



DEPARTMENT OF ECONOMIC DEVELOPMENT & TOURISM
 DEPARTEMENT VAN EKONOMIESE ONTWIKKELING & TOERISME
 ISEBE LOPHUHLISO LWEZOQOQOSHO NEZOKHENKETHO

IFAKSI

FAX

FAKS

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AAN / TO / IYA KU-

FAKSNOMMER / FAX NUMBER / INOMBOLO YEFAKSI: 028 313 2093

GEADRESSEERDE / ADDRESSEE / UMTU ETHUNYELWA KUYE: OVERSTRAND MUNICIPALITY (HERMANUS ADMINISTRATION)

VIR AANDAG / FOR ATTENTION / IYA KU: MR VUUREN: SENIOR TOWN PLANNER

VAN / FROM / IVELA KU-

NAAM / NAME / IGAMA: Mr M Lakay

VERW. / REF. / ISALATHISI: 2009/223

DATUM / DATE / UMHLA: 27/02/2009

ONDERWERP/ SUBJECT / ISIHLOKO **PROPOSED REZONING OF ERF 1447 SANDBAAL, AMENDMENT OF GREATER HERMANUS SDF**

Geagte / Dear / ...obekekileyo



Die uwe / Yours faithfully/ Ozithobileyo
 Mark Lakay

No. of pages (including cover sheet): 2

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 P.O. Posbus 979, KAAPSTAD 8000

10th Floor, Waldorf Building, 80 St. George's Mall, CAPE TOWN 8001
 P.O. Box 979, CAPE TOWN 8000

☎ (021) 483-4717 ☎ (021) 483-4892
 E-pos/E-mail: m.lakay@erhwc.gov.za

EL 1447

SCAN NO:

COLLABORATOR NO:

42933



DEPARTMENT OF ECONOMIC DEVELOPMENT & TOURISM
 DEPARTEMENT VAN EKONOMIESE ONTWIKKELING & TOERISME
 ISEBE LOPHUKLISO LWEZOQOQOSHO NEZOKHENKETHO

Reference: 2009/223
 Verwysing:
 Isalathiso:

Enquiries: Mark Lakay
 Navrae: (021) 483 4717
 Imibuzo:

RE: PROPOSED REZONING OF ERF 1447 SANDBAAI FROM AGRICULTURAL ZONE 1 TO BUSINESS ZONE 1, SUBDIVISION, AMENDMENT OF GREATER HERMANUS SPATIAL DEVELOPMENT FRAMEWORK

Dear Mr Vuuren
 Senior Town Planner
 Hermanus Administration: Overstrand Municipality

PO Box 20
 Hermanus
 7200

In response to the above comment request dated 6 February 2009, we would like to indicate that we would have no objections to the proposed rezoning if:

- The proposed rezoning will be reflected within subsequent reviews of the Greater Hermanus Spatial Development
- That the safety and economic welfare of members of the immediate community has been considered as part of the decision to rezone
- That the possibility of utilising the proposed business zone as a method of leveraging economic development for the area has been addressed
- And that due processes have been followed and that the municipality has involved other relevant government departments

Regards

Mr Mark Lakay
 Deputy Director: Local Economic Relations
 Date: 27/02/09


SCIENTIFIC SERVICES

TP

postal Private Bag X5014 Stellenbosch 7599
 physical Assegaaibosch Nature Reserve Jonkershoek
 website www.capenature.co.za
 enquiries Samantha Ralston
 telephone +27 21 866 8000 fax +27 21 866 1523
 email landuse@capenature.co.za
 reference SSD.../7/2/1447_retail.Sandbaai_20090401
 date 1 April 2009

Ms G Van Vuuren
 Senior Town Planner
 Overstrand Municipality
 PO Box 20
 Hermanus
 7200

Email gvvuuren@overstrand.gov.za

Re: Erf 1447, Sandbaai, Proposed Amendment of the Greater Hermanus Spatial Development Framework and proposed Subdivision, Rezoning and Consent Use
 Your ref: 1227, HSB

CapeNature would like to thank you for the opportunity to comment this proposed activity. Please note that our comments relate only to biodiversity related issues, not the overall desirability of the proposed development.

The documents provided make little mention of the receiving environment (the condition of the vegetation, are there any wetlands on site? etc). However, on reviewing aerial and satellite images of the property it does appear to be degraded and transformed. We trust that any ecological issues will be raised and addressed in the Basic Assessment process for this proposed development.

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

Yours sincerely

Sam Ralston
 For: Manager (Scientific Services)

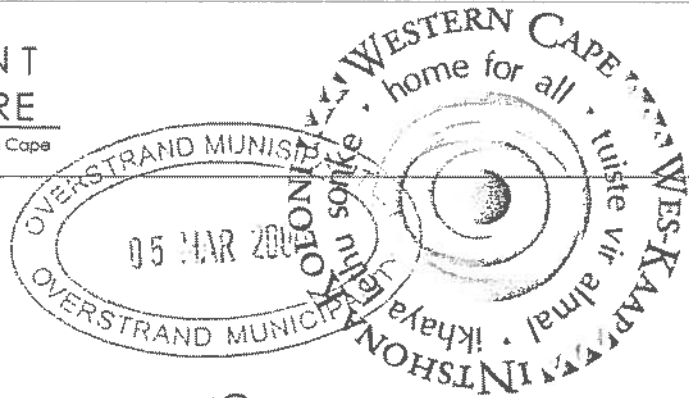
FILE NO:	1447 SB
SCAN NO:	
COLLABORATOR NO:	80767

TP



DEPARTMENT
of AGRICULTURE

Provincial Government of the Western Cape



Our Reference : 20/9/2/4/2/540
Your Reference : 1447, HSB
Enquiries : JH Smit

Overstrand Municipality (Hermanus)
PO Box 20
HERMANUS
7200

FILE NO: EL 1447 SB

SCAN NO:

COLLABORATOR NO:

43194

Att: Mrs L Swarts

**PROPOSED AMENDMENT OF THE GREATER HERMANUS SDF
REZONING AND SUBDIVISION: DIVISION CALEDON
ERF 1447; SANDBAAI**

Your letter of 6 February 2009 has reference.

The Department of Agriculture: Western Cape would like to thank you for the opportunity to comment on the above proposed development.

In the application the following statements are made:

"In terms of the approved Spatial Development Framework, portion of the site under consideration has been earmarked for the development of commercial facilities. However in view of the fact that residential usage is currently being developed on two sites immediately south and south-east, portion of which was also indicated as commercial, it is proposed to submit proposals for the development of the total area of erf 1447 Sandbaai as commercial."

In principle the Department of Agriculture: Western Cape has no objection in terms of land use for the purpose of agriculture to the proposed change of land use in order to accommodate township development on the above-mentioned property with total extent of 4.8303 hectares.



Privaatsak X1 / Private Bag X1, Elsenburg 7607
Tel: (021) 808 5093 • Faks/Fax: (021) 808 5092 • Webwerf/Website: www.elsenburg.com
LANDBOU-ONTWIKKELINGSENTRA / AGRICULTURAL DEVELOPMENT CENTRES:
ELSENBURG • GEORGE • MOORREESBURG • OUDTSHOORN • VREDENDAL

There are however a number of conditions:

1. All the newly created units (remainder included) approved for township development must be zoned to any non-agricultural zoning according to the Local Government's zoning scheme and regulations.
2. All the newly created units (remainder included) approved for township development must be incorporated into the town area and linked up to the municipality's bulk services.

Please take note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- 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
2009-02-25

Copies:

Directorate Land Use and Sustainable Resource Management
 National Department of Agriculture
 Private Bag X 120
 PRETORIA
 0001

PHS Consulting
 PO Box 1752
 HERMANUS
 7200

OverPlan
 PO Box 1141
 HERMANUS
 7200





agriculture

Department:
Agriculture
REPUBLIC OF SOUTH AFRICA



Private Bag X120, Pretoria (Tshwane), 0001
Deipen Building, c/o Annie Botha & Union Street, Riviera, 0084

From: Directorate Land Use and Soil Management
Tel: 012-319-7678 Fax: 012-329-5938 e-mail: agriland@nda.agric.za
Enquiries: Helpdesk Ref: 2009_02_0088

Senior Town Planner
Overstrand Municipality
P.O. Box 20,
HERMANUS
7200

2009-07-03

Dear Sir/Madam

PROPOSED AMENDMENT OF THE GREATER HERMANUS SPATIAL DEVELOPMENT FRAMEWORK AND PROPOSED SUBDIVISION, REZONING AND CONSENT USE, ERF 1447, SANDBAAI, DIVISION OF CALEDON, WESTERN CAPE PROVINCE

Your letter 1447, HSB dated 06 February 2009 refers.

With reference to the above-mentioned matter I wish to inform you that this Department has no objection against the proposed township development on a portion measuring approximately 4, 8 hectares from an agricultural point of view.

Yours faithfully

[Signature]
DELEGATE OF THE MINISTER: LAND USE AND SOIL MANAGEMENT

FILE NO:	EL 1447 SB
SCAN NO:	12
COLLABORATOR NO:	106933



Network Infrastructure Provisioning
Wayleave Management
WESTERN REGION

Telkom-SA Limited
10 Jan Smuts Drive
Pinelands 7405

Enquiries: Ihlam Peters

Tel: (021) 414-5614
Fax: (021) 414-5772
E-mail: williaml@telkom.co.za



Our Ref. No: LT/9088/IP/09
Your Ref. No: 1447, HSB

25 March 2009

Attention: MG van Vuuren
OVERSTRAND MUNICIPALITY : ELECTRICAL SERVICES
P O BOX 20,
HERMANUS
7200

Dear Sir or Madam:

FILE NO:	EZ 1447
SCAN NO:	
COLLABORATOR NO:	80177

RE: ERF 1447, CNR R43 AND SANDBAAI MAIN ROAD, SANDBAAI OVERSTRAND MUNICIPAL AREA

Your notification dated 06 February 2009 refers.

In reference to the Electronic Communications Act no. 36 of 2005.

This company's existing and future overhead and underground infrastructure, as indicated on the attached plan will be affected by the above-mentioned proposal.

The piperun indicated contains important OPTIC FIBRE CABLES. Please contact Philip Viljoen at 0824123749 at least 48 hours before commencement of work.

This company cannot accept responsibility for any reinstatement costs and our infrastructure should be accessible at all time.

Telecommunication services position is shown as accurately as possible, these positions should be regarded as approximate only.

Approval of the proposed is valid for 12 months. If construction has not yet commenced within this time period then the file must be resubmitted for approval. Any changes and deviations from the original planning during construction must be immediately communicated to this office.

Yours Faithfully


Operations Manager
Ron Bruiners

Directors: ST Arnold (Chairman), RJ September (Chief Executive Officer), B du Plessis, RJ Hunley, VB Lawrence*, PCS Luthuli, KST Matthews, B Molele, E Spio-Garbrah**
Company Secretary: SF Linford
*American **Ghanaian



Wayleave
Telkom S.A Ltd

This wayleave, Ref is LT/9088/IP/09 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 metres of any Telkom plant (I.E. any Telecommunication equipment above or below ground level).
2. The position of our plant affected by the proposal is indicated as approximate and our Philip Viljoen TEL: 080 020 888/ 082 412 3749 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 a 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: 2009/03/09

For Regional General Manager
Western Cape

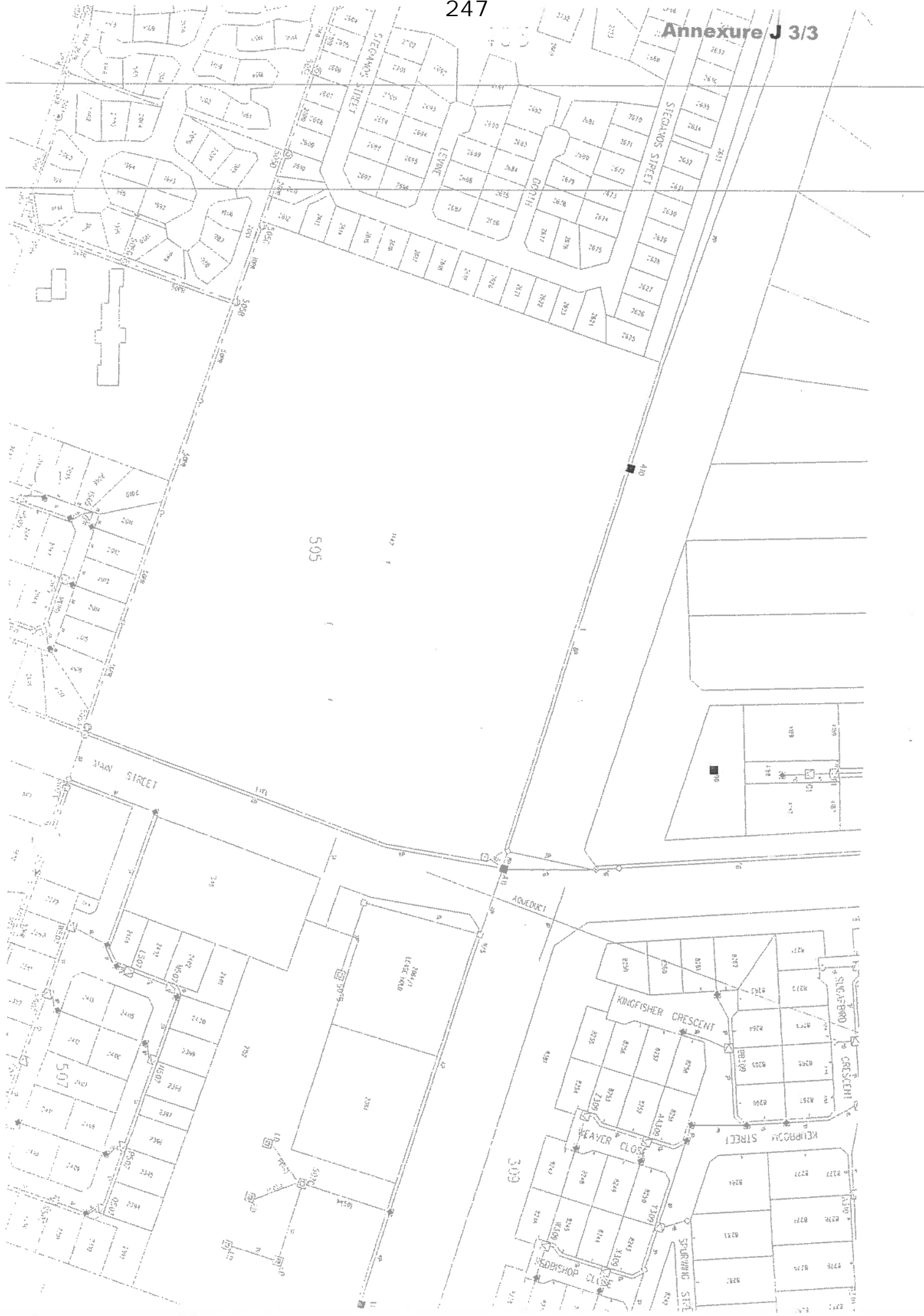
Telkom Symbol Legend

1. Underground Pipe	
2. Underground Cable	
3. Manhole	
4. Street Distributio Cabinet (SDC)	
5. Jointing Pit / AJB	
6. Jointing Pillar (PJ)	
7. Pipe Junction Box (B/S)	
8. Robot Control	
9. Pole	
10. Stay	
11. Strut	
12. Aerial Cable (A/C)	
13. Break in pipe	

The pipelines indicated contains OPTIC FIBRE cables.

ANWAR LUCKAN TEL : 082 825 3384 must be contacted
48 hours before commencement of work.





505

1147

410

MAIN STREET

AQUEDUCT

KINGFISHER CRESCENT

KEPPOON STREET

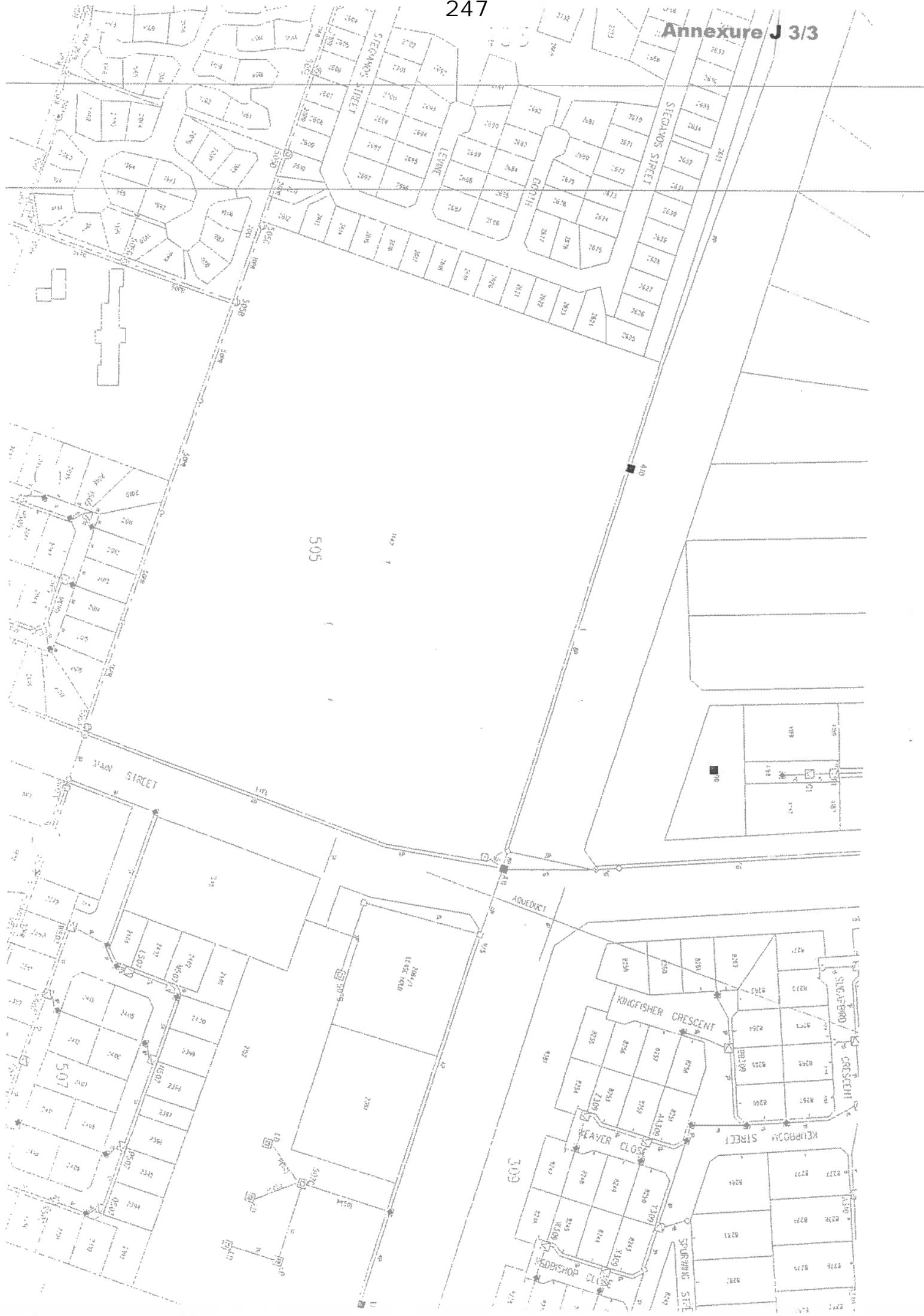
507

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WEAVER STREET

SPURRING STREET

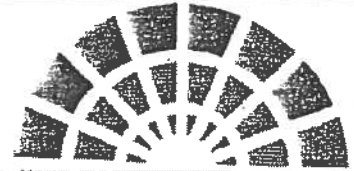
SUGARBIRD CRESCENT



Enquiries: Shaun Dyers
e-mail: muabraham@pgwc.gov.za

Tel. (021) 483 9689

Date: 18 February 2009



ILifa IsMvele IsNishona Koloni
Erengs Wes-Kaap
Heritage Western Cape

RECORD OF DECISION

Heritage Western Cape hereby notifies:

PHS Consulting
P.O Box 1752
Hermanus
7200

of its Comments and Recommendations in terms of

Section 38(2) of the National Heritage Resources Act, 1999 (Act 25 of 1999)
and Regulation 3(3)(a) of PN 298 (29 August 2003)

For: Proposed Regional Shopping Centre.

At: Erf 1447, Sandbaai.

DECISIONS, COMMENTS AND RECOMMENDATIONS:

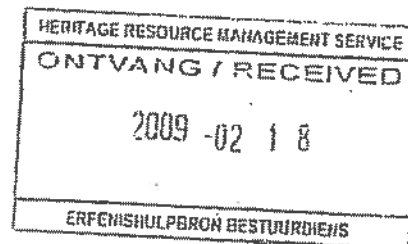
I can hereby confirm that your application submitted terms of Section 38 of the National Heritage Resources Act 25 of 1999 is hereby endorsed, as follows:

- That no further built environment assessments are required as the nature of the proposed development and contextual analysis reveals that the development does not warrant such action.
- The development may proceed and all other approvals must be handled at the local municipality.
- If any archaeological material is discovered during earth moving activities all works must be stopped and HWC must be notified immediately.

Please feel free to contact this office for any other information.

Yours faithfully

For Accounting Officer: Heritage Western Cape



www.capegateway.gov.za/culture_sport

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000. • Postal Address: Private Bag X9067, Cape Town, 8000 • Tel: +27 (0)21 421 142 • Fax: +27 (0)21 483 9842 • E-mail: hwc@pgwc.gov.za

Streetadres: Protea Assuransie gebou, Groenemarkplein, Kaapstad, 8000 • Posadres: Private Sak X9067, Kaapstad, 8000 • Tel: +27 (0)21 421 142 • Fax: +27 (0)21 483 9842 • E-pos: hwc@pgwc.gov.za



DEPARTMENT OF TRANSPORT AND PUBLIC WORKS
 DEPARTEMENT VAN VERVOER EN OPENBARE WERKE
 ISEBE LEZOTHUTHO NEMISEBENZI YOLUNTU



Reference: 13/3/5/1-21/73 (JOB 17207)
 Verwysing:
 Isalathiso:

Enquiries: Ms GD Swanepoel
 Navrae:
 Imibuzo:



TP

The Senior Town Planner
 Overstrand Municipality
 PO Box 20
 HERMANUS
 7200

Attention: Mrs L Swarts

Madam

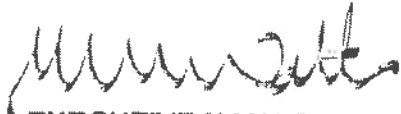
FILE NO:	EL 1447 SB
SCAFFOLD NO:	
COLLABORATOR NO:	104538

ERF 1447, C/O R43 AND SANDBAAI MAIN ROAD, SANDBAAI, OVERSTRAND MUNICIPAL AREA: PROPOSED AMENDMENT OF THE GREATER HERMANUS SPATIAL DEVELOPMENT FRAMEWORK AND PROPOSED SUBDIVISION, REZONING AND CONSENT USE

1. Your letter 1447, HSB dated 6 February 2009 to the District Roads Engineer, Paarl refers.
2. This Branch offers no objections to the application, provided that:
 - 2.1 The site is developed as per ICE Group's CONCEPTUAL Proposed Layout, Alternative A, Drawing BC/1221/01A dated December 2008.
 - 2.2 The Overstrand Municipality's roads department applies in writing to deproclaim Minor Road 4008 (Sandbaai Main Road) to a municipal street.
 - 2.3 The Overstrand Municipality confirms in writing that they will continue with the considered closure of the existing entrance off Minor Road 4008 to the Engen filling station, and to relocate that access to the Timbali Village access servitude (across the future entrance to the proposed shopping mall).
 - 2.4 Any structure that will be erected within the 5,0m Building Line, as per Roads Ordinance 19 of 1976, must be approved in writing by the District Roads Engineer, Paarl.
3. Note that without overdeveloping this large erf, a shopping mall with ample parking bays (minimum parking requirements being exceeded) is created. Due to the ease of obtaining parking, passenger vehicles could be attracted; therefore this Branch deviate from approving

only one access on the lower order road (Sandbaai Main Road), as that could create traffic congestion when lots of vehicles converge at the south eastern corner. The consulting engineers proposed a suitable and safe second access on Trunk Road 28 section 1, but the approval thereof will not be accepted as a created precedent.

Yours faithfully



EXECUTIVE MANAGER: ROAD AND TRANSPORT MANAGEMENT

Date: 10. Jun. 2009