

**PORTFOLIO COMMITTEE :  
INFRASTRUCTURE & PLANNING**

**Chairperson :**

**Cllr E Gillion**

**Committee Members :**

**Cllrs D Botha, J Orban,  
S Tebele & V Pungupungu**

**PORTEFEULJEKOMITEE :  
INFRASTRUKTUUR & BEPLANNING**

**Voorsitter :**

**Rdl E Gillion**

**Komiteelede :**

**Rdle D Botha, J Orban,  
S Tebele & V Pungupungu**

**INFRASTRUCTURE & PLANNING PORTFOLIO COMMITTEE**  
**INFRASTRUKTUUR & BEPLANNING PORTEFEULJEKOMITEE**

17 November 2020

**I N D E X**

	<u>PAGE</u> <u>NUMBER</u>
<b>APPLICATIONS FOR LEAVE OF ABSENCE</b>	
1. TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS CONSIDERED IN TERMS OF DELEGATED AUTHORITY: SEPTEMBER 2020 - OCTOBER 2020	1
2. ERF 2857 (A PORTION OF ERF 2825) SANDBAAI (SITUATED IN MAIN ROAD, SANDBAAI): RENEWAL OF LEASE OF MUNICIPAL PROPERTY TO APOSTOLIC FAITH MISSION OF S.A, HERMANUS CONGREGATION FOR PARKING AND RECREATIONAL PURPOSES	193
3. A PORTION OF REMAINDER ERF 4771 HERMANUS, ADJACENT TO ERF 7503 HERMANUS (SITUATED NEAR FIRST STREET, VOËLKLIP): RENEWAL OF ENCROACHMENT ONTO MUNICIPAL PROPERTY - SMITH FAMILY TRUST	201
4. A PORTION OF REMAINDER ERF 243 HERMANUS (SITUATED IN MALVA STREET, MOUNT PLEASANT) KNOWN AS THE MOUNT PLEASANT BUSINESS CENTRE: DEVIATION FROM PARAGRAPH 18 OF THE ADMINISTRATION OF IMMOVABLE PROPERTY POLICY OF 2015 ALLOWING THE MUNICIPALITY TO RENEW THE LEASE OF MUNICIPAL PROPERTY TO MOUNT PLEASANT BUSINESS CENTRE COMMITTEE	207
5. A PORTION OF REMAINDER ERF 243 HERMANUS (ROTARY DRIVE): RESCISSION OF COUNCIL'S IN PRINCIPLE APPROVAL FOR THE LEASE OF MUNICIPAL PROPERTY TO THE HERMANUS ASTRONOMY CLUB	215
6. IN PRINCIPLE APPROVAL FOR THE DIRECT ALIENATION OF A PORTION OF ERF 2467 GANSBAAI ADJACENT TO ERF 2474 GANSBAAI SITUATED BETWEEN 25 AND 27 BERGGANS STREET, GANSBAAI TO EL ALDRICH	222
7. IN PRINCIPLE APPROVAL FOR THE DIRECT ALIENATION OF ERF 4913 HERMANUS (ROAD RESERVE) ADJACENT TO ERF 341 HERMANUS SITUATED AT 24 WESTCLIFF ROAD, HERMANUS TO JC DAVIS	233
8. IN PRINCIPLE APPROVAL FOR THE DIRECT ALIENATION OF UNREGISTERED ERF 9899 (A PORTION OF ERF 9894) HERMANUS, SITUATED IN ELEVENTH STREET, VOËLKLIP TO WL GREEFF	242
9. ERVEN 942 AND 943, 69 & 71 DREYER STREET, STANFORD: APPLICATION FOR DEVIATION FROM THE OVERSTRAND MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK, 2006 AND GROWTH MANAGEMENT STRATEGY, 2010: MESSRS WRAP CONSULTANCY ON BEHALF OF HENQUE 3030 CC	257

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**1.  
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS  
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: SEPTEMBER 2020 -  
OCTOBER 2020**

15/3/11

R Kuchar

Senior Manager : Town & Spatial Planning

22 October 2020

(028) 3138900

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**1. Executive Summary**

To report on applications disposed of by the Authorised Official and Municipal Planning Tribunal in terms of the Spatial Land Use Management Act (SPLUMA) during the period from 26 September 2020 – 22 October 2020.

**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

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
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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 26 September 2020 – 22 October 2020:

1.	Erf 347, 14 Main Road, Sandbaai	28 September 2020
2.	Erf 4317, 68 Fourth Avenue, Kleinmond	28 September 2020
3.	Erf 4514, 40 Second Avenue, Kleinmond	28 September 2020
4.	Erf 5012, Berghof Drive, Berghof, Onrustrivier	12 October 2020
5.	Erf 1592, 31 Fisante Street, Vermont	12 October 2020
6.	Erf 2918, 61 Atlantic Drive, Onrustrivier	12 October 2020
7.	Erf 3003, 81 Atlantic Drive, Onrustrivier	12 October 2020
8.	Erf 552, 7 Strandloper Avenue, Vermont	12 October 2020
9.	Portion 2 of the Farm No 933, Division Caledon	13 October 2020
10.	Erven 380 and 744, 2 Caledon Street and 5 Protea Street, Stanford	13 October 2020
11.	Erf 1694, 14 Reservoir Street, Voëlklip, Hermanus	13 October 2020
12.	Erf 3009, 91 Atlantic Drive, Onrustrivier	20 October 2020
13.	Erf 745, 21 Fulmar Road, Vermont	20 October 2020
14.	Erf 2464, 26 Angler's Road, Betty's Bay	20 October 2020
15.	Erf 3435, 19 Gerrit Maritz Street, Kleinmond	20 October 2020
16.	Erf 5480, 16 Doringboom Avenue, Kleinmond	20 October 2020
17.	Erven 10527, 10528, 10529, 10530 and 10532, Mariners Village, Westcliff, Hermanus	21 October 2020

that cognisance be taken of the town planning applications disposed of by the Municipal Planning Tribunal in terms of SPLUMA for September 2020 that took place on 6 October 2020:

1.	Erf 11054, 2 Royal Street, Northcliff, Hermanus	6 October 2020
2.	Erf 2340, 15 Arum Road, Hermanus	6 October 2020
3.	Erven 107, 109 and 110, Van Dyk and Geelbek Streets, Van Dyksbaai (Kleinbaai)	6 October 2020

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020**

**(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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4. Portion of Erf 243, Erven 6462, 6464, 6465, 6468, 6469, 6471, 6473, 6474, 6476, 6477, 6479, 6480, 6483 – 6490, 6974, 7701, a portion of Erf 7684, Erf 11472 and Erf 11892, Hermanus (Mount Pleasant) and a portion of Erf 243, Hospital Road, Hermanus (Westdene) 6 October 2020
  
5. Erf 848, 28 High Street, Northcliff, Hermanus 6 October 2020

**RESPONSIBLE OFFICIAL :**

**R VAN ANTWERP**

**TARGET DATE FOR IMPLEMENTATION :**

**9 DECEMBER 2020**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**1.  
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS  
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: SEPTEMBER 2020 -  
OCTOBER 2020**

15/3/11

R Kuchar

Senior Manager : Town & Spatial Planning

22 October 2020

(028) 3138900

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
17 NOVEMBER 2020, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

**RESPONSIBLE OFFICIAL :**

**R VAN ANTWERP**

**TARGET DATE FOR IMPLEMENTATION :**

**9 DECEMBER 2020**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
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Spatial Land Use Management Act (SPLUMA) Approvals

**1. ERF 347, 14 MAIN ROAD, SANDBAAI: OVERSTRAND MUNICIPAL AREA:  
APPLICATION FOR DEPARTURE: K MEAD**

**347 HSB (3557)**

**H Boshoff**

**(028) 313 8900**

**Hermanus Administration**

**10 September 2020**

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**Executive Summary**

An application was received on 14 January 2020 in terms of the Overstrand

**RESOLVED :**

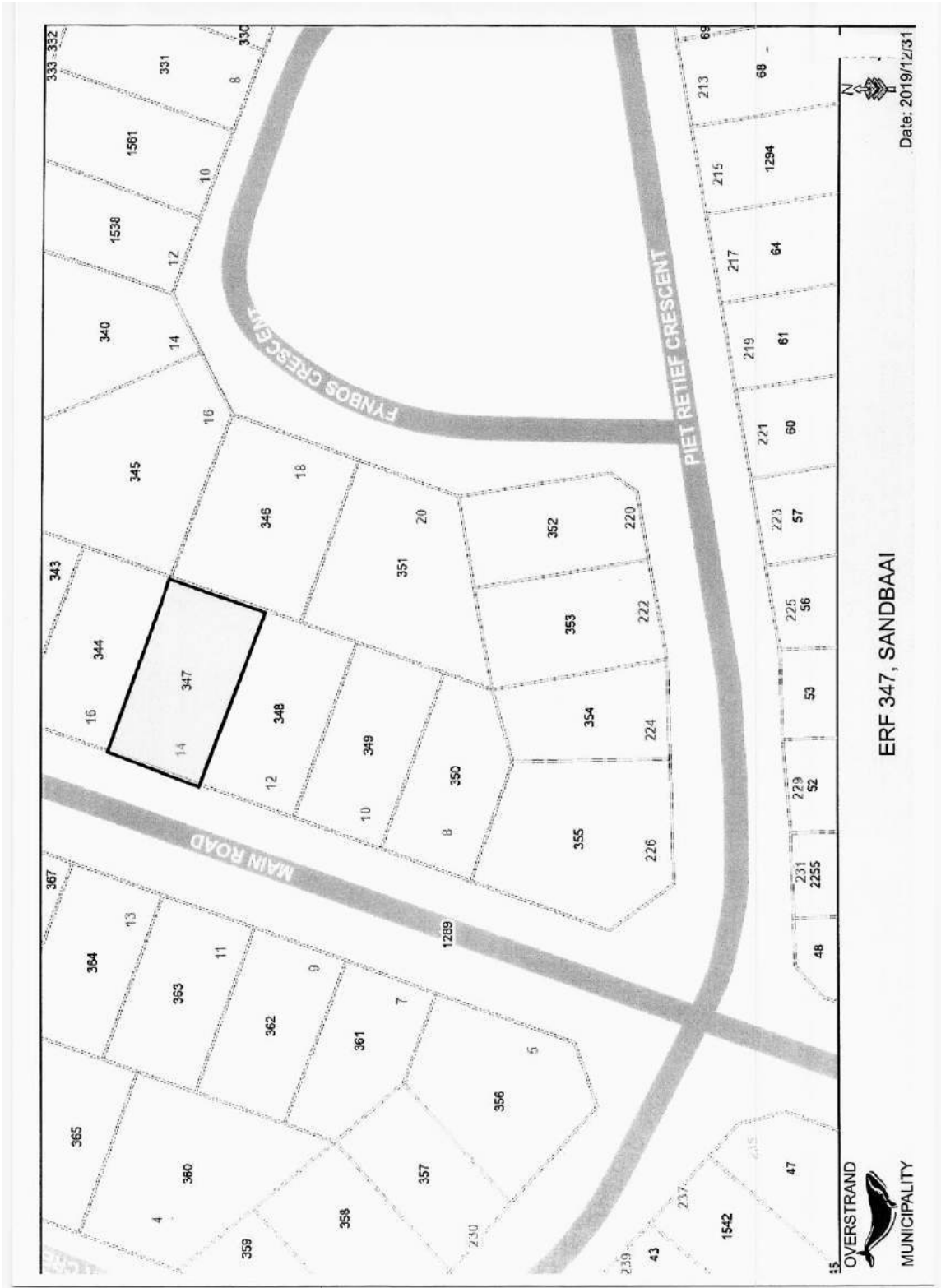
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 347, Sandbaai for the relaxation of the rear building line from 2m to 0,8m to accommodate a garden shed, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions;
  - (a) that the garden shed may only be used as a garden shed for garden tools;
  - (b) that building plans be submitted to the Building Department and that all requirements of the Building Department and Fire Services at that stage be complied with - all buildings on the property must be in compliance with SANS10400;
  - (c) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with; and
  - (d) that this approval does not absolve the landowner from compliance with any other relevant legislation.
2. that the applicant be notified of its appeal right in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the conditions in 1. above.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
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**REASONS FOR RECOMMENDATION**

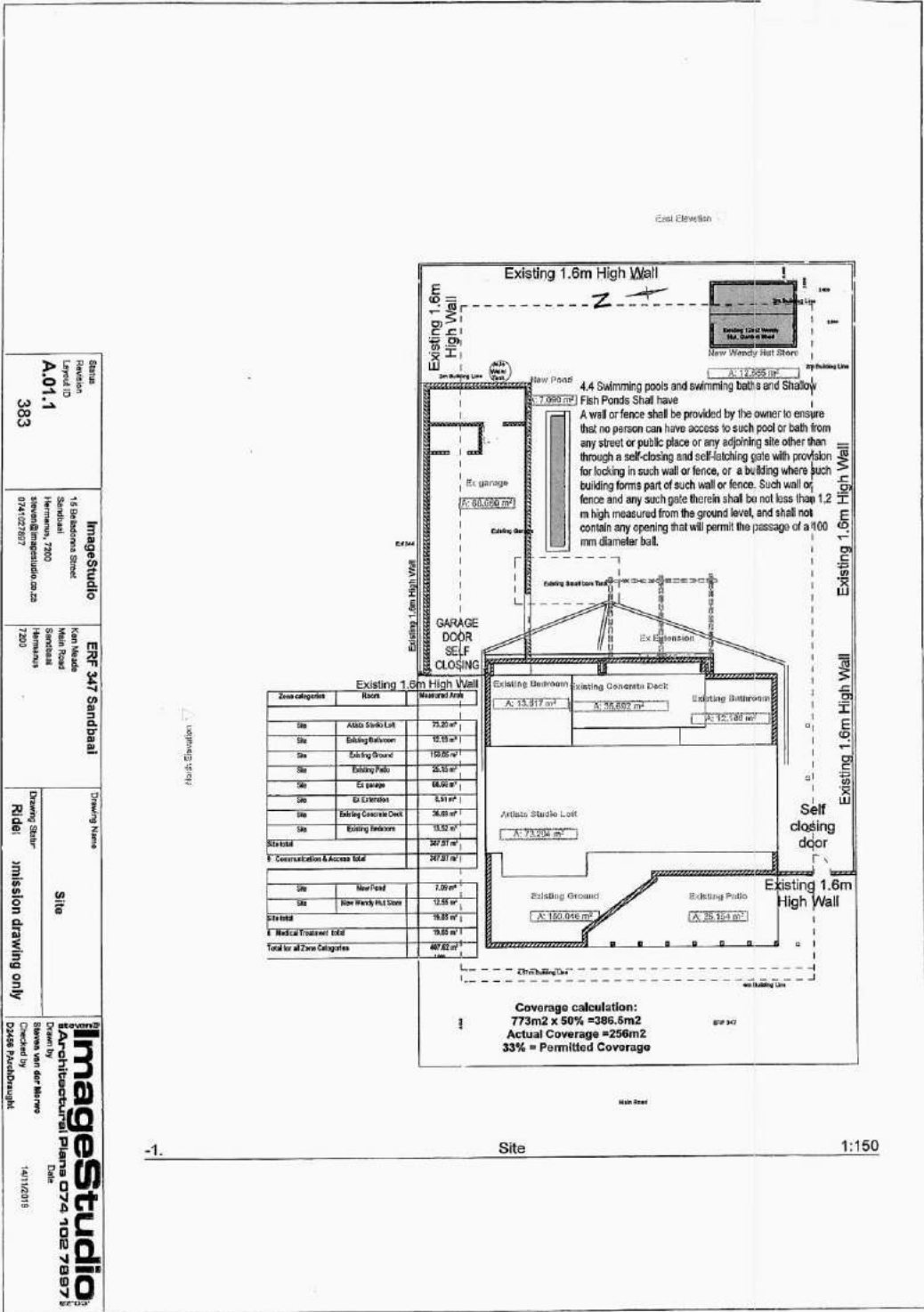
- ❖ The application has followed due procedure.
- ❖ No objections were received from the public.
- ❖ It is in line with policy documents.
- ❖ Is not regarded as being undesirable from a town planning point of view.



ERF 347, SANDBAAI



Date: 2019/12/31

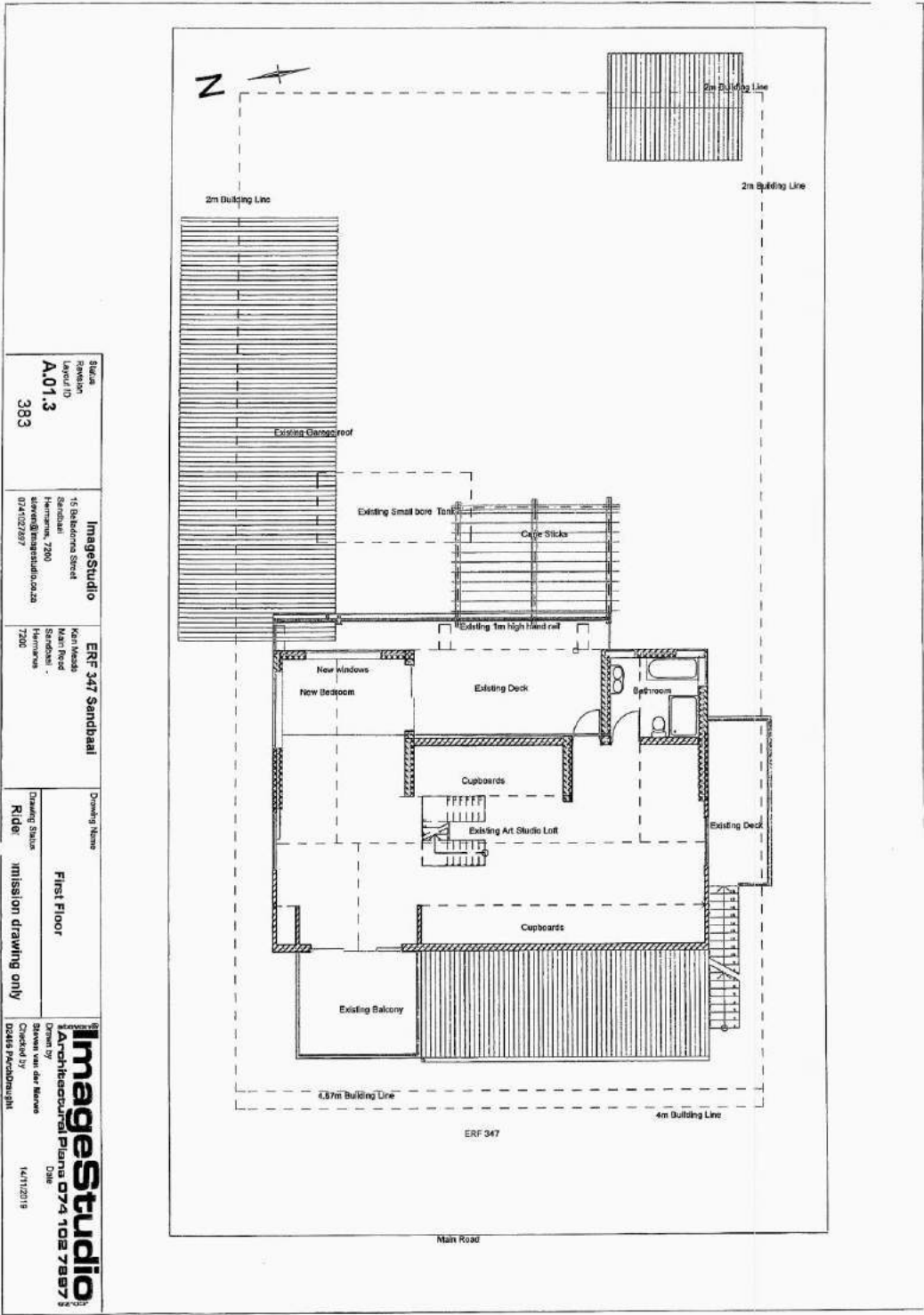


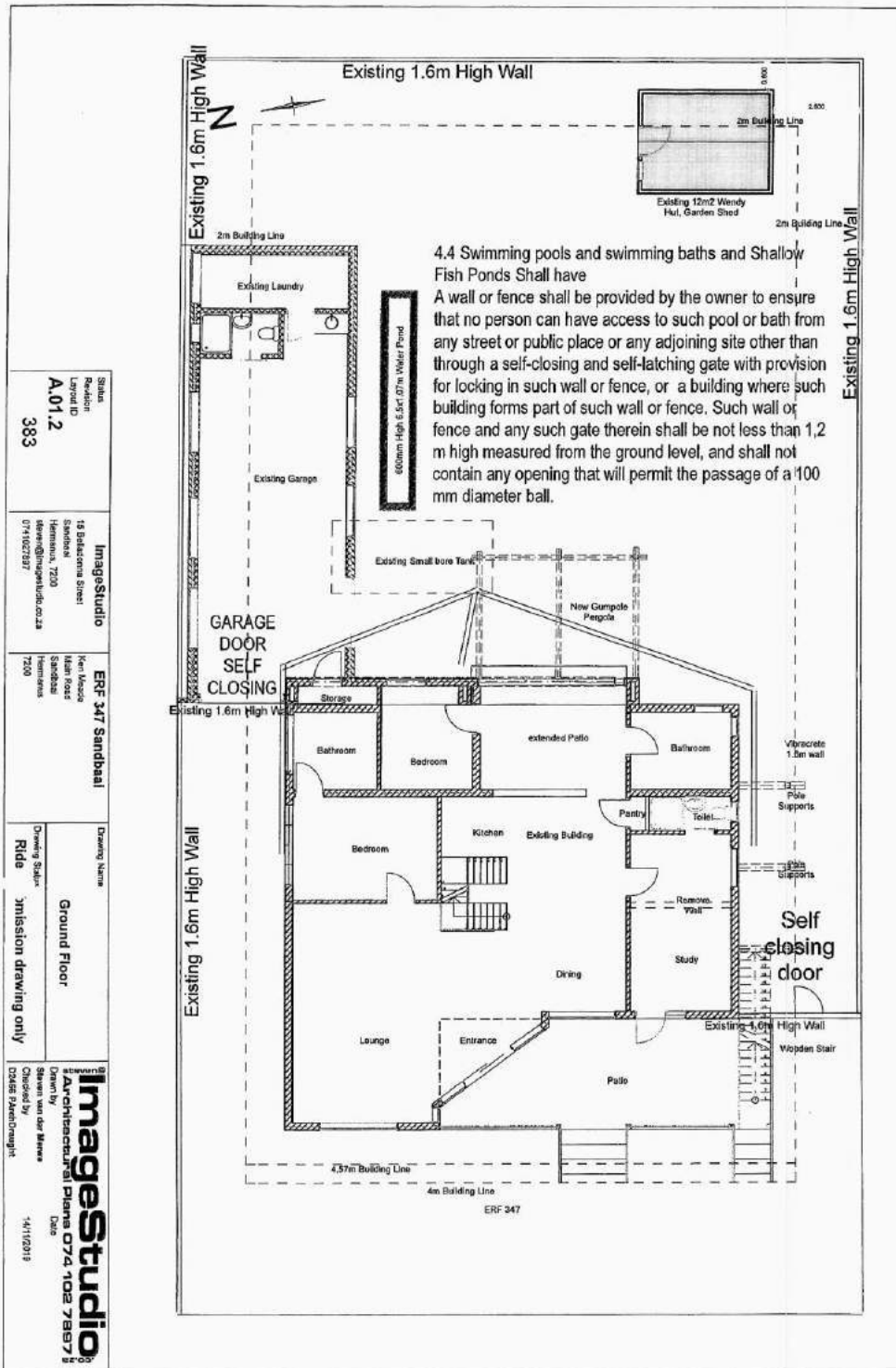
**ImageStudio**  
 15 Saldanha Street  
 Hermonia, 7800  
 074 102 7897  
 info@imagestudio.co.za

**ERF 347 Sandbaai**  
 Main Road  
 Hermonia  
 7800

Drawing Name: **Site**  
 Drawing Scale: **Ridei**  
 Submission drawing only

**ImageStudio**  
 Architectural Plans 074 102 7897  
 Drawn by: Steven van der Merwe  
 Checked by: Dinesh Pradevraught  
 Date: 14/11/2015





4.4 Swimming pools and swimming baths and Shallow Fish Ponds Shall have  
 A wall or fence shall be provided by the owner to ensure that no person can have access to such pool or bath from any street or public place or any adjoining site other than through a self-closing and self-latching gate with provision for locking in such wall or fence, or a building where such building forms part of such wall or fence. Such wall or fence and any such gate therein shall be not less than 1,2 m high measured from the ground level, and shall not contain any opening that will permit the passage of a 100 mm diameter ball.

Status: Revision: Layout ID: <b>A.01.2</b> 383	ImagesStudio 15 Balcovina Street Sandvlei Hermanus, 7200 hester@imagesstudio.co.za 0741027817	ERF 347 Sandvlei Ken Macra Main floor Sandvlei Hermanus 7200	Drawing Name: <b>Ground Floor</b>	Drawing Status: Ride Admission drawing only	Prepared by: Checked by: Drawn by: Design by: Date: <b>ImagesStudio</b> Architectural Plans 074 102 7897 14/12/2018
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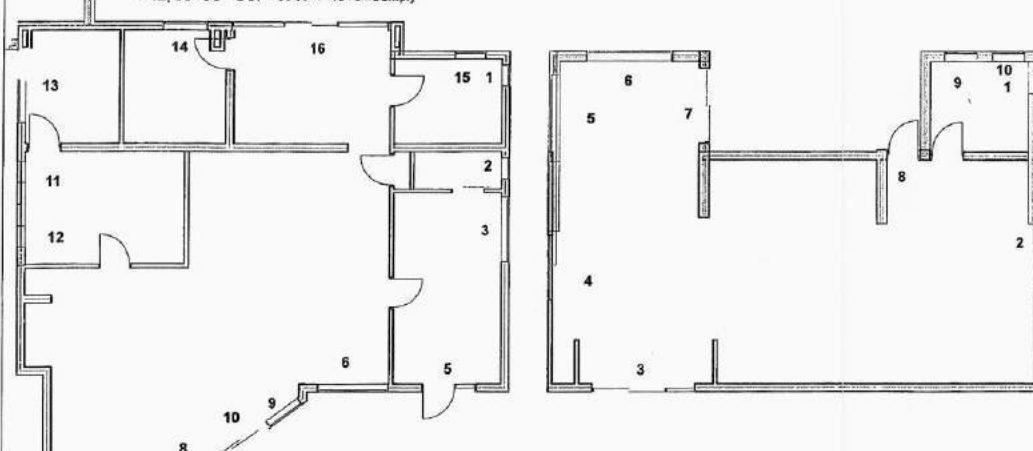
Architecture-Online.co.za SANS 204 Fenestrations Maths Output.

Competent Person: Steven Date: 2019/11/14

ERF	Client	Envelope	m2	Zone	Cu	Cshgc	Aircon	Tot Cu	Max Cu	%	Tot Shgc	Max Shgc	Total	Total					
#	WVES	W	WH	Glass	Frame	P	H	G	E	A	S	Cx	Sb	Cb	Sc	Uj	Aircon	Cu	Shgc
1	N	.6	.6	1	2	.3	1.1	.5	0.65	36	0.77	.37	1	.35	1.1	-.01	5.8	3014	2.016
2	N	.6	.6	1	2	.3	1.1	.5	0.65	36	0.77	.37	1	.35	1.1	-.01	5.8	3014	2.016
3	N	1.8	1.8	1	2	2	2	.5	0.22	2.7	1.77	.37	57	.53	4.3	-.01	5.8	778	16.12
4	N	.45	1.8	1	2	2	2.3	.5	0.26	81	1.77	.37	75	.53	5.7	-.01	5.8	2778	4.536
15	W	1.2	1.2	1	1	.3	1.7	.5	1.18	1.44	0.81	.35	1	.07	1.1	-.05	7.8	1667	11.376
16	W	.88	.88	1	1	.3	1.36	.5	1.12	1.708	0.81	.35	.97	.07	1.1	-.05	7.8	3824	6.8428
17	W	4.4	2.1	3	1	1.5	2.6	.5	0.33	24	0.65	.58	91	.07	1.1	-.05	5.75	6065	52.9452
11	S	1.8	.6	1	2	.3	1.1	.5	0.49	1.08	0.77	.37	1	.35	1.1	-.15	5.6	4994	6.048
12	S	2.4	.6	1	2	.3	1.7	1.1	0.71	1.44	0.77	.37	1	.35	1.1	-.15	5.6	6865	8.064
13	S	.6	.6	1	2	.3	1.1	.5	0.65	36	0.77	.37	1	.35	1.1	-.15	5.6	1688	2.016
14	S	.6	.6	1	2	.3	1.1	.5	0.65	36	0.77	.37	1	.35	1.1	-.15	5.6	1688	2.016
8	E	1.5	2.1	3	2	2	2.6	.5	0.56	3.15	0.83	.58	83	.39	1.1	-.03	4.05	4827	12.789
9	E	2	2.1	3	2	2	2.6	.5	0.56	4.2	0.83	.58	83	.39	1.1	-.03	4.05	6743	17.055
10	E	2.36	1.8	3	1	.3	2.3	.5	0.65	2.23	0.65	.58	1	.59	1.1	-.03	5.75	2.6008	24.2379
5	Ne	.85	1.8	3	2	2	2.3	.5	0.35	1.52	0.65	.38	75	.66	1.1	-.01	4.05	6122	6.2118
6	Ne	.85	1.8	3	2	2	2.3	.5	0.35	1.52	0.65	.38	75	.66	1.1	-.01	4.05	6122	6.2118
7	Ne	1.8	2.1	3	2	2	2.6	.5	0.39	5.78	0.83	.38	87	.66	1.1	-.01	4.05	1.888	15.468

Total Conductance: [147m2] Cu: 193.85 = 94.19% (205max) Comply

Total Solar Heat Gain: [147m2] CSHGC: 12.81 = 65.99% (19max) Comply



Architecture-Online.co.za SANS 204 Fenestrations Maths Output.

Competent Person: Steven Date: 2019/11/14

ERF	Client	Envelope	m2	Zone	Cu	Cshgc	Aircon	Tot Cu	Max Cu	%	Tot Shgc	Max Shgc	Total	Total					
#	WVES	W	WH	Glass	Frame	P	H	G	E	A	S	Cx	Sb	Cb	Sc	Uj	Aircon	Cu	Shgc
1	N	.9	.75	1	1	.35	1.25	.5	0.49	675	0.81	.37	98	1.53	9.3	-.01	7.3	5244	6.3328
2	N	1.5	2.1	3	2	.5	2.6	.5	0.58	3.15	0.83	.37	1	1.53	1.1	-.01	4.05	1.1741	12.789
7	N	2.1	2.1	3	1	.35	2.6	.5	0.65	4.41	0.83	.37	1	1.53	1.1	-.01	5.75	1.238	15.3693
6	W	2.4	.6	1	1	.35	1.1	.5	1.18	1.44	0.81	.35	1	.07	1.1	-.05	7.8	1.667	11.376
8	W	.9	.75	1	1	.35	1.25	.5	1.25	1.89	0.81	.35	1	.07	1.1	-.05	7.75	1.405	10.8267
9	W	.9	.75	1	1	.35	1.25	.5	1.06	675	0.81	.35	.97	.07	1.1	-.05	7.3	5216	6.3328
10	W	.9	.75	1	1	.35	1.25	.5	1.06	675	0.81	.35	.97	.07	1.1	-.05	7.3	5316	6.3328
4	S	1.8	1.5	3	1	.35	2	.5	0.47	2.7	0.65	.87	1	.36	1.1	-.05	6.73	1.4478	15.471
5	S	2.4	.6	1	1	.35	1.1	.5	0.47	1.44	0.81	.37	1	.36	1.1	-.15	7.3	1.548	11.376
3	E	2.88	2.01	3	1	.35	2.54	.5	0.65	1.7689	0.68	.38	1	1.39	1.1	-.03	5.75	4.6516	53.1698

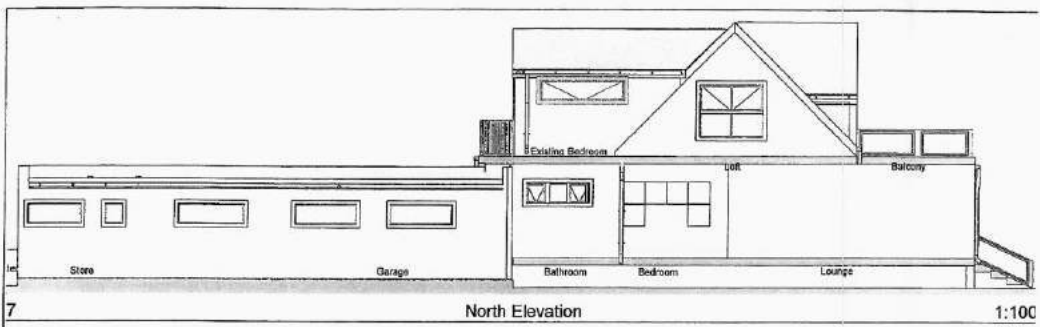
Total Conductance: [99m2] Cu: 136.28 = 99.43% (139.69max)

Total Solar Heat Gain: [99m2] CSHGC: 11.22 = 67.57% (12.87max)

W-01 Worksheet (2) 1:100

Status Revision Layout ID <b>A.01.5</b> 383	ImageStudio 15 Botsdriens Street Sandbaai Hermanus, 7200 stevan@imagestudio.co.za 0741027897	ERF 347 Sandbaai Ken Meade Main Road Sandbaai Hermanus 7200	Drawing Name <b>Worksheet (2)</b>	ImageStudio Architectural Plans 074 102 7897 Date Drawn by Steven van der Merwe Checked by Darius PArchDraught 14/11/2019
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Drawing Status  
Rider Submission drawing only



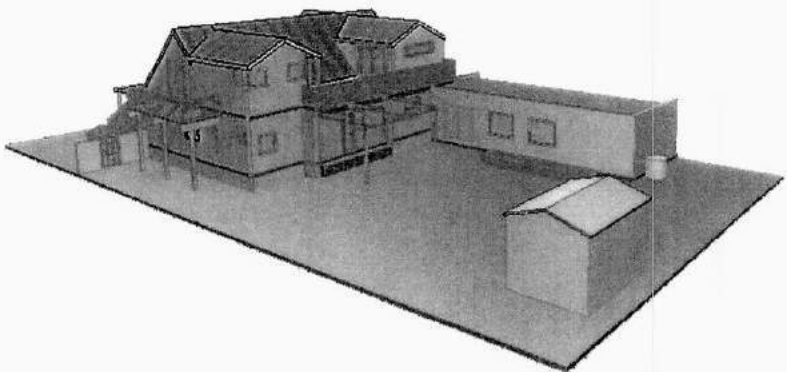
7 North Elevation 1:100



8 West Elevation 1:100



6 East Elevation 1:100



Generic Perspective (2) 1:1

State  
 Region  
 Layout ID  
**A.01.6**  
**383**

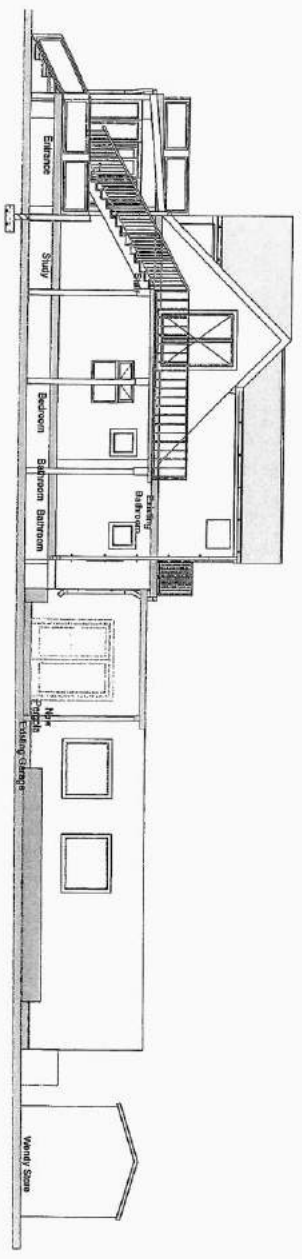
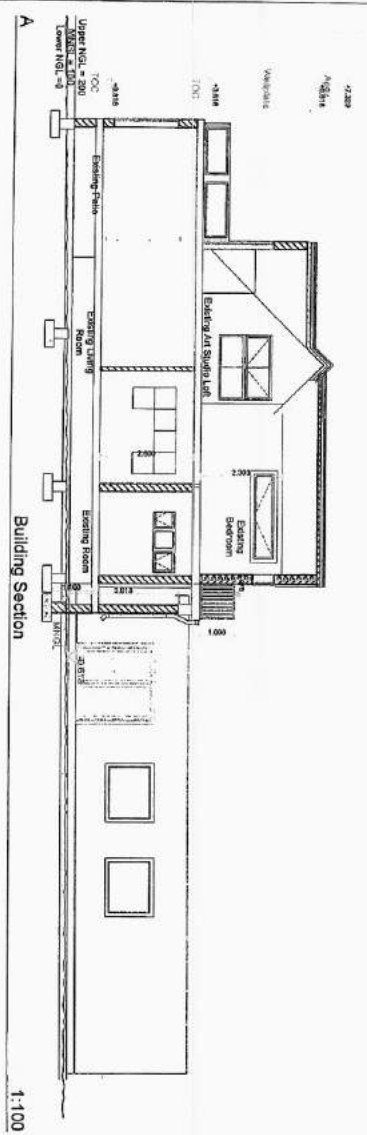
**ImageStudio**  
 15 Baboona Street  
 Sandbaai  
 Hermanus, 7200  
 svereng@imagestudio.co.za  
 0747127197

**ERF 347 Sandbaai**  
 Ken Mase  
 Main Road  
 Sandbaai  
 Hermanus  
 7200

Drawing Scale  
**Rider** mission drawing only

East Elevation, North Elevation,  
 West Elevation, Generic  
 Perspective (2)

**ImageStudio**  
 Drawn by  
 Steven van der Merwe  
 Checked by  
 Izak Pienaar  
 Architectural Plans 074 102 7897  
 Date  
 14/11/2019



Status Approved A.01.7 383	ImageStudio 15 Belakona Street Sandbaai Hermanus, 7200 info@imagestudio.co.za 0741027897	ERF 347 Sandbaai Koni Meide Maki Road Sandbaai Hermanus 7200	Drawing Name Building Section, South Elevation Drawing Stage Ridesi	ImageStudio Architectural Plans 074 102 7897 Drawn by Steven van der Merwe Checked by Daxela Panchdajant
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1:100

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020**

**(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**2. ERF 4317, 68 FOURTH AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: CJ MARAIS ON BEHALF OF CJ AND M MARAIS**

**4317 KKM (2979)**

**H van der stoep  
17 September 2020**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application has been received on 12 March 2019 from CJ Marais on Erf 4317, Kleinmond 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 relax the western lateral building line from 2m to approximately 1m to accommodate a use change of an outbuilding into a bedroom.

**RESOLVED :**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 4317, Kleinmond for a departure in order to relax western lateral building lines from 2m to 1m to accommodate a second dwelling, **be approved** in terms of the provisions of Section 61 of the By-Law, in terms of the following conditions:
  - (a) that the approved subject to plan no 190203/01/02 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 decision.

**AGENDA of the  
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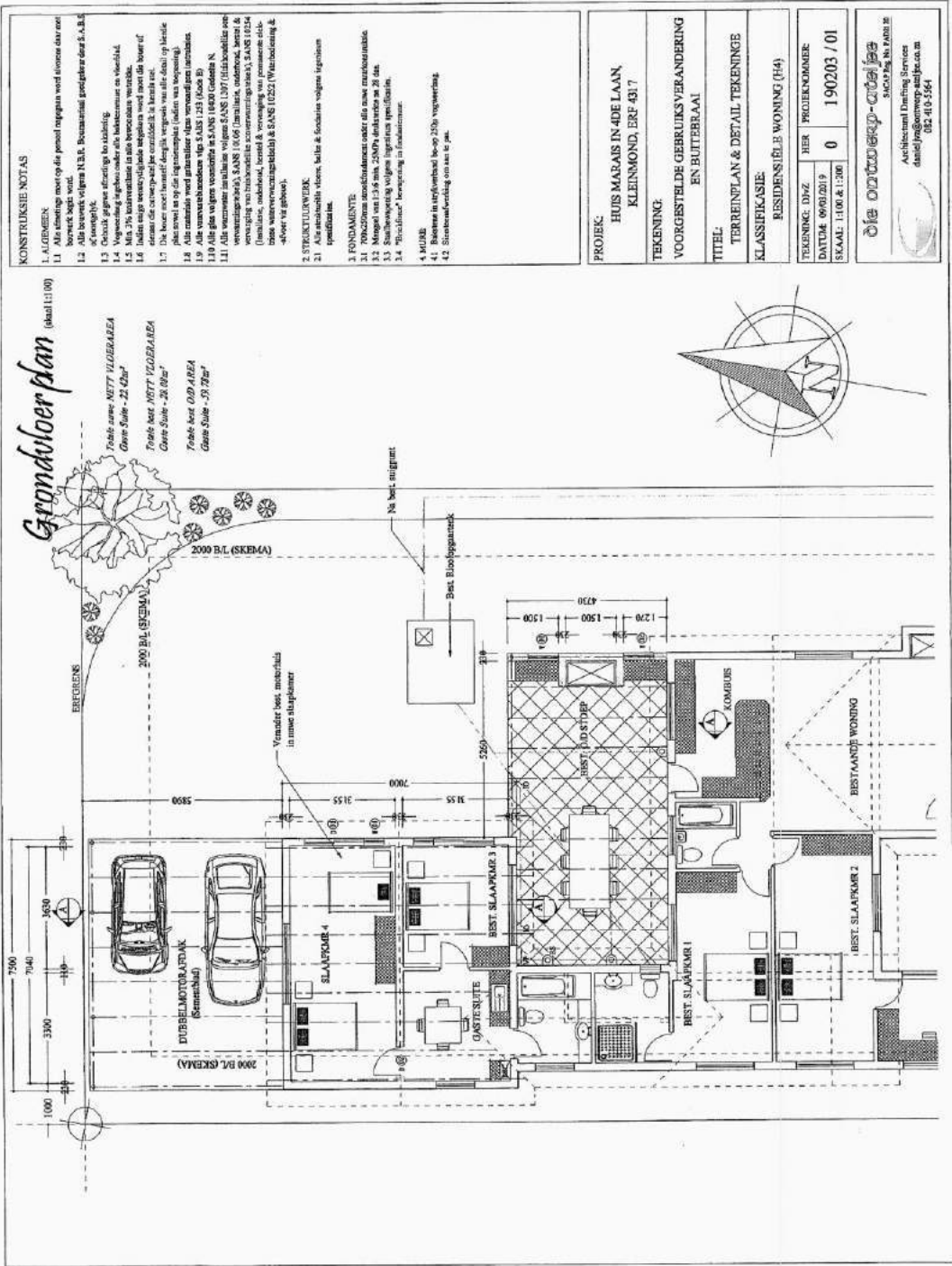
**REASONS FOR RECOMMENDATION**

- ❖ The impact has been established by approving the outbuilding.
- ❖ No objections have been received.



Locality Plan - Erf 4317 Kleinmond

Date: 2016-11-25



- KONSTRUKSIE NOTAS**
1. ALGEMEEN
    - 1.1 Alle werke moet op die perseel uitgevoer word tenemte dat een te bevestig word.
  2. ALLE werke moet volgens N.B.R. Bestuursinstruksies gedurende S.A.S. 1901 uitgevoer word.
  3. GEBOU
    - 3.1 Gebou moet volgens N.B.R. Bestuursinstruksies gedurende S.A.S. 1901 uitgevoer word.
    - 3.2 Gebou moet volgens N.B.R. Bestuursinstruksies gedurende S.A.S. 1901 uitgevoer word.
    - 3.3 Gebou moet volgens N.B.R. Bestuursinstruksies gedurende S.A.S. 1901 uitgevoer word.
    - 3.4 Gebou moet volgens N.B.R. Bestuursinstruksies gedurende S.A.S. 1901 uitgevoer word.
  4. ALLE werke moet volgens N.B.R. Bestuursinstruksies gedurende S.A.S. 1901 uitgevoer word.
  5. ALLE werke moet volgens N.B.R. Bestuursinstruksies gedurende S.A.S. 1901 uitgevoer word.
  6. ALLE werke moet volgens N.B.R. Bestuursinstruksies gedurende S.A.S. 1901 uitgevoer word.
  7. ALLE werke moet volgens N.B.R. Bestuursinstruksies gedurende S.A.S. 1901 uitgevoer word.
  8. ALLE werke moet volgens N.B.R. Bestuursinstruksies gedurende S.A.S. 1901 uitgevoer word.
  9. ALLE werke moet volgens N.B.R. Bestuursinstruksies gedurende S.A.S. 1901 uitgevoer word.
  10. ALLE werke moet volgens N.B.R. Bestuursinstruksies gedurende S.A.S. 1901 uitgevoer word.
  11. ALLE werke moet volgens N.B.R. Bestuursinstruksies gedurende S.A.S. 1901 uitgevoer word.
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  100. Die heuse moet lewensvatbaar, veilig, sterk, en funksioneel wees.

**PROJEK:** HUIS MADRAS IN 4DE LAAN, KLEINMOND, ERF 4917

**TEKENING:** VOORGESTELDE GEBRUIKSVERANDERING EN BUITERBRAAI

**TITEL:** TERREINPLAN & DETAIL TEKENINGE

**KLASSIFIKASIE:** RESIDENSIELE WONING (H4)

TEKENING: DWZ	HEER	PROJEKTNOMMER
DATE: 09/03/2019	0	190203 / 01
SKAAL: 1:100 & 1:200		

**Die ontwerper - omdraai**  
 Architectural Drawing Services  
 082 410 5647

### KONSTRUKSIE NOTAS

**1. ALGEMEN:**

- 1.1 Hierdie tekening is slegs bedoel vir die projek waarvan dit deel uitmaak en kan nie gebruik word vir ander projekte.
- 1.2 Alle werke moet volgens N.B.L. Bouveringswetgewing en S.A.B.S. of ander wettelike voorskrifte gedoen word.
- 1.3 Gevalle, gronde, afsettings, insulering, ventilasie, elektriese, water, gas, en ander installasies moet volgens die toepassing van die N.B.L. Bouveringswetgewing en S.A.B.S. of ander wettelike voorskrifte gedoen word.
- 1.4 Indien enige veranderinge aangebring word, moet die tekening oorspronklik verander word.
- 1.5 Die tekening is slegs bedoel vir die projek waarvan dit deel uitmaak en kan nie gebruik word vir ander projekte.
- 1.6 Die tekening is slegs bedoel vir die projek waarvan dit deel uitmaak en kan nie gebruik word vir ander projekte.
- 1.7 Die tekening is slegs bedoel vir die projek waarvan dit deel uitmaak en kan nie gebruik word vir ander projekte.
- 1.8 Alle werke moet volgens N.B.L. Bouveringswetgewing en S.A.B.S. of ander wettelike voorskrifte gedoen word.
- 1.9 Alle werke moet volgens N.B.L. Bouveringswetgewing en S.A.B.S. of ander wettelike voorskrifte gedoen word.
- 1.10 Alle werke moet volgens N.B.L. Bouveringswetgewing en S.A.B.S. of ander wettelike voorskrifte gedoen word.
- 1.11 Alle werke moet volgens N.B.L. Bouveringswetgewing en S.A.B.S. of ander wettelike voorskrifte gedoen word.

**2. STRUKTUURWERK:**

- 2.1 Die struktuurwerk moet volgens die toepassing van die N.B.L. Bouveringswetgewing en S.A.B.S. of ander wettelike voorskrifte gedoen word.

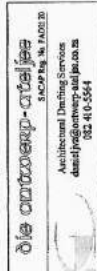
**3. FONDAMENTE:**

- 3.1 Die fondamente moet volgens die toepassing van die N.B.L. Bouveringswetgewing en S.A.B.S. of ander wettelike voorskrifte gedoen word.

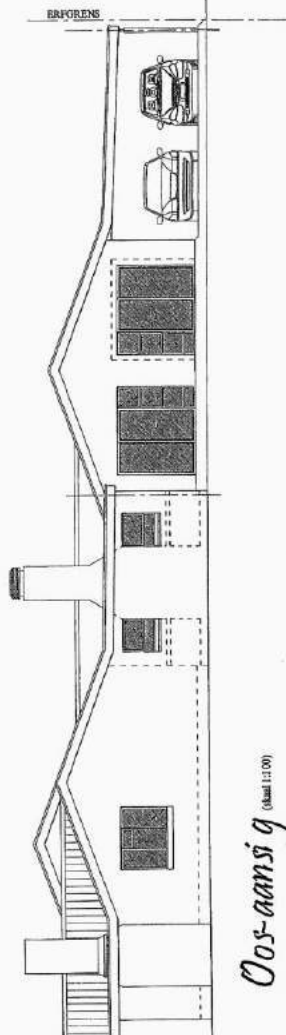
**4. MURE:**

- 4.1 Die mure moet volgens die toepassing van die N.B.L. Bouveringswetgewing en S.A.B.S. of ander wettelike voorskrifte gedoen word.

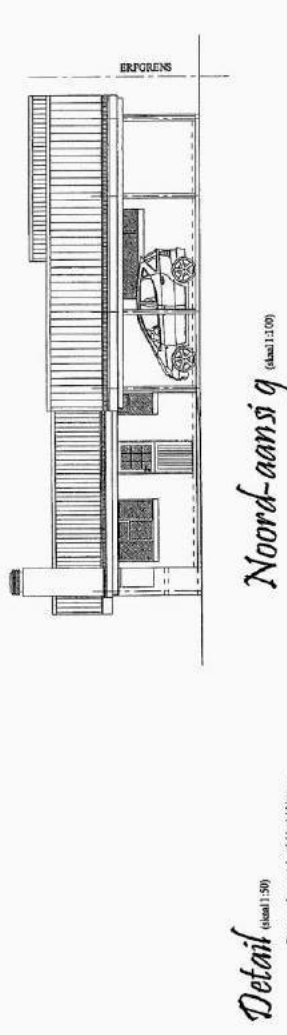
<b>PROEJ:</b>	
HUIS MARIS IN 4DE LAAN, KLEINMOND, ERF 4317	
<b>TEKENING:</b>	
VOORGESTELDE GEBRUIKSVERANDERING EN BUTEBRAAI	
<b>TITEL:</b>	
TERREINPLAN & DETAIL TEKENING	
<b>KLASSIFIKASIE:</b>	
RESIDENSIELE WONING (H4)	
<b>TEKENING: D/V</b>	<b>PROJEK: N/A</b>
<b>DATE:</b> 09/05/2019	<b>0</b>
<b>SKAAL:</b> 1:100 & 1:200	<b>190203 / 02</b>


  
 Smit A.A. Architects and Drafting Services  
 10001 10th Avenue, Johannesburg, South Africa  
 Tel: +27 (0)11 462 4444  
 Email: info@smitaa.co.za

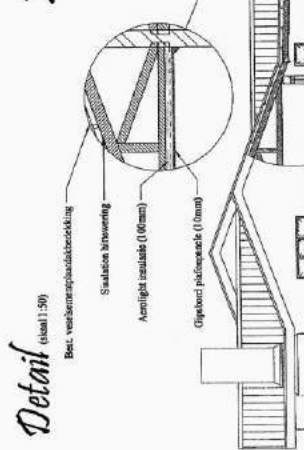


**Oos-aansig**  
(skaal 1:100)

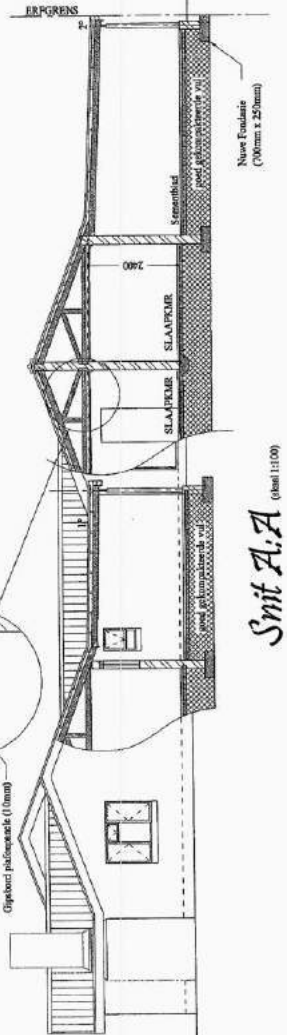


**Noord-aansig**  
(skaal 1:100)



**Detail**  
(skaal 1:50)



**Suid-aansig**  
(skaal 1:100)



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 4317, KLEINMOND (2979/2019)**

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 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 stormwater be allowed to discharge through Erf 4317, Kleinmond, unobstructed;
4. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**3. ERF 4514, 40 SECOND AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MG GREEN**

**4514 KKM (3556/2019)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**2 September 2020**

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**Executive Summary**

An application was received on 12 December 2019 from MG Green on Erf 4514, Kleinmond for 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 eastern lateral building line from 2m to 1m to accommodate extension to an existing garage.

**RESOLVED :**

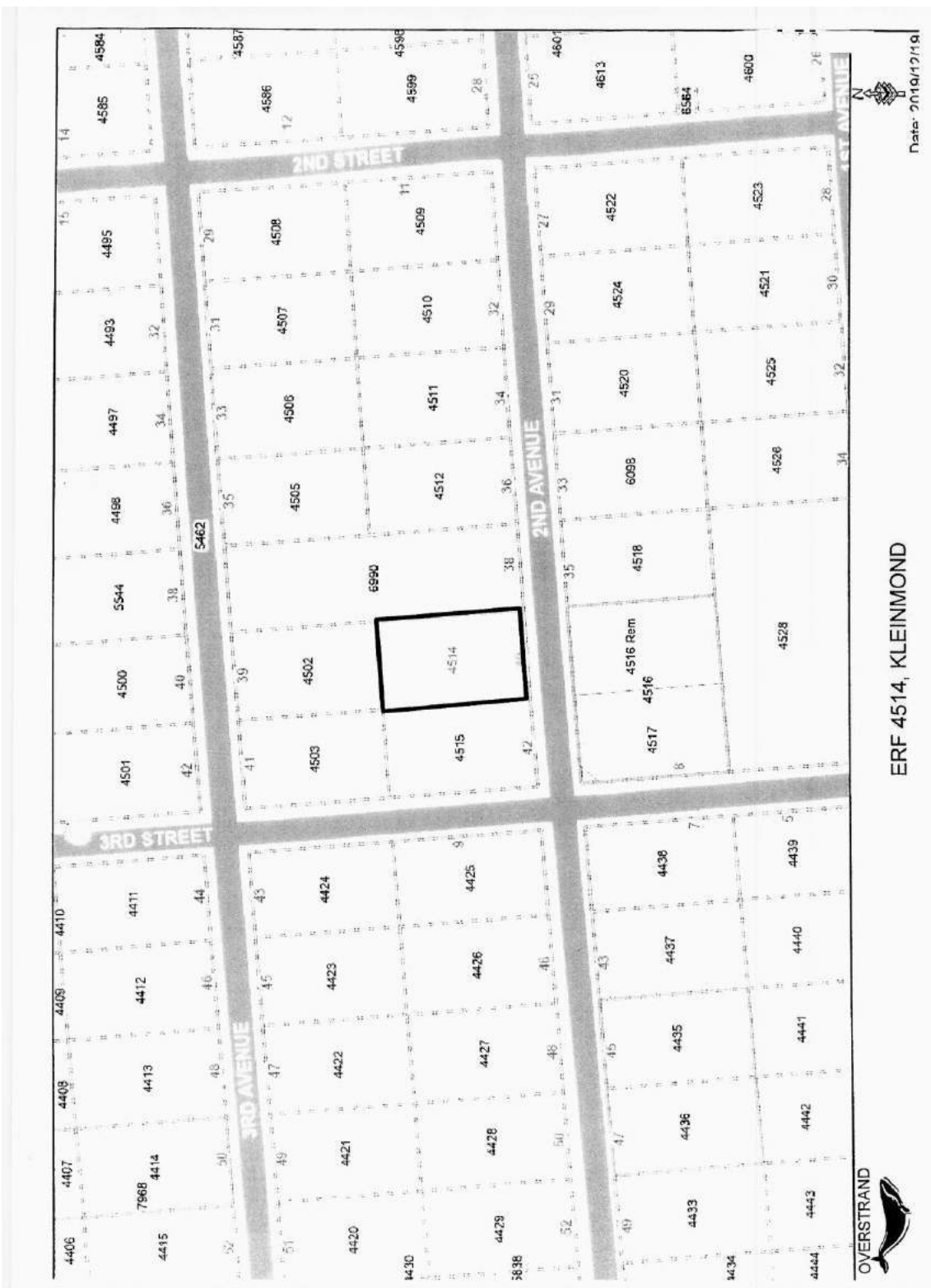
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 4514, Kleinmond for a departure to relax the eastern lateral building line from 2m to 1m to accommodate a small extension to the garage, **be 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 relaxation of the lateral and street building line as indicated on plan MG:4514 dated 23 March 2019, submitted with the application;
  - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
  - (d) 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, 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.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**REASONS FOR RECOMMENDATION**

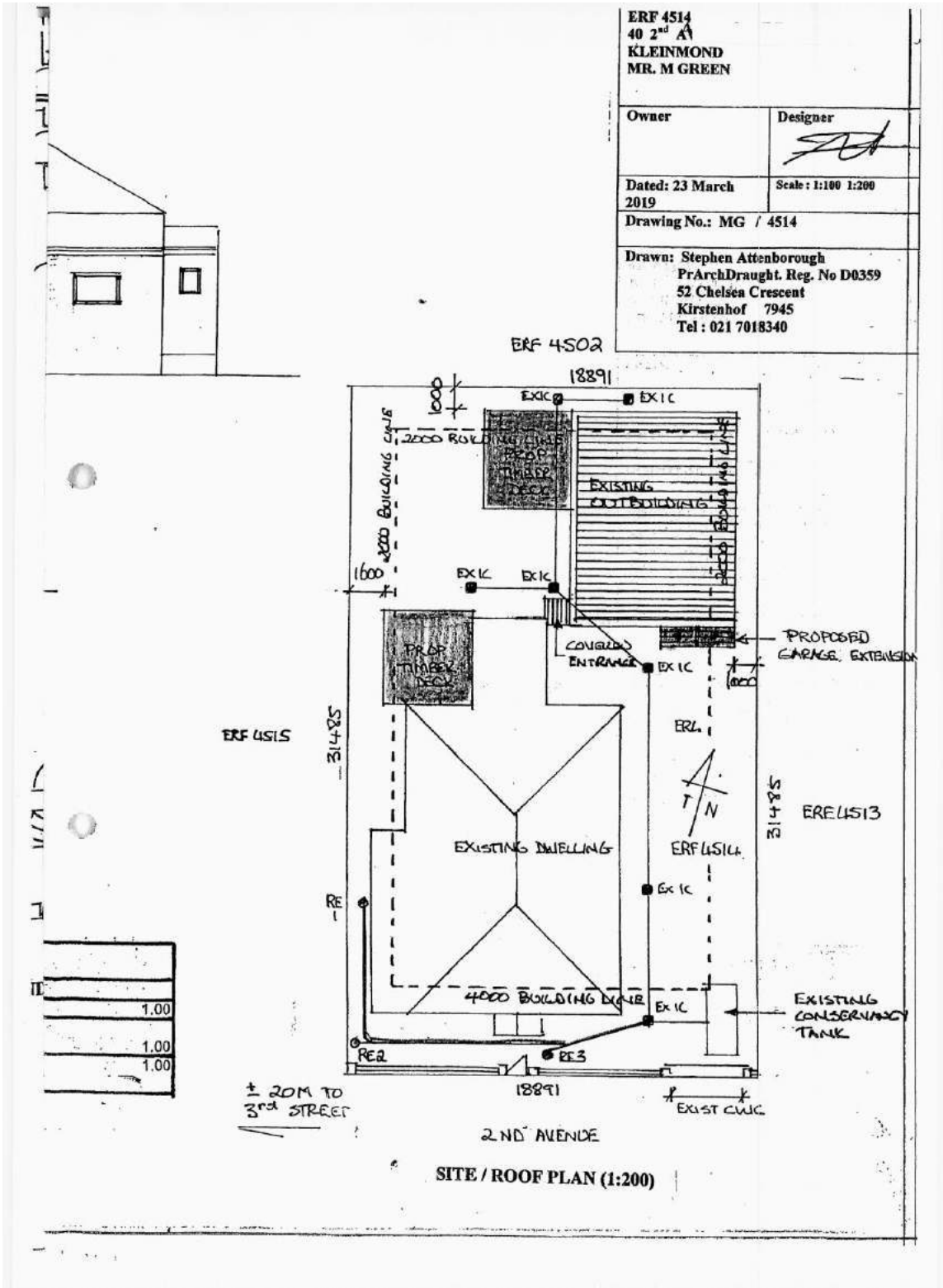
- ❖ The application has followed due process.
- ❖ None of the internal departments or neighbours have any objections.
- ❖ The relaxation will not have a negative impact on the character of the area or neighbour's privacy.



ERF 4514, KLEINMOND

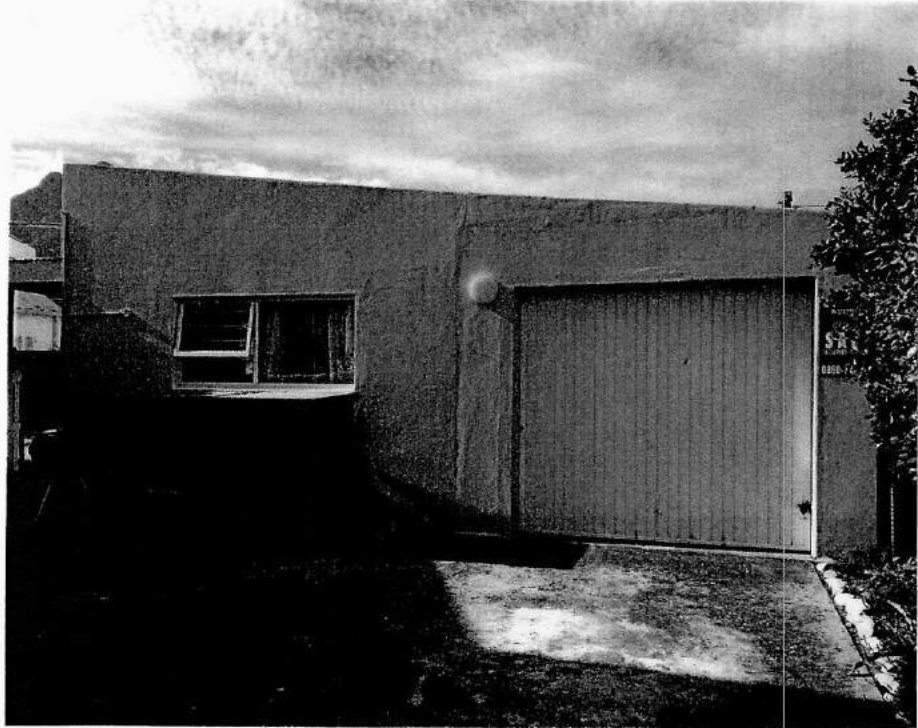


Date: 2019/12/19



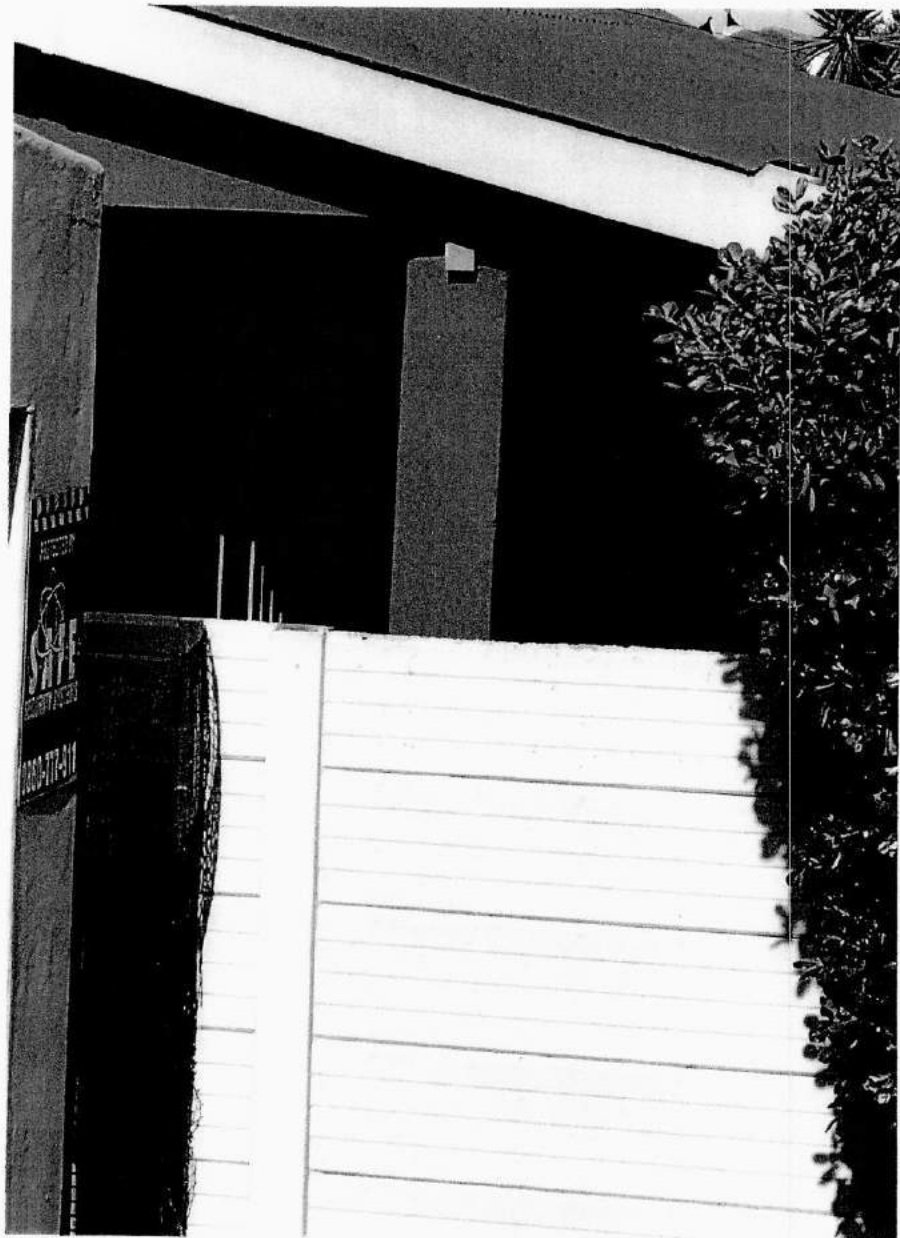


From: **Michael Green** michaelaglegreen@icloud.com  
Subject: "Industrial" Facade of Current Outbuildings.  
Date: 12 December 2019 at 17:12  
To: **Michael Green** michaelaglegreen@gmail.com



Sent from my iPhone

From: **Michael Green** [michaaleaglegreen@icloud.com](mailto:michaaleaglegreen@icloud.com)  
Subject: **View of Front Door of 38 Second Ave from the Elevated Back Foor of No. 40.**  
Date: **12 December 2019 at 17:10**  
To: **Michael Green** [michaaleaglegreen@gmail.com](mailto:michaaleaglegreen@gmail.com)



From: **Michael Green** michael@aglegreen@icloud.com  
Subject: **Apartheid era lavatory doorway.**  
Date: 12 December 2019 at 17:09  
To: **Michael Green** michael@aglegreen@gmail.com

1/0



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 4514, KLEINMOND (3556/2019)**

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 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 stormwater be allowed to discharge through Erf 4514, Kleinmond, unobstructed;
4. that no on-street parking be allowed.

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

*03/08/2020*  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020**

**(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**4. ERF 5012, BERGHOF DRIVE, BERGHOF, ONRUSTRIVIER, OVERSTRAND  
MUNICIPAL AREA: AMENDMENT OF SITE DEVELOPMENT PLAN:  
HERMANUS PROPERTY MANAGEMENT ON BEHALF OF BERGHOF  
HOMEOWNERS ASSOCIATION**

**5012 HON (3508/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**2 September 2020**

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**Executive Summary**

An application has been received on 20 November 2019 from Hermanus Property Management on behalf of Berghof Homeowners Association (HOA) on Erf 5012, Onrustrivier for an application in terms of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the amendment of the site development plan to construct a store room and ablution facilities.

**RESOLVED :**

1. that the application in terms of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 5012, Onrustrivier for the amendment of the Site Development Plan to construct a store room and ablution facilities, **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 amendment of the Site Development Plan as indicated on Drawings Erf 5012, Inset C & Proposed new store [SDP and elevations] Rev No. 001 and 002 dated September 2019 submitted with the application;
  - (b) that the conditions of the Environmental Management Services Department that a conservancy tank be complied with subject to the approval of the Engineering Services Department prior to plan approval and construction;
  - (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;
  - (e) 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;

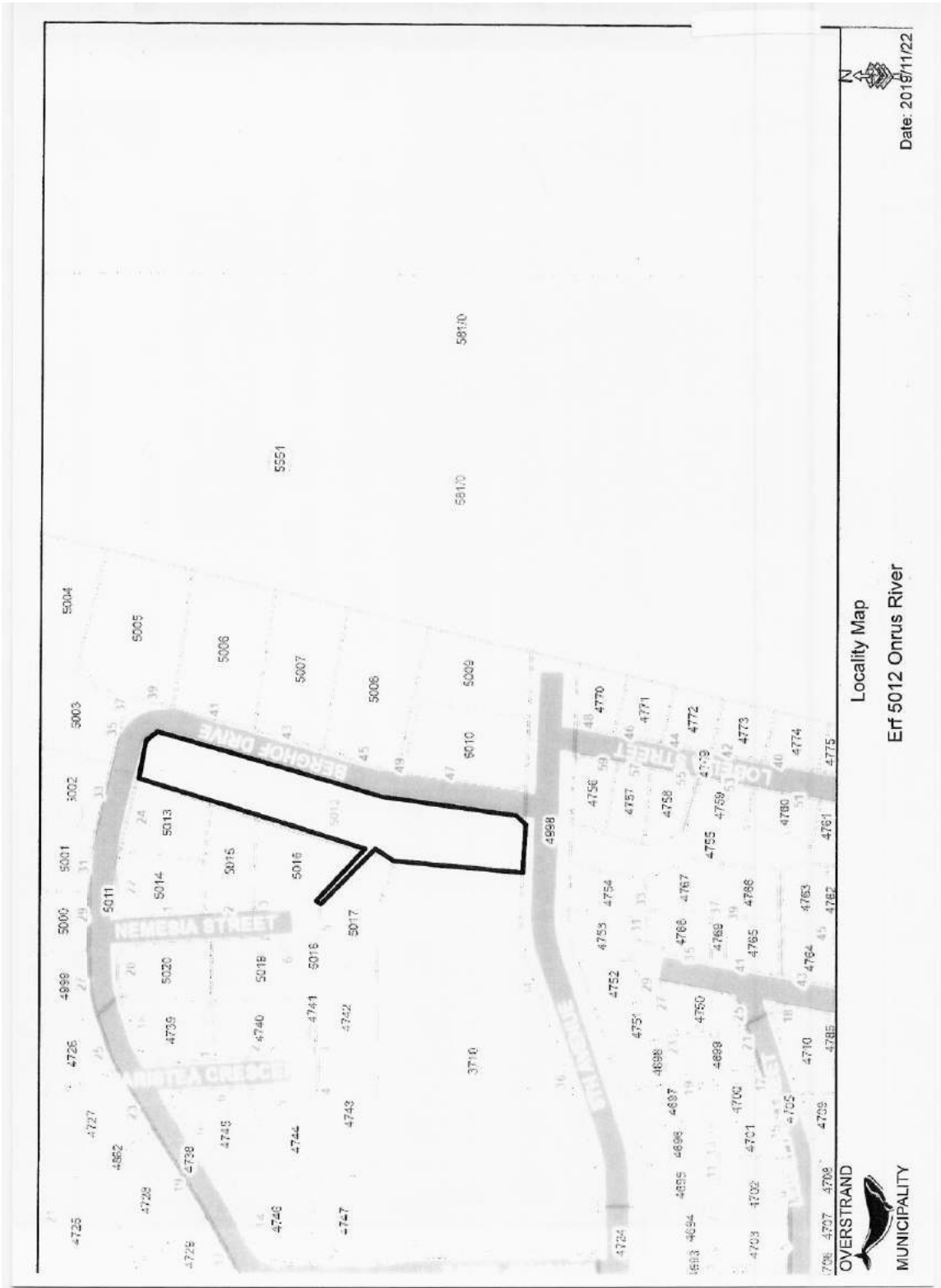
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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- (f) that all the conditions in the Services Report, be complied with;
  - (g) that all the conditions by Telkom, be complied with, and
  - (h) that all the conditions by Eskom, 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.”

**REASONS FOR RECOMMENDATION**

- ❖ The application has followed due process.
- ❖ None of the internal departments or neighbours has any objections.
- ❖ The amendment of the SDP will not have any environmental impact and provide an important facility to the Berghof Complex to maintain the Private Open Spaces and to provide staff facilities.
- ❖ The application will not change the character of the area.
- ❖ The application is desirable.



Locality Map  
Erf 5012 Onrus River

Date: 2019/11/22





### COUNCIL SUBMISSION

#### Roof Insulation assembly

Roof Insulation Specification:	
Roofing Material:	400
Roofing Underlayment:	1.5
Roofing Membrane:	1.5
Roofing Insulation:	1.5
Roofing Deck:	1.5
Roofing Structure:	1.5
Roofing Details:	1.5
Roofing Notes:	1.5

Roof Example

**Penetration Calculations**

GLASS PENETRATIONS:

Penetration Details:

**Area Calculations**

Roof Area:

Roof Perimeter:

Roof Volume:

**Architectural Office**

Architect: [Name]

Address: [Address]

Phone: [Phone]

Website: [Website]

Registration No: [No.]

Professional Seal: [Seal]

**Attachments to an Open Space Development Plan**

Project Name: [Name]

Project Location: [Location]

Project Date: [Date]

Project Status: [Status]

#### Notes

**ROOF:**  
Roofing material to be concrete of red clay tile. Colour of roof tiles to be as per design guidelines. Roof pitch to be 30°. Roof assembly to be as per design guidelines. Roofing material to be installed in accordance with the manufacturer's instructions. Roofing membrane to be 1.5 thick. Roofing insulation to be 1.5 thick. Roofing deck to be 1.5 thick. Roofing structure to be 1.5 thick. Roofing details to be as per design guidelines. Roofing notes to be as per design guidelines.

**RAINWATER GOODS:** Other water goods to be installed in accordance with the manufacturer's instructions. Rainwater goods to be installed in accordance with the manufacturer's instructions. Rainwater goods to be installed in accordance with the manufacturer's instructions.

**WALLS:**  
Walls to be constructed in accordance with the manufacturer's instructions. Walls to be constructed in accordance with the manufacturer's instructions. Walls to be constructed in accordance with the manufacturer's instructions.

**EXTERNAL FINISHES:**  
External finishes to be installed in accordance with the manufacturer's instructions. External finishes to be installed in accordance with the manufacturer's instructions. External finishes to be installed in accordance with the manufacturer's instructions.

**COLOURS/PAINING:**  
Colours to be installed in accordance with the manufacturer's instructions. Colours to be installed in accordance with the manufacturer's instructions. Colours to be installed in accordance with the manufacturer's instructions.

**PLASTER/PASTE COLOUR:**  
Plaster to be installed in accordance with the manufacturer's instructions. Plaster to be installed in accordance with the manufacturer's instructions. Plaster to be installed in accordance with the manufacturer's instructions.

**WINDROUFS & DOORS:**  
Windroofs to be installed in accordance with the manufacturer's instructions. Windroofs to be installed in accordance with the manufacturer's instructions. Windroofs to be installed in accordance with the manufacturer's instructions.

**FLOORS:**  
Floors to be installed in accordance with the manufacturer's instructions. Floors to be installed in accordance with the manufacturer's instructions. Floors to be installed in accordance with the manufacturer's instructions.

**SKIRTINGS:**  
Skirtings to be installed in accordance with the manufacturer's instructions. Skirtings to be installed in accordance with the manufacturer's instructions. Skirtings to be installed in accordance with the manufacturer's instructions.

**FOUNDATIONS:**  
Foundations to be installed in accordance with the manufacturer's instructions. Foundations to be installed in accordance with the manufacturer's instructions. Foundations to be installed in accordance with the manufacturer's instructions.

**ELECTRICAL:**  
Electrical to be installed in accordance with the manufacturer's instructions. Electrical to be installed in accordance with the manufacturer's instructions. Electrical to be installed in accordance with the manufacturer's instructions.

**FLOOR LAYOUT**  
Scale 1:50

**SECTION AA**  
Scale 1:50

**CORBELING DETAIL**  
Scale 1:50

20 DEC 2008





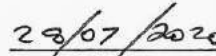
**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR AMENDMENT OF SITE DEVELOPMENT PLAN: ERF 5012,  
ONRUS RIVER (3508/2019)**

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 the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to 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 stormwater be allowed to discharge through Erf 5012, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

  
**DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES**

  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**5. ERF 1592, 31 FISANTE STREET, VERMONT, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: FOR.SITE DESIGN & CONSULT ON BEHALF OF FA JERVIS**

**1592 HVM (3145/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**8 September 2020**

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**Executive Summary**

An application has been received on 5 June 2020 from For.Site Design & Consult on behalf of FA Jervis on Erf 1592, Vermont for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to relax the western lateral building line from 2m to 0m to accommodate a shade port.

**RESOLVED :**

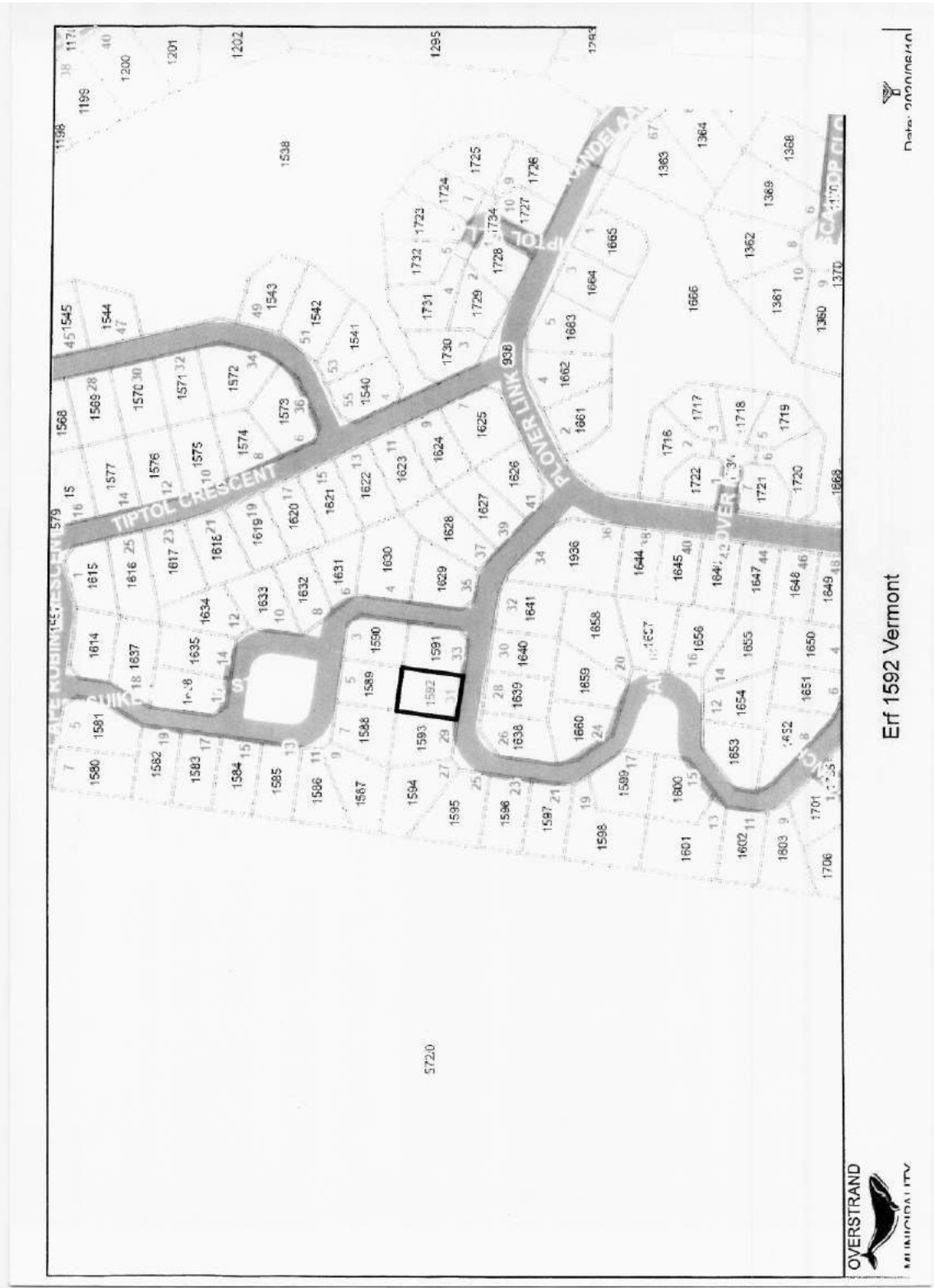
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 1592, Vermont to relax the western lateral building line from 2m to 0m to accommodate a shade port, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that this approval is only for the relaxation of building lines as indicated on the Plan No. JER-02 Rev A.1 dated 26 February 2020;
  - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
  - (d) 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, and
  - (e) that all the conditions by Telkom and or Eskom be complied with, should such services be impacted.
2. that the applicant 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.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

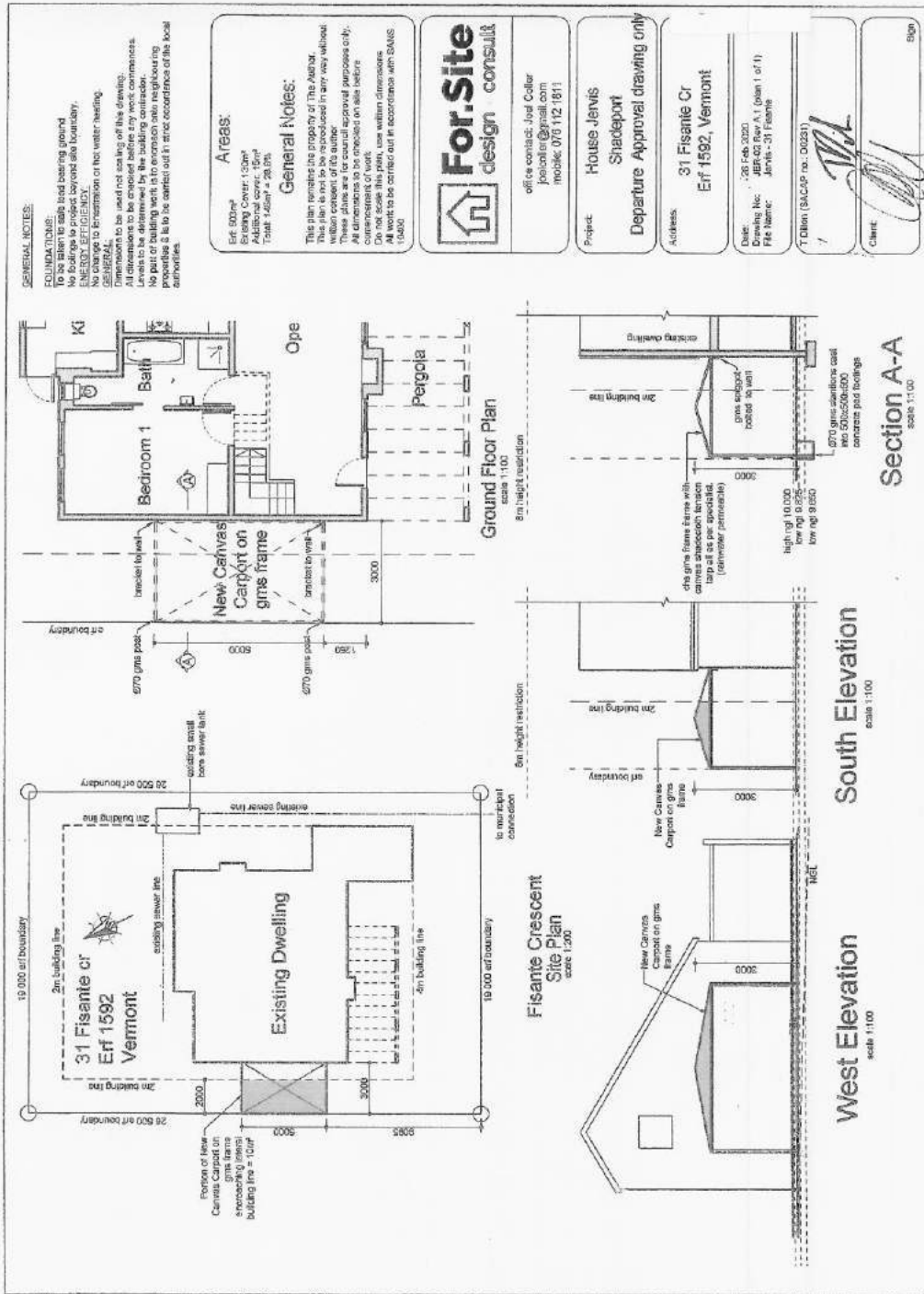
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**REASONS FOR RECOMMENDATION**

- ❖ The application has followed due process.
- ❖ Similar applications to relax building lines to accommodate shade ports have been approved in this area in the past, and it is not considered out of line with the character of the area.
- ❖ The neighbour did not object to the application.
- ❖ This is an existing situation with no additional impact on neighbours.
- ❖ The application is desirable.



Erf 1592 Vermont



**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020**

**(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**6. ERF 2918, 61 ATLANTIC DRIVE, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS ENGELBRECHT & SCORGIE ARCHITECTURAL OFFICE ON BEHALF OF PN DE WAAL**

**2918 HON (3539/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**2 September 2020**

---

**Executive Summary**

An application was received on 12 December 2019 from Messrs Engelbrecht & Scorgie Architectural Office on behalf of PN de Waal on Erf 2918, Onrustrivier for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure in order to relax the street building line from 4m to 2,18m to accommodate an amended access stairway and also to relax the western lateral building line from 2m to 0,84m to accommodate alterations to the existing dwelling on ground and first floor.

**RESOLVED :**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 2918, Onrustrivier for the following:
  - relaxation of the western lateral building line from 2m to 0,84m to accommodate additions/alterations, which includes internal use changes on ground level, a new internal staircase and new windows and the closing up of a door on ground level, also the construction of covered braai areas and screen walls on the southern and northern balconies, and
  - relaxation of the street building line from 4m to 2,18m to accommodate the construction of a new external staircase;

**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 relaxation of the lateral and street building line as indicated on plan numbers Erf\_2918\_de\_Waal A1-01, A1-02 and A1-03 Rev 7 dated 12 September 2019 submitted with the application;
- (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;

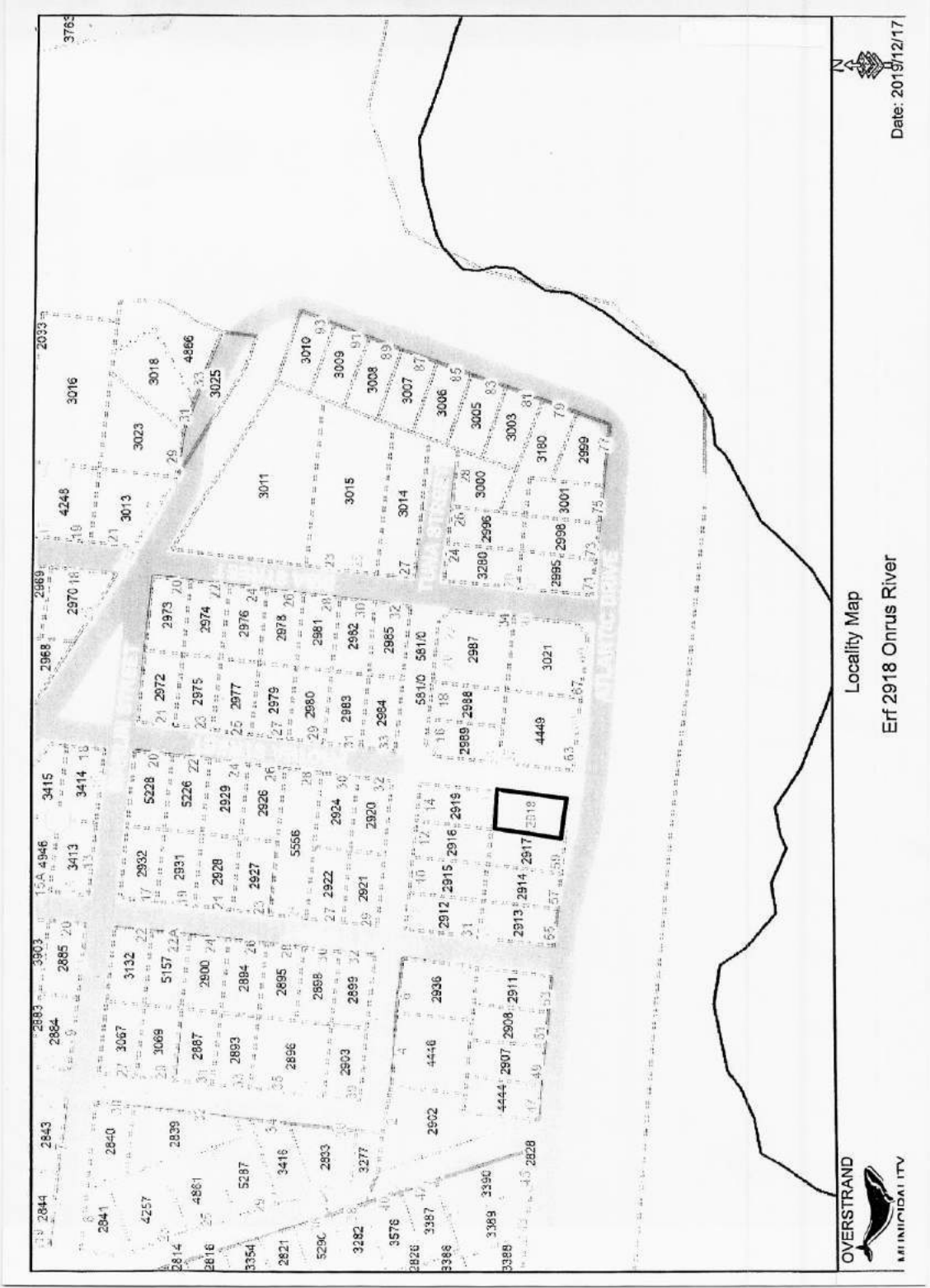
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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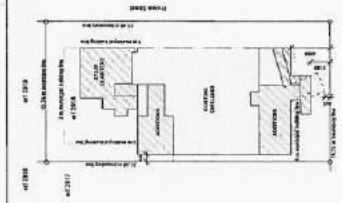
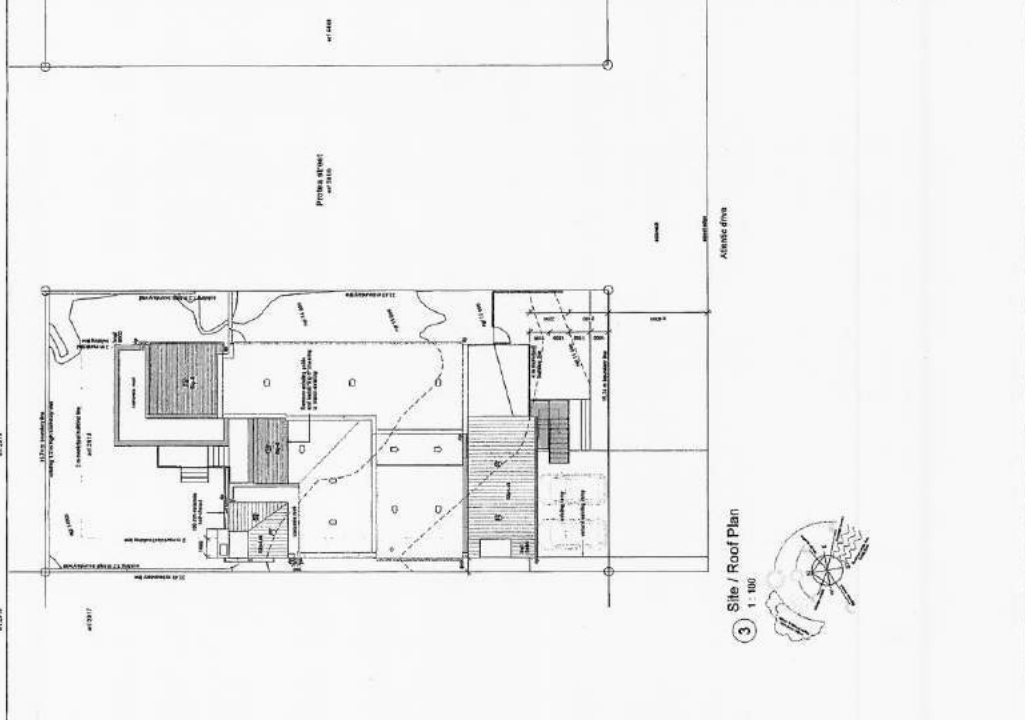
- (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
  - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with;
  - (e) that all the conditions 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.
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.”

**REASONS FOR RECOMMENDATION**

- ❖ Most changes are internal and alterations are to existing areas.
- ❖ The application has followed due process.
- ❖ None of the internal departments or neighbours have any objections.
- ❖ The relaxation will not have a negative impact on the character of the area, view lines or neighbour's privacy.
- ❖ The application is desirable.



No.	Description	Date
1	Initial design	10/10/17
2	Revised design	10/10/17
3	Final design	10/10/17
4	Construction documents	10/10/17
5	As-built drawings	10/10/17
6	Final approval	10/10/17
7	Final approval	10/10/17
8	Final approval	10/10/17
9	Final approval	10/10/17
10	Final approval	10/10/17
11	Final approval	10/10/17
12	Final approval	10/10/17
13	Final approval	10/10/17
14	Final approval	10/10/17
15	Final approval	10/10/17
16	Final approval	10/10/17
17	Final approval	10/10/17
18	Final approval	10/10/17
19	Final approval	10/10/17
20	Final approval	10/10/17

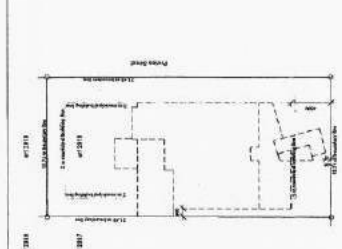


**1 Existing approved footprint**  
1:200

The existing approved footprint is shown in dashed lines. The proposed additions are shown in solid lines. The additions include a new living area, dining area, kitchen, and bathroom. The existing structure includes a living area, dining area, kitchen, and bathroom.

**2 Dwelling as constructed and proposed additions**  
1:200

The dwelling as constructed and proposed additions are shown in solid lines. The additions include a new living area, dining area, kitchen, and bathroom. The existing structure includes a living area, dining area, kitchen, and bathroom.



**1 Existing approved footprint**  
1:200

The existing approved footprint is shown in dashed lines. The footprint includes a living area, dining area, kitchen, and bathroom.

**NOTES:**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE EXISTING APPROVED FOOTPRINT IS SHOWN IN DASHED LINES.
3. THE PROPOSED ADDITIONS ARE SHOWN IN SOLID LINES.
4. THE PROPOSED ADDITIONS INCLUDE A NEW LIVING AREA, DINING AREA, KITCHEN, AND BATHROOM.
5. THE EXISTING STRUCTURE INCLUDES A LIVING AREA, DINING AREA, KITCHEN, AND BATHROOM.
6. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.
7. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL ZONING ORDINANCES.
8. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL ENVIRONMENTAL REGULATIONS.
9. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL HISTORIC PRESERVATION REGULATIONS.
10. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL LANDSCAPE ARCHITECTURE REGULATIONS.
11. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL PLANNING REGULATIONS.
12. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL PUBLIC WORKS REGULATIONS.
13. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL UTILITIES REGULATIONS.
14. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL TRANSPORTATION REGULATIONS.
15. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL COMMUNITY DEVELOPMENT REGULATIONS.
16. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL ECONOMIC DEVELOPMENT REGULATIONS.
17. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL HOUSING REGULATIONS.
18. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL INFRASTRUCTURE REGULATIONS.
19. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL LAND MANAGEMENT REGULATIONS.
20. THE PROPOSED ADDITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL LAND USE REGULATIONS.

**ARCHITECT:** [Firm Name]

**PROJECT:** [Project Name]

**DATE:** [Date]

**SCALE:** [Scale]

**PROJECT NO.:** [Project Number]

**CLIENT:** [Client Name]

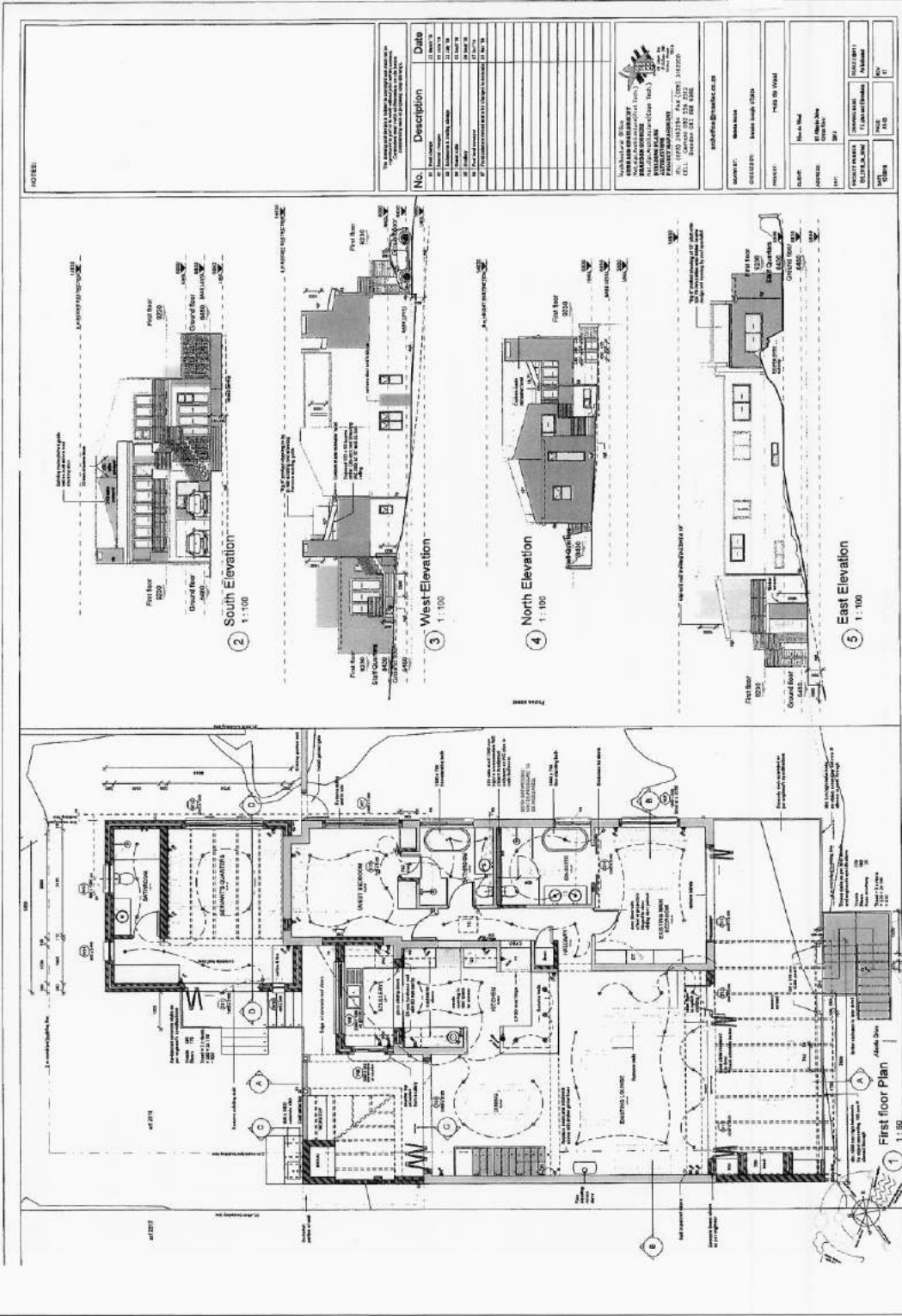
**ADDRESS:** [Address]

**PHONE:** [Phone Number]

**FAX:** [Fax Number]

**EMAIL:** [Email Address]

**WEBSITE:** [Website URL]



NOTES:

No.	Description	Date
1	Issue for Construction	11.08.18
2	Revised for Client Comments	11.08.18
3	Issue for Construction	11.08.18
4	Issue for Construction	11.08.18
5	Issue for Construction	11.08.18

Architectural Office  
 10/100 BARRACLOUGH STREET  
 BRISBANE QUEENSLAND 4000  
 TEL: 07 3251 2371  
 FAX: 07 3251 2372  
 EMAIL: info@architecturaloffice.com.au

PROJECT:	WATER TOWER
DESIGNED BY:	ARCHITECTURAL OFFICE
PROJECT NO.:	10/100 BARRACLOUGH STREET
DATE:	11.08.18
SCALE:	AS SHOWN
PROJECT NO.:	10/100 BARRACLOUGH STREET
DATE:	11.08.18
SCALE:	AS SHOWN

First floor Plan  
 1:100

South Elevation  
 1:100

West Elevation  
 1:100

North Elevation  
 1:100

East Elevation  
 1:100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 2918, ONRUS RIVER (3539/2019)**

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 the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to 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 stormwater be allowed to discharge through Erf 2918, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

  
**DENNIS HENDRIKS**  
**SENIOR MANAGER:**  
**ENGINEERING SERVICES**

  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**7. ERF 3003, 81 ATLANTIC DRIVE, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS PLAN ACTIVE ON BEHALF OF GP JORDAN (ON BEHALF OF THE JORDAAN FAMILY TRUST)**

**3003 HON (3561/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**2 September 2020**

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**Executive Summary**

An application has been received on 27 March 2020 from Messrs Plan Active on behalf of GP Jordaan (on behalf of the Jordaan Family Trust) on Erf 3003, Onrustrivier for an application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a departure in order to legalize existing built structures.

The proposed building line departures are as follows:

- Relaxation of the northern lateral building line from 2m to 0m and the 2m rear building line to 0m to accommodate an existing braai lapa.
- Relaxation of the southern lateral building line from 2m to 0,68m and the rear building line from 2m to 0,23m to accommodate an existing garden shed.

**RESOLVED :**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 3003, Onrustrivier for the relaxation of the northern lateral building line from 2m to 0m and the 2m rear building line to 0m to accommodate an existing braai lapa, and the relaxation of the southern lateral building line from 2m to 0,68m and the rear building line from 2m to 0,23m to accommodate an existing garden shed, **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 relaxation of the lateral- and rear building line as indicated on Plan No. onr.3003.sdp dated February 2020 submitted with the application;
  - (b) that the portions of the lapa/braai that encroaches the property boundary be removed, and only replaced with structures of the same scale and height as the existing lapa/braai;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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- (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;
  - (e) 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;
  - (f) that all the conditions in the Services Report, be complied with;
  - (g) that all the conditions by Telkom, be complied with;
  - (h) that all the conditions by Eskom, be complied with, and
  - (i) that all the conditions by the Fire Department, 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.

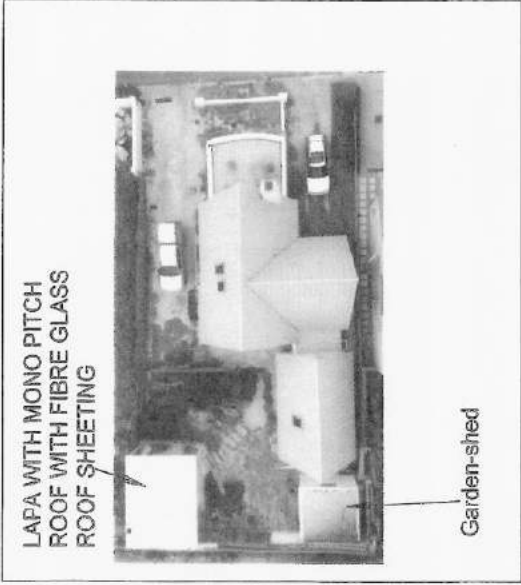
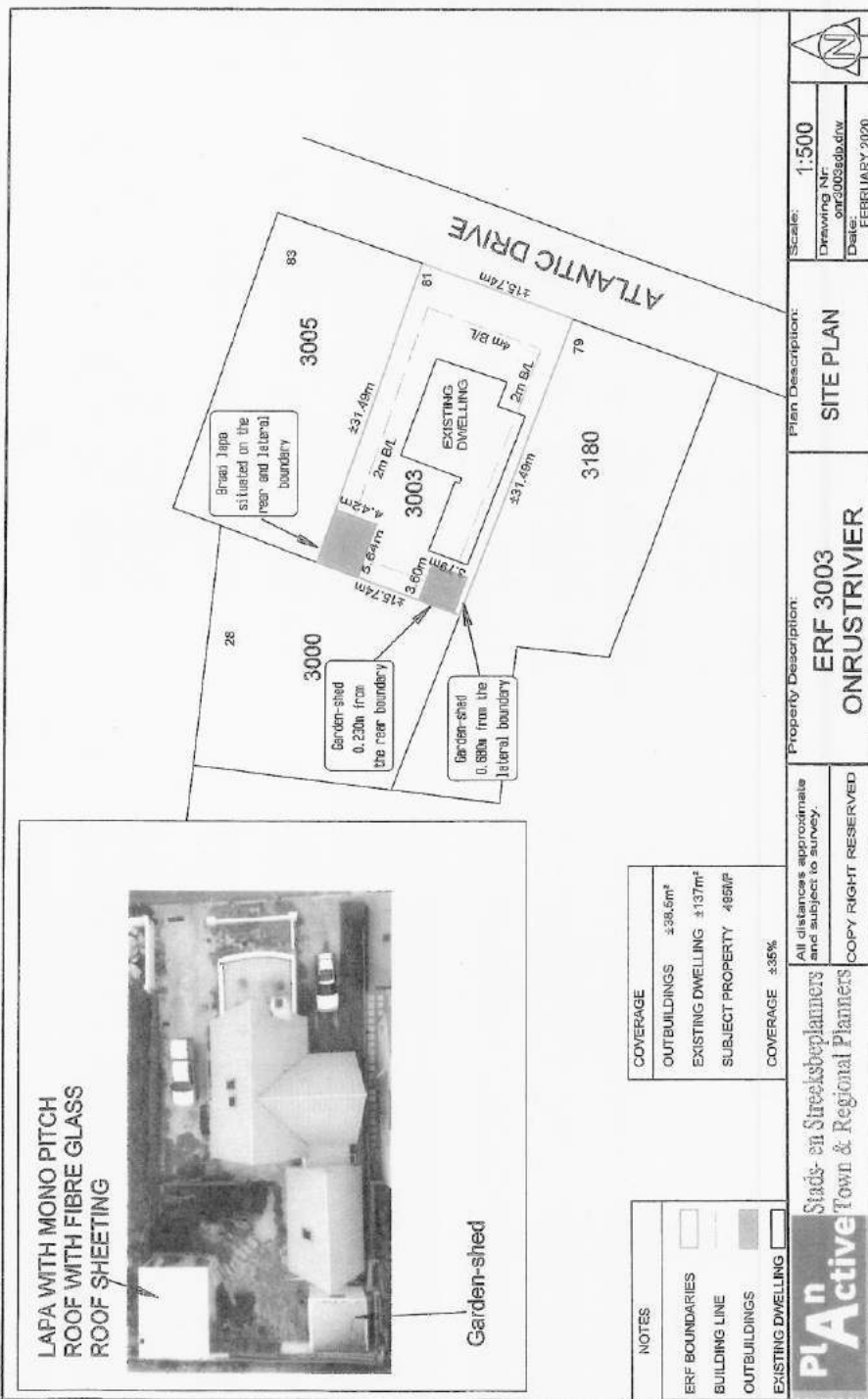
**REASONS FOR RECOMMENDATION**

- ❖ The application has followed due process.
- ❖ None of the internal departments or neighbours have any objections.
- ❖ The relaxation will not have a negative impact on the character of the area or neighbour's privacy.



THE SITE

<b>Plan Active</b> Stads- en Streetsplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	<b>Property Description:</b> ERF 3003 ONRUSTRIMMER	<b>Plan Description:</b> LOCALITY MAP	<b>Scale:</b> NTS Drawing No: onr3003.dwg Date: 11/2019



COVERAGE	
OUTBUILDINGS	±38.6m²
EXISTING DWELLING	±137m²
SUBJECT PROPERTY	485m²
COVERAGE	±35%

NOTES	
ERF BOUNDARIES	
BUILDING LINE	
OUTBUILDINGS	
EXISTING DWELLING	

**PLAn** **Stads- en Streeklaanplanners**  
**Active Town & Regional Planners**

**Property Description:** ERF 3003 ONRUSTRIVIER

**Plan Description:** SITE PLAN

**Scale:** 1:500  
**Drawing Nr:** onr3003sdp.dwg  
**Date:** FEBRUARY 2020


All distances approximate and subject to survey.  
 COPY RIGHT RESERVED

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 3003, ONRUS RIVER**

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 the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to 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 stormwater be allowed to discharge through Erf 3003, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**8. ERF 552, 7 STRANDLOPER AVENUE, VERMONT, OVERSTRAND MUNICIPAL AREA: REQUEST FOR EXTENSION OF THE PERIOD OF VALIDITY OF AN APPROVAL: MESSRS PLAN ACTIVE ON BEHALF OF Y OUAKNINE**

**552 HVM (3602/2020)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**8 September 2020**

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**Executive Summary**

An application has been received on 8 January 2020 from Plan Active on behalf of Y Ouaknine on Erf 552, Vermont for an application in terms of Section 16(2)(i) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 to grant an approval for the extension of the period of the validity of the approval of a development on the abovementioned property.

**RESOLVED :**

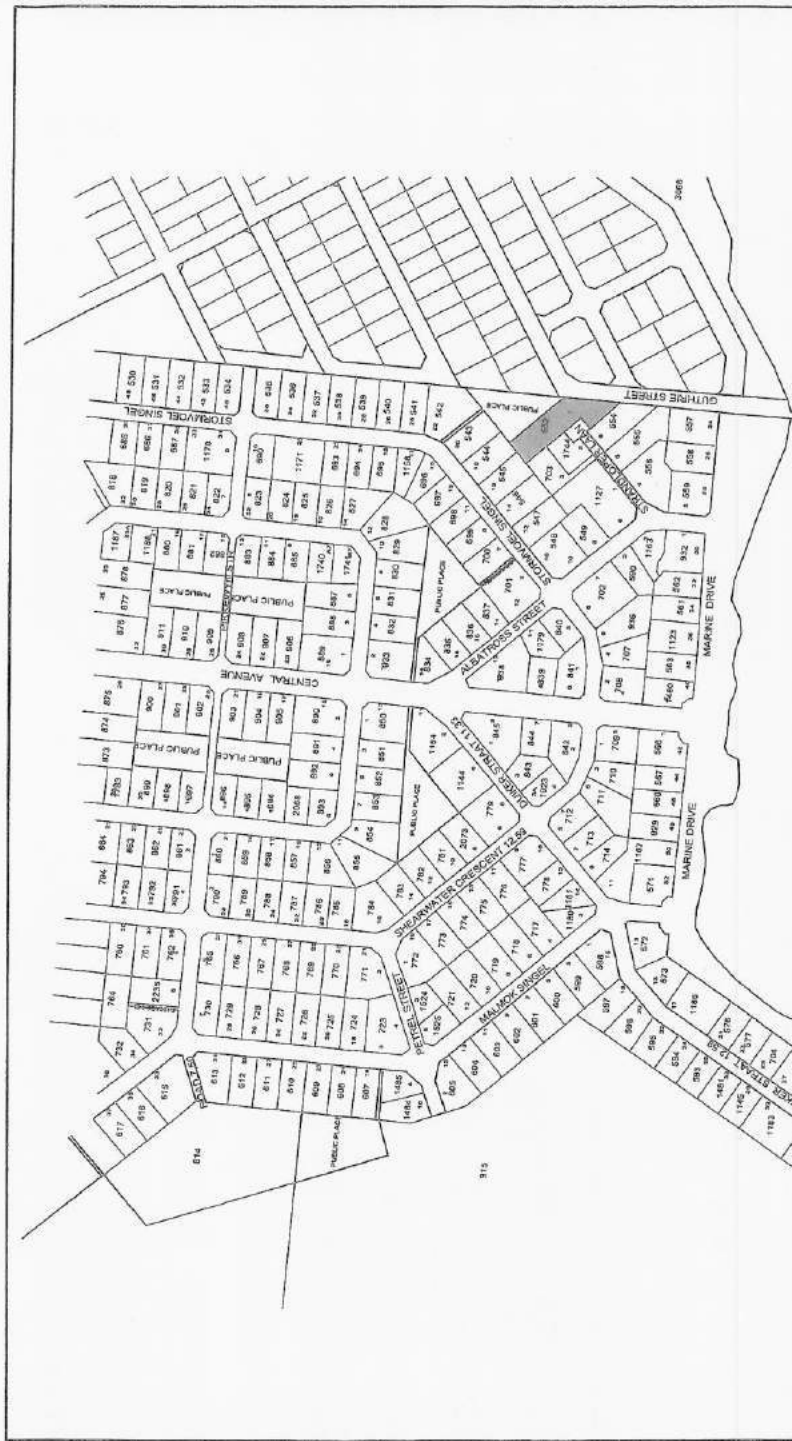
1. that the application in terms of Section 16(2)(i) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Erf 552, Vermont to grant an approval for the extension of the period of the validity of the approval of a development on the abovementioned property, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that this approval is granted for an extension of time of an additional period of five (5) years, which will expire on 23 January 2025;
  - (b) that all Council's conditions in the original approval and extension of time approval, be complied with;
  - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
  - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of 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."

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

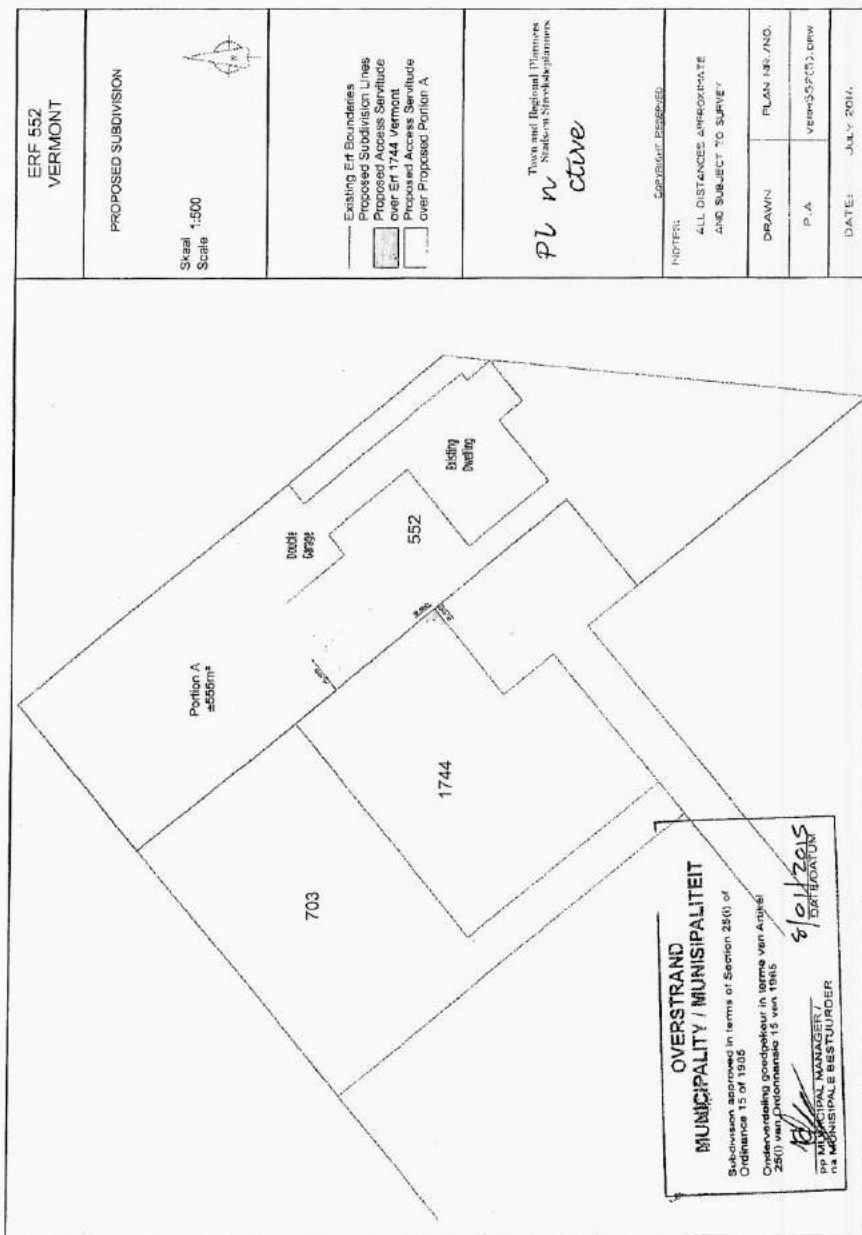
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**REASONS FOR RECOMMENDATION**

- ❖ The application has followed due process.
- ❖ None of the internal departments have any objections.
- ❖ It is in line with policy documents.
- ❖ The development will be the same as the original approval and this approval will ensure the subdivision does not lapse.



	Stads- en Sireksbeplanners Town & Regional Planners		Property Description: <b>ERF 552</b> <b>VERMONT</b>		Plan Description: <b>LOCALITY MAP</b>		Scale: <b>NTS</b> Drawing Nr: <b>verm552.dwg</b> Date: <b>JANUARY 2020</b>
	All distances approximate and subject to survey.		COPY RIGHT RESERVED				



**CERTIFIED COPY FOR REGISTRATION**  
 FOR SURVEYOR-GENERAL:  
 DATE: 11-10-2019

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No.
		Y	X	
	Constants:	± 0,00	± 0,00	165/2015
AB 18,96	230 40 50	A -15 005,30	+3809 908,11	Approved <i>L.A. Van Dyk</i> for SURVEYOR- GENERAL 20-2-2015
BC 26,69	320 40 50	B -15 019,96	+3809 896,09	
CD 14,97	50 39 00	C -15 036,87	+3809 916,74	
DE 11,08	320 41 20	D -15 025,30	+3809 926,23	
EF 5,41	8 19 50	E -15 032,32	+3809 934,80	
FA 41,42	140 41 20	F -15 031,54	+3809 940,16	
SERVITUDE DATA				
GD 4,00	230 39 00	G -15 022,21	+3809 928,76	
DE 11,08	320 41 20	D -15 025,30	+3809 926,23	
EF 5,41	8 19 50	E -15 032,32	+3809 934,80	
FG 14,73	140 41 20	F -15 031,54	+3809 940,16	
	24AC19	⊕ -15 106,03	+3809 914,07	
	26AC19	⊕ -15 164,27	+3810 023,50	

**Description of Beacons** Sheet 1 of 2 sheets  
 A, D, E : 12mm Round Iron Peg  
 B, F : 12mm Drill hole in Concrete  
 C, G : 12mm Drill hole on Wall

**Servitude Note:**  
 1.) The figure GDEF represents a Servitude Right of way.

EXEMPT FROM PROVISIONS OF ACT  
 70 OF 1970  
 SECTION 1(a)

The figure **A B C D E F**  
 represents **558 square metres** of land being  
**Erf 2434 (a Portion of Erf 552) Vermont**  
 situate in the Overstrand Municipality  
 Administrative District of Caledon  
 Province of Western Cape

Surveyed in January 2015 by me *L.A. Van Dyk*  
 Professional Land Surveyor  
 Registration Number PLS-1069

APPROVED IN TERMS OF SECT. 55  
 OF ORD. 167/2005  
 REF: 552/HVM(2654)  
 DATE: 2015-01-12

This diagram is annexed to No. d.d. i.f.o. Registrar of Deeds	The original diagram is S.G. No. 2381/1926 Transfer 1927-67-2871 Grant	File S/10350/2/7 (v1) S.R. 82/2015 G.P. V34 (3539) Comp. AI-3CB(443)
		LPI C0130023

Erf 2434 Vermont

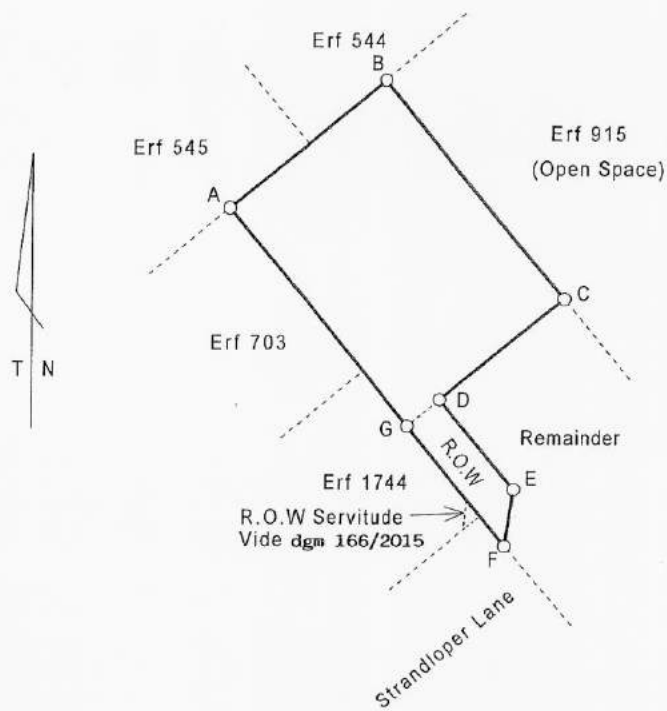
CERTIFIED COPY FOR REGISTRATION  
 FOR SURVEYOR-GENERAL:  
 DATE: 11-10-2019

Erf 2434 (a Portion of Erf 552) Vermont  
 situate in the Overstrand Municipality  
 Administrative District of Caledon  
 Province of Western Cape

S.G. No.  
 165/2015

Approved  
*L.A. Van Dyk*  
 for  
 SURVEYOR-  
 GENERAL  
 20-2-2015

Sheet 2 of 2 sheets



Scale 1:500

Surveyed in January 2015 by me

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

Erf 2434 Vermont

SERVITUDE DGL.

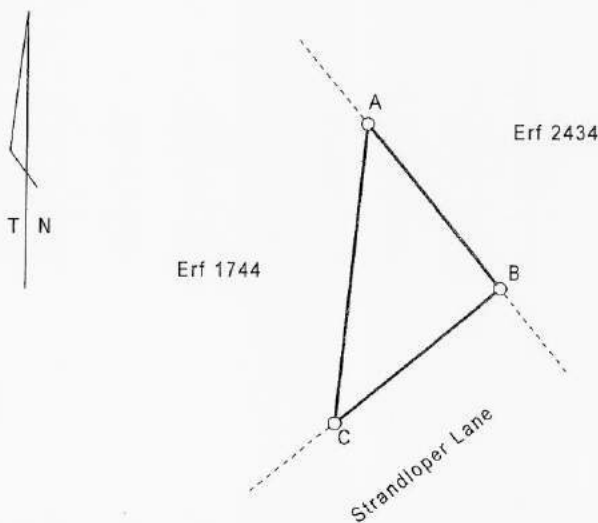
CERTIFIED COPY FOR REGISTRATION  
 FOR SURVEYOR-GENERAL:  
 DATE: 11-10-2019

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S. G. No. 166/2015
		Y System: ° X	WGS 19	
	Constants:		± 0,00	± 0,00
AB 2,00	320 41 20	A	-15 027,96	+3809 935,79
BC 2,00	50 38 00	B	-15 029,23	+3809 937,34
CA 2,83	185 39 50	C	-15 027,68	+3809 938,61
	24AC19	⊕	-15 106,03	+3809 914,07
	26AC19	⊕	-15 164,27	+3810 023,50

Approved  
*Abdo dogu*  
 for  
 SURVEYOR-  
 GENERAL  
 20-2-2015

Description of Beacons

A, C : 12mm Round Iron Peg  
 B : 12mm drill hole in paving



The figure **A B C**  
 represents 2 square metres of land being  
A servitude Right of Way over Erf 1744 (a Portion of Erf 552) Vermont  
 situate in the Overstrand Municipality  
 Administrative District of Caledon  
 Province of Western Cape

Surveyed in January 2015 by me *L.A. Van Dyk*  
 L.A. Van Dyk  
 Professional Land Surveyor  
 Registration Number PLS-1069

This diagram is annexed to No. d. d. i. f. o. Registrar of Deeds	The original diagram is	File S/10350/2/7 (V1)
	S.G. No. 11634/1992 Transfer Grant	S.R. 82/2015 G.P. Comp. AI-3CB(443) LPI C0130023

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR SUBDIVISION, DEPARTURE & REGISTRATION OF AN  
ACCESS SERVICUTE: ERF 552, VERMONT**

Stormwater (SW) : In order  
Electricity : Escom  
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 with free standing properties** (property that is subdivided and plots to be sold individually).

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

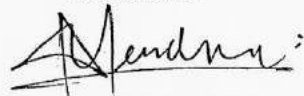
The contribution according to the current policy (2014/2015) is as follows:

Water (W7A)	R 23 444.00 x 1	=	R 23 444.00
Sewerage (SEW5A)	R 18 816.00 x 1	=	R 18 816.00
Roads & (SW) (RDST1)	R 6 132.00 x 1	=	R 6 132.00
<b>TOTAL (inclusive of VAT)</b>		=	<b>R 48 392.00</b>

**Note:**

1.2.1 The above figures are estimates and do not include connection fees.

2. that each erf be provided with a water and sewerage connection according to the required standard, if applicable in the specific area, at the owner's cost;
3. that storm water be allowed to discharge through the proposed erven, unobstructed.



**DENNIS HENDRIKS**  
SENIOR MANAGER:  
ENGINEERING SERVICES

14/11/2014  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**9. PORTION 2 OF THE FARM NO. 933, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR AMENDMENT OF SITE DEVELOPMENT PLAN: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF CS NYQUIST**

**Ptn 2 of the Farm 933 GRCAL**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**30 September 2020**

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**Executive Summary**

An application was received on 2 June 2020 from Messrs PlanActive Town- and Regional Planners on behalf of CS Nyquist on Portion 2 of the Farm No. 933, Division Caledon in terms of Section 16(2)(l) of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law) for an amendment of the Site Development Plan.

**RESOLVED :**

1. that the application in terms of Section 16(2)(l) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Portion 2 of the Farm No. 933, Division Caledon an amendment of the 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 applicant submit a revised version of the Site Development Plan to the Town- and Spatial Planning Department and the Building Department for record keeping purposes;
  - (b) that the medical facility be used solely for the care of the animals on Portoin 2 of the Farm No. 933, Division Caledon;
  - (c) that the comments received from Fire Services, Telkom, Eskom, Waste Management, Health and the Engineering Department, be adhered to;
  - (d) 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;
  - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
  - (f) that this approval does not absolve the applicant from compliance with any other relevant legislation.

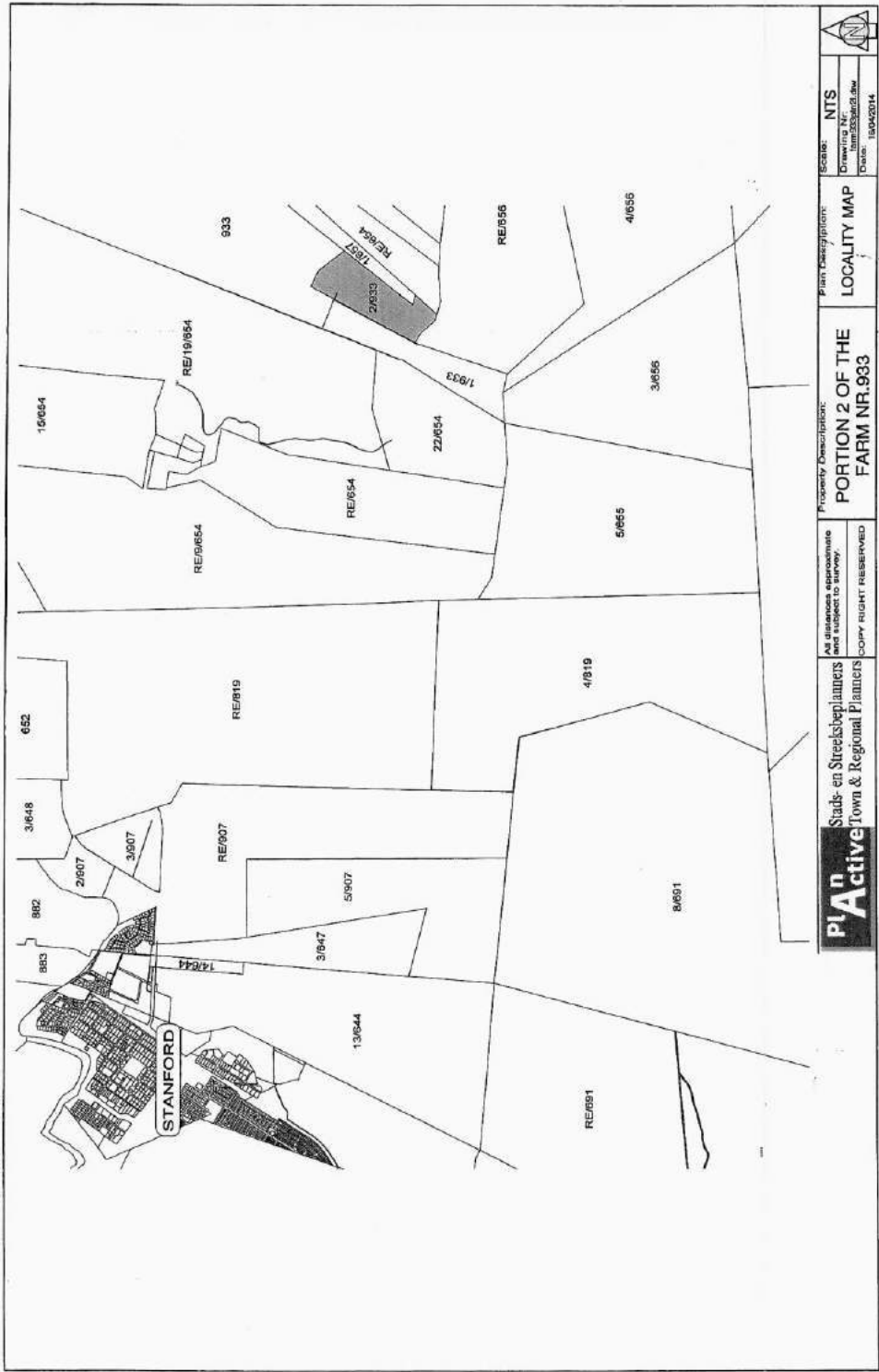
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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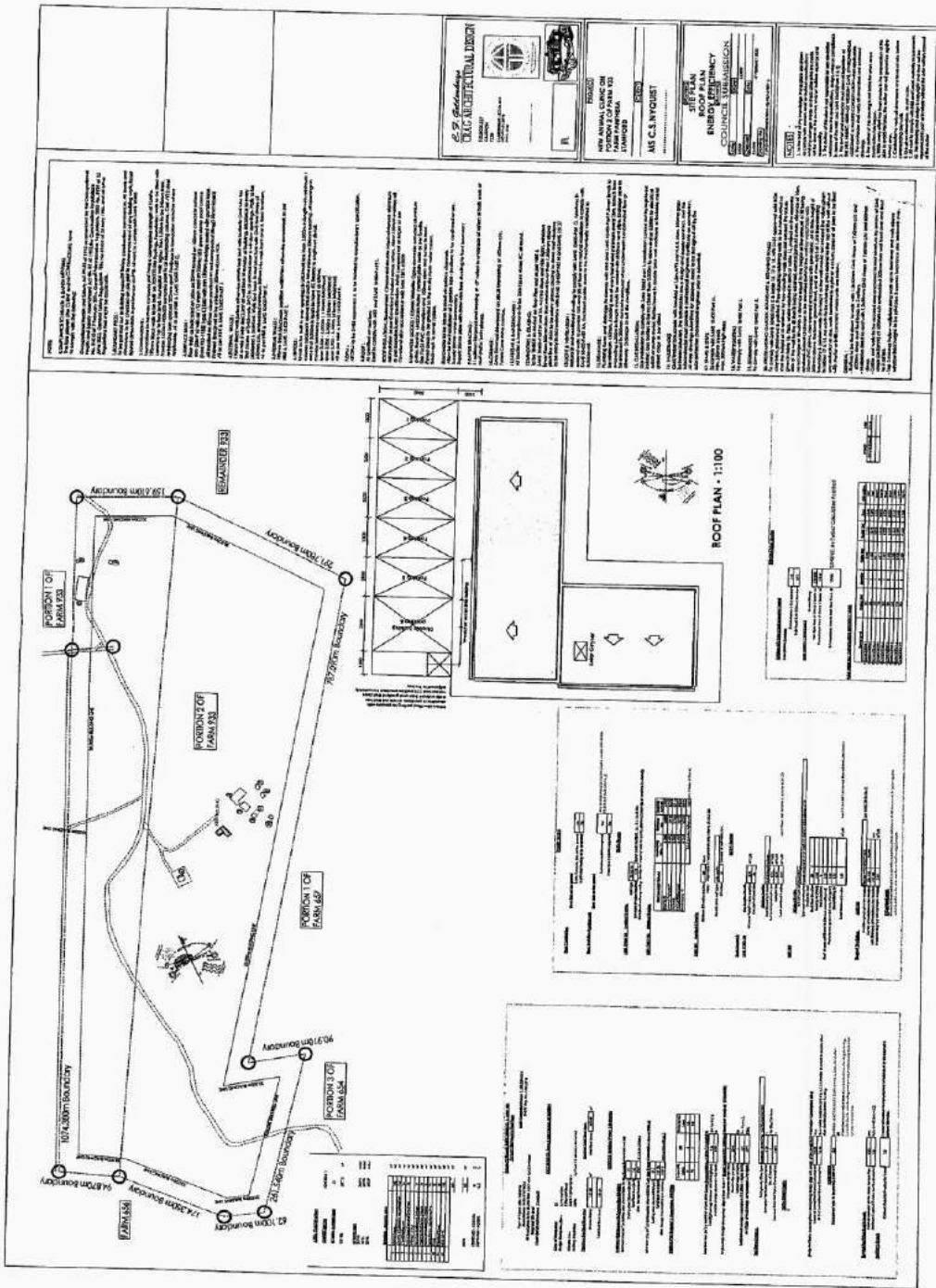
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

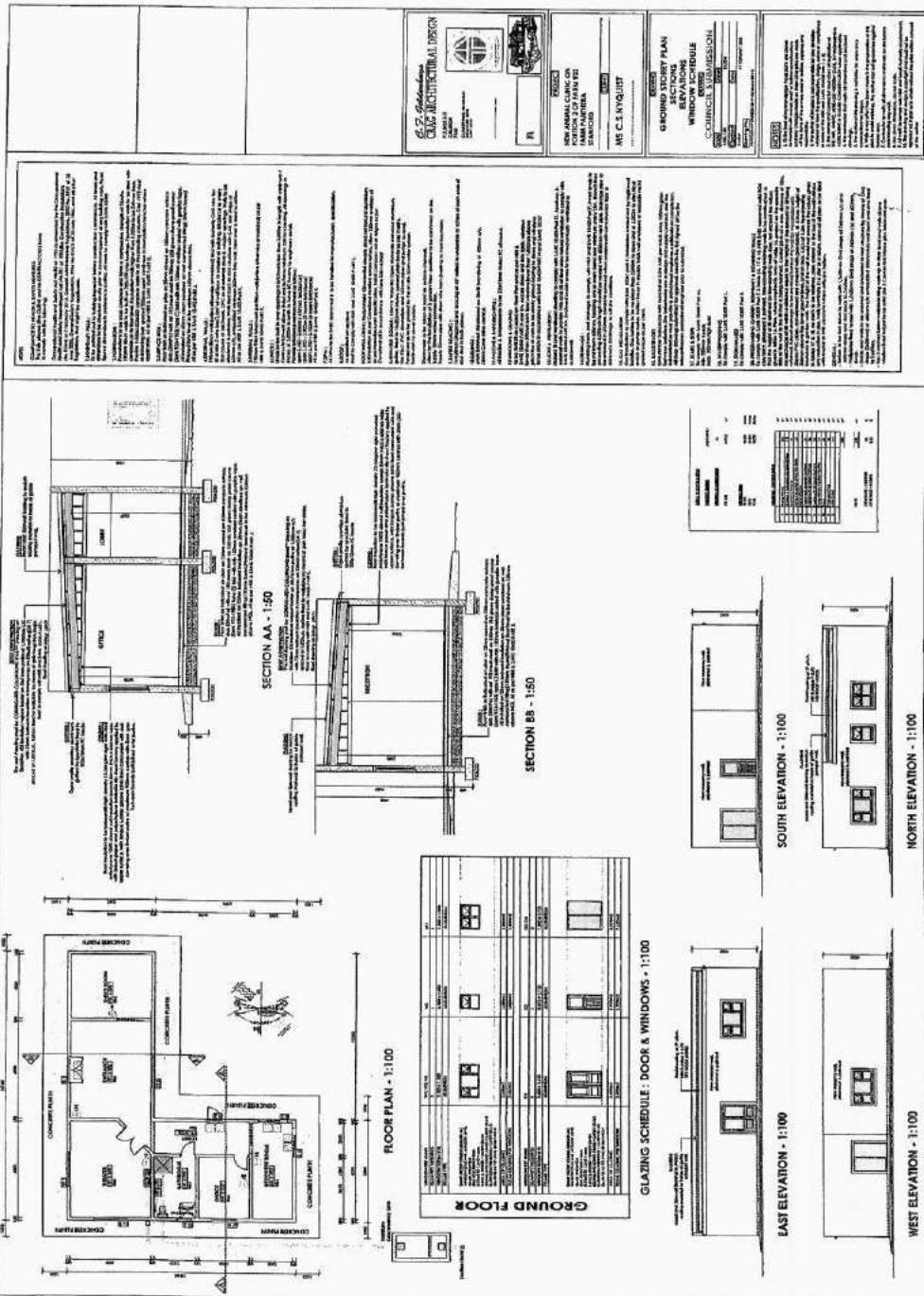
**REASONS FOR RECOMMENDATION**

- ❖ The application has followed due procedure.
- ❖ No objections were received from the Relevant Departments.
- ❖ It is in line with policy documents and the Zoning Scheme.
- ❖ The proposed development is in keeping with the primary rights enjoyed by the property owner and would have a positive and sustainable impact for the farm and its operations.



<b>PLAN</b> Stads- en Streetsplanners Active Town & Regional Planners	Property Description: <b>PORTION 2 OF THE          LOCALITY MAP          FARM NR.933</b>	Scale: <b>NTS</b> Drawing: <b>1</b> Date: <b>18/02/2014</b>
	All distances approximate and subject to survey. COPYRIGHT RESERVED	





**C.P. Robinson**  
**CLIVE ARCHITECTURAL DESIGN**

NEW ANNUAL CLINIC ON FARM PARK DRIVE SANDFORD  
 MS C.14/10/11

**REVISED**

**SECTION**  
 SECTIONS  
 ELEVATIONS  
 WINDOW SCHEDULE  
 CURTAIN WALL SECTION

DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**NOTES**

1. THE ARCHITECT HAS BEEN ADVISED BY THE LOCAL AUTHORITY THAT THE BUILDING IS TO BE CLASSIFIED AS A CLASS 1 BUILDING UNDER THE BUILDING REGULATIONS 2010. THE ARCHITECT HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING AND HAS DESIGNED THE BUILDING TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS 2010. THE ARCHITECT HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING AND HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING.
2. THE ARCHITECT HAS BEEN ADVISED BY THE LOCAL AUTHORITY THAT THE BUILDING IS TO BE CLASSIFIED AS A CLASS 1 BUILDING UNDER THE BUILDING REGULATIONS 2010. THE ARCHITECT HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING AND HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING.
3. THE ARCHITECT HAS BEEN ADVISED BY THE LOCAL AUTHORITY THAT THE BUILDING IS TO BE CLASSIFIED AS A CLASS 1 BUILDING UNDER THE BUILDING REGULATIONS 2010. THE ARCHITECT HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING AND HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING.
4. THE ARCHITECT HAS BEEN ADVISED BY THE LOCAL AUTHORITY THAT THE BUILDING IS TO BE CLASSIFIED AS A CLASS 1 BUILDING UNDER THE BUILDING REGULATIONS 2010. THE ARCHITECT HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING AND HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING.
5. THE ARCHITECT HAS BEEN ADVISED BY THE LOCAL AUTHORITY THAT THE BUILDING IS TO BE CLASSIFIED AS A CLASS 1 BUILDING UNDER THE BUILDING REGULATIONS 2010. THE ARCHITECT HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING AND HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING.
6. THE ARCHITECT HAS BEEN ADVISED BY THE LOCAL AUTHORITY THAT THE BUILDING IS TO BE CLASSIFIED AS A CLASS 1 BUILDING UNDER THE BUILDING REGULATIONS 2010. THE ARCHITECT HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING AND HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING.
7. THE ARCHITECT HAS BEEN ADVISED BY THE LOCAL AUTHORITY THAT THE BUILDING IS TO BE CLASSIFIED AS A CLASS 1 BUILDING UNDER THE BUILDING REGULATIONS 2010. THE ARCHITECT HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING AND HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING.
8. THE ARCHITECT HAS BEEN ADVISED BY THE LOCAL AUTHORITY THAT THE BUILDING IS TO BE CLASSIFIED AS A CLASS 1 BUILDING UNDER THE BUILDING REGULATIONS 2010. THE ARCHITECT HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING AND HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING.
9. THE ARCHITECT HAS BEEN ADVISED BY THE LOCAL AUTHORITY THAT THE BUILDING IS TO BE CLASSIFIED AS A CLASS 1 BUILDING UNDER THE BUILDING REGULATIONS 2010. THE ARCHITECT HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING AND HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING.
10. THE ARCHITECT HAS BEEN ADVISED BY THE LOCAL AUTHORITY THAT THE BUILDING IS TO BE CLASSIFIED AS A CLASS 1 BUILDING UNDER THE BUILDING REGULATIONS 2010. THE ARCHITECT HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING AND HAS DESIGNATED THE BUILDING AS A CLASS 1 BUILDING.

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR AMENDMENT OF SITE DEVELOPMENT PLAN:  
PORTION 2 OF FARM 933, DIVISION OF CALEDON**

Electricity	:	Eskom area
Stormwater	:	No services available
Water	:	No services available
Sewer	:	No services available
Roads and traffic	:	No services available

**Conditions:**

1. that the developer arrange with ESKOM for the provision of electricity and that he complies with all conditions as may be set by ESKOM;
2. that no water from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permits from the applicable authorities (Water and Sanitation, Health, Bocma etc.) for the use of any other water resources and the extraction thereof;
3. that the developer is responsible to provide potable water to the development that complies with SANS0241 standards and that relevant proof be submitted to the Manager: Water Infrastructure & Quality (Tel: 028 313 5046), Overstrand Municipality;
4. that waste water disposal be done in a safe and healthy manner and that plans thereof be submitted to the Municipality and DWA for approval;
5. that the developer complies to all the conditions set by Department Of Water Affairs & Bocma;
6. that, as there is currently no municipal sewer network in the vicinity, Portion 34 of Farm 633 must be provided with adequate sewer conservancy tanks, which must comply with the standards of the Department: Operational Services (Hermanus), and to which the sewer services on the development must connect to;
7. that the Municipality does not have the capacity to service the proposed development with regards to removal of sewerage from the property. The owner is therefore responsible for removal of sewerage from the property, and thereof at a licensed municipal sewerage treatment facility;

8. that alternatively, sewer treatment facilities that are approved by the Department of Water Affairs may be provided for disposal of sewer from the developments. Written proof of such approval is to be submitted to the Municipality;
9. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to minimum requirements of SANS 140400 – P: 2010: Drainage;
10. that, as no municipal refuse removal services are rendered in the area, the owner is responsible for removal of all refuse generated on the property, and disposal thereof at a registered municipal waste transfer station or waste disposal facility;
11. that on-site parking facilities are provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
12. that access can be obtained from the existing access to Ptn 2 of Farm 933.

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

*03/09/2020*  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

---

**10. ERVEN 380 AND 744, 2 CALEDON STREET & 5 PROTEA STREET, STANFORD: APPLICATION FOR SUBDIVISION AND CONSOLIDATION: MESSRS PLAN ACTIVE ON BEHALF OF G KAPPERS, SAE FIELD AND A PRETORIUS**

**380 & 744 SSS (3530)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**23 September 2020**

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**Executive Summary**

An application was received on 6 December 2019 in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) from Messrs PlanActive Town- and Regional Planners on behalf of G Kappers, SAE Field and A Pretorius for the following:

- subdivision in terms of Section 16(2)(d) to subdivide Erf 380, Stanford into Portion A ( $\pm 1745\text{m}^2$  in extent) and a Remainder ( $\pm 2470\text{m}^2$  in extent), and
- consolidation in terms of Section 16(2)(e) in order to consolidate Portion A ( $\pm 1745\text{m}^2$  in extent) with Erf 744, Stanford to create a consolidated property of  $\pm 3855\text{m}^2$  in extent.

**RESOLVED :**

1. that the applications received from Messrs Plan Active on behalf of G Kappers, SAE Field and A Pretorius for the following:
  - subdivision in terms of Section 16(2)(d) to subdivide Erf 380, Stanford into Portion A ( $\pm 1745\text{m}^2$  in extent) and a Remainder ( $\pm 2470\text{m}^2$  in extent), and
  - consolidation in terms of Section 16(2)(e) in order to consolidate Portion A ( $\pm 1745\text{m}^2$  in extent) with Erf 744, Stanford to create a consolidated property of  $\pm 3855\text{m}^2$  in extent;

**be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

- (a) that the approval is only for the subdivision as indicated on Subdivision- and Consolidation Plan No. 380 and 744stanford.drw;
- (b) that the conditions in the Services Report, be complied with;

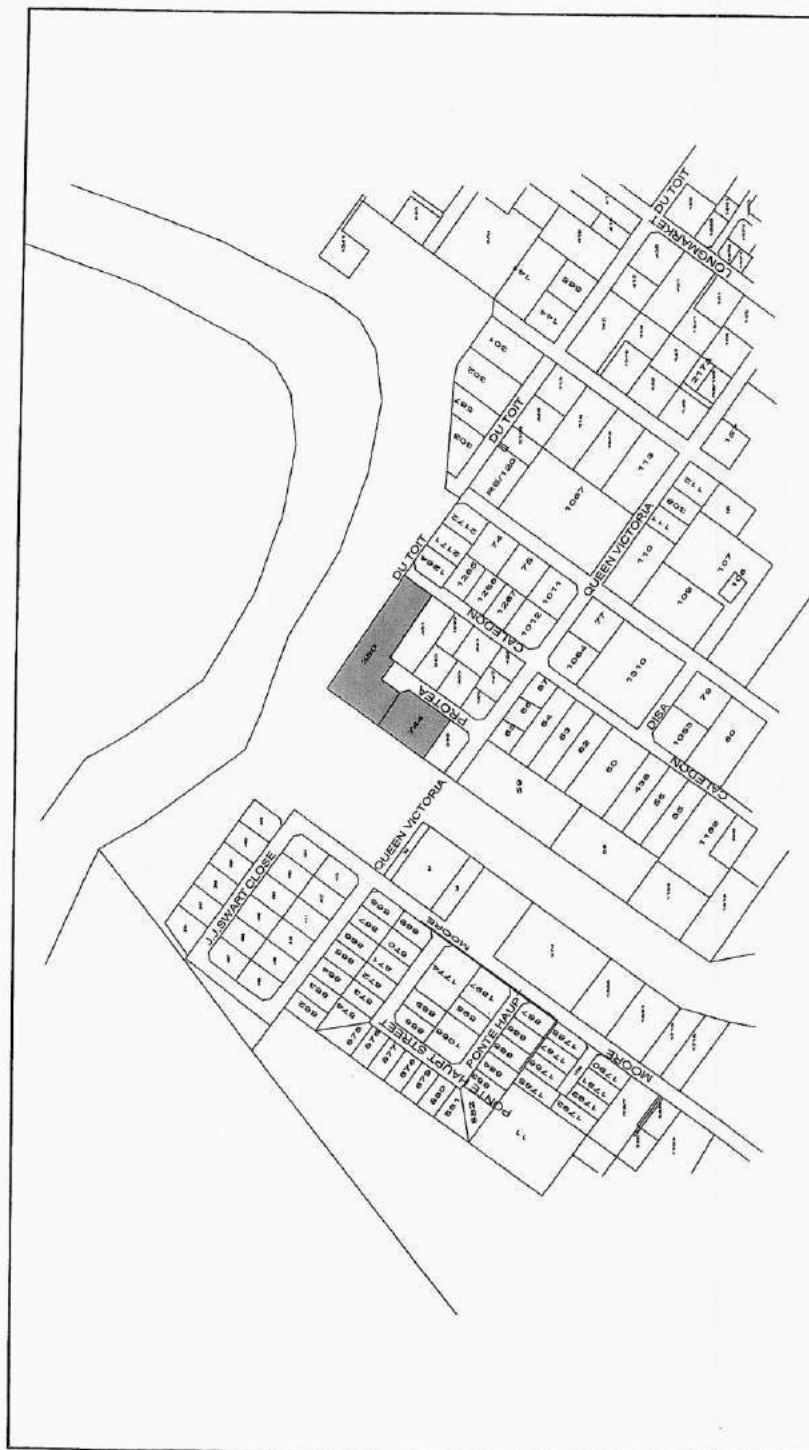
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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- (c) that the onus is upon the owner of the property to develop Portion A of Erf 380, Stanford in such a manner to mitigate the risk of flooding;
  - (d) that the erection of any permanent structure is subject to prior approval of Breede-Gouritz Catchment Management Area in terms of Section 21(c) and (i) of the National Water Act, 1998;
  - (e) that building plans be submitted to the Building Department for any future developments;
  - (f) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and
  - (g) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant and person who commented 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.

**REASONS FOR RECOMMENDATION**

- ❖ The application has followed due procedure.
- ❖ None of the relevant departments have any objection.
- ❖ The proposed subdivision and consolidation is in line with the applicable municipal and provincial planning policy.
- ❖ It will not negatively impact on existing/vested rights of adjoining property owners.
- ❖ The proposed application fits in with the character of the surrounding area, and is desirable.



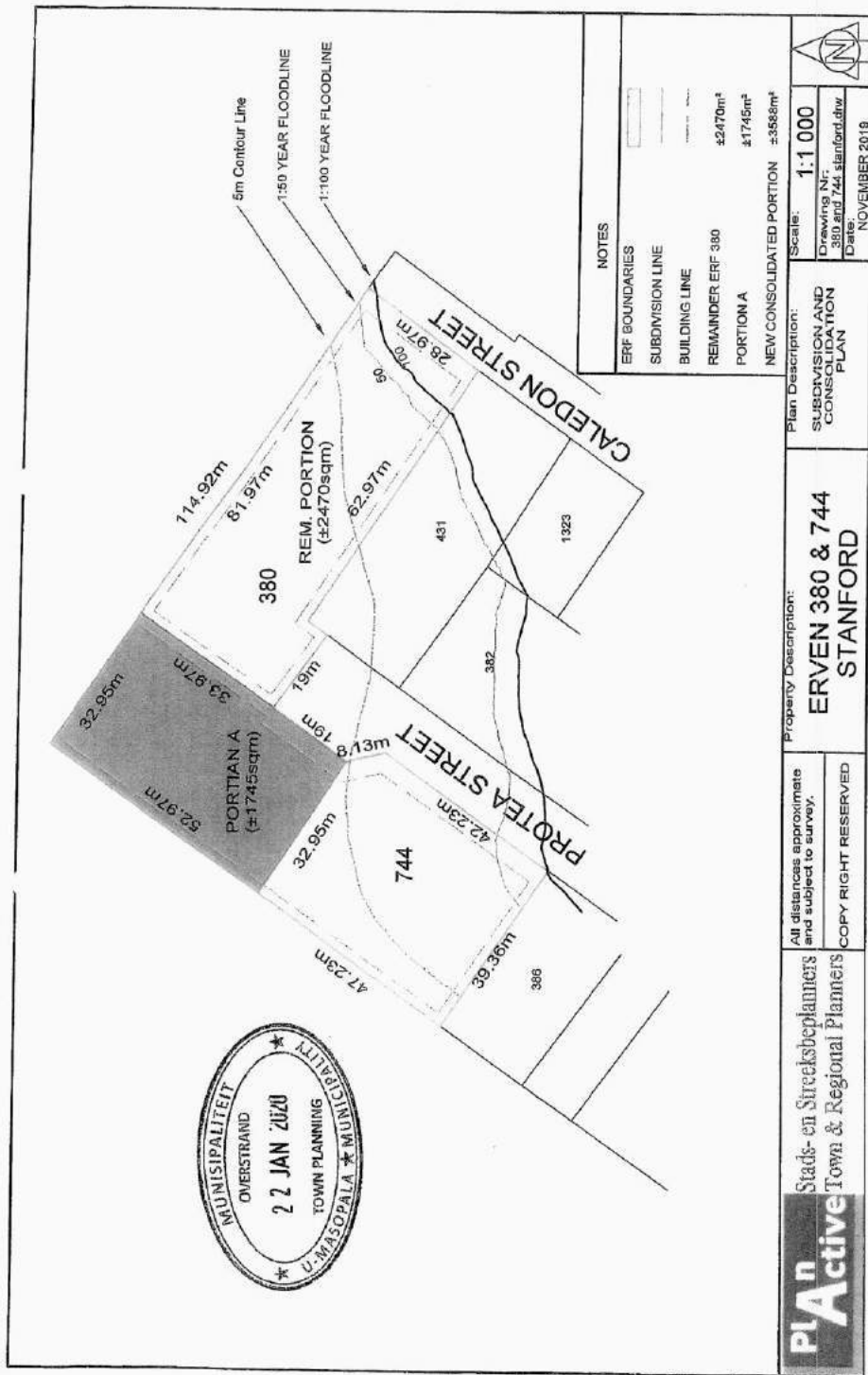
Scale: NTS  
 Drawing No: 3501.drw  
 Date: NOVEMBER 2019

Plan Description:  
 LOCALITY MAP

Property Description: 7 4 4  
 ERVEN 786 AND 380  
 STANFORD

All distances approximate  
 and subject to survey.  
 COPY RIGHT RESERVED

**PLAN** Active  
 Stads- en Sireeksbeplanners  
 Town & Regional Planners



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR SUBDIVISION & CONSOLIDATION: ERVEN 380 &  
744, STANFORD (3530/2019)**

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 60 Amp three phase electricity connection will be available for the development, no additional capacity can be supplied;
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 Erven 380 & 744, Stanford, unobstructed;
6. that no on-street parking be allowed.

  
**DENNIS HENDRIKS**  
**SENIOR MANAGER:**  
**ENGINEERING SERVICES**

  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

---

**11. ERF 1694, 14 RESERVOIR STREET, VOËLKLIP, HERMANUS,  
OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: A  
LANGEN**

**1694 HVK**

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**5 October 2020**

---

**Executive Summary**

An application was received on 6 March 2020 from A Langen, the owner of Erf 1694, Hermanus for a departure in order to relax the northern lateral building line from 2m to 1,5m to accommodate a carport as well as the encroachment of the 2,1m height restriction applicable to boundary walls for security purposes on a portion of the street and northern lateral property boundary to 2,88m.

**RESOLVED :**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) on Erf 1694, Hermanus to relax the north-western lateral building line from 2m to 1,5m in order to accommodate a proposed carport and boundary wall height encroachment from 2,1m to 2,88m, **be approved** in terms of the provisions of Section 61 of the By-law, subject to the following conditions:
  - (a) that this approval only relates to a building relaxation as indicated on the site plan as submitted with the application;
  - (b) that building plans be submitted to the Building Department, and that all conditions set by die Building- and Fire Departments at that stage, be complied with;
  - (c) that all the conditions of Engineering Services, 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 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 mentioned approval.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**REASONS FOR RECOMMENDATION**

- ❖ The application has followed due procedure.
- ❖ No objections were received.
- ❖ The proposal will not detract from the character of the area.
- ❖ The proposal will not adversely affect vested rights of adjoining property owners.
- ❖ The proposal is considered desirable.
- ❖ All Municipal Departments support the application.

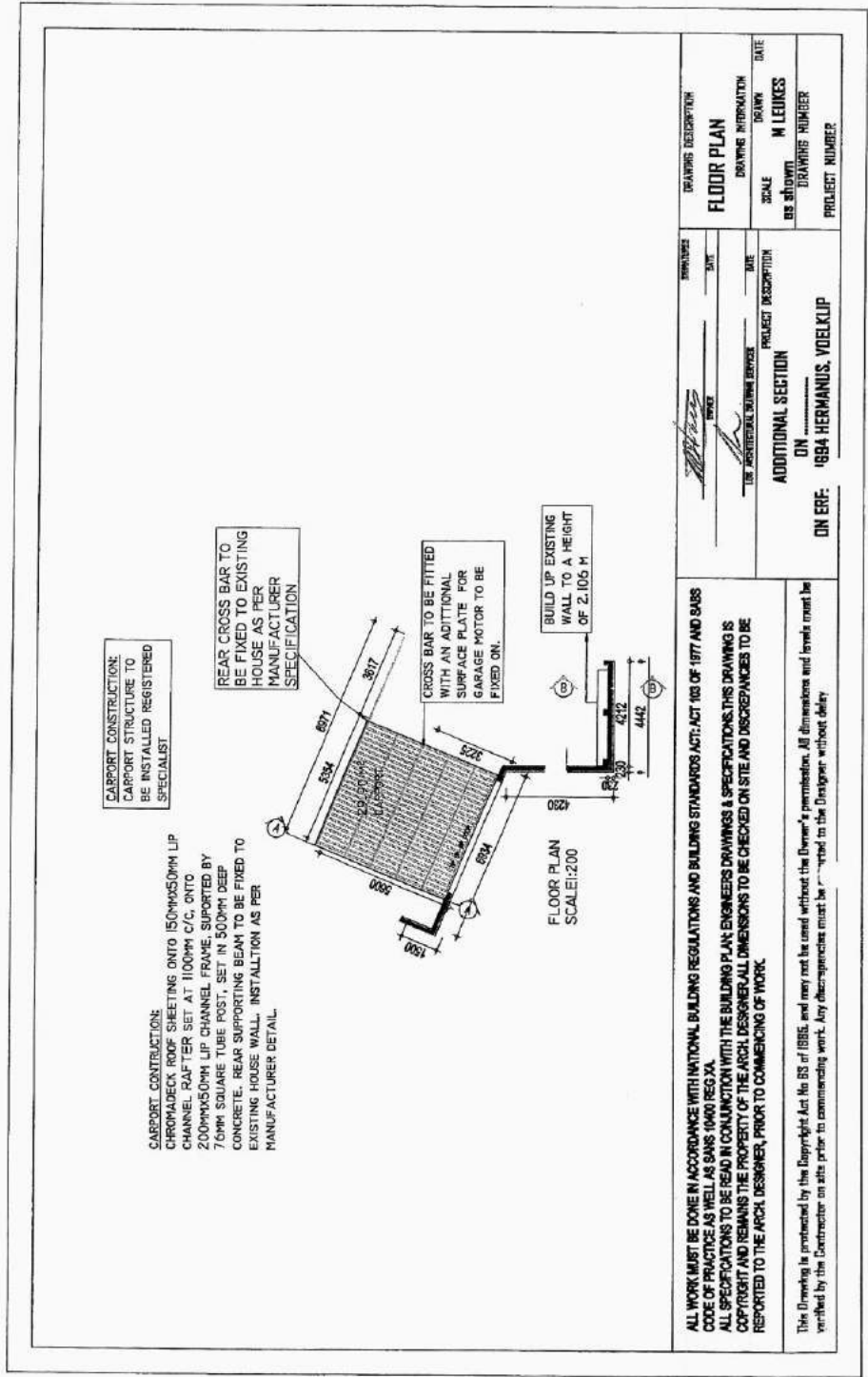


Locality Map

Erf 1694, 14 Reservoir Street, Voelklip

Date: 2020-03-17





DRAWING DESCRIPTION  
**FLOOR PLAN**

DRAWING INFORMATION  
SCALE: AS SHOWN  
DRAWING NUMBER: M LEIKES  
PROJECT NUMBER

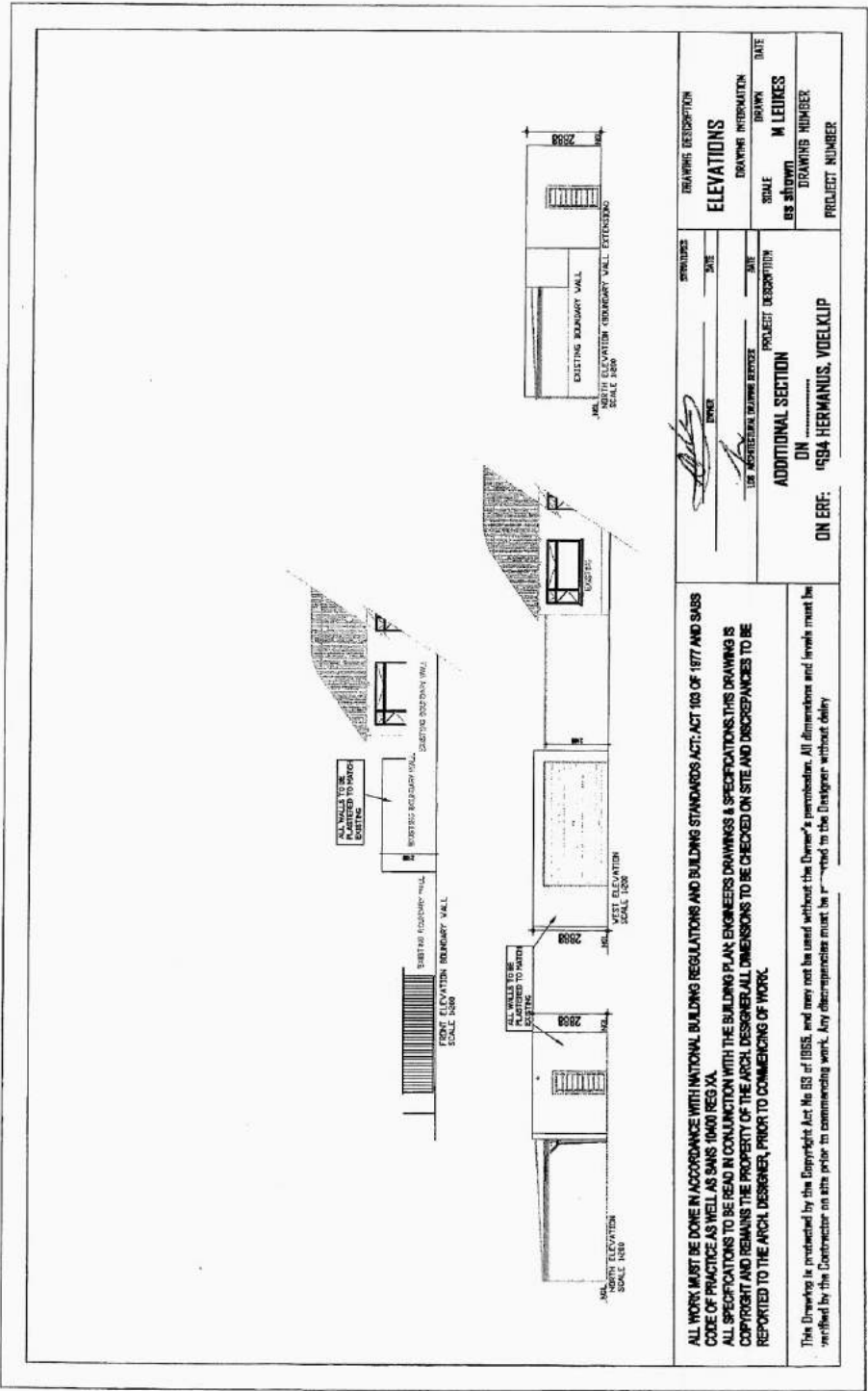
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_

PROJECT DESCRIPTION  
ON: 1984 HERMANUS, VOELKUP

ALL WORK MUST BE DONE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT: ACT 103 OF 1977 AND SANS CODE OF PRACTICE AS WELL AS SANS 10400 RES. X1.

ALL SPECIFICATIONS TO BE READ IN CONJUNCTION WITH THE BUILDING PLAN ENGINEERS DRAWINGS & SPECIFICATIONS. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCH. DESIGNER. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES TO BE REPORTED TO THE ARCH. DESIGNER, PRIOR TO COMMENCING OF WORK.

This Drawing is produced by the Copyright Act No 95 of 1995, and may not be used without the Owner's permission. All dimensions and levels must be verified by the Contractor on site prior to commencing work. Any discrepancies must be reported to the Designer without delay.



ALL WORK MUST BE DONE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT: ACT 103 OF 1977 AND SAWS CODE OF PRACTICE AS WELL AS SANS 10400 REG XA. ALL SPECIFICATIONS TO BE READ IN CONJUNCTION WITH THE BUILDING PLAN, ENGINEERS DRAWINGS & SPECIFICATIONS. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCH. DESIGNER. ALL DIMENSIONS TO BE CHECKED ON SITE AND DISCREPANCIES TO BE REPORTED TO THE ARCH. DESIGNER, PRIOR TO COMMENCING OF WORK.

This Drawing is provided by the Copyright Act No 63 of 1965, and may not be used without the Owner's permission. All dimensions and levels must be verified by the Contractor on site prior to commencing work. Any discrepancies must be reported to the Designer without delay.

DRAWING DESCRIPTION <b>ELEVATIONS</b>	DRAWING INFORMATION SCALE: <u>AS SHOWN</u>	DRAWN: <u>M LEIKES</u>	DATE: _____
	PROJECT DESCRIPTION ON _____ ON ERF: '584 HERMANUS, VOELKLIP	DRAWING NUMBER _____	PROJECT NUMBER _____

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 1694, VOELKLIP**

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 the owner's account;
6. that stormwater be allowed to discharge through Erf 1694, Voelklip, unobstructed;
7. that no on-street parking be allowed.

  
**DENNIS HENDRIKS**  
**SENIOR MANAGER:**  
**ENGINEERING SERVICES**

  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

---

**12. ERF 3009, 91 ATLANTIC DRIVE, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE : MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF AE VAN ZYL**

**3009 HON (3527/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**2 September 2020**

---

**Executive Summary**

An application was received on 2 December 2019 from Messrs Plan Active Town & Regional Planners on behalf of AE van Zyl on Erf 3009, Onrus River for 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 following:

- northern lateral building line from 2m to  $\pm 1,09\text{m}$  to accommodate the enclosure of an existing roofed covered area;
- southern lateral building line from 2m to  $\pm 1,470\text{m}$  to accommodate an extension to the new floor slab on the existing dwelling;
- street building line from 4m to 0m to accommodate an extended stoep which is 2,1m above natural ground level and a balustrade of 3,1m in height including a staircase; and
- northern lateral building line from 2m to 1,35m to accommodate a portion of a stoep with built braai and balustrade on first floor level.

**RESOLVED :**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 3009, Onrustrivier for a departure to relax the following:
  - northern lateral building line from 2m to  $\pm 1,09\text{m}$  to accommodate the enclosure of an existing roofed covered area;
  - southern lateral building line from 2m to  $\pm 1,470\text{m}$  to accommodate an extension to the new floor slab on the existing dwelling, and
  - northern lateral building line from 2m to 1,35m to accommodate a portion of a stoep with built braai and balustrade on first floor level

**be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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- (a) that this approval is only for the relaxation of the lateral building lines as indicated on undated plans 01-20-001, 01-20-002 and 01-20-003, 03-04-001 A and 02-04-001 A, submitted with the application;
  - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
  - (d) 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;
  - (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.
2. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure on Erf 3009, Onrustvriër for a departure to relax the street building line from 4m to 0m to accommodate an extended stoep which is 2,1m above natural ground level and a balustrade of 3,1m in height including a staircase, **not be approved**, in terms of the provisions of Section 61 of the By-Law.
  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 decision.

## **REASONS FOR RECOMMENDATION**

### **APPROVAL**

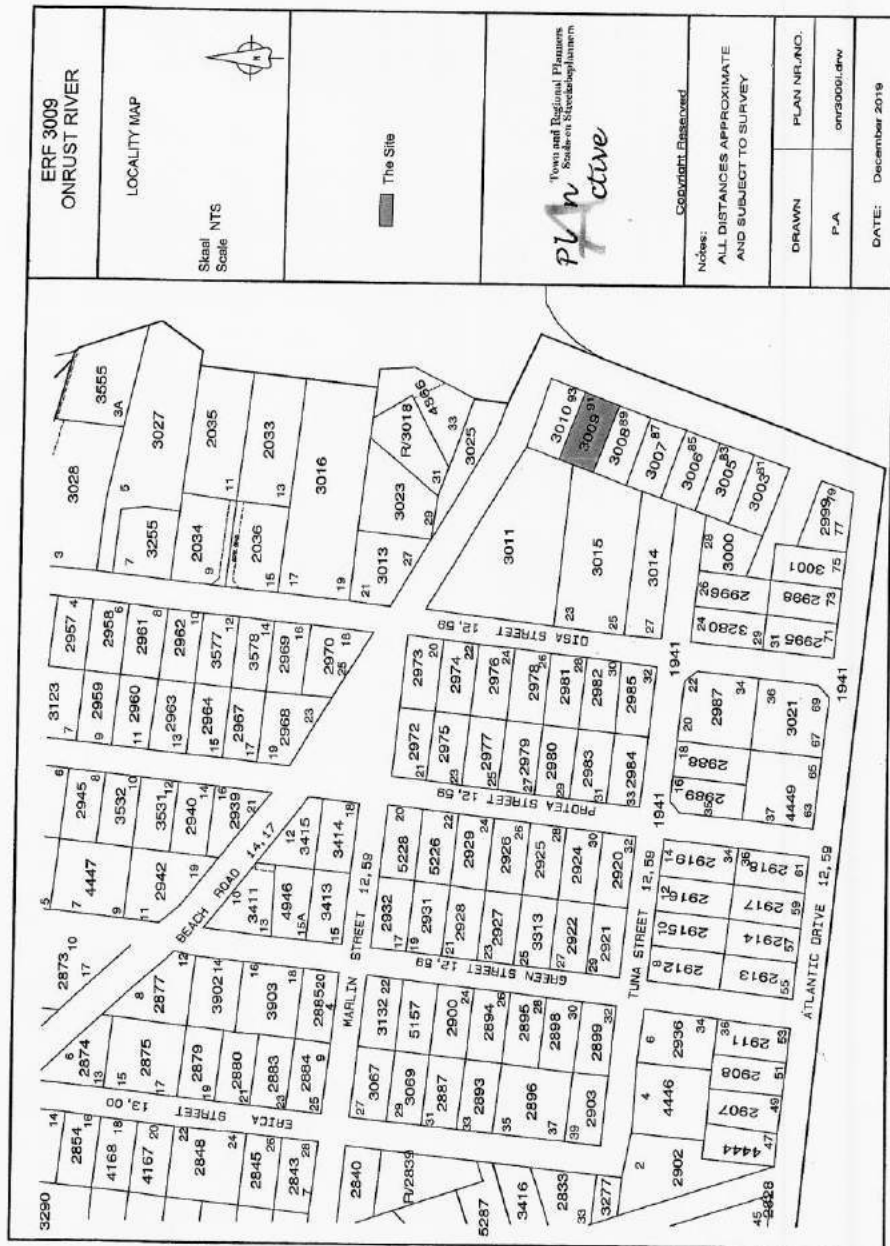
- ❖ The application has followed due process.
- ❖ None of the internal departments or neighbours has any objections.
- ❖ The relaxations are minor relaxations and the fact that the new first floor will be set back and lowered, the new building will have less of an impact on neighbours.
- ❖ The relaxations will not have a negative impact on the character of the area or neighbour's privacy.
- ❖ The application is desirable.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**NON APPROVAL**

- ❖ The Municipality is not supportive to approve filling over street building lines as it impede on street scape, and the further extension of the existing raised stoep with approximately 8m<sup>2</sup>, will elevate such impact further.



ERF 3009  
ONRUST RIVER

LOCALITY MAP

Scale  
NTS



The Site

Town and Regional Planners  
Solutions  
**PLN active**

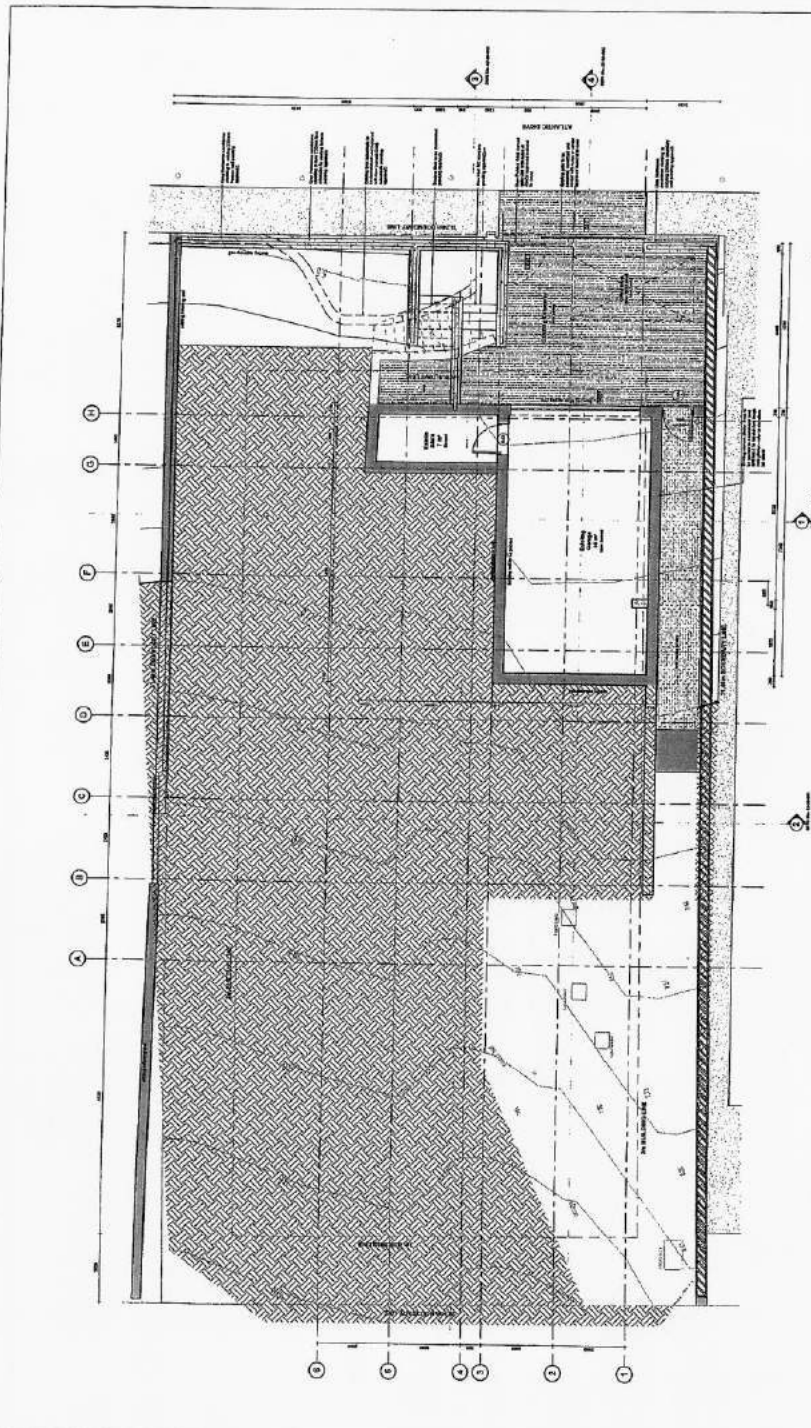
Copyright Reserved

Notes:  
ALL DISTANCES APPROXIMATE  
AND SUBJECT TO SURVEY

DRAWN PLAN NR./NO.

P.A. onr3009i.dwg

DATE: December 2019



TENDER: 2023  
 CURRENT ISSUE DATE: 01-20-2023  
 PROJECT NO.: 11-10000000-001  
 SCALE: AS SHOWN  
 DRAWING NO.: 01-20-001  
 CURRENT REV.: 01



DRAWING TITLE: 01-20-001 LOWER GROUND FLOOR PLAN  
 PROJECT TITLE: Project No. 11

PROJECT ADDRESS: #1 Prince Street, Ottawa

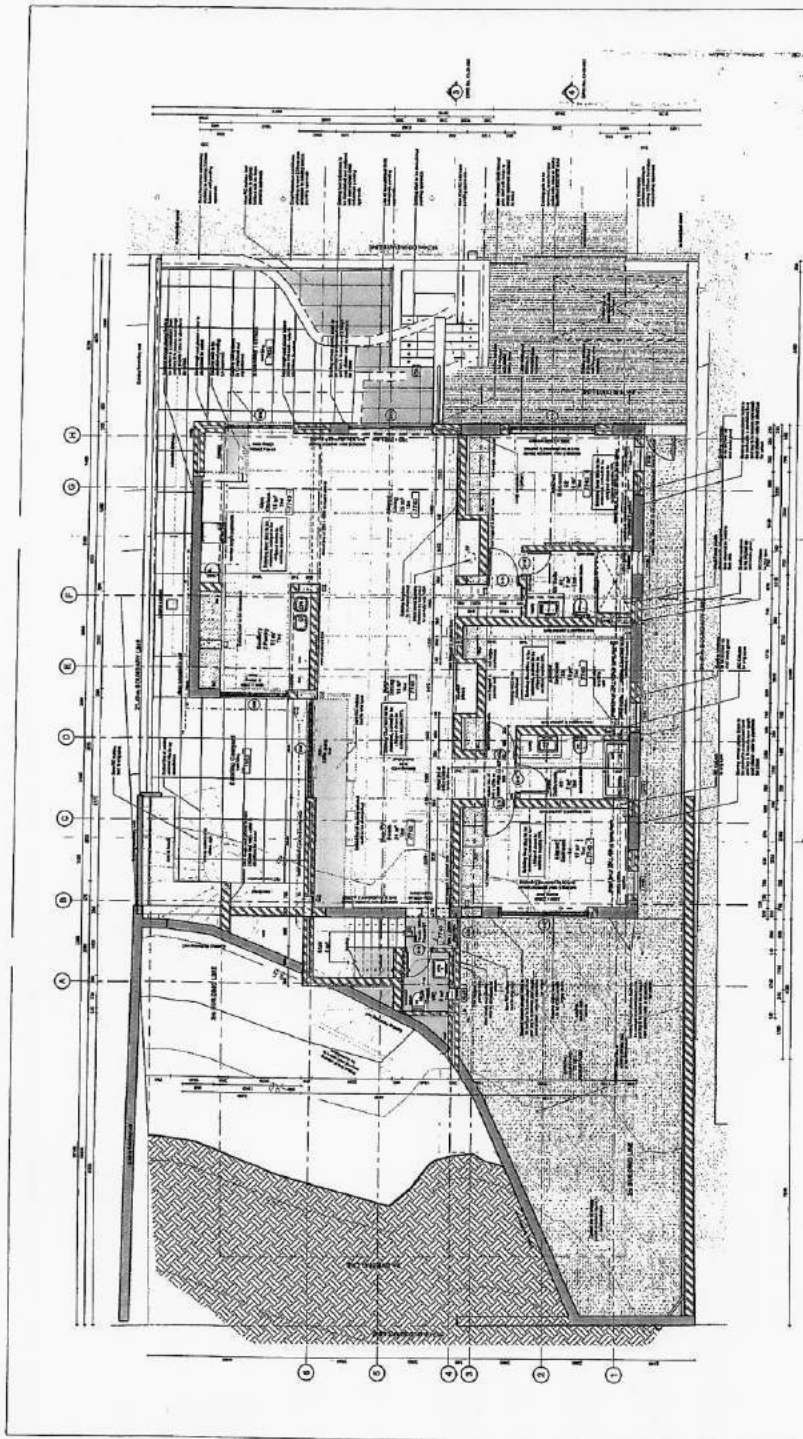
REVISIONS

NO.	DATE	DESCRIPTION

GENERAL NOTES:  
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.  
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL BUILDING CODE OF CANADA.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE AUTHORITY.  
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 7. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.  
 9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

01-20-001\_L00 Lower Ground Floor  
 SCALE: 1:50

**nieuw**  
 ARCHITECTS-DESIGNERS-CREATIVES  
 4870 13th Avenue, Suite 100  
 Ottawa, Ontario K1N 6N5  
 TEL: (613) 745-1111  
 WWW.NIEUWARCHITECTS.COM



TENDER  
2021

CURRENT ISSUE DATE  
PROJECT NO.  
SCALE  
DRAWING NO. CURRENT REV.  
01-20-002

DRAWING TITLE  
11 FLOOR PLAN, CHINA

PROJECT TITLE  
11 FLOOR PLAN, CHINA

PROJECT ADDRESS  
11 FLOOR PLAN, CHINA

REVISIONS

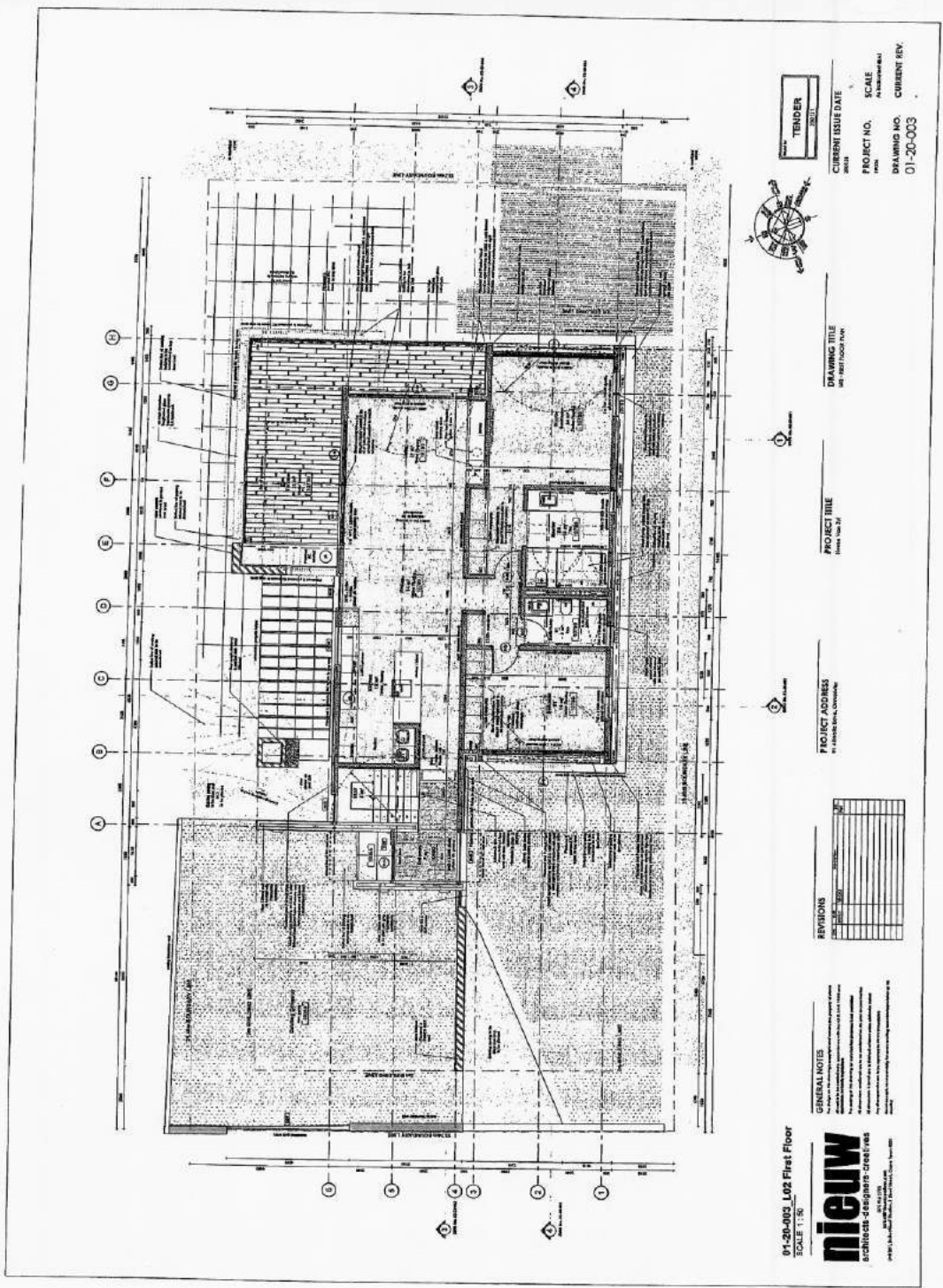
NO.	DATE	DESCRIPTION

01-20-002, 11th Ground Floor  
SCALE 1:50

GENERAL NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
2. REFER TO ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.  
3. REFER TO STRUCTURAL DRAWINGS FOR COLUMN AND BEAM LOCATIONS.  
4. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SYSTEM LOCATIONS.  
5. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR EXTERIOR FINISHES.  
6. REFER TO INTERIOR DESIGN DRAWINGS FOR FURNITURE AND FIXTURES.  
7. REFER TO SPECIALTY TRADE DRAWINGS FOR SPECIALTY INSTALLATIONS.  
8. REFER TO SCHEDULES FOR MATERIALS AND FINISHES.  
9. REFER TO NOTES ON OTHER DRAWINGS FOR RELATED INFORMATION.  
10. REFER TO THE PROJECT MANUAL FOR GENERAL CONDITIONS AND CONTRACT DOCUMENTS.

**nieuw**  
ARCHITECTS  
11 FLOOR PLAN, CHINA  
11 FLOOR PLAN, CHINA



TENDER  
2021



CURRENT ISSUE DATE  
2021  
PROJECT NO.  
SCALE  
DRAWING NO.  
CURRENT REV.  
01-20-003

DRAWING TITLE  
1st Floor Plan

PROJECT TITLE  
1st Floor Plan

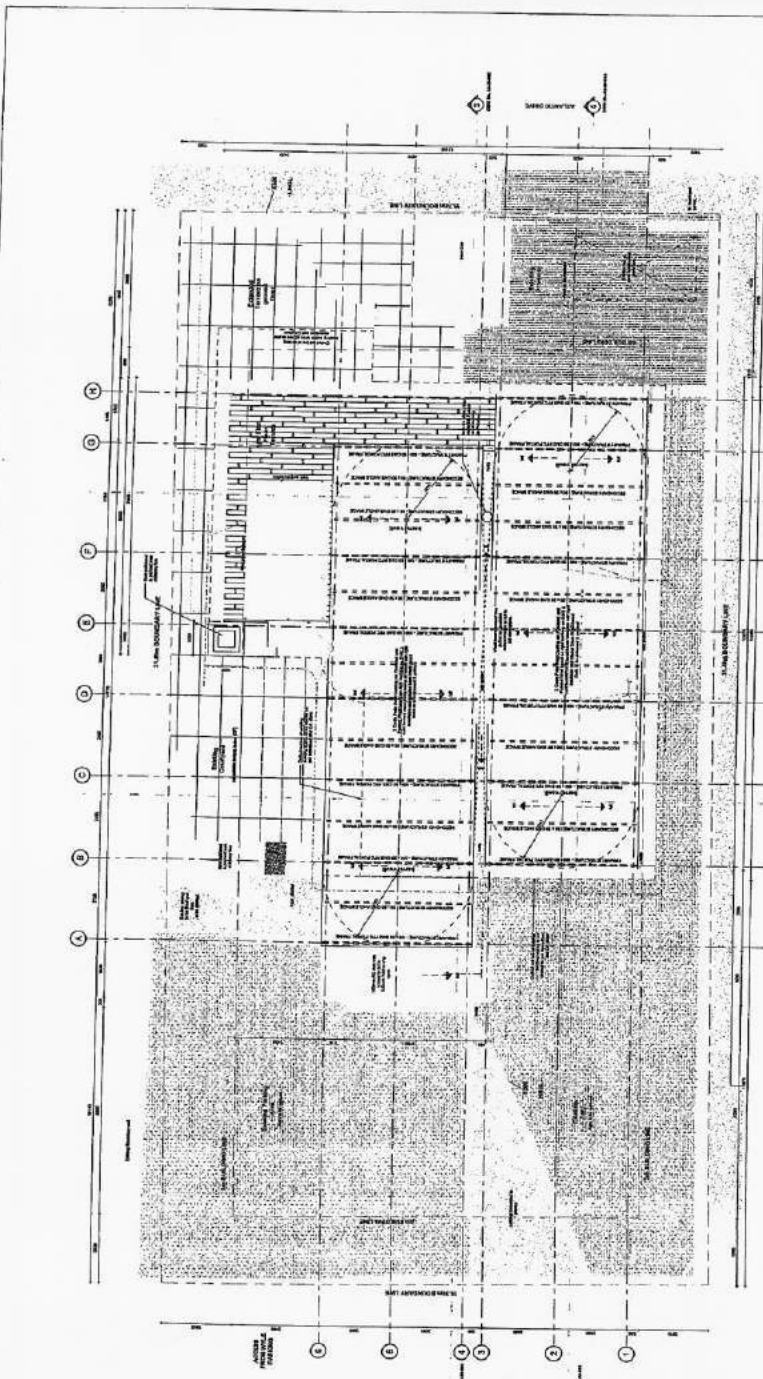
PROJECT ADDRESS  
1st Floor Plan

REVISIONS

NO.	DATE	DESCRIPTION

GENERAL NOTES

01-20-003 L02 First Floor  
SCALE 1:50  
**niew**  
SOUTHCOAST ENGINEERING CONSULTANTS



TENDER	2021
SCALE	AS SHOWN

CURRENT ISSUE DATE  
2021

PROJECT NO. 1904

SCALE 1:1000

DRAWING NO. 01-20-000

CURRENT REV.



DRAWING TITLE  
ROOF PLAN

PROJECT TITLE  
NEW

PROJECT ADDRESS  
11111111111111111111

NO.	DATE	DESCRIPTION

GENERAL NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS BEFORE COMMENCING WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE MATERIALS.

8. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL WORK DONE.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.

01-20-000\_LR Roof Plan

SCALE 1:50

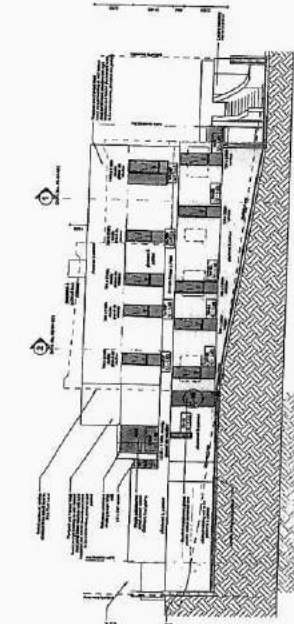
**new**

ARCHITECTS

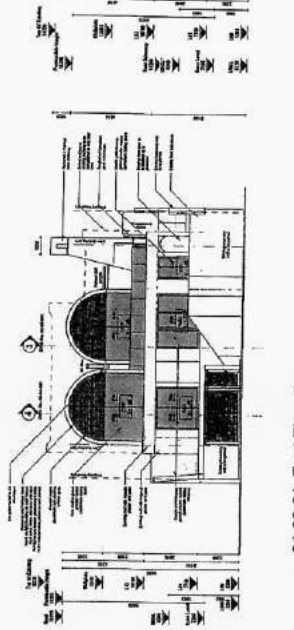
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11111111111111111111

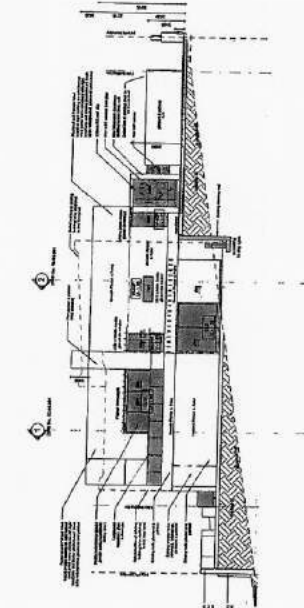
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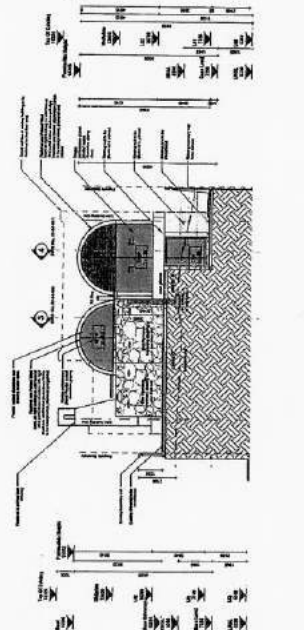
04-02-01 East Elevation  
SCALE 1:100



04-02-02 South Elevation  
SCALE 1:100



04-02-03 North Elevation  
SCALE 1:100



04-02-04 West Elevation  
SCALE 1:100

**niew**  
ARCHITECTS - DESIGNERS - ENGINEERS  
10000 16th Avenue, Suite 100  
Denver, CO 80202  
Tel: 303.733.8800  
Fax: 303.733.8801  
www.niew.com

**GENERAL NOTES**  
1. All work shall conform to the City of Denver Building Code and all applicable codes and regulations.  
2. All materials shall be of the highest quality and shall be approved by the City of Denver.  
3. All work shall be completed within the specified time frame.  
4. All work shall be done in accordance with the approved plans and specifications.

**REVISIONS**

NO.	DATE	DESCRIPTION

**PROJECT ADDRESS**  
10000 16th Avenue, Suite 100  
Denver, CO 80202

**PROJECT TITLE**  
10000 16th Avenue

**DRAWING TITLE**  
ELEVATIONS (LOOK ADJUST)

**DATE**  
03/04/04

**CURRENT ISSUE DATE**  
03/04/04

**PROJECT NO.**  
10000

**SCALE**  
1:100 (ALL)

**DRAWING NO.**  
03-04-001

**CURRENT REV.**  
A



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 3009, ONRUS RIVER (3527/2019)**

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 the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to 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 stormwater be allowed to discharge through Erf 3009, Onrus River, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

*p.p. R. Hendriks*  
**DENNIS HENDRIKS**  
**SENIOR MANAGER:**  
**ENGINEERING SERVICES**

*02/06/2020*  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**13. ERF 745, 21 FULMAR ROAD, VERMONT, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE AND RELAXATION OF TITLE DEED CONDITIONS: CM HAWORTH**

**745 HVM (3172/2019)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**10 September 2020**

---

**Executive Summary**

An application was received on 14 May 2019 from D Cooper for a departure in terms of Section 16.(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Erf 745, Vermont to relax the eastern lateral and rear building lines from 2m to 0m to accommodate a store room and existing carport.

The application also entails the relaxation of restrictive title deed condition E.(a) of Title Deed No. T13018/2018 of the property to accommodate the carport and store room that encroaches the prescribed 1,57m eastern lateral title deed building line to 0m.

**RESOLVED :**

1. that the application in terms of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) for the relaxation of title deed condition E.(a) as contained in Title Deed T13018/2018 applicable to Erf 745, Vermont in order to relax the eastern lateral building line from 1,57m to 0m in order to accommodate an existing carport and store room, **be approved** in terms of Section 61 of the By-Law;
2. that the application in terms of Section 16.(2)(b) of the By-Law applicable to Erf 745, Vermont to relax the eastern lateral and rear building lines from 2m to 0m to accommodate a store room and existing 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 for the encroachments indicated on Drawing No. C/005/1010 dated 22 May 2019, as submitted with the application;
  - (b) that the store room may only be used for storage purposes;
  - (c) 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;

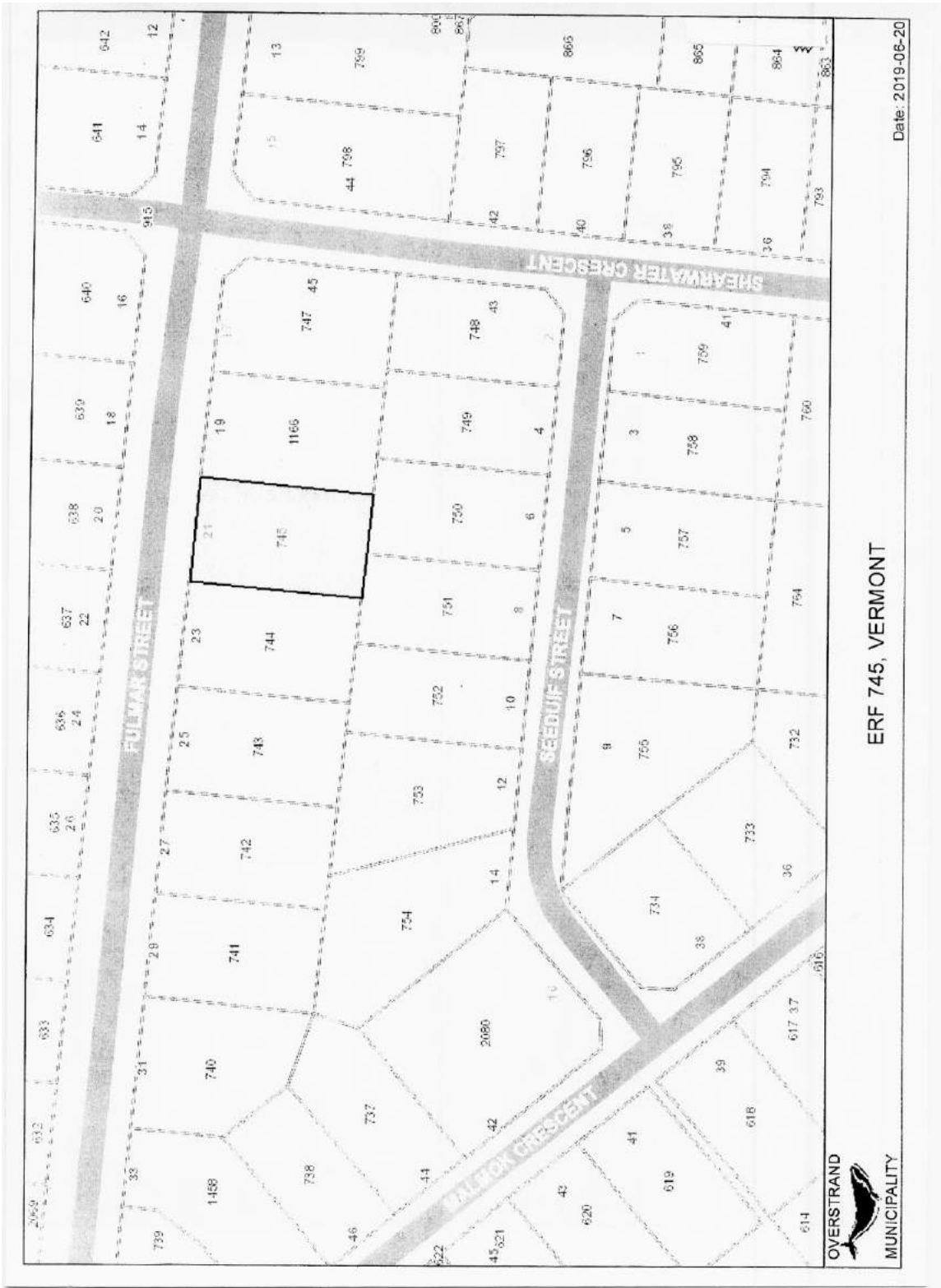
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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- (d) that all the conditions of Engineering Services, Telkom and Eskom respectively, be complied with;
  - (e) that all other development parameters as prescribed in the relevant Zoning Scheme, be complied with, and
  - (f) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
3. that the applicant be notified of its right of appeal (against Point 2.) in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.

**REASONS FOR RECOMMENDATION**

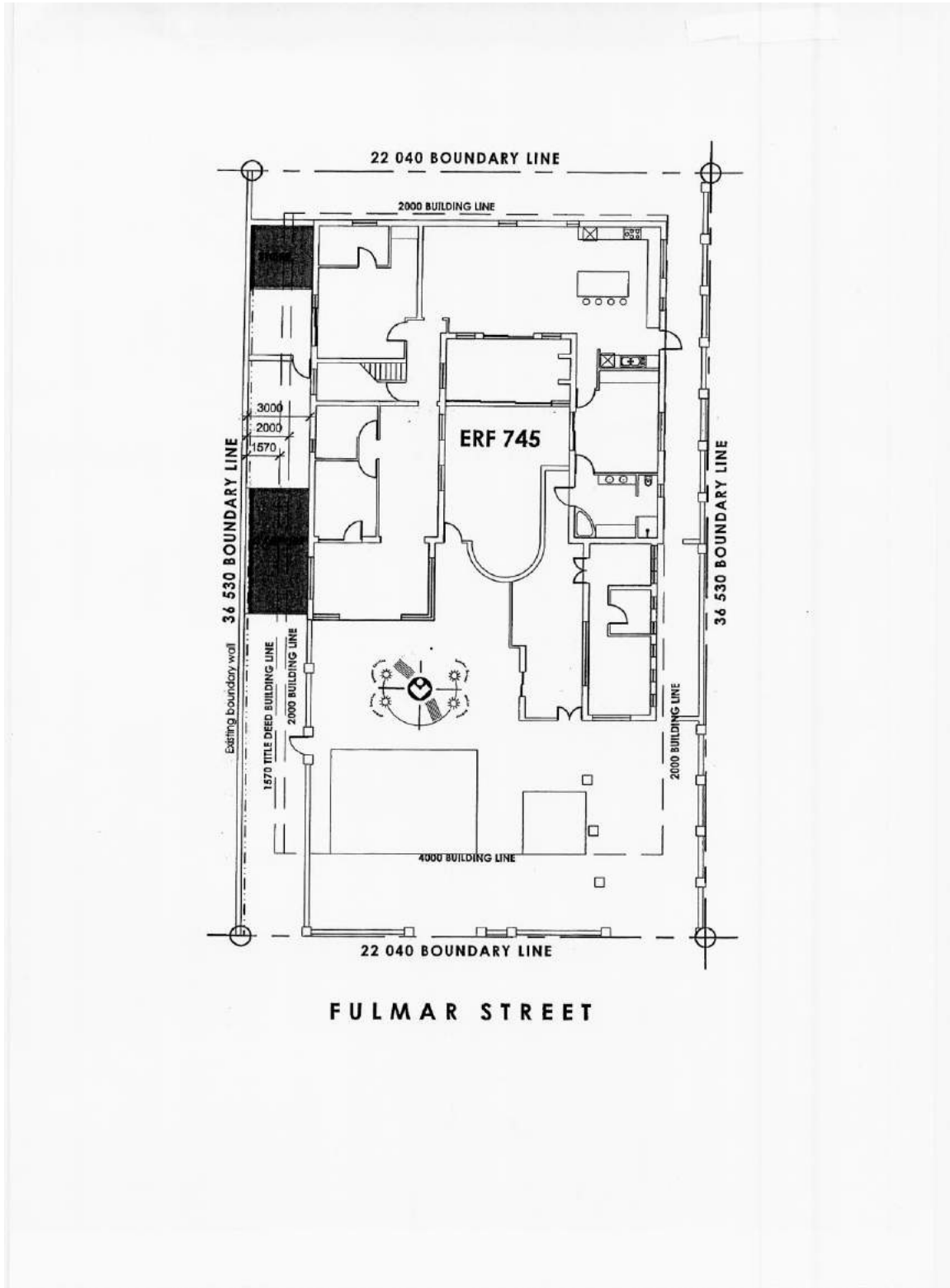
- The application has followed due procedure.
- None of the internal departments have any objection.
- No objections have been received.
- The encroachments do not impact negatively on the character of the area or adversely impact on the vested rights of surrounding property owners.



ERF 745, VERMONT

Date: 2019-06-20





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE & RELAXATION: ERF 745, VERMONT**

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 the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to 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 stormwater be allowed to discharge through Erf 745, Vermont, unobstructed;
6. that any additional and / or extended vehicles entrances will be for the owner's account;
7. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**14. ERF 2464, 26 ANGLER'S ROAD, BETTY'S BAY: OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE AND RELAXATION OF TITLE DEED RESTRICTION: MESSRS ETERNITY SERVICES (PTY) LTD ON BEHALF OF THE INNISFALLEN TRUST**

**2464 KBB (3329/2019)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**2 October 2020**

---

**Executive Summary**

An application was received on 9 September 2019 from Messrs Eternity Services (Pty) Ltd on behalf of the Innisfallen Trust on Erf 2464, Betty's Bay in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the following departures:

- to relax the street building line from 4m to 0,75m to accommodate the existing carport,
- to relax the lateral building line from 2m to 1,5m to accommodate a proposed new living room.

The application also entails the relaxation of restrictive title deed condition E.(b) of Title Deed No. T83828/96 to accommodate the relaxation of the street building line from 5m to 0,75m to accommodate the existing carport.

**RESOLVED :**

1. that the application in terms of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) for the relaxation of restrictive title deed condition E.(b) as contained in Title Deed No. T83828/96 applicable to Erf 2464, Betty's Bay in order to relax the street building line from 5m to 0,75m to accommodate the existing carport, **be approved** in terms of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(b) of the By-Law applicable to Erf 2464, Betty's Bay for the following departures:
  - to relax the street building line from 4m to 0,75m to accommodate the existing carport,
  - to relax the lateral building line from 2m to 1,5m to accommodate a proposed new living room,

**be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:

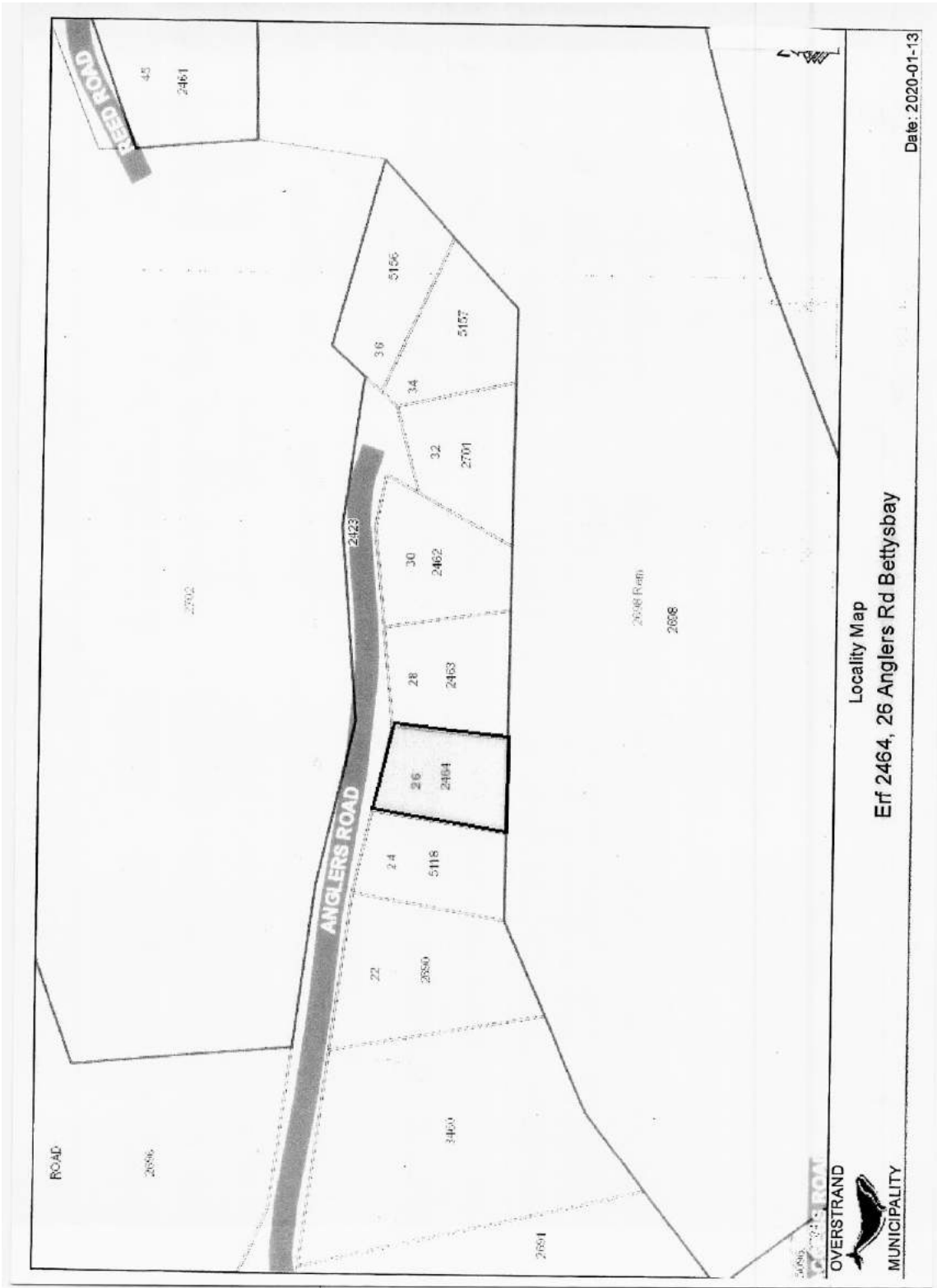
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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- (a) that this approval is only for the development as indicated on plan numbers 2019/503, HFR2 SC 100 dated April 2019 and HFR2 SC 200 dated Jan 2019, as submitted with the application,
  - (b) that no further transgression over the building lines will be allowed, except that is sanctioned by the Overstrand Zoning Scheme;
  - (c) that the timberdeck on a portion of the garage structure may not transgress the 4m street building line;
  - (d) that no building work may transgress the 4m street building line;
  - (e) 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;
  - (f) that all the conditions in the Services Report, be complied with
  - (g) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
  - (h) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
3. that the applicant be notified of its right of appeal (against Paragraph 2. above) in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

**REASONS FOR RECOMMENDATION**

- The application has followed due procedure.
- It will not impact on the rights of surrounding property owners or the character of the existing surrounding built environment.
- The building line encroachment is not regarded as being undesirable from a town planning point of view.
- The proposed renovations are supported by the adjacent owners, and consents were provided in this regard.



THESE PLANS HAVE BEEN PREPARED BY "ETERNITY SERVICES" IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT, R.S.O. 1990, CHAPTER 191, AND THE PROFESSIONAL ENGINEERING REGULATIONS, R.R.O. 1990, CHAPTER 184, AND THE PROFESSIONAL ENGINEERING ACT, R.S.O. 1990, CHAPTER 191, AND THE PROFESSIONAL ENGINEERING REGULATIONS, R.R.O. 1990, CHAPTER 184, AND THE PROFESSIONAL ENGINEERING ACT, R.S.O. 1990, CHAPTER 191, AND THE PROFESSIONAL ENGINEERING REGULATIONS, R.R.O. 1990, CHAPTER 184.

**REFERENCES:**  
 1. THE PROFESSIONAL ENGINEERING ACT, R.S.O. 1990, CHAPTER 191.  
 2. THE PROFESSIONAL ENGINEERING REGULATIONS, R.R.O. 1990, CHAPTER 184.  
 3. THE BUILDING ACT, R.S.O. 1990, CHAPTER 97.  
 4. THE BUILDING REGULATIONS, R.R.O. 1990, CHAPTER 183.  
 5. THE ELECTRICAL SAFETY ACT, R.S.O. 1990, CHAPTER 137.  
 6. THE ELECTRICAL SAFETY REGULATIONS, R.R.O. 1990, CHAPTER 182.  
 7. THE FIRE PREVENTION ACT, R.S.O. 1990, CHAPTER 97.  
 8. THE FIRE PREVENTION REGULATIONS, R.R.O. 1990, CHAPTER 183.  
 9. THE OCCUPATIONAL SAFETY AND HEALTH ACT, R.S.O. 1990, CHAPTER 150.  
 10. THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS, R.R.O. 1990, CHAPTER 181.  
 11. THE ENVIRONMENTAL PROTECTION ACT, R.S.O. 1990, CHAPTER 190.  
 12. THE ENVIRONMENTAL PROTECTION REGULATIONS, R.R.O. 1990, CHAPTER 180.  
 13. THE WATER RESOURCES ACT, R.S.O. 1990, CHAPTER 120.  
 14. THE WATER RESOURCES REGULATIONS, R.R.O. 1990, CHAPTER 179.  
 15. THE WASTE MANAGEMENT ACT, R.S.O. 1990, CHAPTER 120.  
 16. THE WASTE MANAGEMENT REGULATIONS, R.R.O. 1990, CHAPTER 179.  
 17. THE AIR QUALITY ACT, R.S.O. 1990, CHAPTER 120.  
 18. THE AIR QUALITY REGULATIONS, R.R.O. 1990, CHAPTER 179.  
 19. THE SOIL CONSERVATION ACT, R.S.O. 1990, CHAPTER 120.  
 20. THE SOIL CONSERVATION REGULATIONS, R.R.O. 1990, CHAPTER 179.

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.  
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 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

**ETERNITY SERVICES**

1100 SHEPPARD AVENUE EAST  
 SUITE 100  
 SCARBOROUGH, ONTARIO M1B 3Y9  
 TEL: (416) 291-1111  
 FAX: (416) 291-1112  
 WWW.ETERNITYSERVICES.COM

**PROJECT INFORMATION**

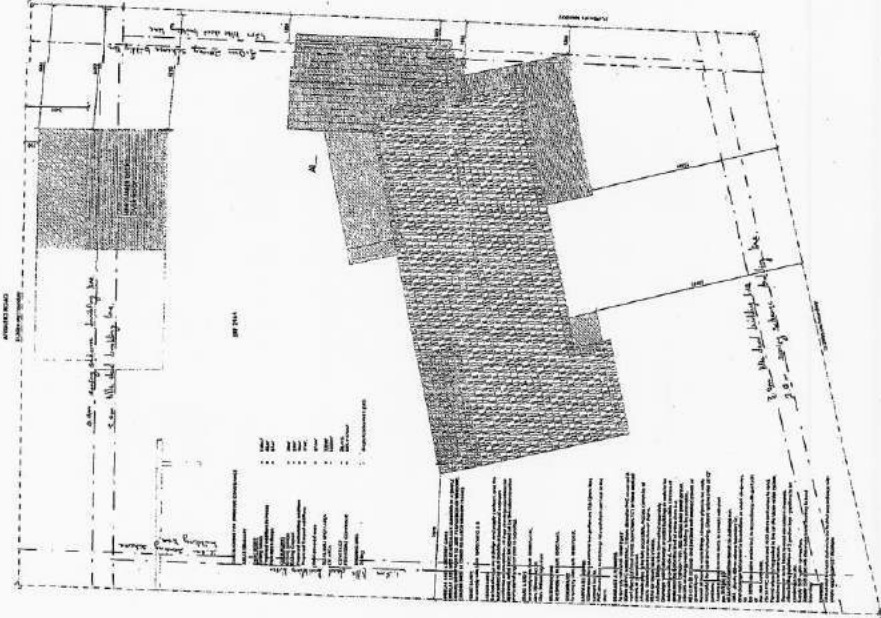
PROJECT NAME: AUTOMATICALLY GENERATED HOUSE  
 CLIENT: [REDACTED]  
 PROJECT NUMBER: [REDACTED]  
 SHEET NUMBER: [REDACTED]

**DATE**

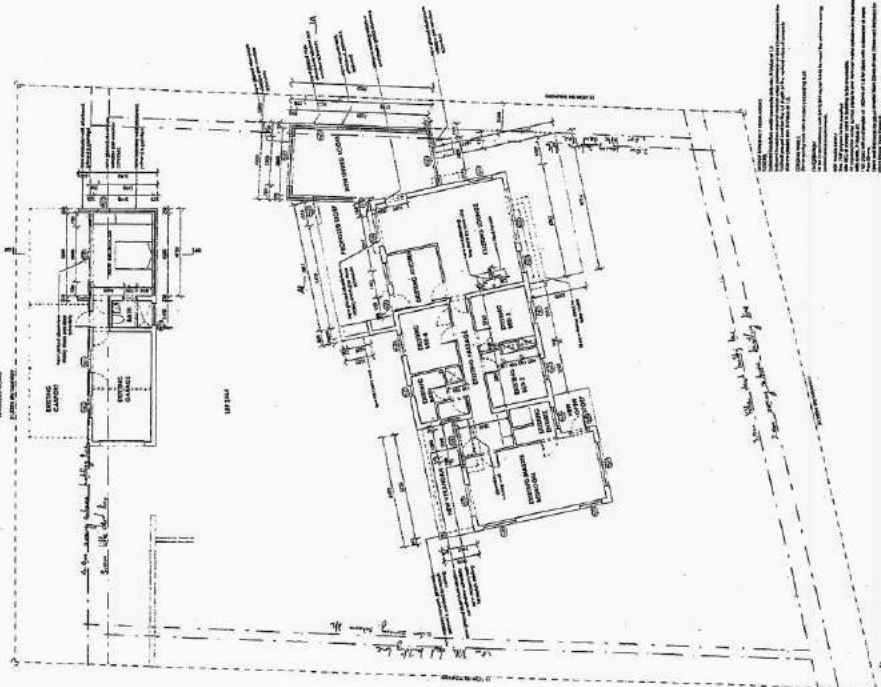
DATE: 2018/03/27  
 DRAWN BY: E. [REDACTED]  
 CHECKED BY: [REDACTED]

**SCALE**

SCALE: 1:100  
 PROJECT NO.: 2018/03/27  
 SHEET NO.: H02/01/001



BOOBY / SITE PLAN  
 Scale: 1:100



GROUND STOREY PLAN  
 Scale: 1:100



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE & RELAXATION OF TITLE DEED  
RESTRICTION: ERF 2464, BETTY'S BAY (3329/2019)**

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 2464, 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  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**15. ERF 3435, 19 GERRIT MARITZ STREET, KLEINMOND, OVERSTRAND  
MUNICIPAL AREA: APPLICATION FOR DEPARTURE: AH SMITH**

**3435 KKM (3555/2019)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**2 October 2020**

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**Executive Summary**

An application was received on 19 December 2019 from AH Smit on Erf 3435, Kleinmond for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the relaxation of the western lateral building line from 2m to 1,5m to accommodate the usage use of the carport into a braai room.

**RESOLVED :**

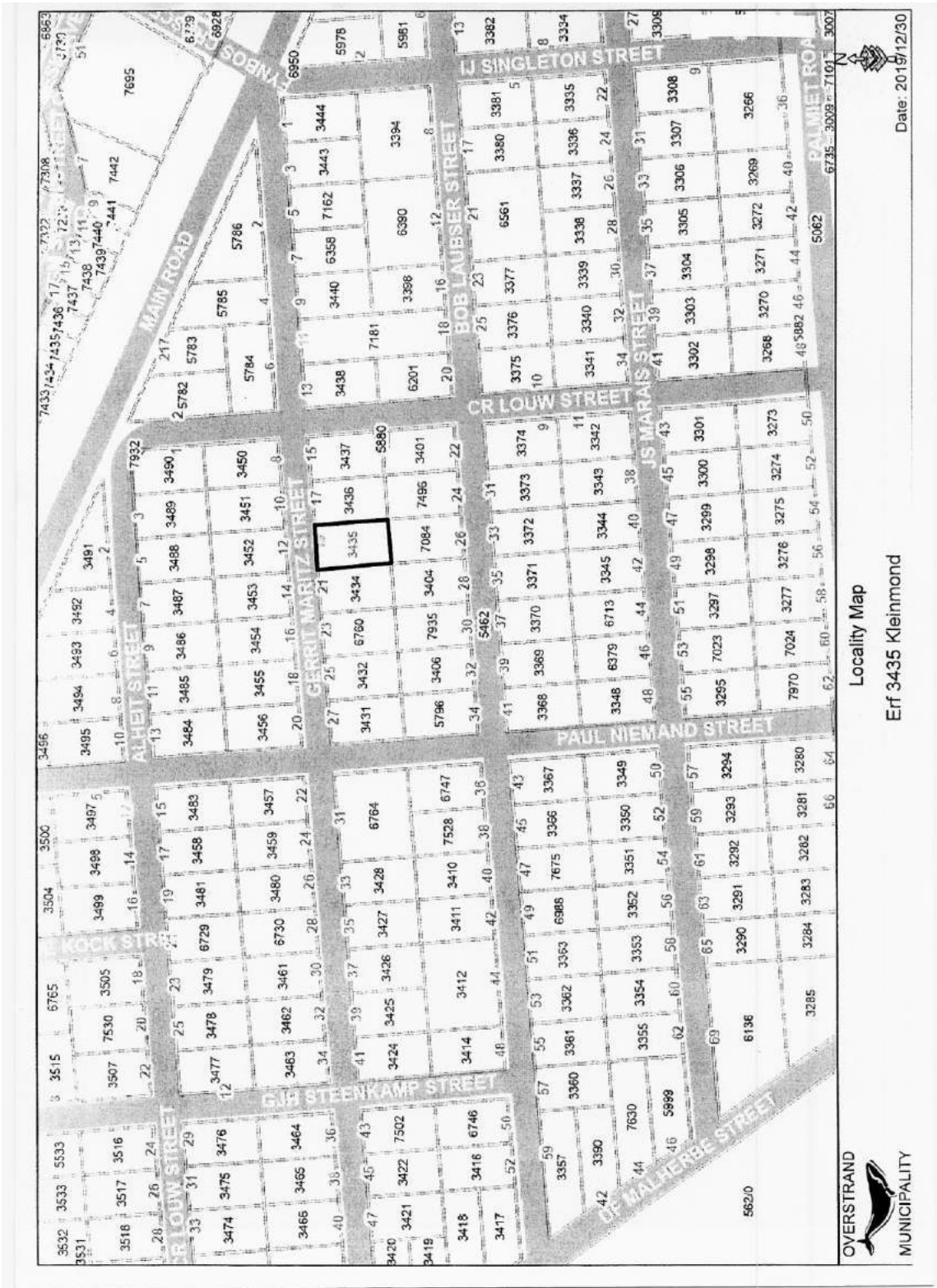
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 3435, Kleinmond for a departure in order to relax the western lateral building line from 2m to 1,5m to accommodate the usage use of the carport into a braai room, **be approved** 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 plan numbers B9025 (04, 05, 06 and 07) dated 22 November 2019, as submitted with the application;
  - (b) that no further transgression over the building lines will be allowed, except that is sanctioned by the Overstrand Zoning Scheme;
  - (c) 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;
  - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
  - (f) 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 decision.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**REASONS FOR RECOMMENDATION**

- ❖ The carport is situated on the previous 1,5m lateral building line and the structure is in existence.
- ❖ The conversion will not impede on any neighbours – no objections have been received in this regard.
- ❖ It is in line with the majority of buildings in the residential areas of Kleinmond.



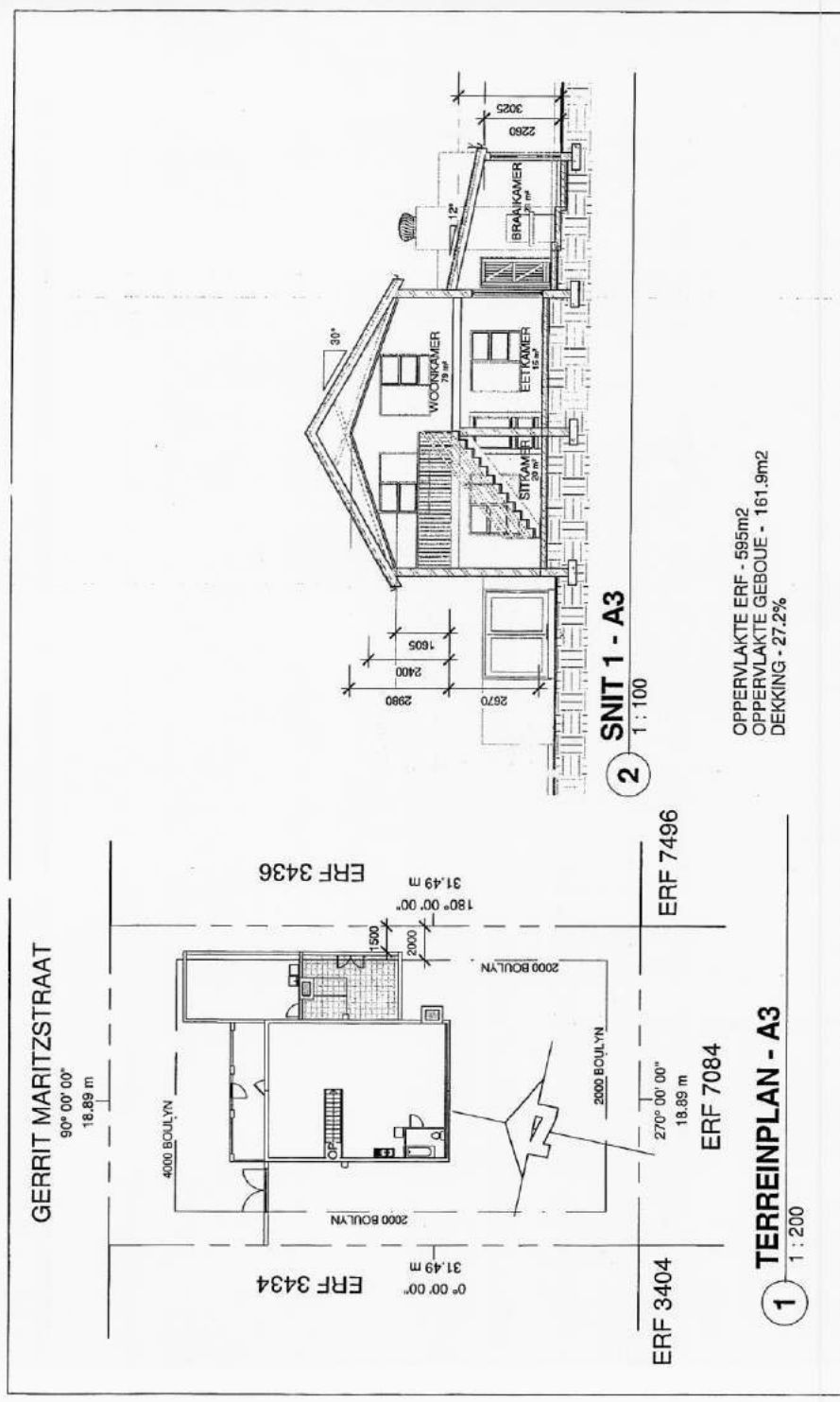
Locality Map  
Erf 3435 Kleinmond



OVERSTRAND  
MUNICIPALITY

Date: 2015/12/30

2019-12-24 10:22:53

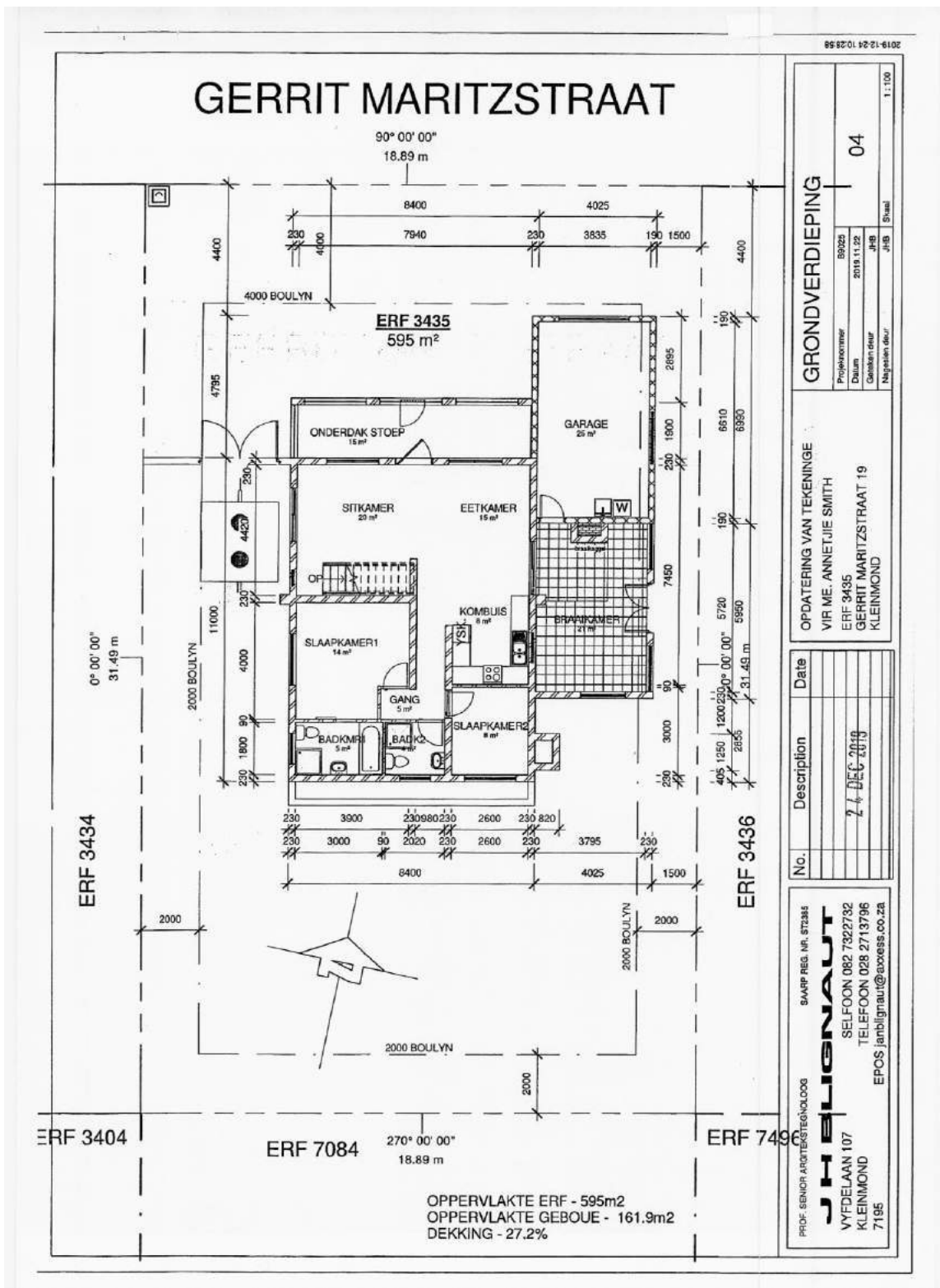


**2** SNIT 1 - A3  
1 : 100

OPPERVLAKTE ERF - 595m<sup>2</sup>  
OPPERVLAKTE GEBOUE - 161.9m<sup>2</sup>  
DEKING - 27.2%

**1** TERREINPLAN - A3  
1 : 200

PROF. SENIOR ARSITEKTEUR/BOUW <b>JH BLIGNAUT</b> VYFDELAAN 107 KLEINMOND 7195 944197 REG. NR. 872285 SELFOON 082 7322732 TELEFOON 028 2713796 EPOS jhblignaut@avxess.co.za		OPDATERING VAN TEKENINGE VIR ME. ANNETJIE SMITH ERF 3435 GERRIT MARITZSTRAAT 19 KLEINMOND	TERREINPLAN Projektnommer: 08065 Datum: 2015.11.28 Getekene deur: JH-B Nageleien deur: JH-B Skaal: As indicated
No.	Description	Date	
	24 Dec 2019		



2019-12-24 10:28:58

<b>GRONDVERDIEPING</b>	
Projektnommer	89025
Datum	2019.11.22
Getekende deur	JHB
Nagetekende deur	JHB
1 : 100	

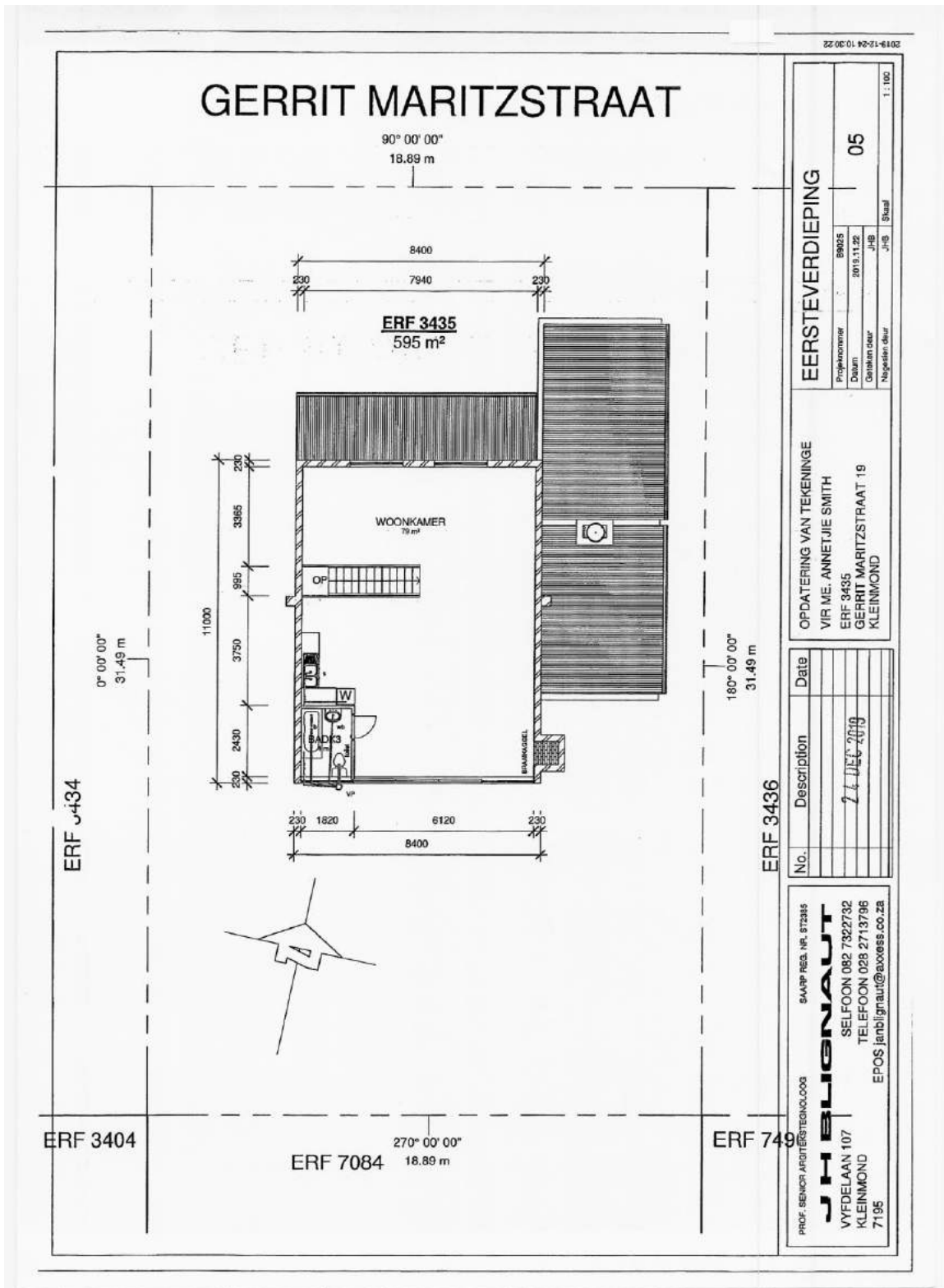
OPDATERING VAN TEKENINGE  
 VIR ME. ANNETJIE SMITH  
 ERF 3435  
 GERRIT MARITZSTRAAT 19  
 KLEINMOND

No.	Description	Date
	2 + DEC 2019	

SWAPP REG. NR. ST2385  
**JH BLIGNAUT**  
 SELFOON 082 7322732  
 TELEFOON 028 2713796  
 EPOS jambignaut@access.co.za  
 7195

PROF. SENIOR-ARHITECTE/VOULOOG  
 VYFDELAAN 107  
 KLEINMOND

OPPERVLAKTE ERF - 595m2  
 OPPERVLAKTE GEBOUE - 161.9m2  
 DEKKING - 27.2%



2019-12-24 10:30:22

**EERSTEVERDIEPING**

Projektnommer	88025	05
Datum	2019.11.28	
Ontwerp deur	JHB	
Opgeteken deur	JHB	
		1 : 100

**OPDATERING VAN TEKENINGE**

VIR ME. ANNETJIE SMITH  
ERF 3435  
GERRIT MARITZSTRAAT 19  
KLEINMOND

No.	Description	Date
2	24.11.2019	

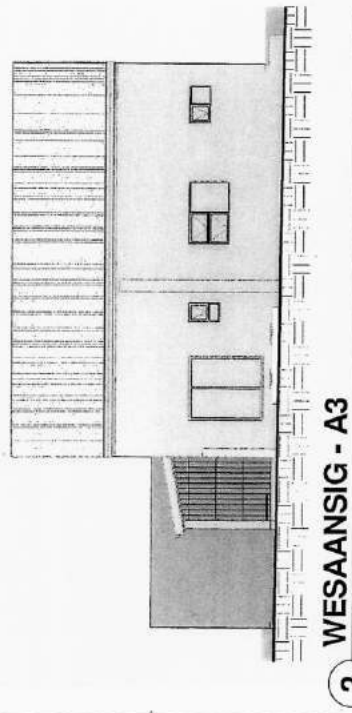
SAAP REG. NR. 872385

**JH BLIGNAUT**

PROF. SENIOR ARCHITECTENBUREAU

VYFDELAAN 107  
KLEINMOND  
7195

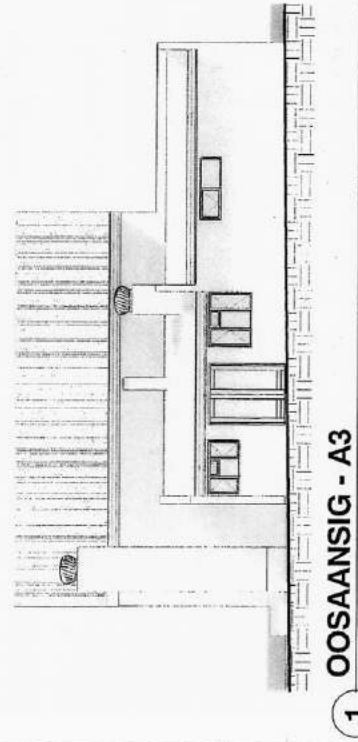
SELFOON 082 7322732  
TELEFOON 028 2713796  
EPOS jh@blignaut@avocess.co.za



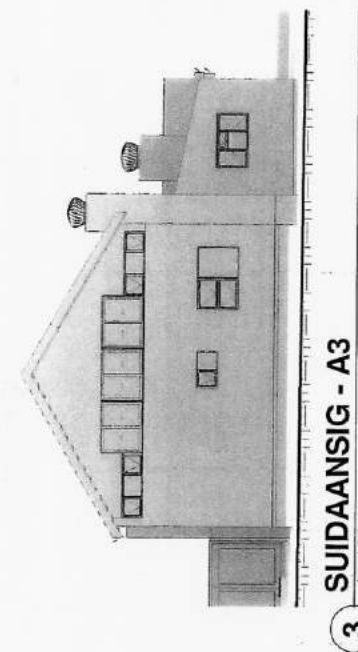
**2** WESAANSIG - A3  
1 : 100



**4** NOORDAANSIG - A3  
1 : 100



**1** OOSAANSIG - A3  
1 : 100



**3** SUIDAANSIG - A3  
1 : 100

PROF. SENIOR ARCHITECTEN/INGENIEUR  
**JH BLIGNAUT**  
 VYFDELAAN 107  
 KLEINMOND  
 7195  
 STAMP REG. NR. 572365  
 EPOS janblignaut@axcess.co.za

No.	Description	Date
	JH BLIGNAUT	

OPDATERING VAN TEKENINGE  
 VIR ME. ANNETJIE SMITH  
 ERF 3435  
 GERRIT MARITZSTRAAT 19  
 KLEINMOND

**AANSIGTE**  
 Projektnommer/ BR029  
 Datum 2015.11.22  
 Geteken deur JHB  
 Nagaan deur JHB  
 Skaal 1 : 100

06

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 3435, KLEINMOND (3555/2019)**

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 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 stormwater be allowed to discharge through Erf 3435, Kleinmond, unobstructed;
4. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**16. ERF 5480, 16 DORINGBOOM AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS OVERSTRAND ARCHITECTURE ON BEHALF OF AJ VAN TONDER**

**5480 KKM (3391/2019)**

**H van der Stoep  
2 October 2020**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application has been received on 3 October 2019 from Messrs Overstrand Architecture on behalf of AJ van Tonder for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Erf 5480, Kleinmond in order to relax the lateral building line from 2m to 1m in order to legalize the addition of a built braai (chimney) onto the existing stoep of the house.

**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 5480, Kleinmond in order to relax the lateral building line from 2m to 1m in order to legalize the addition of a built braai (chimney) onto the existing stoep of the house, **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 plans dated 11 September 2019, as submitted with the application;
  - (b) that no further transgression over the building lines will be allowed, except that is sanctioned by the Overstrand Zoning Scheme;
  - (c) 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;
  - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
  - (f) that all the conditions in the Services Report, be complied with.

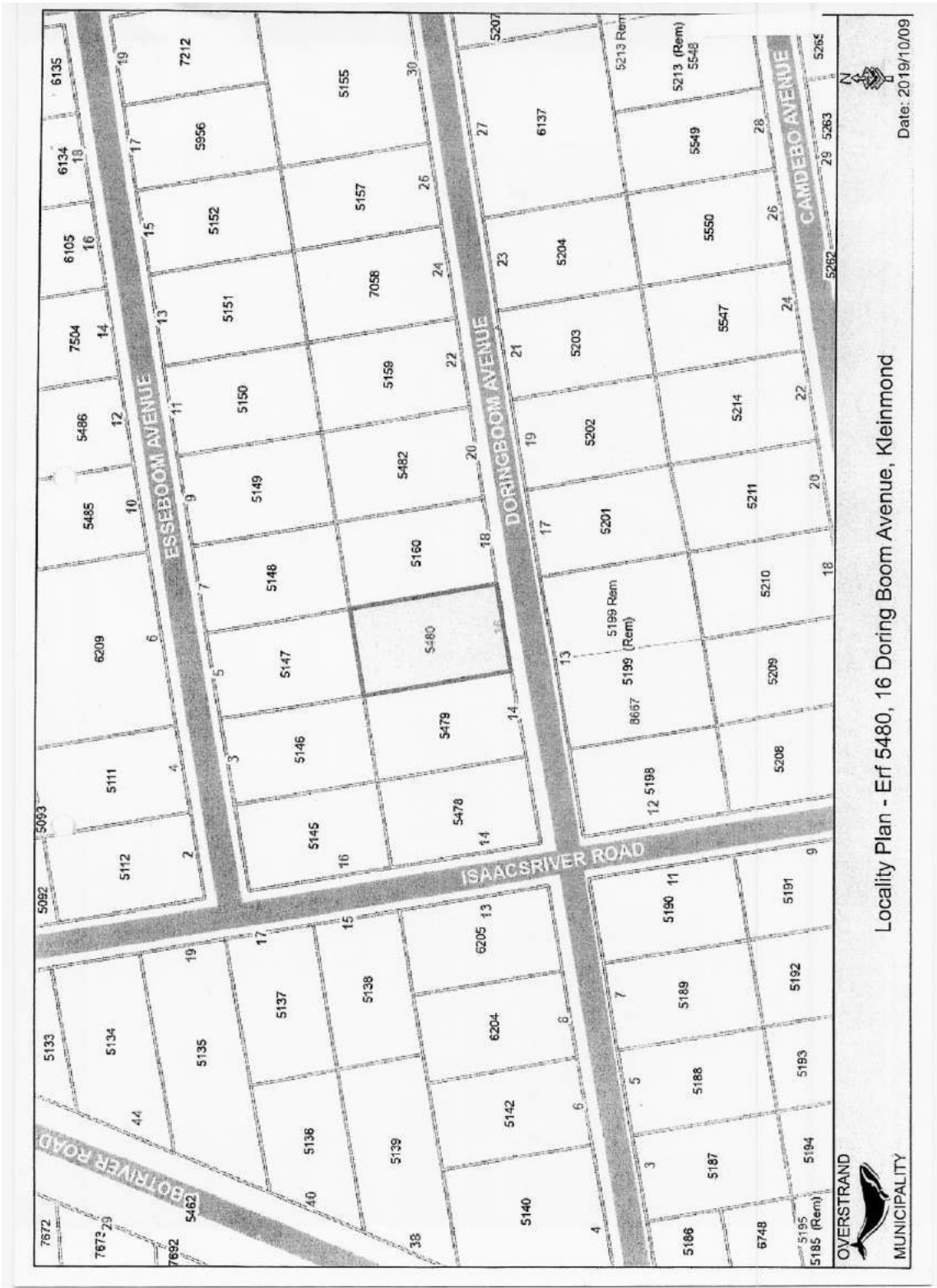
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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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.

**REASONS FOR RECOMMENDATION**

- ❖ The structure is in existence and no objections were received before or during the application procedure.
- ❖ The structure is not to the detriment of the character of the residential area.



Locality Plan - Erf 5480, 16 Doring Boom Avenue, Kleinmond

Date: 2019/10/09



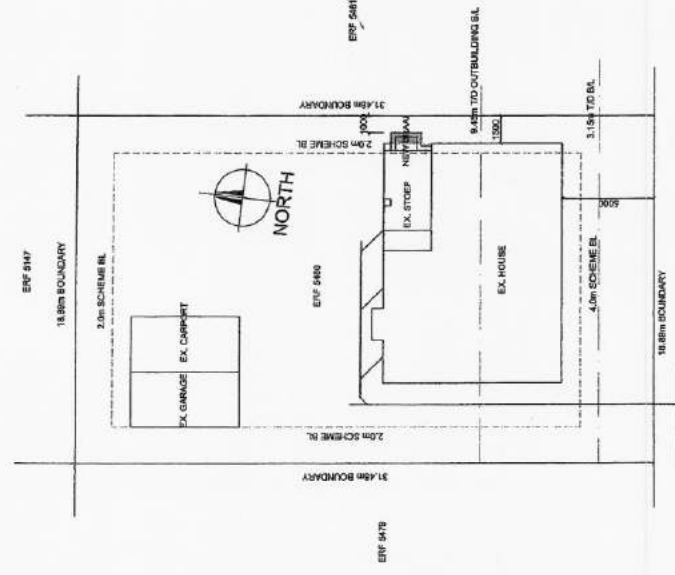
# OVERSTRAND ARCHITECTURE

11th de Jager 675007  
49 Waverley, Cape Town  
021 544 1227  
info@overstrand.co.za

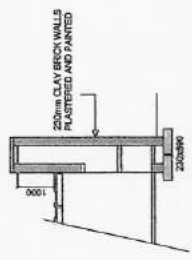
CLIENT:	A. J. VAN TONDER
CONTACT #:	
SUBJECT:	NEW BR441
LOCATION:	ERF 5483, KLEINMOND
ADDRESS:	
DATE:	11/09/2019
REV. DATE:	
AUTHOR:	NOËE JACOB (ST 2537)

5480

ERF 5481 3760  
*Handwritten signature*



**AREA & COVERAGE NOTES**  
 ERF SIZE: 605m<sup>2</sup>  
 EX. HOUSE & OUTBUILDINGS: 124.5m<sup>2</sup>  
 BRAM ADDITION: 1.0m<sup>2</sup>  
 TOTAL FOOTPRINT: 125.5m<sup>2</sup>  
 COVERAGE: 21.1%  
 BULK FACTOR: 0.21



SECTION A-A 1:100

SITE PLAN 1:200

DORINGBOOM AVE.

# OVERSTRAND ARCHITECTURE

Mies de Jager (ST2307)  
40 Wyneta str. Betty's Bay  
083 964 7227  
mcl@overstrand.com

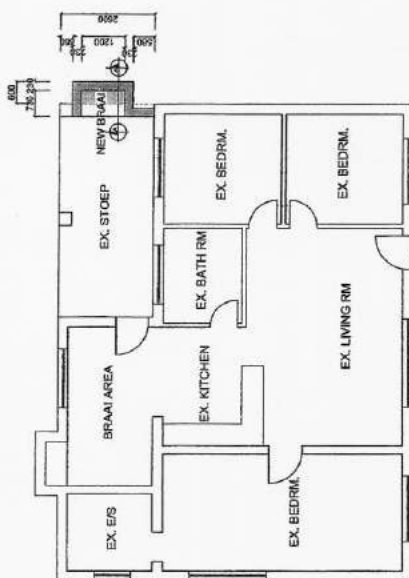
CLIENT:	A. J. VAN TONDER
CONTACT #:	
SUBJECT:	NEW BRAAI
LOCATION:	BRP 5460, KLEINMOND
ADDRESS:	
DATE:	11/09/2019
REV. DATE:	
AUTHOR:	M DE JAGER (ST 2307)

**GENERAL NOTES:**  
CONCRETE TO 100mm. CONCRETE LEVELS, LAD TO MANUFACTURER SPECIFICATIONS WITH MIN 2% FALLOFF BEYOND ON EITHER END. MIN 4 COURSES OF SOLID WORK ON LEVELS WITH REINFORCE IN EVERY COURSE.

WALLS: 200mm CLAY BRICK WALLS, PAINTED AND FINISHED.

CEILING: MIN 100mm ABOVE TOP OF ROOF COVER. FINISH TO MANUFACTURER SPECIFICATIONS. 500mm HEARTH AROUND FIRE WALL.

CLASBUSE: APPLIED TO MANUFACTURER SPEC'S.



GROUND STOREY PLAN 1:100

**GENERAL NOTES:**  
ALL WORK TO COMPLY WITH SANS 1040 AND MUNICIPAL BYLAWS.  
CONCRETE TO 100mm. CONCRETE LEVELS, LAD TO MANUFACTURER SPECIFICATIONS WITH MIN 2% FALLOFF BEYOND ON EITHER END. MIN 4 COURSES OF SOLID WORK ON LEVELS WITH REINFORCE IN EVERY COURSE.  
WALLS: 200mm CLAY BRICK WALLS, PAINTED AND FINISHED.  
CEILING: MIN 100mm ABOVE TOP OF ROOF COVER. FINISH TO MANUFACTURER SPECIFICATIONS. 500mm HEARTH AROUND FIRE WALL.  
CLASBUSE: APPLIED TO MANUFACTURER SPEC'S.

CONCRETE TO 100mm. CONCRETE LEVELS, LAD TO MANUFACTURER SPECIFICATIONS WITH MIN 2% FALLOFF BEYOND ON EITHER END. MIN 4 COURSES OF SOLID WORK ON LEVELS WITH REINFORCE IN EVERY COURSE.

WALLS: 200mm CLAY BRICK WALLS, PAINTED AND FINISHED.

CEILING: MIN 100mm ABOVE TOP OF ROOF COVER. FINISH TO MANUFACTURER SPECIFICATIONS. 500mm HEARTH AROUND FIRE WALL.

CLASBUSE: APPLIED TO MANUFACTURER SPEC'S.

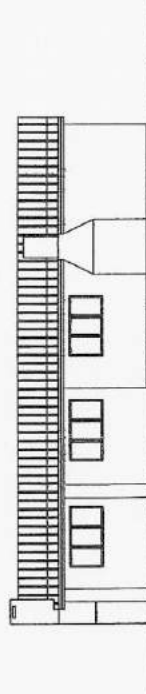
# OVERSTRAND ARCHITECTURE

M de Jager (ST2007)  
40 Nieuwe Str. Batavia Bay  
021 564 2727  
mdeja@overstrand.com

CLIENT:	A. J. VAN TONDER
CONTACT:	R.
SUBJECT:	NEW BRAAI
LOCATION:	ERF 5489, KLEINMOND
ADDRESS:	
DATE:	11/09/2019   title: date:
AUTHOR:	M DE JAGER (ST 2007)



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 5480, KLEINMOND (3391/2019)**

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 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 stormwater be allowed to discharge through Erf 5480, Kleinmond, unobstructed;
4. that no on-street parking be allowed.

  
**DENNIS HENDRIKS**  
**SENIOR MANAGER:**  
**ENGINEERING SERVICES**

  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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- 17. ERVEN 10527, 10528, 10529, 10530 AND 10532, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: AMENDMENT OF THE CONDITIONS OF AN EXISTING APPROVAL: MESSRS. STELLENHOME (PTY) LTD ON BEHALF OF SUNSET BAY TRADING 196 (PTY) LTD**

**10527-10530, 10532 HWC**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**19 October 2020**

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**Executive Summary**

An application was received on 23 July 2020 from Messrs Stellenhome (Pty) Ltd on behalf of Sunset Bay Trading (Pty) Ltd for the amendment of existing conditions of approval in terms of Section 16(2)(h) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) in order to amend the maximum height of a storey from finished floor to finished floor height from 2,6m to 2,85m on Erven 10527, 10528, 10529, 10530 and 10532, Westcliff, Hermanus.

**RESOLVED :**

1. that the application for the amendment of an existing condition of approval in terms of Section 16(2)(h) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) in order to amend the maximum height of a storey from finished floor to finished floor from 2,6m to 2,85m on Erven 10527, 10528, 10529, 10530 and 10532, Westcliff, Hermanus,

**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 amendment of the storey height of 2,85m,
- (b) that the following conditions as per approval dated 2005 still be applicable:
  - that a service agreement be entered to with the Municipality;
  - that the maximum height of the building from ground floor to the top of the pitch roof be 13m;
  - the development form part of Mariners Village and be part of the Home Owners Association, and
  - the development complies with the Architectural Guidelines of Mariners Village;

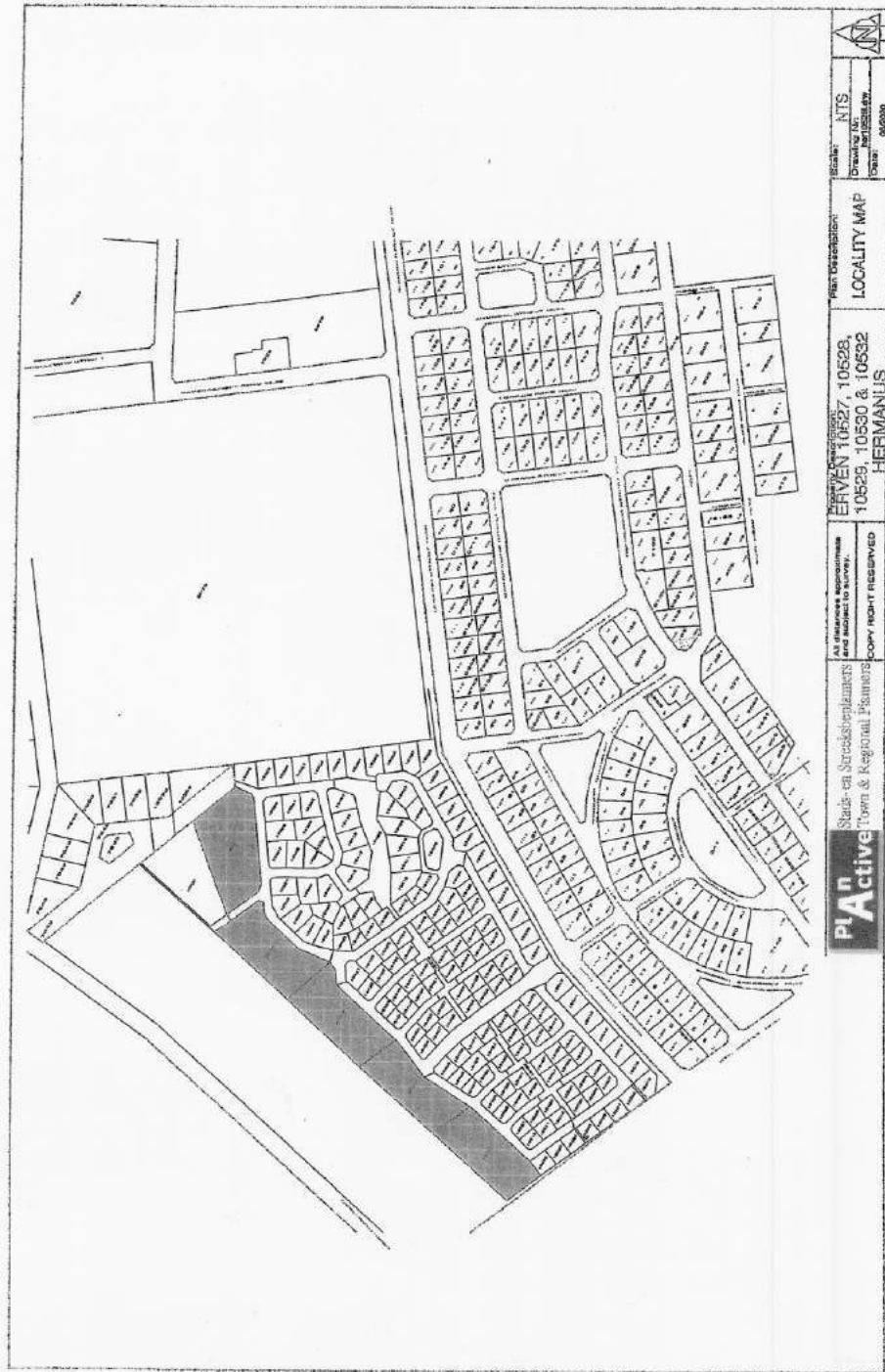
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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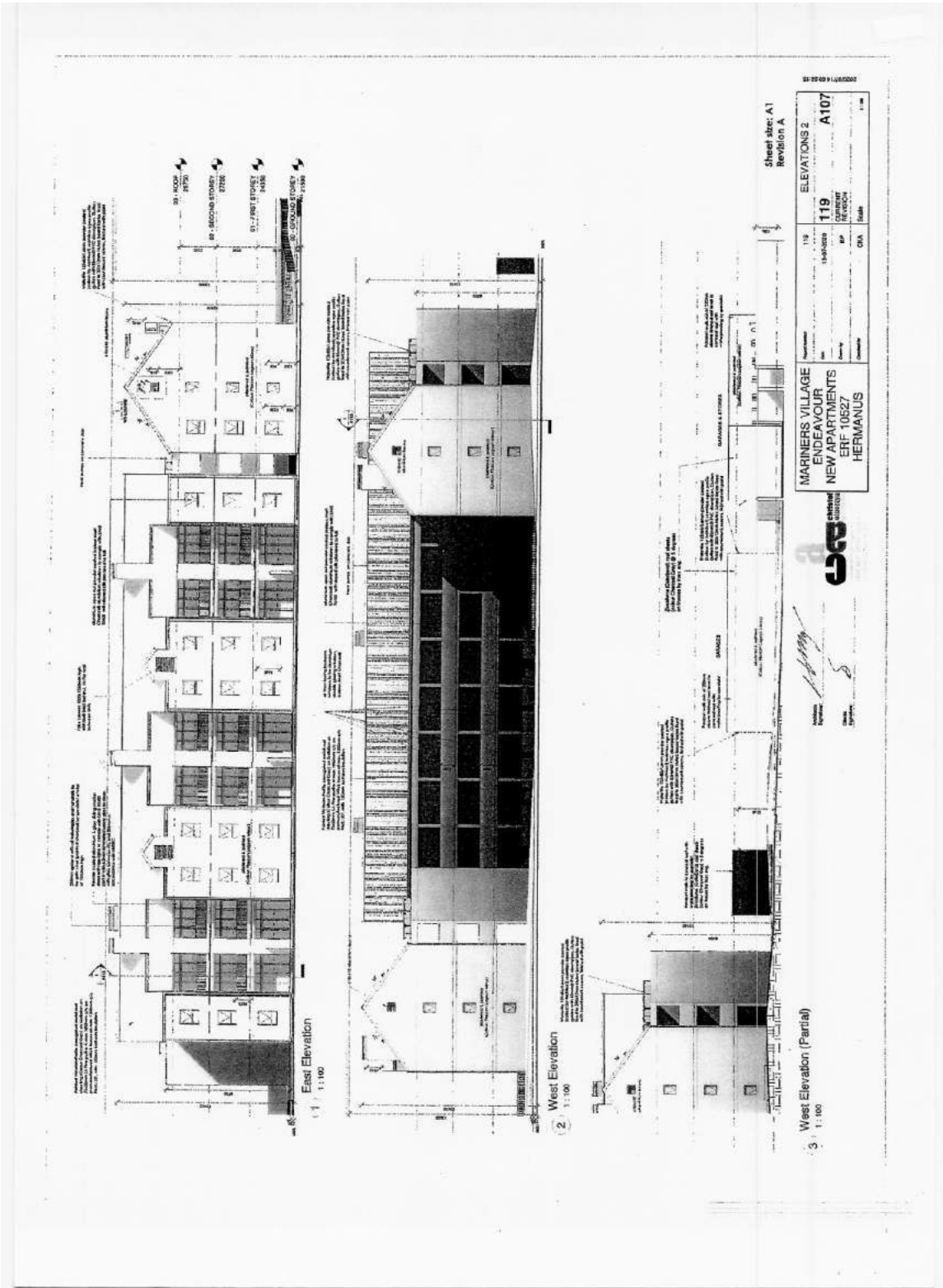
- (c) that approval is only for plans No A102 and A119, as submitted with the application;
  - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage.
  - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
  - (g) 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 decision.

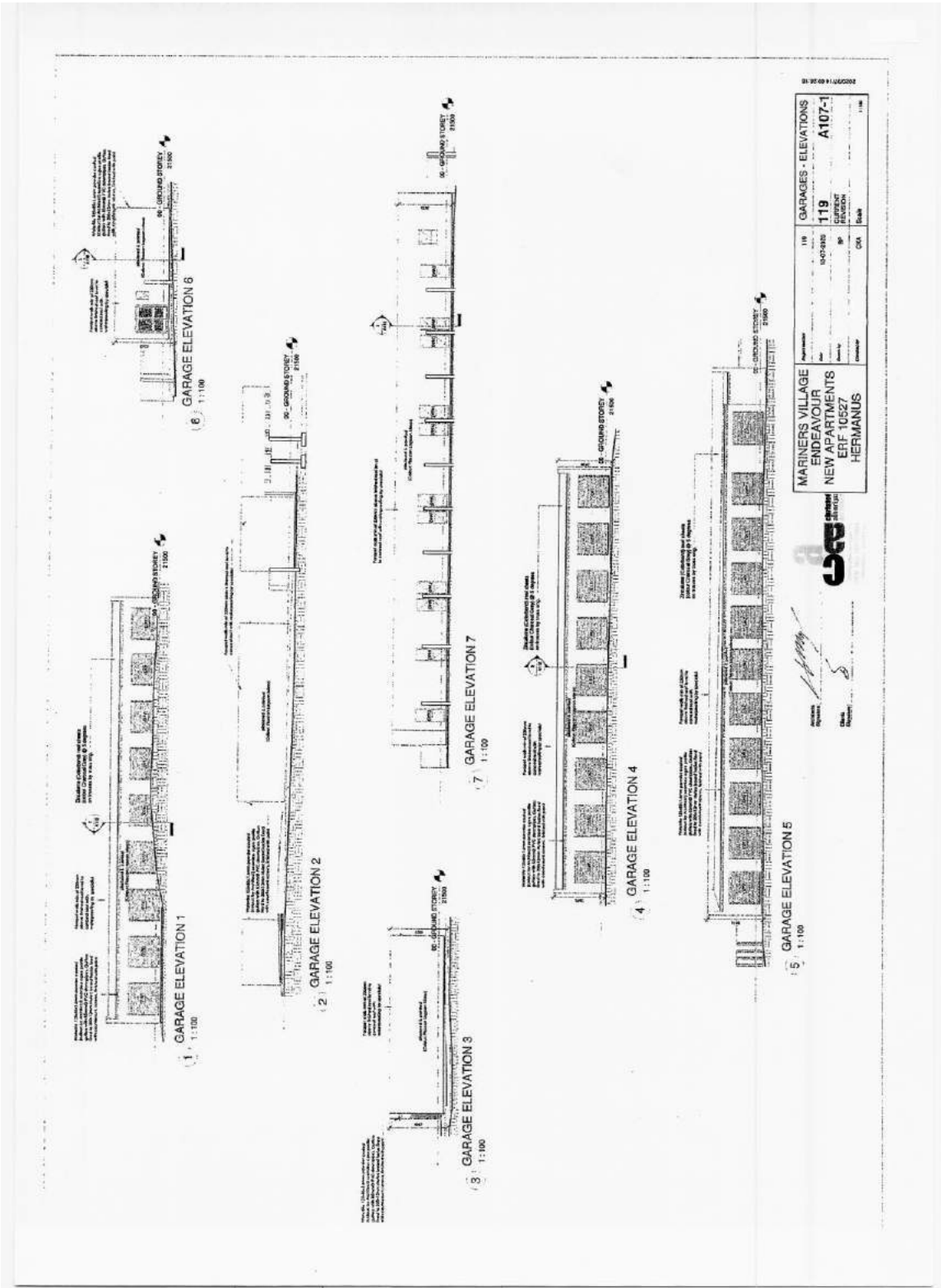
**REASONS FOR RECOMMENDATION**

- ❖ The application is in line with its primary rights, General Residential (flats).
- ❖ The height restriction of 13m is adhered to
- ❖ The development will have one (1) less storey as per the approval in 2005.
- ❖ The development will be less dense and minimise massing.
- ❖ The proposed development has been designed to comply with Mariners Village Architectural Guidelines.
- ❖ The proposed development will be an ideal transition between the higher density of Zwelihle and Westcliff.
- ❖ The proposed development of 36 units oppose to the approved rights of 46 units, will lessen the impact on Mariners Village
- ❖ The application is of a technical nature relating to a finished floor to ceiling height and no additional land use rights.
- ❖ The application is still within its primary rights, General Residential Zone 3: Flats as per the approval date 2005









MARINERS VILLAGE ENDEAVOUR NEW APARTMENTS ERF 10527 HERMANUS		GARAGES - ELEVATIONS	
Project No.	119	Sheet No.	A107-1
Client	119	Scale	1:100
Designer	119	Author	119
Checker	119	Date	119

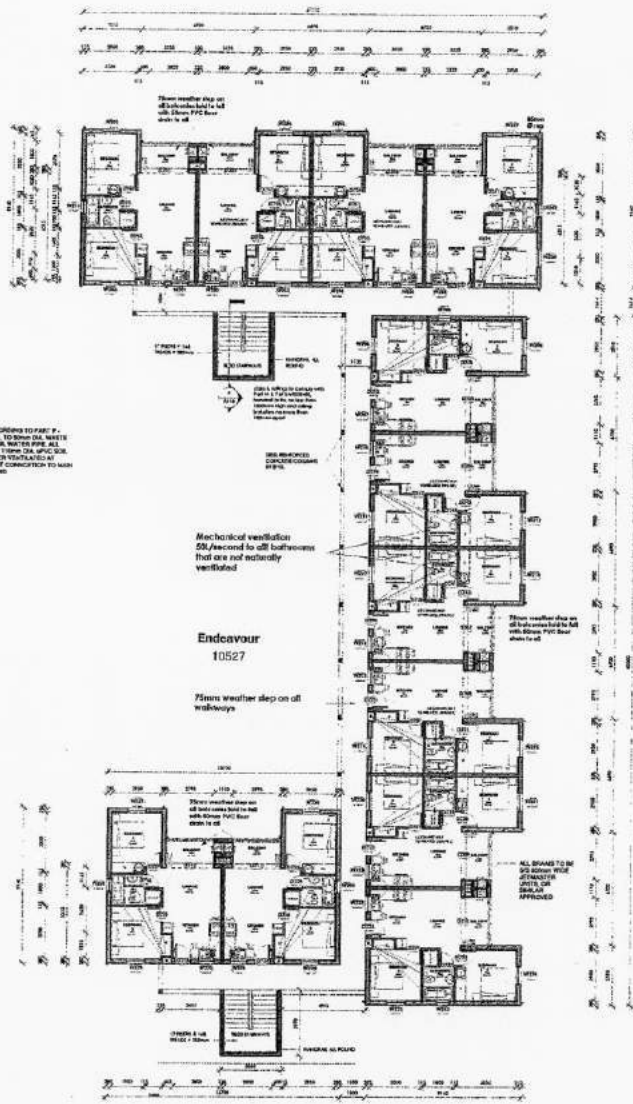
*[Signature]*  
 119  
 119  
 119











NOTE:  
 PLUMBING INSTALLATION ALL SECONDARY TO PART F,  
 BATHS AND SHOWERS, WASHBASIN, SINK, TO SHOW ON, WASTE  
 TOILET PIPES MUST TO SHOW ON, SINK AND TOILET ARE ALL  
 CONNECTED TO MAIN DRAIN LINE TO SHOW ON, UNLESS  
 INDICATED AND ALL OF ALL DRAIN PIPES SHALL BE  
 HIDDEN FROM ALL OTHERS. ALL AT CONNECTION TO MAIN  
 DRAIN LINE AND P.S. AT EACH FLOOR.

02 - SECOND STOREY  
 1:100

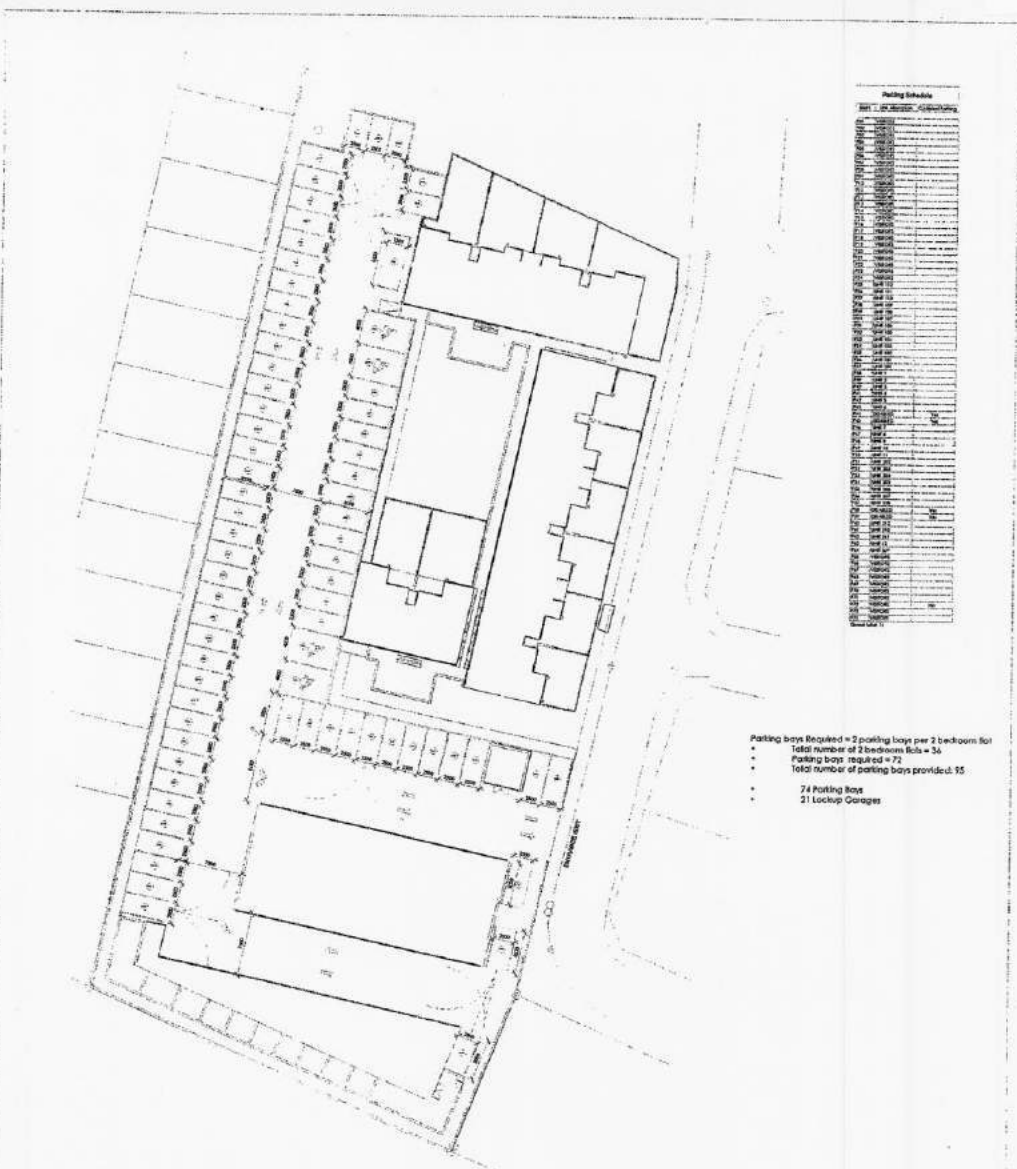
Sheet size: A1  
 Revision A

Author: *[Signature]*  
 Date: *[Signature]*  
 Drawn by: *[Signature]*  
 Checked by: *[Signature]*



MARINERS VILLAGE ENDEAVOUR NEW APARTMENTS ERF 10527 HERMANUS		Project Number: 119	Second STOREY
Date: 19-07-2020	Drawn by: SP	Checked by: CJA	119 A109
	Checked by: CJA	Scale: 1:100	

19090714-02-02-A1



Parking Schedule	
Unit No.	Bedrooms
101	2
102	2
103	2
104	2
105	2
106	2
107	2
108	2
109	2
110	2
111	2
112	2
113	2
114	2
115	2
116	2
117	2
118	2
119	2
120	2
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187	2
188	2
189	2
190	2
191	2
192	2
193	2
194	2
195	2
196	2
197	2
198	2
199	2
200	2

- Parking bays Required = 2 parking bays per 2 bedroom flat
- Total number of 2 bedroom flats = 34
- Parking bays required = 72
- Total number of parking bays provided: 95
- 74 Parking Bays
- 21 Lockup Garages

1 PARKING LAYOUT  
1:200

Author: *[Signature]*  
 Date: *[Signature]*



MARINERS VILLAGE ENDEAVOUR NEW APARTMENTS ERF 10527 HERMANUS		Project No: 119	PARKING ALLOCATION	
Date: 11-08-2012	Drawn by: BP	Client: CNA	119	A119
Scale: 1:200	Scale: 1:200	Scale: 1:200	Scale: 1:200	Scale: 1:200

2009/08/11 14:02:15

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR AMENDMENT / DELETION OF A CONDITION OF AN  
EXISTING APPROVAL: ERVEN 10527, 10528, 10529, 10530 & 10532,  
WESTCLIFF**

Stormwater (SW) :	According to the master plan by the Developer
Electricity :	According to PJ Technologies Electrical report
Water :	According to GLS Report
Sewer :	According to GLS Report
Roads and traffic :	Refer to conditions

**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 (2020/2021) is as follows:

**Erf 10527:**

Water	R 23 957.00 x 21.6 = R	517 471.20
Sewerage	R 16 153.00 x 21.6 = R	348 904.80
Roads	R 7 243.00 x 36 = R	260 748.00
Solid Waste	R 1 448.00 x 36 = R	<u>52 128.00</u>
		<b>R 1 179 252.00</b>

**Erf 10528:**

Water	R 23 957.00 x 24 = R	574 968.00
Sewerage	R 16 153.00 x 24 = R	387 672.00
Roads	R 7 243.00 x 40 = R	289 720.00
Solid Waste	R 1 448.00 x 40 = R	<u>57 920.00</u>
		<b>R 1 310 280.00</b>

<b>Erf 10529:</b>	
Water	R 23 957.00 x 31.8 = R 761 832.60
Sewerage	R 16 153.00 x 31.8 = R 513 665.40
Roads	R 7 243.00 x 53 = R 383 879.00
Solid Waste	R 1448.00 x 53 = R 76 744.00
	<b>R 1 736 121.00</b>

<b>Erf 10530:</b>	
Water	R 23 957.00 x 31.8 = R 761 832.60
Sewerage	R 16 153.00 x 31.8 = R 513 665.40
Roads	R 7 243.00 x 53 = R 383 879.00
Solid Waste	R 1448.00 x 53 = R 76 744.00
	<b>R 1 736 121.00</b>

<b>Erf 10532:</b>	
Water	R 23 957.00 x 33.6 = R 804 955.20
Sewerage	R 16 153.00 x 33.6 = R 542 740.80
Roads	R 7 243.00 x 56 = R 405 608.00
Solid Waste	R 1448.00 x 56 = R 81 088.00
	<b>R 1 834 392.00</b>

**TOTAL (inclusive of VAT) = R 7 796 166.00**

**Note:**

**1.1 The above figures are estimates**

**1.2 That Overstrand Municipality's Electrical Department be contacted regarding the bulk electricity cost.**

2. that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
  - 2.1 the Director: Infrastructure and Planning may require the developer to construct internal, link, and/or bulk municipal services to a higher capacity than warranted by the development for purposes of allowing other existing or future developments to also utilise such services, provided;
  - 2.2 the rates and prices of such work be established in terms of a system which is fair, equitable, transparent and cost effective;
  - 2.3 if link municipal services have already been provided, the developer to contribute towards the cost thereof, the Director: Infrastructure and Planning to determine the amount of such contribution in terms of a system which is fair and equitable;
3. that servitudes for municipal services be registered in favour of the Council at the developer's cost in respect of all main services to be taken over by the Council and all existing municipal services concerned crossing private property;

4. that the developer indemnifies and keep the Council indemnified against all actions, proceedings, claims and demands, costs, damages and expenses arising out of the establishment of the township, the provision of services to the township or the use of servitude areas or municipal property:
    - 4.1 for a period which shall commence on the date that the installation of the services to the township are commenced with and shall expire after completion of the maintenance period;
    - 4.2 the developer to submit an acceptable public liability insurance policy to the Council and to pay the premium in advance for the period as set out above before any work concerned may commence;
    - 4.3 the insurance to be to an amount which shall not be less than that required by the SAACE;
    - 4.4 such indemnification against loss, claims or damages, to include claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the Council's services or apparatus or otherwise;
  5. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
    - 5.1 way-leaves must be obtained from the Operational Manager;
    - 5.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
  6. that the developer may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:
    - 6.1 such costs to be established in accordance with a system which is fair, equitable, transparent, competitive and cost effective;
    - 6.2 such costs shall be set-off against (part or full) development contributions payable in respect of engineering services;
    - 6.3 to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the prime rate, when funds are available;
  7. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
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8. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SABS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
  9. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
  10. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
  11. such independent professional civil engineer/technologist to furnish the Director: Infrastructure and Planning with satisfactory proof of his professional indemnity insurance to an amount which shall not be less than that required by the SAACE and which insurance shall be valid for the relevant contract and maintenance period;
  12. that all municipal civil and electrical services installed or constructed by the developer, be maintained after completion thereof for a maintenance period, as described in the General Condition of Contract for works of Civil Engineering Construction – 2004, of 12 months, and
  13. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;
  14. that the developer furnish the Council with a bank guarantee equal to 2.5% of the value of the provided municipal civil and electrical services as certified by the independent professional engineer/technologist. The guarantee shall be to the satisfaction of the Director: Infrastructure and Planning and valid for the 12 months maintenance period which commences from date of the Certificate of Completion;
  15. that the Home Owners Association be responsible for the operational costs and maintenance of street lighting, electrical reticulation and metering and all internal services;
  16. that the developer provide bulk water meters at approved positions as well as individual meters at each consumption point;
  17. that an approved refuse collection area/room to sufficiently accommodate the refuse generated by the development and which is to be proved with the following:
-

- a. properly ventilated;
  - b. a cement floor;
  - c. a tap and running water, as well as a drainage point which is connected to the sewer network;
  - d. at a position nearest to an access road for the development and be accessible for the refuse truck at all times, to the satisfaction of the Director: Infrastructure and Planning;
18. that the refuse collection area be constructed in accordance with the requirements of the Overberg District Municipality;
  19. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
  20. that the above stormwater management plan include the following:
    - 20.1. pre-development run-off from the catchment area;
    - 20.2. post-development run-off from catchment area;
    - 20.3. existing stormwater reticulation system and the capacity thereof;
    - 20.4. connection of internal stormwater reticulation system;
    - 20.5. overland escape routes;
  21. that the connection to the stormwater reticulation system be provided according to the stormwater management plan, by the developer at his cost and approved by Overstrand Municipality ;
  22. that the developer apply for a temporary water connection on the prescribed application form at Overstrand Municipality's Finance Department, before commencement of construction;
  23. that the developer apply for a bulk water connection on the prescribed application form, at Overstrand Municipality's Finance Department and that the installation of the bulk water meter, by the developer, be done under the supervision of the Operational Manager, Hermanus;
  24. that the connection to the main water line will only be done by the Operational Department after payment of the connection fee, by the developer;
  25. that any additional cost related to the upgrading of bulk civil services will be for the developer's account;
  26. that no off-street parking will be allowed;
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27. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer.

*Dennis Hendriks*  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

*01/10/2020*  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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Municipal Planning Tribunal

**1. ERF 11054, 2 ROYAL STREET, NORTHCLIFF, HERMANUS: APPLICATION FOR REZONING AND DEPARTURE: MESSRS PLANACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF THE MIKE FAMILIE TRUST**

**11054 HNC (3283)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**6 August 2020**

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**Executive Summary**

An application was received on 21 August 2019 from Messrs Plan Active Town and Regional Planners on behalf of the Mike Family Trust on Erf 11054, Hermanus for the following:

- ❖ Rezoning in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 from General Residential Zone 1 to Business Zone 1: Bulk Zone 1.
- ❖ Departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the relaxation of the lateral building line from 3m to 1m to accommodate the building.

**RESOLVED:**

1. that the application for rezoning in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) from General Residential Zone 1 to Business Zone 1, Bulk Zone 1, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application for departure in terms of Section 16(2)(b) of the By-Law for the relaxation of the lateral building line from 3m to 1m to accommodate the building on Erf 11054, Hermanus, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the approvals in 1 and 2 be subject to the following conditions:
  - (a) that the departure for the relaxation of the lateral building line with Erf 737 from 3m to 1m be approved pertaining to a single-story building;
  - (b) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and

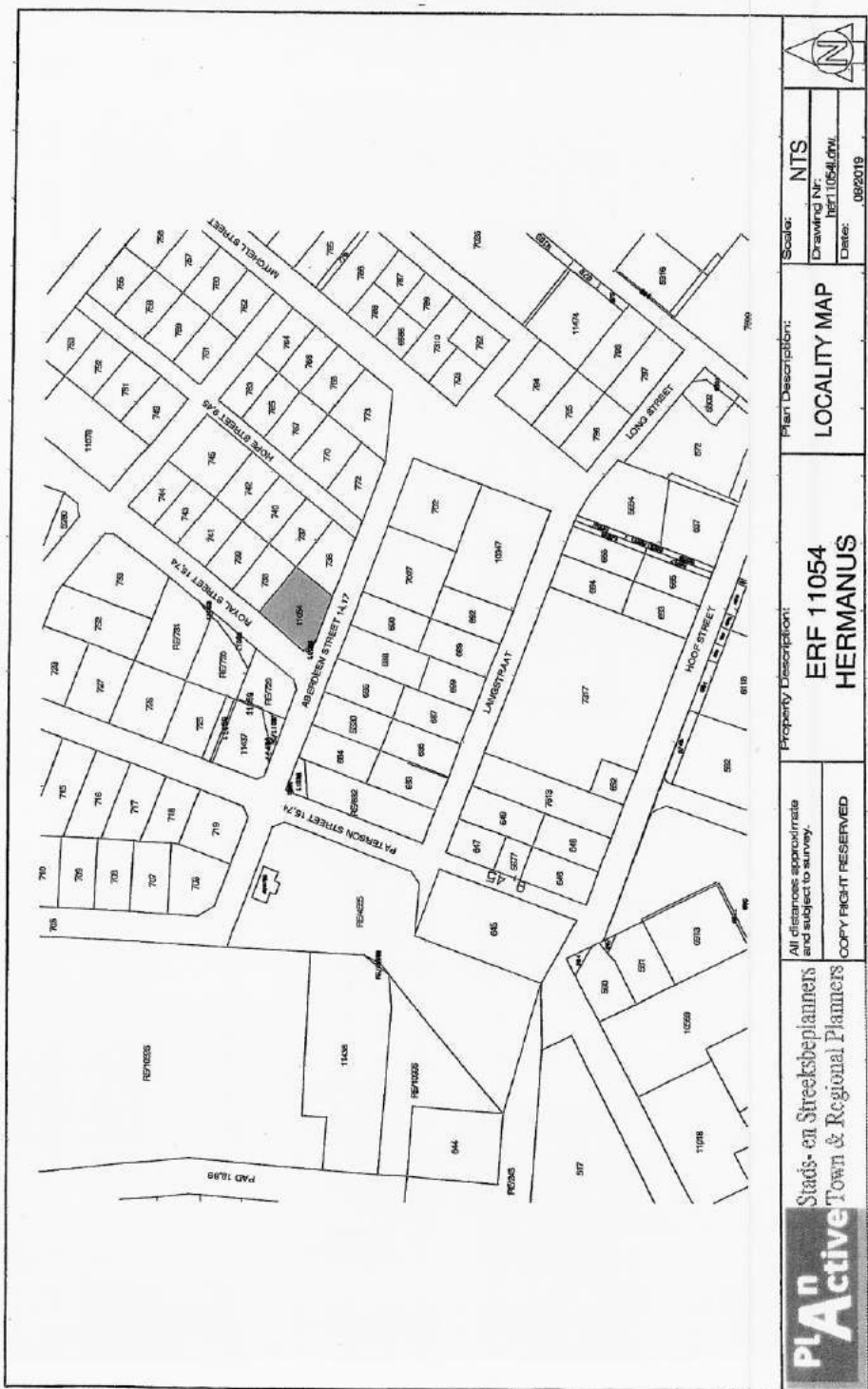
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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- (c) that a site plan be submitted reflecting the approval with the 18 parking bays and access from Aberdeen Street.
4. 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 decision.

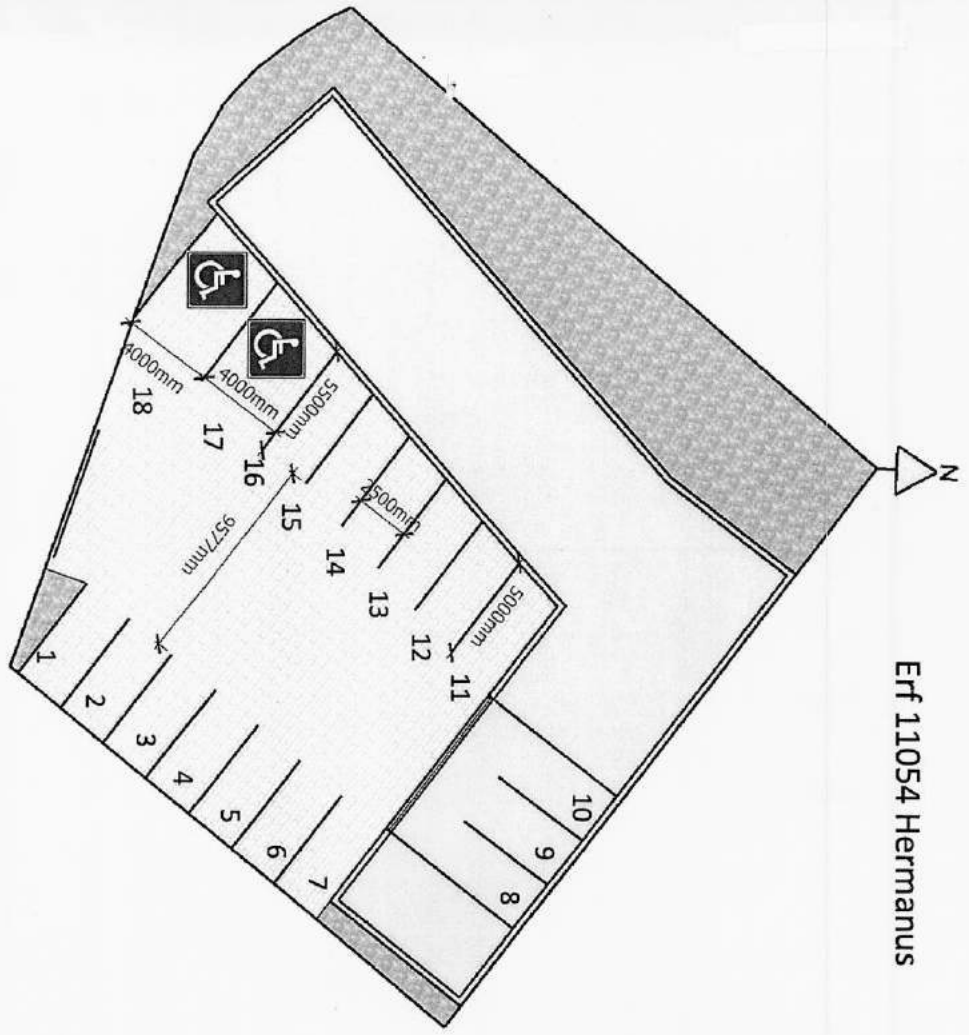
**REASONS FOR APPROVAL:**

- ❖ The application for rezoning is in line with the Planning Policies.
- ❖ Employment will be generated.
- ❖ Sufficient parking on site, thus alleviating parking in Aberdeen Street road reserve.
- ❖ The departure is in line with an area predominantly business area.



	Stads- en Streetsbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: <b>ERF 11054                  HERMANUS</b>	Plan Description: <b>LOCALITY MAP</b>	Scale: <b>NTS</b> Drawing Nr: <b>REF11054.DWG</b> Date: <b>08/2019</b>	
	ERF 11054 HERMANUS					

Erf 11054 Hermanus



Parking Schedule (Current)

Proposed GLA = ±248m<sup>2</sup> + 27m<sup>2</sup>  
 Parking Bays Required:  
 6 Parking Bays / 100m<sup>2</sup> GLA  
 (248m<sup>2</sup> + 27m<sup>2</sup>) / 100 x 6 = 16.5  
 Parking Bays Provided:  
 16 Standard Parking Bays & 2 Handicap Parking Bays  
 Total No. Parking Bays Provided = 18

Parking Schedule (Future)

Proposed GLA = ±327m<sup>2</sup> that includes  
 the 3 undercover parking bays.  
 Parking Bays Required:  
 4 Parking Bays / 100m<sup>2</sup> GLA  
 327 / 100 x 4 = 13.08  
 Parking Bays Provided:  
 13 Standard Parking Bays & 2 Handicap Parking Bays  
 Total No. Parking Bays Provided = 15

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REZONING & DEPARTURE: ERF 11054, NORTHCLIFF  
(3283/2019)**

Stormwater (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 (2019/2020) is as follows:

**Freehold erven:**

Water	R 22 925.00 x 0.168=	R 3 851.40
Sewerage	R 15 457.00 x 0.168=	R 2 596.78
Roads	R 6 931.00 x 7.236=	R 50 152.72
Stormwater	R 7 997.00 x 1.276=	R 10 204.17
Solid Waste	R 1 386.00 x 1.3925=	R 1 930.01
<b>TOTAL (inclusive of VAT)</b>	<b>=</b>	<b><u>R 68 735.23</u></b>

Note:

- 1.3 **The above figures are estimates and exclude investigation and connection fees and tariffs.**
2. that only the standard water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;

3. that 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;
4. 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*;
5. 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;
6. that stormwater be allowed to discharge through Erf 11054, Northcliff, unobstructed

p.p. R. Hendriks  
DENNIS HENDRIKS

SENIOR MANAGER: ENGINEERING SERVICES

29/10/2019  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**2. ERF 2340, 15 ARUM ROAD, HERMANUS: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND CONSENT USE: MESSRS WRAP CONSULTANCY ON BEHALF OF CONDERE PROPERTIES CC**

**2340 HIND (2965/2019)**

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**6 August 2020**

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**Executive Summary**

An application was received on 26 February 2019 from Messrs WRAP Consultancy on behalf of Condere Properties CC, the owner of Erf 2340, Hermanus for the following:

- ❖ removal of restrictive title deed Condition C.5 (b), (c) and (d) as contained in Title Deed T1654/2009 in terms of Section 16(2)(f) of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law), and
- ❖ consent use in terms of Section 16(2)(o) of the aforementioned By-Law to conduct a restaurant from the property.

**RESOLVED:**

1. that, in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), the application for the removal of restrictive title conditions as contained in Title Deed T1654/2009 applicable to Erf 2340, Hermanus namely Condition C.5.(b), C.5(c) & C.5(d), **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that, in terms of Section 16(2)(o) of the By-Law, the application for consent use to conduct a restaurant (76m<sup>2</sup>), **not be approved** in terms of the provisions of Section 61 of the By-Law; and
3. that the applicant be notified of his/her 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 approvals.

**REASONS FOR APPROVAL OF THE APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE CONDITIONS:**

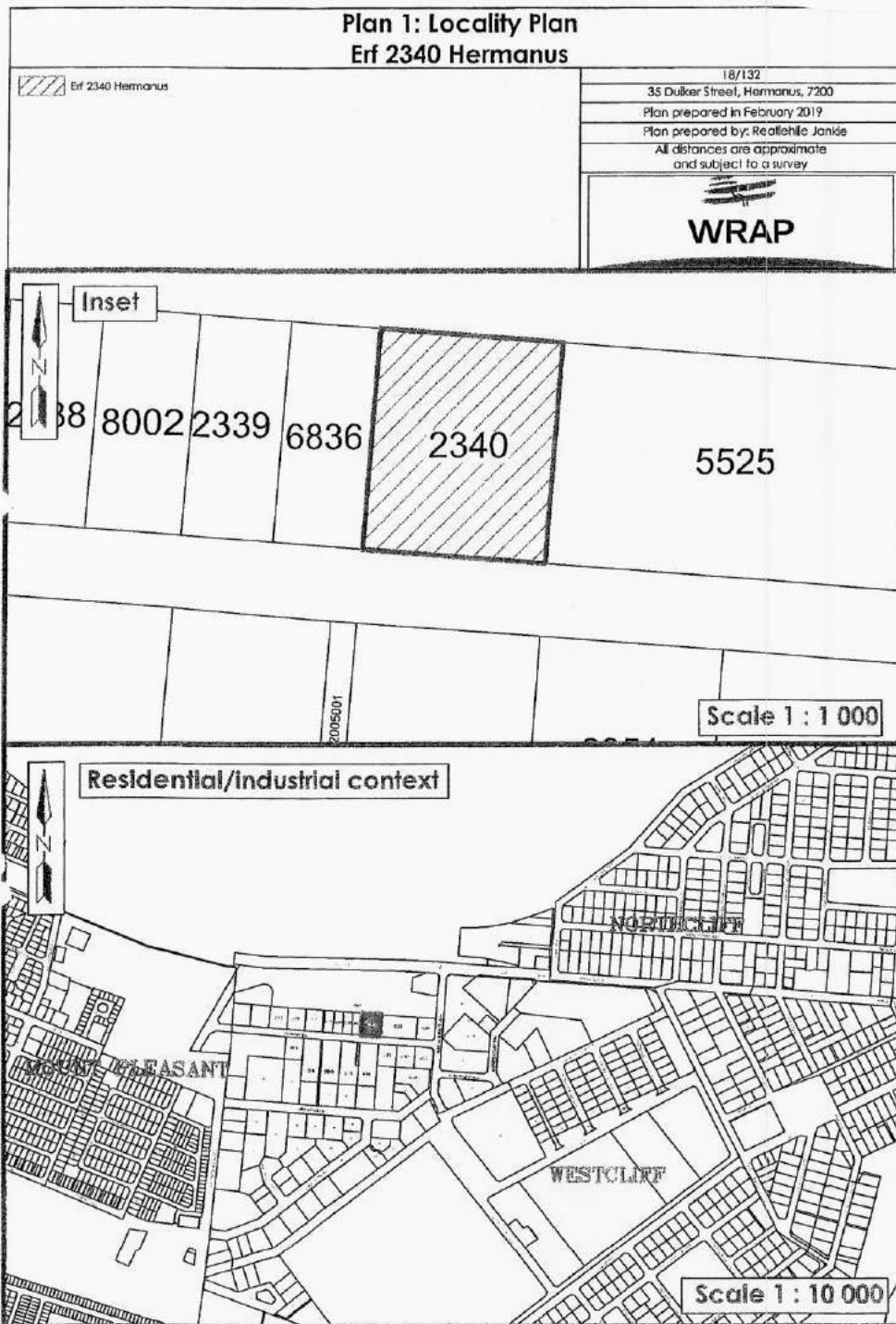
- ❖ The removal of restrictive title conditions would permit development of the property in line with the scheme regulations.
- ❖ None of the internal departments have any objection.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**REASONS FOR NON-APPROVAL OF THE APPLICATION FOR CONSENT  
USE (RESTAURANT):**

- ❖ The proposal is not consistent with the applicable forward planning and policy documents (SDF, OMGMS and IDF).
- ❖ Business/commercial land uses should be limited to the CBD/Business nodes.
- ❖ Proliferation of non-industrial areas with industrial land uses is not desirable.
- ❖ Restaurants are not in keeping with the character of the industrial area.
- ❖ Provision for on-site consumption liquor license in the industrial area is not desirable.
- ❖ The operations due to the proposed liquor trading hours to 2am in the morning will constitute a bar, pub or tavern.
- ❖ Suitably zoned properties that will accommodate a liquor license are available in close proximity and should be situated in the designated CBD and business nodes.





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED  
CONDITIONS & CONSENT USE: ERF 2340, HERMANUS INDUSTRIAL  
(2965/2019)**

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

**Conditions:**

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be 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 commercial food preparation facilities (e.g. restaurant / guest house etc.) must be provided with a grease trap, which must comply with the standards and specification of the Department: Operational Services;
4. that only the two existing, approved vehicle entrances will be available to the development, no new development will be allowed over the sewer pipeline in Arum Street;
5. 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;
6. that stormwater be allowed to discharge through Erf 2340, Hermanus Industrial, unobstructed;
7. that no on-street parking be allowed.

  
DENNIS HENDRIKS  
SENIOR MANAGER: ENGINEERING SERVICES

  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020**

**(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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- 3. ERVEN 107, 109 AND 110, VAN DYK & GEELBEK STREETS, VAN DYKSBAAI (KLEINBAAI), OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, REZONING, CONSOLIDATION, CONSENT USE AND DEPARTURE: MESSRS WRAP CONSULTANCY ON BEHALF OF EXACT AFRICA PROJECT MANAGEMENT**

**107, 109 & 110 GKB (2828/2018)**

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**20 August 2020**

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**Executive Summary**

An application was received on 14 December 2018 from Messrs WRAP Consultancy on behalf of Exact Africa Project Management applicable to Erven 107, 109 and 110, Van Dyksbaai in terms of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law) for the following:

- ❖ removal of restrictive title deed conditions 1.C.6, 1.C.7(a), 1.C.7(b), 1.C.7(c), 1.C.8(a), 1.C.8(b), 1.C.8(c), 1.C.9 & 1.C.10 contained in Title Deed T53947/2005 applicable to Erf 107 van Dyksbaai, as well as title deed conditions D.1, D.2, D.3, D.4 & D.5 contained in Title Deed T44460/2013 applicable to Erf 109, van Dyksbaai in terms of Section 16(2)(f) of the By-Law;
  - ❖ rezoning of Erf 109, van Dyksbaai from Authority Zone: Authority Usage (AZ) to Business Zone 3: Local Business (B3) in terms of Section 16(2)(a) of the By-Law;
  - ❖ consolidation of Erven 107, 109 and 110, van Dyksbaai to create a consolidated property measuring 5790m<sup>2</sup> in terms of Section 16(2)(e) of the By-Law;
  - ❖ consent use to accommodate a business premises and residential building in terms of Section 16(2)(o) of the By-Law;
  - ❖ departure in terms of Section 16(2)(b) of the By-Law for the following:
    - relaxation from the southern lateral building line from 3m to 0m to accommodate an existing store room;
    - relaxation of the north-eastern lateral building from 3m to 1,9m to accommodate guest room 2;
    - relaxation of the south-western lateral building line from 3m to 0,3m to accommodate guest room 3;
    - relaxation of the south-eastern lateral building line from 3m to 2m to accommodate the existing office; and
    - departure of the 8,5m height restriction to 10,5m to accommodate a proposed new building on the consolidated property.

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**RESOLVED:**

1. that the comments be noted;
2. that, in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), the application for the removal of restrictive title conditions 1.C.6, 1.C.7(a), 1.C.7(b), 1.C.7(c), 1.C.8(a), 1.C.8(b), 1.C.8(c), 1.C.9 & 1.C.10 contained in Title Deed T53947/2005 applicable to Erf 107 Van Dyksbaai, as well as title deed condition D.5 contained in Title Deed T44460/2013 applicable to Erf 109, Van Dyksbaai **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that, in terms of Section 16(2)(f) of the By-Law, the application for the removal of restrictive title conditions D.1, D.2, D.3 and D.4 contained in Title Deed T44460/2013 applicable to Erf 109, Van Dyksbaai **not be approved**, subject to the following:

that condition D.1, D.2 and D.3 be amended as follows:

*D.1: The property may only be used for Local Business purposes.*

*D.2: The development on the property must comply with the provisions of the Gansbaai Zoning Scheme Regulations, 2003 for Local Business Zone as promulgated in terms of the Land Use Planning Ordinance, No. 15 of 1985.*

*D.3: Access to the property shall be from Perlemoen and Geelbek Streets.*

4. that the application in terms of Section 16(2)(a) of the By-Law for the rezoning of Erf 109, Van Dyksbaai from Authority Zone: Authority Usage (AZ) to Business Zone 3: Local Business (B3) for development of a tourist interpretation centre and tourism business, **be approved** in terms of the provisions of Section 61 of the By-Law;
5. that the application in terms of Section 16(2)(e) for consolidation of Erven 107, 109 & 110, Van Dyksbaai to create a consolidated property measuring 5790m<sup>2</sup>, **be approved** in terms of the provisions of Section 61 of the By-Law;
6. that the application in terms of Section 16(2)(o) for a consent use to accommodate a business premises and residential building, **be approved** in terms of Section 61 of the By-Law;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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7. that the application in terms of Section 16(2)(b) of the By-Law, for the following departures:
  - relaxation of the southern lateral building line from 3m to 0m to accommodate an existing store room;
  - relaxation of the north-eastern lateral building line from 3m to 1,9m to accommodate guest room 2;
  - relaxation of the south-western lateral building line from 3m to 0,3m to accommodate guest room 3; and
  - relaxation of the south-eastern lateral building line from 3m to 2m to accommodate the existing office,**be approved** in terms of the provisions of Section 61 of the By-Law;
8. that the application in terms of Section 16(2)(b) of the By-Law, for departure of the height restriction from 8,5m to 10,5m **not be approved** in terms of the provisions of Section 61 of the By-Law;
9. that the approvals above, be subject to the following conditions:
  - (a) that a detailed parking layout be submitted within thirty (30) days of the decision date for approval by the Authorised Official, indicating on-site parking provision in accordance with the provisions of the Scheme Regulations;
  - (b) that the approved parking layout referred to in paragraph (a) above be implemented within thirty (30) days following approval thereof by the Authorised Official;
  - (c) that following consolidation the future development of the area represented by former Erf 109 be subject to the submission of a Site Development Plan (SDP) for prior approval by the Authorised Official, which SDP shall demonstrate that the development is in accordance with the development committed in terms of the tender awarded to Exact Africa Project Management (Pty) Ltd which SDP shall as a minimum indicate access/egress, parking arrangements, sidewalk and aesthetic treatment, floor and elevation plans of the proposed development);
  - (d) that development of that portion representing former Erf 109, Van Dyksbaai, must be developed within a period of two (2) years from the date of obtaining the relevant town planning approvals;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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- (e) that building plans in respect of all unauthorised buildings/structures be submitted within thirty (30) days following approval of the application and that all requirements of the Building Control and Fire Department shall be adhered to;
  - (f) that applicable rates and service tariffs, as determined by the annual budget be made applicable, which tariffs are automatically be adjusted in terms of the annual budget;
  - (g) that the display of advertising shall comply with the Overstrand Signage By-law;
  - (h) that all the conditions in the Services Report be complied with;
  - (i) that this approval does not absolve the applicant from compliance with any other relevant legislation; and
  - (j) that all other development parameters as prescribed in the Overstrand Municipality Land Use Scheme, 2020 be complied with.
10. that the applicant and objectors 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 approvals.

**REASONS FOR THE APPROVAL:**

- ❖ The proposal is consistent with the IDF, SDF, OMGMS and Kleinbaai Nodal Development Framework.
- ❖ The relevant legislation was considered with the removal of the restrictive conditions in the Title Deed.
- ❖ The proposal is consistent with the spatial principles as set out in SPLUMA and LUPA.
- ❖ The existing unauthorised business activities, promoting tourism, economic development and employment opportunities will have a positive social advantage.
- ❖ The proposed removal, rezoning, consolidation, consent use and departure will not detract from the character of the area, amenity of adjoining properties and is considered desirable.

**REASONS FOR NON-APPROVAL:**

- ❖ The proposal is in conflict with the original development intent as per the tender and Deed of Sale and contained in the Title Deed.
- ❖ Amendment of Conditions D.1, D.2 and D.3 will ensure the original intent of the alienation of Erf 109, for development of a tourism interpretation centre


**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

---

and tourism business be adhered to and that it would not result in the upgrade of development rights.

- ❖ Departure of the height restriction from 8,5m to 10,5m is not in keeping with the scale, bulk and massing of development in neighbourhood business nodes, thus detracting from the amenity of adjoining properties and character of the area.

**Plan 1: Locality Plan**  
**Erven 107, 109 and 110 Van Dyksbaai**

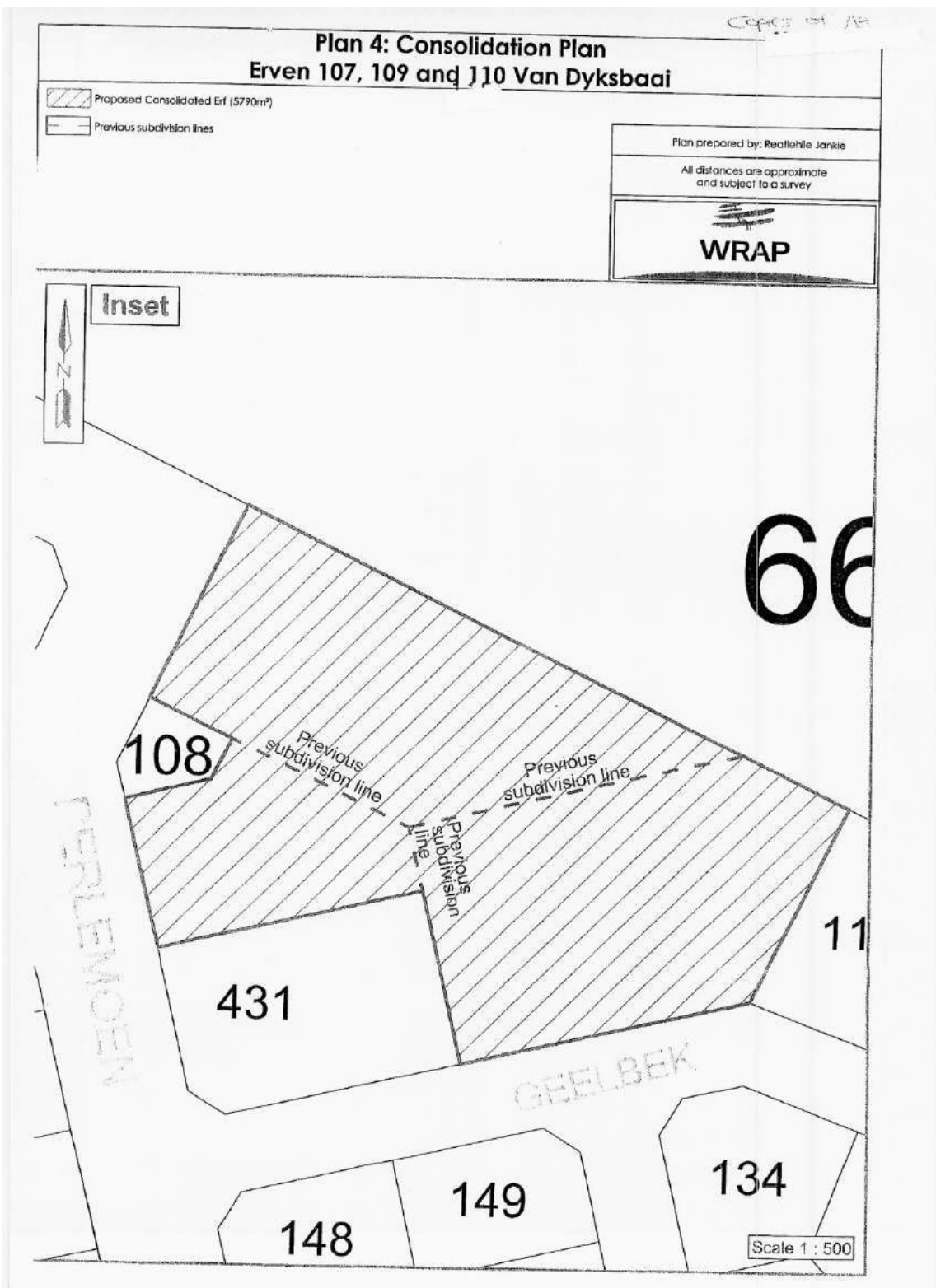
-  Erf 107 Van Dyksbaai (1009m<sup>2</sup>)
-  Erf 109 Van Dyksbaai (2397m<sup>2</sup>)
-  Erf 110 Van Dyksbaai (2364m<sup>2</sup>)

Plan prepared by: Reatlehlle Jankie

All distances are approximate  
 and subject to a survey

**WRAP**

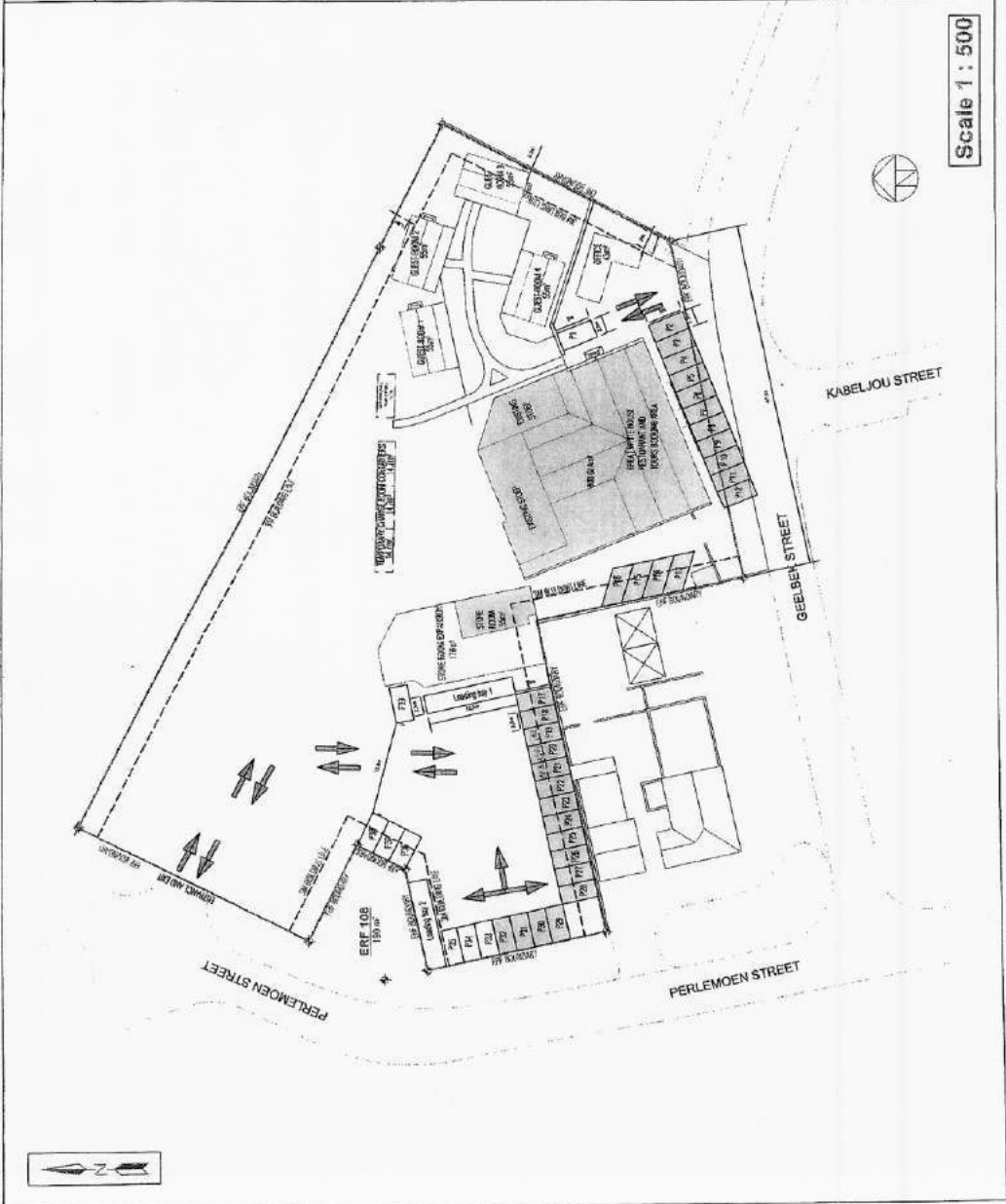




**SDP**  
**Even 107, 109 and 110**  
**Van Dyksbaal**

- Approved buildings and land use (± parking boys)
- Approved buildings and heights and use change for which approval is sought (± parking boys)
- New buildings and land use for which approval is sought (± parking boys)

Plan number: 101/2019  
 Plan prepared on: 10 July 2019  
 Plan prepared for: Residentie Zaanse  
 All distances are approximate and subject to a survey



Scale 1 : 500

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED,  
REZONING, CONSOLIDATION, CONSENT USE & DEPARTURE: ERVEN  
107, 109 & 110, VAN DYKSBAAI (2828/2018)**

Water : In order  
Sewer : In order  
Roads and traffic : In order  
Stormwater (SW) : Refer to condition 12 & 13  
Electricity : Refer to condition 17

**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 1.86743 = R	<b>40 501.94</b>
Sewerage	R 14 623.16 x 1.29925 = R	<b>18 999.14</b>
Road	R 6 557.01 x 1.95361 = R	<b>12 809.84</b>
<b>TOTAL (inclusive of VAT)</b>		<b>= R 72 310.92</b>

**Note:**

- 1.2.1 The above figures are estimates  
1.2.2 The above figure exclude investigation and connection fees

2. that the developer at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
  - 2.1 the Director: Infrastructure and Planning may require the developer to construct internal, link, and/or bulk municipal services to a higher capacity than warranted by the development for purposes of allowing other existing or future developments to also utilise such services, provided:
  - 2.2 the rates and prices of such work be established in terms of a system which is fair, equitable, transparent and cost effective;
  - 2.3 if link municipal services have already been provided, the developer to contribute towards the cost thereof, the Director: Infrastructure and Planning to determine the amount of such contribution in terms of a system which is fair and equitable;
3. that servitudes for municipal services be registered in favour of the Council at the developer's cost in respect of all main services to be taken over by the Council and all existing municipal services concerned crossing private property;
4. that the developer indemnifies and keep the Council indemnified against all actions, proceedings, claims and demands, costs, damages and expenses arising out of the establishment of the township, the provision of services to the township or the use of servitude areas or municipal property:
  - 4.1 for a period which shall commence on the date that the installation of the services to the township are commenced with and shall expire after completion of the maintenance period;
  - 4.2 the developer to submit an acceptable public liability insurance policy to the Council and to pay the premium in advance for the period as set out above before any work concerned may commence;
  - 4.3 the insurance to be to an amount which shall not be less than that required by the SAACE;
  - 4.4 such indemnification against loss, claims or damages, to include claims pertaining to consequential damages by third parties and whether as a result of the damage to or interruption of or interference with the Council's services or apparatus or otherwise;
5. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the

services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:

- 5.1 way-leaves must be obtained from the Operational Manager;
- 5.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
6. that the developer may enter into an agreement with the Council to install or upgrade bulk and/or link municipal services and amenities at an agreed cost, subject to the following:
  - 6.1 such costs to be established in accordance with a system which is fair, equitable, transparent, competitive and cost effective;
  - 6.2 such costs shall be set-off against (part or full) development contributions payable in respect of engineering services;
  - 6.3 to the extent that such costs exceed the development contributions payable, the Council will refund the developer the difference with interest calculated at the prime rate, when funds are available;
7. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;
8. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SABS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
9. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
10. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and

11. such independent professional civil engineer/technologist to furnish the Director: Infrastructure and Planning with satisfactory proof of his professional indemnity insurance to an amount which shall not be less than that required by the SAACE and which insurance shall be valid for the relevant contract and maintenance period;
12. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
13. that the above stormwater management plan include the following:
  - 14.1 pre-development run-off from the catchment area;
  - 14.2 post-development run-off from catchment area;
  - 14.3 existing stormwater reticulation system and the capacity thereof;
  - 14.4 connection of internal stormwater reticulation system;
  - 14.5 overland escape routes
14. that all municipal civil and electrical services installed or constructed by the developer, be maintained after completion thereof for a maintenance period, as described in the General Condition of Contract for works of Civil Engineering Construction – 2004, of 12 months, and
15. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;
16. that the refuse generated by the consolidated erf will be removed by the municipality from the central waste transfer station as per municipal arrangement.
17. that only one electricity connection will be available to the consolidated erf. Should any additional capacity be required, the standard application procedures, tariffs and fees will apply. All costs will be for the applicant's account.
18. that the existing water connection to Erf 110 shall be used to serve the proposed consolidated erf. The existing water connection to Erf 107 shall be discontinued and be blanked off.
19. that the existing sewer conservancy tank on Erf 110 shall be used to service the proposed consolidated erf.
20. that any commercial food preparation facilities (eg. restaurant/ guest house etc.) must be provided with a grease trap, which must comply

with the standards and specification of the Department: Operational Service.

21. that the 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;
22. that any additional and / or extended vehicle entrances will be for the developer's account
23. that on-site parking facilities be provided as per Planning Schedule and to the satisfaction of the Department: Operational Services.

*Dennis Hendriks*  
DENNIS HENDRIKS  
SENIOR MANAGER:ENGINEERING SERVICES

*05/06/2019*  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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4. **PORTION OF ERF 243, ERVEN 6462, 6464, 6465, 6468, 6469, 6471, 6473, 6474, 6476, 6477, 6479, 6480, 6483 to 6490, 6974, 7701, A PORTION OF ERF 7684, ERF 11472, 11892, HERMANUS (MOUNT PLEASANT) AND A PORTION OF ERF 243, HOSPITAL ROAD, HERMANUS (WESTDENE): APPLICATION FOR REZONING, SUBDIVISION, CONSOLIDATION AND CLOSURE OF PUBLIC PLACES OR PART THEREOF, REMOVAL OF RESTRICTIVE CONDITIONS, DEVIATION FROM THE OVERSTRAND MUNICIPALITY SPATIAL GROWTH MANAGEMENT STRATEGY, EXEMPTION TO EXCLUDE NAMING OF STREETS AS PART OF THE APPLICATION AND PHASED PLANNING (FOR INFILL RESIDENTIAL DEVELOPMENT): MESSRS NUPLAN AFRICA ON BEHALF OF OVERSTRAND MUNICIPALITY / THE ADAMA FOUNDATION TRUST**

**Infill Housing HMP &  
Ptn of Erf 243, HWC  
H Olivier  
1 September 2020**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application was received on 22 August 2019 from Messrs NuPlan Africa on behalf Overstrand Municipality and the Adama Foundation Trust in terms of the Overstrand Municipality By-Law on Land Use Planning, 2015 (By-Law) for the following:

**AREA 1 - Erf 6464, 18 Angelier Street, Hermanus (Mount Pleasant)**

- Application in terms of Section 16(2)(a) to rezone from Residential Zone 1 : Single Residential to Subdivisional Area to create eight (8) Residential Zone 1 : Single Residential erven and one (1) Transport Zone II (public road) portion, and the subdivision thereof in terms of Section 16(2)(d).

**AREA 2 - Erf 6465, 57 Dahlia Street, Hermanus (Mount Pleasant)**

- Application in terms of Section 16(2)(n) to accommodate the closure of a public place (Public Open Space).
- Application in terms of Section 16(2)(a) to rezone from Open Space Zone 2: Public Open Space to Subdivisional Area to create twenty (20) Residential Zone 1: Single Residential erven, one (1) Transport Zone 2 : Road and Parking and one (1) Utility Zone : Utility Services portion, and the subdivision thereof in terms of Section 16(2)(d).

**AREA 3 - Erf 6462, cnr Angelier- and Madeliefie Street, Hermanus (Mount Pleasant)**

- Application in terms of Section 16(2)(n) to accommodate the closure of a public place (only due to Public Open Space zoning).

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020**

**(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

- Application in terms of Section 16(2)(a) to rezone from Open Space Zone 2 : Public Open Space to Subdivisional Area to create sixteen (16) Residential Zone 1: Single Residential and one (1) Transport Zone 2 : Road and Parking portion, and the subdivision thereof in terms of Section 16(2)(d).

**AREA 4 - Erf 6974, 9 Angelier Street, Hermanus (Mount Pleasant)**

- Application in terms of Section 16(2)(n) to accommodate the closure of a public place (only due to Public Open Space zoning).
- Application in terms of Section 16(2)(a) to rezone from Open Space Zone 2: Public Open Space to Subdivisional Area to create fourteen (14) Residential Zone 1: Single Residential erven and one (1) Transport Zone 2: Road and Parking portion, and the subdivision thereof in terms of Section 16(2)(d).

**AREA 5 - Erf 11892, 15 Clivia Street, Hermanus (Mount Pleasant)**

- Application in terms of Section 16(2)(n) to accommodate the closure of a public place (Public Open Space).
- Application in terms of Section 16(2)(a) to rezone from Open Space Zone 2: Public Open Space to Subdivisional Area, to create ten (10) Residential Zone 1 : Single Residential erven, one (1) Transport Zone 2: Road and Parking portion and one (1) Utility Zone: Utility Services portion, and the subdivision thereof in terms of Section 16(2)(d).

**AREA 6 - Erf 7701, portion of Erf 7684 and a portion of Remainder Erf 243, 37 Dahlia Street, Hermanus (Mount Pleasant)**

- Application in terms of Section 16(2)(n) to accommodate the partial closure of a public place (portion of Erf 7684 and a portion of Remainder Erf 243), being public road portions of Aalwyn- and Dahlia Streets.
- Application in terms of Section 16(2)(e) to consolidate the two (2) closed road portions with Erf 7701 to create one (1) new portion.
- Application in terms of Section 16(2)(a) to rezone the new portion from its original Community Zone 1: Community Facilities and Transport Zone 2: Road and Parking Zone to Subdivisional Area, to create fifteen (15) Residential Zone 1: Single Residential erven, one (1) Transport Zone 2: Road and Parking portion and one (1) Open Space Zone 2: Public Open Space portion respectively, and the subdivision thereof in terms of Section 16(2)(d).

**AREA 7 - Erven 6468, 6469, 6471, 6473, 6474, 6476, 6477, 6479, 6480, 6483 to 6490, Jasmyn- and Katjiepiering Streets, Hermanus (Mount Pleasant)**

- Application in terms of Section 16(2)(e) to consolidate Erven 6468 and 6469 and the subsequent subdivision of the consolidated portion into four (4) portions in terms of Section 16(2)(d).

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020**

**(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

- Application in terms of Section 16(2)(e) to consolidate Erven 6476 and 6477 and the subsequent subdivision of the consolidated portion into four (4) portions in terms of Section 16(2)(d).
- Application in terms of Section 16(2)(e) to consolidate Erven 6479 and 6480 and the subsequent subdivision of the consolidated portion into four (4) portions in terms of Section 16(2)(d).
- Application in terms of Section 16(2)(e) to consolidate Erven 6483, 6484, 6485, 6486, 6487, 6488, 6489 and 6490, the Rezoning of the consolidated portion from Residential Zone 1: Single Residential to Subdivisional Area in terms of Section 16(2)(a) to create eleven (11) Residential Zone 1 : Single Residential erven and one (1) Open Space Zone 2 : Public Open Space portion, and the subdivision thereof in terms of Section 16(2)(d).
- Application in terms of Section 16(2)(e) to consolidate Erven 6471 and 6473 and the subsequent subdivision of the consolidated portion into three (3) Residential Zone 1 : Single Residential erven in terms of Section 16(2)(d).
- Application in terms of Section 16(2)(d) to subdivide Erf 6474 into two (2) Residential Zone 1 : Single Residential erven.

**AREA 9 - Portion of Remainder Erf 243, Corner of R43 District Road and Malva Street, Hermanus (Mount Pleasant)**

- Application in terms of Section 16(2)(a) to rezone from Business Zone 3 to Subdivisional Area to create seventy (70) Residential Zone 1: Single Residential erven, three (3) Business Zone 1: General Business erven, one (1) Transport Zone 2: Road and Parking portion and one (1) Open Space Zone 2: Public Open Space portion respectively, and the subdivision thereof in terms of Section 16(2)(d).

**AREA 10 - Erf 11472, 47 Angelier Street, Hermanus (Mount Pleasant)**

- Application for Removal of a Restrictive Title Deed Condition, Clause C(1) of Title Deed T45480/2017 applicable to Erf 11472, Hermanus in terms of Section 16(2)(f) of the By-Law.
- Application in terms of Section 16(2)(a) to rezone from General Residential Zone 3: Flats to Subdivisional Area, to create sixteen (16) Residential Zone 1: Single Residential erven and one (1) Transport Zone 2 : Road and Parking portion, and the subdivision thereof in terms of Section 16(2)(d).

**AREA 11 - Portion of Remainder Erf 243, Hospital Street, Hermanus (Westdene)**

- Application in terms of Section 16(2)(n) to accommodate the closure of a public place (portion of Remainder Erf 243 of land next to Hospital Road zoned Public Road).
- Application in terms of Section 16(2)(a) to rezone the closed portion from Transport Zone 2: Road and Parking to Subdivisional Area, to create four

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

---

(4) portions and the subsequent subdivision thereof to create a total of eighteen (18) Residential Zone 1: Single Residential erven and one (1) Transport Zone 2: Road and Parking portion.

- Application in terms of Section 16(2)(d) to subdivide the portion of Remainder Erf 243 into four (4) portions, and the subsequent subdivision thereof into eighteen (18) Residential Zone 1 : Single Residential erven and one (1) portion of public road.

Application also further made for exemption in terms of Section 101 to exclude an application in terms of Section 96 of the By-Law dealing with Naming of Streets as part of this land use planning application.

Application is also made for the Phasing of the Plan of Subdivision in terms of Section 16(2)(k) of the By-Law, into (ten) 10 phases.

Application is lastly made for deviation from the Overstrand Municipality Spatial Growth Management Strategy, 2010 in terms of Section 10 of the By-Law, as well as the provisions of the Municipal Systems Act, 2002 (Act 32 of 2000), to deviate from reserved densities.

**RESOLVED:**

1. that the objections be noted;
2. that, in terms of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law), the application to develop infill housing sites on Erf 6464, Hermanus (Mount Pleasant), which includes the following:
  - Rezoning in terms of Section 16(2)(a) from Residential Zone I :Single Residential to Subdivisional Area, and
  - Subdivision in terms of Section 16(2)(d) in order to create eight (8) Residential Zone I : Single Residential erven and one (1) Transport Zone II (public road) portion,

**be approved** in terms of the provisions of Section 61 of the By-Law;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

---

3. that, in terms of the By-Law, the application to develop infill housing sites on Erf 6465, Hermanus (Mount Pleasant), which includes the following:

- Closure of a public place (Public Open Space in terms of Section 16(2)(n));
- Rezoning in terms of Section 16(2)(a) from Open Space Zone 2 : Public Open Space to Subdivisional Area, and
- Subdivision in terms of Section 16(2)(d) in order to create twenty (20) Residential Zone I : Single Residential erven, one (1) Transport Zone 2 : Road and Parking and one (1) Utility Zone : Utility Services portion,

**be approved** in terms of the provisions of Section 61 of the By-Law;

4. that, in terms of the By-Law the application to develop infill housing sites on Erf 6462, Hermanus (Mount Pleasant), which includes the following:

- Closure of a public place (only due to Public Open Space Zoning) in terms of Section 16(2)(n);
- Rezoning in terms of Section 16(2)(a) from Open Space Zone 2 : Public Open Space to Subdivisional Area, and
- Subdivision in terms of Section 16(2)(d) to create sixteen (16) Residential Zone I: Single Residential erven and one (1) Transport Zone 2: Road and Parking portion,

**be approved** in terms of the provisions of Section 61 of the By-Law;

5. that, in terms of the By-Law, the application to develop infill housing sites on Erf 6974, Hermanus (Mount Pleasant), which includes the following:

- Closure of a public place (only due to Public Open Space Zoning) in terms of Section 16(2)(n);
- Rezoning in terms of Section 16(2)(a) from Open Space Zone 2 : Public Open Space to Subdivisional Area, and
- Subdivision in terms of Section 16(2)(d) to create fourteen (14) Residential Zone I : Single Residential erven and one (1) Transport Zone 2 : Road and Parking portion,

**be approved**, in terms of the provisions of Section 61 of the said By-Law;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

---

6. that, in terms of the By-Law, the application to develop infill housing sites on Erf 11892, Hermanus (Mount Pleasant), which includes the following:

- Closure of a public place (Public Open Space) in terms of Section 16(2)(n);
- Rezoning in terms of Section 16(2)(a) from Open Space Zone 2 : Public Open Space to Subdivisional Area, and
- Subdivision in terms of Section 16(2)(d) to create ten (10) Residential Zone I : Single Residential erven, one (1) Transport Zone 2 : Road and Parking portion and one (1) Utility Zone: Utility Services portion,

**be approved** in terms of the provisions of Section 61 of the By-Law;

7. that, in terms of the By-Law, the application to develop infill housing sites on Erf 7701, Portion of Erf 7684 and Portion of Erf 243, Hermanus (Mount Pleasant), which includes the following:

- Partial closure of a public place (portion of Erf 7684 and a portion of Remainder Erf 243) being public road portions of Aalwyn and Dahlia Streets;
- Consolidation in terms of Section 16(2)(e) of the two (2) closed road portions with Erf 7701;
- Rezoning in terms of Section 16(2)(a) of the new consolidated portion from Community Zone I : Community Facilities and Transport Zone 2 : Road and Parking Zone to Subdivisional Area, and
- Subdivision in terms of Section 16(2)(d) to create fifteen (15) Residential Zone I : Single Residential erven, one (1) Transport Zone 2 : Road and Parking portion and one (1) Open Space Zone 2 : Public Open Space portion,

**be approved** in terms of the provisions of Section 61 of the By-Law;

8. that, in terms of the By-Law, the application to develop infill housing sites on Erven 6468, 6469, 6471, 6473, 6474, 6476, 6477, 6479, 6480, 6483 to 6490, Hermanus (Mount Pleasant), which includes the following:

- Consolidation in terms of Section 16(2)(e) of Erven 6468 and 6469, Hermanus;
- Subdivision in terms of Section 16(2)(d) of the consolidated portion of Erven 6468 and 6469 into four (4) Residential Zone I : Single Residential portions;
- Consolidation in terms of Section 16(2)(e) of Erven 6476 and 6477, Hermanus;
- Subdivision in terms of Section 16(2)(d) of the consolidated portion of Erven 6476 and 6477 into four (4) Residential Zone I : Single Residential Zone portions;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

---

- Consolidation in terms of Section 16(2)(e) of Erven 6479 and 6480, Hermanus;
- Subdivision in terms of Section 16(2)(d) of the consolidated portion of Erven 6479 and 6480 into four (4) Residential Zone I :Single Residential Zone portions;
- Consolidation in terms of Section 16(2)(e) of Erven 6483 to 6490, Hermanus;
- Rezoning in terms of Section 16(2)(a) of the consolidated portion of Erven 6483 to 6490 from Residential Zone I :Single Residential to Subdivisional Area;
- Subdivision in terms of Section 16(2)(d) of the consolidated portion from Erven 6483 to 6490, to create eleven (11) Residential Zone I : Single Residential erven and one (1) Open Space Zone 2 : Public Open Space portion;
- Consolidation in terms of Section 16(2)(e) of Erven 6471 and 6473, Hermanus;
- Subdivision in terms of Section 16(2)(d) of the consolidated portion of Erven 6471 and 6473 into three (3) Residential Zone I : Single Residential portions;
- Subdivision in terms of Section 16(2)(d) of Erf 6474, Hermanus into two (2) Residential Zone I:Single Residential erven,

**be approved** in terms of the provisions of Section 61 of the By-Law;

9. that, in terms of the By-Law, the application to develop infill housing sites on a portion of Remainder Erf 243, Hermanus (Mount Pleasant), which includes the following:
- Rezoning in terms of Section 16(2)(a) from Business Zone 3 to Subdivisional Area;
  - Subdivision in terms of Section 16(2)(d) to create seventy (70) Residential Zone I :Single Residential erven, three (3) Business Zone I : General Business erven, one (1) Transport Zone 2: Road and Parking portion and one (1) Open Space Zone 2 : Public Open Space Zone portion,

**be approved** in terms of the provisions of Section 61 of the By-Law;

10. that, in terms of the By-Law, the application to develop infill housing sites on Erf 11472, Hermanus (Mount Pleasant), which includes the following:
- Removal of a restrictive title deed condition, Clause C1 from Title Deed T45480/2017 applicable to Erf 11472, Hermanus in terms of Section 16(2)(f);
  - Rezoning in terms of Section 16(2)(a) from General Residential Zone 3 : Flats to Subdivisional Area;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

---

- Subdivision in terms of Section 16(2)(d) to create sixteen (16) Residential Zone I : Single Residential and one (1) Transport Zone 2 : Road and Parking portion,

**be approved** in terms of the provisions of Section 61 of the By-Law;

11. that, in terms of the By-Law, the application to develop infill housing sites on portions of Remainder Erf 243, Hermanus (Westdene), which includes the following:

- Closure of a public place (portions of Remainder Erf 243 of land next to Hospital Road zoned Public Road) in terms of Section 16(2)(n);
- Rezoning in terms of Section 16(2)(a) of the closed portion from Transport Zone 2 : Road and Parking to Subdivisional Area;
- Subdivision in terms of Section 16(2)(d) to firstly create four (4) portions, and then further subdivision to create eighteen (18) Residential Zone I : Single Residential erven,

**be approved** in terms of the provisions of Section 61 of the By-Law;

12. that, in terms of Section 101 of the By-Law, the application for exemption, to exclude an application in terms of Section 96 of the By-Law dealing with naming of streets as part of this Land Use Planning application, **be approved** in terms of the provisions of the By-Law;

13. that, in terms of Section 16(2)(k) of the By-Law, the application for Phasing of the Subdivision into ten (10) phases, **be approved** in terms of the provisions of Section 61 of the By-Law;

14. that the decisions in paragraphs 2. - 13. above be subject to the following conditions:

- (a) that all the conditions imposed by Eskom be complied with;
- (b) that all the conditions in the Services Report be complied with;
- (c) that the provision of street names be addressed and the processes as required in terms of by legislation be followed;
- (d) that the approval does not absolve the applicant from compliance with any other relevant legislation;
- (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with; and

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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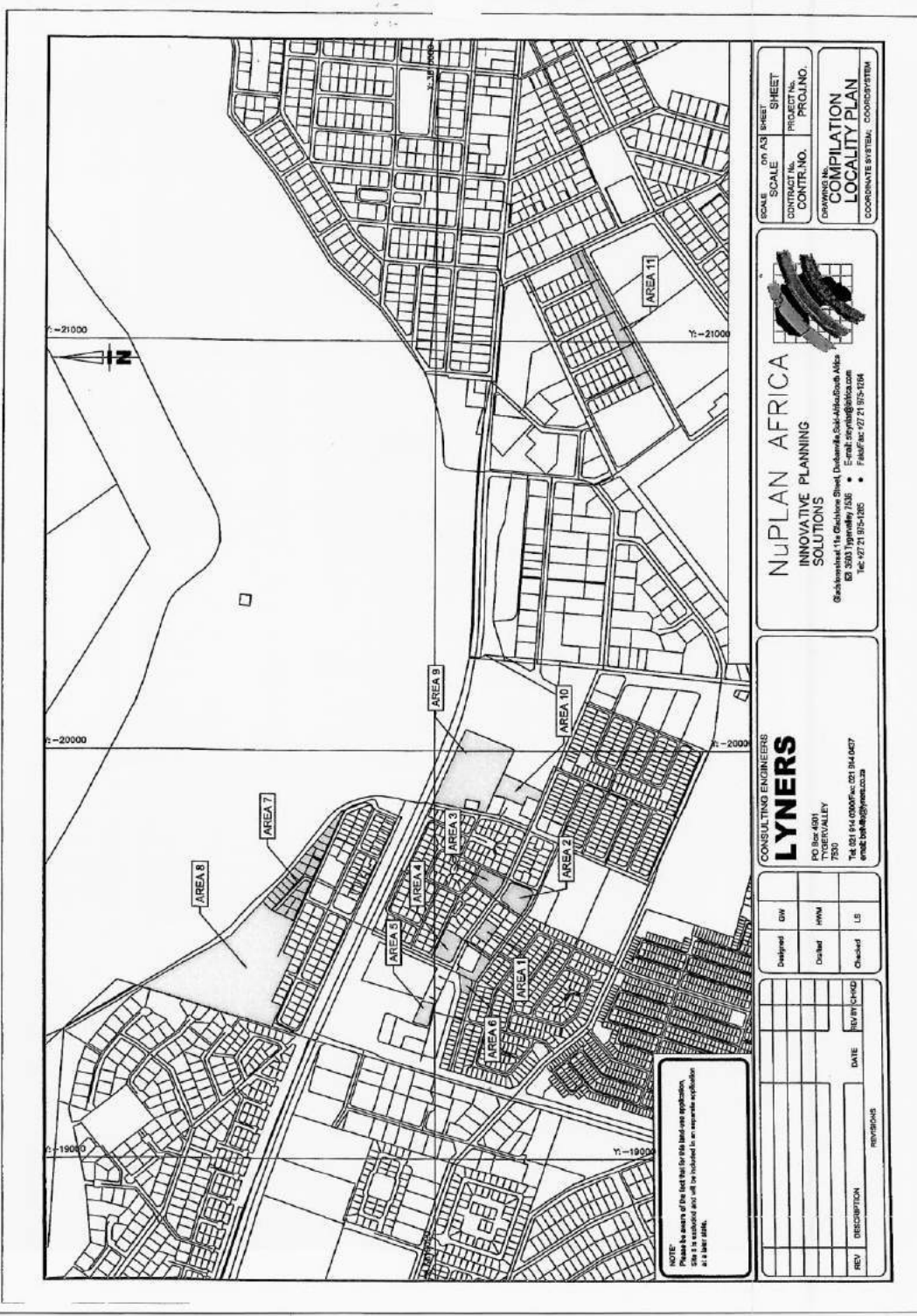
- (f) that the revised layout plan for Area 11 submitted be amended to also show the turning shunt that will be constructed for Buitekant Street in the Hospital Road road reserve, and also the bollards to be constructed between Buitekant Street shunt and Hospital Road to prevent traffic entering Hospital Street via the shunt.
15. that the applicant and objectors be notified of their right of appeal in terms of Section 78 of the By-Law with regard to the above decision.

**RECOMMENDATION TO THE COUNCIL:**

that the application for the deviation of the Overstrand Municipal Growth Management Strategy, 2010 in order to provide a residential density of more than 30 units/ha in lieu of the status quo allocation (for Areas 1 to 7 for the infill housing project), in terms of Section 10 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 and in terms of the provisions of the Municipal Systems Act, 2000 (Act 32 of 2000), **be approved.**

**REASONS FOR RESOLUTION:**

- ❖ That the application complies with the principles as set out in SPLUMA and LUPA.
- ❖ The application complies with the Overstrand Zoning Scheme.
- ❖ The application will provide the opportunity for affordable housing to the community of Hermanus in a sustainable way, in line with the aims of the Overstrand Municipality SDF, 2006 and latest SDF, 2020 and the development pockets would ensure the optimal use of pieces of mostly vacant land and also of existing municipal services.
- ❖ In some development pockets densification in relation to the GMS, 2010 will occur (Areas 1 to 7), but the housing types that can be constructed on such erven will not be out of line with the character of such areas.
- ❖ Some development pockets (Areas 9 to 11) are on the edge of single residential areas in a mixed use area, and will create a transition between the different land uses, and is not foreseen that it would have a negative effect on the adjacent single residential areas.
- ❖ The developments will not be on environmentally sensitive land or land with heritage value.
- ❖ The objections received were adequately addressed.
- ❖ The application is desirable.



**NOTE:**  
Please be aware of the fact that this land-use application site is subdivided and will be included in an separate application at a later date.

SCALE	ON A3	SHEET
CONTRACT NO.		PROJECT NO.
		PROJ. NO.

**DRAWING NO.**  
COMPILED LOCALITY PLAN  
**COORDINATE SYSTEM:** COORDSYS1978



**NUPLAN AFRICA**  
INNOVATIVE PLANNING SOLUTIONS  
Gaboronebot 116 Gaborone Street, Dukamela, Gaborone Botswana Africa  
P.O. Box 3503 Tlokweng 1036 • E-mail: [nuplan@nuplan.com](mailto:nuplan@nuplan.com)  
Tel: +27 21 915-1265 • Fax: +27 21 915-1264

**CONSULTING ENGINEERS**  
**LYNERS**  
PO Box 6051  
FOREST VALLEY  
7830  
Tel: 051 94 0000 Fax: 051 94 0407  
email: [lyn@lyn.co.za](mailto:lyn@lyn.co.za)

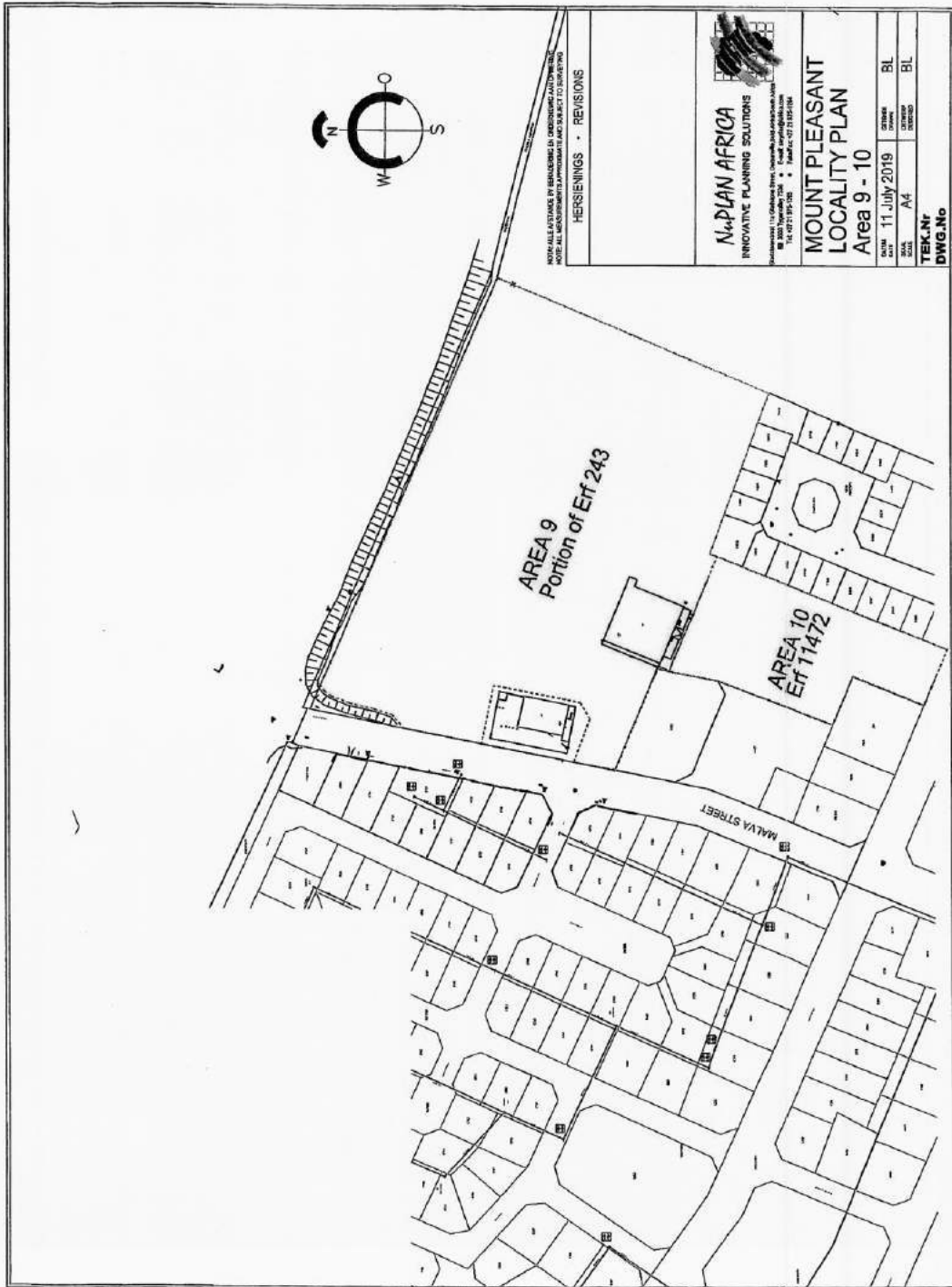
Designed	DW	
Checked	HW	
Checked	LS	

REV	DESCRIPTION	DATE	REVISED BY

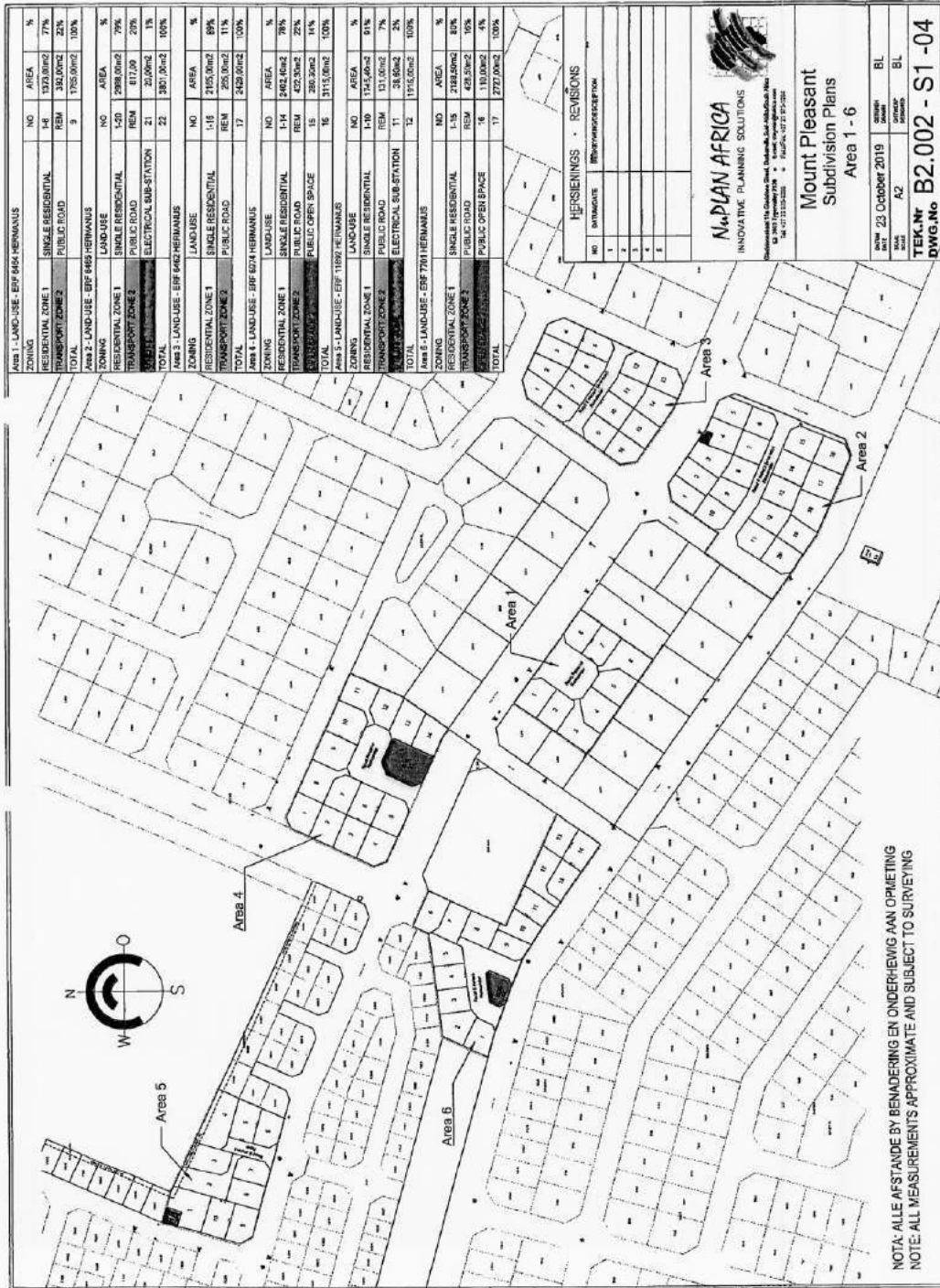
REVISIONS

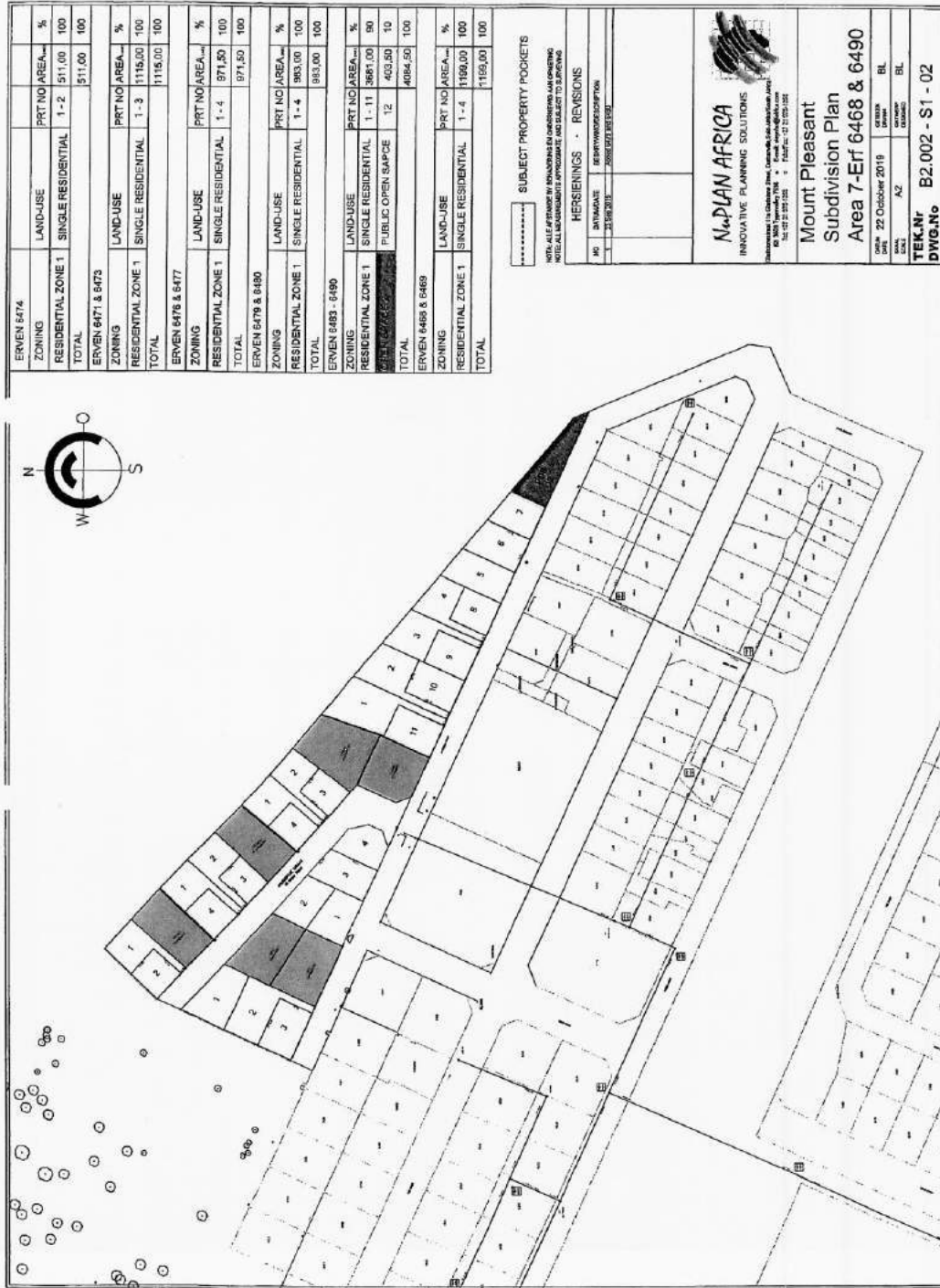












ERVEN 6474			
ZONING	LAND-USE	PRT NO/AREA	%
RESIDENTIAL ZONE 1	SINGLE RESIDENTIAL	1-2	511,00 100
TOTAL			511,00 100
ERVEN 6471 & 6473			
ZONING	LAND-USE	PRT NO/AREA	%
RESIDENTIAL ZONE 1	SINGLE RESIDENTIAL	1-3	1116,00 100
TOTAL			1116,00 100
ERVEN 6476 & 6477			
ZONING	LAND-USE	PRT NO/AREA	%
RESIDENTIAL ZONE 1	SINGLE RESIDENTIAL	1-4	971,50 100
TOTAL			971,50 100
ERVEN 6479 & 6480			
ZONING	LAND-USE	PRT NO/AREA	%
RESIDENTIAL ZONE 1	SINGLE RESIDENTIAL	1-4	983,00 100
TOTAL			983,00 100
ERVEN 6483 - 6490			
ZONING	LAND-USE	PRT NO/AREA	%
RESIDENTIAL ZONE 1	SINGLE RESIDENTIAL	1-11	3661,00 80
	PUBLIC OPEN SPACE	12	403,50 10
TOTAL			4064,50 100
ERVEN 6485 & 6489			
ZONING	LAND-USE	PRT NO/AREA	%
RESIDENTIAL ZONE 1	SINGLE RESIDENTIAL	1-4	1169,00 100
TOTAL			1169,00 100

\*\*\*\*\* SUBJECT PROPERTY POCKETS

NOTE: ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

REVISIONS - REVISIONS

NO	DATE/TIME	BY/REVISION/DESCRIPTION
1	23/09/2019	2008/02/08/09

**MAPLAN AFRICA**  
INNOVATIVE PLANNING SOLUTIONS

Mount Pleasant  
Subdivision Plan  
Area 7-Erf 6468 & 6490

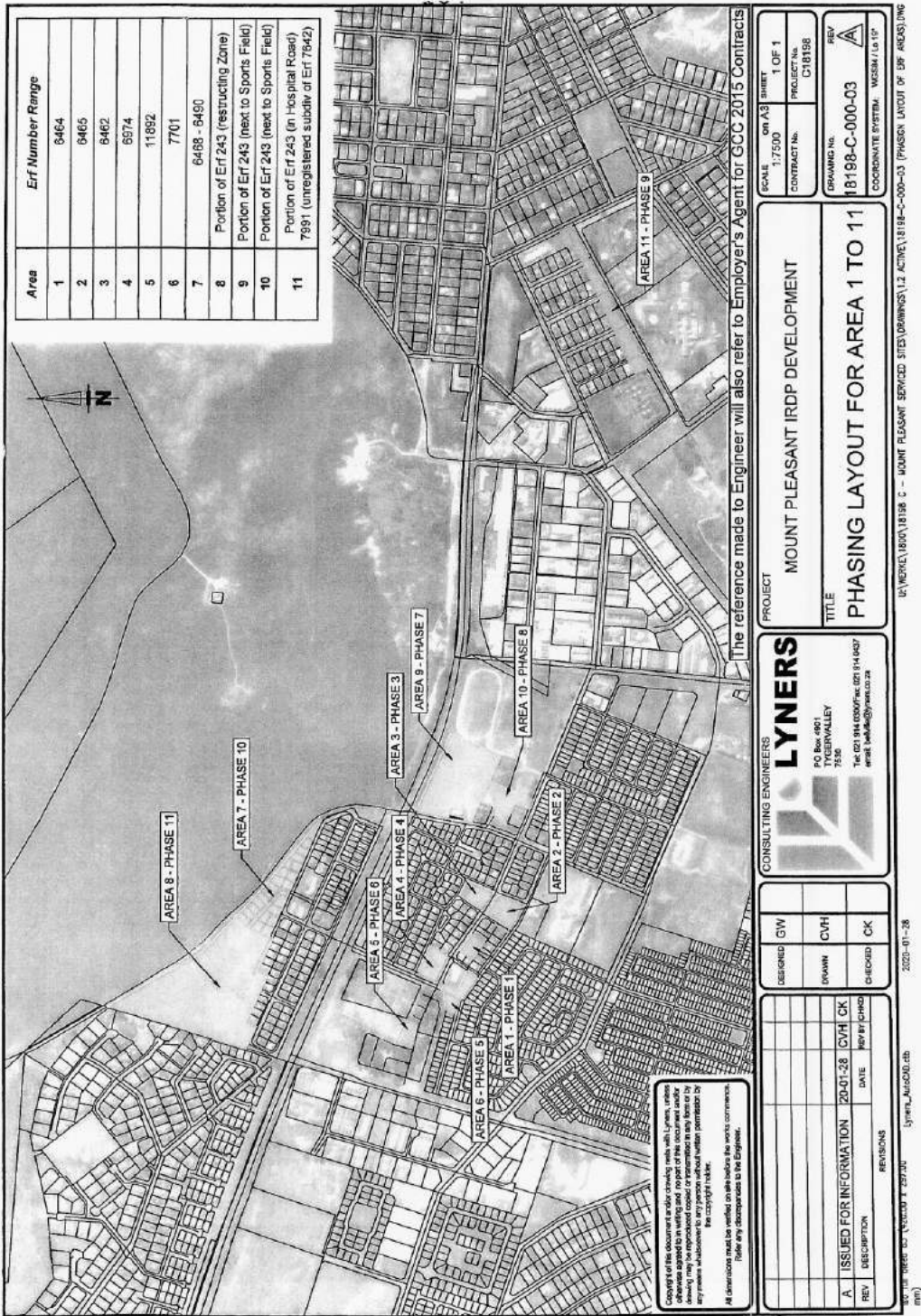
DATE: 22 October 2019  
DRAWN: [Name]  
CHECKED: [Name]  
SCALE: A2

TEK.Nr B2.002 - S1 - 02  
DWG.No









Area	Erf Number Range
1	8464
2	8465
3	8462
4	8574
5	11892
6	7701
7	6488 - 6490
8	Portion of Erf 243 (restricting Zone)
9	Portion of Erf 243 (next to Sports Field)
10	Portion of Erf 243 (next to Sports Field)
11	Portion of Erf 243 (in Hospital Road) 7991 (unregistered subdiv of Erf 7542)

SCALE	1:7500	SHEET	1 OF 1
CONTRACT No.	C18198	PROJECT No.	C18198
DRAWING No.	18198-C-000-03	REV	A
COORDINATE SYSTEM: WGS84 / UTM 10°			

PROJECT: MOUNT PLEASANT IRDP DEVELOPMENT  
 TITLE: PHASING LAYOUT FOR AREA 1 TO 11

**LYNERS**  
 CONSULTING ENGINEERS  
 PO Box 4801  
 MIDVALE VALLEY  
 7536  
 Tel: 021 844 0097 Fax: 021 844 9027  
 email: info@lyniers.co.za

DESIGNED	GW
DRAWN	CWH
CHECKED	CK

REV	DESCRIPTION	DATE	REV BY	CHK BY
A	ISSUED FOR INFORMATION	20-01-28	CWH	CK
REVISIONS				

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 All dimensions must be checked on site before the works commence.  
 Refer any discrepancies to the Engineer.

24/06/2018 10:18:06 C - MOUNT PLEASANT SERVICES (DRINKING) 1,2,3,ACTIVE\18198-C-000-03 (PHASING LAYOUT OF ERP AREA03).DWG  
 2020-01-28  
 Lyners\_AutoCAD.dwg

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REZONING, SUBDIVISION, CONSOLIDATION &  
CLOSURE OF PUBLIC PLACES OR PART THEROF, REMOVAL OF  
RESTRICTIVE CONDITIONS, DEVIATION FROM THE OVERSTRAND  
MUNICIPALITY SPATIAL GOWTH MANAGEMENT STRATEGY,  
EXEMPTION TO EXCLUDE NAMING OF STREETS AS PART OF THE  
APPLICATION & PHASED PLANNING (FOR INFILL RESIDENTIAL  
DEVELOPMENT), PORTION OF ERF 243, ERVEN 6462, 6464, 6465, 6468,  
6469, 6471, 6473, 6474, 6476, 6477, 6479, 6480, 6483 TO 6490, 6974, 7701,  
A PORTION OF ERF 7684, ERF 11472, 11892, HERMANUS (MOUNT  
PLEASANT & A PORTION OF ERF 243, HOSPITAL ROAD, HERMANUS  
(WESTDENE) (3295/2019)**

Water	:	According to GLS report
Sewer	:	According to GLS report
Roads and traffic	:	According to TIA
Stormwater (SW)	:	See conditions 8, 9 & 10
Electricity	:	In order

**Conditions:**

1. that the developer (Overstrand Municipality) at his cost constructs the internal municipal civil and electrical services for the development as well as any link or bulk municipal services that need to be provided;
2. that servitudes for municipal services be registered in respect of all main services to be taken over by the developer and all existing municipal services concerned, crossing private property;
3. that a plan of all existing services be submitted to the Director: Infrastructure and Planning, by the developer and that any of the services that need to be relocated, be done by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning:
  - 3.1 way-leaves must be obtained from the Operational Manager;
  - 3.2 such way-leaves to be obtained prior to any excavation on public property or property where existing services are located;
4. that plans of all the internal municipal civil and electrical (high and low voltage supply) services and such link services as required by the Director: Infrastructure and Planning, prepared by an ECSA registered professional engineer/technologist, be submitted to the Director: Infrastructure and Planning for his prior approval;

2020 -08- 11

5. the "Guidelines for the Provision of Engineering Services in Residential Townships" (Blue Book), SABS 1200 specifications and the Design and Construction Standards for civil and electrical services of the Council to be used as the standard design and construction criteria with which such plans must comply;
6. the Director: Infrastructure and Planning to be notified in writing of all deviations from the Standard Design and Construction Criteria when plans are submitted for his approval and such deviations to be separately approved in writing by the Director: Infrastructure and Planning;
7. the successful completion of such works to be supervised and certified by an independent professional civil engineer/technologist i.e. a professional civil engineer/technologist who has no direct financial interest in the development, other than payment as standard professional fees for the work concerned; and
8. that a stormwater management plan, which may include attenuation facilities to ensure that the pre-development run-off is not exceeded and that erosion and pollution is minimised, be submitted to the Director: Infrastructure and Planning for approval and that the approved management plan be implemented by the developer at his cost to the satisfaction of the Director: Infrastructure and Planning;
9. that the above stormwater management plan include the following:
  - 9.1 pre-development run-off from the catchment area;
  - 9.2 post-development run-off from catchment area;
  - 9.3 existing stormwater reticulation system and the capacity thereof;
  - 9.4 connection of internal stormwater reticulation system;
  - 9.5 overland escape routes.
10. that the connection to the stormwater reticulation system if any, be provided according to the stormwater management plan;
11. that a Certificate of Completion together with as-built services plans be provided by the independent professional engineer/technologist to the Overstrand Municipality. As-built plans to be on quality paper, together with a DXF file thereof;
12. that the Implementing Agent apply for a temporary water connection on the prescribed application form, at Overstrand Municipality's Finance Department, before commencement of construction;

3

13. that the connection to the main water line only be done by the Operational Department, after payment of the connection fee, by the developer;
14. that damage to the existing roads, used as routes for access to the development, for the provision of services, be repaired by the developer.

  
DENNIS HENDRIKS  
SENIOR MANAGER: ENGINEERING SERVICES

11.08.2020  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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**5. ERF 848, 28 HIGH STREET, NORTHCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURES: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF KEE PROPERTY INVESTMENTS (PTY) LTD**

**848 HNC (3296/2019)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**6 August 2020**

---

**Executive Summary**

An application has been received on 19 August 2019 from Messrs Plan Active Town and Regional Planners on behalf of Kee Prop Inv Pty Ltd on Erf 848, Hermanus in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the following departures :

- ❖ To depart from the prescribed height restriction from 14m to 17,060m to accommodate two (2) residential units (two bedroom apartments);
- ❖ To depart from the permissible number of storeys from four (4) to five (5), and
- ❖ To depart from the provisions of parking bays required, and buy-out of four (4) parking bays.

**RESOLVED:**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 applicable to Erf 848, Hermanus for the following departures:,
  - ❖ to depart from the prescribed height restriction from 14m to 17,060m to accommodate two (2) residential units (two (2) bedroom apartments);
  - ❖ to depart from the permissible number of storeys from four (4) to five (5), and
  - ❖ to depart from the provisions of parking bays required, and buy-out of four (4) parking bays

**not be approved**, due to the following reasons:

- (a) the erf has reached its full development potential in terms of the Overstrand Zoning Scheme;
- (b) the deviation of the height will lead to vertical sprawl ;
- (c) excessive massing in High Street is contrary to create the street as a visual and viable potential pedestrian walkway;

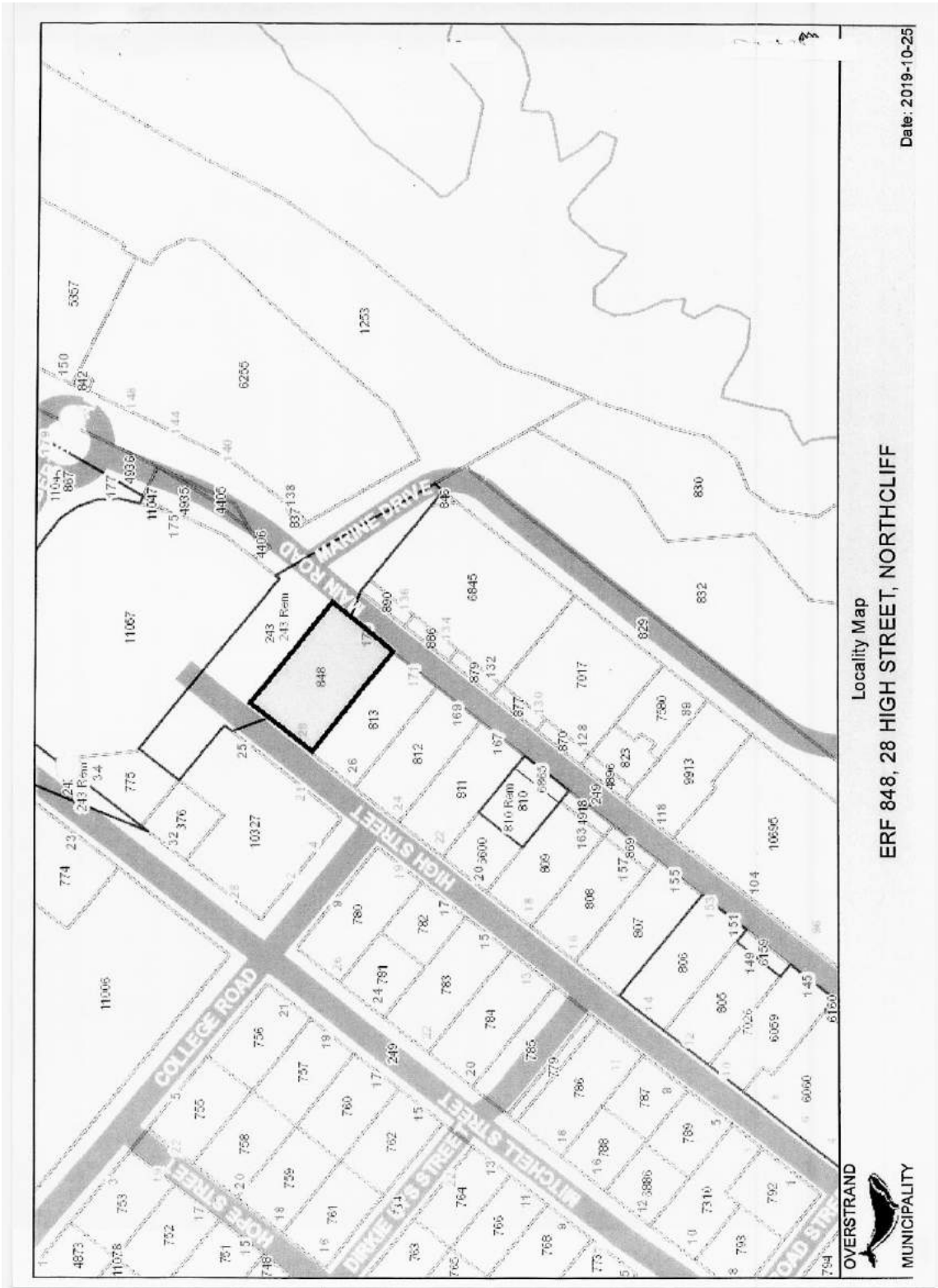
**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 November 2020  
(Also the agenda for the Mayoral Committee Meeting : 25 November 2020)**

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- (d) impact on the residential component on Erf 813, Hermanus was not properly addressed in view of recent court cases;
  - (e) the development is not in line with the Central Business District development vision of sense of place;
  - (f) dwarfing of heritage buildings due to excessive height;
  - (g) the erf had already bought out three (3) parking bays and the additional proposed buy-out of another four (4) parking bays clearly indicates that the development potential of the erf has been reached;
  - (h) the existing telecommunication infrastructure on the building will lead to a building higher than 17m, which has not been addressed by the applicant;
  - (i) the proposed height will create a canyon effect in High Street;
  - (j) the proposed development is not in line with the policy documents, and
  - (k) the application does not address the telecommunication structures already exceeding the height, which will contribute to a height above the requested 17m.
2. that the applicant and objectors 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 decision.

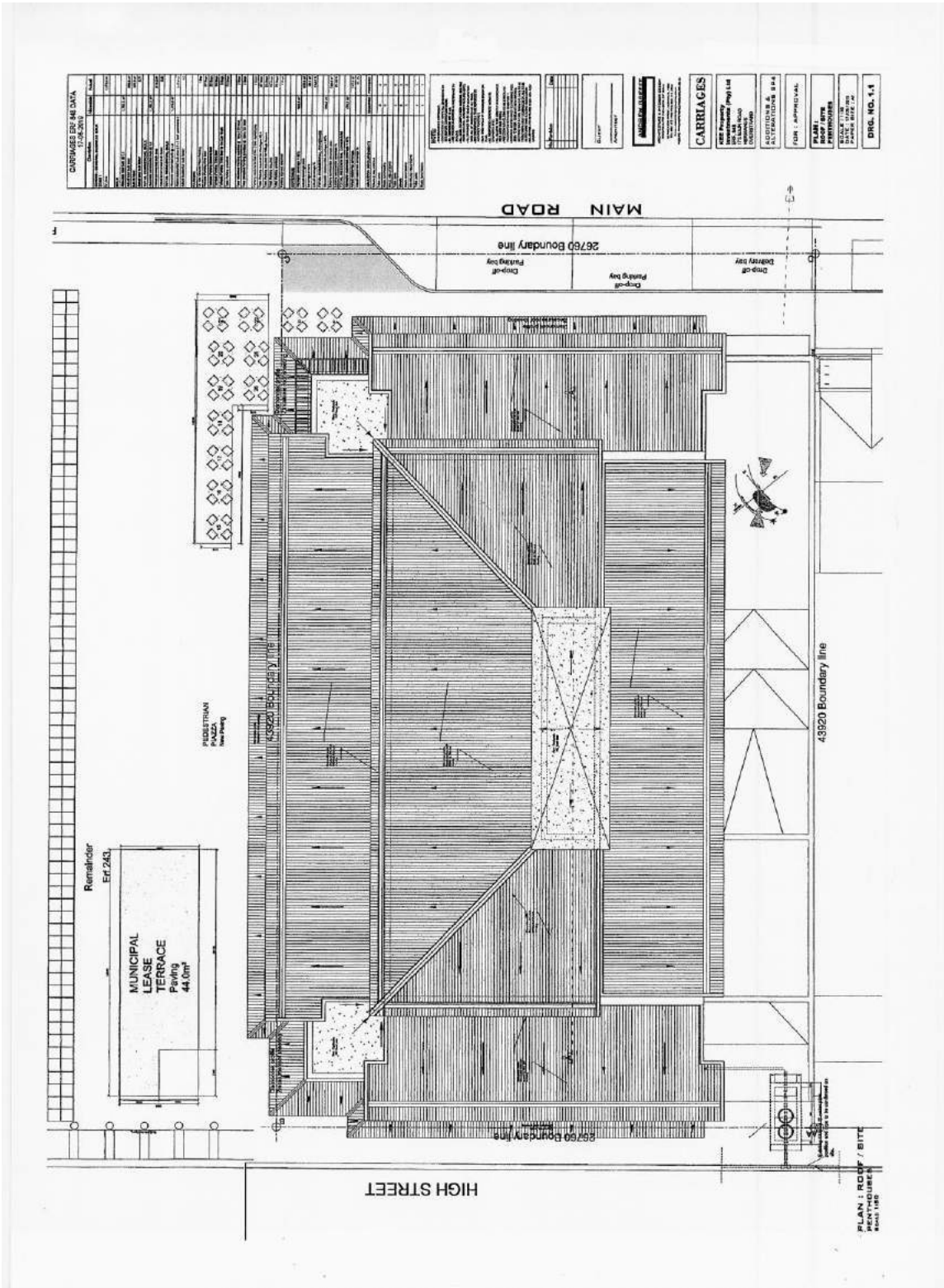
**REASONS FOR NON APPROVAL:**

- ❖ the erf has reached its full development potential in terms of the Overstrand Zoning Scheme;
- ❖ there are no five (5) storey buildings in the Central Business District;
- ❖ excessive massing in High Street as a potential pedestrian walkway;
- ❖ impact on the residential component on Erf 813, Hermanus was not properly addressed in view of recent court cases;
- ❖ the development is not in line with the Central Business District development vision of sense of place;
- ❖ dwarfing of heritage buildings due to excessive height, and
- ❖ the erf had already bought out three (3) parking bays and the additional proposed buy-out of another four (4) parking bays clearly indicates that the development potential of the erf has been reached.



Locality Map  
ERF 848, 28 HIGH STREET, NORTHCLIFF

Date: 2019-10-25



**CARRIAGES FOR THE DATA**

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
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**NOTES**

1. ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

**LEGEND**

- 1. CONCRETE
- 2. BRICK
- 3. BLOCK
- 4. GYP. BOARD
- 5. GLASS
- 6. METAL
- 7. WOOD
- 8. TERRAZZO
- 9. CARPET
- 10. TILE
- 11. PAINT
- 12. PLASTER
- 13. STUCCO
- 14. INSULATION
- 15. ROOFING
- 16. MECHANICAL
- 17. ELECTRICAL
- 18. PLUMBING
- 19. FLOORING
- 20. CEILING
- 21. WALLS
- 22. PARTITIONS
- 23. STAIRS
- 24. ELEVATORS
- 25. CORES
- 26. ROOFS
- 27. TERRACES
- 28. PATIOS
- 29. PORCHES
- 30. BALCONIES
- 31. DECKS
- 32. FENCES
- 33. GARDENS
- 34. LANDSCAPING
- 35. UTILITIES
- 36. STRUCTURES
- 37. FOUNDATIONS
- 38. FOUNDATIONS
- 39. FOUNDATIONS
- 40. FOUNDATIONS

**CARRIAGES**

1. ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.

10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

**PLAN : ROOF / SITE**

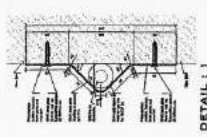
DATE : 10/10/2023

SCALE : 1:100

DRG. NO. 1.1







DETAIL 2  
Scale 1/8"

CONCRETE  
1. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 4% STEEL FIBER REINFORCEMENT.  
2. ALL CONCRETE SHALL BE CAST AND FINISHED TO THE FINISH SPECIFIED.  
3. ALL CONCRETE SHALL BE CURVED TO THE FINISH SPECIFIED.  
4. ALL CONCRETE SHALL BE PROTECTED FROM WEATHER AND DAMAGE.  
5. ALL CONCRETE SHALL BE REINFORCED WITH THE REINFORCEMENT SPECIFIED.  
6. ALL CONCRETE SHALL BE CAST AND FINISHED TO THE FINISH SPECIFIED.  
7. ALL CONCRETE SHALL BE CURVED TO THE FINISH SPECIFIED.  
8. ALL CONCRETE SHALL BE PROTECTED FROM WEATHER AND DAMAGE.  
9. ALL CONCRETE SHALL BE REINFORCED WITH THE REINFORCEMENT SPECIFIED.  
10. ALL CONCRETE SHALL BE CAST AND FINISHED TO THE FINISH SPECIFIED.

STEEL  
1. ALL STEEL SHALL BE A36 STEEL.  
2. ALL STEEL SHALL BE WELDED TO THE FINISH SPECIFIED.  
3. ALL STEEL SHALL BE PAINTED TO THE FINISH SPECIFIED.  
4. ALL STEEL SHALL BE PROTECTED FROM WEATHER AND DAMAGE.  
5. ALL STEEL SHALL BE REINFORCED WITH THE REINFORCEMENT SPECIFIED.  
6. ALL STEEL SHALL BE CAST AND FINISHED TO THE FINISH SPECIFIED.

MECHANICAL  
1. ALL MECHANICAL SHALL BE INSTALLED TO THE FINISH SPECIFIED.  
2. ALL MECHANICAL SHALL BE PROTECTED FROM WEATHER AND DAMAGE.  
3. ALL MECHANICAL SHALL BE REINFORCED WITH THE REINFORCEMENT SPECIFIED.  
4. ALL MECHANICAL SHALL BE CAST AND FINISHED TO THE FINISH SPECIFIED.

ELECTRICAL  
1. ALL ELECTRICAL SHALL BE INSTALLED TO THE FINISH SPECIFIED.  
2. ALL ELECTRICAL SHALL BE PROTECTED FROM WEATHER AND DAMAGE.  
3. ALL ELECTRICAL SHALL BE REINFORCED WITH THE REINFORCEMENT SPECIFIED.  
4. ALL ELECTRICAL SHALL BE CAST AND FINISHED TO THE FINISH SPECIFIED.

FINISHES  
1. ALL FINISHES SHALL BE INSTALLED TO THE FINISH SPECIFIED.  
2. ALL FINISHES SHALL BE PROTECTED FROM WEATHER AND DAMAGE.  
3. ALL FINISHES SHALL BE REINFORCED WITH THE REINFORCEMENT SPECIFIED.  
4. ALL FINISHES SHALL BE CAST AND FINISHED TO THE FINISH SPECIFIED.

CARRIAGES  
1. ALL CARRIAGES SHALL BE INSTALLED TO THE FINISH SPECIFIED.  
2. ALL CARRIAGES SHALL BE PROTECTED FROM WEATHER AND DAMAGE.  
3. ALL CARRIAGES SHALL BE REINFORCED WITH THE REINFORCEMENT SPECIFIED.  
4. ALL CARRIAGES SHALL BE CAST AND FINISHED TO THE FINISH SPECIFIED.

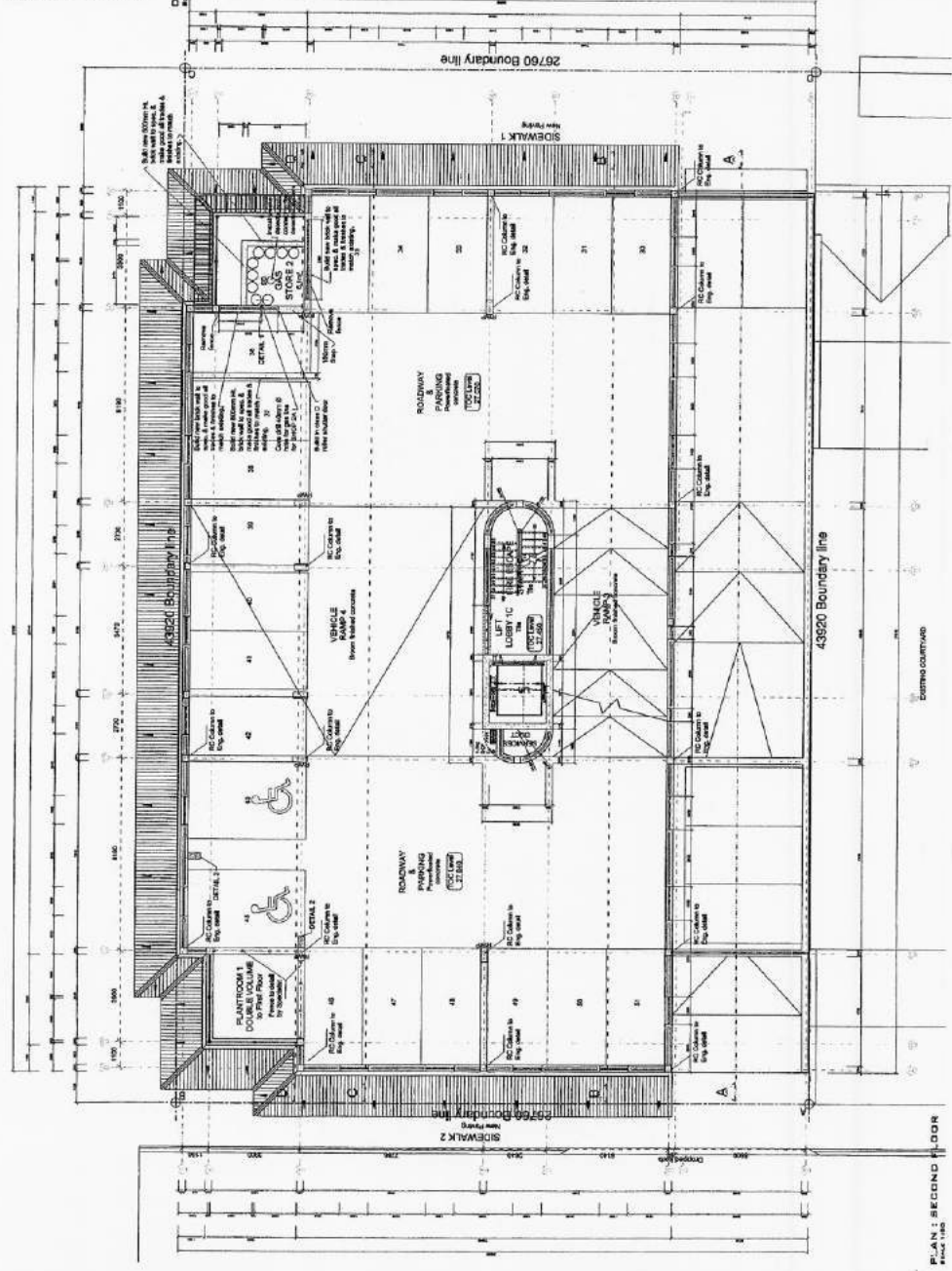
KEY SYMBOLS  
1. ALL KEY SYMBOLS SHALL BE INSTALLED TO THE FINISH SPECIFIED.  
2. ALL KEY SYMBOLS SHALL BE PROTECTED FROM WEATHER AND DAMAGE.  
3. ALL KEY SYMBOLS SHALL BE REINFORCED WITH THE REINFORCEMENT SPECIFIED.  
4. ALL KEY SYMBOLS SHALL BE CAST AND FINISHED TO THE FINISH SPECIFIED.

PER: APPROVAL  
1. ALL PER: APPROVAL SHALL BE INSTALLED TO THE FINISH SPECIFIED.  
2. ALL PER: APPROVAL SHALL BE PROTECTED FROM WEATHER AND DAMAGE.  
3. ALL PER: APPROVAL SHALL BE REINFORCED WITH THE REINFORCEMENT SPECIFIED.  
4. ALL PER: APPROVAL SHALL BE CAST AND FINISHED TO THE FINISH SPECIFIED.

PLAN: SECOND FLOOR  
1. ALL PLAN: SECOND FLOOR SHALL BE INSTALLED TO THE FINISH SPECIFIED.  
2. ALL PLAN: SECOND FLOOR SHALL BE PROTECTED FROM WEATHER AND DAMAGE.  
3. ALL PLAN: SECOND FLOOR SHALL BE REINFORCED WITH THE REINFORCEMENT SPECIFIED.  
4. ALL PLAN: SECOND FLOOR SHALL BE CAST AND FINISHED TO THE FINISH SPECIFIED.

DATE: 11/11/11  
1. ALL DATE: 11/11/11 SHALL BE INSTALLED TO THE FINISH SPECIFIED.  
2. ALL DATE: 11/11/11 SHALL BE PROTECTED FROM WEATHER AND DAMAGE.  
3. ALL DATE: 11/11/11 SHALL BE REINFORCED WITH THE REINFORCEMENT SPECIFIED.  
4. ALL DATE: 11/11/11 SHALL BE CAST AND FINISHED TO THE FINISH SPECIFIED.

DRAWING NO. 1.1  
1. ALL DRAWING NO. 1.1 SHALL BE INSTALLED TO THE FINISH SPECIFIED.  
2. ALL DRAWING NO. 1.1 SHALL BE PROTECTED FROM WEATHER AND DAMAGE.  
3. ALL DRAWING NO. 1.1 SHALL BE REINFORCED WITH THE REINFORCEMENT SPECIFIED.  
4. ALL DRAWING NO. 1.1 SHALL BE CAST AND FINISHED TO THE FINISH SPECIFIED.



PLAN: SECOND FLOOR  
SCALE 1/8"



**CHARACTERISTICS OF MATERIALS**

NO.	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE	1000	CU YD
2	STEEL	1000	LB
3	BRICK	1000	1000
4	GLASS	1000	SQ FT
5	PAINT	1000	GALES
6	PLASTER	1000	SQ YD
7	ROOFING	1000	SQ FT
8	MECHANICAL	1000	LB
9	ELECTRICAL	1000	LB
10	INSULATION	1000	SQ FT
11	CEILING	1000	SQ FT
12	FLOORING	1000	SQ FT
13	WALLS	1000	SQ YD
14	DOORS	1000	EA
15	WINDOWS	1000	EA
16	STAIRS	1000	SQ FT
17	ELEVATORS	1000	SQ FT
18	MECHANICAL ROOMS	1000	SQ FT
19	ELECTRICAL ROOMS	1000	SQ FT
20	STORAGE ROOMS	1000	SQ FT
21	OFFICES	1000	SQ FT
22	RECEPTION	1000	SQ FT
23	CONFERENCE	1000	SQ FT
24	RESTROOMS	1000	SQ FT
25	LOCKERS	1000	SQ FT
26	STAIRWELLS	1000	SQ FT
27	ELEVATOR SHAFTS	1000	SQ FT
28	MECHANICAL SHAFTS	1000	SQ FT
29	ELECTRICAL SHAFTS	1000	SQ FT
30	STORAGE SHAFTS	1000	SQ FT
31	OFFICE SHAFTS	1000	SQ FT
32	RECEPTION SHAFTS	1000	SQ FT
33	CONFERENCE SHAFTS	1000	SQ FT
34	RESTROOM SHAFTS	1000	SQ FT
35	LOCKER SHAFTS	1000	SQ FT
36	STAIRWELL SHAFTS	1000	SQ FT
37	ELEVATOR SHAFTS	1000	SQ FT
38	MECHANICAL SHAFTS	1000	SQ FT
39	ELECTRICAL SHAFTS	1000	SQ FT
40	STORAGE SHAFTS	1000	SQ FT
41	OFFICE SHAFTS	1000	SQ FT
42	RECEPTION SHAFTS	1000	SQ FT
43	CONFERENCE SHAFTS	1000	SQ FT
44	RESTROOM SHAFTS	1000	SQ FT
45	LOCKER SHAFTS	1000	SQ FT
46	STAIRWELL SHAFTS	1000	SQ FT
47	ELEVATOR SHAFTS	1000	SQ FT
48	MECHANICAL SHAFTS	1000	SQ FT
49	ELECTRICAL SHAFTS	1000	SQ FT
50	STORAGE SHAFTS	1000	SQ FT

**NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE SUBJECT TO THE ARCHITECT'S SUPERVISION AND CONTROL.
5. ALL WORK SHALL BE SUBJECT TO THE ARCHITECT'S APPROVAL AND SIGNATURE.

**DATE:** \_\_\_\_\_

**BY:** \_\_\_\_\_

**PROJECT NO.:** \_\_\_\_\_

**CLIENT:** \_\_\_\_\_

**CARRIAGES**

**KEEP FIREWORKS OFF OF ALL ROADS AND HIGHWAYS. ALL VEHICLES MUST BE PARKED IN DESIGNATED AREAS. ALL VEHICLES MUST BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.**

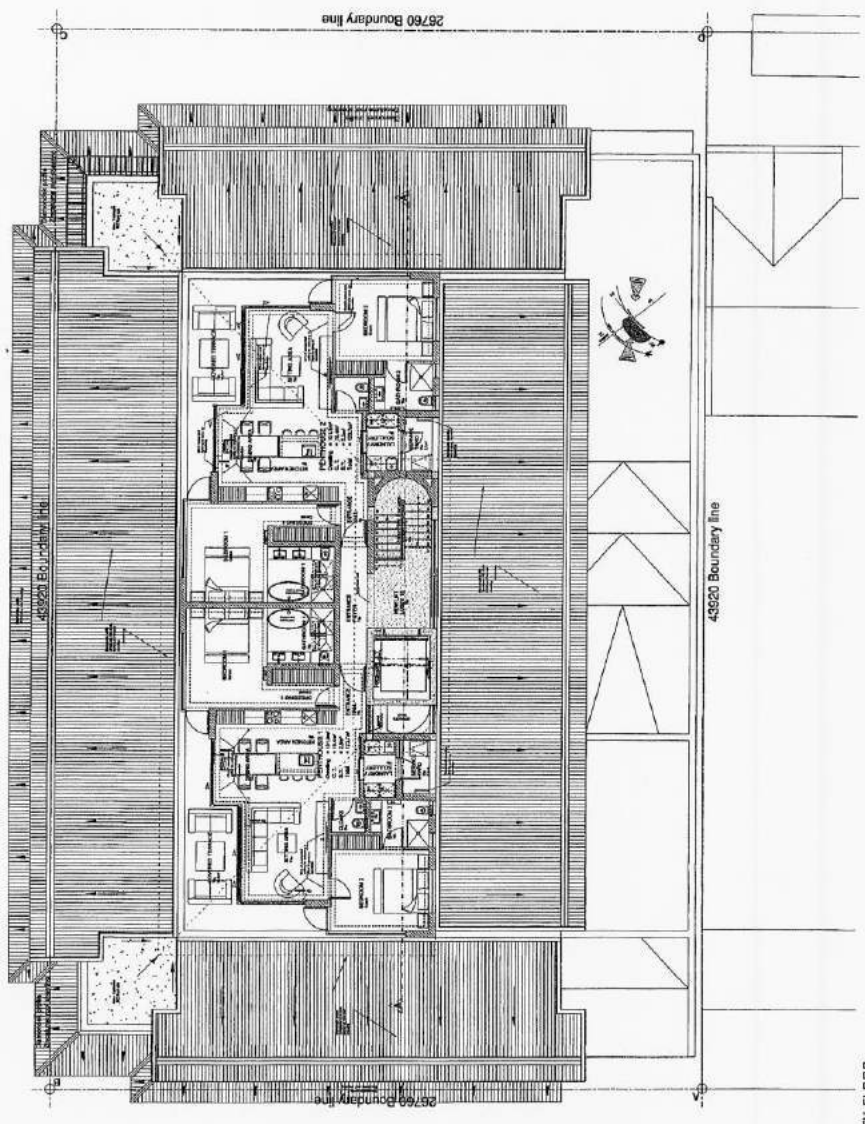
**FOR APPROVAL:**

**PLANNING**

**PLANNING**

**PLANNING**

**PLANNING**



**PLAN 4 FOURTH FLOOR**

**REVISED**

**DATE: 1/1/10**



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 848, HERMANUS (3296/2019)**

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 existing notified electricity demand of 138 kVA or 200 Amps for Erf 848, Hermanus shall not be exceeded.
4. 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*;
5. 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;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that stormwater be allowed to discharge through Erf 848, Hermanus, unobstructed;
8. that the developer provides alternative parking supply as specified in section 17.1.2 of the Overstrand Municipal Zoning Scheme Regulations.
9. that no on-street parking be allowed

*D.P. Hendriks*  
DENNIS HENDRIKS  
SENIOR MANAGER: ENGINEERING SERVICES

*19/11/2019*  
DATE