



TP- A Theart
(sold Merwe)



Network Infrastructure Provisioning

Telkom SA SOC Limited
10 Jan Smuts Drive
Pinelands, 7405

Tel: +27 (21) 414-5617
Fax: +27 (068) 021 414-5617
E-mail: Peters12@telkom.co.za
Enquiries: Ishaam Peters

Our Ref: WSP03195/14
Your Ref: Pln 6 of Farm 647 Weltevrede (2024)

09 October 2014

Attention: SW van der Merwe

**OVERSTRAND MUNICIPALITY
HERMANUS
TOWN PLANNING**

Dear Sir / Madam

**RE: TELKOM WAYLEAVE: CONSENT USE APPLICATION: PTN 6 OF THE FARM
WELTEVREDE 647**

With reference to your letter dated 05 September 2014.

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.

Telkom SA LTD infrastructure will be affected, consequently the conditions below and on the attached legend will apply.

Telecommunication services position is shown as accurately as possible but should be regarded as approximate only.

Should alterations or relocation of existing infrastructure be required, such work will be done at the request and cost of the applicant.

Please notify this office within 21 working days from this letter of acceptance and if any alternative proposal is available or if a recoverable work should commence.

**As important cables are affected, please contact our representative
FREDERIK SWART at telephone number 028-5141199 at least 48 hours prior of
commencement on construction work.**

FILE NO:	Pln 6/647
SCAN NO:	53
COLLABORATOR NO:	672646

Telkom SA SOC Limited: Reg no 1991/005476/30
Directors: JA Mabuza (Chairman), SN Masako (Group Chief Executive Officer), JH Schindelhütte (Chief Financial Officer), S Botha, Dr. CA Fynn, N Kipilla,
I Kgaboasela, K Kweyama, L Maasdorp, K Mzondeni, F Petersen, LL Von Zeuner.
Company Secretary: X Mpogoshle Makasi



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

for
Operations Manager
Wayleave Management: Western Region

Wayleave
Telkom S.A Ltd

This wayleave, Ref **WWIP_WSFD3195_14** is valid for 12 months from date hereof and is subject to the following conditions.

1. No mechanical plant or vibrator type compactors may be used within three meters of any Telkom plant (i.e. any Telecommunications equipment above or below ground level).
2. The position of our plant affected by the proposal is indicated as approximate and our **FREDERIK SWART** TEL: (028) 514 1199 must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of Telkom Plant will be indicated on-site.
3. A written request must be submitted to Telkom for consideration should the applicant require our plant to be relocated. The cost of such relocation will be recoverable from the applicant.
4. It is the responsibility of the applicant to verify the existence of the indicated plant and to notify Telkom immediately should the applicant locate any Telkom plant which is not indicated on the plans.
5. Should the applicant expose any Telkom plant, the safeguard thereof will be the applicants full responsibility.
6. Failing to comply with the above conditions or any special conditions addendum hereto will be regarded as gross negligence and the applicant will be held responsible for and damage or loss as a result thereof.

Date: 10/6/2014

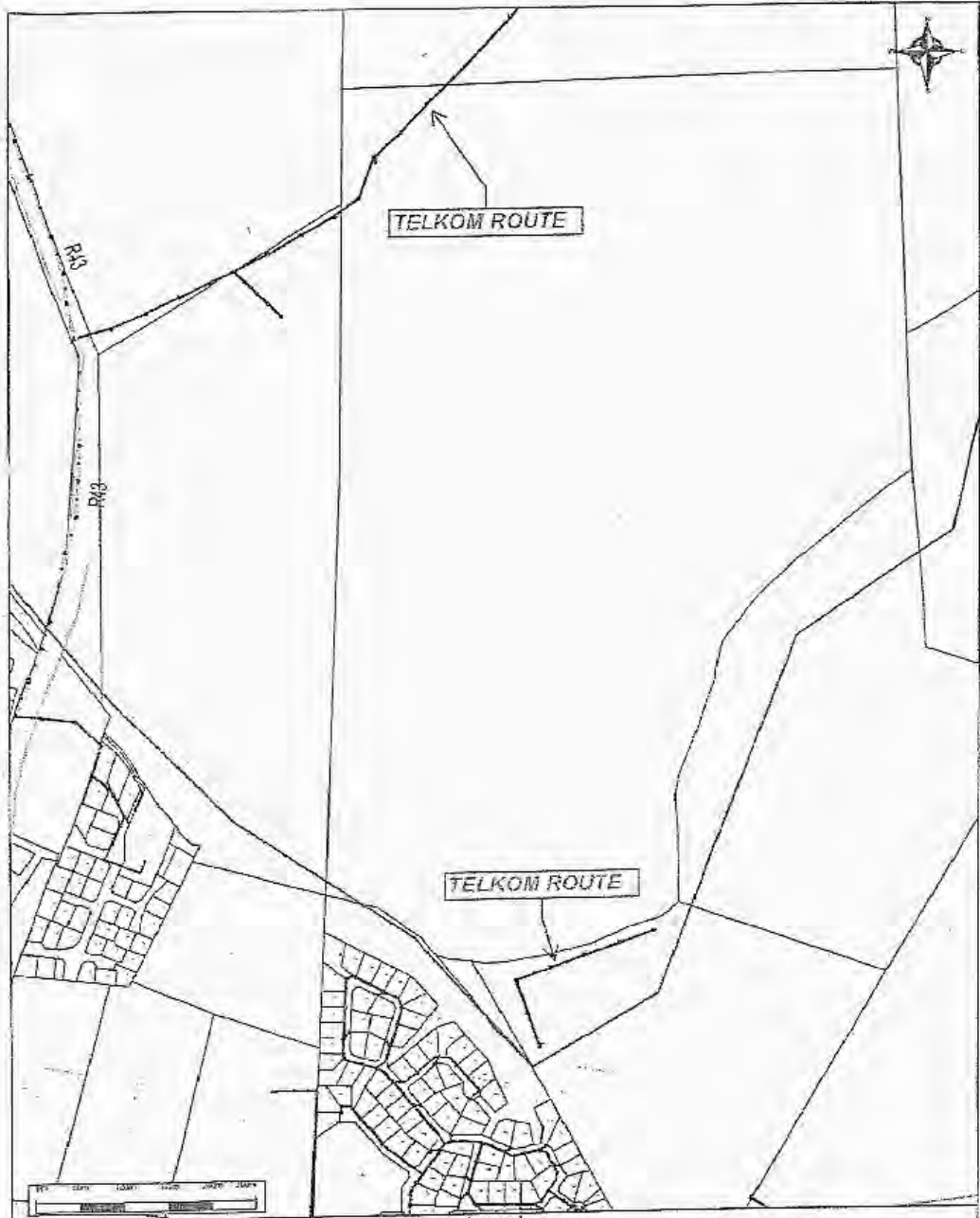
For Regional General Manager
Western Cape

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Telkom Symbol Legend

1. Underground Pipe Route	
2. Underground Buried cable	
3. Pipe Junction Boxes	
4. Street Distribution Cabinet (SDC)	
5. Jointing Pillar (PJ) Above Ground	
6. Pole	
7. Robot Control	
8. Aerial Route	
9. Stay	
10. Strut	
11. Call Office	

WSFD3195_14



Legend									
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**Western Cape
Government**
Environmental Affairs and
Development Planning

DIRECTORATE LAND MANAGEMENT: REGION 2

CHIEF TOWN AND REGIONAL PLANNER

Ms. Michelle Botha

Email: Michelle.Botha@westerncape.gov.za

Reference: 15/13/E4/5/Ptn 6 (Ptn of Farm No. 647/Vol 1)

TR A Theart
(S Jd merwe)



The Municipal Manager
Overstrand Municipality
P. O Box 20
HERMANUS
7200

FILE NO:	Ptn 6/647
SCAN NO:	
COLLABORATOR NO:	677803/
	677832

FOR ATTENTION: SW van der Merwe

PORTION 6 (PORTION OF PORTION 5) OF THE FARM WELTEVREDE 647: CONSENT USE APPLICATION (TOURIST FACILITY):

1. Your request dated 5 September 2014 for comment, refers:
2. The following information served before this Sub-directorate: The Motivation Report, Advertisement, Locality Plan as well as the proposed Site Development Plan and Ground Floor Plan.
3. The property is currently zoned Agriculture Zone 1 and is situated approximately 2km from the village of Stanford off the R43 (from Hermanus to Stanford). The farm comprises 83ha of sandy soils lying in a bend of the Klein River on the opposite bank of Stanford town. The entrance to the farm is 300metres from the main road on the way past Madres kitchen and on towards Stanford Hills Wine Estate on an upgraded gravel road. No additional access points or access roads will be created.
4. Portion 6 of the Farm Weltevrede No. 647 is held by Deed of Transfer No. T69171/2012 in which there is no restrictive conditions that prohibit the use of the property for the proposed tourist facilities.
5. The owners intend to establish a restaurant, mead tasting room, art gallery, farm shop a play area for children, 5 picnic/outdoor sitting areas, farm trail/path, and a sheep viewing/interaction kraal on the property. Application is therefore made in terms of Section 5.1.1 (b) of the Overstrand Zoning Scheme Regulations for Consent Use for tourist facilities and a farm shop.

10th Floor, 1 Dorp Street, Cape Town, 8001
tel: +27 21 483 9849

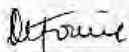
Private Bag X9086, Cape Town, 8000
www.westerncape.gov.za/eadp

2014/10/27

6. The main dwelling with outbuildings has undergone renovations in typical Cape Settlers style and one of the labourer's cottages has been renovated and altered to house the proposed art gallery, restaurant, mead tasting room and farm shop.
7. The extent of the proposed art gallery/restaurant building is $\pm 290\text{m}^2$ (of which 255m^2 accounts for the total Gross Lettable Area (GLA). The surrounding parking, picnic and play areas are 1ha. For a GLA of 255m^2 a total of 15 parking bays should be provided in terms of the Overstrand Zoning Scheme Regulations, which are complied with.
8. Further detail regarding the proposal is as follows:
 - 8.1 The property has been used primarily for agricultural purposes. Farming is currently limited to sheep on pastures and Lupins Vetch and Seradella is grown for additional feed;
 - 8.2 About one third of the farm consists of an elevated plateau falling quite steeply to low lying lands bordered by the Klein River and subject to flooding where inadequately drained. The house and outbuildings as well as the proposed gallery/coffee shop are located on this plateau;
 - 8.3 A portion of the farm is covered in Port Jackson – and the owner is in the process of clearing areas of this alien species;
 - 8.4 As mentioned, the owner plans on increasing the flock, include vegetable production and to make the sale of the honey wine (Mead production project) a unique draw card for the Elandsvalley farm and the Stanford Miander;
9. The land uses that surround the subject property are tourism related land uses (Klein river picnic area & cheese shop), a brewery (Birkenhead Brewery, residential development (Sunrise Village) and agricultural (mostly undeveloped agricultural land).
10. **Conclusion**
 - 10.1 The property is situated within an agricultural and tourism environment and the development proposal is deemed to be compatible with the existing land uses in the immediate area;
 - 10.2 It is not foreseen that the proposed tourist facilities will have an adverse impact on the surrounding properties;
 - 10.3 The zoning of the property will remain Agricultural Zone I;
 - 10.4 The necessary infrastructure appears to be in place such as water, sanitation and electricity supply;
 - 10.5 The proposal does not trigger any listed activities in terms of the National Environmental Management Act, 1998 (NEMA, Act no. 107 of 1998);
 - 10.6 The proposal is in line with Overstrand Spatial Development Framework's policies and guidelines on agri-tourism:
 - 10.6.1 The proposed land uses will be complementary to the existing agricultural activities;
 - 10.6.2 The proposal will assist in strengthening the rural economy and to facilitate the development of businesses that serves the needs of rural communities and tourists;
 - 10.6.3 The complementary farm-based economic activities will create employment opportunities and help to expand the economic base of the region; and

- 10.6.4 The proposal will add value with respect to tourism diversification of the agricultural sector.
- 10.7 Given the economic benefit that will be gained from this proposal in that the proposed tourism facilities will provide added income to the existing farming activities, their development and land use should be carefully managed to the advantage of the community while retaining the natural environment and without destroying the primary agricultural resources.
- 10.8 In terms of the Rural Land Use Planning and Management Guidelines (2009), the provincial approach is to improve the economic viability of farms through intensification, diversification and "value adding". The proposal is in alignment with this approach.

The above comments are based on the information that was attached to your letter. This Department reserves the right to withdraw or amend its comment should new or additional information come to light.



Z. Toefy
Director: Land Management: Region 2
DATE: 23 / 10 / 2014



TP - A Theert
(S. van der Merwe)
SCIENTIFIC SERVICES

postal Private Bag X5014 Stellenbosch 7599
physical Assegaibosch Nature Reserve Jonkershoek
website www.capenature.co.za
enquiries Rhet: Smart
telephone +27 21 866 8017 fax +27 21 866 1523
email rsmart@capenature.co.za
reference SSD14/2/6/17/2/647-6_consen'_Stanford
date 20 October 2014

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

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

Dear Schalk

Application for Consent Use for Tourism Facilities on Portion 6 of the Farm Weltevrede 647, Stanford
(Overstrand Municipality ref. no.: Ptn 6 (Ptn of Ptn 5) of Farm 647 Weltevrede (2524))

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 subject property contains Critical Biodiversity Area in the north-eastern corner and along the banks of the Klein River. There are wetlands over a large proportion of the site associated to the floodplain of the Klein River. The natural vegetation occurring on site is Elim Ferricrete Fynbos, listed as Critically Endangered.

The application is for the conversion of existing buildings into tourism facilities, along with additional parking. The development proposal will take place within an existing disturbed footprint, and will not result in the loss of natural vegetation or other impacts on biodiversity, as the sensitive areas on site are of a sufficient distance away.

It must however be ensured that there is no encroachment into natural vegetation or wetlands. The applicant is encouraged to continue with the alien invasive clearing programme referred to in the planning application report.

There is also reference to additional cultivation on site. The applicant must ensure that they comply with relevant legislation and be informed that clearance of 300 m² or more of vegetation is the trigger for a Basic Assessment process in a Critically Endangered vegetation type.

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

The Western Cape Nature Conservation Board trading as CapeNature

Board Members: Mr Ecuard Kok (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Ms Francis du Bruyn, Mr Mick Eaton, Dr Edmund February, Prof Francois Henkorn, Mr Carl Lotter, Dr Bruce McKenzie, Ms Marie McOmberg-Hodges, Adv Mandla Mlalu, Mr Danie Nel

FILE NO:	Ptn 6/647
SCAN NO:	
COLLABORATOR NO:	677067

22 OCT 2014

27 OCT 2014



Yours sincerely

A handwritten signature in cursive script, appearing to read "Rhett Smart", with a horizontal line underneath.

Rhett Smart
For: Manager (Scientific Services)



TP- A Theart
(S vld Merwe)

The Municipal Manager
OVERSTRAND MUNICIPALITY
P.O. BOX 20
HERMANUS
7200

Date:
25 September 2014

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

Attention: SW van der Merwe

Dear Sir / Madame

**PORTION 6 (PORTION OF PORTION 5) OF THE FARM WELTEVREDE 647:
CONSENT USE APPLICATION (TOURIST FACILITY)**

YOUR REF: Ptn 6 (Ptn of Ptn 5) of Farm 647 Weltevrede (2524)
OUR REF: 01722/14

I refer to your application dated 5 September 2014.

This application affects an Eskom power line (Stanford F3).

Eskom's services and equipment must be acknowledged at all times and may not be tampered with or interfered with.

There is a 9-metre building and tree restriction on either side of the centre line of the 11-kV power line which must be observed in all future developments.

Eskom has no objection to the abovementioned application, provided the following conditions are adhered to:

- a) No construction work may be executed closer than ten metres from any Eskom structure or structure-supporting mechanism.
- b) Natural ground level must be maintained within Eskom reserve areas and servitudes.
- c) No work is allowed within Eskom reserve areas and servitudes.
- d) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee.
- e) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise.
- f) Eskom shall at all times have unobstructed access to and egress from its services.
- g) No dumping shall be allowed within Eskom Services.

Distribution Division - Western Region [Land Development]
Western Region
Eskom Road, Brackenfell 7560 PO Box 222 Brackenfell 7561 SA
Tel +27 86 003 7556 www.eskom.co.za

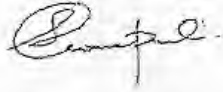
Eskom Holdings SOC Limited Reg No 2002/015627/05

FILE NO:	Ptn 6/647
SCAN NO:	33
COLLABORATOR NO:	668020

- h) Any development which necessitates the relocation of Eskom's services will be to the account of the developer.

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

Yours sincerely



Shaun Swanepoel
LAND DEVELOPMENT (BRACKENFELL)

OVERBERG

DISTRIKSMUNISIPALITEIT
DISTRICT MUNICIPALITY
UMASIPALA WESITHILI



MELD ASB/PLEASE QUOTE

Ons Verw./Our Ref.: 18/3/9/11/2

Navrae/Enquiries: C Adams

Bylyn/Ext.: 0829299901

Privaatsak: X22
Private Bag:
BREDASDORP
7280
Tel.: (028) 4251157
Faks/Fax: (028) 4251014
Hermanus Office
15 Flower Street
Hermanus
7200
12-09-2014

Town Planning Department
Overstrand Municipality
P.O. Box 20
Hermanus
7200

Attention: Ms. L Isaacs

**COMMENTS ON PROPOSED CONSENT USE: PORTION 6 (OF PORTIONS 5) OF
THE FARM WELTEVREDE NO. 647, DIVISION CALEDON**

WATER

Water used on premises should be purified and must comply with SABS SANS 214, Standards for drinking water.

WASTE

Written agreement must be entered into with Local Municipality for the removal of refuse and refuse bins must comply with municipal solid waste management by law.

A central refuse area must be provided and constructed as follows:

- Walled in;
- Must be provided with a smooth cement surface;
- Floor must drain to a gallery which is connected to the sewer system;
- Lockable gates;
- Inaccessible to animals; and it
- Must be spacious.

SEWERAGE

Applicant should arrange with the Local Municipality in writing if tanker services on site will be required.

CERTIFICATE OF ACCEPTIBILITY

Restaurant and Shop should apply for a Regulation 962 Certificate of Acceptability from ODM (Municipal Health).

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word.
All correspondence must be addressed to the Municipal Manager.

Your co-operation in this regard will be appreciated

Yours truly,

A handwritten signature in black ink, appearing to be a stylized name or set of initials.

MUNICIPAL MANAGER
CA/nc

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 May 2015
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

**19. ERF 11149, 89A TENTH STREET, HERMANUS, (VOËLKLIP),
OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MR PIET
BEYERS ON BEHALF OF THE KOPPIE TRUST**

Erf 11149 HVK (2727)

H van der Stoep

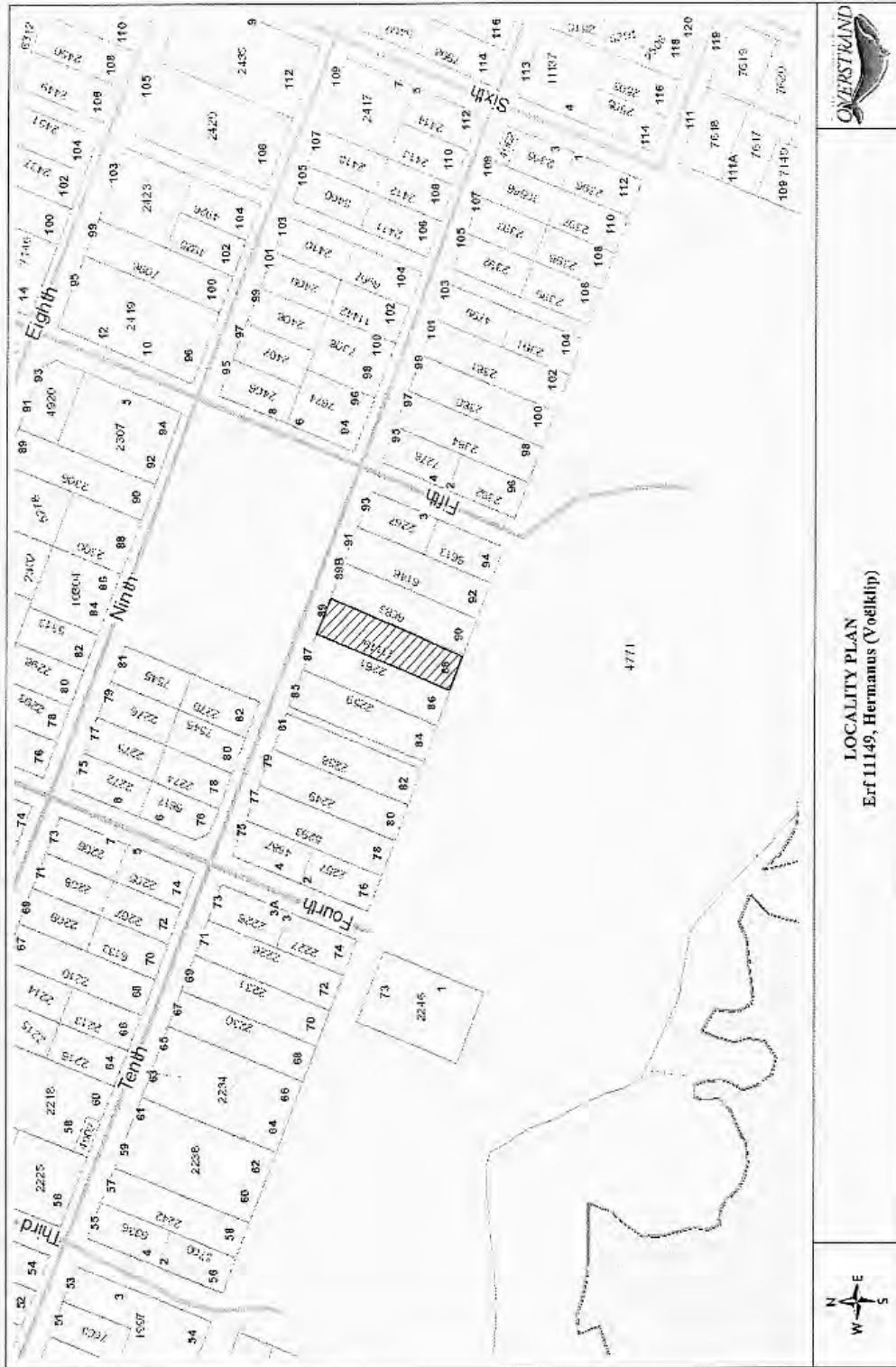
(028) 313 8900

Hermanus Administration

30 March 2015

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the Scheme Regulations on Erf 11149, Hermanus to relax the 2m lateral building line in order to accommodate the enclosure of the existing balcony and to legalise the existing 2,6m high boundary wall on the property, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the lateral building line as indicated on plan no. LAD_001 dated May 2014, as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval;
 - (c) that all the conditions in the Service Report (attached as Annexure D), be complied with;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.



LOCALITY PLAN
Erf 11149, Hermanus (Voelklip)



NOTES

1. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF BOSTON'S ZONING REGULATIONS. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF BOSTON'S ZONING REGULATIONS.

we do it for the joy it brings!

AREA CALCULATIONS OF 1949

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REVISIONS

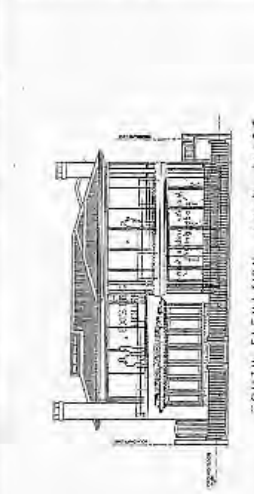
CLIENT: M. & MRS. BEYERS

ARCHITECT: WYNAND WILSENACHT ARCHITECTS

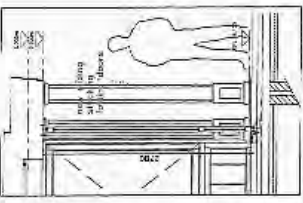
100 Housatonic Street
New Haven, CT 06511
Tel: 203.333.1111
Fax: 203.333.1112

LOCAL AUTHORITY
SOUND BY WALL DOOR
2000 W. MAIN ST.
NEW HAVEN, CT 06511

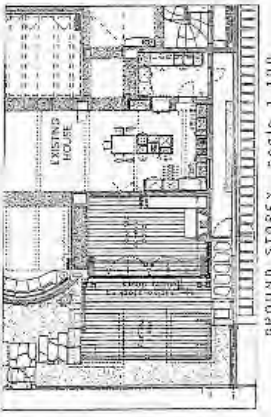
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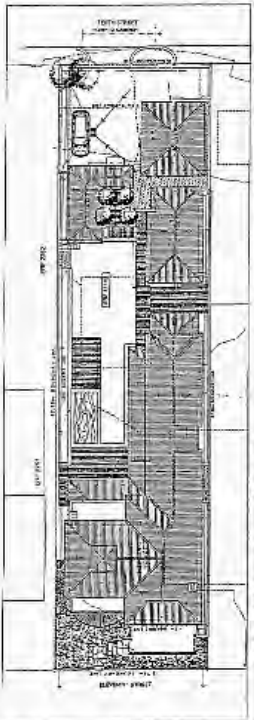
SOUTH ELEVATION scale 1:100



SECURITY SHUTTERS scale 1:25



GROUND STORY scale 1:100



SITE PLAN scale 1:200

PLEASE NOTE

SUBMISSION FOR INDICATING EXISTING HEIGHTS OF EAST BOUNDARY WALL

SUBMISSION FOR NEW SIDING, STACKING & SLOTTING ON EXISTING COVERED STOEP

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BOSTON'S ZONING REGULATIONS AND THE MASSACHUSETTS BUILDING CODE.

2. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF BOSTON'S ZONING REGULATIONS.

3. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF BOSTON'S ZONING REGULATIONS.

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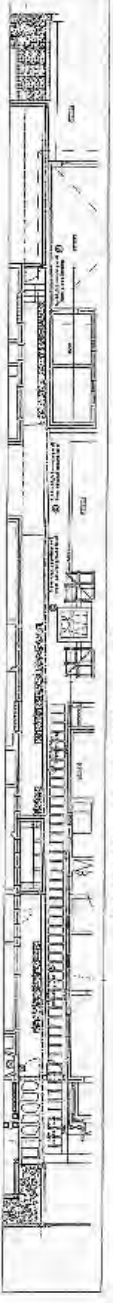
6. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF BOSTON'S ZONING REGULATIONS.

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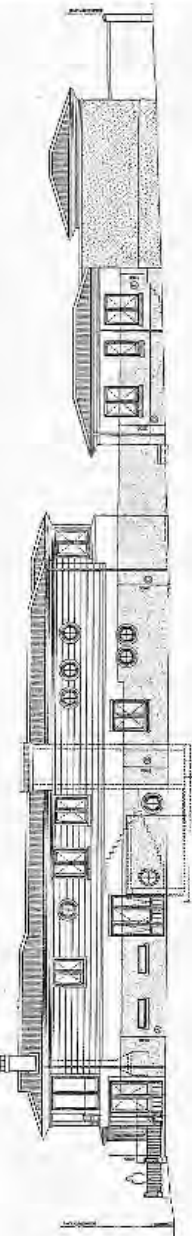
8. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF BOSTON'S ZONING REGULATIONS.

9. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF BOSTON'S ZONING REGULATIONS.

10. THE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF BOSTON'S ZONING REGULATIONS.



BOUNDARY WALL LAYOUT scale 1:100



EAST ELEVATION scale 1:100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 11149, VOELKLIP**

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

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that stormwater be allowed to discharge through Erf 11149, Voelklip, unobstructed;
3. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

15/01/2015
DATE