be a distinguishable development that clearly integrates with the unique natural features and built qualities of Hermanus. The development must enhance the qualities of Hermanus while also providing quality of lifestyle to all its future inhabitants.

**ENVIRONMENTAL CONTEXT:**

The Onrusrivier forms the north-western boundary of the site. Pedestrian access to Onrus Beach and the Onrus mountains is provided along this linear green open space.

The visual quality of the open space enhances the user experience. Public amenities such as boardwalks to the beach and informal paths along the riverine to the mountains beyond, will connect the site to the wider ecological context. Several access points were created along the Western boundary to allow physical access to the Onrus River. The urban fabric allows for 'green fingers' within the development, providing easy access for pedestrian and cyclists alike.



CONNECTIVITY:

The R43 connecting Hermanus to the N2 provides direct access to the proposed mixed-use development called De Zandt.

The proposed upgrade of Bergsig Street to a Class 3 road, parallel to the R43, provides alternative access to the site when the R43 is congested by means of seasonal traffic or road works.

The Curro School and the bulk of the development is provided with access via a Class 4 road coming off the Class 3 road. This road runs centrally through the site. The possibility for the site to be connected via the Habonim Resort to a public parking and future access area to Onrus Beach is kept alive by allowing the De Zandt boulevard to run through the heart of the development.

The road grid off the Class 4 road provides easy access to all land parcels on either side, also known as the Central Boulevard Road. While public connectivity is still encouraged, various gated development pockets are proposed to provide secure living for all the inhabitants.

**URBAN VILLAGE CORE:**

The precinct is designed to enhance new urbanism design principles. A more sustainable life style is envisaged where inhabitants can easily walk or cycle to meet their basic needs. The heart of the development and community hub spills around the central boulevard and proposed landmark structure. The boulevard widens at the centre of the site with mixed use land pockets providing on-street parking with village scale retail opportunities along the boulevard and central village green.

Street café's buffered with tree lined streetscapes provide wide sidewalks for pedestrian and cyclists alike, which in-turn enhances the village feel and lifestyle. Thesen Islands local village centre is a good example of this.

A second boulevard is created perpendicular to the main Boulevard with green open spaces serving as book-ends. A community park with sport and recreation facilities on the eastern end and the more natural river system on the other end. This 'green' boulevard provides instant access to green open space for active and passive recreation.



URBAN DESIGN:

The development of the urban design framework was done in close collaboration with the local Council and existing legislative requirements. The goal was to propose a development that adheres to the principles of sustainable urban developments.

Cognisance of the physical context and existing urban fabric depicted the land use and urban densities. High density residential units were placed along the R43 road and northern boundary of the site where easy access allowed for substantial urban massing and low visual sensitivity. Lower densities were proposed along the outer edges of the site along the remaining boundaries of the site. The visual sensitivity towards existing residential developments and unique natural quality of the Onrus River, demanded lower urban massing along these edges.

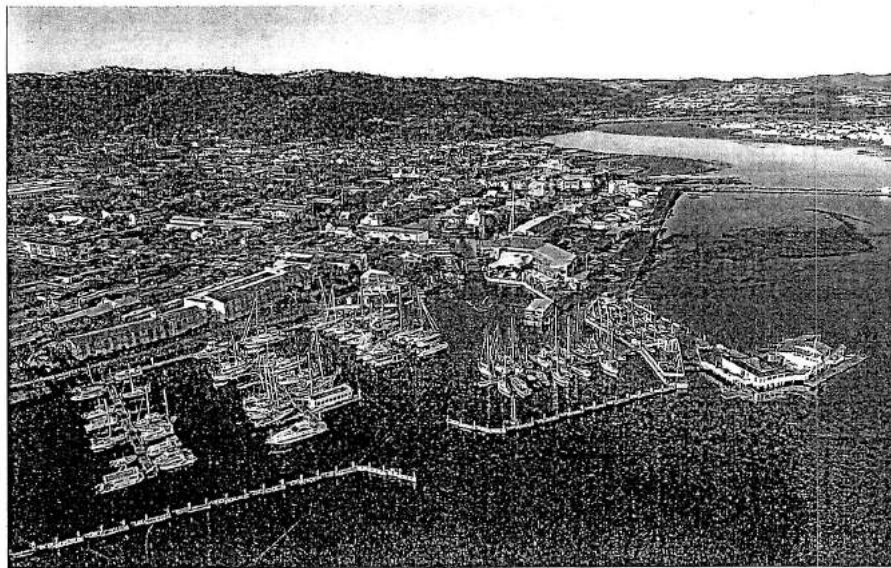
Densification of the urban fabric were gradual reaching a maximum of 8m building mass towards the centre of the site. The central boulevard forms the hub of the development with a mix of uses within the layering of the buildings. The layering creates a dynamic interactive environment promoting social interaction. The critical mass that you need to sustain retail opportunities and economic consistency demanded higher densities and urban mass along the central boulevard.

Public open spaces within the development should be designed to be not only low maintenance and robust, but most importantly to be resilient.

The resilience of a place is the capacity to transform in response to new circumstances in order to maintain or improve its integrity.

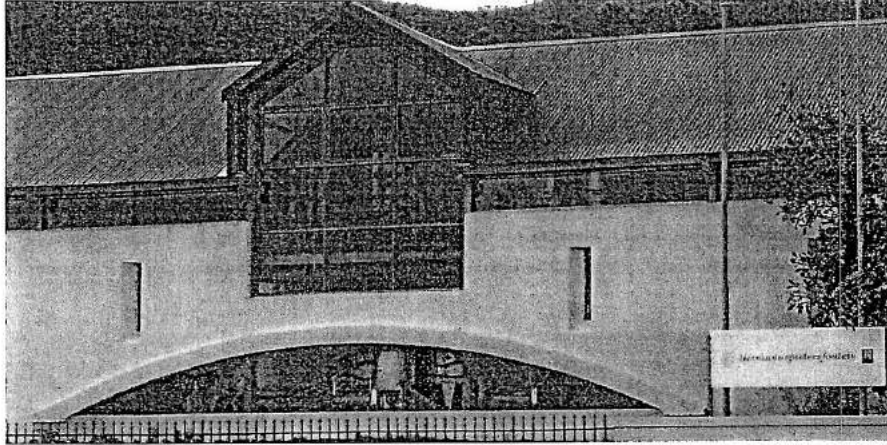
The public open spaces should address current social and recreational needs within the community but also be designed in such a way to allow for the dynamics of an ever changing social and natural environment.

See attached to this document our boulevard street section sketches (A-A; B-B; C-C) , which outline the street relationship made up of road design, landscape design and architecture. All these elements work together to make for a successful interactive street space which enhances the urban character of the precinct.



MASTER PLANNING:

Boogertman + Partners follows a strategic design process which first investigates the integration of a planned development within its unique macro and micro context. From a high-level perspective to a detailed level of precision we envisage quality solutions and iconic developments. Our broad design processes originate in a synergised process of urban master planning. This process comprises finding the best composition of various components made up from urban design elements like intimate public places and vibrant interactive streets, to intermodal orientated services and links, iconic landscape architecture and last but not least corresponding green building architecture. These components must all be so designed as to harmonise together in a unique campus and precinct identity, which must simultaneously achieve contemporary sustainable design excellence.



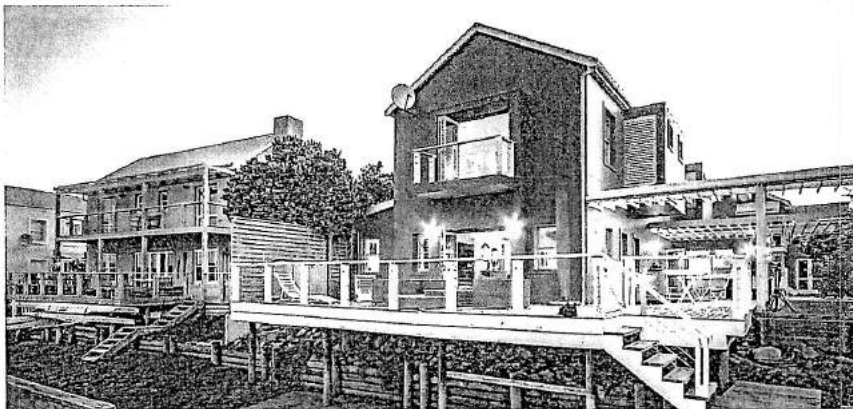
ARCHITECTURE TYPOLOGIES:

Included in this document are various architectural massing typologies and theme images which have been developed in conjunction with market research to determine appropriate marketable housing needs, sizes and mixes. The variety in house types, from large single dwellings to frail care and dementia suites, are designed to holistically combine to form a quality urban environment.

The following architectural massing proposals are included:

- Single Dwellings
- Semi-Detached Dwellings
- Luxury Town Houses
- Town Houses combined with Corner Apartment Blocks
- Mixed Use Boulevard Apartments over Commercial Opportunities
- Lifestyle Centre

Also included is a brief architectural guideline which will be incorporated in the detail design stages.



LANDSCAPE DESIGN AND SUSTAINABILITY:

Water symbolizes life, without which human life cannot exist. Our dependence on the natural environment and sensitive ecosystems must be incorporated in the development proposal. Our dependence on water will be celebrated throughout the design as a focal element, confronting its' users with the ecological, economic and aesthetic value thereof. The landscape approach will include aspects such as:

Water-wise landscaping: Endemic plant use, existing indigenous vegetation be retained, avoid large lawn areas, use of water-saving irrigation systems.

Rainwater harvesting: Direct storm water into bioswales. Harvested storm water can be stored and used to irrigate the landscape. Grey water harvesting can be used for toilet flushing. Excess storm water could be directed into attenuation pond for purification and slowly release it into natural drainage system.

Greywater management: Harvest greywater, store and reuse as focal element in landscape design.

Topsoil is the most important component of soil, as it is rich in organic materials and seed stock. Good topsoil is a prerequisite for the growth of healthy, strong vegetation.

Aspects to consider:

Conserve topsoil during construction through erosion control plan, balance cut and fill, reuse of topsoil, avoid compaction by heavy machinery.

Rehabilitate and reinstate the landscape to its' original state. Dune-like mounds planted with endemic fynbos plants.

Water sensors that triggers controlled drip irrigation system that will be provided from greywater retention facility.

Allow natural sunlight for opportunities to create contrast between landscape elements.

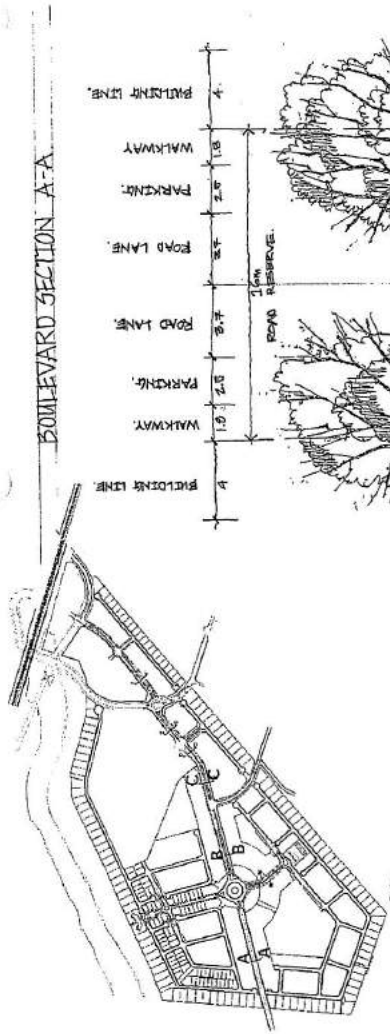
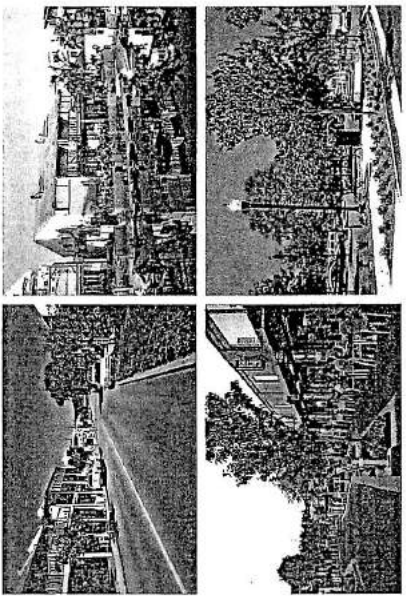
Contrast between manicured and natural, smooth and rough, light and dark, hard and soft, colourful and bland. These aspects will each complement the other in unity.

Outdoor rooms such as courtyards and earth mounds that frame outdoor spaces where residents experience sheltered, airy passive recreational spaces for social interaction.

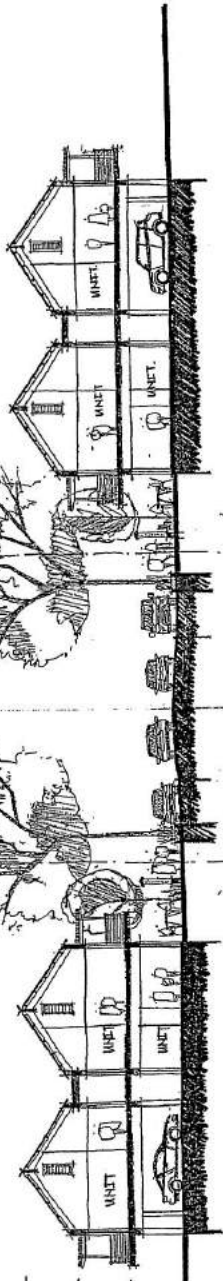
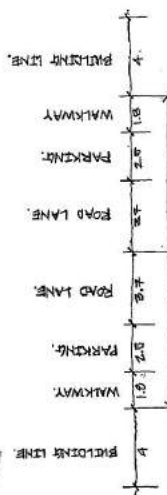
Shade provided with natural elements such as shade trees, steel trellises with climbers, water features with limited open water that provide cooler micro-climate.

**BIODIVERSITY:**

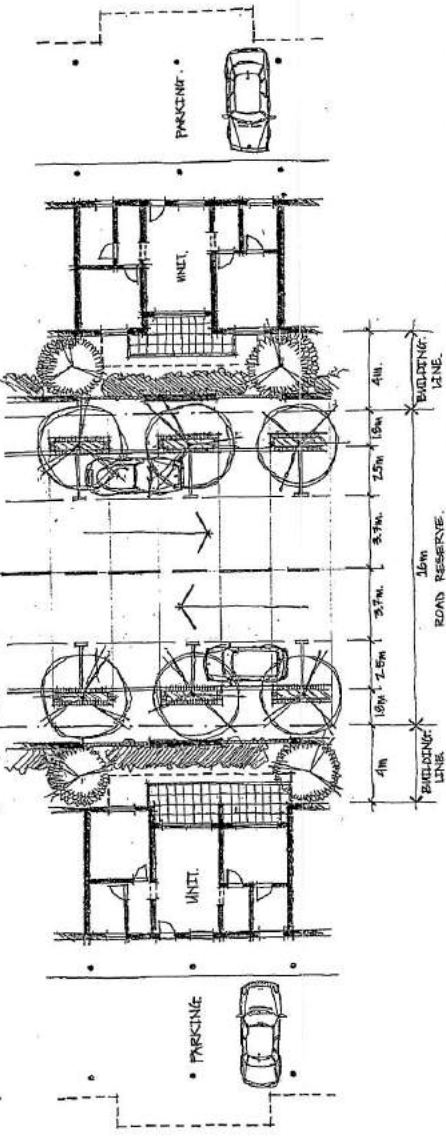
Biodiversity provide us a service for example the absorption of carbon dioxide by plants. A healthy biodiversity improves our natural systems' ability to withstand or recover from the impacts of global climate change. It provides a diverse food bank for wide variety of animals. We need to move away from green sterile environments that has zero ecological value with increasing economic cost to maintain.



BOULEVARD SECTION A-A

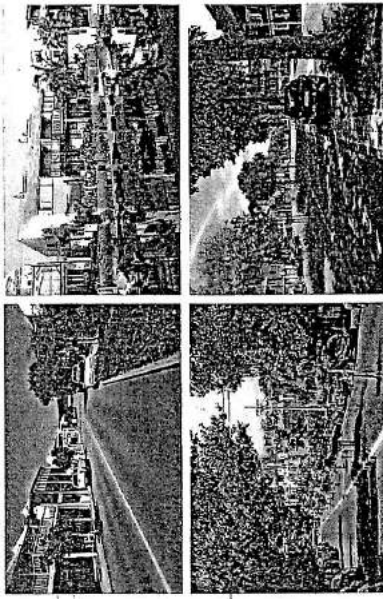


SECTION
1:100.

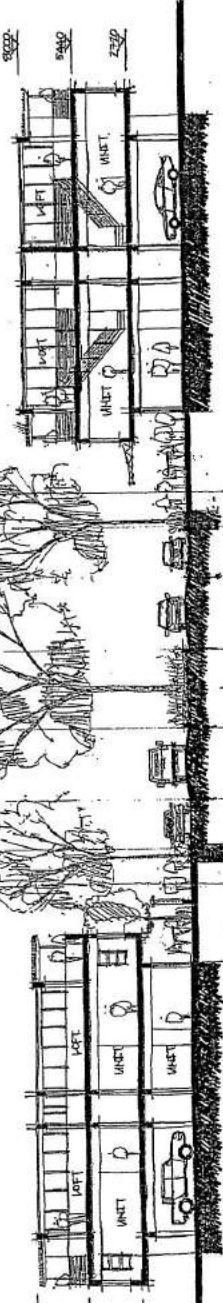
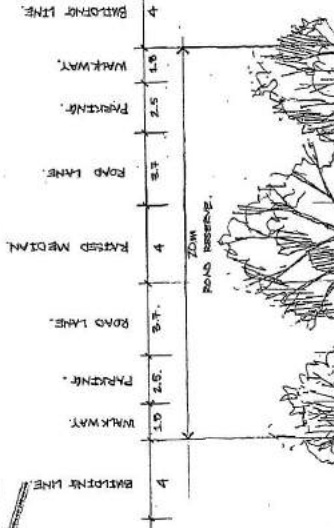
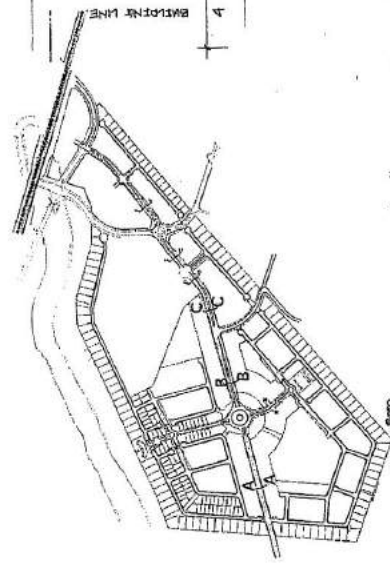


PLAN
1:100.

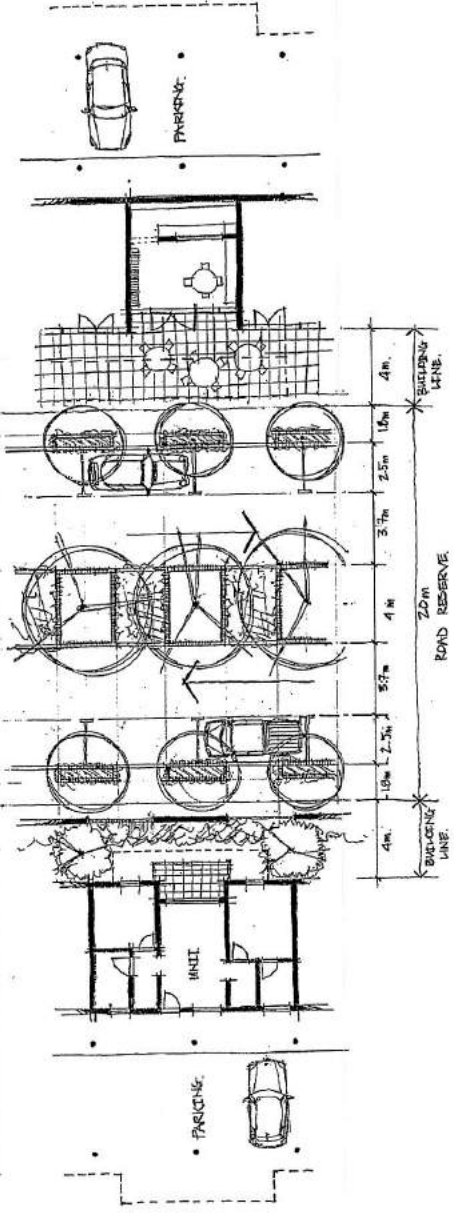




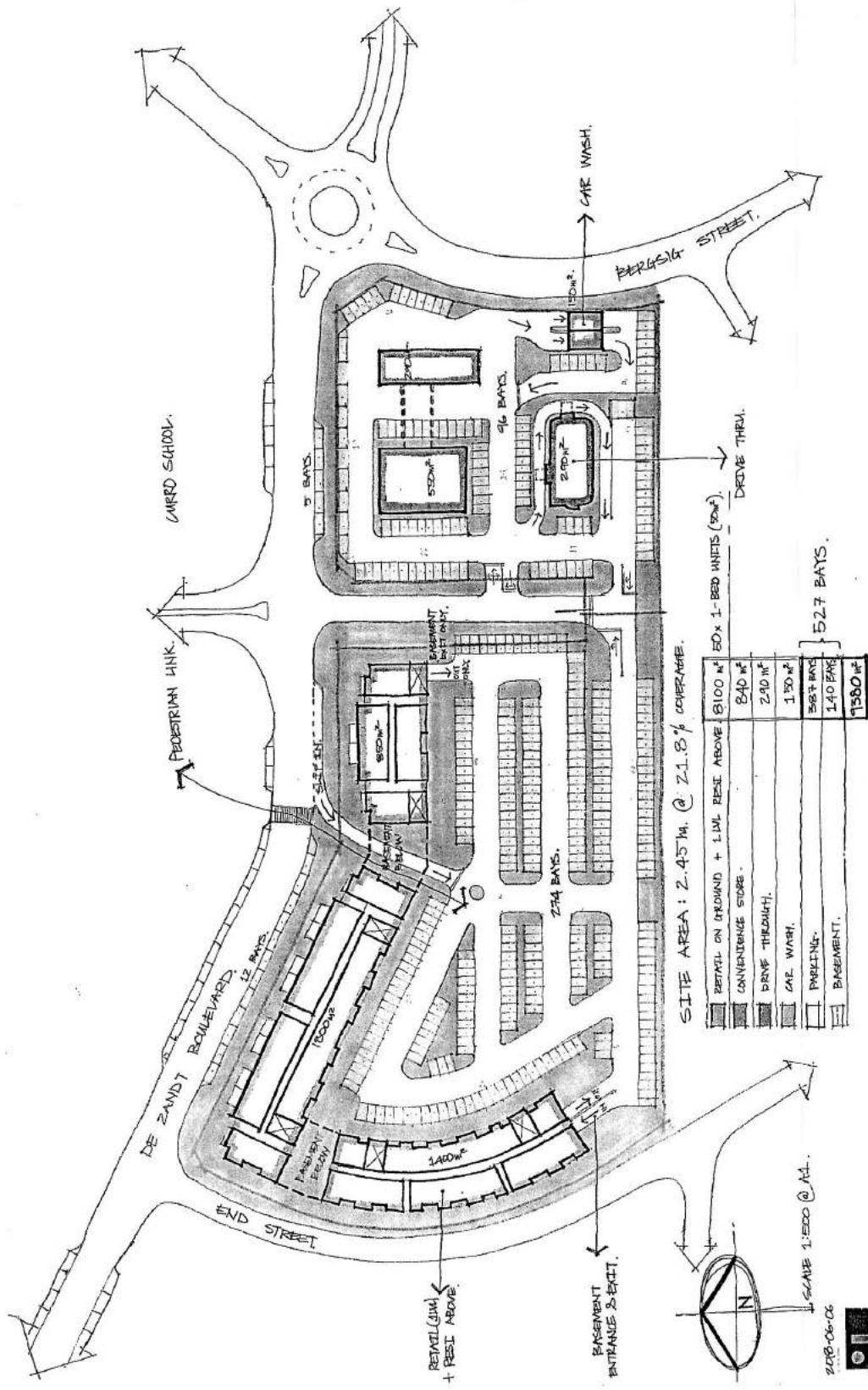
BOWLEARD SECTION 2-B



SECTION
1:100



PLAN
1:100



SITE AREA: 2.45 M. @ 21.8% COVERAGE.

RETAIL ON GROUND + 1.0M. REST ABOVE	8100 m ²	80x1-BED UNITS (50%)
CONVENIENCE STORE	840 m ²	
DRIVE THRU/HT.	240 m ²	
CAR WASH	130 m ²	
PARKING	587 BAYS	
BASEMENT	140 BAYS	
	7580 m ²	52.7 BAYS

4251 - DE ZANDT RETAIL / COMMERCIAL POCKET.



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION & REZONING: ERF 2834, SANDBAAI**

Water	:	According to Services/GLS Report
Sewer	:	According to Services/GLS Report
Roads and traffic	:	According to the TIA report
Stormwater (SW)	:	According to the master plan
Electricity	:	See conditions 21, 22 & 23

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.

1.1 Developments containing Sectional Title Units/ Commercial Buildings (non-free standing properties – property is not to be subdivided)

The BICLs are to be paid in full **prior** to submission of the building plans. Building Plans will not be accepted unless the BICL is paid in full.

1.2 Developments with free standing properties (property that is subdivided and plots to be sold individually).

The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (2018/2019) is as follows:

Residential Zone 1:

Roads	R 6 557.01 x 196	=	R 1 285 173.96
Water	R 21 688.60 x 196	=	R 4 250 965.60
Sewerage	R 14 623.16 x 196	=	R 2 866 139.36
Stormwater	R 7 565.79 x 142,656667	=	R 1 079 310.38
Solid Waste	R 1 311.40 x 196	=	<u>R 257 034.40</u>
TOTAL (inclusive of VAT)		=	<u>R 9 738 623,70</u>

General Residential Zone 1 & Zone 2:

Roads	R 6 557.01 x 27	=	R 177 039.27
Water	R 21 688.60 x 27x0.8	=	R 468 473.76
Sewerage	R 14 623.16 x 27x0.8	=	R 315 860.26
Stormwater	R 7 565.79 x 18.9536664	=	R 143 399.46
Solid Waste	R 1 311.40 x 27	=	R 35 407.80
TOTAL (inclusive of VAT)		=	<u>R 1 140 180.55</u>

General Residential Zone 3 & 4:

Roads	R 6 557.01 x 1236	=	R 8 104 464.36
Water	R 21 688.60 x 1236x0.6	=	R 16 084 265.76
Sewerage	R 14 623.16 x 1236x0.6	=	R 10 844 535.45
Stormwater	R 7 565.79 x 443.255999	=	R 3 353 581.81
Solid Waste	R 1 311.40 x 1236	=	R 1 620 890.40
TOTAL (inclusive of VAT)		=	<u>R 40 007 737.78</u>

Business Zone 3:

Roads	R 6 557.01 x 150.333333	=	R 985 737.17
Water	R 21 688.60 x 53.3x0.6	=	R 462 400.95
Sewerage	R 14 623.16 x 53.3x0.6	=	R 311 765.77
Stormwater	R 7 565.79 x 74.856000	=	R 566 344.78
Solid Waste	R 1 311.40 x 53.3	=	R 81 805.13
TOTAL (inclusive of VAT)		=	<u>R 2 408 053.80</u>

Note:

- 1.1 The above figures are estimates
2. that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
 - 2.1 the Director: Infrastructure and Planning may require the developer to construct internal, link, and/or bulk municipal services to a higher capacity than warranted by the development for purposes of allowing other existing or future developments to also utilise such services, provided;
 - 2.2 the rates and prices of such work be established in terms of a system which is fair, equitable, transparent and cost effective;
 - 2.3 if link municipal services have already been provided, the developer to contribute towards the cost thereof, the Director:

Infrastructure and Planning to determine the amount of such contribution in terms of a system which is fair and equitable;

3. that servitudes for municipal services be registered in favour of the Council at the developer's cost in respect of all main services to be taken over by the Council and all existing municipal services concerned crossing private property;
4. that the developer indemnifies and keep the Council indemnified against all actions, proceedings, claims and demands, costs, damages and expenses arising out of the establishment of the township, the provision of services to the township or the use of servitude areas or municipal property:
 - 4.1 for a period which shall commence on the date that the installation of the services to the township are commenced with and shall expire after completion of the maintenance period;
 - 4.2 the developer to submit an acceptable public liability insurance policy to the Council and to pay the premium in advance for the period as set out above before any work concerned may commence;
 - 4.3 the insurance to be to an amount which shall not be less than that required by the CESA;
 - 4.4 such indemnification against loss, claims or damages, to include claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the Council's services or apparatus or otherwise;
5. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
 - 5.1 way-leaves must be obtained from the Operational Manager;
 - 5.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
6. that the developer may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:
 - 6.1 such costs to be established in accordance with a system which is fair, equitable, transparent, competitive and cost effective;

- 6.2 such costs shall be set-off against (part or full) development contributions payable in respect of engineering services;
- 6.3 to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the prime rate, when funds are available;
7. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
8. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SANS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
9. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
10. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
11. such independent professional civil engineer/technologist to furnish the Director: Infrastructure and Planning with satisfactory proof of his professional indemnity insurance to an amount which shall not be less than that required by the CESA and which insurance shall be valid for the relevant contract and maintenance period;
12. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
13. that the above stormwater management plan include the following:
 - 13.1 pre-development run-off from the catchment area;

- 13.2 post-development run-off from catchment area;
 - 13.3 existing stormwater reticulation system and the capacity thereof;
 - 13.4 connection of internal stormwater reticulation system;
 - 13.5 overland escape routes
- 14. that the connection to the stormwater reticulation system be provided according to the stormwater management plan, by the developer at his cost and approved by Overstrand Municipality;
 - 15. that all municipal civil and electrical services installed or constructed by the developer, be maintained after completion thereof for a maintenance period, as described in the General Condition of Contract for works of Civil Engineering Construction – 2010, of 12 months, and
 - 16. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;
 - 17. that the Home Owners Association or Body Corporate be responsible for the operational costs and maintenance of street lighting, electrical reticulation and metering and all internal services in all sectional title schemes and/closed-development sections ;
 - 18. that the developer provide bulk meters for water and electricity at approved positions as well as individual meters at each consumption point;
 - 19. All sectional title-and/or closed development sections must be provided with central refuse collection facilities, which must comply with the standards of the Department: Operational Services (Hermanus).
 - 20. The approved refuse collection area/room must sufficiently accommodate the refuse generated by the development and is to be proved with the following:
 - a. properly ventilated;
 - b. a cement floor;
 - c. a tap and running water, as well as a drainage point which is connected to the sewer network;
 - d. is a position nearest to an access road for the development and be accessible for the refuse truck at all times, to the satisfaction of the Director: Infrastructure and Planning;
 - 21. that the refuse room be completed prior to occupation of the first unit, to the satisfaction of the Director: Infrastructure and Planning;

22. that for all full title or freehold properties, the refuse will be removed from the sidewalks as per municipal arrangement
23. that the electricity reticulation and supply be provided according to the master plan by the developer;
24. that the developer appoint a consulting electrical engineer to determine the electricity demand for the development and pay a fee to Overstrand Municipality to determine the capacity in the existing electricity network;
25. that the developer will be responsible for the payment of electricity bulk contributions and that the bulk contribution be determined during the compilation of the services agreement;
26. that the water distribution system be implemented according to the engineering services report at the developer's cost;
26. that 195m x 250mm diameter parallel reinforcement water pipe be provided to augment bulk water supply at the Sandbaai reservoirs, at the developer's cost;
27. that 750m x 315mm diameter parallel reinforcement water pipe be provided at the R43 crossing, at the developer's cost;
28. that 635m x 200mm diameter parallel reinforcement water pipe be provided in Sandbaai Main Road, at the developer's cost;
29. that the 468m x 200mm diameter water pipe be provided adjacent to the R43 at the developer's cost;
30. that the 270m x 200mm diameter water pipe be provided adjacent to the R43 at the developer's cost;
31. that additional reservoir capacity be provided according to the engineering services report at the developer's cost;
32. That all valves and hydrant markers must be indicated by means of vertical valve-and hydrant markers
33. that the proposed sewerage reticulation system be connected to the existing gravity system in Nico Van Der Merwe Street; and that the relevant sewer outflow components be provided in line with the engineering services report.
34. that the existing Sandbaai pump station, Sandbaai PS, be upgraded to accommodate the additional flow, at the developer's cost;
35. That the existing rising main in Jimmy Smith and Myrtle Streets, be upgraded to a 315mm diameter pipe, to accommodate the additional

flow, at the developer's cost;

36. that the developer apply for a temporary water connection at Overstrand Municipality's Finance Department, before commencement of construction;
37. that the developer apply for a bulk water connection on the prescribed application form, at Overstrand Municipality's Finance Department and that the installation of the bulk water meter, by the developer, be done under the supervision of the Operational Manager, Hermanus;
38. that the connection to the main water line only be done by the Operational Department, after payment of the connection fee, by the developer;
39. That road access to and from the development be obtained from End Street and Bersig Street, Sandbaai
40. Any proposal or plans to access the R43 provincial road will be subject to approval by the Western Cape Department of Transport and Public Works and all other relevant authorities.
41. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer.
42. All other, additional infrastructural operational and planning requirements will be incorporated into the services agreement.

pp. R Cachon

DENNIS HENDRIKS
SENIOR MANAGER: ENGINEERING
SERVICES

10/12/2018

DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

2. ERF 340, 10 PERSPICUA ROAD, ROOIELS: PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS AND CONSENT USE: MESSRS PLAN ACTIVE ON BEHALF OF CP HOWARD & RJC TERLIEN

340 KRE (3832)

H van der Stoep

18 March 2019

(028) 313 8900

Hermanus Administration

Executive Summary

An application has been received on 31 October 2017 from Messrs Plan Active Town and Regional Planners on behalf of CP Howard & RJC Terlien on Erf 340, Rooiels for the following:

- ❖ Removal of restrictive title conditions with reference to Clauses F.4.(b), F.4.(d) & F.4.(e) and Clause G.(b) & G.(g) of Title Deed T11086/2017 applicable to Erf 340, Rooiels in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to accommodate a guesthouse and second dwelling on the property.

The restrictive conditions contained in Title Deed T11086/2017 to be removed, read as follows:

“F. SUBJECT FURTHER to the conditions contained in Deed of Transfer Number T20119/1953 and imposed by the Administrator of the Province of Cape of Good Hope when approving the General Plan of Rooi Els in terms of Ordinance 33/1934, namely:

- 4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the local authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose.*

(b) It shall be used only for residential purposes only, but no building other than one dwelling together with such outbuildings as are ordinarily required to be used therewith shall be erected thereon.

(d) No building or structure except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf provided that with the consent of the Local Authority, and

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation may be erected within the above prescribed rear space and provided further that a garage may be erected up to such street line, if in the opinion of the Local Authority the level of the erf is such as to make that necessary;

- (e) *Pending the establishment of a Local Authority for this Township the sewage of this erf shall not be disposed of otherwise than means of a properly constructed septic tank if the nature of the soil permits, otherwise into a properly constructed vacuum tank serving one or more erven. If any such tank is situated on this erf, the owner shall without compensation, be obliged to remove it after three months' written notice served upon his by Local Authority.*

G. *SUBJECT FURTHER to the following conditions contained in Deed of Transfer No. T20119/1953 imposed by Hangklip Beach Estates Limited in favour of the registered owner of any erven in the said Rooi Els Township, which conditions read as follows:*

(b) No wood and iron buildings of any description shall be erected on this erf, nor shall corrugated iron be used for roofing purposes.

(g) The Transferee shall not camp overnight or light fires on the erf, save with the written consent of the Company."

- ❖ Consent Use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to enable the owner to utilize the existing dwelling house on the property as a guesthouse (5 rooms).

RESOLVED :

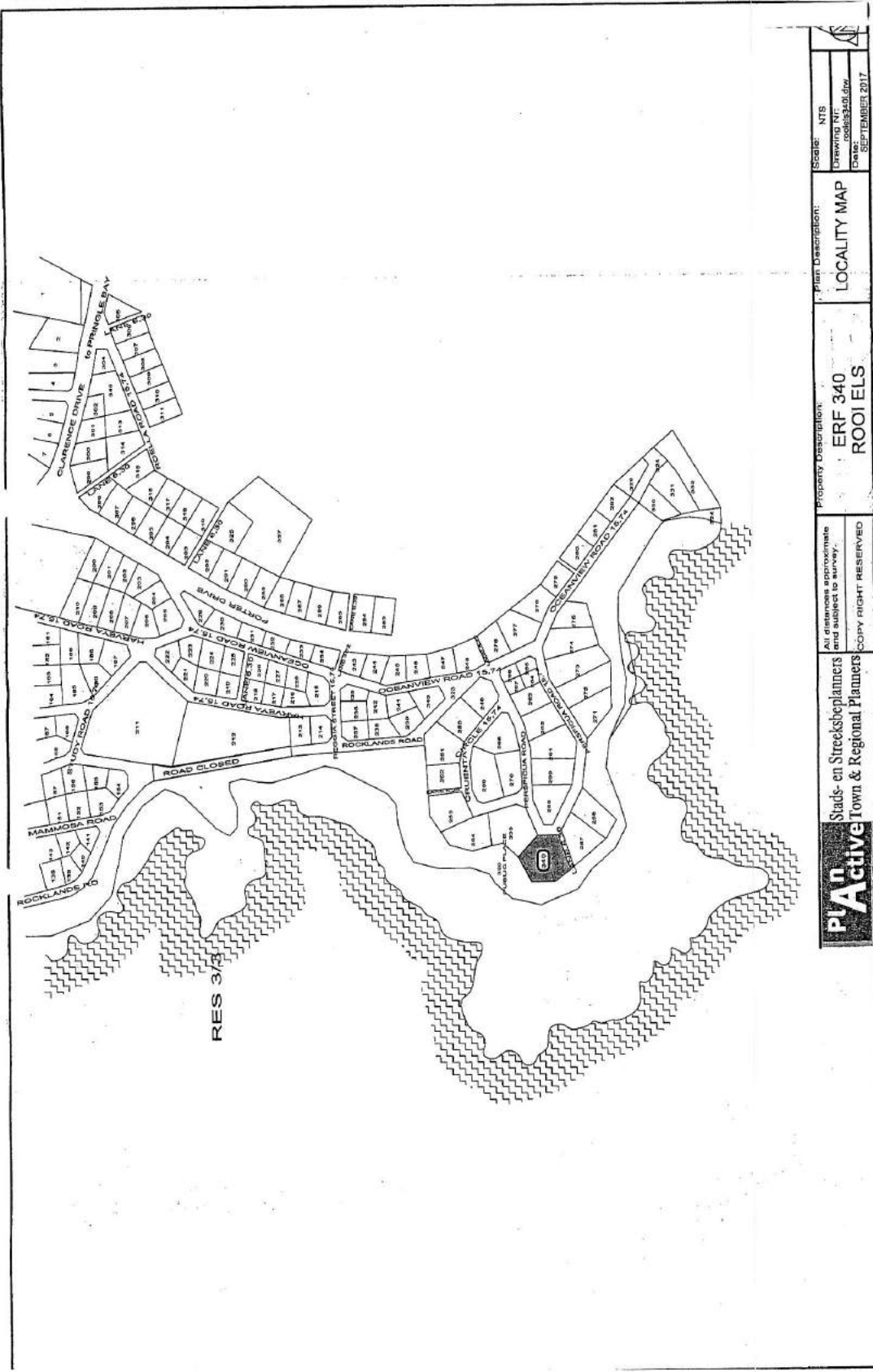
1. that the application in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the removal of restrictive title conditions Clauses F.4.(b), F.4.(d) & F.4.(e) and Clause G.(b) & G.(g) of Title Deed T11086/2017 applicable to Erf 340, Rooiels, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 340, Rooiels for a consent use in order to enable the owner to utilise the existing dwelling on the property as a guesthouse (5 rooms), **be approved** in terms of the provisions of Section 61 of the By-Law;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

3. that the approvals in 1. and 2. above be subject to the following conditions:
 - (a) that the approval be limited to only the five (5) guestrooms;
 - (b) that the second dwelling is for the owner/manager's use only;
 - (c) that no self-catering is allowed;
 - (d) that a site development plan be provided indicating the five (5) guest rooms to be utilised for guests, and also clearly showing the seven (7) required parking bays (including garages) as found on-site;
 - (e) that the owner/manager resides on the premises, and that the owner be responsible for the proper management of the guesthouse;
 - (f) 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;
 - (g) that the accommodation facility complies with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Co-ordinator and the Health Inspector;
 - (h) that meals may only be provided for guests;
 - (i) that a single non-illuminated sign that complies with the Municipal By-Law on Signage may be displayed on the premises;
 - (j) 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;
 - (k) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (l) that building plans be submitted to the Building Department for approval for any proposed amendments;
 - (m) that all the conditions in the Services Report be complied with; and
 - (n) that all conditions imposed by the Fire Department be complied with.
4. that an amended Site Development Plan (dated 12 June 2018, Version 2.2) be submitted indicating the two (2) rooms to be interleading. The latter may not be through a garage, bathroom and bedroom;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
18 June 2019
(Also the agenda for the Mayoral Committee Meeting : 26 June 2019)**

5. that the proposed kitchenette be removed in the employee's quarters;
6. that the sewerage system be investigated by the Municipal Engineering Services Department to convert the existing septic tank to a conservancy tank;
7. that the backwash of the pools be dealt with by the filter system as proposed by the applicant; and
8. that the applicant and objectors be notified of its 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.



PIActive

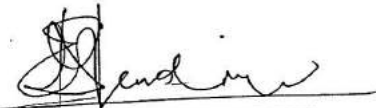
Stads- en Streeksbeplanners
Town & Regional Planners

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: ERF 340, ROOIELS (3832)**

Electricity : Eskom Area
Water : In order
Sewer : In order
Stormwater : In order
Roads and traffic : In order

Conditions:

1. that only the existing water 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 no additional sewer tanker services will be available, the owner should look at a system treatment and re-using only grey water, that should additional capacity be required;
4. that waste water disposal be done in a safe and healthy manner and that plans thereof be submitted to the Municipality and DWA for approval;
5. that stormwater be allowed to discharge through Erf 340, Rooiels, unobstructed;
6. that no on-street parking be allowed;



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

04/04/2018
DATE