

**AGENDA of the  
Portfolio Committee : Infrastructure and Planning  
17 November 2015  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2015)**

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**8.**

**ERVEN 3707 AND 3708, MAIN ROAD, KLEINMOND, OVERSTRAND MUNICIPAL AREA : PROPOSED REZONING, CONSOLIDATION, DEPARTURE AND AMENDMENT OF THE SPATIAL DEVELOPMENT FRAMEWORK : MESSRS PLAN ACTIVE ON BEHALF OF MESSRS P MEHNERT & JA VAN DYK**

**3707 & 3708 KKM (2805)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**14 September 2015**

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**1. Executive Summary**

An application has been received on 4 February 2015 from Messrs Plan Active Town- and Regional Planners on behalf of Messrs P. Mehnert and JA van Dyk for the rezoning of Erven 3707 and 3708, Kleinmond from Residential Zone I: Single Residential to Business Zone III.

An application has also been received for the consolidation of Erven 3707 and 3708, Main Road, Kleinmond.

An application has further been received for a departure from the Scheme Regulations to relax the western lateral building line from 3m to 1,71m and the 4,5m rear building line to 3,77m in order to accommodate the existing dwelling on the rezoned property.

Application was lastly received for the Amendment of the Spatial Development Framework, 2006 (SDF) in order to accommodate the office/shops as proposed.

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

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

Infrastructure and Planning  
Town- and Spatial Planning

**3. Compliance with Strategic Priority**

Provision of democratic, accountable and ethical governance

**4. Delegated Authority**

Executive Mayor – in respect of rezoning, consolidation and departure.  
None – in respect of amendment to the Spatial Development Framework.

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**5. Legal Requirements**

- Section 17 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)
- 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)
- Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)
- Section 34 of the Local Government: Municipal Systems Act (Act 32 of 2000)

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

**Background**

An application has been received for the rezoning, consolidation, departure and amendment of the Spatial Development Framework to accommodate an existing business e.g. SolarMAX Offices.

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

The application was also circulated to all relevant municipal departments and State Departments. No objections were received against the application.

**Discussion/Evaluation**

Erven 3707 and 3708 are 595m<sup>2</sup> and 597m<sup>2</sup> respectively of which Erf 3708 is vacant at present. The structure (dwelling) is presently used by SolarMAX as offices. Both erven are located adjacent Main Road in Kleinmond and are zoned Residential 1. The application is primarily to rezone the erven from Residential Zone1 to Business Zone 3, which allows for the land uses of offices and shops primary uses.

The intention is to consolidate Erven 3707 and 3708 to provide the required parking by Business Zone 3 that is 6/100m<sup>2</sup>. The present parking arrangement on Erf 3707 is not adequate and does not comply with the required parking as per the Zoning Scheme Regulations. The proposed consolidated erf will be able to provide sufficient parking and address one access point to the erf from Main Road. The building is 215m<sup>2</sup> and thus requires thirteen parking bays. With the consolidation of the erven, the business will be able to comply with the parking requirements. This will lessen the impact of two access points should the erven not be consolidated and contribute to traffic flow along Main Road, which is burdened with too many access points and direct parking on a Provincial Road. The Western Cape Government : Transport and Public Works

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under which auspices the Main Road resorts, has viewed the application positively.

The departure is necessary to accommodate the existing building due to the more stringent building lines of Business Zone 3 in comparison with Residential Zone 1. The departure is for the lateral building line from 3,0m to 1,71m and the rear boundary from 4,5m to 3,77m to accommodate the existing building. No extension of the building is requested, but will have to comply with the Business Zone 3 building lines should extensions be foreseen in future. The latter will always be subject parking availability.

The amendment of the Spatial Development Framework, 2006 (SDF) earmarks the area for residential use, however the situation has changed substantially in the past thirteen years. It is evident that Kleinmond is a linear town and should be evaluated as such and the proposed amendment will address this development trend.

### **Conclusion**

It is recommended that the application be recommended for approval.

### **7. Financial Implications**

None

### **8. Staff Implications**

None

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

#### **Engineering Services Department**

Attached as Annexure D.

#### **Fire Department**

Subject to Fire Safety Regulation compliance for occupancy classification in terms of SANS 10400T.

#### **Building Control Department**

Supported.

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**Traffic Department**

There will be no impact on the traffic flow and no obstructions.

**10. Annexures**

- Annexure A: Locality Plan
- Annexure B: Site Development Plan
- Annexure C: Motivation Report
- Annexure D: Services Report
- Annexure E: Comment from Western Cape Government : Transport & Public Works

**RECOMMENDATION:**

1. that, in terms of Section 17 and 22(i)(a) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for the rezoning of Erven 3707 and 3708, Kleinmond from Residential Zone I: Single Residential to Business Zone III, **be approved**;
2. that, in terms of Section 2.3 of the Overstrand Municipality Zoning Scheme, the application for the consolidation of Erven 3707 and 3708, Kleinmond, **be approved**;
3. 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 Erven 3707 and 3708, Kleinmond to relax the western lateral building line from 3m to 1,71m and the 4,5m rear building line to 3,77m in order to accommodate the existing dwelling on the rezoned property, **be approved**, subject to the following conditions:
  - (a) that the development be restricted to Plan No. Kleinm3707.drw dated 2 October 2014, as submitted with the application;
  - (b) that all other development parameters, as prescribed in the relevant Zoning Scheme, be complied with;
  - (c) that the approval does not absolve the applicant from compliance with any other relevant legislation and/or Title Deed conditions;
  - (d) that all conditions imposed in the Services Report (attached as Annexure D), be complied with;
  - (e) that all conditions imposed by the Western Cape Government : Transport and Public Works (attached as Annexure E), be complied with;

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- (f) that compliance with Fire Safety Regulations is pre requisite-SANS 10400T:2011; and
  - (g) 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.
4. that the applicant be notified of their right of appeal in terms of the provisions of the Local Government Municipal Systems Act, 2000 (Section 62) with regard to the above decision.

**RECOMMENDATION TO THE COUNCIL:**

that the application for Amendment of the Overstrand Municipal Wide Spatial Development Framework, 2006 to change the reservation of Erven 3707 and 3708, Kleinmond from "Residential" to "Commercial", **be approved.**

|  |                        |
|--|------------------------|
| <b>RESPONSIBLE OFFICIAL :</b>            | <b>H VAN DER STOEP</b> |
| <b>TARGET DATE FOR IMPLEMENTATION :</b>  | <b>9 DECEMBER 2015</b> |
| <b>TARGET DATE TO INFORM APPLICANT :</b> | <b>9 DECEMBER 2015</b> |
| <b>TARGET DATE TO INFORM OBJECTORS :</b> | <b>N/A</b>             |

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**8.**

**ERVEN 3707 AND 3708, MAIN ROAD, KLEINMOND, OVERSTRAND MUNICIPAL AREA : PROPOSED REZONING, CONSOLIDATION, DEPARTURE AND AMENDMENT OF THE SPATIAL DEVELOPMENT FRAMEWORK : MESSRS PLAN ACTIVE ON BEHALF OF MESSRS P MEHNERT & JA VAN DYK**

**3707 & 3708 KKM (2805)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**14 September 2015**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON 17 NOVEMBER 2015, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

**RECOMMENDATION TO THE EXECUTIVE MAYOR:**

1. that, in terms of Section 17 and 22(i)(a) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for the rezoning of Erven 3707 and 3708, Kleinmond from Residential Zone I: Single Residential to Business Zone III, **be approved**;
2. that, in terms of Section 2.3 of the Overstrand Municipality Zoning Scheme, the application for the consolidation of Erven 3707 and 3708, Kleinmond, **be approved**;
3. 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 Erven 3707 and 3708, Kleinmond to relax the western lateral building line from 3m to 1,71m and the 4,5m rear building line to 3,77m in order to accommodate the existing dwelling on the rezoned property, **be approved**, subject to the following conditions:
  - (a) that the development be restricted to Plan No. Kleinm3707.drw dated 2 October 2014, as submitted with the application;
  - (b) that all other development parameters, as prescribed in the relevant Zoning Scheme, be complied with;
  - (c) that the approval does not absolve the applicant from compliance with any other relevant legislation and/or Title Deed conditions;
  - (d) that all conditions imposed in the Services Report be complied with;
  - (e) that all conditions imposed by the Western Cape Government : Transport and Public Works be complied with;

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- (f) that compliance with Fire Safety Regulations is pre requisite-SANS 10400T:2011; and
  - (g) 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.
4. that the applicant be notified of their right of appeal in terms of the provisions of the Local Government Municipal Systems Act, 2000 (Section 62) with regard to the above decision.

**RECOMMENDATION TO THE COUNCIL:**

that the application for Amendment of the Overstrand Municipal Wide Spatial Development Framework, 2006 to change the reservation of Erven 3707 and 3708, Kleinmond from "Residential" to "Commercial", **be approved.**

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON 17 NOVEMBER 2015, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

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


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

|  |                        |
|--|------------------------|
| <b>RESPONSIBLE OFFICIAL :</b>            | <b>H VAN DER STOEP</b> |
| <b>TARGET DATE FOR IMPLEMENTATION :</b>  | <b>9 DECEMBER 2015</b> |
| <b>TARGET DATE TO INFORM APPLICANT :</b> | <b>9 DECEMBER 2015</b> |
| <b>TARGET DATE TO INFORM OBJECTORS :</b> | <b>N/A</b>             |


**ERVEN 3707 & 3708 KLEINMOND**

LOCALITY MAP

Skaal NTS  
Scale



The Site



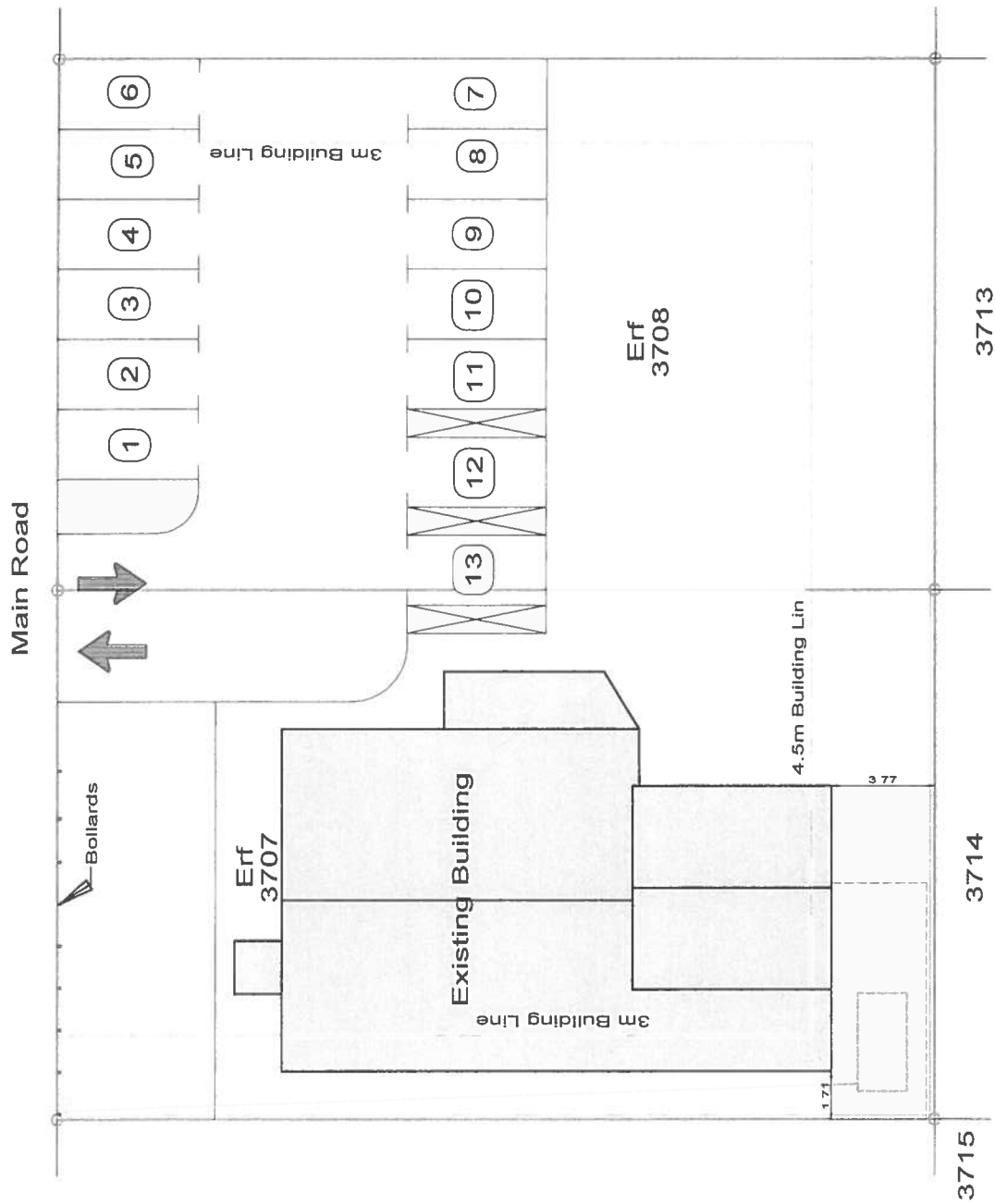
**PLAN**  
Town and Regional Planners  
Stads- en Streekebeplanners

NOTES:  
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AND SUBJECT TO SURVEY

DRAWN PLAN NR./NO.  
P.A. KLEINM3707L.DRW

DATE: OCTOBER 2014.





- NOTES:**
- Erf Boundaries
  - Existing Building Footprint
  - New Building Lines

Provision of parking:

Total Area Ground Floor = 243m<sup>2</sup>  
 Total Area First Floor = 52  
 Gross Leasable Floor Area = 214.29m<sup>2</sup>

Parking Ratio - 6 Bays / 100m<sup>2</sup> GLA  
 Parking Bays Required = 12.85  
 Parking Bays Provided = 13 of which 2 parking bays are parking for the disabled.

Plan Description:

**SITE DEVELOPMENT PLAN**

Property Description:

**ERVEN 3707 & 3708  
 KLEINMOND**

All distances approximate and subject to survey.

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Stads- en Streeksbeplanners  
 Town & Regional Planners



Scale: 1:250

Drawing Nr: kleinm3707.drw

Date: 02/10/2014



**ERVEN 3707 & 3708 KLEINMOND:****PROPOSED REZONING,  
CONSOLIDATION, DEPARTURE AND  
THE AMENDMENT OF THE SPATIAL  
DEVELOPMENT FRAMEWORK****MOTIVATION REPORT****1. BACKGROUND**

Plan Active has been instructed by Mr. P. Mehnert and Mr. J.A. van Dyk as owners of erven 3707 & 3708 Kleinmond to apply for a rezoning, consolidation, departure from the building lines and the amendment of the Spatial Development Framework. The detail of the application will follow.

**2. APPLICATION DETAILS**

Application is made in terms of:

- Section 17 of the Ordinance on Land Use Planning, Ordinance 15 of 1985 for the rezoning of Erf 3707 & 3708 Kleinmond, from Residential Zone I to Business Zone III (B3);
- Section 15 (1)(a)(i) of the Land Use Planning Ordinance, Ordinance 15 of 1985 for a departure from the building lines;
- The Municipal Systems Act, Act 32 of 2000 for the amendment of the Spatial Development Framework;
- Consolidation in terms of Section 2.3 of the Overstrand Municipality Scheme Regulations.

### **3. DESIRABILITY**

#### **3.1 PROPERTY DESCRIPTION & LOCATION**

The sizes of Erven 3707 & 3708 Kleinmond are 595m<sup>2</sup> and 597m<sup>2</sup> respectively. Erf 3708 Kleinmond is vacant and a dwelling is situated on Erf 3707 Kleinmond that is being used as SolarMAX's offices. The subject property is situated on Main Road Kleinmond. Please refer to the enclosed locality map, Annexure A.

#### **3.2 ZONING**

Erven 3707 & 3708 Kleinmond are zoned Residential Zone I.

#### **3.3 LAND USE**

The subject erven are situated within an area that consists of mixed land uses. The existing land uses can be listed as follow:

- Residential properties
- Informal trading
- Retail shops and café's
- Flats
- Community facilities
- Offices
- Educational

Erven alongside Main Road Kleinmond experience enormous pressure to be used for business purposes due to their accessibility and exposure. Please refer to the enclosed land use plan indicating the business orientated land uses as Annexure B.

### 3.4 TITLE DEEDS

Erf 3707 Kleinmond is held by Title Deed number 28739/2013 and Erf 3708 is Held by Title Deed number T66653/2014 and contain no restrictive conditions. We have enclosed copies of the mentioned Title Deeds as Annexure C.

### 3.5 PROPOSAL

- Section 17 of the Ordinance on Land Use Planning, Ordinance 15 of 1985 for the rezoning of a portion of Erf 3707 & 3708 Kleinmond, from Residential Zone I to Business Zone III (B3);
- Section 15 (1)(a)(i) of the Land Use Planning Ordinance, Ordinance 15 of 1985 for a departure from the building lines;
- The Municipal Systems Act, Act 32 of 2000 for the amendment of the Spatial Development Framework;
- Consolidation in terms of Section 2.3 of the Overstrand Municipality Scheme Regulations.

It is the intention of the owners of erven 3707 & 3708 Kleinmond to rezone the erven from Residential Zone I to Business Zone 3 and to consolidate the erven. Due to the more stringent building lines applicable it would also be required that we apply for a departure from the building lines in order to accommodate the existing building. The detail of the application can be described as follows:

#### 3.5.1 Proposed Consolidation

In terms of the Overstrand Municipality Scheme Regulations it is required that 6 parking bays per 100m<sup>2</sup> GLA be provided onsite. A dwelling is situated on Erf 3707 Kleinmond that is currently used as the offices and showroom for SolarMAX and sufficient parking cannot be provided onsite. The owners purchased the adjoining vacant PROPERTY, Erf 3708 Kleinmond, in order to provide space for the parking requirements.

It is therefore proposed that erven 3707 & 3708 Kleinmond be consolidated and that Erf 3708 Kleinmond be used for parking purposes as indicated on the site development plan. Erf 3707 Kleinmond is 595m<sup>2</sup> in extent and Erf 3708 Kleinmond is 597m<sup>2</sup> in extent. The total area after consolidation of the subject properties will be 1192m<sup>2</sup>.

### 3.5.2 Proposed Rezoning

In order to utilise the consolidated erven 3707 & 3708 Kleinmond that are 1192m<sup>2</sup> in extent as a offices / shop it would be required that the consolidated erf be rezoned to Business Zone III: Local Business Zone (B3). The primary land use rights under this zoning are "offices" and "shops" and are defined as follow:

*"Office means property used for the conducting of an enterprise primarily concerned with administrative, clerical, financial or professional duties, and includes medical consulting rooms"*

*"Shop means a property or part of a property used for the retail sale of goods, items and services to the public, including a retail concern where goods which are sold are manufactured and repaired; provided that the floor space of the shop; "shop" does not include an industry, service trade, motor repair garage, service station, restaurant, adult entertainment business or sale of alcoholic beverages, and if such uses are included on the property they shall be regarded as separate uses subject to such separate development rules as may be determined by Council"*

The owners intend to utilise the existing dwelling situated on Erf 3707 Kleinmond as an office and showroom for SolarMAX and to construct a new parking area on the adjacent vacant erf, Erf 3708 Kleinmond. As mentioned above, it is proposed that erven 3707 & 3708 Kleinmond be consolidated.

The existing building consists of the following:

- A Showroom;
- 5 Offices;
- Caretaker Room;
- Break Room;

- Board Room;
- Kitchenette;
- 3 toilets
- Balcony;
- Double Garage.

Please refer to the enclosed building plans indicating the Ground Storey Plan and First Storey Plan drawn by Sandra Schutte that we have attached as Annexure D. The total area of the gross leasable area of the building that includes the offices and showroom can be summarised as follow:

- Ground Storey GLA =  $\pm 175\text{m}^2$
- First Storey GLA =  $\pm 40\text{m}^2$

With reference to the above the total gross leasable area is  $\pm 215\text{m}^2$  and will be used to calculate the required number of parking bays that need to be allocated onsite. Please refer to Annexure E. Detail of the access and parking layout will be addressed further in this document under paragraph 3.6.

The offices will be used by SolarMAX for administrative and other office related uses. A section of the existing dwelling that faces Main Road will be used as a showroom and the boardroom is situated on the first storey. Please take note that SolarMAX also has an industrial site in the Kleinmond industrial area where solar heaters etc. are manufactured. The consolidated erven 3707 & 3708 Kleinmond will only be used as SolarMAX's office and showroom.

The face of the Main Road has changed during the last couple of years and many major business franchises have opened in Main Road, the last being the Sasol Filling Station and convenience shop.

It is our opinion that there is a great need for additional premises to be used as offices / shops and that erven 3707 & 3708 Kleinmond are ideal for the proposed useage due to the fact that they are easy accessible and sufficient parking can be provided onsite with a single entrance and exit point.

### 3.5.3 Proposed Departure

With reference to the Overstrand Municipality Zoning Scheme the building lines applicable to the proposed Business Zone III zoning are as follow:

- Street building line: 0m
- Side building lines where a business zoning abuts another zone: 3m
- Rear building line where a business zoning abuts another zone: 4.5m

With the more stringent building lines the existing dwelling now encroach 2 of the new building lines imposed. The dwelling is situated 1.71m from the western side boundary and 3.77m from the rear boundary. It is therefore required that we apply for the relaxation of the last mentioned building lines.

The relaxation of the building lines are as follow:

- The relaxation of the western side boundary from 3m to 1.71m. The building line is encroached by 1.29m.
- The relaxation of the rear building line from 4.5m to 3.77m. The building line is encroached by 0.73m.

Please refer the enclosed site development plan, Annexure F, that indicates the new building lines as described above.

### 3.5.4 Proposed Amendment of the Spatial Development Framework

In terms of the Overstrand Wide Spatial Development Framework the subject properties are earmarked for residential purposes. It is therefore required that the Spatial Development Framework be amended in order to accommodate the offices / shop as proposed.

## 3.6 ACCESS & PARKING

Access to the proposed offices / shop will be from the existing driveway situated on the eastern boundary of Erf 3707. This will be the only entrance and exit point from

where the parking area will be accessed, that is situated on Erf 3708 Kleinmond. Please refer to the enclosed site development plan, Annexure F.

A ratio of 6 parking bays is required for every 100m<sup>2</sup> GLA as determined by the Overstrand Municipality Scheme Regulations. The total GLA of the offices / shop as mentioned in paragraph 3.2.1 above is 215m<sup>2</sup> in extent. It would therefore be required that 13 parking bays be provided. It is also a requirement that 2 of the parking bays be accessible to the physically disabled.

With reference to the site development plan 13 parking bays are provided on site of which parking bays 12 & 13 are specifically for physically disabled persons. It is our opinion that the proposed land use to utilise the existing house as SolarMAX's offices and showroom would not generate large volumes of traffic and that the proposed entrance from and exit to Main Road Kleinmond would be sufficient.

### **3.7 SERVICES**

Erf 3707 Kleinmond is currently developed and the existing house is being used as offices and a showroom for SolarMAX. The existing infrastructure with reference to water supply, sewerage, electricity and refuse removal that is currently available is sufficient. No additional services will be required.

### **3.8 FORWARD PLANNING**

#### **Overstrand Municipal Wide Spatial Development Framework**

In terms of the Overstrand Wide Spatial Development Framework the subject properties are earmarked for residential purposes.

#### **Overstrand Growth Management Strategy**

With reference to the Overstrand Growth Management Strategy the subject erven fall within planning unit 7 that consists of low intensity mixed used.

Residential densification of 60% for this area is proposed in the form of simplex freestanding and duplex row type housing. This will contribute to a potential increase of 131 dwelling units.

Community facilities such as 1 primary school and 1 workshop facility is proposed for this planning unit.

With reference to the previous approval for the rezonings of erven on Main Road Kleinmond and departures to utilised erven for business purposes alongside Main Road Kleinmond it is clear that the specific area is under pressure to be utilised for business purposes and not as residential erven.

It is our opinion that the SDF and Growth Management Strategy are guidelines for development and should the existing pressure and natural trends for the area also be taken into consideration. Even though the proposal is not in line with the envisaged long term planning of Kleinmond it is our opinion that the application should be supported due to the fact that it is in line with current land use trends of erven abutting Main Road Kleinmond.

#### 4. **RECOMMENDATION**

When this application is evaluated it is important to take note of the following:

- All services on the subject properties already exist;
- The proposed rezoning, consolidation, departure and amendment of SDF falls within the existing land use tendencies in the area;
- The proposal is compatible with the existing built character of the area;
- The impact on the traffic and services will be kept to a minimum;
- The proposed rezoning, consolidation, departure and amendment of SDF will not have a negative impact on the current character and land values of the surrounding erven.
- The proposed offices / shop will have positive spinoffs such as the creation of additional jobs.
- The locality of the subject erven are ideally situated in town that makes it easily accessible.

- Ample parking can be accommodated onsite with adequate manoeuvre space and one entrance and exit point.

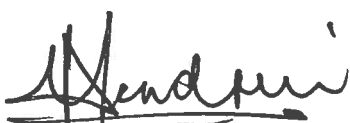
With regards to the above mentioned it would be appreciated if Council would approve the proposed rezoning, consolidation, departure from the building lines and amendment of the spatial development framework for Erf 3707 & 3708 Kleinmond.

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REZONING, CONSOLIDATION, DEPARTURE &  
AMENDMENT OF THE SPATIAL DEVELOPMENT FRAMEWORK: ERF  
3707 & 3708, KLEINMOND (2805)**

Water : In order  
Sewer : In order  
Roads and traffic : In order  
Storm water (SW) : In order  
Electricity : In order

**Conditions:**

1. 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;
2. 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 developer'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 the Erven, Kleinmond, unobstructed;
5. that no on-street parking be allowed.



**DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES**

23 July 2015  
DATE



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: 16/9/6/1-21/40 (Job 23065)

ENQUIRIES: Ms GD Swanepoel

DATE: 17 June 2015

TR- A Theart  
(H vld Stoep)

The Municipal Manager  
Overstrand Municipality  
PO Box 20  
HERMANUS  
7200

Attention: Ms H van der Stoep

Dear Madam

|                                  |
|----------------------------------|
| FILE NO: Erven 3707 & 3708<br>Km |
| SCAN NO:<br>04                   |
| COLLABORATOR NO: 794 530         |

**ERVEN 3707 & 3708, MAIN ROAD, KLEINMOND, OVERSTRAND MUNICIPAL AREA: PROPOSED REZONING, CONSOLIDATION, DEPARTURE AND AMENDMENT OF THE SPATIAL DEVELOPMENT FRAMEWORK: PLANACTIVE (ON BEHALF OF P MEHNERT & JA VAN DYK)**

1. Your letter 3707 & 3708 KKM (2805) dated 10 April 2015 refers.
2. The subject properties are located in Kleinmond. Access is off Trunk Road 27, Section I.
3. This application is for the following:-
  - 3.1 Rezoning of the subject erven from Residential Zone I: Single Residential to Business Zone III;
  - 3.2 Consolidation of the subject erven;
  - 3.3 Departure to relax the Western lateral building line from 3m to 1.71m and the 4.5m rear building line to 3.77m and
  - 3.4 Amendment of the Overstrand Municipal Spatial Development Framework in order to accommodate the office/shops.
4. It is noted that the consolidated property will have a single access and that 13 parking bays will be provided on site.

26 JUN 2015

5. It is further noted that bollards will be used to prevent parking in the perpendicular parking bays off Trunk Road 27/1. The use of these bays presents a hazard to pedestrians and could impede traffic flow. It is imperative that they not be used.
6. This Branch offers no objection to the land use application in terms of the Land Use Planning Ordinance, No 15 of 1985.

Yours faithfully



**ML WATTERS**  
For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT