

Ref: ER/1447/2009/058 (1/1)
 Viewpoint
 E. Planning

Engineer: M. G. Swartz
 12/1/09
 ER/1447

The Senior Town Planner:
 Overstrand Municipality
 PO Box 20
 HERMANUS
 7200

Attention: Mrs L Swarts

Madam

ERF 1447, C/O R43 AND SANDBAAL MAIN ROAD, SANDBAAL, 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 (Sandbaal 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 Timballi 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

Erwin J. de Vries, B. Sc. (Urban Pln.), PGDipSocSci (2007)
 11 Kerkstraat, 7005 KAAPSTAD 5007

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Yours faithfully



EXECUTIVE MANAGER: ROAD AND TRANSPORT MANAGEMENT

Date: 10. Jan. 2004

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ENDORSEMENTS

1. The District Roads Engineer
Paen

2. Overberg District Municipality
Attention: Mr A. van Eeden

3. Mr P. Pienaar

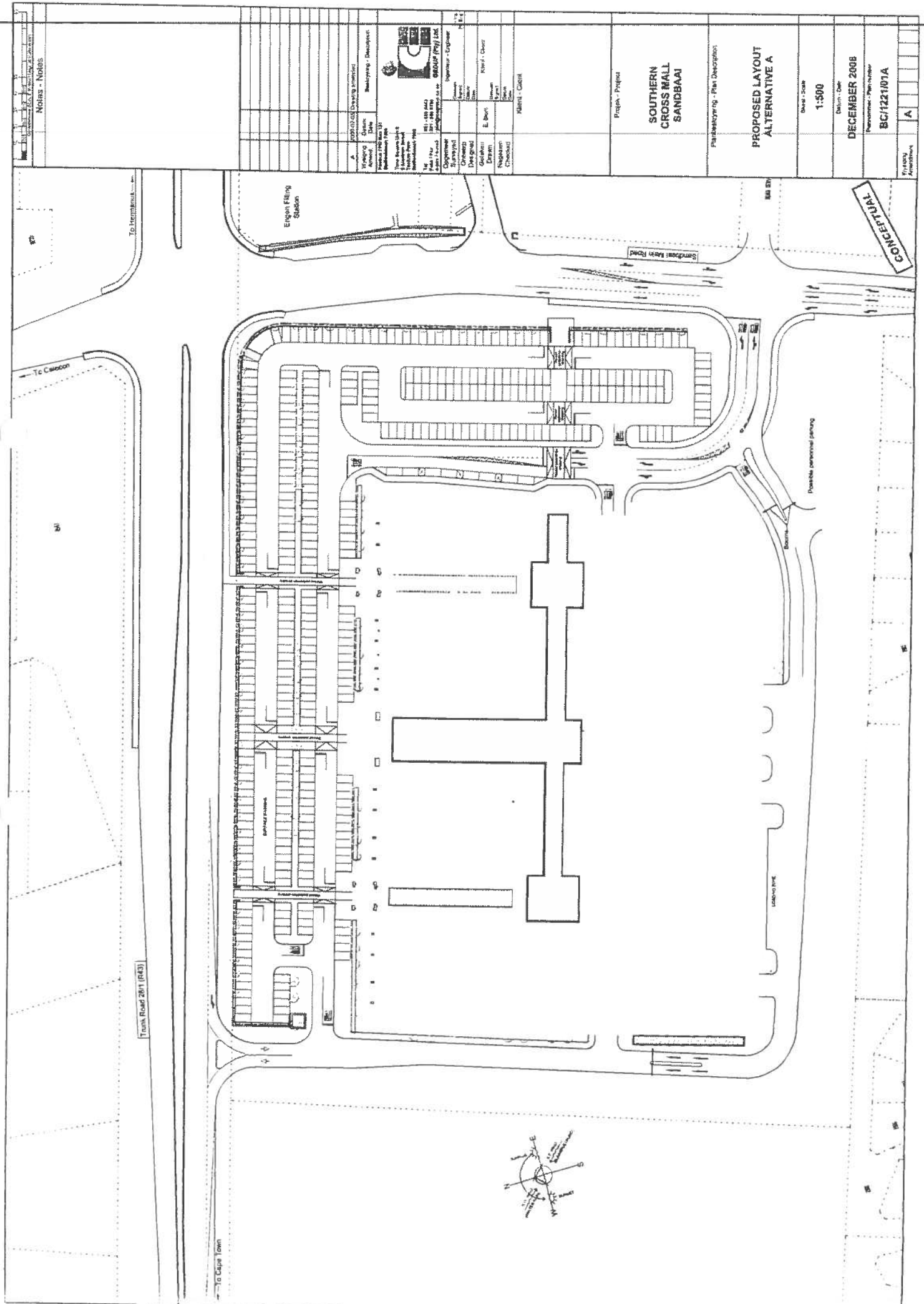
4. Mr ML Wetters (e-mail)

5. Mr E Burger (e-mail)

6. Tno

7. Planning Section

8. Quads (Room 3-35)



Notes - Notes		Project - Project		Phase - Phase		Scale - Scale		Date - Date		Revision - Revision		Drawing - Drawing		Project - Project	
Project Name: SANDBAAI CROSS MALL		Project No: 100/01/02		Phase: Planning - Plan Description		Scale: 1:500		Date: DECEMBER 2008		Revision: 1		Drawing: BC/122/107A		Project: SOUTHERN CROSS MALL SANDBAAI	
Client: SANDBAAI		Contract No: 100/01/02		Project Manager: [Name]		Scale: 1:500		Date: DECEMBER 2008		Revision: 1		Drawing: BC/122/107A		Project: SOUTHERN CROSS MALL SANDBAAI	
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