

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

**20. ERVEN 1596 AND 1603, HERMANUS (EASTCLIFF), OVERSTRAND
MUNICIPAL AREA : PROPOSED CONSOLIDATION AND DEPARTURE :
MESSRS GEOMATICS AFRICA AND R KOK ON BEHALF OF PB DE
CLERK**

Erven 1596 & 1603 HEC (2736)

H van der Stoep (028) 313 8900

Hermanus Administration

31 April 2015

RESOLVED :

1. that in terms of Section 2.3 of the Scheme Regulations made in terms of Section 9(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for the consolidation of Erven 1596 and 1603, Hermanus (Eastcliff), **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the proposed SG Diagram, dated October 2014, as submitted with the application;
 - (b) that this approval only has reference to the relaxation of the building line as indicated on the plan dated October 2014 as submitted with the application;
 - (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.

asymptotic office

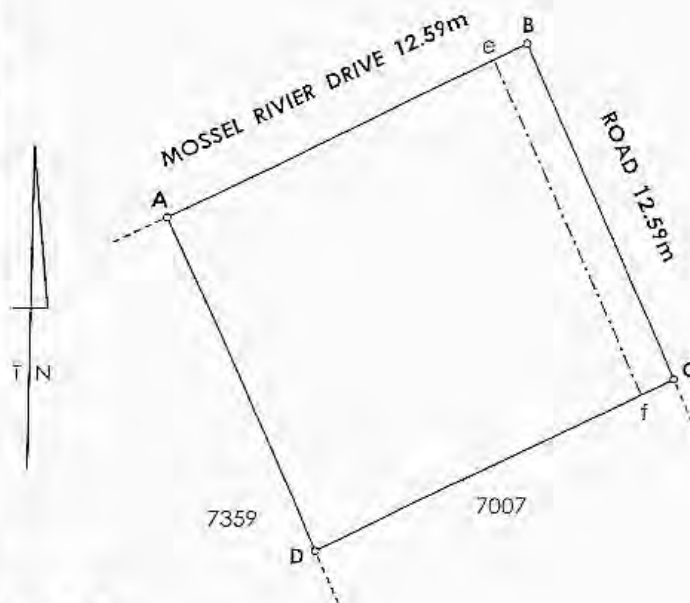
Components:

1. The figure AefD represents Erf 1596 Hermanus, vide Dgm.No. 577/1912 annexed to D/T 1912 .2957.
2. The figure eBCf represents Erf 1603 Hermanus, vide Dgm.No. A2633/1927 annexed to D/T .6652

S.G. No.

Approved

Surveyor-General



Scale 1:500

The figure A B C D

represents 1090 Square Metres of land, being

ERF HERMANUS (Comprising 1 and 2 as above)

situate in Overstrand Municipality

Administrative District of Caledon, Province Western Cape

Compiled in October 2014

by me

NA Clark

Professional Land Surveyor

Registration Number PLS 1072

This diagram is annexed to

No.
dated

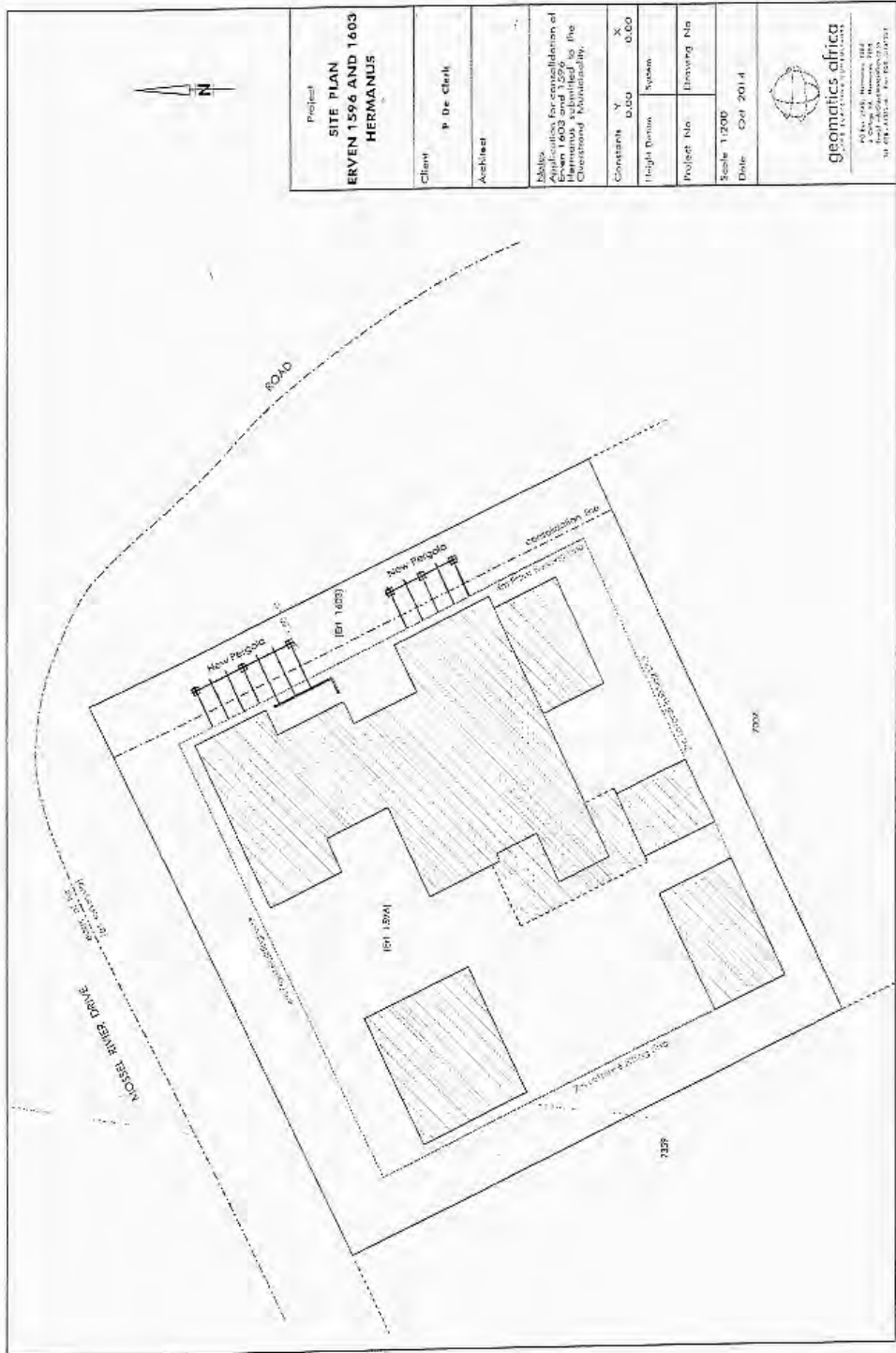
i.f.c.

Registrar of Deeds

The original diagrams are
as indicated above.

File No.

S.R. No. Compiled
Comp.AINW-1223(M3779)



detail
CONSTRUCTION



2014/10/09
 Detail Construction
 Posbus 1461
 Hermanus
 7200

2014/10/09
 Erf 10306
 Voëlklip
 Hermanus
 7200

Aandag : Overstrand Stadsbeplanning

INSAKE DIE AANSOEK OM VERSLAPPING | No 33 Kwadiwater | Erf 1596 & 1603

Die Motivering van die verslapping is a.g.v die eiendom wat in proses van Konsolidasie en die huidige bouproses word daardeur geaffekteer.

Die twee erwe wat apart staan was nie bekend aan Eienaar tydens die koop van die eiendom.

Die konsolidasie sal veroorsaak dat die Pergola wel binne die grense staan, en dus is die verslappingsaansoek die geleentheid om effens vinniger deur die proses te kom om wel binne die wet te werk tydens die bouproses.

Die bouwerk is tans aan die gang en die Klient wil graag alie werk afgehandel sien met hierdie een besoek aan hulle huis.

Byvoorbaat dank

Roan-Braam Kok

CAPE DETAIL CONSTRUCTION (PTY) LTD

Registration number : 2013/052480/07 | Directors: Roan-Braam Kok & Pierre Badenkers | admin@detailconstruction.co.za
 National Home Builders Registration Council (NHBC) | Registration number : 45850

MOTIVATION

Erf 1596 Hermanus was first transferred in 1912. Erf 1603 Hermanus was first transferred in 1932. There was another erf being Erf 1602 Hermanus that was created at the same time as Erf 1603 Hermanus. In 1932 there was obviously an encroachment along this section of road, thus requiring the creation of Erven 1602 and 1603 Hermanus.

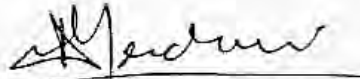
For some unexplained reason the consolidation of these 2 erven and the abutting erven was not done in 1932. Erf 1602 Hermanus was consolidated with the abutting erf in 1989. I can see no reason why the consolidation of erven 1596 and 1603 Hermanus would not be supported.

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE & CONSOLIDATION: ERF 1596 & 1603,
EASTCLIFF**

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 connections will be available for the development, 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 should additional services connections be required the owner will be responsible for the payment of bulk services levies;
4. that stormwater be allowed to discharge through erf 1596 & 1603, Eastcliff, unobstructed;
5. that no on-street parking will be allowed.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

15/01/2015
DATE



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

21. **ERVEN 720, 721 & 722, 1 DIRKIE UYS STREET, HERMANUS, OVERSTRAND MUNICIPAL AREA : PROPOSED CONSOLIDATION : MESSRS PLAN ACTIVE ON BEHALF OF THE DEPARTMENT OF PUBLIC WORKS**

720, 721 & 722 HNC (2713)

H van der Stoep (028) 313 8900

Hermanus Administration

19 March 2015

RESOLVED :

1. that in terms of Section 2.3 of the Scheme Regulations made in terms of Section 9(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for the consolidation of Erven 720, 721 and 722, Hermanus, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the proposed SG Diagram, Erf 11839, Hermanus dated August 2014, as submitted with the application;
 - (b) that all the conditions in the Service Report (attached as Annexure D), be complied with;
 - (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 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.



Scale: NTS
 Drawing No: beam7201.dwg
 Date: xxxxxxxx

Plan Description:
LIGGINGSPLAN

Property Description:
**ERWE 720, 721 &
 722 HERMANUS**

All distances approximate
 and subject to survey.
 COPYRIGHT RESERVED

PLAN
Active
 Stads- en Streeksbeplanners
 Town & Regional Planners

11839 Hermanus
 15/7/2014

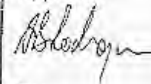
Components:

- 1.) The figure AaD represents Erf 720 Hermanus,
Vide Dgm No 3512/1936, D/T 1937 - - 408.
- 2.) The figure abcD represents Erf 721 Hermanus,
Vide Dgm No 35/1910, D/T 1910 - - Cdn.F.2.24.
- 3.) The figure bBcC represents Erf 722 Hermanus,
Vide Dgm No 3511/1936, D/T 1937 - - 408.

S.G. No.

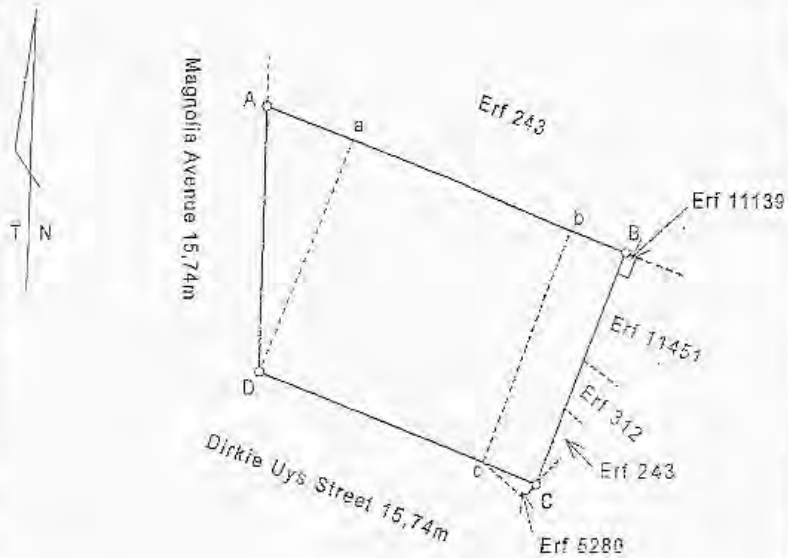
1562/2014

Approved



for
SURVEYOR-
GENERAL

6-8-2014



Scale 1:4000

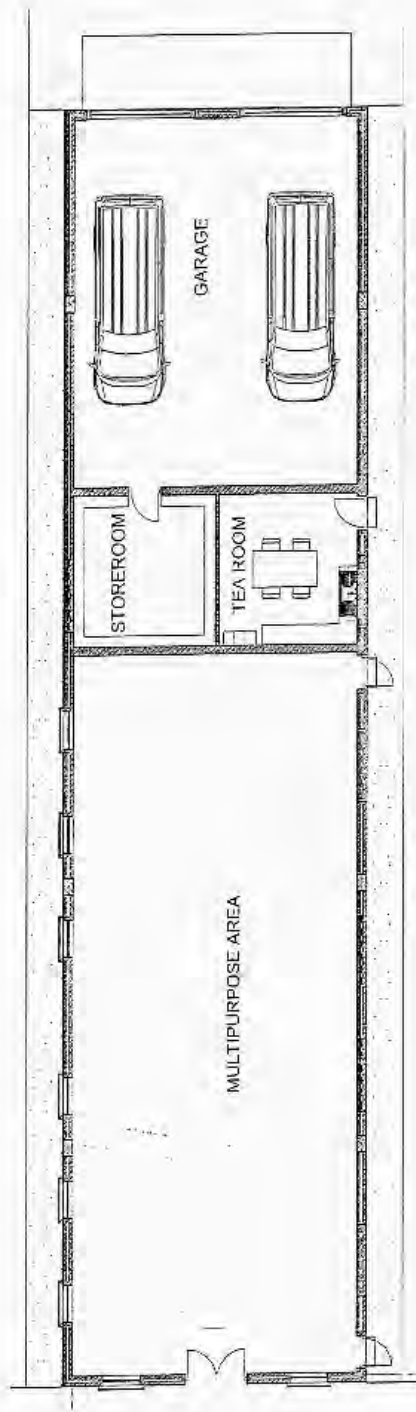
The figure **A B C D**
represents **4,9351 hectares** of land being
Erf 11839 Hermanus comprising 1.) to 3.) above
situate in the Overstrand Municipality
Administrative District of Caledon
Province of Western Cape

Compiled in July 2014 by me

L.A. Van Dyk.
Professional Land Surveyor
Registration Number PLS-1069

This diagram is annexed to No. d.d. i.f.o. Registrar of Deeds	The original diagrams are as indicated above	File S/2479/67 v.1 S.R. Compiled Comp. AINW-1163(M3863) AINW-1191(M3869) AINW-1164(M3864) AINW-1192(M3870) LPT 0013001S
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Erf 11839 Hermanus



VOORGESTELDE KONSOLIDASIE

ERWE 720, 721 & 722 HERMANUS

AFDELING CALEDON

OVERSTRAND MUNISIPALITEIT

MOTIVERING

1. AGTERGROND

Die firma Plan Active is aangestel deur M.S. Adams, namens die Owerheid van die Wes-Kaap, die eienaars van erwe 720, 721 en 722 Hermanus, om alle stadsbeplanningstake rakende die konsolidasie namens hulle te hanteer.

Erwe 720, 721 en 722 Hermanus word gehou kragtens Transport Akte Nr. T408/1937.

Laerskool Hermanus is tans geleë op die onderwerp erwe. Die laerskool beoog om sekere aanbouings aan te bring op die perseel. Die eienaars van erwe 720, 721 en 722 Hermanus word dus genoodsaak om die voorafgenoemde erwe te konsolideer alvorens die aanbouings op die perseel oorweeg sal word.

2. DOEL

Die aansoek word ingedien in terme van:

- Hoofstuk 2, Afdeling 2.3 van die Overstrand Munisipale Soneringskema, 2013.

3. NOODSAAKLIKHEID EN WENSLIKHEID

3.1 EIENDOMSBEKRYWING

Erf 720 Hermanus grens aan Magnolia Laan. Erf 721 Hermanus grens aan Dirkie Uysstraat. En laastens grens erf 722 Hermanus aan Dirkie Uysstraat en Royal Straat. Verwys na die liggingsplan aangeheg. Laerskool Hermanus se fisiese adres is Dirkie Uysstraat 1. Verwys na die liggingsplan

Die erfgrottes is soos volg:

ERFNOMMER	GROOTTE
Erf 720	6510m ² (0,651ha)
Erf 721	3,4276ha
Erf 722	8565m ² (0,8565ha)

3.2 SONERING

Erwe 720, 721 & 722 Hermanus is soneer as Gemeenskapsone 1: Gemeenskapsfasiliteite in terme van die Overstrand Munisipale Skemaregulasies. Die sonering sal onderanderd bly vir al drie die gedeeltes na konsolidasie.

Omliggende erwe is soneer vir Sakesone 3, Sakesone 1 en 2, Residensiële Sone 1, Algemene Woonsonne, Oop Ruimtesone 2 en Vervoersonne 2 doeleindes.

3.3 GRONDGEBRUIK

Die bestaande Hermanus Laerskool is geleë op erwe 720, 721 en 722 Hermanus. Die onderwerp eiendomme word dus vir opvoedingsdoeleindes benut. Verwys na die terreinplan aangeheg.

Grondgebruike wat in die omgewing voorkom is hoofsaaklik kantore, residensiële wonings, munisipale kantore, ontspanningsfasiliteite en publieke paaie.

3.4 VOORSTEL

Die voorgestelde aansoek sien as volg daaruit:

- 'n Aansoek om konsolidasie van erwe 720, 721 en 722 Hermanus word ingedien in terme van Hoofstuk 2, Afdeling 2.3 van die Overstrand Munisipale Soneringskema (2013), ten einde een erf te skep.

Die redes vir die konsolidasie:

Laerskool Hermanus is tans geleë oor al drie erwe 720, 721 en 722 Hermanus. Die bestaande strukture en sportfasiliteite strek reeds oor die gemeenskaplike erfgrense. Laerskool Hermanus beoog om verdere aanbouings op die perseel aan te bring en word dus nou genoodsaak om erwe 720, 721 en 722 Hermanus te konsolideer alvorens daar verdere oorweging aan die bouplan geskenk sal word.

Daar word dus voorgestel om erwe 720, 721 en 722 Hermanus te konsolideer soos volg:

TOTALE GROOTTE VAN KONSOLIDASIE	4,9351ha
VOORGESTELDE KONSOLIDASIE	Erf 720: 0,651ha Erf 721: 3,4276ha Erf 722: 0,8565ha

Die voorgestelde aanbouing gaan ±273m² beslaan (slegs grondvloer) en 'n veeldoelige ruimte, 'n stoorkamer, teekamer vir werkers asook 'n motorhuis vir skoolbussies behels. Verwys na die terreinontwikkelingsplan en vertrekuitlegplan aangeheg.

Die voorgestelde aanbouings sal binne die relevante grondgebruikbeperkings geskied (wat boulyne, dekking en hoogte aanbetref) en daar word nie enige afwykings voorgestel nie.

Die voorgestelde konsolidasie sal nie afbreuk maak aan die bestaande karakter van die omgewing nie en die omliggende eiendomme sal nie negatief beïnvloed word nie.

3.5 TOEGANG

Toegang na gekonsolideerde erwe 720, 721 en 722 Hermanus sal verkry word vanuit Dirkie Uysstraat. Die toegang sal dus onveranderd bly. Verwys asseblief na die terreinplan aangeheg.

3.6 BESKIKBAARHEID VAN DIENSTE

Die dienste op die onderwerp eiendomme is reeds bestaande. Die dienste sal opgradeer word soos bepaal deur die Overstrand Munisipaliteit (indien nodig).

3.7 TITELAKTE

Daar is geen voorwaardes in Titelaktes nr. T408/1937 en T95729/2002 wat die voorgestelde konsolidasie negatief sal beïnvloed of voorkom nie.

4. AANBEVELING

Met die evaluering van die aansoek is dit belangrik om te let op die volgende:

- Die sonerings van die voorgestelde eiendomme sal onveranderd bly;
- Die voorgestelde konsolidasie gaan nie die karakter van die omgewing negatief beïnvloed nie;
- Die erwe waarop Laerskool Hermanus geleë is word alreeds as eën erf benut;
- Alle dienste bestaan reeds;
- Geen afwykingsaansoeke is nodig om die voorgestelde aanbouings op die gekonsolideerde erf te akkommodeer nie.

Indien alle voorafgaande motiverings in ag geneem word, word die mening gehuldig dat die voorgestelde konsolidasie van erwe 720, 721 en 722 Hermanus nie 'n negatiewe impak op die sentrale Hermanus area sal hê nie. Om hierdie rede kan die

voorgestelde konsolidasie van erwe 720, 721 en 722 Hermanus met vrymoedigheid aanbeveel word vir u gunstige oorweging.

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSOLIDATION: ERVEN 720, 721 & 722,
HERMANUS (2713)

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

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that stormwater be allowed to discharge through the proposed erf, Hermanus, unobstructed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

14 / 11 / 2014
DATE

TP - A Theart
(Hollivier)

Our Ref: HM/OVERBERG/OVERSTRAND/HERMANUS/ERVEN 720, 721 & 722

Enquiries: Andrew September
Tel: 021 483 9543
Email: trov.smuts@westerncape.gov.za

Date: 28 January 2015
Case No: 14120415AS1209E
Auto IDs: 2952 - 3531



RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP
In terms of section 38 of the National Heritage Resources Act (Act 25 of 1999)
and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

Attention: Mr M Lerm
Plan Active
PO Box 296
Hermanus
7200



CASE NUMBER: 14120415AS1209E
NID: PROPOSED REZONING AND CONSOLIDATION ON ERVEN 720-722, HERMANUS PRIMARY SCHOOL, HERMANUS.

The matter above has reference.

Your NID dated 9 December 2014 was tabled and the following was discussed:

1. HWC discussed the proposed consolidation and rezoning on Erven 720, 721 and 722 Hermanus.
2. HWC noted the heritage resources on site and felt that the heritage resources will not be effected by the proposed development.
3. No further studies required.

Decision:

1. You are hereby notified that, since there is no reason to believe that the proposed development will impact on heritage resources, further processes under Section 38 of the National Heritage Resources Act (Act 25 of 1999) do not apply.

Terms and Conditions:

1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for the proposed work.
2. If any heritage resources, including archaeological material, palaeontological material, graves or human remains, are encountered work must cease and they must be reported to Heritage Western Cape immediately.
3. Heritage Western Cape reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number above.

Yours faithfully

Andrew B Hall

Andrew B Hall
Chief Executive Officer
Heritage Western Cape

FILE NO: <i>erwe 720/2</i>
SCAN NO: <i>58</i>
COLLABORATOR NO: <i>707406</i>



TP 23 JAN 2015

25 JAN 2015

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

**22. ERF 631, 115 CILLIERS STREET, FRANSKRAAL, OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE AND RELAXATION OF A
RESTRICTIVE TITLE DEED CONDITION : A BESTER**

Erf 631 GFK (2771)

SW van der Merwe

(028) 313 8900

Hermanus Administration

8 April 2015

RESOLVED :

1. that the application for the relaxation of restrictive title conditions in terms of the Removal of Restrictions Act, 1967 (Act 84 of 1967) in order to relax the 2m rear- and lateral building lines onto the respective property boundaries to accommodate the unauthorised garage, as stipulated in Title Deed T35685/99, **be recommended for approval** to the Provincial Government: Western Cape;
2. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for departure from the Scheme Regulations on Erf 631, Franskraal in order to accommodate the existing garage on the rear- and lateral property boundary, **be approved**, subject to the following conditions:
 - (a) that the approval in 2. above be subject to the successful relaxation of the restrictive title deed conditions in 1. above;
 - (b) that this approval only has reference to the relaxation of the rear- and lateral building lines as indicated on Drawing No. BKF/556-2014, as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (e) that the garage walls on the property's boundaries must be structural walls providing a minimum of 601 minutes fire resistance as required by SANS 10400 T:2011.
3. that the applicant be notified of his/her right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard

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

to the above conditions of approval.



LOCALITY PLAN
Erf 631, Franskraal

TP-A Theart
(Suidmerwe)

A. Bester
Lilliesstraat 115

FILE NO:	EL 631-FK
SCAN NO:	24
COLLABORATOR NO:	692233

Franskraal Erf 631

2.12.2014



Stadsbeplanning

Grandag Mnr. Schalk van der Merwe.

15. Aansoek om verslapping van boulyn. Erf 631 Franskraal

Die status is tans soos volg. Ek het in 2005 'n wettige motorafdak gebou met goedkeuring van oorskrydings ens. Ek het intussen op Franskraal 'n aftree en het dit nodig gevind vir 'n toe motorhuis. Onwetend dat dit onwettig is het ek 'n netjiese glasvesel deur laat aansit. Ek is intussen ingelig van my fout en ek wil dit graag regstel. Die nuwe status van my afdak het geen invloed op my buur nie en het reeds goedkeuring van hulle verkry. Die motorhuis boulyn voldoen aan alle vereistes behalwe dat die lengte een derde van die breedte van die erf oorskry. Alle afloop water bly op erf 631. Ek vertrou dat die uitslag van my aansoek positief sal wees.

By voorbaat dank
A. Bester

02 DEC 2014