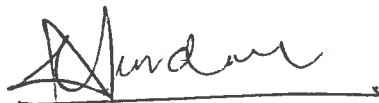


**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: PTN 22 OF FARM 654**

Electricity	:	Escom area
Stormwater	:	No services available
Water	:	No services available
Sewer	:	No services available
Roads and traffic	:	No services available

Conditions:

1. that the developer arrange with ESCOM for the provision of electricity and that he complies with all conditions as may be set by ESCOM;
2. that no water service from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permit from the applicable authorities (water affairs, health, BOCMA etc.) for the use of any other water resources and the extraction thereof;
3. that the quality of potable water comply with SANS0241 standards and that relevant proof be submitted to the Senior Manager : Engineering Services, Overstrand Municipality;
4. that, the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
5. 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.
6. that as no municipal refuse services are rendered in the area, the owner is responsible for removal of all refuse generated on the property, and the disposal thereof at a registered municipal waste transfer station or waste disposal facility.



DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

10 | 12 | 2015
DATE

Alida Calitz - Fwd: Re: KOMMENTAAR PLAAS 654/22

From: Alida Calitz
To: Dennis Hendriks; Cecile Faro
Date: 2015/09/17 09:45 AM
Subject: Fwd: Re: KOMMENTAAR PLAAS 654/22
Attachments: SERVICES REPORT - 22-654 (JUNE15).pdf

Hi Dennis,

Sien Jean de Villiers se gewysigde kommentaar hieronder asook die diensteverslag van Junie 2015. Sal jy asb jou kommentaar wysig na aanleiding van Jean se kommentaar.

Vriendelike Groete

Alida Calitz
 Town Planning

**Overstrand Municipality**

A: 16 Paterson Street, Hermanus, 7200 | P: P.O Box 20, Hermanus, 7200

T: +27 (028) 313 8900 | F: +27 (028) 313 2093

E: alida@overstrand.gov.za | W: www.overstrand.gov.za

Vision Statement: "To be a centre of excellence for the community"

Disclaimer: This notice (including attachments) is subject to the disclaimer published at: <http://www.overstrand.gov.za>. Please read the disclaimer before opening any attachment or taking any other action in terms of this e-mail. By replying to this e-mail or opening any attachment you agree to be bound by the provisions of the disclaimer.

Please consider the environment before printing this correspondence.

>>> Jean de Villiers 2015/09/15 02:30 PM >>>
 Schalk

The Dept. Operations (Gansbaai) has no objection to the use of the proposed system, on condition that the system- and operation thereof complies with all relevant legislation and municipal by-laws.

Regards

Jean de Villiers

>>> Schalk van der Merwe 2015/09/09 04:19 PM >>>
 Mnre, verwys na my epos hieronder. Kan julle my asseblief van julle kommentaar voorsien?
 Groete
 Schalk

>>> Schalk van der Merwe 2015/08/03 11:00 AM >>>
 Jean en Dennis

Jul aangehegte kommentaar tov bogenoemde aansoek verwys. Die aansoeker stel 'n DAFF goedgekeurde rioolstelsel voor, terwyl julle voorwaardes 'n conservancy tenk vereis wat deur die munisipaliteit gediens moet word, sowel as 'n grootmaatdiens heffing agv voornoemde voorwaarde. Is

Munisipaliteit – U-Masipala – Municipality
OVERSTRAND

INTERNAL MEMORANDUM

Aandag / For Attention:	Town Planning department: S. van der Merwe	Van / From:	J. de Villiers
Afskrif / Copy:	P. Ferreira, F. Myburgh, D. Hendricks	Datum / Date:	1 June 2015

15/3/4

RE: APPLICATION FOR REZONING OF PORTION 22 OF FARM 654, STANFORD

The request for comment from the Department: Operation (Gansbaai) dated 23 March 2015 with regard to the abovementioned proposal refers.

The proposal entails the following:

- Rezoning of Portion 22 of Farm 654, Stanford (100 ha), from current zoning of "Agricultural Zone" to "Agricultural Zone with Consent Use" in order to develop tourism accommodation facilities on the farm.

1. ANALYSIS

1.1. Water

1.1.1. No municipal water network is available in the vicinity of Portion 22 of Farm 654, and no municipal water services will be rendered to Portion 22 of Farm 654.

1.1.2. The owner is responsible for the provision of any water supply and / or -services to the development on Portion 22 of Farm 654.

1.2. Sewer

1.2.1. There is currently no municipal sewer network in the vicinity of Portion 22 of Farm 654.

1.2.2. The proposed development on Portion 22 of Farm 654 must be provided with adequate sewer conservancy tanks, which must comply with the standards of the Department: Operations, and to which the sewer services of the development must connect to.

1.2.3. Sewerage will be removed from the sewer conservancy tanks as per municipal arrangement.

- 1.2.4. The sewer conservancy tanks must be accessible to the municipal sewer tankers from one of the adjacent public roads, with parking areas for the sewer tankers provided with permanent surfaces and to the layout and specification of the Department: Operations.
- 1.2.5. 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.
- 1.3. **Streets**
 - 1.3.1. Access can be obtained from Provincial minor road No. 4030 via the existing access to Portion 22 of Farm 654. The Provincial Roads Engineer must however provide comment in this regard.
- 1.4. **Storm water**
 - 1.4.1. The "Common Law" shall apply with regards to storm water discharge.
- 1.5. **Parking**
 - 1.5.1. "On-site parking" must be provided. The parking areas are to be provided at a ratio as described by the Town Planning Scheme, with permanent surfaces and layout to the satisfaction of the Department: Operations.
- 1.6. **Other services**
 - 1.6.1. The Department: Operations does not have any information regarding any Telkom-, other telecommunications- and / or Electrical services which may be affected by the proposed development. The Electrical- and Traffic departments, as well as Telkom and other relevant service providers, must therefore also give their recommendations regarding the application.
- 1.7. **Refuse removal**
 - 1.7.1. No municipal refuse removal services are rendered in the area.
 - 1.7.2. The owner is responsible for removal of all refuse generated on the property, and disposal thereof at a registered municipal waste transfer station or -waste disposal facility.
- 1.8. **Irrigation water**
 - 1.8.1. No irrigation water is available in this area.

1.9. Waste Water Treatment Works (WwTW)

- 1.9.1. The proposed rezoning will not have have a significant impact on the Waste Water Treatment Works. The Department; Infrastructure and Planning must however give comment with regard to plant capacity and the relevant bulk services levies.

1.10. Bulk Water Supply

- 1.10.1. The proposed rezoning will not impact on the bulk water supply, reservoirs or other bulk water infrastructure.

2. RECOMMENDATION

- 2.1. With regard to the application for rezoning of Portion 22 of Farm 654, Stanford, the Department: Operations has no objections to the application, subject to the following conditions:
- 2.1.1. That, as no municipal water network is available in the vicinity of Portion 22 of Farm 654, and no municipal water services will be rendered to Portion 22 of Farm 654, the owner is responsible for the provision of any water supply and / or -services to the development on Portion 22 of Farm 654.
- 2.1.2. That the proposed development on Portion 22 of Farm 654 be provided with adequate sewer conservancy tanks, which must comply with the standards of the Department: Operations, and to which the sewer services of the development must connect to.
- 2.1.3. That the sewer conservancy tanks must be accessible to the municipal sewer tankers from one of the adjacent public roads, with parking areas for the sewer tankers provided with permanent surfaces and to the layout and specification of the Department: Operations.
- 2.1.4. That the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage.
- 2.1.5. That, as no municipal refuse removal services are rendered in the area, the owner is responsible for removal of all refuse generated on the property, and disposal thereof at a registered municipal waste transfer station or -waste disposal facility.
- 2.1.6. That on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operations.

Yours faithfully



J. de Villiers Pr. Eng.
Senior Manager: Operations
Gansbaai

cc.: F. Myburgh
P. Ferreira
D. Hendricks



ROAD NETWORK MANAGEMENT
 Email: Grace.Swanepoel@westerncape.gov.za
 Tel: +27 21 483 4669
 Rm 335, 9 Dorp Street, Cape Town, 8001
 PO Box 2603, Cape Town, 8000

REFERENCE: 16/9/6/1-21/45 (Job 23161)
 ENQUIRIES: Ms GD Swanepoel
 DATE: 8 July 2015

The Municipal Manager
 Overstrand Municipality
 Gansbaai Administration
 PO Box 26
GANSBAAI
 7220



Attention: Mr S van der Merwe

Dear Sir

PORTION 22 OF FARM MODDER RIVIER 654, OVERSTRAND MUNICIPAL AREA: PROPOSED CONSENT USE: W GORDON OBO PORT WILD PROPS II (PTY) LTD

1. The following refer:-
 - 1.1 Your letter Ptn 22/654 Modderivier (2741) dated 16 March 2015 and
 - 1.2 E-mail correspondence dated 26 June 2015 and 6 July 2015.
2. The subject property is located approximately 6 km south-east of Stanford. Access is taken off Minor Road 4030 at ±km 0.5 over Remainder Portion 19 of Farm 654, however, it could not be established if it is a registered right of way servitude.
3. This application is for consent use in order to use a cottage as eco-accommodation and also to create a camping facility of four tents.
4. This Branch offers no objection to the consent use application in terms of the Land Use Planning Ordinance, No 15 of 1985, provided the municipality ensures that the property has free and unfettered access to a public road.

Yours faithfully


ML WATTERS
 For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT

FILE NO:	
SCAN NO:	821859
COLLABORATOR NO:	

22 JUL 2015



Telkom

Network Engineering and Build

Telkom SA SOC Limited

TP-A Theart
(Sd Marwe)

10 Jan Smuts Drive
Pinelands
7404

Tel : 021 414 5614
Fax : 088 021 414 5614
Email : Petersi2@telkom.co.za

Enquiries : Iblaam Peters
Our Ref. : WWIP_WSFD1008_15
Your Ref. : Pin 22/654 Modderrivier

20 April 2015

Attention : S Muller

Overstrand Municipality
PO Box 20
HERMANUS
7200

FILE NO:	Pin 22/654
SCAN NO:	
COLLABORATOR NO:	777 509

Dear Sir/Madam

**TELKOM SERVICES: PROPOSED CONSENT USE - PORTION 22 OF THE FARM
MODDERRIVIER NO. 654, OVERSTRAND MUNICIPAL AREA**

With reference to your letter dated 16 March 2015.

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

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

Approval is granted, subject to the following conditions.

As per the drawing supplied, Telkom SA LTD infrastructure will not be affected. However, care should still be taken should it be evident that there is in fact Telkom network present on the actual sites.

Please notify this office immediately if you locate any Telkom plant that was not indicated.

12 MAY 2015

Telkom

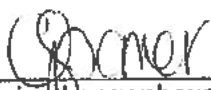
Please contact our representative Frederik Swart at telephone number (028) 514 1199 / 081 363 7815 at least 48 hours prior of commencement on construction work.

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

Should Telkom SA infrastructure be damaged while work is undertaken, kindly contact our representative immediately.

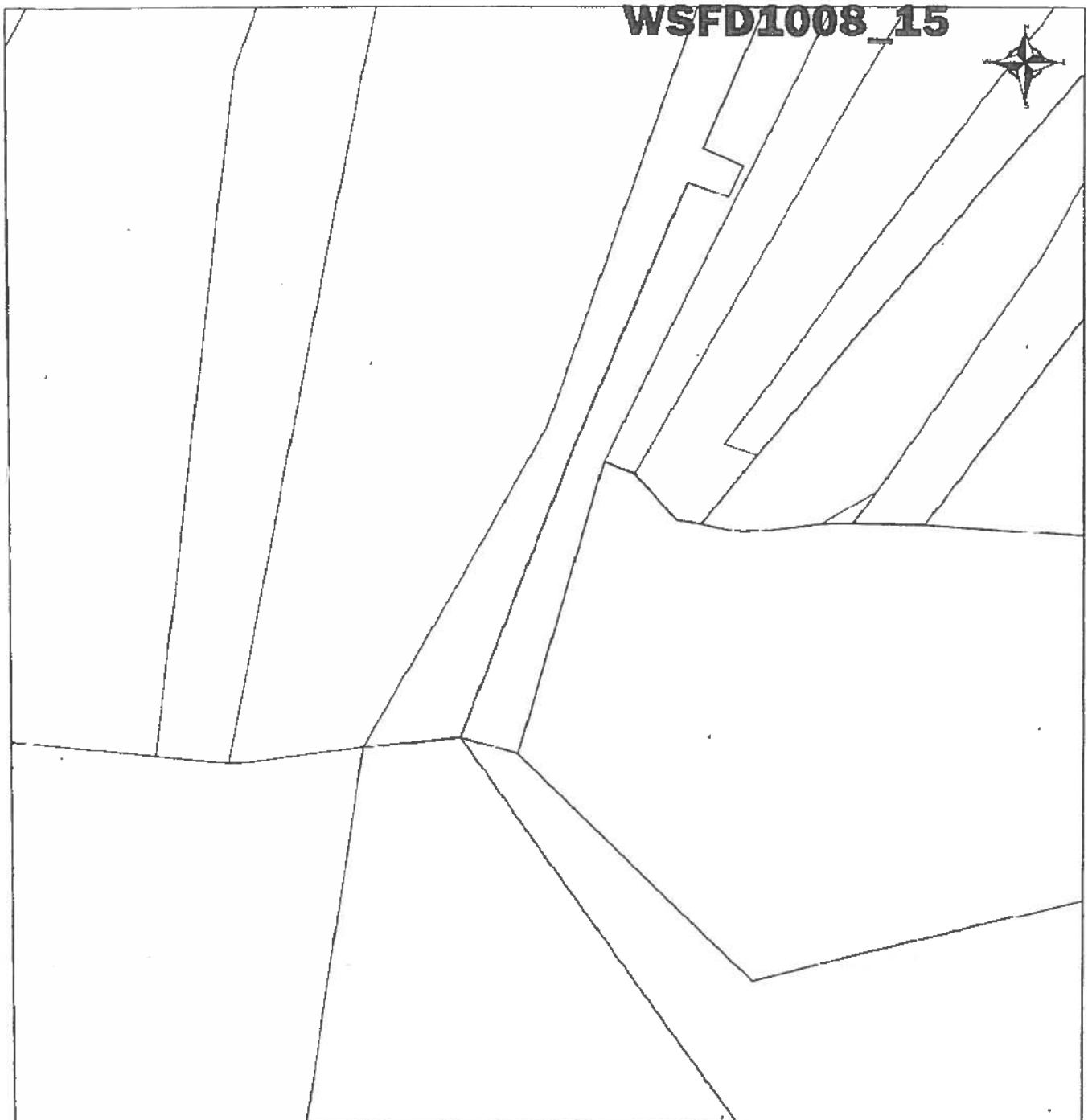
All Telkom SA LTD rights remain reserved.

Yours faithfully



Marius Langenhoven
Operations Manager
Wayleave Management: Western Region

WSFD1008_15



Telkom **TELKOM PLANT NOT AFFECTED** Telkom

If any plant not indicated exists and information or supervision is required please contact this office at least 48 hours before any work commences.

FREDERIK SWART

PH: (023) 514 1199

Reference number	Marked Up	Date
WWIP_WSFD1008_15	E. Burg	4/15/2015



Legend

Existing Manhole	Existing PIR	Existing DLC	Existing Indoor DP	Existing Pole	Planned Overhead Route	
Planned Manhole	Planned PJB	Planned DLC	Planned Indoor DP	Planned Pole		
Existing Joining Pit	To Be Recovered PJB	To Be Recovered DLC	To Be Recovered SDC	To Be Recovered Pole		
Planned Joining Pit	Existing SDC	Existing PGR Joint	Existing DP	Strut		Scale: 1:15000
	Planned BDC	Planned PGR Joint	Planned DP	Ray		Date: 15/04/2015
	To Be Recovered SDC		To Be Recovered DP	A		Created By: Burgel

BREED-GOURITZ

Catchment Management Agency
Opvanggebied Bestuursagentskap
I-Arhente yoLawulo lomMandla nokungqongileyo
51 Baring Street Worcester 6850, Private Bag X3055 Worcester 6850



E-mail: fsmith@breedegouritzcma.co.za
Cell: 082 445 5059

Navrae: / Enquiries/ Imibuzo:



Verwysing: / Reference/ iReferensi:

Datum: / Date:

F Smith

023 346 8000

4/10/1/G40L Modderrivier
654/22

29 April 2015

TP-ATheart
(SuldMarwa)

Overstrand Municipality
P. O. Box 20
Hermanus
7200

For Attention: S. van der Merwe

Sir,

FILE NO:	Ptn 22/654
SCAN NO:	50
COLLABORATOR NO:	781725

COMMENTS ON THE PROPOSED CONSENT USE: W GORDON obo PORT WILD PROPS II (PTY) LTD ON PORTION 22 OF FARM MODDERRIVIER NO. 654, OVERSTRAND MUNICIPAL AREA, CALEDON DIVISION.

With reference to the application dated 16/03/2015, with reference number Ptn 22/654 Modderrivier (2741) and subsequently received by the BGCMA on 23/03/2015, herewith, the following:

- The BGCMA in principle, has no objection against the proposed consent use provided that all relevant sections of the National Water Act, 1998 (Act 36 of 1998) be adhered to.

Please be advised that no activities may commence without the appropriate approvals/authorizations (where needed) from the responsible authority. The onus remains with the registered property owner to confirm adherence to any relevant legislation that such activities might trigger and/or need authorization for.

Also be advised that the comment provided is in the interest of responsible water resource management. The BGCMA will gladly comment on any additional information provided for review. The BGCMA reserves the right to revise initial comments and request further information based on any additional information that might be received.

Please do not hesitate to contact this office if you have any further queries.

Please ensure to quote the above reference in doing so.

Yours faithfully,

[Handwritten signature]

PHAKAMANI BUTHELEZI
Chief Executive Officer



TP - A Theart
(S. v. d. Merwe)

CapeNature



SCIENTIFIC SERVICES

postal Private Bag X5014 Stellenbosch 7599
 physical Assegaibosch Nature Reserve Jonkershoek
 website www.capenature.co.za
 enquiries Rhett Smart
 telephone +27 21 866 8017 fax +27 21 866 1523
 email rsmart@capenature.co.za
 reference SSD14/2/61/7/2/654-22_consent_Stanford
 date 3 August 2015

Overstrand Municipality: Hermanus Administration
 P.O. Box 20
 Hermanus
 7200

Attention: S.W. van der Merwe
 By email: alida@overstrand.gov.za

Dear Schalk

FILE NO:	Ptn 22/654
SCAN NO:	02
COLLABORATOR NO:	825896

Application for Consent Use for Tourism Accommodation on Portion 22 of the Farm Modderrivier 654, Felicita Farm, Stanford (Overstrand Municipality ref. no.: Ptn 22/654 Modderrivier (2741))

CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.

The application is for the use of an existing building as a guest house and for four camping platforms for tents and associated ablutions. The northern third of the property is classified as Critical Biodiversity Area (CBA) according to the Overberg Conservation Plan. The vegetation occurring on the site would consist of Southern Coastal Forest (Least Threatened) and Overberg Sandstone Fynbos (Critically Endangered) in the areas classified as CBA, with the remainder consisting of Agulhas Limestone Fynbos (Vulnerable). There is a watercourse and an associated riparian wetland that passes through the north eastern corner of the property.

The existing manager's cottage that is to be used as a guest house is located in the south-western section of the property (not CBA), and no upgrades of ablation facilities are proposed. The camping platforms are proposed within the north-eastern section of the property in the Southern Coastal Forest, within the CBA. The platforms are small in size and are raised on stilts and therefore will not have a large disturbance footprint.

There should be no damage to the trees in the forest, in particular the White Milkwoods (*Sideroxylon inerme*), which are likely to occur in the forest. This is a Protected Trees Species under the National Forest Act (Act 84 of 1998), under Listing Notice 877 (22 November 2013). Protected tree species may not be cut, disturbed, damaged or destroyed without a license from the Department of Agriculture, Fisheries and Forestry. White Milkwoods are also protected under the Overberg District Municipality Milkwood Tree Management Policy (28 September 2012).

The proposed ablutions for the camping facility are for an eco-friendly facility/water treatment tank with a reed bed. More detail should be provided in this regard. The reedbed should be considered as part of the disturbance footprint. It must be ensured that the

The Western Cape Nature Conservation Board trading as CapeNature

Board Members: Prof Gavin Maneveldt (Chairperson), Mr Carl Lotter (Vice Chairperson), Mr Mervyn Burton, Mr Mico Eaton, Prof Francois Hanekom, Dr Bruce McKenzie, Ms Merle McOmbring-Hodges, Adv Mandia Mdludlu, Mr Danie Nel, Prof Aubrey Redjinghuis, Mr Paul Slack

ablation facility does not result in pollution of the groundwater, particularly due to the relatively close proximity to the watercourse.

It must be determined whether the proposed facility triggers any activities which may require environmental authorisation in terms of the National Environmental Management Act. In particular, the following are of relevance:

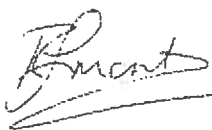
- Listing Notice 3, Activity 5 (GN 985):
The development of resorts, lodges, hotels and tourism or hospitality facilities that sleep less than 15 people:
 - (b) Outside urban areas within 10 kilometres from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEM:PAA or from the core area of a biosphere reserve;
 - (h):ii. Outside urban areas, in:
 - (bb) Areas on the watercourse side of the development setback line or within 100 metres from the edge of a watercourse where no such setback line has been determined; or
- Listing Notice 3, Activity 6 (GN 985):
The development of resorts, lodges, hotels and tourism or hospitality facilities that sleeps 15 people or more.
 - (f) i. All areas outside urban areas

In terms of the management of the property, CapeNature takes note that there is an alien clearing programme for the property, which is supported. Clearing of alien invasive species is a requirement of all landowners according to various legislation. It is also noted that the landowner undertakes commercial flower picking on the property. It must be ensured that the landowner has a permit from CapeNature for this activity (contact: Andrae Marais andrae@capenature.co.za). The landowner should also take into consideration fire management, which should include firebreaks and recognition that fires are an integral component of fynbos functioning (ideally with a return time of 10 – 15 years).

In conclusion, CapeNature does not object to the application, however the above factors must be taken into consideration.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely



Rhett Smart
For: Manager (Scientific Services)

cc. Andrae Marais, CapeNature



File reference:	2741
Date:	23 March 2015

INTERNAL MEMORANDUM

From	: Town Planning Department
Town Planner	: S W van der Merwe

TO:

Area Manager	Building Department	District Health	Electrical Department
Environmental Officer	Fire Department	Infrastructure and Planning	Local Heritage Committee
Operational Services	Traffic Department	Ward councillor	Waste Management

Property Details	PTN 22/654 MODDERRIVIER
Application Description	Consent Use : Tourist Accommodation

ATTACHMENTS :

<ol style="list-style-type: none"> 1 Notice 2 Locality Plan 3 Site & Ground Floor Plans 4 Motivation 	Should the information be insufficient for you to make an informative comment, please list any additional documentation that you would require to make informed comments.
--	---

YOUR DEPARTMENT'S COMMENTS:

<p><i>Application is recommended for approval on condition that activities on premises should comply with all relevant Health Requirements, and not cause any pollution, nuisances or risk to health.</i></p>	
Signature:	
Date:	24 - 03 - 2015

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

COMMENTS REQUIRED BY: 7 April 2015



**Western Cape
Government**

Agriculture

Cor Van Der Walt
LandUse Management

Email: LandUse.Elsenburg@elsenburg.com

Tel: +27 21 808 5099 fax: +27 21 808 5092



*TP-A Theart
C S vd Merwe*

OUR REFERENCE : 20/9/2/4/2/751
YOUR REFERENCE : Ptn 22/654 Modderivier (2741)
ENQUIRIES : Cor van der Walt



Overstrand Municipality
PO Box 26
GANSBAAI
7220

Att: S. van der Merwe

**PROPOSED CONSENT USE: DIVISION CALEDON
PORTION 22 OF THE FARM NO 654**

Your application of 16 March 2015 has reference.

The Western Cape Department of Agriculture has no objection to the proposed consent use for the purposes of tourist accommodation (namely a camping area and use of existing "managers cottage").

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.

FILE NO:	<i>Ptn 22/654</i>
SCAN NO:	<i>05</i>
COLLABORATOR NO:	<i>784181</i>

- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely



AS ROUX Pr Eng

DIRECTOR: SUSTAINABLE RESOURCE MANAGEMENT

2015-04-30

Copies:

Port Wild Property Holdings

PO Box 79

CONSTANTIA

7848



The Municipal Manager
OVERSTRAND MUNICIPALITY
 P O Box 20
HERMANUS
 7200

*TP- A Theart
 (Svld merwe)*

Date:
 15 April 2015

Enquiries:
 Shaun Swanepoel
 Tel 021 980-3913
 Fax 086 660 0941

Attention: S.van der Merwe

Dear Sir / Madame

**PORTION 22 OF THE FARM MODDERRIVIER NO 6454, OVERSTRAND MUNICIPAL AREA:
 PROPOSED CONSENT USE: W GORDON obo PORT PROPS II (PTY) LTD**

OUR REF: 00749/15

I refer to your application dated 16 March 2015.

Eskom has no objection to the proposal.

Kindly contact Shaun Swanepoel at Tel 021 980-3913, should you require any further information.

Yours sincerely

Shaun Swanepoel
LAND DEVELOPMENT (BRACKENFELL)

FILE NO:	Ptn 22/654
SCAN NO:	18
COLLABORATOR NO:	778671

Distribution Division - Western Region [Land Development]
 Western Region
 Eskom Road Brackenfell 7560 PO Box 222 Brackenfell 7561 SA
 Tel +27 86 003 7566 www.eskom.co.za

Eskom Holdings SOC Limited Reg No 2002/015527/30

