

**PORTFOLIO COMMITTEE :
INFRASTRUCTURE & PLANNING**

Chairperson :

Cllr K Brice

Committee Members :

**Cllrs D Botha, F Krige,
S Tebele & V Pungupungu**

**PORTEFEULJEKOMITEE :
INFRASTRUKTUUR & BEPLANNING**

Voorsitter :

Rdl K Brice

Komiteelede :

**Rdle D Botha, F Krige,
S Tebele & V Pungupungu**

INFRASTRUCTURE & PLANNING PORTFOLIO COMMITTEE
INFRASTRUKTUUR & BEPLANNING PORTEFEULJEKOMITEE

20 November 2018

I N D E X

ITEM

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APPLICATIONS FOR LEAVE OF ABSENCE

STATEMENTS AND COMMUNICATIONS BROUGHT FORWARD BY THE CHAIRPERSON

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**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

**1.
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: SEPTEMBER 2018 –
OCTOBER 2018**

15/3/11

R van Antwerp

(028) 313 8039

Hermanus Administration

22 October 2018

1. Executive Summary

To report on applications disposed of by the Authorised Official in terms of the Spatial Land Use Management Act (SPLUMA) during the period from 21 September 2018 – 22 October 2018.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priority

Promotion of tourism, economic and social development

4. Delegated Authority

Executive Mayor

5. Legal Requirements

Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)

6. Background/Discussion/Evaluation/Conclusion

Background

This item serves to inform Council of matters that were disposed of by the Authorised Official in terms of SPLUMA and the Municipal Planning Tribunal.

7. Financial Implications

None

8. Staff Implications

None

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9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

To view, annexures are available at the office of the Senior Manager : Town- and Spatial Planning.

RECOMMENDATION :

that cognisance be taken of the town planning applications disposed of by the Authorised Official in terms of SPLUMA for the period 21 September 2018 – 22 October 2018:

Spatial Land Use Management Act (SPLUMA) Approvals

1.	Portions 61 and 63 of Baardscheerders Bosch 213	28 September 2018
2.	Erf 8344, Hermanus	28 September 2018
3.	Erf 4255, Hermanus	28 September 2018
4.	Erf 2474, Gansbaai	28 September 2018
5.	Portion 224 of Benguela Cove 575	28 September 2018
6.	Erf 4986, Onrustrivier	28 September 2018
7.	Erf 739, De Kelders	8 October 2018
8.	Farm 357 Bredasdorp	8 October 2018
9.	Erf 4410, Betty's Bay	15 October 2018
10.	Erf 9148, Zwelihle	19 October 2018
11.	Erf 169, Fisherhaven	19 October 2018
12.	Erven 1627 and 1628, Franskraal	19 October 2018
13.	Erf 2076, Pearly Beach	19 October 2018
14.	Erf 515, Pearly Beach	19 October 2018
15.	Portion 177 of the farm Baardskeerdersbos No. 213	19 October 2018

RESPONSIBLE OFFICIAL :

R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION :

12 DECEMBER 2018

TARGET DATE TO INFORM APPLICANT :

N/A

TARGET DATE TO INFORM OBJECTOR :

N/A

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

**1.
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: SEPTEMBER 2018 –
OCTOBER 2018**

15/3/11

R van Antwerp

(028) 313 8039

Hermanus Administration

22 October 2018

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
20 NOVEMBER 2018, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :

R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION :

12 DECEMBER 2018

TARGET DATE TO INFORM APPLICANT :

N/A

TARGET DATE TO INFORM OBJECTOR :

N/A

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

Spatial Land Use Management Act (SPLUMA) Approvals

1. **PORTIONS 61 AND 63 OF THE FARM BAARDSCHEERDERS BOSCH NO. 213, DIVISION BREDASDORP, OVERSTRAND MUNICIPAL AREA : APPLICATION FOR SUBDIVISION AND CONSOLIDATION : MESSRS TOWN & COUNTRY CREATIVE LAND SOLUTIONS ON BEHALF OF SW VD MERWE AND MM GROENEWALD**

61 & 63/213 GRBRE (3838)

SW van der Merwe (028) 313 8900

Hermanus Administration

15 September 2018

Executive Summary

An application was received on 3 November 2017 from Town & Country Creative Land Solutions on behalf of SW van der Merwe and MM Groenewald in terms of the Overstrand Municipal Land Use Planning By-Law, 2015 for the following:

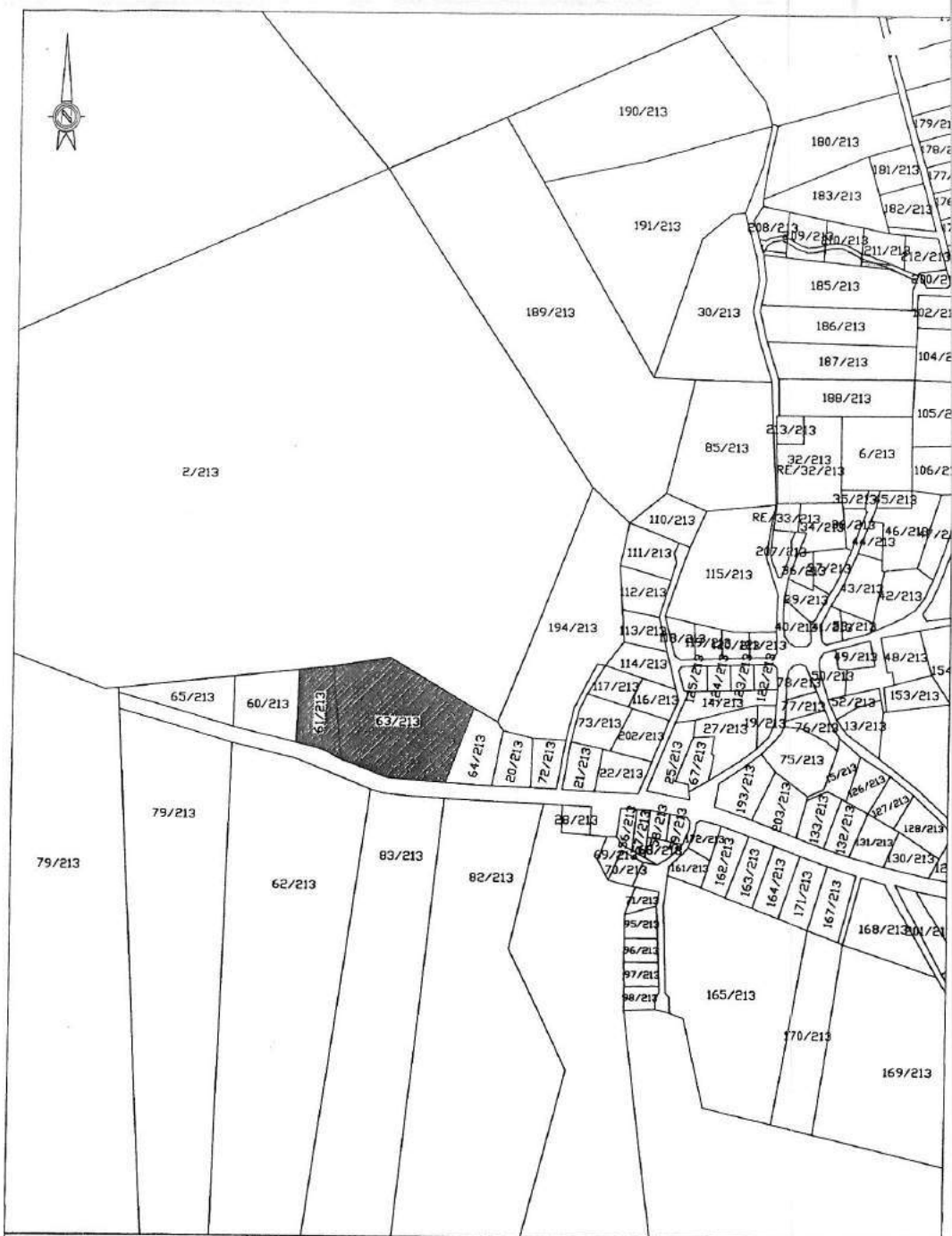
- subdivision in terms of Section 16(2)(d) of Portion 63 of the Farm Baardscheerders Bosch No. 213 into a Remainder ($\pm 1,15$ ha) and Portion A ($\pm 0,9456$ ha), and
- consolidation in terms of Section 16(2)(e) of Portion A with Portion 61 of the Farm Baardscheerders Bosch No. 213 to create a consolidated property of $\pm 1,462$ ha.

RESOLVED :

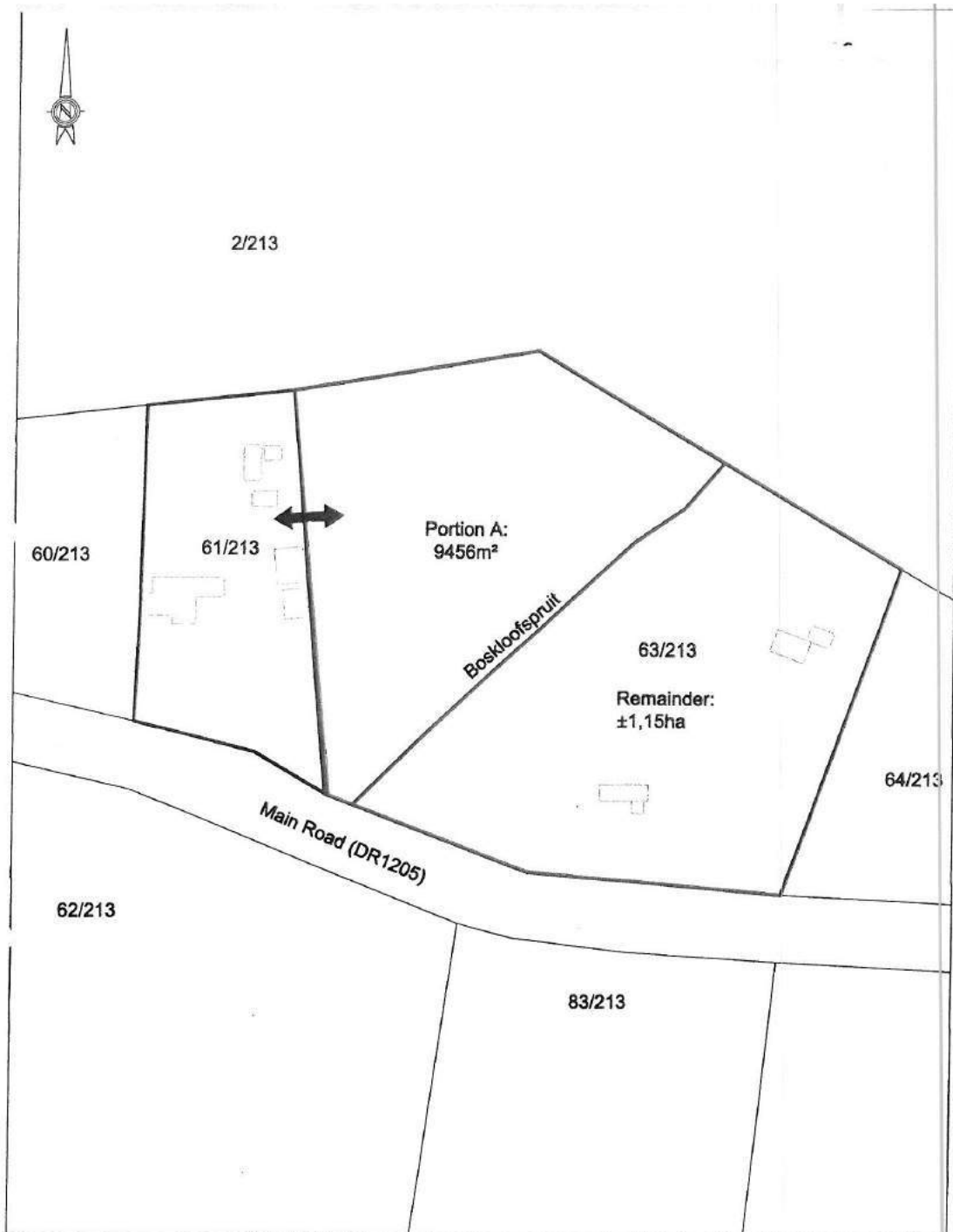
1. that the application in terms of Section 16(2)(d) and (e) of the Overstrand Municipal Land Use Planning By-Law, 2015 for the subdivision of Portion 63 of the farm Baardscheerders Bosch No. 213 into a Remainder ($\pm 1,15$ ha) and Portion A ($\pm 0,9456$ ha), and the subsequent consolidation of Portion A with Portion 61 of the farm Baardscheerders Bosch No. 213 to create a consolidated property of ($\pm 1,462$ ha), **be approved** in terms of the provisions of Section 61 of the By-Law subject to the following conditions;
 - (a) that the applicable development parameters in terms of the Scheme Regulations be adhered to;
 - (b) that all the conditions contained in the Service Report, Eskom and Telkom, be complied with;
 - (c) that it is the owner's/applicant's responsibility to register the approved subdivision within five (5) years from the date of approval;


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- (d) that this approval does not absolve the applicant from compliance with any other relevant legislation;
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



<p>Town & Country Creative Land Solutions</p> <p>P.O. Box 1085 Bredasdorp 7280</p> <p>Tel. 028 424 1545 Fax. 028 425 2085 E-mail: towncountry@vodamail.co.za</p>	<p>PROJECT</p> <p>LOCALITY PLAN: PORTIONS 61 & 63 OF FARM 213, BREDASDORP RD: OVERSTRAND MUNICIPALITY</p>	<p>DRAWN</p> <p>LT</p>	<p>CHECKED</p> <p>LT</p>	
	<p>Scale</p> <p>1:10 000</p>	<p>DATE</p> <p>OCT 2017</p>		
	<p>DWG No.</p>	<p>REVISION</p>		
	<p>Notes: ALL AREAS AND DISTANCES SUBJECT TO SURVEY</p>			



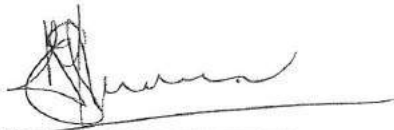
<p>Town & Country Creative Land Solutions</p> <p>P.O. Box 1085 Bredasdorp 7280</p> <p>Tel. 028 424 1545 Fax. 028 425 2085 E-mail: towncountry@vodamail.co.za</p>	<p>PROJECT</p> <p>RE-ALIGNMENT: PORTIONS 61 & 63 OF FARM 213, BREDASDORP RD: OVERSTRAND MUNICIPALITY</p>		<p>DRAWN</p> <p>LT</p>	<p>CHECKED</p> <p>LT</p>
			<p>SCALE</p> <p>1:1500</p>	<p>DATE</p> <p>OCT 2017</p>
			<p>DWG No.</p>	<p>REVISION</p>
	<p>Notes: ALL AREAS AND DISTANCES SUBJECT TO SURVEY</p>			

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION & CONSOLIDATION: PTN 61 & 63 OF THE
FARM BAARDSCHEERDERS BOSCH NO. 213, (3838)

Stormwater (SW) : In order
Electricity : Escom
Water : In order
Sewer : In order
Roads and traffic : In order

Conditions:

1. that the water connection to- and sewer conservancy tank on Portion 63 of Farm 213 shall be used to service the Remainder of Portion 63 of Farm 213, as well as the existing water connection to- and sewer conservancy tank on Portion 61 of Farm 213 be used to service the proposed consolidated Portion A of Portion 63 of Farm 213 and Portion 61 of Farm 213;
2. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 140400 – P: 2010: Drainage;
3. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operations;
4. that any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through the proposed erven, Ptn 61 & 63/213 Bbos, unobstructed.



DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

13/6/2018

DATE

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2. **ERF 8344, 5 SAGEWOOD STREET, HEMEL-EN-AARDE ESTATE, HERMANUS, OVERSTRAND MUNICIPAL AREA : APPLICATION FOR DEPARTURE : J COLLER ON BEHALF OF FER MARX**

8344 HMS (3873)

H Boshoff

(028) 313 8900

Hermanus Administration

14 September 2018

Executive Summary

An application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 has been received on 7 November 2017 from J Coller, applicable to Erf 8344, Hermanus, for the relaxation of the eastern lateral building line from 1m to 0m and the southern lateral building line from 1m to 0,415m to accommodate a new garage.

RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 8344, Hermanus for the relaxation of the eastern lateral building line from 1m to 0m and the southern lateral building line from 1m to 0,415m to accommodate a new garage, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the dimensions of the structure as indicated on Plan Number MXF-01 Page 1 – 3 dated 19 October 2017, which was submitted with the application;
 - (b) that the necessary building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;
 - (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 its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



LOCALITY PLAN: ERF 8344 HERMANUS (MOOSIG)

Date: 2018-10-03

PORTION OF MAIN PLAN

Areas:
 Erf: 315m²
 Existing Cover: 18m²
 Additional cover: 30m²
 Cover: 208m² = 57%

General Notes:
 This plan remains the property of The Author.
 This plan is not to be reproduced in any way without written consent of its author.
 These plans are for council approval purposes only. All dimensions to be checked on site before commencement of work.
 Do not scale this plan, use written dimensions.
 All work to be carried out in accordance with SANS 10400

FINELINE
 DESIGN | PLANNING | DRAUGHTING

office contact: Joel Collier
 joelcolier@gmail.com
 076 112 1811

Project:
Frans Marx
Council Approval drawing only
 Page 1 of 3

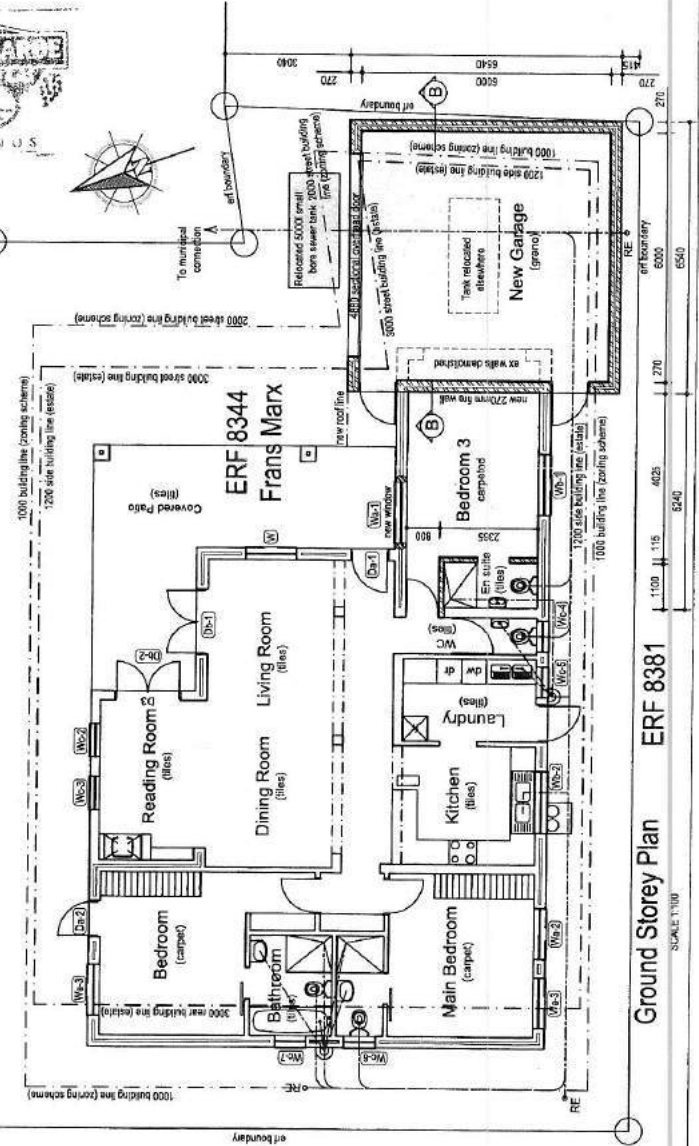
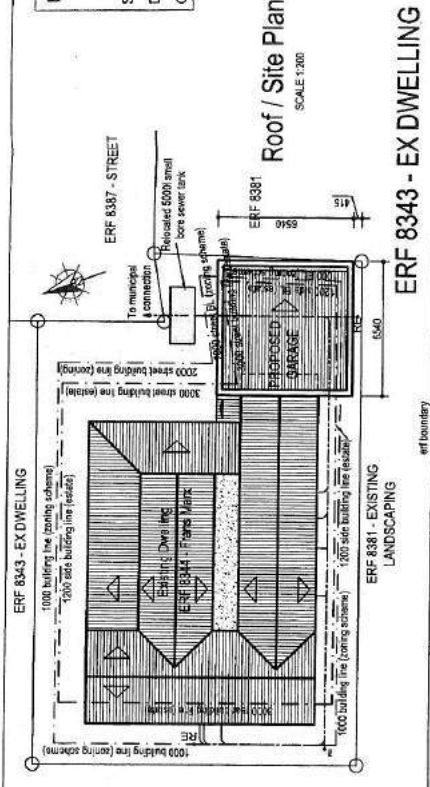
Address:
Erf 8344 Hemel & Aarde Estate, Hermanus

Date: 19 October 2017
 Drawing No: MFP-01 (plan 1 of 1)
 File Name: Marx - Frans
 Revision: B

Professional: T Dillon (SACAP no. 10241)
 Client: *[Signature]*

HOME OWNERS ASSOCIATION
APPROVED

SIGNED: *[Signature]*
 DATE: 25/10/17
 CONDITIONS: *[Handwritten notes]*
REVISIONS BY CHESANO



PORTION OF MAIN PLAN

Areas:
 Erf: 365m²
 Existing Cover: 189m²
 Additional cover: 30m²
 Cover: 20.8m² = 5.7%

General Notes:
 This plan remains the property of The Author.
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 Do not scale this plan, use written dimensions.
 All work to be carried out in accordance with SANS 10450.

FINELINE
 DESIGN | PLANNING | DRAUGHTING
 office contact: Joel Coiler
 joelcoiler@gmail.com
 076 112 1811

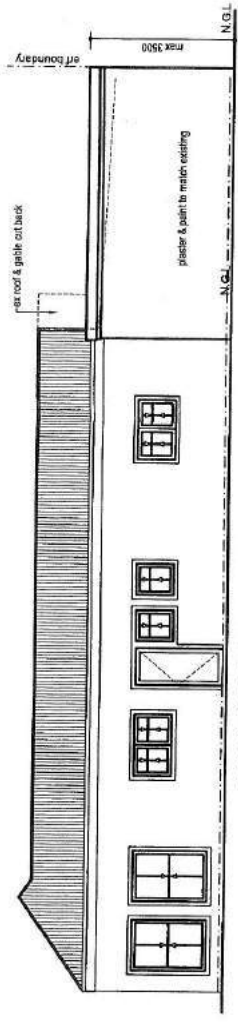
Project: **Frans Marx**
Council Approval drawing only
 Page 3 of 3

Address: **Erf 8344 Hemel & Aarde Estate, Hermanus**

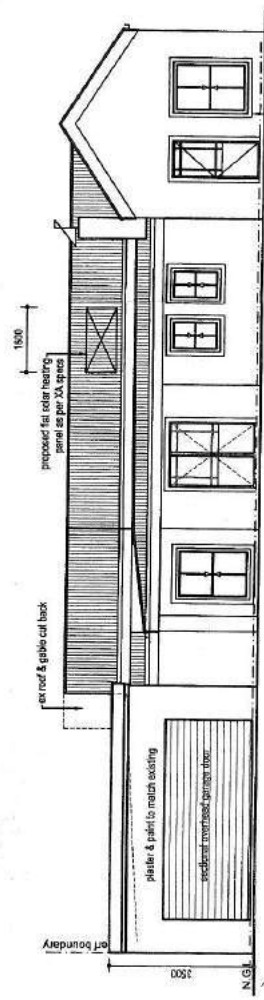
Date: 19 October 2017
 Drawing No: MKF-01 (plan 1 of 1)
 File Name: Marx - Frans
 Revision: B

Professional: T Diba (SACAP no. 10629)

Client:



SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

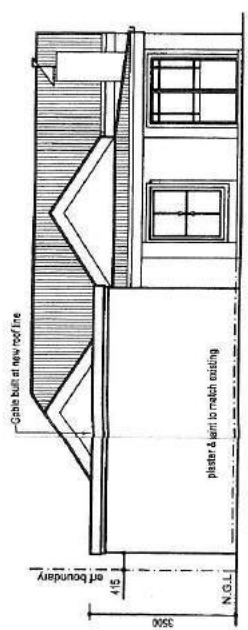


HOME OWNERS ASSOCIATION
APPROVED
 SIGNED:
 DATE: 20/10/2017
 CONDITIONS: Subject to 2. To Be used as per 1. 19/10/2017
 19/10/2017
 19/10/2017

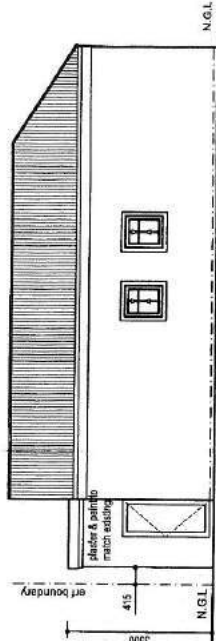
Frans Marx

Sign

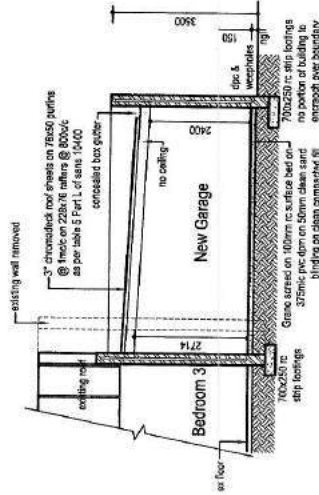
PORTION OF MAIN PLAN



EAST ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



Section B-B
SCALE 1:100

Areas:
 Existing Cover: 188m²
 Additional cover: 39m²
 Cover: 228m² = 57%
General Notes:
 This plan remains the property of The Author.
 This plan is not to be reproduced in any way without written consent of the author.
 These plans are for council approval purposes only. All other work must be checked on site before commencement of work.
 Do not scale this plan, use written dimensions.
 All work to be carried out in accordance with SANS 10400

FINE LINE
 DESIGN | PLANNING | DRAUGHTING
 office contact: Joel Coiler
 joelcoiler@gmail.com
 076 112 1811

Project: Frans Marx
 Council Approval drawing only
 Page 2 of 3

Address: Erf 8344 Hemel & Aarde
 Estate, Hermanus

Date: 19 October 2017
 Drawing No: MAF-01 (plan 1 of 1)
 File Name: Marx - Plans
 Revision: B

Professional: T. Diller (SACAP no. 120931)

Client:



HOME OWNERS ASSOCIATION
APPROVED
 SIGNED:
 DATE: 12/10/2017
 CONDITIONS: See 2007. See 2007. See 2007. See 2007.
 Approved by:

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

3. ERF 4255, 316 SIXTH STREET, HERMANUS (VOËLKLIP) : OVERSTRAND MUNICIPAL AREA : APPLICATION FOR DEPARTURE : JE TOWNSEND

4255 HVK (3968)

H Boshoff

(028) 313 8900

Hermanus Administration

14 September 2018

Executive Summary

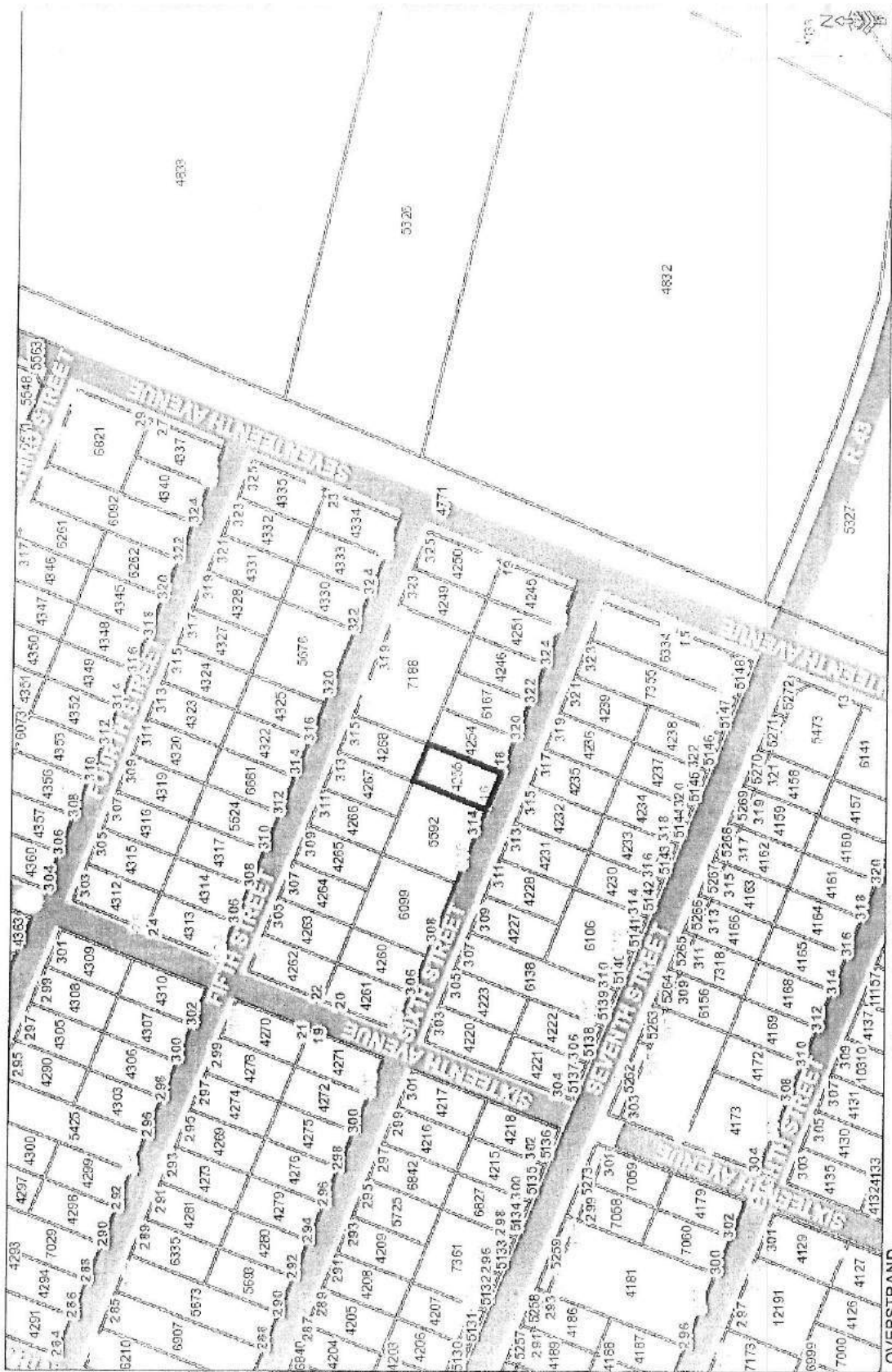
An application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 has been received on 6 April 2018 from JE Townsend, applicable to Erf 4255, Hermanus (Voëlklip) for the relaxation of the rear building line from 2m to 0,5m to accommodate a new store room.

RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 4255, Hermanus for the relaxation of the rear building line from 2m to 0,5m, **be partially approved** in terms of the provisions of Section 61(a) of the By-Law;
2. that the store room may only encroach the 2m rear building line with 1m;
3. that the above approval be subject to the following conditions:
 - (a) that this approval is only for the dimensions of the structure, subject to compliance with the decision in paragraph 2. above, as indicated on Plan Numbers TOWN 001 and 002 dated March 2018 that was submitted with the application;
 - (b) that the necessary building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;
 - (c) that the relevant conditions of Engineering Services, 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.

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4. that the applicant and the objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditional approval.

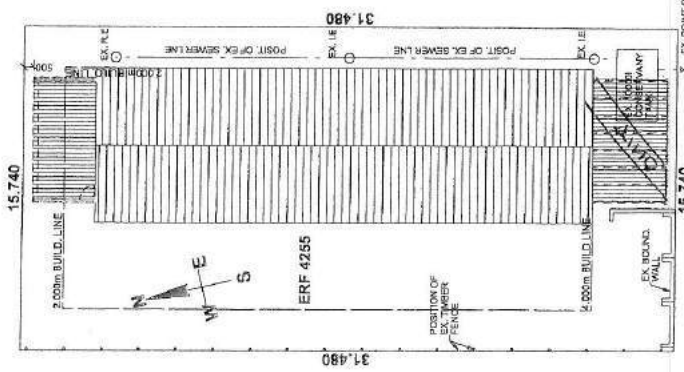


Locality Plan - Erf 4255 Vnalkin

OVERSTRAND

ERF 4255
86 S STREET,
VOELKLIP

FLOOR	NETT AREA (m ²)	GLAZED AREA (m ²)	PERCENTAGE	COMPLY.
EX. DWELLING	180.00m ²	10.32m ²	5.73%	
PROP. EXTENSION	36.85m ²	0.350m ²	3.0%	
TOTAL AREA	216.85m ²	18.07m ²	8.33%	YES



GENERAL NOTES:

CEILING AND ROOF R-VALUES

RAJIDENT SHIELD (DOUBLE SIDE)	1.36
AIR SPACE (OUTSIDE)	0.11
AIR SPACE (INSIDE)	0.18
ISO THERM INSULATION (75mm THICK)	2.53
9mm RHINOBOARD	-0.95
TOTAL	4.24

ERF COVERAGE

ERF (TOTAL m ²)	495.50
EX. DWELLING	180.00
PROP. STOREROOM	15.25
PROP. COVERED PATIO	21.80
TOTAL (m ²) INCLUD. EX. DWELLING	216.85
TOTAL COVERAGE (%)	42.52%

CLIENT:

HOUSE TOWNSEND

PROJECT:

ALTERATIONS AND ADDITIONS FOR
MR. J. TOWNSEND
ERF 4255,
316 6th STREET
VOELKLIP
HERMANUS

DRAWING TITLE:

SITE LAYOUT

DATE	DRAWN	REV	SCALE
MARCH 2018	WJAB		AS S. VN.

TOWN 001

ARCHITECTURAL DESIGNERS
SACAP Reg. 1583
GHDST
FOUNTAIN
S.S.P.A. (P) 0713331130 www.douglasq.co.za

OWNER SIGNATURE

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 4255, VOELKLIP (3968)**

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 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, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
4. that stormwater be allowed to discharge through Erf 4255, Voelklip, unobstructed;
5. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

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**4. ERF 2474, 25 BERGGANS STREET, GANSBAAI (PERLEMOENBAAI),
OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : BJ DU
TOIT**

2474 GGB (3928)

SW van der Merwe

(028) 313 8900

Hermanus Administration

13 September 2018

Executive Summary

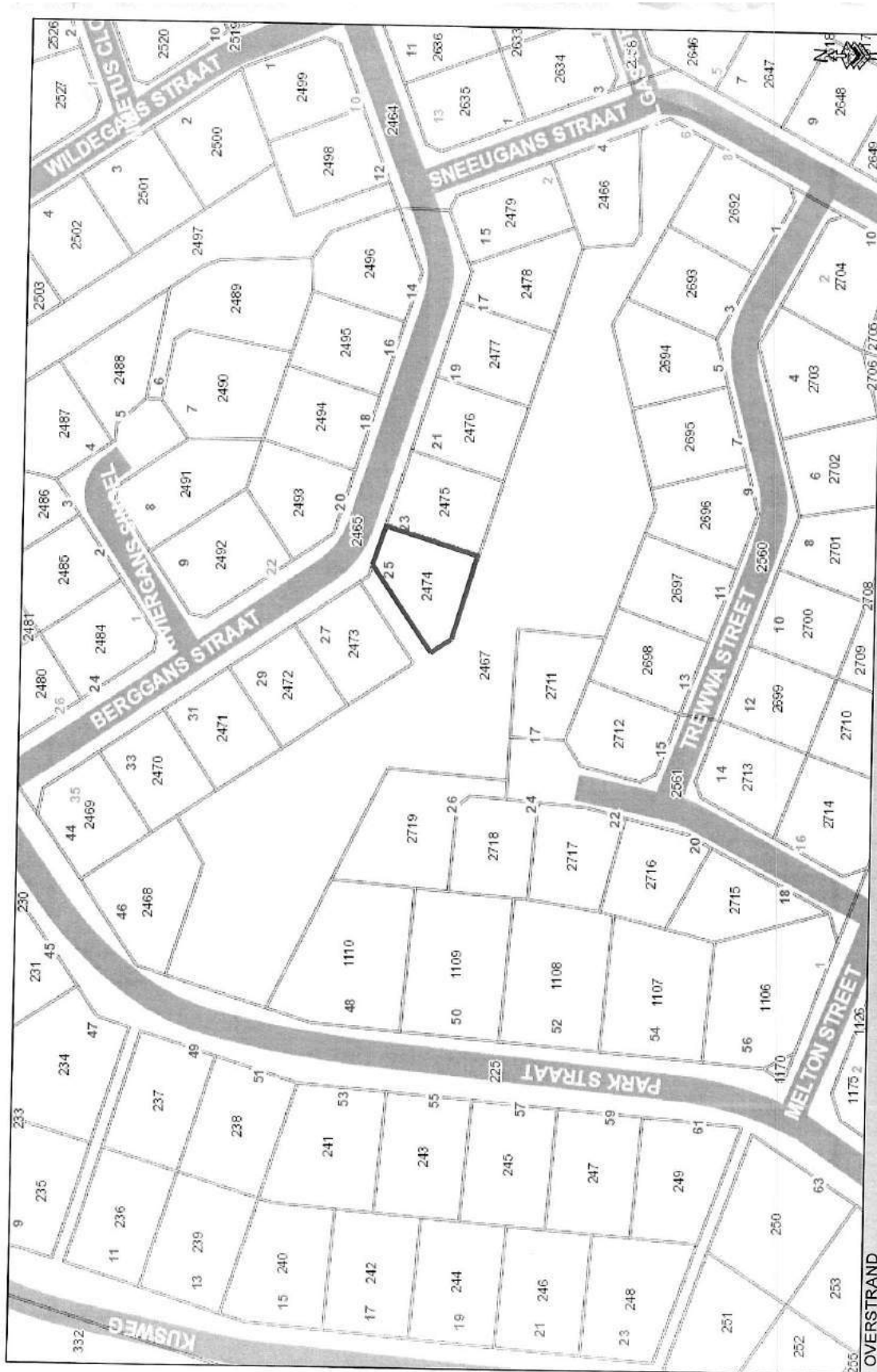
An application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 was received on 6 March 2018 to encroach the western lateral building line from 2m to 0,21m and the south western rear building line from 2m to 1,25m in order to accommodate an existing braai area.

RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to encroach the western lateral building line from 2m to 0,21m and the south western rear building line from 2m to 1,25m in order to accommodate an existing braai area, **be approved** in terms of Section 61 of the By-Law, subject to the following conditions;
 - (a) that the approval only be applicable to the departures as indicated on the Site Development Plan submitted with the application;
 - (b) that building plans be submitted to the Building Department within thirty (30) days from the decision date and that any requirements from the aforesaid department be adhered to;
 - (c) that all the conditions in the Services Report, be complied with;
 - (d) that the applicant within thirty (30) days from the decision notice remove the boundary wall that was constructed on Erf 2467 and rehabilitate the area to the satisfaction of the Municipality in accordance with the site plan submitted with the application;
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation, and

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- (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



LOCALITY PLAN: ERF 2474, GAINSBAAI (PERLEMOENBAAI)



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2474, PERLEMOENBAAI (3928)**

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 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 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;
3. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
4. that any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 2474, Perlemoenbaai, unobstructed;
6. that no on-street parking be allowed.

pp R. Hendriks
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

03/07/2018
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

**5. PORTION 224/575 BENGUELA COVE, OVERSTRAND MUNICIPAL AREA:
PROPOSED AMENDMENT OF ARCHITECTURAL DESIGN GUIDELINES:
MESSRS ELLIS ASSOCIATES ARCHITECTS ON BEHALF OF THE
BENGUELA COVE HOME OWNERS ASSOCIATION**

224/575 HBENG (3996)

H Olivier

(028) 313 8900

Hermanus Administration

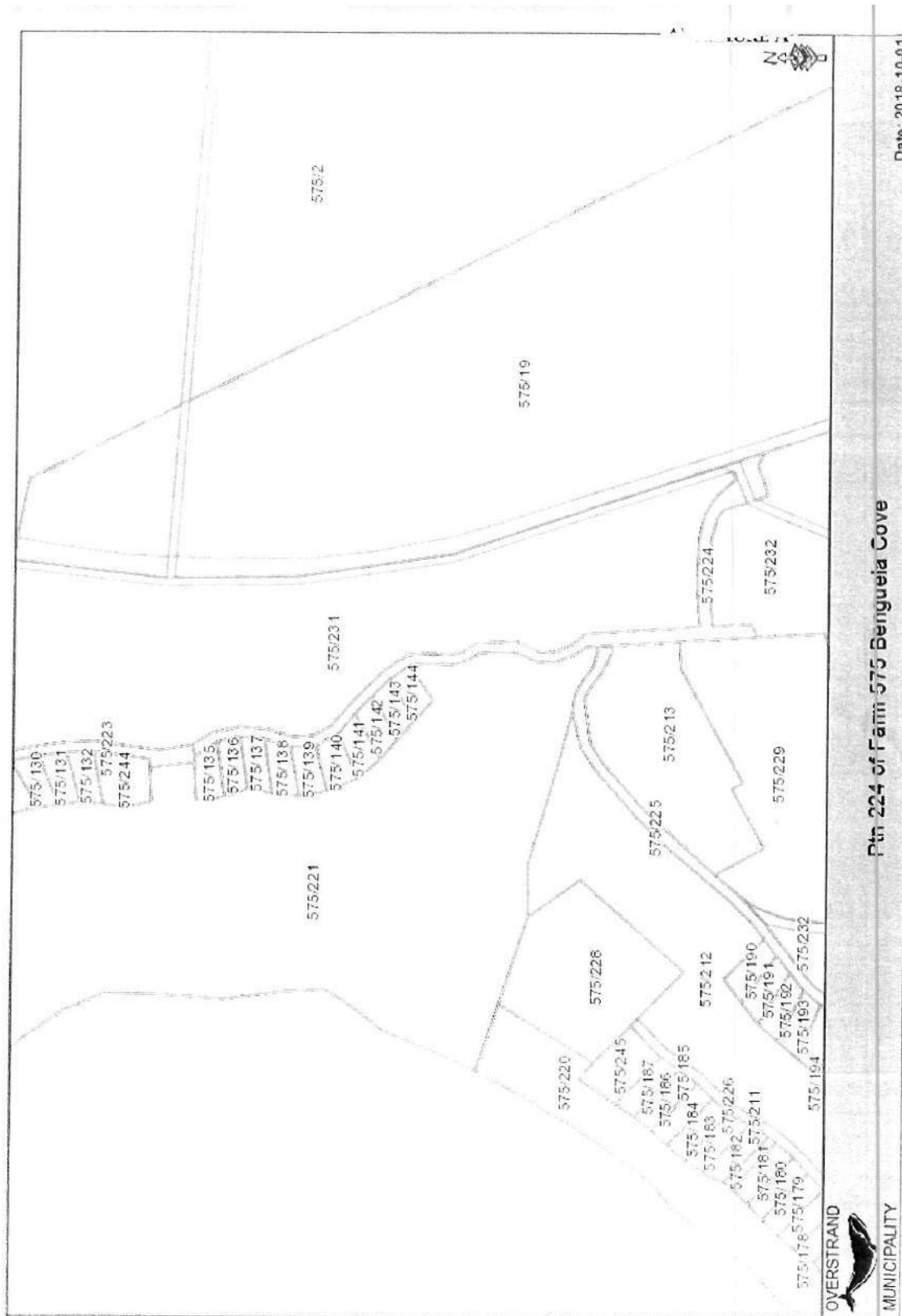
25 September 2018

Executive Summary

An application has been received on 9 May 2018 from Messrs Ellis Associates Architects on behalf of the Benguela Cove Home Owners Association in terms of Section 16(2)(f) of the Overstrand By-Law on Municipal Land Use Planning, 2015 to amend the Architectural Design Guidelines for Benguela Cove.

RESOLVED :

1. that the application in terms of Section 47 of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) of an application in terms of Section 16(2)(j) to amend the Architectural Guidelines of Benguela Cove, be approved in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the two (2) planting species *Thamnochortus insignis* (albertinia dekriet) and *Pittosporum viridiflorum* (cheesewood) be removed from the Landscape Plan and planting list, and
 - (b) that a copy of the amended Edition 7 of the Architectural Guidelines be submitted to the Municipality for record purposes.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.



**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

6. ERF 4986, 54C DAWSON STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: DEPARTURE: MESSRS ENGELBRECHT & SCORGIE ON BEHALF OF ANTHONISSEN FAMILIETRUST

4986 HON (4039)

H Olivier

(028) 313 8900

Hermanus Administration

25 September 2018

Executive Summary

An application has been received on 7 June 2018 from Messrs Engelbrecht & Scorgie on behalf of Anthonissen Familietrust for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to depart from the Overstrand Zoning Scheme in order to relax the western lateral building line from 3m to 2m to accommodate a new extension to the dwelling on ground floor, first floor and roof balcony.

RESOLVED :

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 4986, Onrustrivier in order to relax the western lateral building line from 3m to 2m to accommodate a new extension to the dwelling on ground, first floor and roof balcony level, **be approved** in terms of the provisions of Section 61 of the By-Law, in terms of the following conditions:
 - (a) that the approval only relates to the buildings as indicated on Plan No 4986.05/18 dated 30 May 2018 as attached to the application;
 - (b) that this approval does not relate to approval in terms of any other legislation;
 - (c) that building plans be submitted to the Building Department, and that all conditions set by the Building and Fire Departments at that stage, be complied with;
 - (d) that the Dawson Village Home Owners Association sign off the building plans;
 - (e) that all the conditions in the Services Report, be complied with;
 - (f) that all the conditions by Telkom, be complied with, and
 - (g) that all the conditions by Eskom, be complied with.

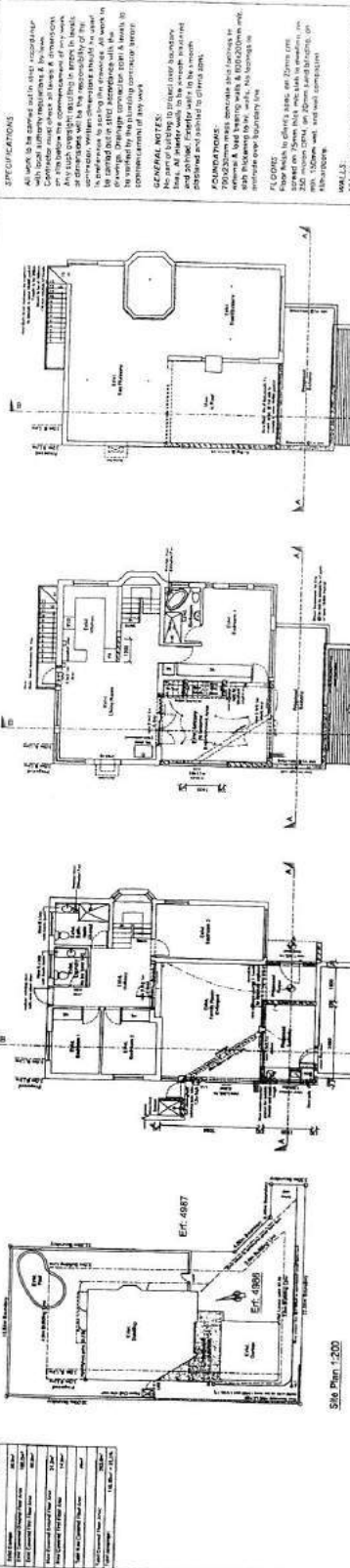
**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

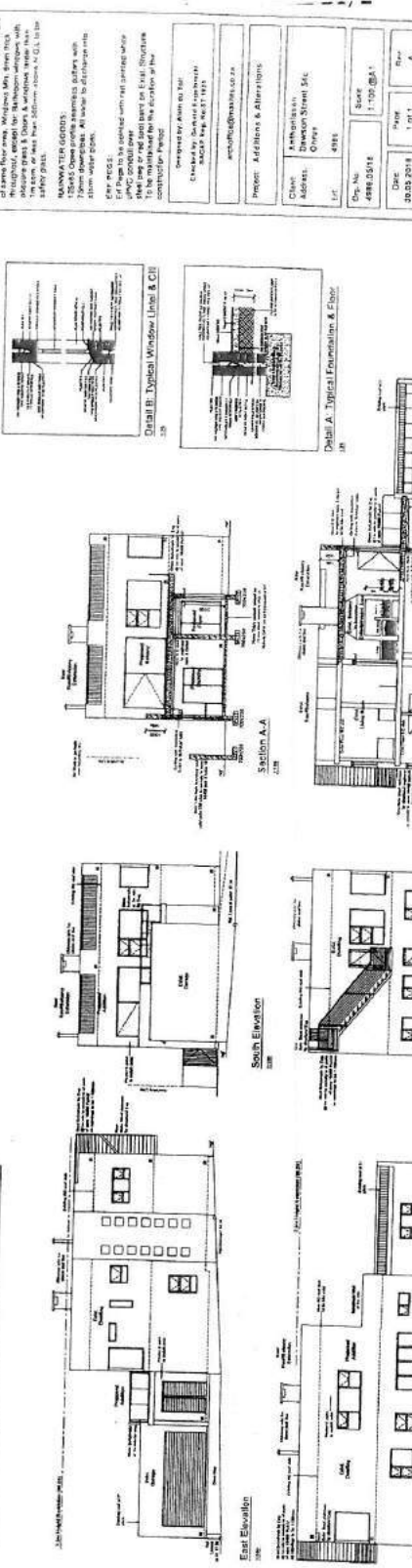


Coverage Calculations

No.	Description	Area	Volume
1	1st Floor	10,000	10,000
2	2nd Floor	10,000	10,000
3	Roof	10,000	10,000
4	Basement	10,000	10,000
5	Garage	10,000	10,000
6	Staircase	1,000	1,000
7	Corridor	1,000	1,000
8	Restroom	1,000	1,000
9	Office	1,000	1,000
10	Warehouse	1,000	1,000
11	Storage	1,000	1,000
12	Driveway	1,000	1,000
13	Yard	1,000	1,000
14	Pool	1,000	1,000
15	Deck	1,000	1,000
16	Patio	1,000	1,000
17	Screened Enclosure	1,000	1,000
18	Perimeter	1,000	1,000
19	Foundation	1,000	1,000
20	Basement	1,000	1,000
21	Garage	1,000	1,000
22	Staircase	1,000	1,000
23	Corridor	1,000	1,000
24	Restroom	1,000	1,000
25	Office	1,000	1,000
26	Warehouse	1,000	1,000
27	Storage	1,000	1,000
28	Driveway	1,000	1,000
29	Yard	1,000	1,000
30	Pool	1,000	1,000
31	Deck	1,000	1,000
32	Patio	1,000	1,000
33	Screened Enclosure	1,000	1,000
34	Perimeter	1,000	1,000
35	Foundation	1,000	1,000



GENERAL NOTES:
 1. All work to be carried out in strict accordance with the specifications and drawings.
 2. Contractor must check all levels & dimensions.
 3. All materials to be used must be of the highest quality and approved by the architect.
 4. All work must be completed in accordance with the program of work.
 5. All work must be completed in accordance with the program of work.
 6. All work must be completed in accordance with the program of work.
 7. All work must be completed in accordance with the program of work.
 8. All work must be completed in accordance with the program of work.
 9. All work must be completed in accordance with the program of work.
 10. All work must be completed in accordance with the program of work.



PROJECT INFORMATION

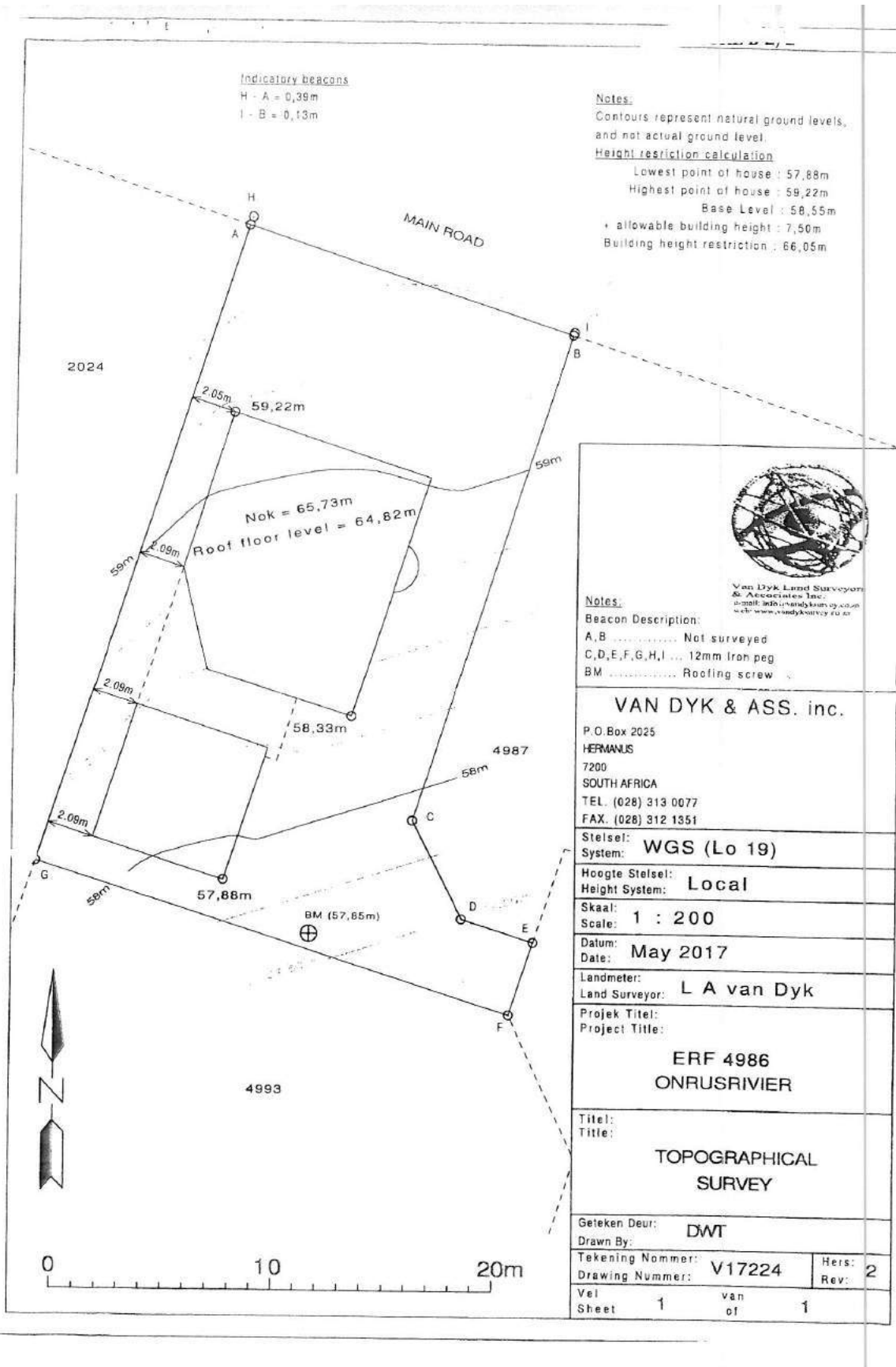
Client: **XXXXXXXXXX**
 Address: **XXXXXXXXXX**
 City: **XXXXXXXXXX**
 State: **XXXXXXXXXX**
 Zip: **XXXXXXXXXX**

DESIGNER
 Name: **XXXXXXXXXX**
 Title: **XXXXXXXXXX**
 Phone: **XXXXXXXXXX**
 Fax: **XXXXXXXXXX**
 Email: **XXXXXXXXXX**

DATE
 Issued: **XXXXXXXXXX**
 Revised: **XXXXXXXXXX**

CONTRACTOR
 Name: **XXXXXXXXXX**
 Title: **XXXXXXXXXX**
 Phone: **XXXXXXXXXX**
 Fax: **XXXXXXXXXX**
 Email: **XXXXXXXXXX**

APPROVED FOR CONSTRUCTION
 Name: **XXXXXXXXXX**
 Title: **XXXXXXXXXX**
 Date: **XXXXXXXXXX**



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 4986, ONRUS RIVER (4039)**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
4. that stormwater be allowed to discharge through Erf 4986, Onrus River, unobstructed;
5. that no on-street parking be allowed.

p.p. R. Hendriks

DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

01/09/2019

DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

**7. ERF 739, 20 BIRKENHEAD STREET, DE KELDERS, OVERSTRAND
MUNICIPAL AREA: PROPOSED DEPARTURE : HH FRYLINCK**

739 GDK (4023)

P Roux

(028) 313 8900

Hermanus Administration

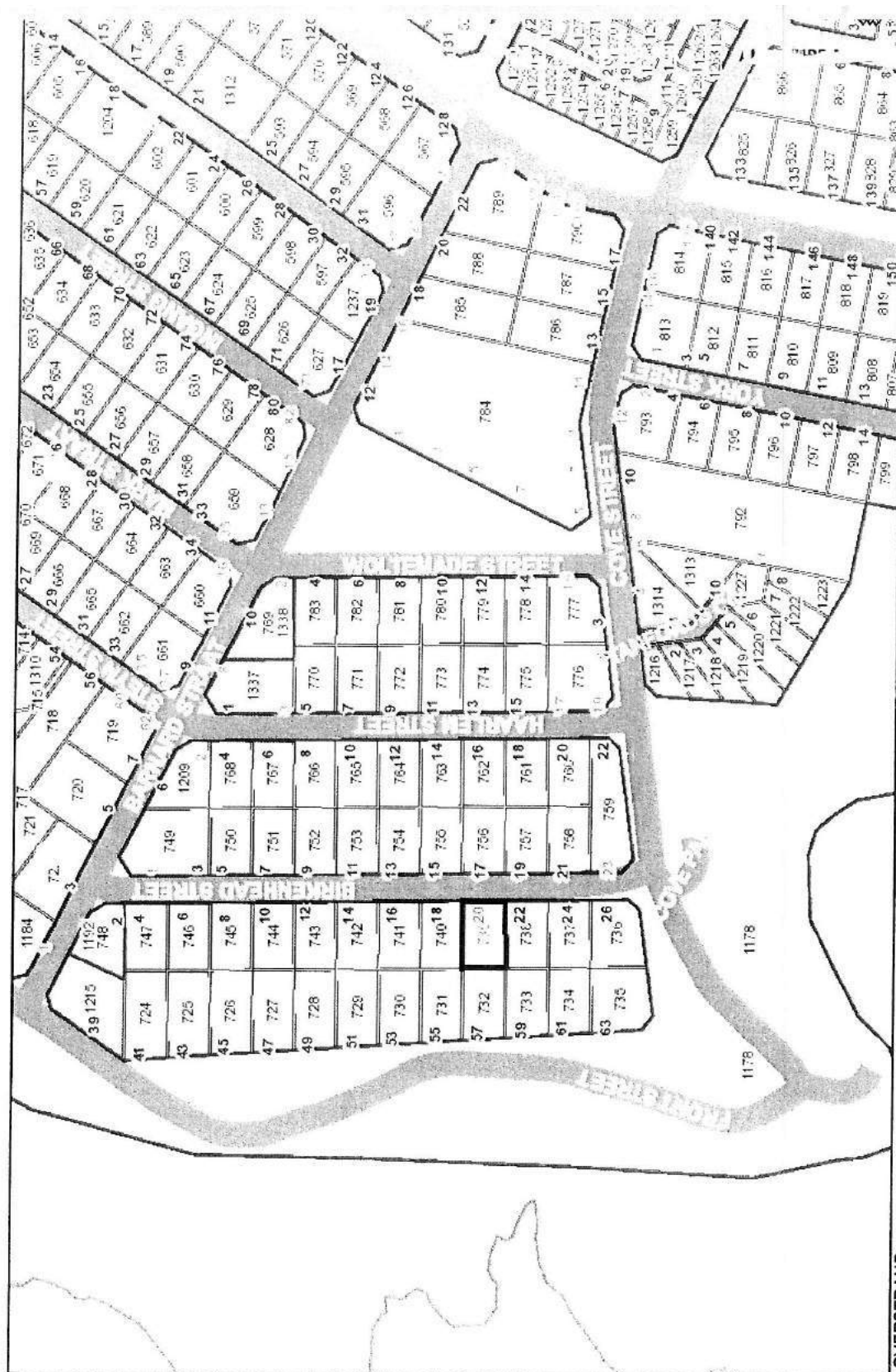
6 September 2018

Executive Summary

To consider an application received on 31 May 2018 from HH Frylinck on Erf 739, De Kelders for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the northern lateral building line from 2m to 1,940m to accommodate the proposed alterations to the existing dwelling house.

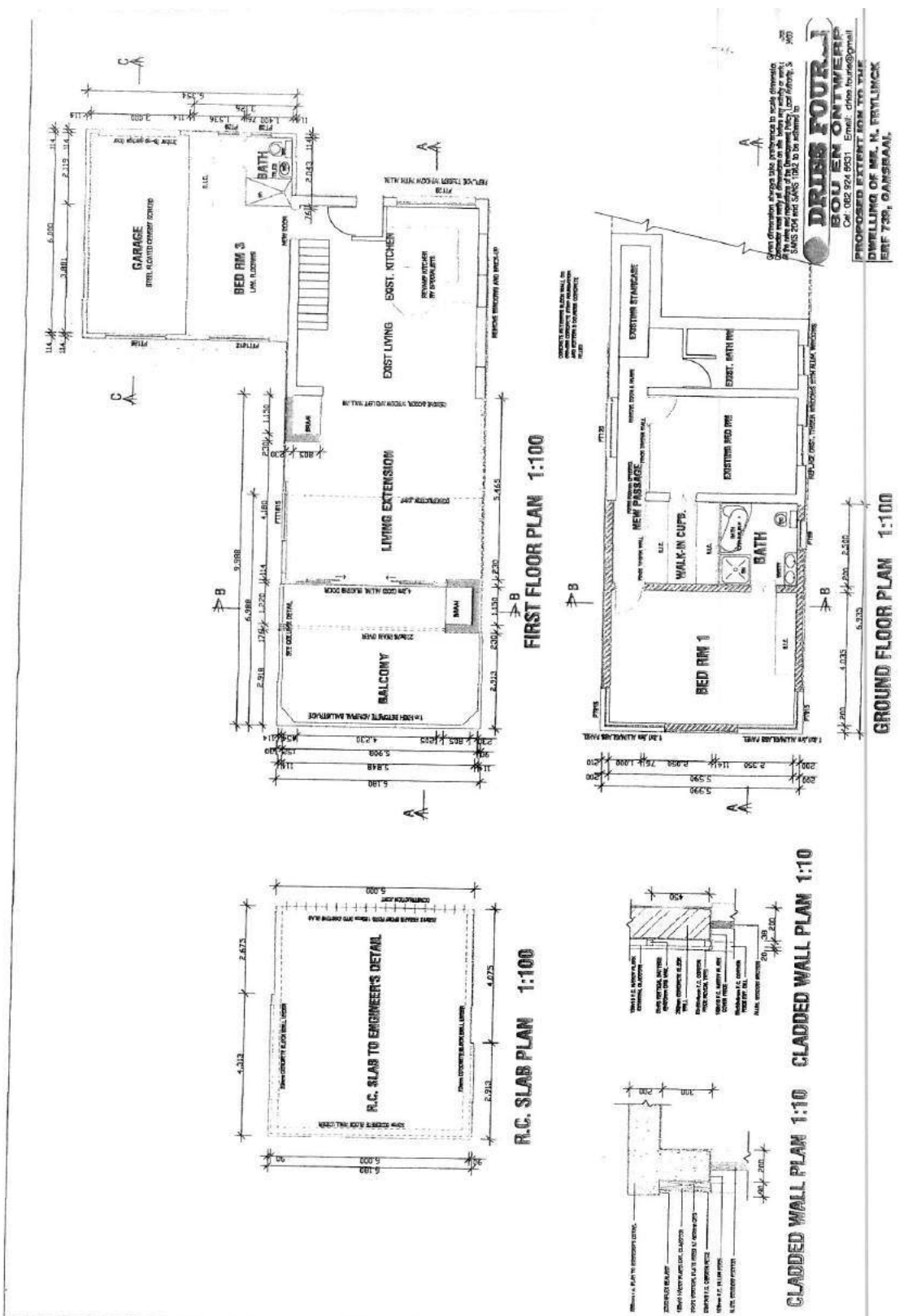
RESOLVED :

1. that, in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) the application on Erf 739, De Kelders to relax the lateral building line from 2m to 1,940m, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the development as indicated on the Plan No. 739FRYLDE, as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with;
 - (c) that all the conditions in the Services Report, 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 its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



Locality Plan - Erf 739 De Kelders

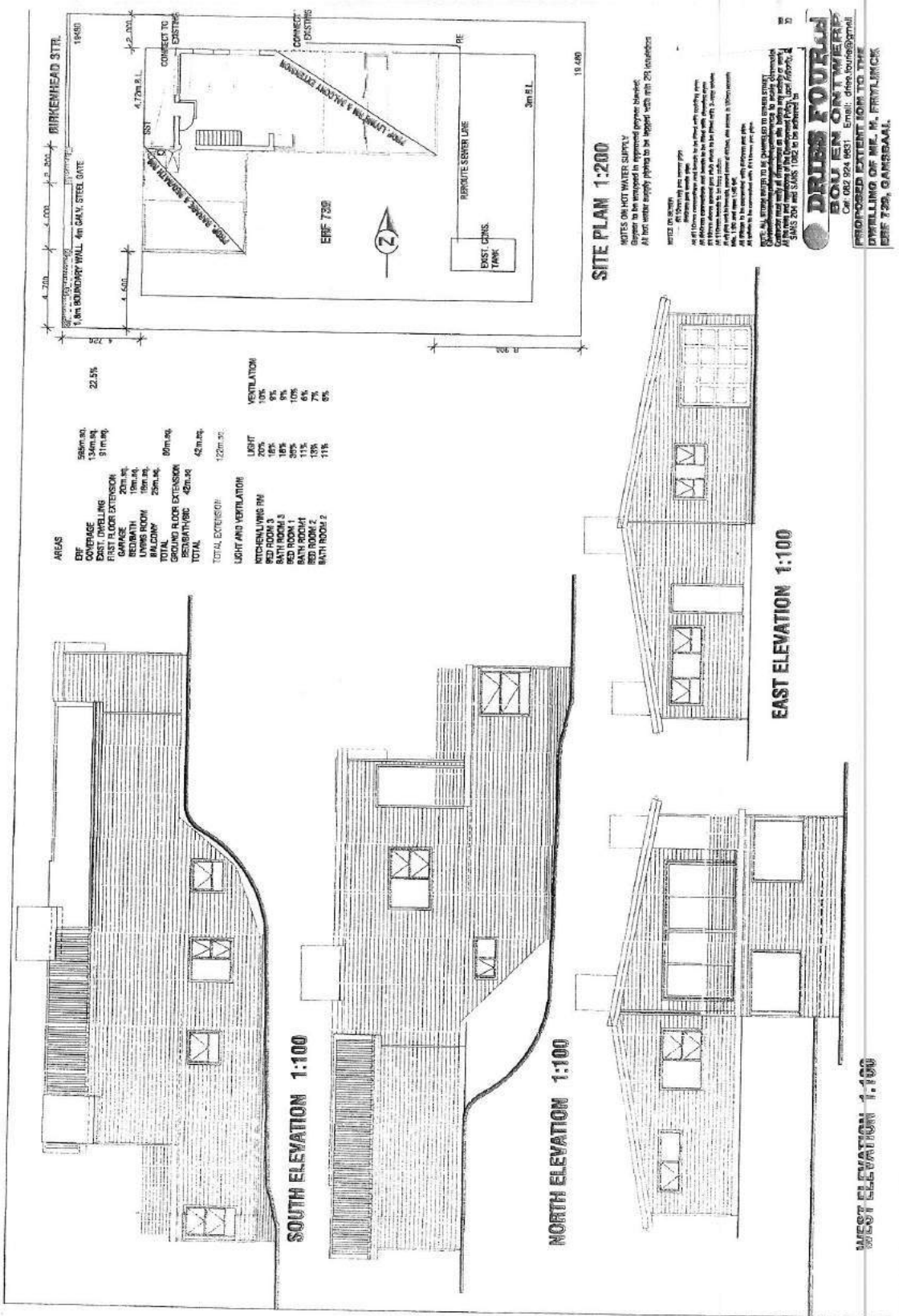




Some dimensions shown may not be in scale. However, the overall layout and dimensions are in accordance with the approved plans. All dimensions are in meters unless otherwise stated. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

DRIBS FOUR
BOU EN ONTWERP
 PROPOSED EXTENT FOR THE YEAR
 DWELLING OF MR. H. FRYLIMCK
 REF 739, GANSRAAL

DRIBS FOUR
 BOU EN ONTWERP
 PROPOSED EXTENT FOR THE YEAR
 DWELLING OF MR. H. FRYLIMCK
 REF 739, GANSRAAL



SOUTH ELEVATION 1:100

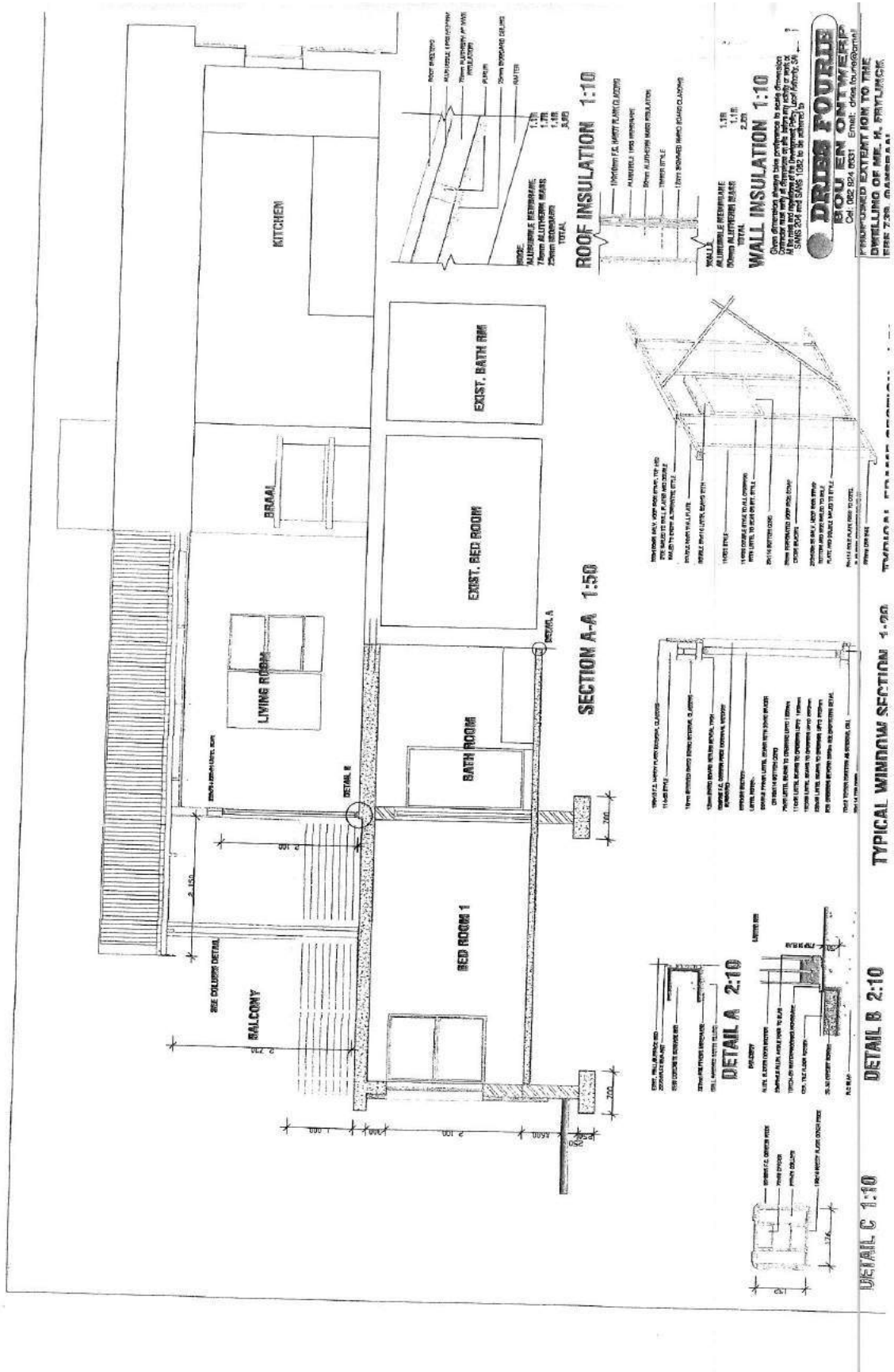
NORTH ELEVATION 1:100

EAST ELEVATION 1:100

WEST ELEVATION 1:100

SITE PLAN 1:200

DRIBS FOURM
BOU EN ONTWERP
 Car: 082 924 9631 Email: dribs.fourm@gmail.com
 PROPOSED EXTENT FOR TO THE
 DWELLING OF ME. M. FRYLINCK
 EFF 7.29, GANSBAAL.



ROOF INSULATION 1:10

ROOF INSULATION	1.10
ALUMINUM BATT INSULATION	1.10
20mm GYPSUM BOARD	1.10
TOTAL	3.30

WALL INSULATION 1:10

ALUMINUM BATT INSULATION	1.10
20mm GYPSUM BOARD	1.10
TOTAL	2.20

SECTION A-A 1:50

TYPICAL WINDOW SECTION 1:20

DETAIL B 2:10

DETAIL C 1:10

DRIBS FOURIE
 1001 10th Street, Unit 101, Vancouver, BC V6J 1A1
 TEL: 604-681-1111 FAX: 604-681-1112
 WWW.DRIBSFOURIE.COM

FOR MORE INFORMATION CONTACT:
 DRIBS FOURIE
 1001 10th Street, Unit 101, Vancouver, BC V6J 1A1
 TEL: 604-681-1111 FAX: 604-681-1112
 WWW.DRIBSFOURIE.COM

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 739, DE KELDERS (4023)**

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

Conditions:

1. that only the existing water connection and sewer conversancy tank will be available to 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 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;
3. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
4. that any additional and / or extended vehicle entrances will be for the developer's account;
5. that stormwater be allowed to discharge through Erf 739, De Kelders, unobstructed;
6. that no on-street parking be allowed.

p.p. R. Hendriks

**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

03/07/2018

DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

8. FARM NO. 357, DIVISION BREDASDORP, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN: S FOURIE ON BEHALF OF VIKING FISHING COMPANY (PTY) LTD

357 GRBRE (3930)

SW van der Merwe

(028) 313 8900

Hermanus Administration

6 September 2018

Executive Summary

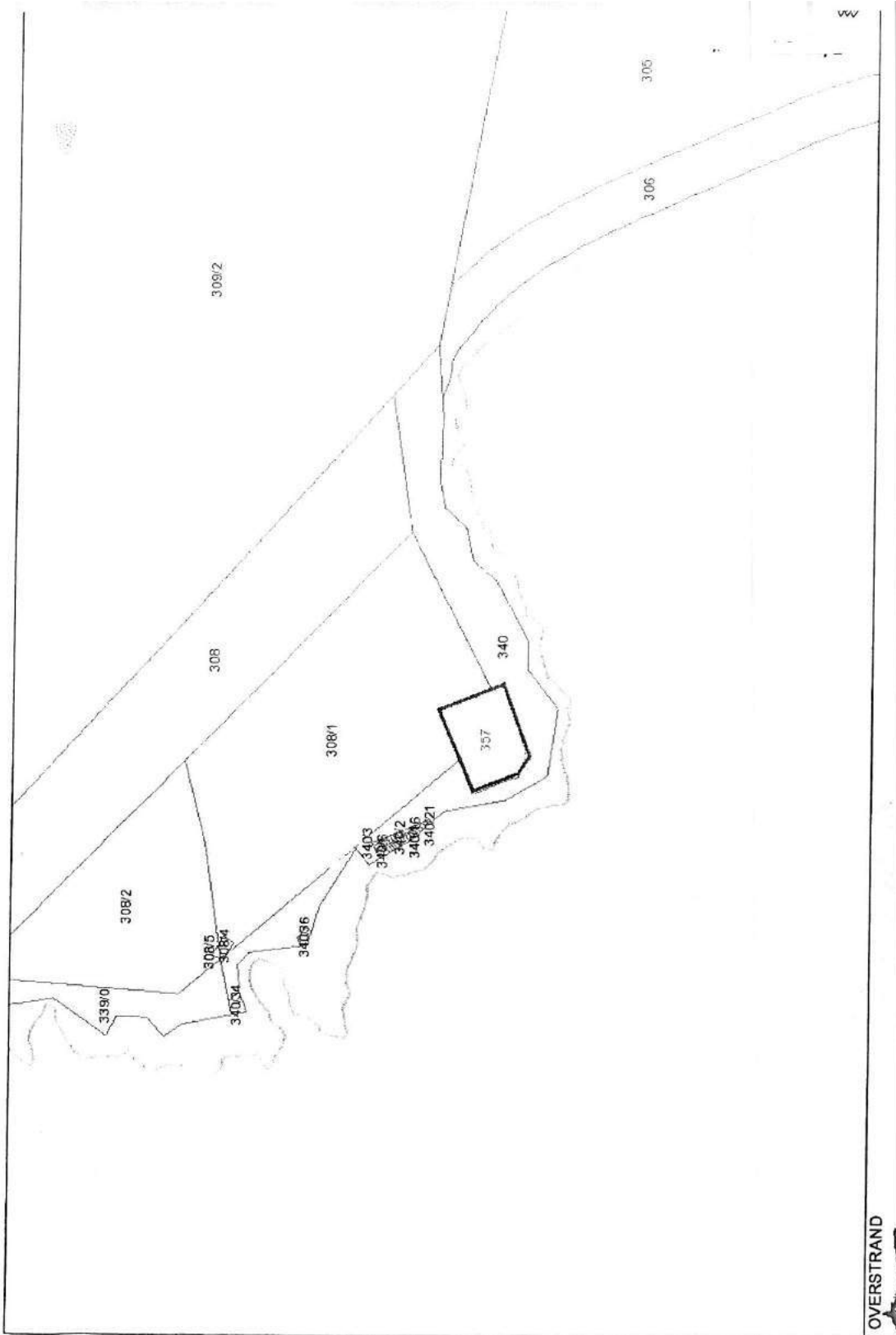
To consider an application received on 5 March 2018 from Mr Stephan Fourie on behalf of Viking Fishing Company (Pty) Ltd, the owner of Farm No. 357, Division Bredasdorp in terms of the provisions of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the amendment of the approved Site Development Plan in order to enlarge an existing generator room with 110,14m².

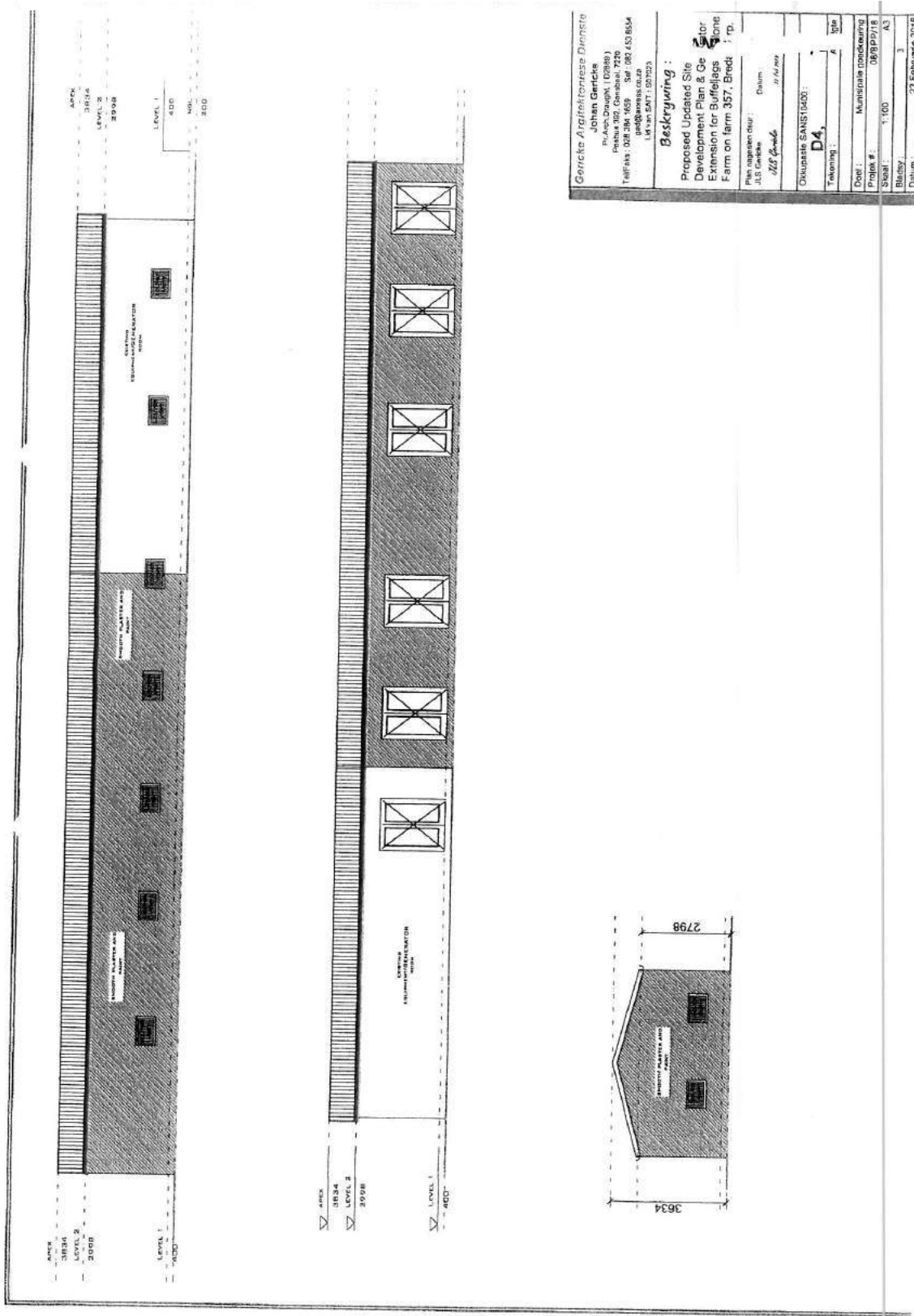
RESOLVED :

1. that in terms of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) the application on Farm No. 357, Division Bredasdorp for the amendment of the approved Site Development Plan, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the development occur generally in accordance with the amended Site Development Plan attached as Annexure C;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department, be complied with;
 - (c) that the original conditions of approval dated 9 March 2012 be adhered to;
 - (d) that all the conditions in the Services Report, be complied with;
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (f) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.”





Gerencje Architektoniczne Dymarka
Johns Gerencje
 ul. Jachowicki (10380)
 Poczta 302, Gombal, 7220
 Telef. fax: 028 384 1659 tel: 082 453 8654
 g@johns.pl j@johns.pl
 ul. w. Szt. 1: 993023

Beskrzywing :
 Proposed Updated Site
 Development Plan & Ge
 Extension for Burflaggs
 Farm on farm 357, Brod : rp.

Plan (signature city):	Datum:
J.S. Gerencje	27.02.2018
028 384 1659	
00000000 SANIST1400:	
Typ:	D4
Typ:	A
Donec:	Municipale (construering)
Projekt #:	08/9 p2/18
Skala:	1:100
Blasz:	3
Datum:	22-Februarie 2018

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR AMENDMENT OF SITE DEVELOPMENT PLAN: FARM
NO 357, BUFFELJAGS ABONE FARM (3930)**

Water	:	No service available
Sewer	:	In order
Roads and traffic	:	No service available
Stormwater	:	No service available
Electricity	:	Escom

Conditions:

1. that the developer will be responsible for the provision and maintenance of all internal and external services required;
2. that no water service from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permit from the applicable authorities (water affairs, health, etc.) for the use of any water and the distraction thereof;
3. that the developer complies to all the conditions set by Department Of Water & Environmental Affairs;
4. that no electricity will be available from Overstrand Municipality and the developer is responsible to obtain approval from ESKOM for any use of electricity;
5. that no stormwater service is available from Overstrand Municipality;
6. that no solid waste removal service is available from Overstrand Municipality;
7. that the developer will arrange with Provincial Administration to obtain approval for any new access from the Provincial road.

p.p. D. Hendriks
DENNIS HENDRIKS
 SENIOR MANAGER: ENGINEERING SERVICES

01/09/2010
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

9. ERF 4410, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA: PROPOSED RELAXATION: D & L SHAW

4410 KBB (4074)

H van der Stoep

15 October 2018

(028) 313 8900

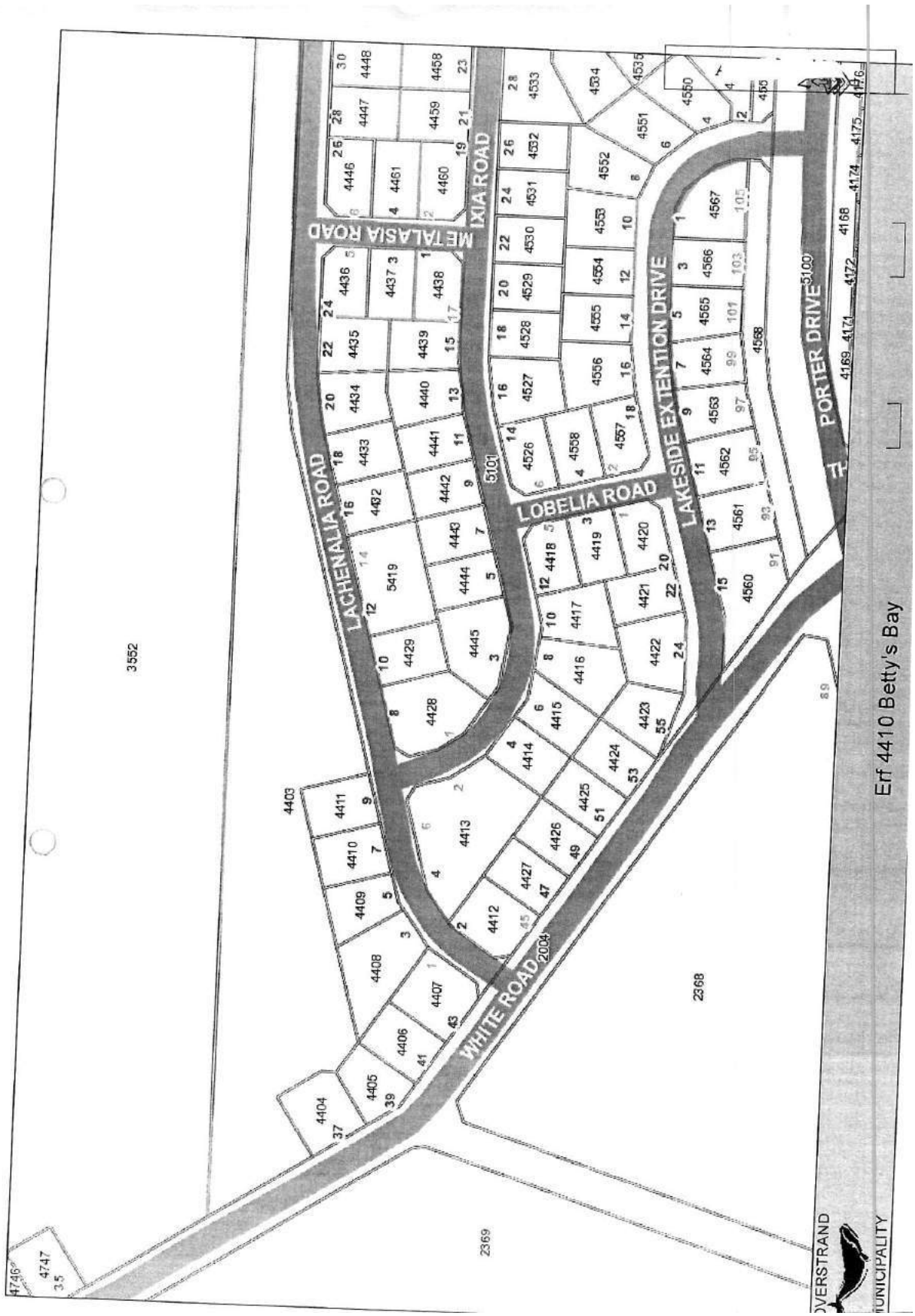
Hermanus Administration

Executive Summary

An application has been received on 21 June 2018 from D & L Shaw on Erf 4410, Betty's Bay for a relaxation of a restrictive title deed condition in order to relax the lateral building line from 3m to 2m to accommodate the extension of the existing house.

RESOLVED :

1. that the application for the relaxation of the title deed restriction in terms Title Deed T27354/90, Condition 7, applicable to Erf 4410, Betty's Bay in order to relax the lateral building line from 3m to 2m to accommodate the extension of the existing dwelling, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the development as indicated on the plan dated 17 March 2018, as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage.
 - (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 all the conditions in the Services Report, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR RELAXATION: ERF 4410, BETTY'S BAY (4074)**

Stormwater (SW)	:	In order
Electricity	:	Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that stormwater be allowed to discharge through Erf 4410, Betty's Bay, unobstructed;
4. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

10. ERF 9148, 66 UTHANDO STREET, ZWELIHLE, OVERSTRAND MUNICIPAL AREA : DEPARTURE: TS KASITO

9148 HZW (3886)

H Olivier

(028) 313 8900

Hermanus Administration

25 September 2018

Executive Summary

An application has been received on 15 December 2017 from TS Kasito, the owner of the property, for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to depart from the Overstrand Zoning Scheme in order to relax the street building line from 2m to 1m to accommodate a portion of the existing dwelling.

RESOLVED :



1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 9148, Zwelihle in order to relax the street building line from 2m to 1m to accommodate the existing extension to the dwelling, be approved in terms of the provisions of Section 61 of the By-Law subject to the following conditions:
 - (a) that the approval only relates to the building as indicated on drawing No. 1/2 and 2/2 dated 15/11/2017 submitted with the application;
 - (b) that this approval does not relate to approval in terms of any other legislation;
 - (c) that building plans be submitted to the Building Department, and that all conditions set by the Building and Fire Departments at that stage, be complied with, and
 - (d) that all the conditions in the Services Report, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



Locality Plan - Erf 9148 Zweilhe



General Notes
 THIS DRAWING IS COPYRIGHT:
 CONTRACTOR TO VERIFY ALL DIMENSIONS
 ON SITE BEFORE COMMENCING WORK.
 USE FIGURED DIMENSIONS IN
 PREFERENCE TO SCALING.
 ALL WORK TO COMPLY WITH NATIONAL
 BUILDING REGULATIONS AND LOCAL
 AUTHORITY REQUIREMENTS.
 ALL DRAWINGS TO BE READ IN
 CONJUNCTION WITH SPECIFICATION AT
 ALL TIMES.
 ANY DISCREPANCIES TO BE REPORTED
 TO THE DESIGNER IMMEDIATELY.
 ALL DIMENSIONS ARE IN mm.
 WALLS THICKNESS SHOWN ON PLAN.

CLIENT: 
 DESIGNER: 

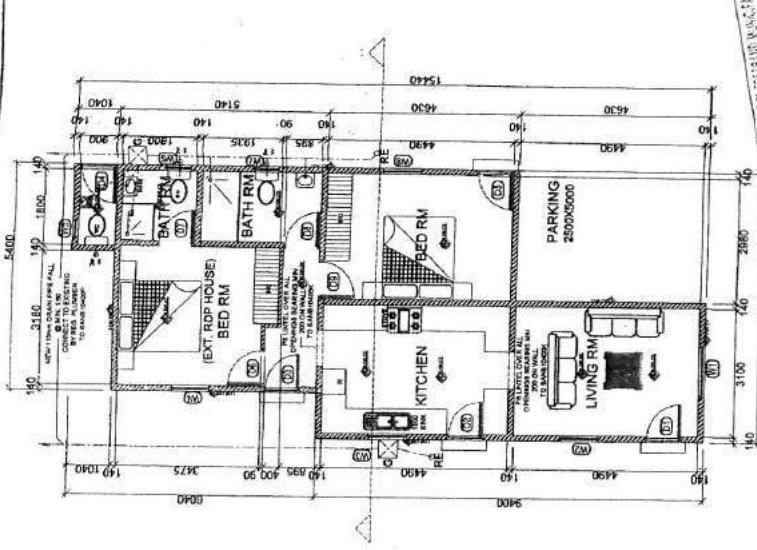
NEW
 ADDITIONS
 & ALTERATIONS

ELEVATIONS
 &
 GROUND PLAN

DRAWING:
 HOUSE **NELSON**
 ERF. 9148
 UTHANDO STR.
 ZWELIHLE
 OVERSTRAND

CHF
 DESIGN & DRAF
 SAGAP REG. NO. D252.
 Cell. 074 897 0287
 email: colle7@gmail.com
 A11A ALBION CRES.
 HANSTON 7202.

Page: 2 of 15/17 DWG.NO.

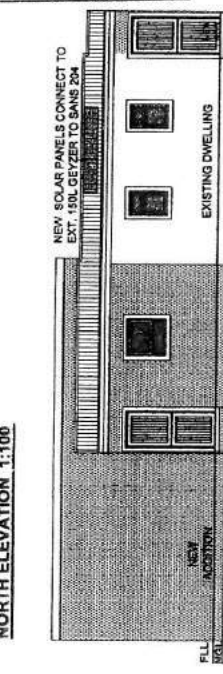
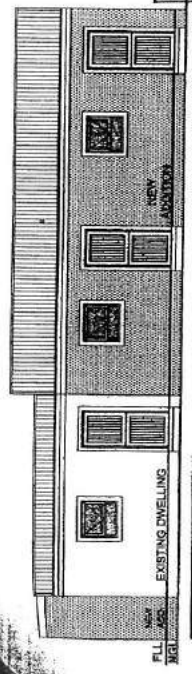


GROUND PLAN 1:100
 UTHANDO STREET ZWELIHLE

ALL EXPOSED PIPES TO AND FROM HOT WATER CYLINDERS
 AND CENTRAL HEATING SYSTEMS SHALL BE INSULATED WITH
 PIPE INSULATION WITH AN R-VALUE OF MIN. 1
 HOT WATER SUPPLY
 50% OF HOT WATER TO BE SUPPLIED BY AN ALTERNATIVE
 SOURCE OTHER THAN ELECTRICAL RESISTANCE (SANS 204
 CLAUSE 4.5.2.1)

HOT WATER DEMAND	
PREMISES	HEATED POWER
DWELLING HOUSE	STORAGE VOLUME
WATER TIGHT RENT	(115 TO 140) L/CAP/TAID
WATER TIGHT RENT	(2 TO 5) KW/UNIT
BED RM 2	
BED RM 2	
TOTAL	

OVERSTRAND DISTRICT MUNICIPALITY
 ENVIRONMENTAL HEALTH
 APPROVED
 21 NOV 2017



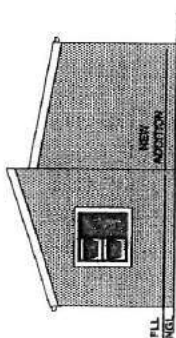
NEW SOLAR PANELS CONNECT TO
 EXT. SOLGYZER TO SANS 204

No.	OR.	HW	AREA	FRAME/GLAZING
W1	W	1.200x1.200	1.440	ALUM 4mmSGL CL
W2	N	0.900x0.900	0.810	ALUM 4mmSGL CL
W3	N	0.900x0.900	0.810	ALUM 4mmSGL CL
W4	N	0.900x0.900	0.810	ALUM 4mmSGL CL
W5	E	0.400 x 0.400	0.160	ALUM 4mmSGL CL
W6	S	0.664x 0.987	0.516	ALUM 4mmSGL CL
W7	S	0.664x 0.987	0.516	ALUM 4mmSGL CL
W8	S	0.900x 0.900	0.810	ALUM 4mmSGL CL
D1	N	2.100x0.895	1.879	TIMBER NO GLASS
D2	N	2.100x0.895	1.879	TIMBER NO GLASS
D3	N	2.100x0.895	1.879	TIMBER NO GLASS
D4	S	2.100x0.895	1.879	TIMBER NO GLASS
D5	S	2.100x0.895	1.879	TIMBER NO GLASS
FLOOR AREA		8.976m ²		
DO COMPLY		88.700m ²		
SANS 204		1.80%		
DO COMPLY		1.80%		

NO FURTHER CALCULATIONS NEEDED

LIGHTING
 ALLOWED: 30W/m²
 30W/m² x 87.0m²
 = 178.00W or
 178.00W/67.0m²
 = 2.62W/m²

ENERGY CONSUMPTION
 ALLOWED: 6W/m² or 3W/m² [p = 1/year]
 6W/m² x 87.0m²
 = 335.00W
 Assume lights are on from 17:30-22:00 each day/year
 335.00W x 4.5 hrs x 365 days/year
 = 1820kWh
 1820kWh x 0.12/kWh
 = 218.40kWh
 0.175kW x 1820h x
 = 320.14kWh



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 9148, ZWELIHLE (3886)**

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 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 the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*;
4. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
5. that any additional and / or extended vehicle entrances will be for owner's account;
6. that stormwater be allowed to discharge through Erf 9148, Zwelihle, unobstructed;
7. that no on-street parking be allowed.


 DENNIS HENDRIKS
 SENIOR MANAGER:
 ENGINEERING SERVICES


 DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

11. ERF 169, 5 BROADWAY, FISHERHAVEN, OVERSTRAND MUNICIPAL AREA : PROPOSED RELAXATION AND DEPARTURE: LB WOOLNOUGH

169 HFH (3989)

H Olivier

(028) 313 8900

Hermanus Administration

14 September 2018

Executive Summary

An application has been received on 2 May 2018 from LB Woolnough for a relaxation of restrictive conditions in Title Deed T84422/2005, Condition 4.(d) which reads as follows:

“4. This erf shall be subject to the following further conditions provided especially that where, in the opinion of Administrator after consultation with the Township Board and the Local Authority, it is expedient that the restriction in any such conditions should at any time be suspended or relaxed, he may authorize the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

.....

.....

.....

(d) No building or structure or any portion thereof, except boundary walls or fences shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the Local Authority, an outbuilding not exceeding 3,05 metres in height measures from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidated area as one erf.”

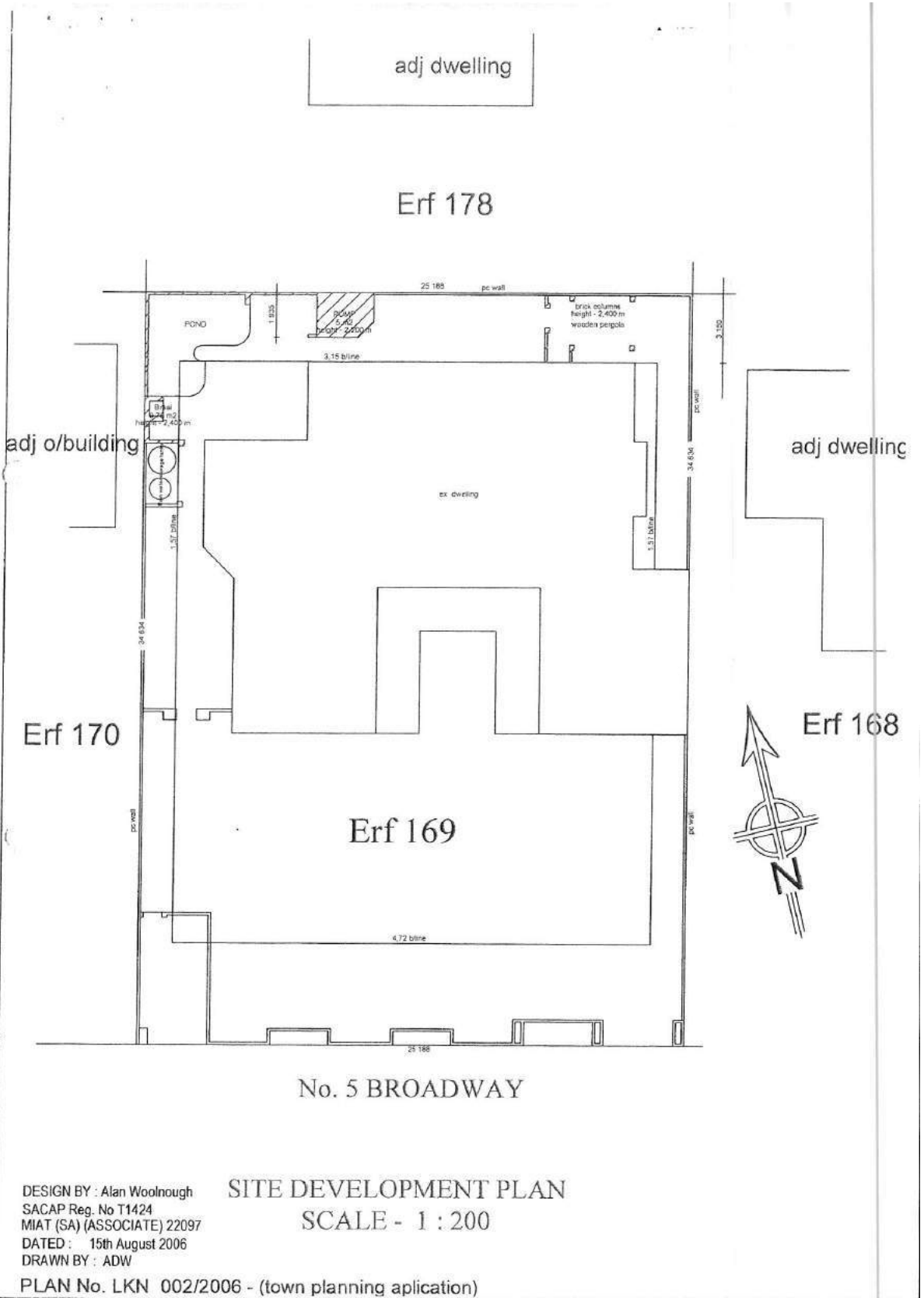
The application also includes an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure to relax the 2m rear and lateral building line to 0m to accommodate an existing pergola and braai respectively.

RESOLVED :

1. that the application for the relaxation of Title Deed T84422/2005, Condition 4.(d), in terms of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 169, Fisherhaven, **be approved;**

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2. that the application in terms of Section 16(2)(b) of the aforesaid By-Law for a departure to relax the eastern lateral building line from 2m to 0m to accommodate an existing braai, and to relax the 2m rear building line to accommodate an existing pergola, be approved in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that only the structures on the building plan submitted for the the relaxation and departure are approved;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;
 - (c) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (e) that all the conditions in the Services Report, be complied with, and
 - (f) that all the conditions of Eskom, be complied with.
3. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

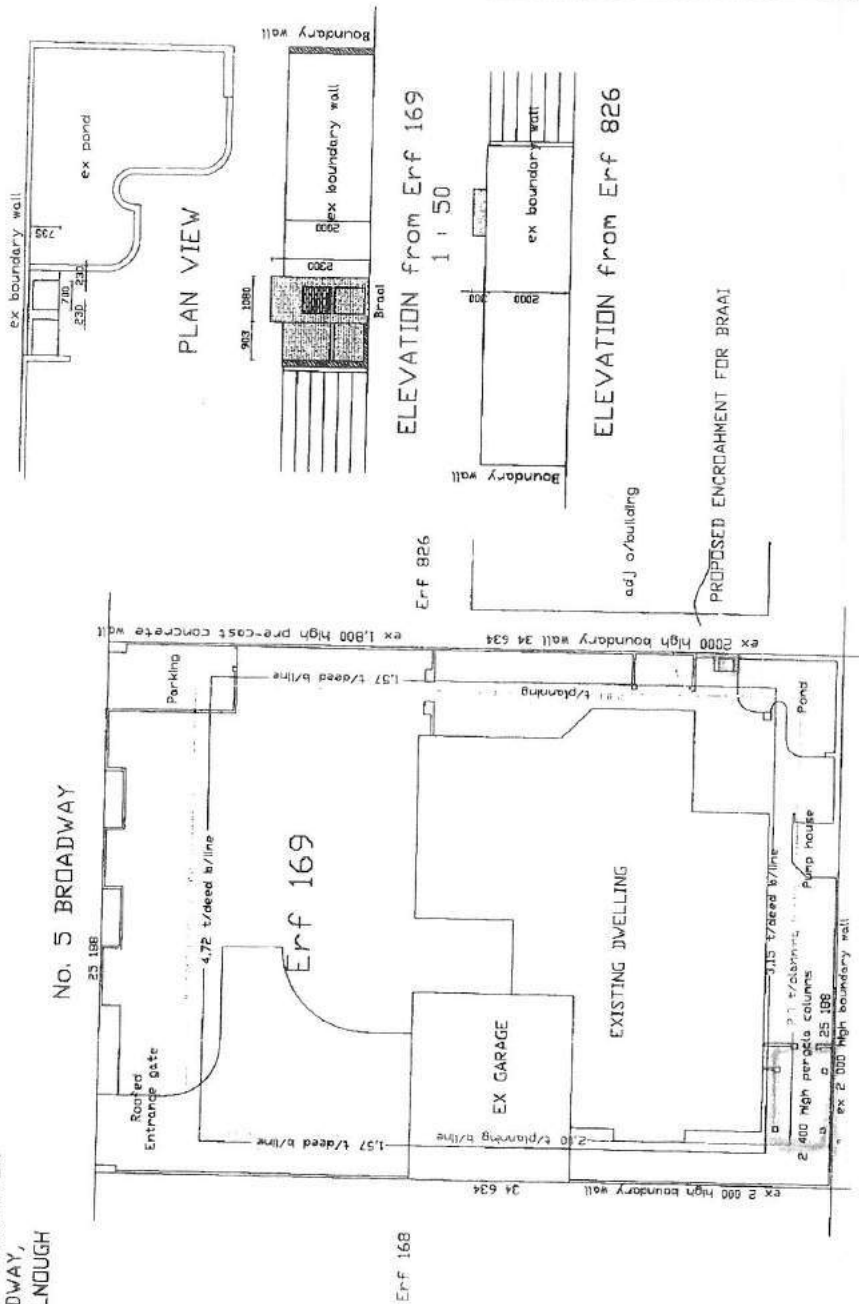


DESIGN BY : Alan Woolnough
SACAP Reg. No T1424
MIAT (SA) (ASSOCIATE) 22097
DATED : 15th August 2006
DRAWN BY : ADW

SITE DEVELOPMENT PLAN
SCALE - 1 : 200

PLAN No. LKN 002/2006 - (town planning application)

SITE DEVELOPMENT PLAN
BRAAI - ENCROACHMENT OF SIDE BUILDING LINE
ON ERF 169 FISHERHAVEN
No. 5 BROADWAY,
for L.B.WOODLROUGH



CK88/24779/23
 Plan no. LKN002/E006
 Drawn by: Alan Woolnough
 Date: 7th May 2018

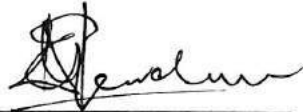
P.O. Box 343
 INRUS RIVER
 7201
 Tel: 028 315 2987
 Cell: 082 411 3990
 email: alan@inkar Architects.co.za

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR RELAXATION & DEPARTURE: ERF 169, FISHERHAVEN
(3989)**

Stormwater (SW) : In order
Electricity : Escom
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 should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
3. that, should any upgrading and/or development of the relevant sidewalks adjacent to the property be required as part of the development, application for such development be made to the office of the Area Manager: Hermanus for written approval;
4. that stormwater be allowed to discharge through Erf 169, Fisherhave, unobstructed;
5. that no on-street parking be allowed.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

25 | 07 | 2018
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

12. ERVEN 1627 AND 1628, 25 CLAIRVAUX CRESCENT, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: PROPOSED SUBDIVISION, REZONING, CONSOLIDATION AND DEPARTURE: MESSRS WRAP CONSULTANCY ON BEHALF OF CLAIRVAUX HOME OWNERS ASSOCIATION AND AH & MEH CONRADIE

1627 & 1628 GFK (3941)

SW van der Merwe (028) 313 8900

Hermanus Administration

10 October 2018

Executive Summary

An application has been received on 16 March 2018 (application regarded valid to process on 15 June 2018) from Messrs WRAP Consultancy on behalf of the Clairvaux Home Owners Association and AH & MEH Conradie in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the following:

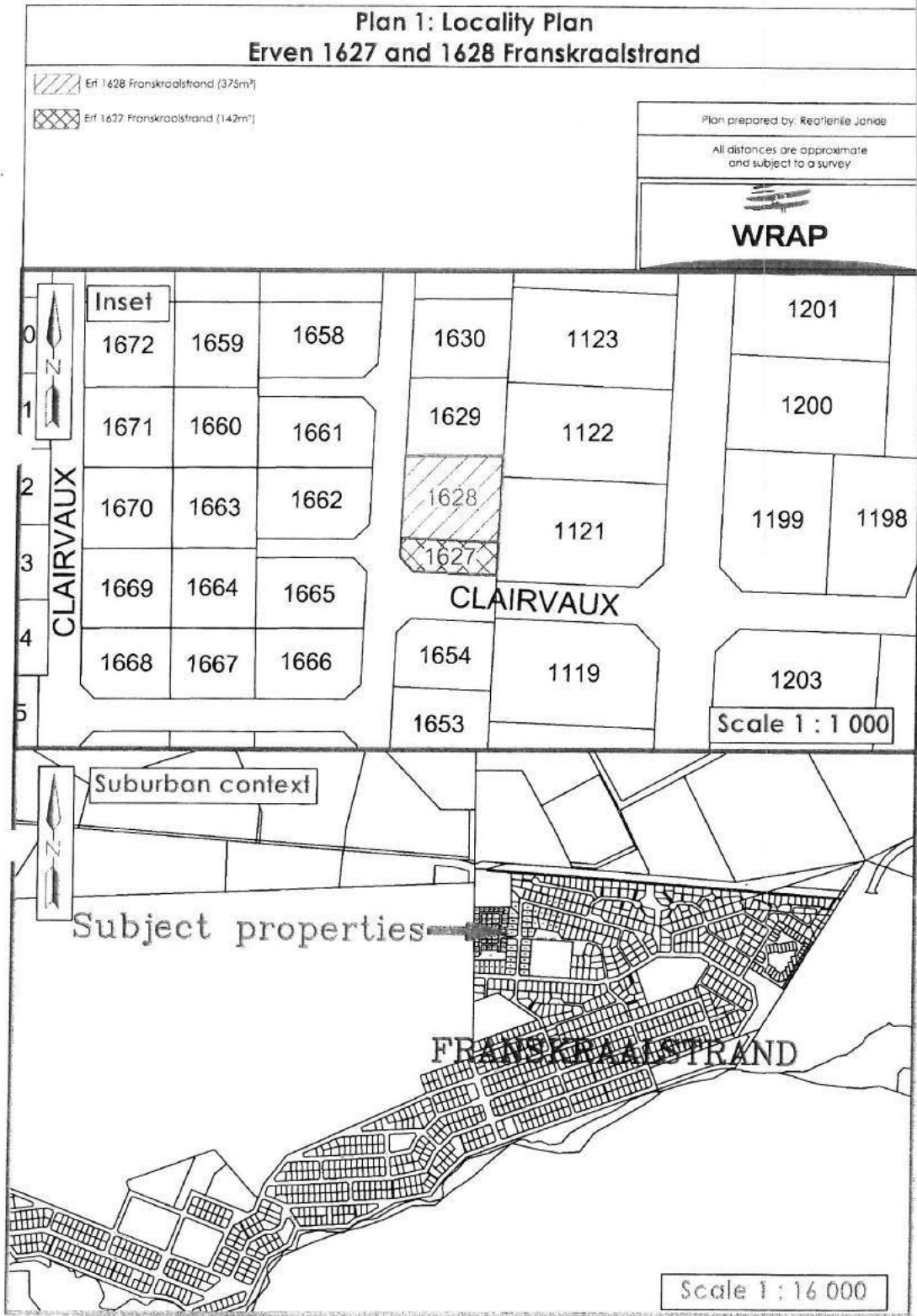
- subdivision of Erf 1627 in terms of Section 16(2)(d) into a Remainder (72m²) and Portion A (70m²);
- rezoning of Portion A in terms of Section 16(2)(a) from Open Space Zone 3: Private Open Space to General Residential Zone 1: Town Housing;
- consolidation in terms of Section 16(2)(e) of Portion A with Erf 1628, and
- departure in terms of Section 16(2)(b) to encroach the 2m street building line to 1,698m and the 3m rear building line to 2,94m in order to accommodate the existing dwelling.

RESOLVED :

1. that the application for subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 1627, Clairvaux, Franskraal into two (2) portions, namely a Remainder (±72m²) and Portion A (±70m²), **be approved** in terms of Section 61 of the By-Law;
2. that the application for the rezoning of Portion A in terms of Section 16(2)(a) of the aforesaid By-Law from Open Space Zone 3: Private Open Space to General Residential Zone 1: Town Housing, **be approved** in terms of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(e) of the aforesaid By-Law for consolidation of Portion A with Erf 1628, **be approved** in terms of Section 61 of the By-Law, and

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




4. that the application for departure in terms of Section 16(2)(b) of the aforesaid By-Law to encroach the 2m street building line up to 1,698m and the 3m rear building line up to 2,936m in order to accommodate the existing dwelling, **be approved** in terms of Section 61 of the By-Law;
5. that, the approvals in paragraphs 1-4 above be subject to the following conditions:
 - (a) that building plans be submitted to the Building Department within sixty (60) days from the decision date and that any requirements from the aforesaid department be adhered to;
 - (b) that all the conditions in the Services Report and Telkom, be complied with;
 - (c) that the approval only be applicable to the departures as indicated on the Site Development Plan submitted with the application;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (e) that registration of the consolidation of Portion A with Erf 1628 be effected simultaneous with the registration of the subdivision in the Deeds Office.
6. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.



FRANSKRAALSTRAND

Scale 1 : 16 000

Plan 3: Subdivision Plan Erven 1627 Franskraalstrand

-  Surrounding properties
-  Subject property
-  Subdivision line
-  Portion A (±70m²)
-  Remainder (±72m²)

Plan based on a survey by Geomatics Africa

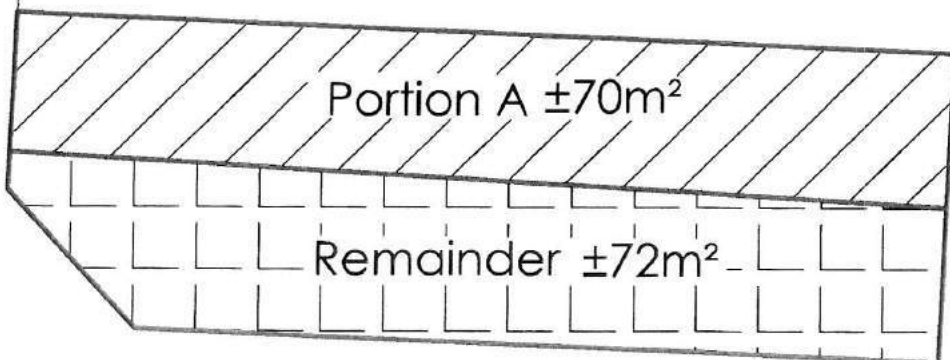
Scale 1 : 125

Plan prepared by: Reetlehlé Janke

All distances are approximate
and subject to a survey







1628



Plan 4: Consolidation Plan Erven 1627 and 1628 Franskraalstrand

473

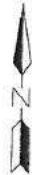
-  Surrounding properties
-  Subject properties
-  Consolidated erf (±445m²)
-  Remainder (±72m²)

Plan based on a survey by Geomatics Africa

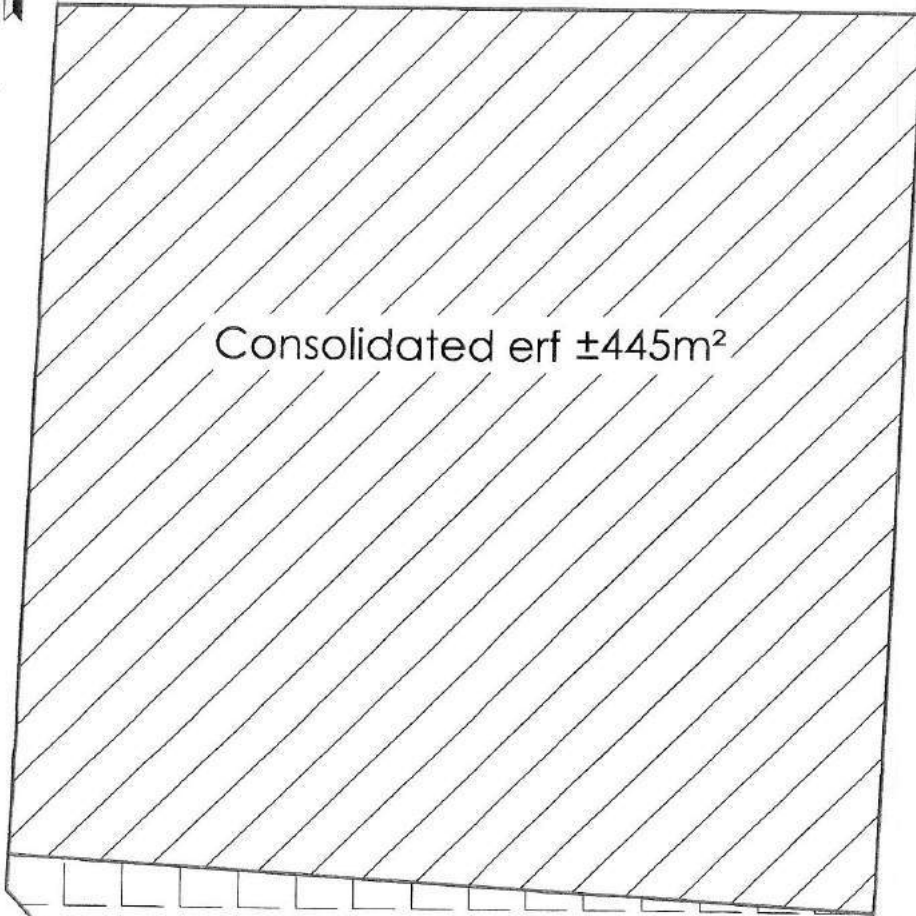
Scale 1 : 100

Plan prepared by: Reathile Jankie

All distances are approximate
and subject to a survey



1029



Consolidated erf ±445m²

Remainder ±72m²

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION, CONSOLIDATION & REZONING:
ERVEN 1627 & 1628, FRANSKRAAL (3941)**

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

Conditions:

1. that, as per the Service Level Agreement, the developer is responsible for the phased supply and installation of water infrastructure, as well as the internal distribution and provision of any water supply and / or – services to the relevant properties within the development;
2. that, as per Service Level Agreement, the developer is responsible for the supply and installation of all sewer infrastructure, including gravity sewers and pump stations, to the relevant properties within the development;
3. 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;
4. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
5. that, as per the Service Level Agreement, the developer is responsible for collection of all refuse generated on the relevant properties with in the development, and disposal thereof at a central aste transfer station on the property;
6. that stormwater be allowed to discharge through the proposed erven, Franskraal, unobstructed;
7. that o-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operations.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

13. ERF 2076, 25 TWIST STREET, PEARLY BEACH, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND SUBDIVISION: MESSRS PLAN ACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF ES AND JW SCHABORT

2076 GPB (4006)

**SW van der Merwe
29 September 2018**

(028) 313 8900

Hermanus Administration

Executive Summary

To consider an application received on 21 May 2018 from Messrs Plan Active Town- and Regional Planners on behalf of the owners, ES and JW Schabort, of Erf 2076, Pearly Beach for the following:

- application in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the removal of restrictive title conditions B.4(a), (b) and (d) of T30508/2016; and
- application in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the subdivision of Erf 2076, Pearly Beach into two (2) portions namely, Portion A ($\pm 833\text{m}^2$) and a Remainder ($\pm 833\text{m}^2$).

RESOLVED :

1. that the application in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the removal of restrictive title conditions B.4.(a), (b) and (d) contained in Title Deed T30508/2016, **be approved** in terms of Section 61 of the By-Law;
2. that the application for subdivision in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 2076, Pearly Beach to subdivide the property into two (2) portions namely, Portion A ($\pm 833\text{m}^2$) and a Remainder ($\pm 833\text{m}^2$), **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the approvals in paragraphs 1. and 2. above are subject to the following conditions:
 - (a) that the approval is only for the subdivision as indicated on the Subdivisional Plan as submitted with the application;
 - (b) that the conditions compiled in the Services Report, be complied with;

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- (c) that the comment received from Telkom, be adhered to, and
 - (d) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
4. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



P/A Slads-en Streeksplanners Town & Regional Planners	Property Description: ERF 2076 PEARLY BEACH	Plan Description: LOCALITY MAP	Scale: NTS Drawing No: 2016020101.dwg Date: FEBRUARY 2016
	All distances approximate and subject to survey. COPYRIGHT RESERVED.		

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION & REMOVAL OF RESTRICTIVE TITLE DEED
CONDITIONS: ERF 2076, PEARLY BEACH (4006)**

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

Conditions:

1. That a Bulk Services Contribution Levy (BICL) be paid by the developer to supplement municipal services and amenities in accordance with the relevant legislation and as determined by the Council. The BICL tariff is adjusted by Council annually. The total BICL payable will be the amount as determined by the BICL Policy and tariff at the date of **actual payment**. BICL amounts quoted in any document will normally be applicable to the particular year in which the document was compiled and Council will not be bound by the quoted amounts.

1.1 Developments containing Sectional Title Units/ Commercial Buildings
(non-free standing properties – property is not to be subdivided)

The BICLs are to be paid in full **prior** to submission of the building plans. Building Plans will not be accepted unless the BICL is paid in full.

1.2 Developments with free standing properties (property that is subdivided and plots to be sold individually).

The BICLs are payable **prior** to clearance being issued by the Income Department of the Municipality.

The contribution according to the current policy (2018/2019) is as follows:

Freehold erven:

Water	R 21 688.60 x 1	=	R 21 688.60
Sewerage	R 14 623.16 x 1	=	R 14 623.16
Roads	R 6 557.01 x 1	=	R 6 557.01
Stormwater	R 7 565.79 x 1	=	R 7 565.79
Solid Waste	R 1 311.40 x 1	=	R 1 311.40
Electricity	R 32 139.45 x 1	=	R 32 139.45
TOTAL (inclusive of VAT)		=	R 83 885.41

Note:

The above figures are estimates

2. that, the existing water connection and sewer conservancy tank to Remainder of Erf 2076 shall be used to service the proposed Remainder of Erf 2076;

3. that, any part of the existing water and sewer services on Remainder of Erf 2076 that crosses the common boundary of Portion A and the Remainder of Erf 2076 shall be disconnected and sealed off;
4. that, Portion A of Erf 2076 must be serviced with individual and separate water connection, which must comply with the standards of the Department: Operational Services;
5. that the owner must therefore apply for new individual water connection to which Portion A of Erf 2076 must connect to;
6. that the application for the municipal connection of Portion A of Erf 2076 must be made at least 3 weeks prior to requirement. A job card will be opened, and the owner will be responsible for all costs;
7. that only the standard 60amp electricity connection will be available 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;
8. that access to the proposed Remainder of Erf 2076 can be obtained from Twist Street;
9. that access to the proposed Portion A of Erf 2076 can be obtained from Crest Way;
10. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
11. that any additional and / or extended vehicle entrances will be for the developer's account;
12. that stormwater be allowed to discharge through the proposed Erven, Pearly Beach, unobstructed;
13. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

14. ERF 515, 22 CAMP STREET, PEARLY BEACH, OVERSTRAND MUNICIPAL AREA: PROPOSED REZONING AND DEPARTURE: MESSRS PLAN ACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF I MARITZ

515 GPB (4066)

SW van der Stoep

(028) 313 8900

Hermanus Administration

5 October 2018

Executive Summary

An application has been received on 27 June 2018 from Messrs PlanActive Town- and Regional Planners on behalf of the owner of Erf 515, Pearly Beach, I Maritz, in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the following:

- rezoning of Erf 515 in terms of Section 16(2)(a) from Business Zone 3: Local Business to Residential Zone 1: Single Residential, and
- departure in terms of Section 16(2)(b) in order to encroach the 4m street building line adjacent Oranje Street with 1,64m to accommodate a portion of the existing dwelling.

RESOLVED :

1. that the application in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the rezoning of Erf 515, Pearly Beach from Business Zone 3: Local Business to Residential Zone 1: Single Residential, **be approved** in terms of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(b) of the above By-Law for departure in order to encroach the 4m street building line with 1,64m to accommodate a portion of the existing dwelling, **be approved** in terms of Section 61 of the By-Law;
3. that the approvals in paragraphs 1. and 2 above be subject to the following conditions:
 - (a) that building plans be submitted to the Building Department within sixty (60) days from the decision date and that any requirements from the aforesaid department be adhered to;
 - (b) that all the conditions in the Services Report and Telkom, be complied with;

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- (c) that the approval only be applicable to the departures as indicated on the Site Development Plan submitted with the application, and
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.



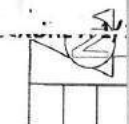
PIAⁿ Active
 Stads- en Streeksbeplanners
 Town & Regional Planners

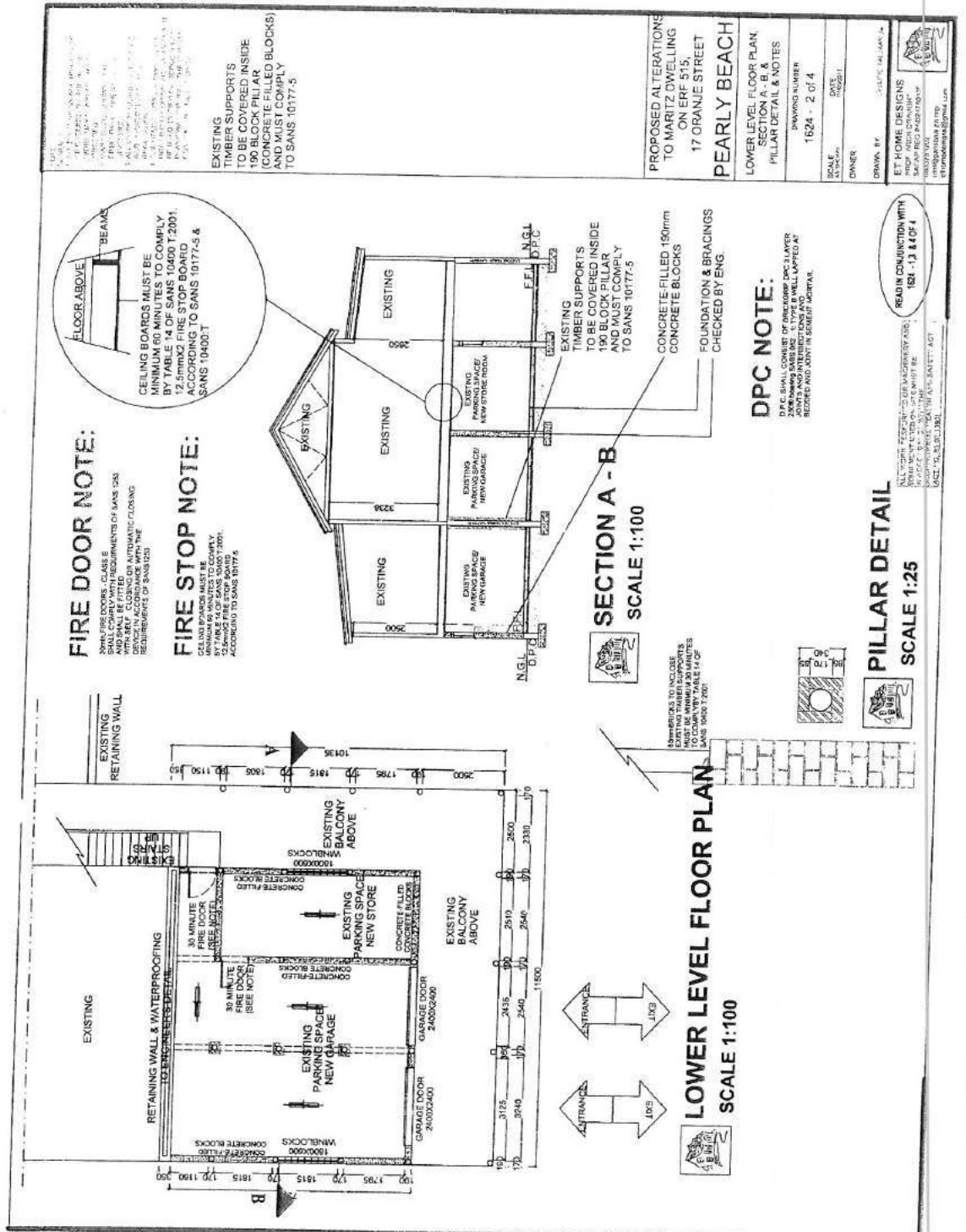
All distances approximate
 and subject to survey.
 COPY RIGHT RESERVED

Property Description:
**ERF 515
 PEARLY BEACH**

Plan Description:
LOCALITY MAP

Scale: **NTS**
 Drawing Nr: **pear15151.dwg**
 Date: **06/2018**





5/11

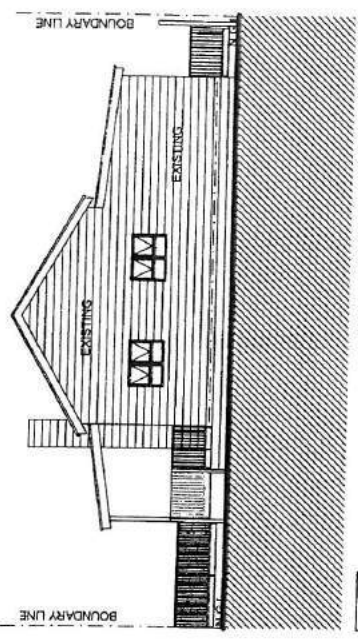
Form 1:150

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
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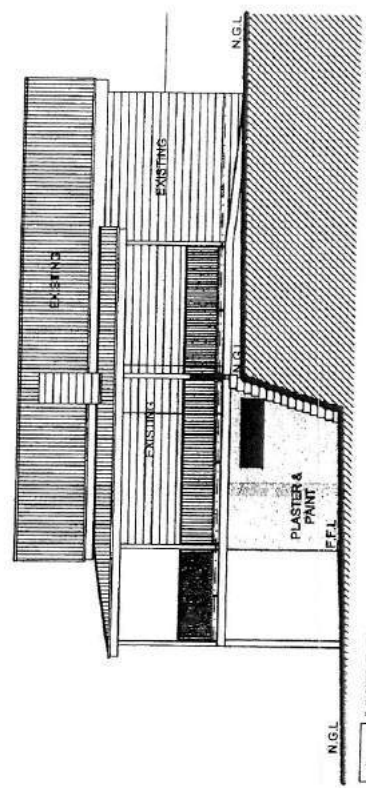
EXISTING
TIMBER SUPPORTS
TO BE COVERED INSIDE
190 BLOCK PILLAR
(CONCRETE FILLED BLOCKS)
AND MUST COMPLY
TO SANS 10177-5

PROPOSED ALTERATIONS
TO MARITZ DWELLING
ON ERF 515,
17 ORANJE STREET
PEARLY BEACH

ELEVATIONS
 DRAWING NUMBER
 1624 - 4 of 4
 DATE
 OWNER
 DRAWN BY
 CHECKED BY



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



ALL WORK IS TO BE DONE BY REGISTERED ARCHITECTS AND ENGINEERS.
 ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE BY-LAWS.
 ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE BY-LAWS.

READ IN CONJUNCTION WITH
1624 - 12 & 1 OF 4

ET HOME DESIGNS
 17 ORANJE STREET
 PEARLY BEACH
 6001
 TEL: 031 201 1111
 WWW.ETHOMEDESIGNS.CO.ZA

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REZONING & DEPARTURE: ERF 515, PEARLY
BEACH (4066)**

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 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 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;
3. that any repositioning of existing electrical services will be for the developer's account;
4. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
5. that the relocation of or any additional and / or extended vehicle entrances will be for the developer's account;
6. that stormwater be allowed to discharge through Erf 515, Pearly Beach, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
20 November 2018
(Also the agenda for the Mayoral Committee Meeting : 28 November 2018)**

**15. PORTION 177 OF THE FARM BAARDSKEERDEBOS NO. 213,
BREDASDORP DIVISION : APPLICATION FOR DEPARTURE : W BRITS**

213/177 GRBRE (3925)

**SW van der Merwe
2 October 2018**

(028) 313 8900

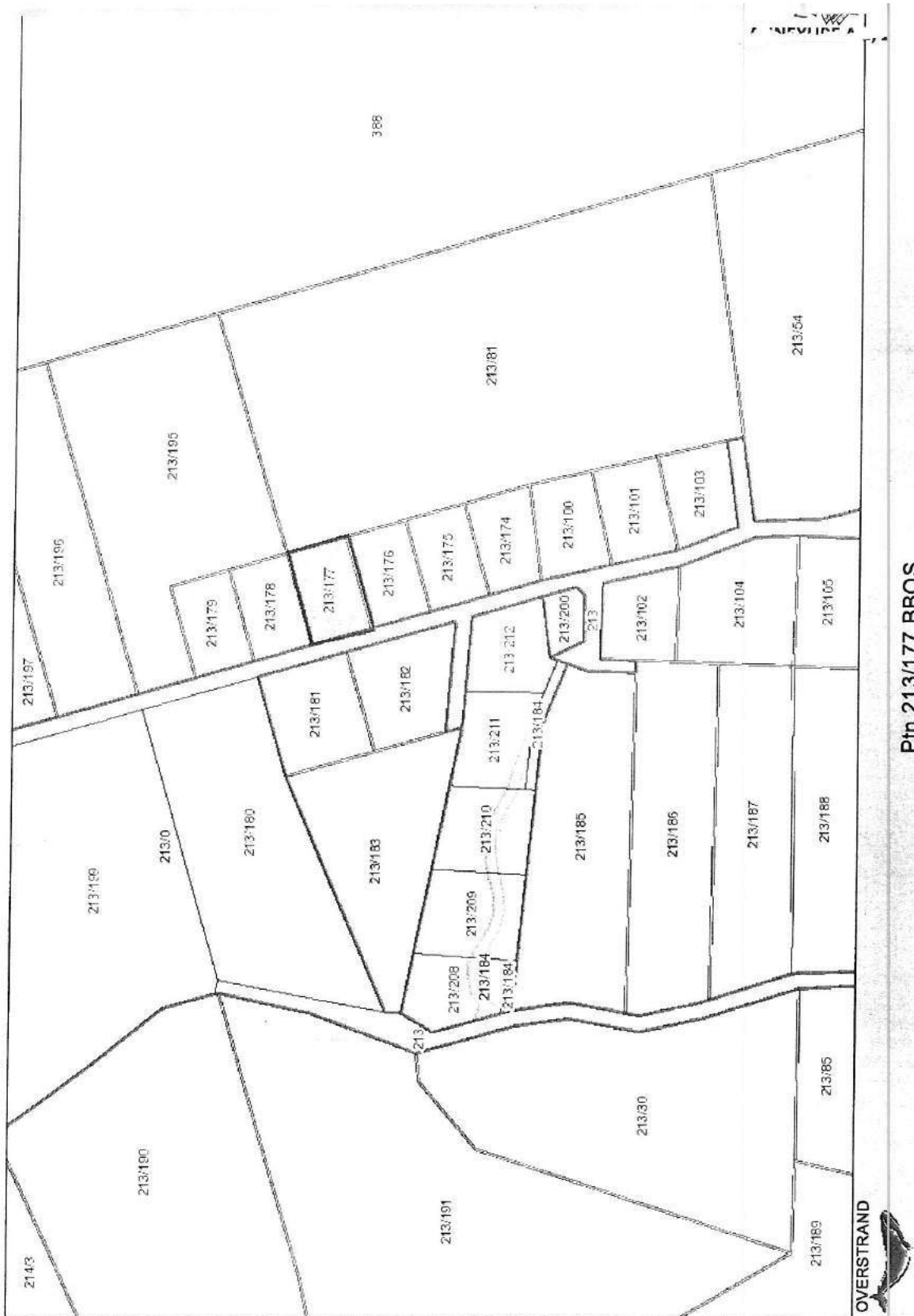
Hermanus Administration

Executive Summary

To consider an application for departure received on 2 March 2018 (application regard as valid to process on 26 April 2018) from W Brits for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to encroach the 4m lateral building line to accommodate a braai canopy and carport situated between 1,4m and 3,1m from the lateral property boundary.

RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Portion 177 of the farm Baardskeerdersbos No. 213, Bredasdorp Division, in order to encroach the 4m northern lateral building varying between up to 1,4m from the property boundary to accommodate an existing enclosed barbeque canopy and carport, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the approval only be applicable to the departure indicated on the Site Plan as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval;
 - (c) that all the conditions imposed by the Fire Department, Eskom and the Services Report, be complied with;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
2. that the applicant and objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



Ptn 213/177 BROS

OVERSTRAND

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: PTN 177 OF THE FARM NO. 213,
BAARDSKEERDEBOS (3925)

Stormwater (SW)	:	In order
Electricity	:	Escom
Water	:	In order
Sewer	:	In order
Roads and traffic	:	In order

Conditions:

1. that only the standard water connections will be available to the development, should larger capacity be required, the upgrading will be at the owner's cost;
2. that only the existing conservancy tanks will be available to the development, should larger capacity be required, the upgrading will be at the owner's cost;
3. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 140400 – P: 2010: Drainage;
4. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operations;
5. that any additional and / or extended vehicle entrances will be for the developer's account;
6. that stormwater be allowed to discharge through Ptn 177/213, Bbos, unobstructed;

pp. R. Cooba
 DENNIS HENDRIKS
 SENIOR MANAGER:
 ENGINEERING SERVICES

21/03/2018
 DATE