

**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 September 2019

**I N D E X**

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**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 September 2019  
(Also the agenda for the Mayoral Committee Meeting : 25 September 2019)**

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**1.  
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS  
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: JULY 2019 – AUGUST  
2019**

15/3/11

R van Antwerp

(028) 313 8039

Hermanus Administration

15 August 2019

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**1. Executive Summary**

To report on applications disposed of by the Authorised Official in terms of the Spatial Land Use Management Act (SPLUMA) during the period from 18 July 2019 – 15 August 2019.

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

Infrastructure and Planning  
Town- and Spatial Planning

**3. Compliance with Strategic Priority**

Promotion of tourism, economic and social development

**4. Delegated Authority**

Executive Mayor

**5. Legal Requirements**

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

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

**Background**

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

**7. Financial Implications**

None

**8. Staff Implications**

None

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

None

**10. Annexures**

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

**RECOMMENDATION:**

that cognisance be taken of the town planning applications disposed of by the Authorised Official in terms of SPLUMA for the period 18 July 2019 – 15 August 2019:

Spatial Land Use Management Act (SPLUMA) Approvals

- |    |   |               |
|----|---|---------------|
| 1. | Erf 1134, 34 de Villiers Street, Sandbaai | 8 August 2019 |
| 2. | Erf 126, 19 Fifth Avenue, Sandbaai        | 8 August 2019 |
| 3. | Erf 7492, 20 Tenth Avenue, Kleinmond      | 8 August 2019 |
| 4. | Erf 5231, 82(A) Main Road, Onrustrivier   | 8 August 2019 |

Municipal Planning Tribunal

- |    |  |               |
|----|--|---------------|
| 1. | Erf 434, 15 Peak Road, Pringle Bay                 | 1 August 2019 |
| 2. | Erf 135, 8 Geelbek Street, Van Dyksbaai            | 1 August 2019 |
| 3. | Portion 7 of the farm Baardscheerders Bosch No 213 | 1 August 2019 |

**RESPONSIBLE OFFICIAL :** R VAN ANTWERP

**TARGET DATE FOR IMPLEMENTATION :** 9 OCTOBER 2019

**TARGET DATE TO INFORM APPLICANT :** N/A

**TARGET DATE TO INFORM OBJECTOR :** N/A

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
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(Also the agenda for the Mayoral Committee Meeting : 25 September 2019)**

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**1.  
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS  
CONSIDERED IN TERMS OF DELEGATED AUTHORITY: JULY 2019 – AUGUST  
2019**

**15/3/11  
R van Antwerp  
15 August 2019**

**(028) 313 8039**

**Hermanus Administration**

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**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON  
17 SEPTEMBER 2019, WHICH COMMITTEE SUPPORTED THE  
RECOMMENDATION**

**RESPONSIBLE OFFICIAL : R VAN ANTWERP**

**TARGET DATE FOR IMPLEMENTATION : 9 OCTOBER 2019**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 September 2019  
(Also the agenda for the Mayoral Committee Meeting : 25 September 2019)**

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Spatial Land Use Management Act (SPLUMA) Approvals

1. **ERF 1134, 34 DE VILLIERS STREET, SANDBAAI, OVERSTRAND MUNICIPAL AREA: REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE & DEPARTURE: MESSRS WRAP ON BEHALF OF T HUME & KA VAN DER MERWE**

**1134 HSB (3976)  
H van der Stoep  
14 March 2019**

**(028) 313 8900**

**Hermanus Administration**

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**Executive Summary**

An application applicable to Erf 1134, Sandbaai has been received on 11 April 2018 from Messrs WRAP on behalf of T Hume and KA van der Merwe for the following:

- ❖ Removal of restrictive title conditions in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the removal of restrictive conditions B.(1)(a) and B.(1)(c) and B.(2)(a), B.(2)(b), B.(2)(c) and B.(2)(d) as contained in Title Deed No. T64476/2017 applicable to Erf 1134, Sandbaai in order to accommodate a four (4) bedroom guesthouse on the property, as well as the existing garage that encroach the street building line.

The restrictive conditions read as follows:

*“B. ONDERHEWIG verder aan die volgende spesiale voorwaardes bevat in Akte van Transport No. T8455/1953, wat soos volg lees:*

*(1) Opgelê vir die voordeel van Sandbaai Seaside Estate Company Proprietary Limited as eienaars van die restant van die Perseel No. 3 van die plaas Onrust Rivier gehou deur hulle kragtens Akte van Transport No. 11466 van 1926, en die eienaars van persele in die gemelde Dorp alreeds getranspoteer of wat in die toekoms, getranspoteer mag word onderhewig aan soortgelyke voorwaardes naamlik:*

*(c) That no building shall be erected on any stand unless and until the plans for such buildings have been submitted to and approved by the Directors of the said Company or the successors in title of the said Company.*

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(2) *Opgelê deur die Administrateur:*

(a) *That the erf or erven be used for residential purposes only.*

(b) *That the above erf or erven be not subdivided.*

(c) *That no more than one dwelling together with the necessary outbuildings and accessories be erected on any one of the above erven and that not more than one-half the area of any of the above erven be built upon.*

(d) *That no building shall be erected on the above erf or erven within 4,72m of any boundary line between the said erf or erven and any street, road or avenue on which such erf or erven abuts; such space may only be used as garden but shall not be built upon."*

- ❖ Consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Land Use Planning, 2015 on Erf 1134, Sandbaai in order to conduct a four (4) bedroom guesthouse.
- ❖ 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 eastern street building line of Erf 1134, Sandbaai from 4m to 0,4m and the southern lateral building line from 2m to 0m to accommodate the existing garage on the property.

**RESOLVED:**

1. that the application in terms of Section 16.(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the removal of the restrictive title deed conditions B.(1)(c) and B.(2)(a), B.(2)(b), B.(2)(c) and B.(2)(d) as contained in Title Deed No. T64476/2017 applicable to Erf 1134, Sandbaai in order to accommodate a four (4) bedroom guesthouse on the property, as well as the existing garages that encroach the street building line, **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16.(2)(o) of the By-Law for consent use for a guesthouse in order to accommodate a guesthouse with four (4) guestrooms on Erf 1134, Sandbaai, **be approved** in terms of the provisions of Section 61 of the By-Law;

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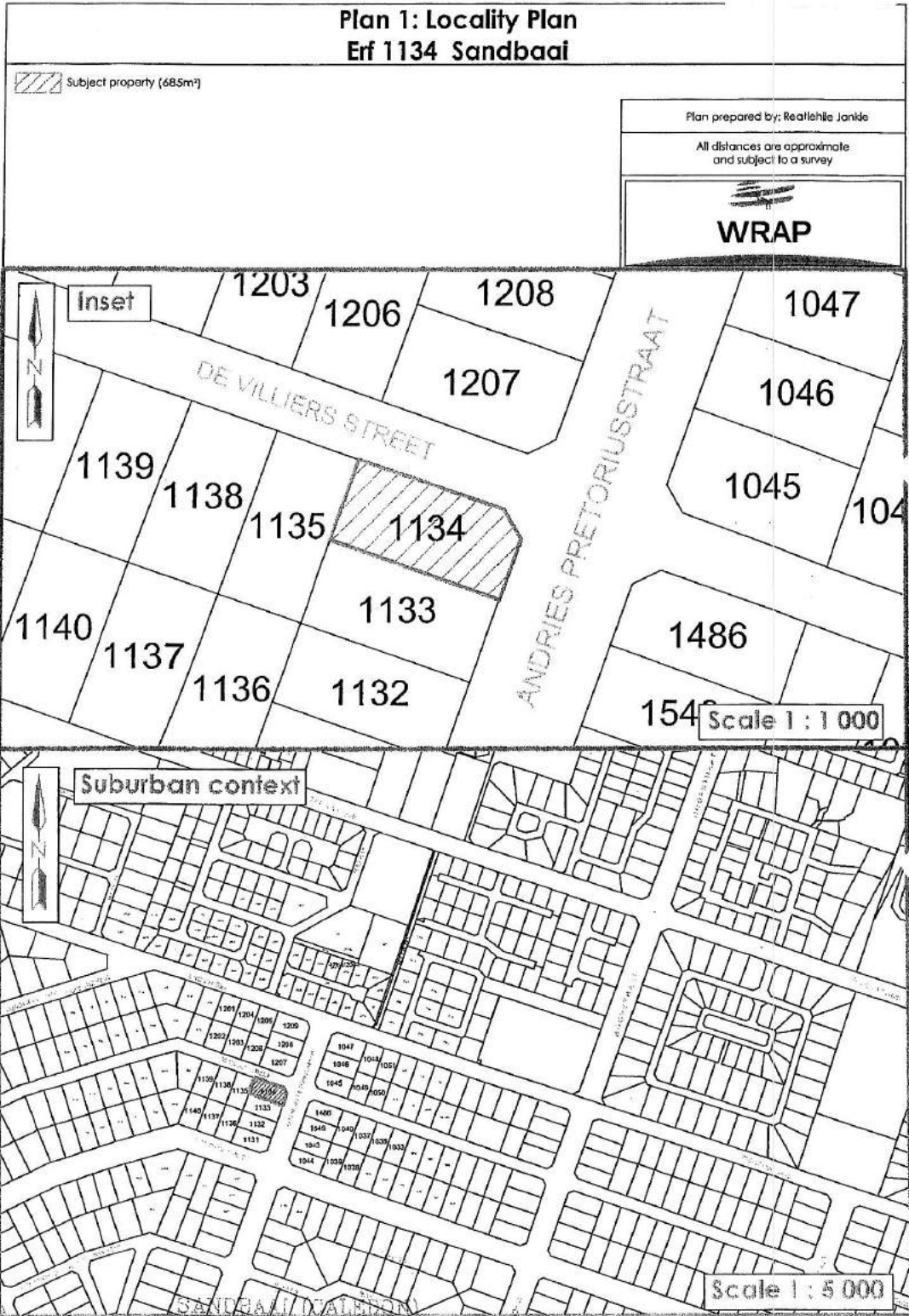
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3. that the application in terms of Section 16.(2)(b) of the By-Law for departure in order to relax the eastern street building line of Erf 1134, Sandbaai from 4m to 0,4m and the southern lateral building line from 2m to 0m to accommodate the existing garages on the property, **be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the above approvals in Points 1., 2. and 3. be subject to the following conditions:
  - (a) that the encroachment of the garages be restricted to the dimensions as indicated on layout plan 3.1 (undated); and that no tip-up doors for the garages be allowed;
  - (b) that a maximum of four (4) bedrooms be let to guests/tourists;
  - (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 as indicated on layout plans 3.1, 3.2 and 5.44-18 (C02);
  - (d) that the requirements of the National Fire Protection Regulations SANS10400T:2011 for category H5 – Hospitality occupancy, be complied with;
  - (e) that the owner/manager resides permanently on the premises, and be responsible for the proper management of the guest house;
  - (f) that the guest house be utilized as such – no self-catering are allowed;
  - (g) that no kitchen facilities and/or prep bowls be allowed in the guestrooms;
  - (h) that no facilities (bar/restaurant or any other) be provided for non-residents of the accommodation establishment and that these facilities only be used by bona-fide guests of the establishment;
  - (i) that the selling or serving of liquor on the property will be subject to the owners obtaining the necessary Liquor Licence;
  - (j) that a minimum of one (1) permanently demarcated parking bay per guestroom, two (2) for the main dwelling unit and one(1) for the second dwelling unit be provided within the erf boundaries;

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- (k) that the applicable rates and service tariffs, as determined by the annual budget is applicable, which tariffs are automatically adjusted in terms of the annual budget;
  - (l) that the accommodation facility complies with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Co-ordinator and the Health Inspector;
  - (m) that only a single non-illuminated sign that complies with the Municipal By-Law on Signage, may be displayed on the premises;
  - (n) that the guest house be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;
  - (o) that a R918 Certificate of Acceptability must be applied for at the Overberg District Municipality;
  - (p) that the conditions of Engineering Services and Telkom, be complied with;
  - (q) that this approval does not absolve the landowners from compliance with any other relevant legislation; and
  - (r) that all other applicable development parameters as prescribed in the relevant Zoning Scheme be complied with.
5. that the applicant and the person who commented on the application be notified of their appeal right in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.



**SDP of Erf 1134  
Sandbaai  
Ground Floor Plan**

-  Erf boundary
-  Managers room

Plan 3.2

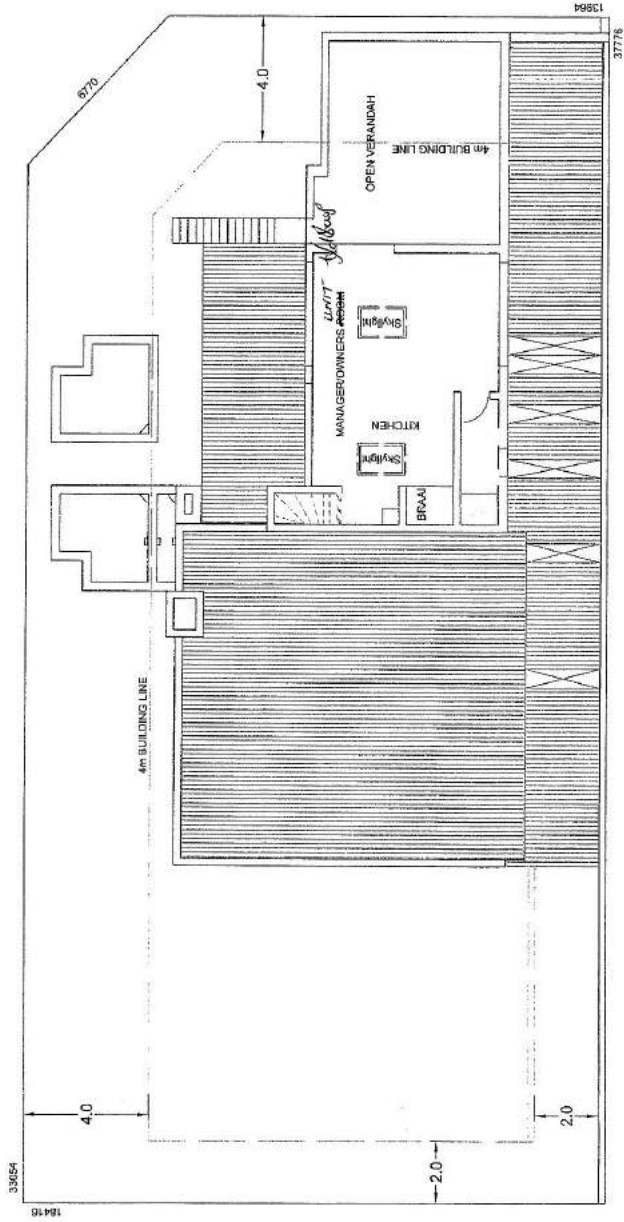
Plan prepared by: Reeflehle Janke  
Based on plans by LA Design Studio

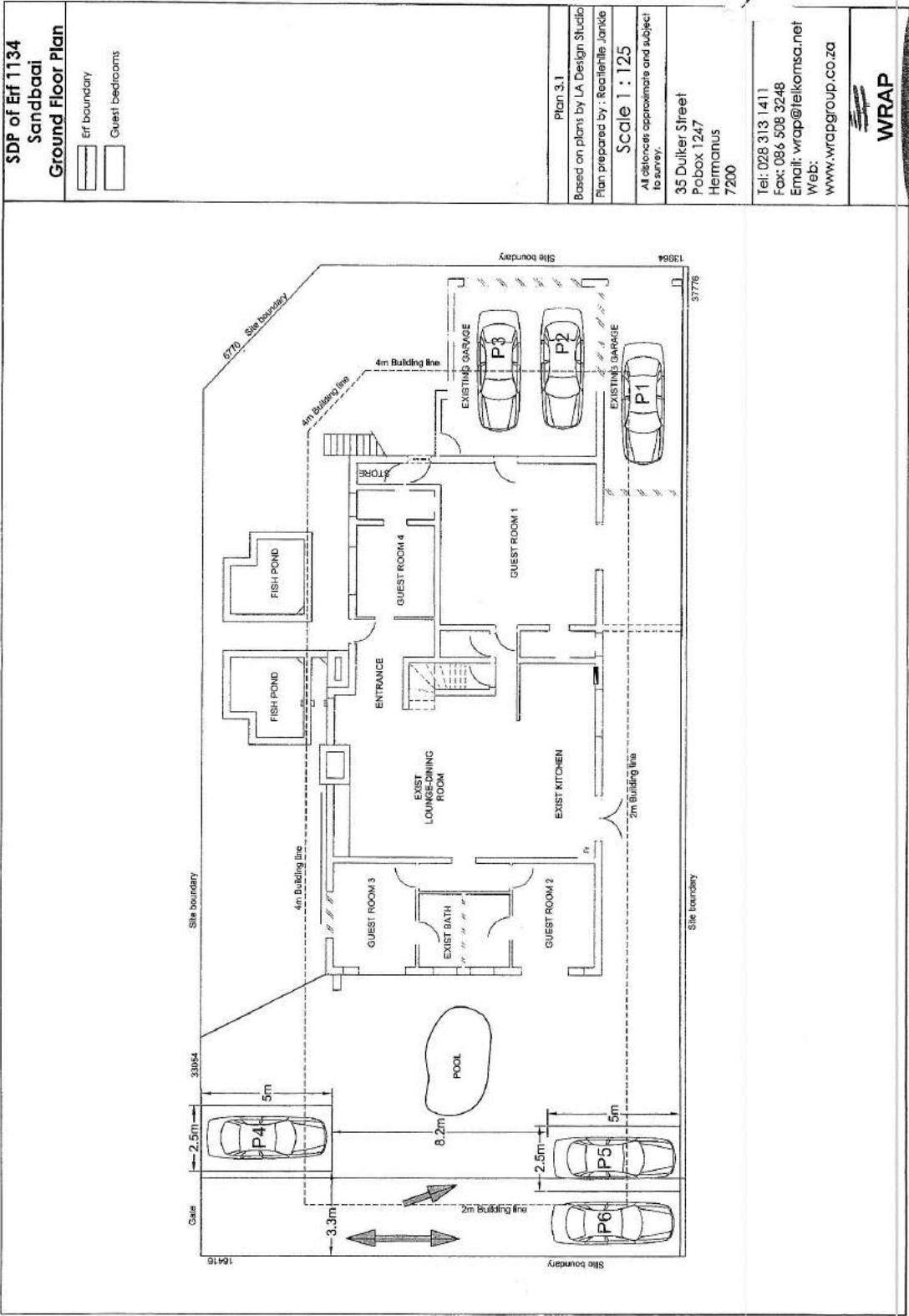
**Scale 1 : 125**

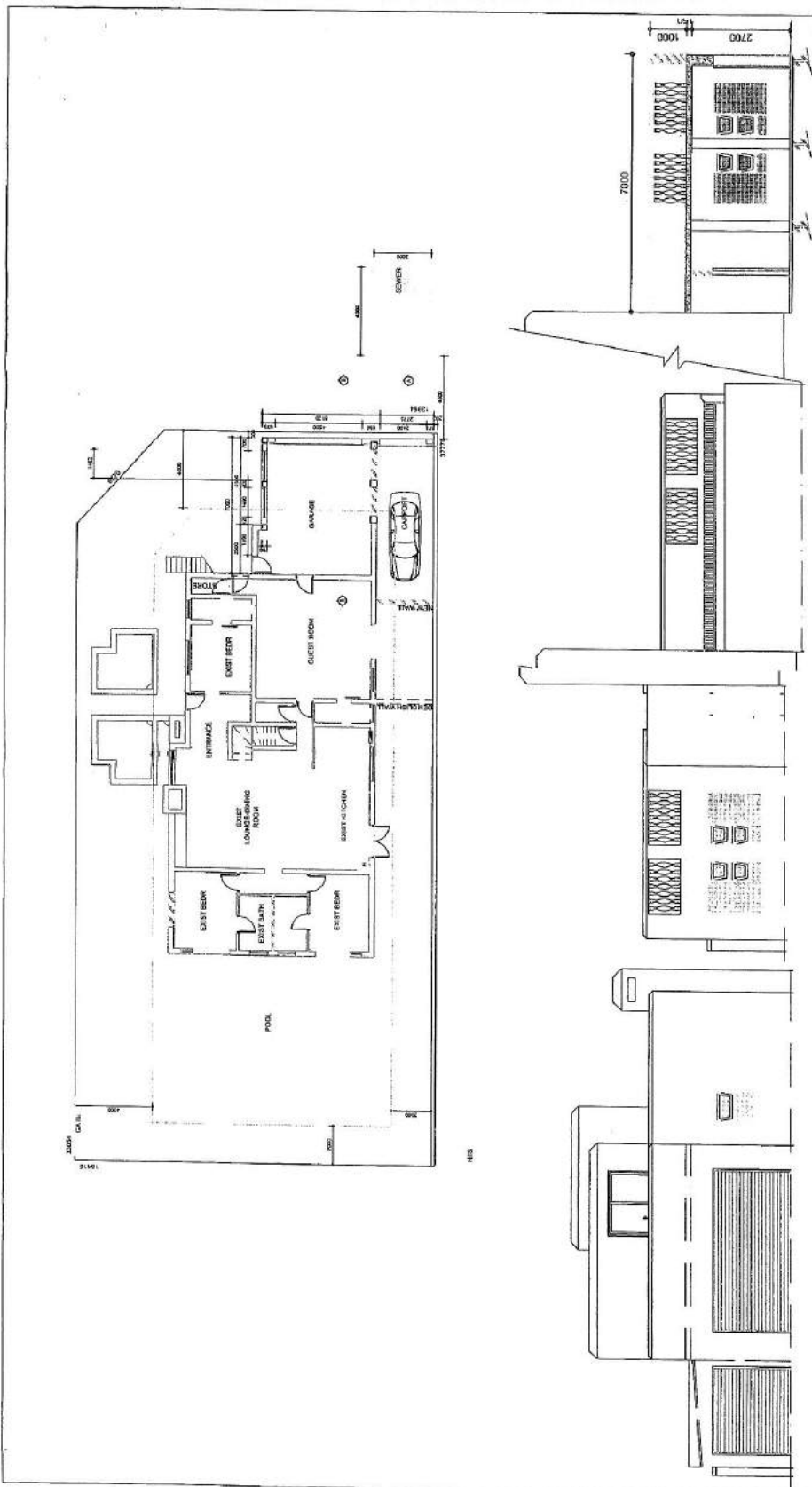
All distances approximate and subject to survey.

35 Duiker Street  
Pobox 1247  
Hermannus  
7200

Tel: 028 313 1411  
Fax: 086 508 3248  
Email: [wrap@telkomsa.net](mailto:wrap@telkomsa.net)  
Web: [www.wrapgroup.co.za](http://www.wrapgroup.co.za)







SCALE 1: 100

SCALE 1: 100

SCALE 1: 100

SCALE 1: 100

Revisions	Date	Description

Project
ALTERATIONS

Client
HOUSE HUME 37 De Villiers Street SANDSBAAI

Architect
L.A Design Studio ARCHITECTURAL PRACTICE LINA ABOU 1600 WILSON ROAD, SUITE 102 SCARBOROUGH, ONTARIO M1S 1W2 CANADA TEL: 416-291-8108 WWW.LADESIGNSTUDIO.COM

Drawing No.	Date
GROUND FLOOR PLAN	10/20/20

Project No.	Drawing No.	Revision
544-18	C02	

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DATE: 10/20/20  
SCALE: 1:100  
REVISION:

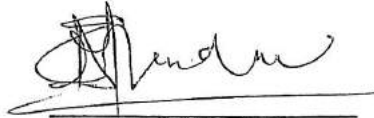
**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE, DEPARTURE & REMOVAL OF  
RESTRICTIVE CONDITIONS: ERF 1134, SANDBAAI (3976)**

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 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 1134, Sandbaai, unobstructed;
7. that access to the proposed development can be obtained via De Villiers – and Andries Pretorius Street;
8. that the revised parking layout and splitting of access to the erf addresses the concerns w.r.t. pedestrian safety as it gives pedestrian and relevant vehicles adequate sight distance and reaction time;
9. that any additional and / or extended vehicle entrances will be for the owner's account;

- 10. that refuse will be removed from sidewalks as per municipal arrangement;
- 11. that no on-street parking be allowed.



**DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES**

3/10/2018

**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
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**2. ERF 126, 19 FIFTH AVENUE, SANDBAAI: APPLICATION FOR THE  
REMOVAL OF RESTRICTIVE TITLE DEED CONDITION: MESSRS WRAP  
ON BEHALF OF APS & MTA VAN DER MERWE**

**126 HSB (4254)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**24 July 2019**

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**Executive Summary**

An application was received on 12 December 2018 (final amended) from Messrs WRAP Consultancy on behalf of APS and MTA van der Merwe applicable to Erf 126, Sandbaai, for the following:

- Removal of restrictive title conditions with reference to Clause B.B.(c) of Title Deed T20069/2011 applicable to Erf 126, Sandbaai in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015.

The restrictive condition contained in Title Deed T20069/2011 to be removed reads as follows:

Clause B.B.(c):

*“That not more than one dwelling together with the necessary outbuildings and accessories be erected on any one of the above erven and that not more than one-half of the area of any one of the above erven be built upon.”*

**RESOLVED :**

1. that the application in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use, 2015 (By-Law) on Erf 126, Sandbaai for the removal of Clause B.B.(c) contained in Title Deed T20069/2011, **be approved**, in terms of Sections 61 of the By-Law; subject to the following conditions:
  - (a) that building plans be submitted to the Building Department for approval, prior to any future building work, and that all conditions of the Building- and the Fire Department be complied with at that stage;
  - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
  - (c) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation;

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- (d) that all the conditions in the Services Report, be complied with;
- 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 decision.

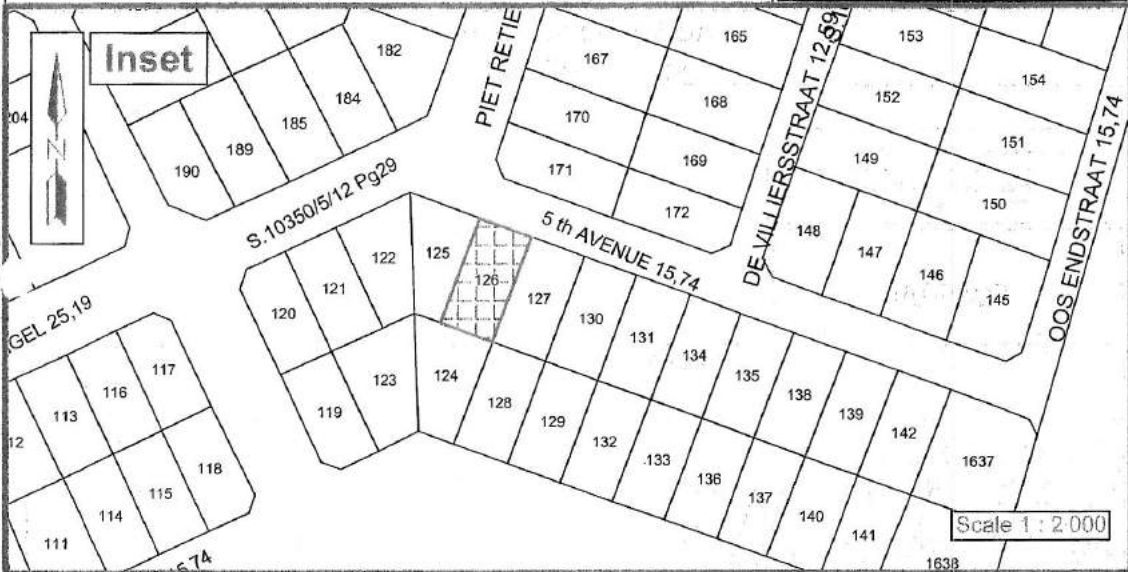
# Plan 1: Locality Plan Erf 126 Sandbaai

Erf 126 Sandbaai (714m<sup>2</sup>)



Plan prepared by: RealEstate Jankie

All distances are approximate  
and subject to a survey

**WRAP**



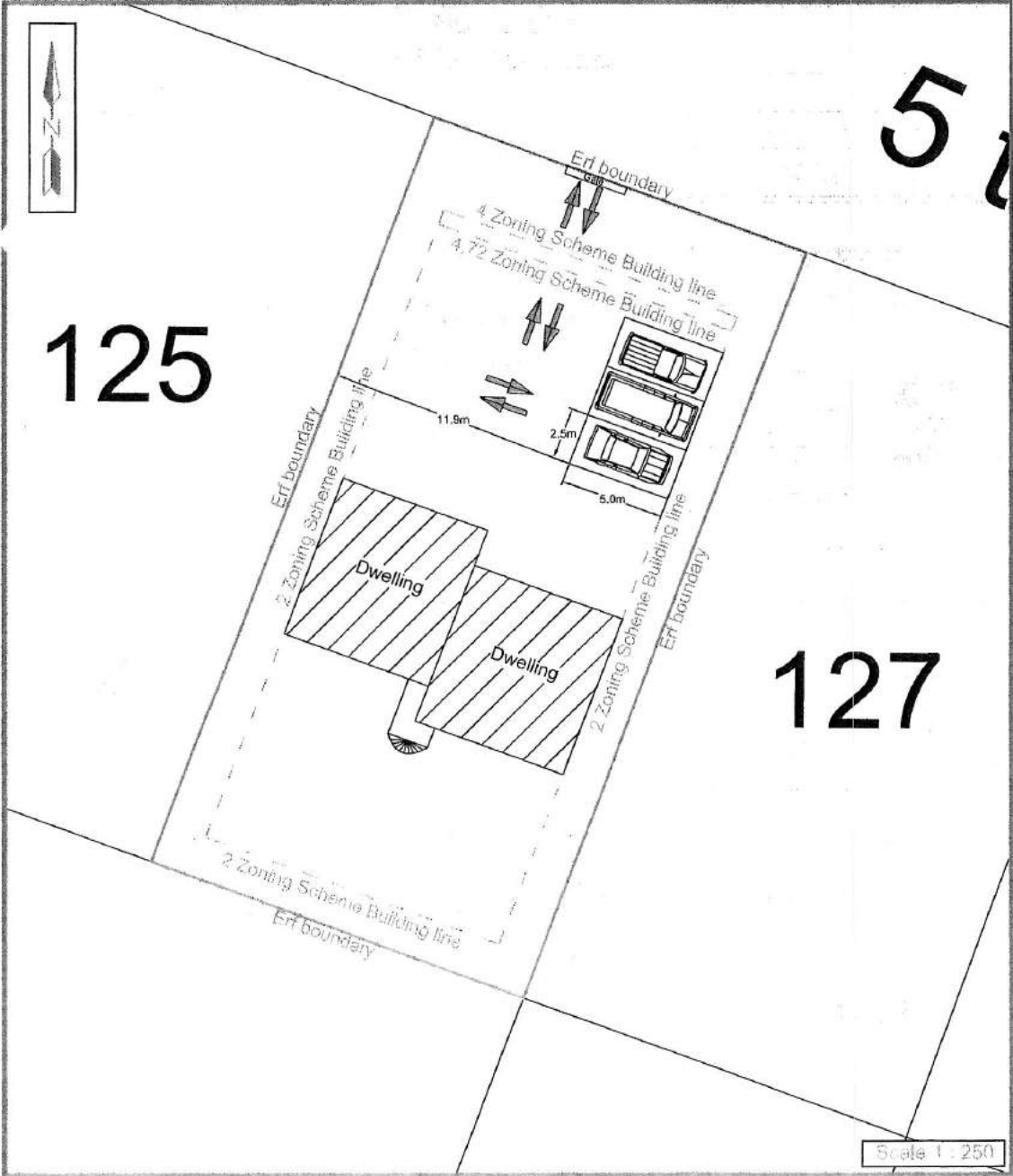
### Plan 3: SDP Erf 126 Sandbaai

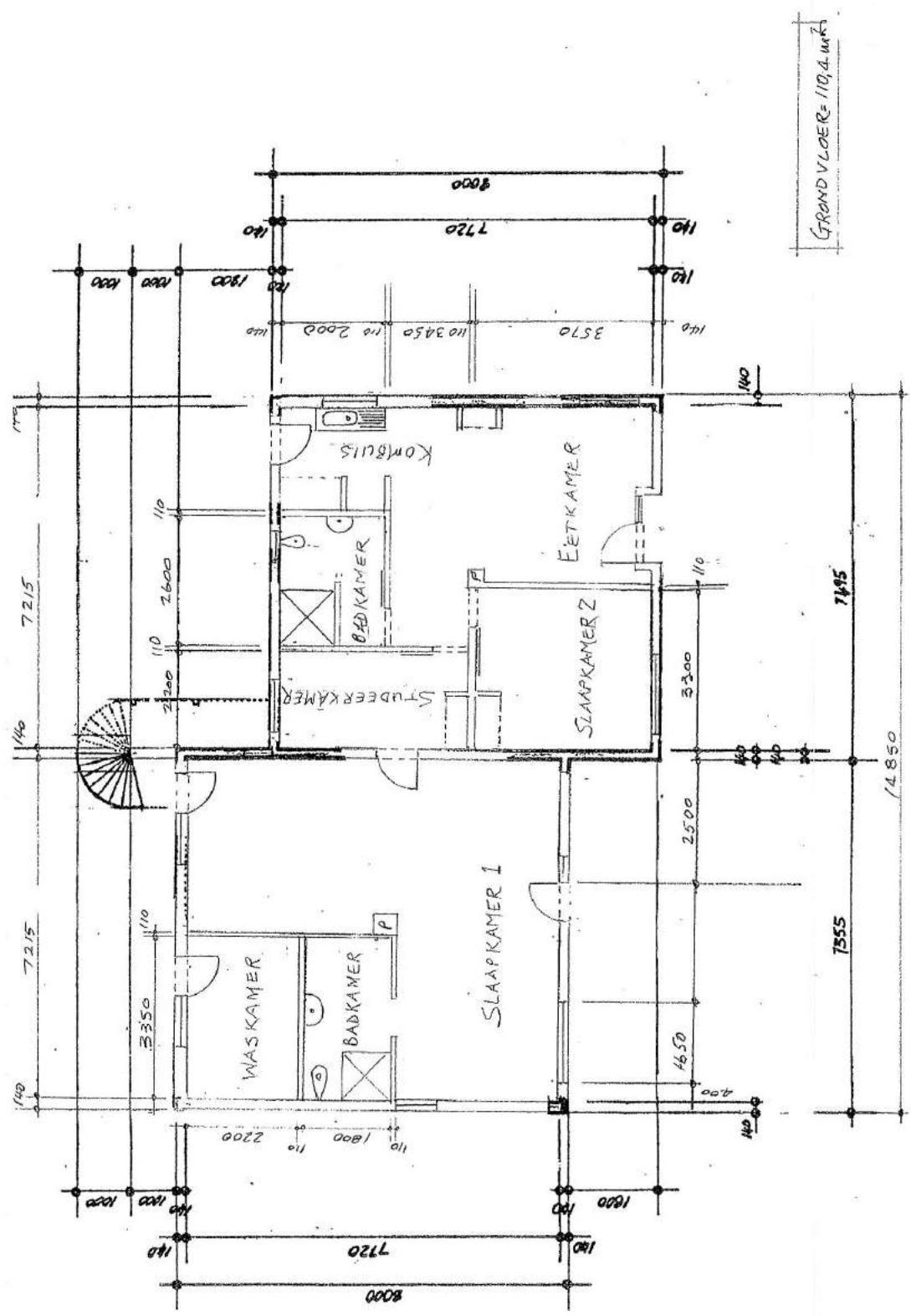
 Erf 126 Sandbaai (714m<sup>2</sup>)  
 Existing building

Plan prepared by: Reathlele Jankie

All distances are approximate  
and subject to a survey

  
**WRAP**



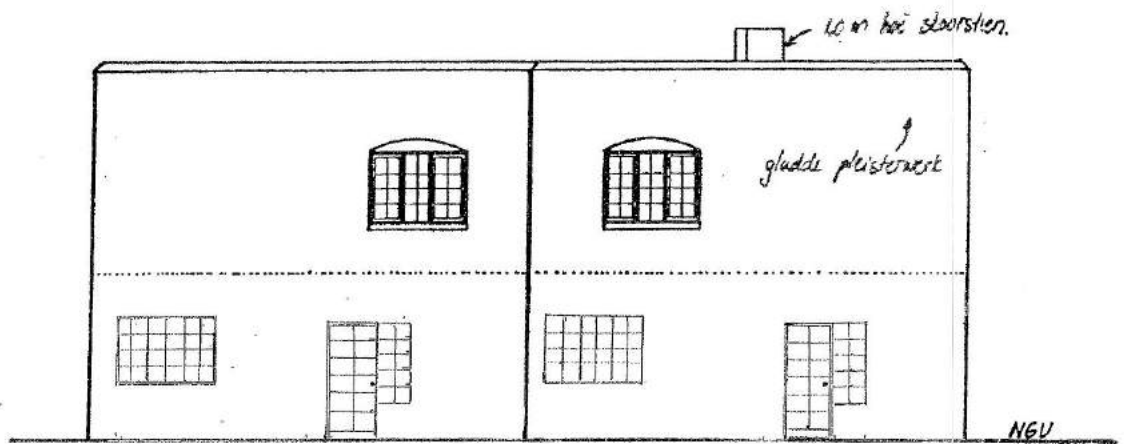


GROND VLOER = 110,4 m<sup>2</sup>

● GROND VLOER PLAN

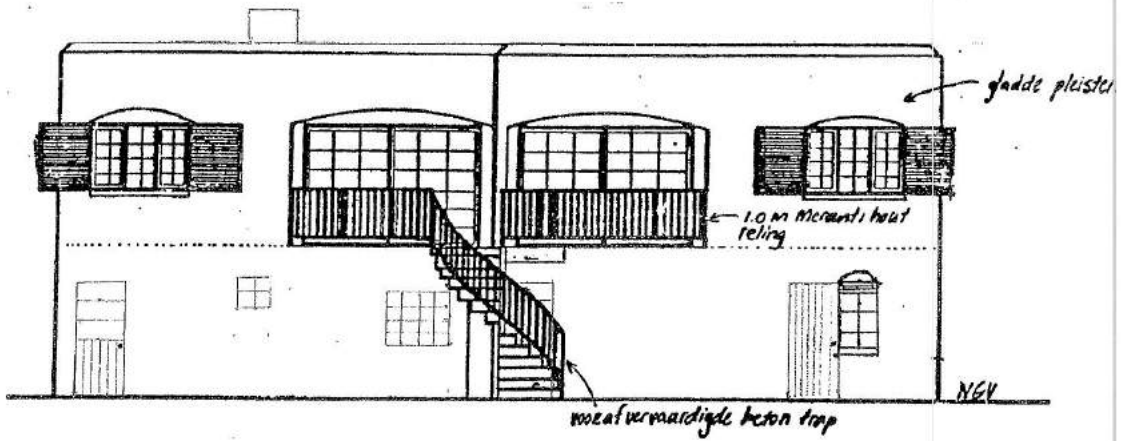
● GROND VLOER PLAN

● skaal 1:100



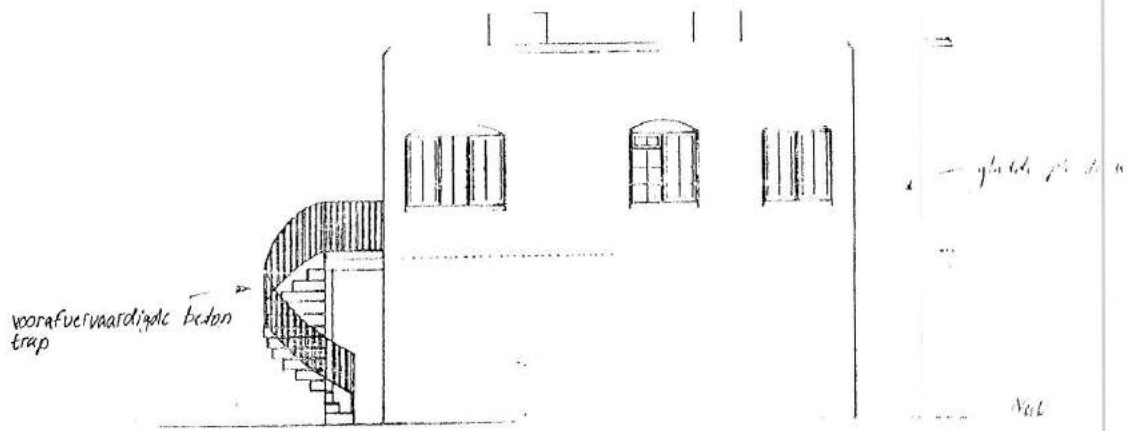
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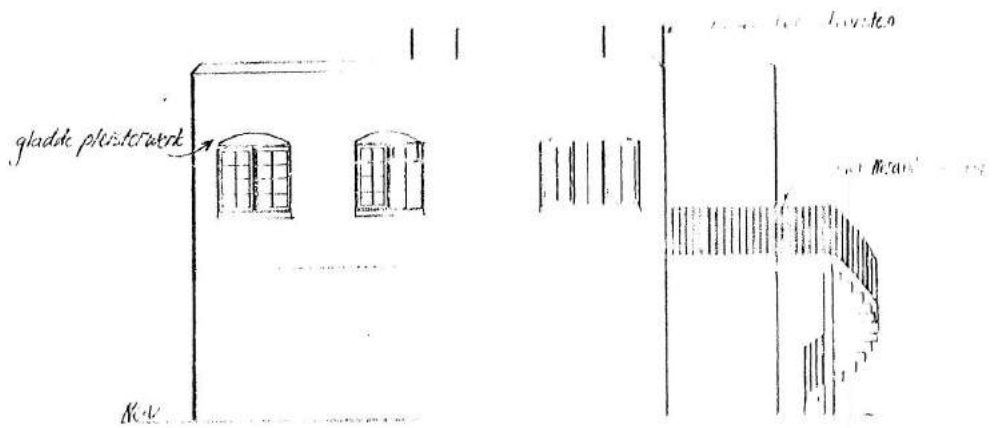
● SUID-WES AANSIG

skaal 1:100



● SUID-OOS AANSIG

skaal 1:100



● NOORD-WEES AANSIG

skaal 1:100



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITION:  
ERF 126, SANDBAAI (4254)**

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 stormwater be allowed to discharge through Erf 126, Sandbaai, unobstructed;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that no on-street parking be allowed.

*pp. R. Caster*  
DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES

*06/06/2019*  
DATE

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 September 2019  
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**3. ERF 7492, 20 TENTH AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: GJ & H LE ROUX**

**7492 KKM (4208)**

**H van der Stoep  
10 June 2019**

**(028) 313 8900**

**Hermanus Administration**

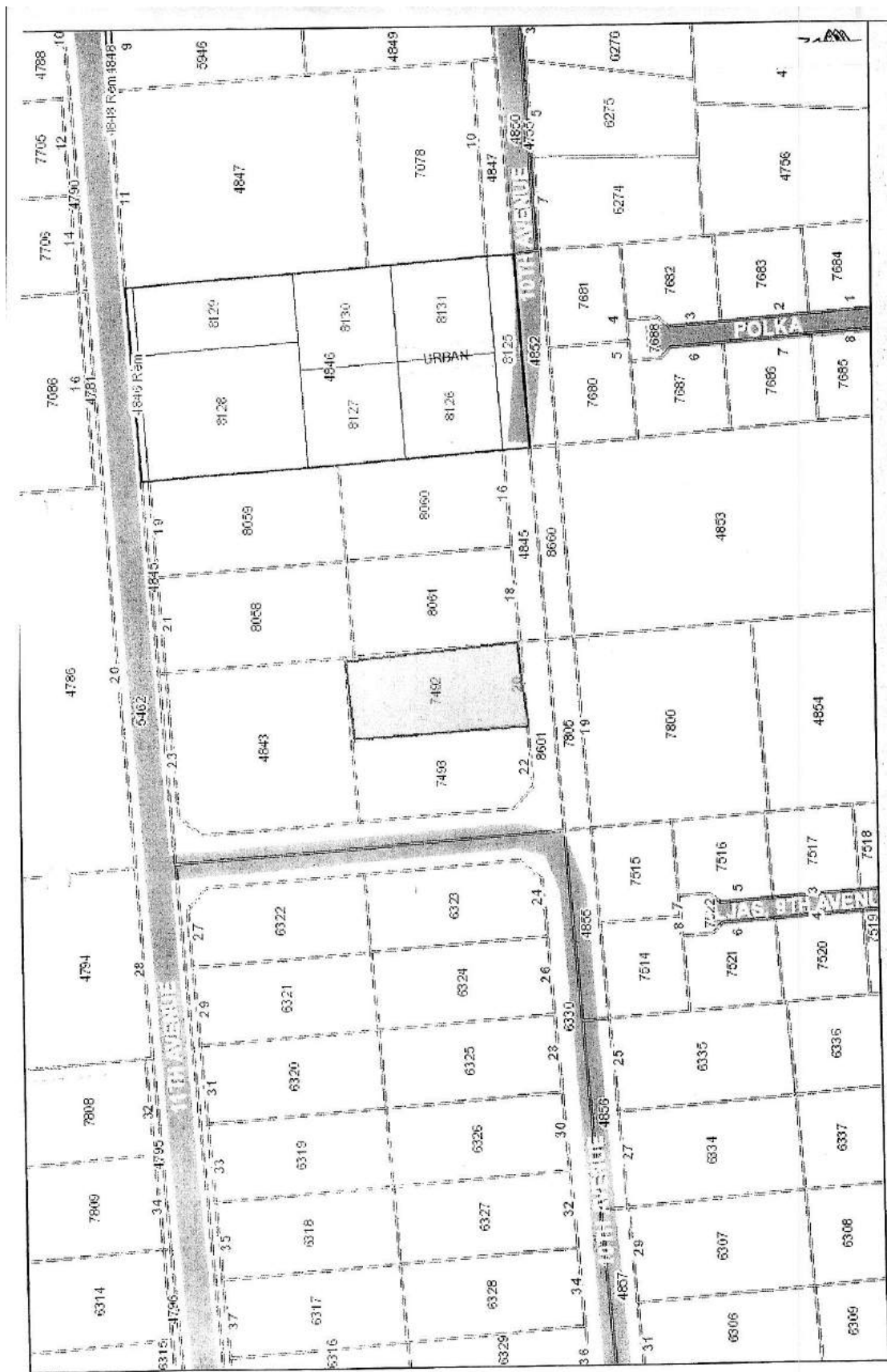
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**Executive Summary**

An application has been received on 8 October 2018 from GJ & H Le Roux on Erf 7492, 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 lateral building line from 2m to 1,7m and transgressing the maximum length of structures within building line areas.

**RESOLVED :**

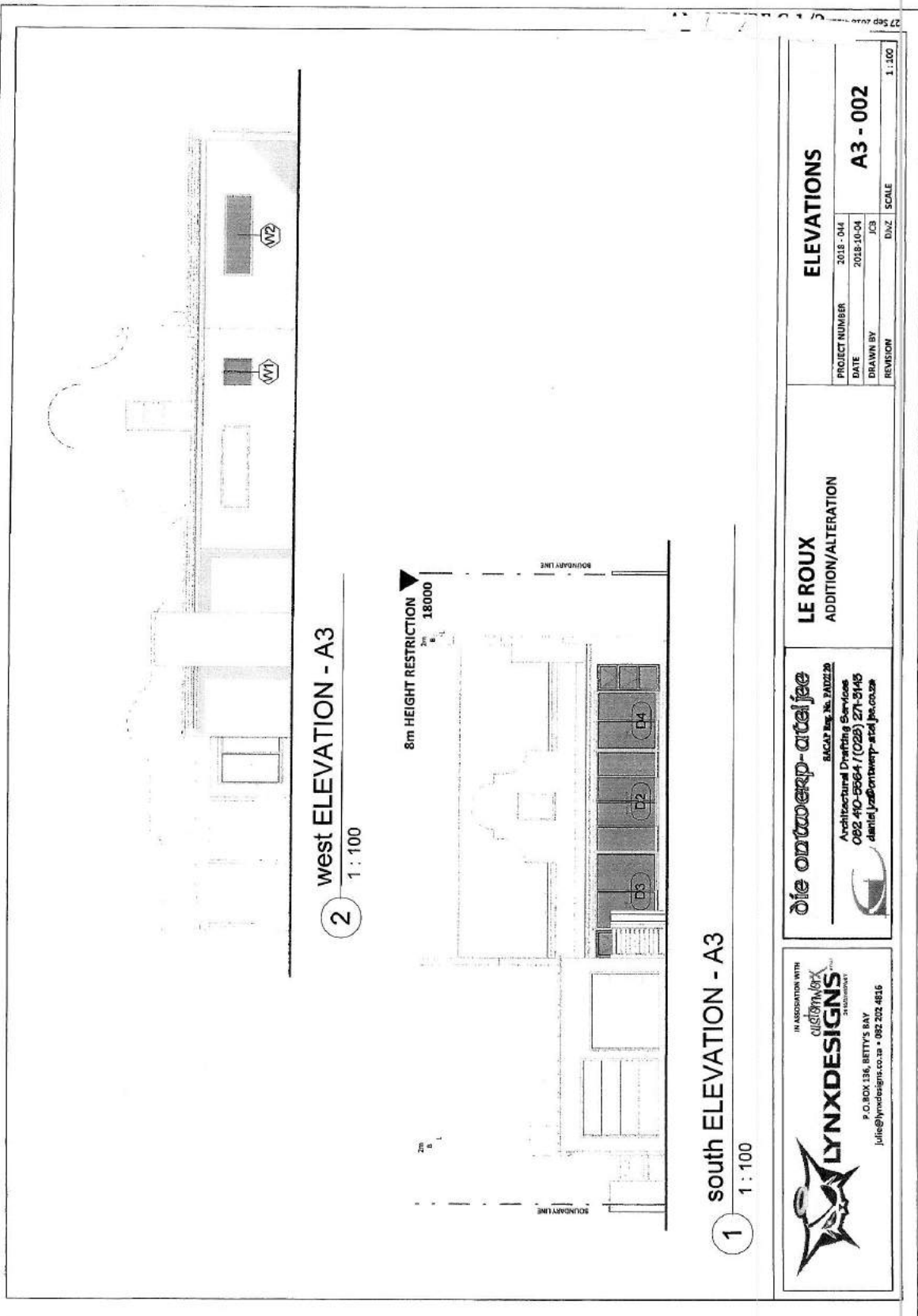
1. that the application in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 for a departure on Erf 7492, Kleinmond in order to relax the lateral building line from 2m to 1,7m and the transgressing the maximum length of structures within building line areas, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that this approval is only for the development as indicated on the plan no. A3-001 and A3-002 dated 4 October 2018, as submitted with the application;
  - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage.
  - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
  - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with; and
  - (e) that all the conditions in the Services Report, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



OVERSTRAND  
MUNICIPALITY

Erf 7492 KLEINMOND

Date: 2018-11-08



2 west ELEVATION - A3

1 : 100

1 south ELEVATION - A3

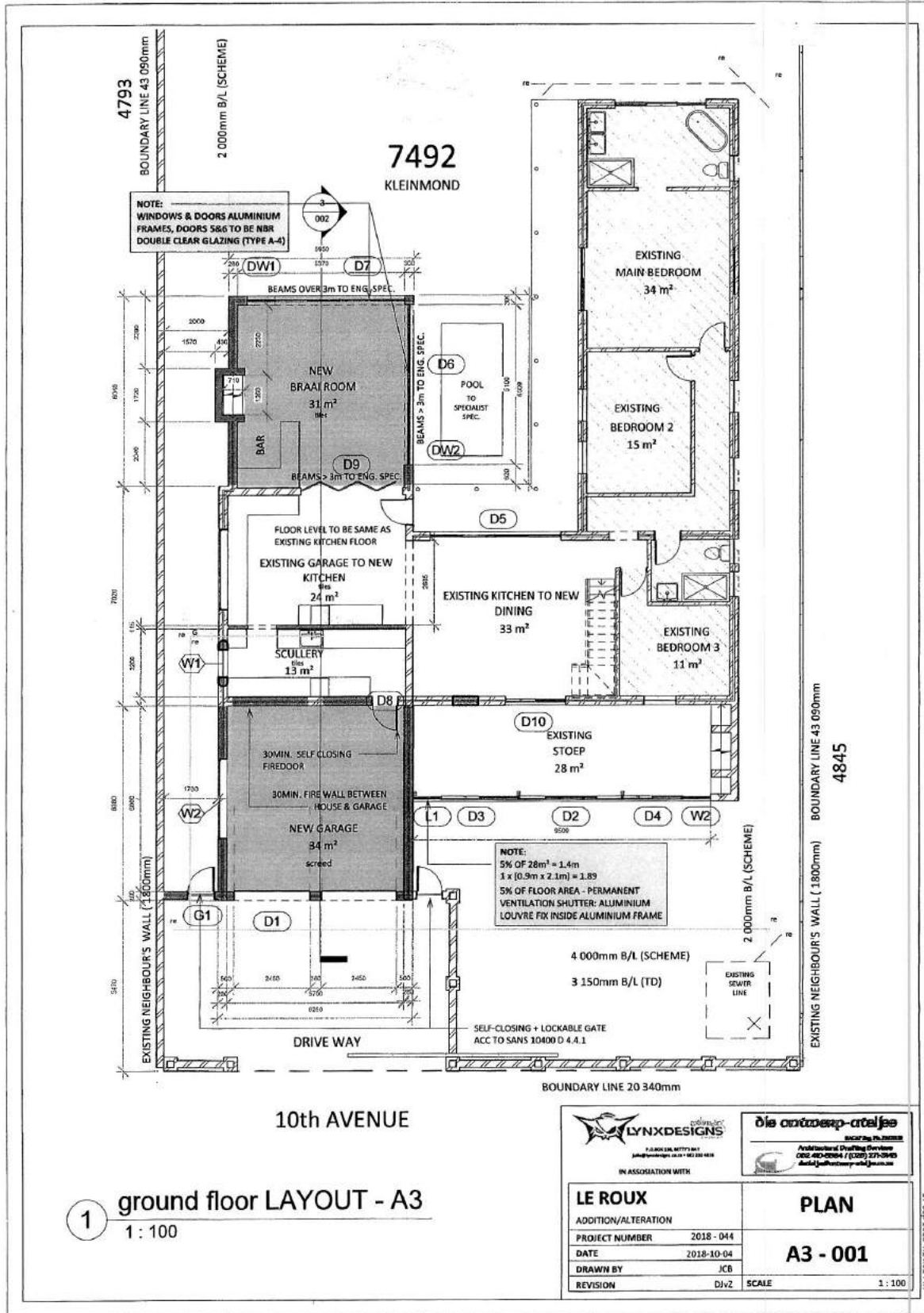
1 : 100

ELEVATIONS			
PROJECT NUMBER	2018 - 044	DATE	2018-10-04
DRAWN BY	JCS	REVISION	
		DWG	SCALE
			1 : 100

**LE ROUX**  
ADDITION/ALTERATION

**die ontwerper-architect**  
SACAP Reg. No. PA022/20  
Architectural Drafting Services  
082 410-8864 / (028) 271-5145  
daniel@diemontwerper-architect.co.za

IN ASSOCIATION WITH  
**LYNXDESIGNS**  
P.O. BOX 136, BETTY'S BAY  
julie@lynxdesigns.co.za • 082 202 4815



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 7492, KLEINMOND (4208)**

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 7492, Kleinmond, unobstructed;
4. that no on-street parking be allowed.

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

*14/12/2018*  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 September 2019  
(Also the agenda for the Mayoral Committee Meeting : 25 September 2019)**

---

**4. ERF 5231, 82(A) MAIN ROAD, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: JPA AND AE ESTERHUIZEN**

**5231 HON (2967)**

**H Olivier**

**(028) 313 8900**

**Hermanus Administration**

**10 July 2019**

---

**Executive Summary**

An application has been received on 5 March 2019 from JPA and AE Esterhuizen on Erf 5231, Onrustrivier 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 southern lateral building line from 2m to 1,2m to accommodate a new braai room.

**RESOLVED :**

1. that the application in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 on Erf 5231, Onrustrivier to relax the southern lateral building line from 2m to 1,2m to accommodate a new braai room, **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 building line relaxation as indicated on Plan No. 94 dated 30/10/2018 as submitted with the application;
  - (b) that building plans be submitted to the Building Department for their approval, and that all conditions stipulated by the Building Department and Fire Department at that stage, be complied with;
  - (c) that this is not an approval in terms of any other legislation;
  - (d) that the conditions in the Services Report, be complied with;
  - (e) that the conditions of Telkom, be complied with, and
  - (f) that the conditions of Eskom, be complied with.
2. that the applicant be notified of the 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.



OVERSTRAND

MUNICIPALITY

Eff 5231 Onrus River

Date: 2018-03-06




**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR DEPARTURE: ERF 5231, ONRUS RIVER (2967/2019)**

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 5231, 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 September 2019  
(Also the agenda for the Mayoral Committee Meeting : 25 September 2019)**

---

Municipal Planning Tribunal

**1. ERF 434, 15 PEAK ROAD, PRINGLE BAY, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: H BAANEN**

**434 KPRB (3985)**

**H van der Stoep**

**(028) 313 8900**

**Hermanus Administration**

**28 May 2019**

---

**Executive Summary**

An application was received on 2 May 2018 from Mr H Baanen on Erf 434, Pringle Bay for a consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to accommodate three (3) proposed flats on the ground floor of the existing building.

The application was complete on 15 October 2018.

**RESOLVED :**

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 on Erf 434, Pringle Bay for a consent use in order to accommodate three (3) proposed flats on the ground floor of the existing building, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the approval be restricted to only three (3) flats and a shop on ground floor level, as indicated on Plan Numbers BHTP-cncl-3, BHTP-cncl-4 and BHTP-cncl-5 dated 23 April 2018;
  - (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 commercial rates and service tariffs, as determined by the annual budget be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
  - (d) that the approvals do not absolve the applicant from compliance with any other relevant legislation;
  - (e) that all other applicable development parameters as prescribed in the relevant Zoning Scheme, be complied with;
  - (f) that all the conditions in the Services Report be complied with;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 September 2019  
(Also the agenda for the Mayoral Committee Meeting : 25 September 2019)**

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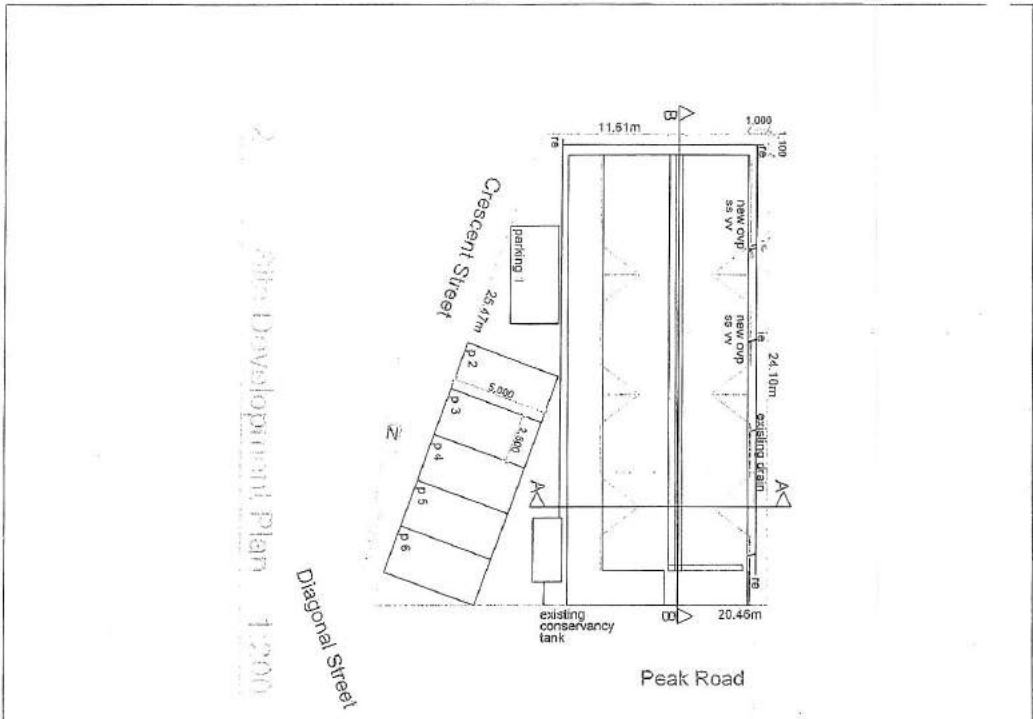
- (g) that all conditions imposed by the Fire Department be complied with;  
and
  - (h) that the approval only be valid for seven (7) years with an option to re-apply for the same rights.
2. that the applicant and objector be notified of its appeal right in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decisions.



Locality Plan - Erf 434 Pringle Bay

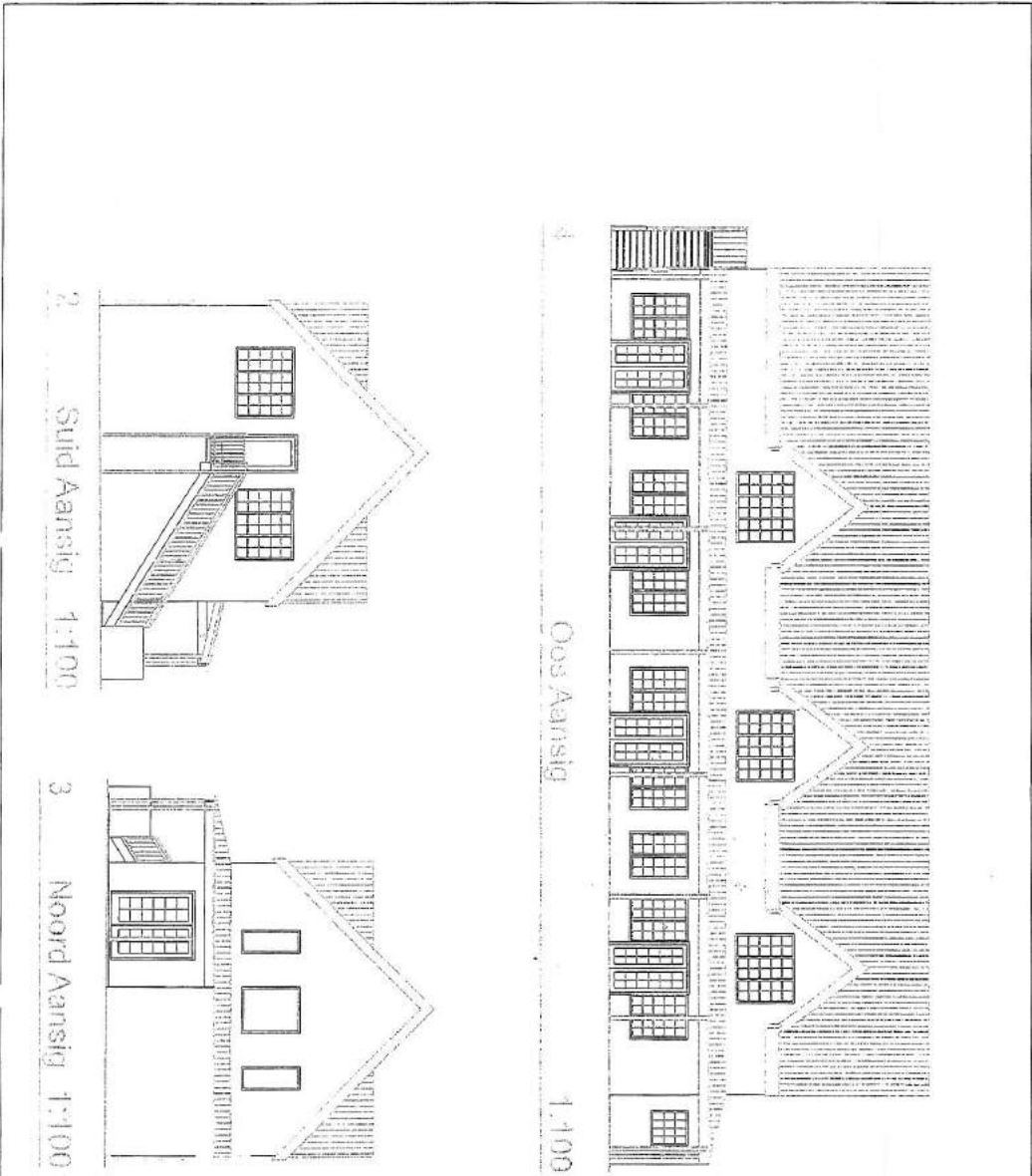


DATE: 2010-09-01

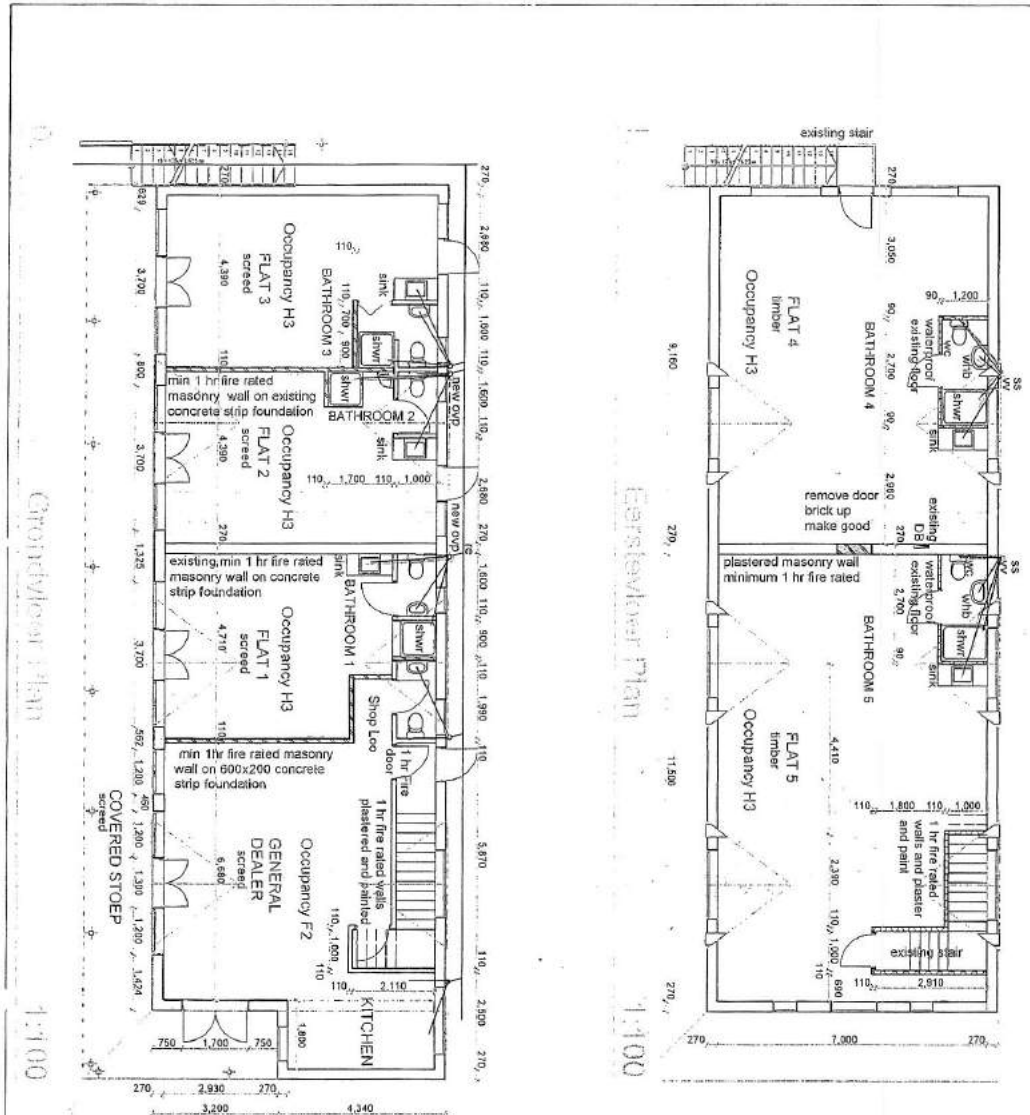


AREAS TABLE	
Ground Floor	167
Footprint	47
Slope	214
Roof Area	
Interior Areas:	
General Dealer excluding stair	49
Flat 1	28
Flat 2	30
Flat 3	30
Ground Floor Interior	137
Flat 4	62
Flat 5	80
Including the stair	
First Floor Interior	142
Erf Area	386
Roof Area	214
Coverage all existing	55%


 <p>Gerhard Scheepers g'tsArchitects SACAP 7698 © 4/23/2018</p>	<p>OWNER</p> <p></p> <p>Baanen</p>	<p>AREAS TABLE</p>
	<p><b>Proposed Alteration to Existing Building on Erf 434 Pringle Bay for Owner</b></p> <p>g'ts Architects, PO Box 532, Caledon 7230   gtsarchitects@gmail.com   tel: 084 634 6951</p>	<p>Site Development Plan</p> <p>Tekening Skaal: 1:200   Drawn by: gis   4/23/2018</p> <p>Tekening Naam: BHTP - cncl - 3</p>



 <p>Gerhard Scheepers g'tsArchitects SACAP 7698 © 4/23/2018</p>	<p>OWNER</p>  <p>Baanen</p> <p><b>Proposed Alteration to Existing Building on Erf 434 Pringle Bay for Owner</b></p> <p>g'ts Architects, PO Box 532, Calvedon 7239 gtsarchitects@gmail.com cel: 084 934 6651</p>	<p>Oos Aansig, Suid Aansig, Noord Aansig</p>	
		<p>Tekening Skaal</p> <p>1:100</p>	<p>Drawn by: gts</p> <p>4/23/2018</p>
<p>Tekening Naam</p> <p>BHTP - cncl - 4</p>			



Gerhard Scheepers  
 g'tsArchitects  
 SACAP 7698  
 © 4/23/2018

OWNER  
  
 Baanen  
**Proposed Alteration to Existing Building on Erf 434 Pringle Bay for Owner**  
 g'ts Architects, PO Box 532, Caledon 7230 | gtsarchitects@gmail.com | tel: 064 634 6651

**Eerstevloer Plan, Grondvloer Plan**  
 Tekening Skaal: 1:100 | Drawn by: g'ts | 4/23/2018  
 Tekening Naam: BHTP - cnd - 5

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE: ERF 434, PRINGLE BAY (3985)**

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;
1. that should additional services connections be required, the owner will be responsible for the payment of bulk services levies;
2. that stormwater be allowed to discharge through Erf 434, Pringle Bay, unobstructed;
3. that no on-street parking be allowed.

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

*15/11/2018*  
**DATE**

<b>FILE NO:</b>
<b>SCAN NO:</b>
<b>COLLABORATOR NO:</b>

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 September 2019  
(Also the agenda for the Mayoral Committee Meeting : 25 September 2019)**

---

**2. ERF 135, 8 GEELBEK STREET, VAN DYKSBAAI, OVERSTRAND MUNICIPAL AREA: REMOVAL OF RESTRICTIVE CONDITIONS AND REZONING: ME PLANNERS ON BEHALF OF M BEUKES**

**135 GKB (3865)**

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**28 June 2019**

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**Executive Summary**

An application was received on 1 December 2017 from Messrs ME Planners on behalf of M Beukes for the following:

- ❖ Removal of restrictive title conditions with reference to clauses C.(e), C.(g)(i) & (ii) and C.(j) of Title Deed T380/1982 applicable to Erf 135, Van Dyksbaai in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 in order to develop a guesthouse on the property.

The restrictive conditions contained in Title Deed T380/1982 to be removed, read as follows:

*“C.(e) Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir ‘n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.*

*C.(g) geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings, mag behalwe met die toestemming van die Administrateur nader as 5 meter van die straatlyn wat ‘n grens van hierdie erf uitmaak, asook nie binne 3 meter van die agtergrens of 1,5 meter van die sygrens gemeen aan enige aangrensende erf opgerig word nie, met dien verstande dat met die toestemming van die plaaslike owerheid:-*

- (i) ‘n buitegebou wat uitsluitend vir die stalling van motorvoertuie gebruik word en hoogstens 3 meter hoog is, gemeet van die vloer van die buitegebou tot by die muurplaat daarvan, binne sodanige sy- en agterruimtes opgegrig mag word, en enige ander buitegebou van dieselfde hoogte binne die agterruimte en syruimte opgerig mag word vir ‘n afstand van 12 meter gemeet van die agtergrens van die erf, met dien verstande dat in geval van ‘n hoekerf die afstand van 12 meter gemeet moet word van die punt wat die verste is van die strate wat die erf begrens;*
- (ii) ‘n buitegebou ingevolge subparagraaf (2) slegs nader aan ‘n sygrens of agtergrens van ‘n perseel as die afstand hierbo voorgeskryf opgerig mag word indien geen vensters of deure en enige muur, wat op sodanige grens front, aangebring word nie.*

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Portfolio Committee : Infrastructure & Planning  
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*C.(j) Geen gebou vir bewoning deur mense mag op hierdie erf opgerig word nie, tensy voorsiening bogronds gemaak word vir die opgaar van minstens 7500 liters reënwater.”*

- ❖ Rezoning in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 from Residential Zone 1: Single Residential (SR1) to Business Zone 3: Local Business in order to establish an eight (8) bedroom guesthouse.
- ❖ Consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-law on Municipal Land Use Planning, 2015 in order to establish an eight (8) bedroom guesthouse.
- ❖ Departure 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 3m to 0m to accommodate the conversion of the existing outbuilding to a garage/laundry room as well as the encroachment of the eastern lateral building line from 3m to 1,5m in order to accommodate the existing dwelling.

**RESOLVED :**

1. that the objections be noted;
2. that the application, in terms of Section 16(2)(f) of the Overstrand Municipal Land Use Planning By-Law, 2015 for the removal of restrictive conditions C.(e), C.(g)(i) & (ii) and C.(j) of Title Deed T380/1982 applicable to Erf 135, Van Dyksbaai in order to develop a guesthouse on the property, **be approved**;
3. that the application, in terms of Section 16(2)(a) of the above By-Law for the rezoning of Erf 135, Van Dyksbaai from Residential Zone 1: Single Residential (SR1) to Business Zone 3: Local Business (B3), Bulk Zone 2 in order to develop a guesthouse on the property, **be approved**;
4. that the Consent use in terms of Section 16(2)(o) of the Overstrand Municipality By-law on Municipal Land Use Planning, 2015 in order to establish an eight (8) bedroom guesthouse, **be approved**;
5. that the application in terms of Section 16(2)(b) of the above By-Law to relax the western lateral building line from 3m to 0m to accommodate the conversion of the existing outbuilding to a garage/laundry room as well as the encroachment of the eastern lateral building line from 3m to 1,5m in order to accommodate the existing dwelling, **be approved**;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 September 2019  
(Also the agenda for the Mayoral Committee Meeting : 25 September 2019)**

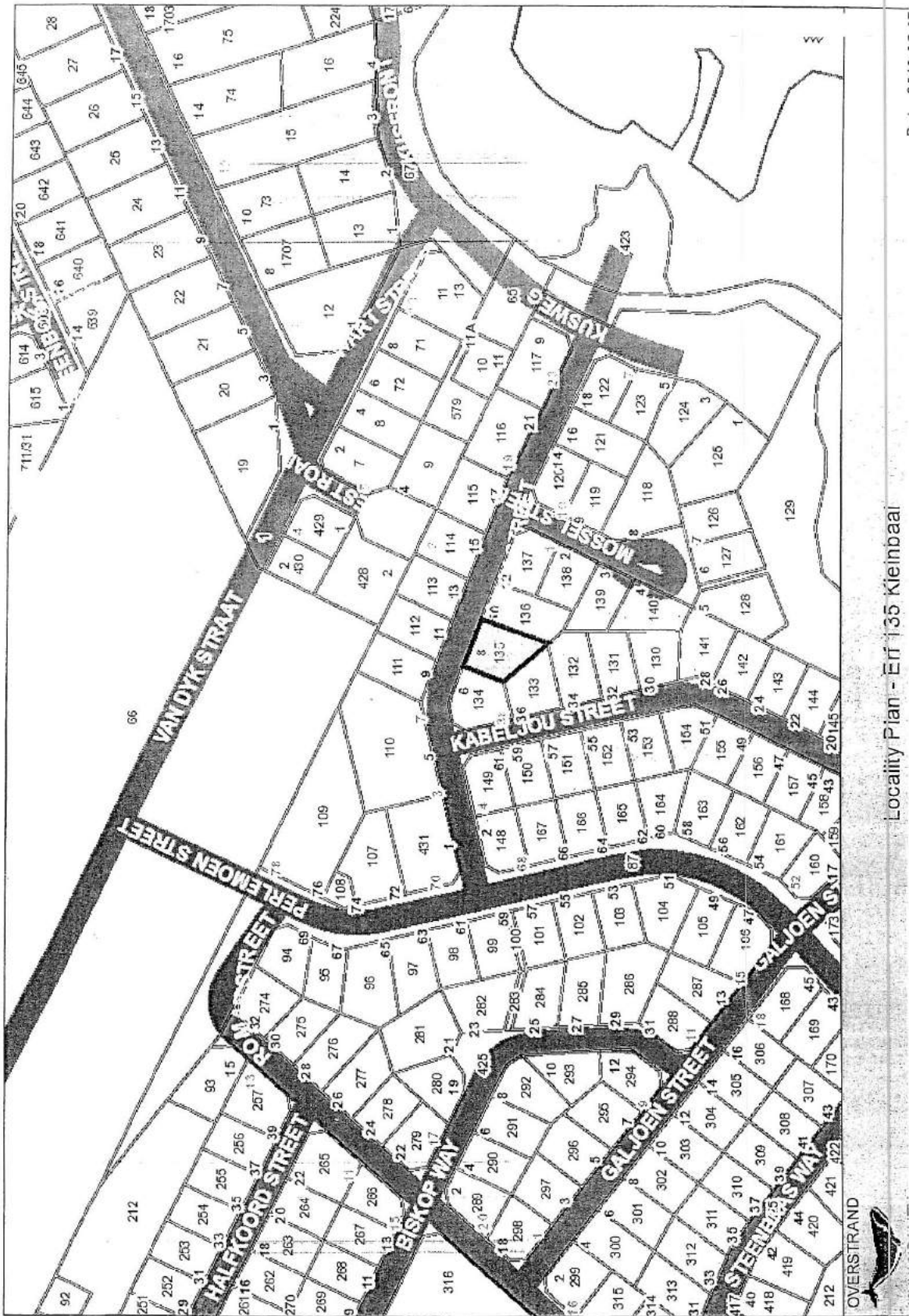
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6. that the approvals in paragraphs 2, 3, 4 and 5 above be subject to the following conditions:
- (a) that the development be restricted to a guesthouse – no self-catering;
  - (b) that the departure approval of the 3m eastern lateral building line be restricted to the ground floor only;
  - (c) that a revised Site Development Plan be submitted indicating that the eastern first floor elevation be set back to comply with the applicable 3m lateral building line;
  - (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 a maximum of **eight (8)** bedrooms to be let, be permitted on Erf 135, Van Dyksbaai;
  - (f) that the owner/manager resides on the premises and be responsible for the proper management of the guesthouse;
  - (g) that the display of signage shall comply with the Municipal By-Law Relating to Outdoor Advertising and Signage;
  - (h) that no facilities (bar/restaurant or any other) be provided for non-residents of the accommodation establishment and that these facilities only be used by bona-fide guests of the establishment;
  - (i) that the selling or serving of liquor be subject to a valid liquor license;
  - (j) that applicable rates and service tariffs, as determined by the annual budget be made applicable, which tariffs are automatically adjusted in terms of the annual budget;
  - (k) that the guesthouse complies with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Co-ordinator and the Health Inspector;
  - (l) that the accommodation facility complies with Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Co-ordinator and the Health Inspector;

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 September 2019  
(Also the agenda for the Mayoral Committee Meeting : 25 September 2019)**

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- (m) that a maximum of one (1) permanently demarcated parking bay per guestroom and two (2) for the owner/manager be provided within the erf boundaries in accordance with the approved policy regulations;
  - (n) that the guesthouse be conducted in such a manner that it is not found to be detrimental to the peacefulness and amenity of the surrounding area;
  - (o) that all the conditions in the Services Report be complied with;
  - (p) that the requirements of Health, Fire Services and Telkom be adhered to;
  - (q) that this approval does not absolve the applicant from compliance with any other relevant legislation; and
  - (r) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
7. 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 decisions and conditions of approval.

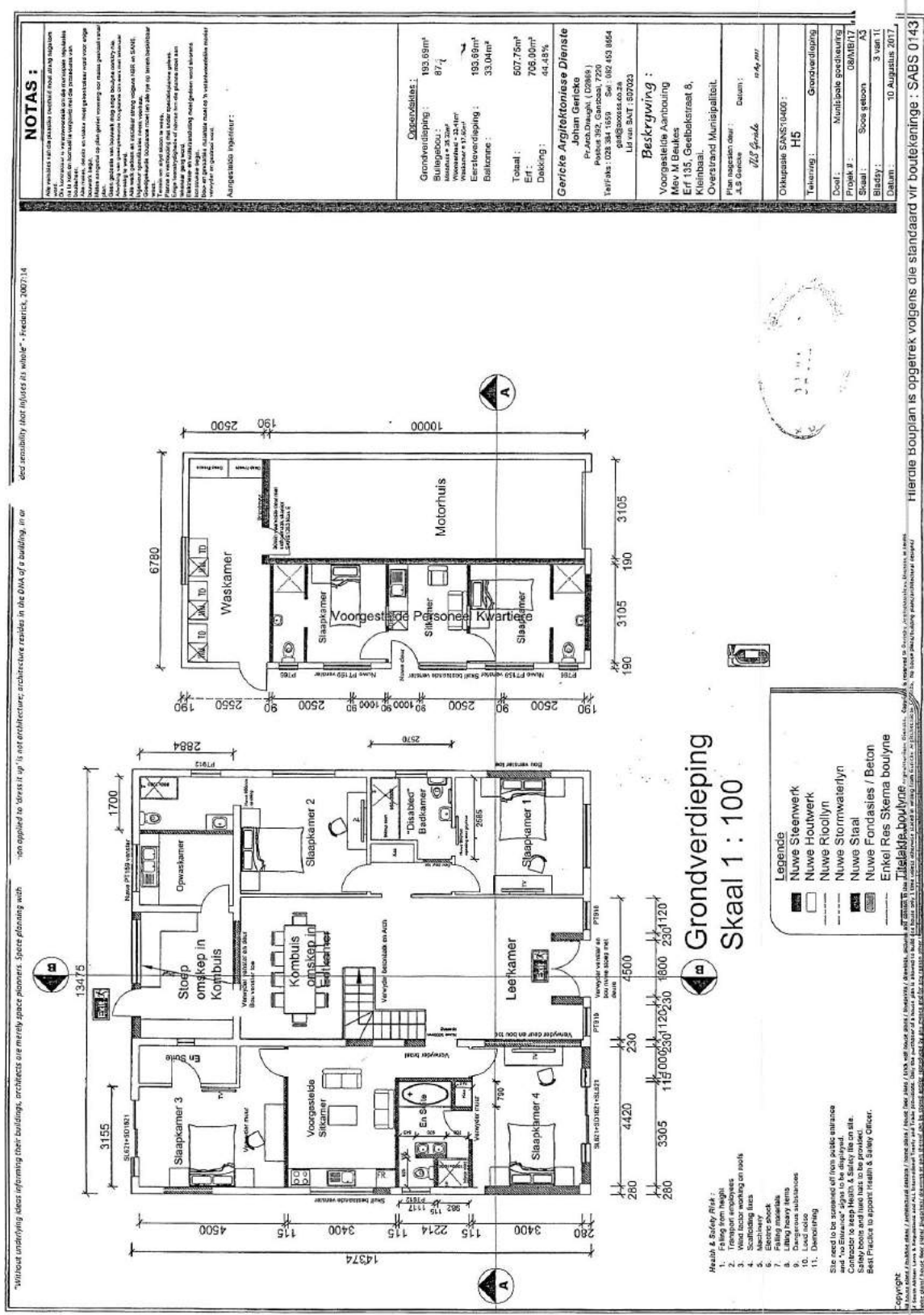


Locality Plan - Erf 135 Kleinbaai









**NOTAS :**  
 1. Die planne is slegs vir die gebruik van die projek bedoel en kan verander word sonder kennisgewing.  
 2. Die planne is slegs vir die gebruik van die projek bedoel en kan verander word sonder kennisgewing.  
 3. Die planne is slegs vir die gebruik van die projek bedoel en kan verander word sonder kennisgewing.  
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 7. Die planne is slegs vir die gebruik van die projek bedoel en kan verander word sonder kennisgewing.  
 8. Die planne is slegs vir die gebruik van die projek bedoel en kan verander word sonder kennisgewing.  
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 10. Die planne is slegs vir die gebruik van die projek bedoel en kan verander word sonder kennisgewing.  
 11. Die planne is slegs vir die gebruik van die projek bedoel en kan verander word sonder kennisgewing.

Oppervlakte:	193,69m <sup>2</sup>
Grondverdieping:	87,7
Woonvlak:	24,41m <sup>2</sup>
Woonvlak:	193,69m <sup>2</sup>
Erkervloeroppervlakte:	33,04m <sup>2</sup>
Balkon:	
Totaal:	507,75m <sup>2</sup>
Erkervloer:	706,90m <sup>2</sup>
Dekking:	94,48%

**Gerieke Argitektoniese Dienste**  
 Johan Gericks  
 Pr. Arch. Draught (P20868)  
 Postbus 392, Gansbaai, 7250  
 Tel/Fax: 028 384 1659    Sel: 082 453 8864  
 gericks@co.za  
 Lir van SAKT : 507053

**Beskrywing :**  
 Voorgeselde Aanbouing  
 Mv M Beukes  
 Erf 135, Geelbekstraat 8,  
 Kleinbaai,  
 Oosstrand Munisipaliteit.

Plan nagaan deur :  
 A.S. Gericks    Datum :  
 12/12/2017

Ontwerp SAWS 10400 :  
 H5

Tekening :    Grondverdieping

Doel :    Multipele goedkeuring

Projek # :    08/MB/17

Skaal :    Soos getoon    A3

Bladsy :    3 van 11

Datum :    10 Augustus 2017

**Grondverdieping**  
**Skaal 1 : 100**

**Legende**

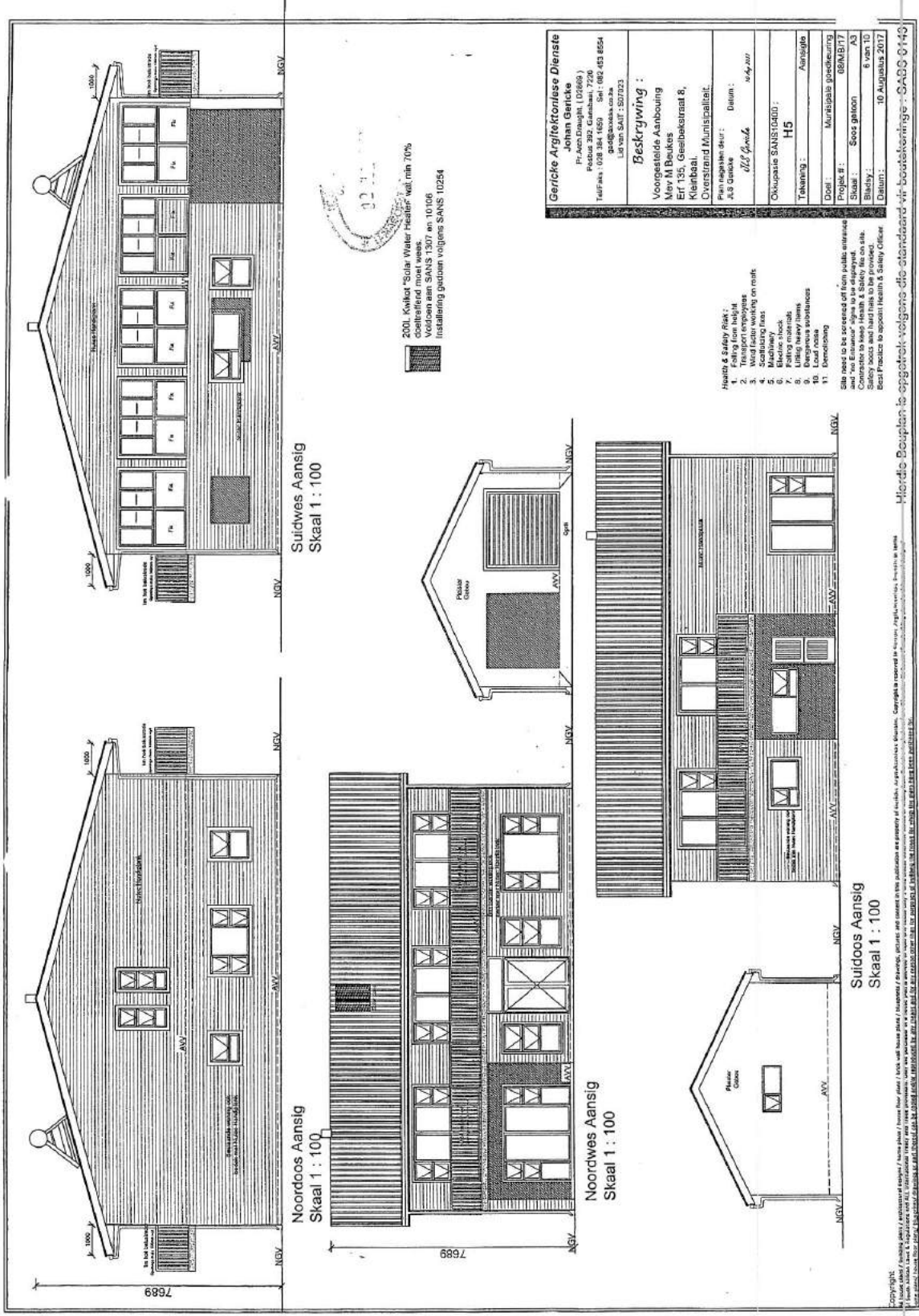
- Nuwe Stoenwerk
- Nuwe Houtwerk
- Nuwe Rooilynn
- Nuwe Stormwaterlyn
- Nuwe Staal
- Nuwe Fondasies / Beton
- Erikel Ras Skema boulyne

- Health & Safety Risk :**
- Falling from height
  - Use of tools
  - Weld factor working on roof
  - Scarfolding lites
  - Overhead work
  - Slip/trip/fall
  - Lifting heavy items
  - Use of power tools
  - Load table
  - Demolishing
- Site need to be supervised off from public entrance and "no entrance" signs to be employed. Contractor to keep Health & Safety file on site. All workers to be trained and certified. Best Practice to appoint Health & Safety Officer.

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Suidwes Aansig  
Skaal 1 : 100

Noordoos Aansig  
Skaal 1 : 100

Noordwes Aansig  
Skaal 1 : 100

Suidoos Aansig  
Skaal 1 : 100

200L Kwiklot "Solar Water Heater" met 70%  
controleërd moter wass.  
Voldoen aan SANS 1307 en 10108  
Instalering gebou volgens SANS 10254



<b>Gerieke Argitektoniese Dienste</b>	
Johan Gerieke	
Pr: Arco Draught (10866)	
Podus 392, Graham 7208	
Telf: 011 481 4811	
Telf fax: 011 481 8554	
E: johannes@gerieke.co.za	
Lid van SAIT: 507723	
<b>Beskrywing:</b>	
Voorgestelde Aanbouing	
Mev M Boukes	
Erf 135, Geelbekstraat 8,	
Kleinboel.	
Owerstrand Munisipaliteit.	
Plan ngetrekte deur:	Datum: 10 Aug 2017
A.S. Gerieke	<i>(Handwritten Signature)</i>
Okkupaasie SANSTOORDE:	
H5	
Tekening:	Aansig/af
Doel:	Munisipale oordreëwing
Program #:	08/18/17
Skaal:	See gelyk
Bladsy:	6 van 10
Datum:	10 Augustus 2017

- Health & Safety Risk:**
- Falling from height
  - Transport employees
  - Use of machinery on site
  - Scarfolding lines
  - Machinery
  - Use of tools
  - Falling materials
  - Lifting heavy items
  - Use of heavy machinery
  - Dangerous substances
  - Overcrowding
- This sheet is to be placed at "on public entrance and "no entrance" signs to the site. Contractor to keep Health & Safety file on site. Safety signs and hard hats to be provided. Best Practice to appoint Health & Safety Officer.

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Gerieke Argitektoniese Dienste - OORSTRAAT - 0800 9149

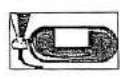





**Brandvereistes : SANS10400 Deel T tabel 11**  
 GV totaal - 181.23m<sup>2</sup>  
 Buitegebou - 87.33m<sup>2</sup>  
 EV totaal - 193.18m<sup>2</sup>  
 Totaal = 461.74m<sup>2</sup>

**SANS10400 Deel T tabel 11**  
 1 x 4.5Kg Droë poeier brandblusser  
 per 100m<sup>2</sup> vir H5 gebou.  
 Dus 5 Brandblussers nodig

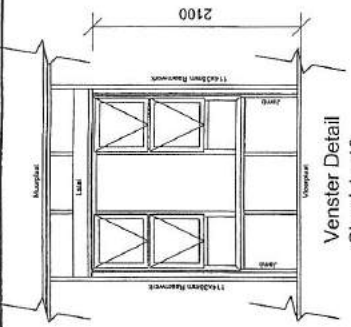
**5 x 4.5Kg Droë poeier brandblusser toegerus in weerbestande kabinette vasgeheg teen muur**



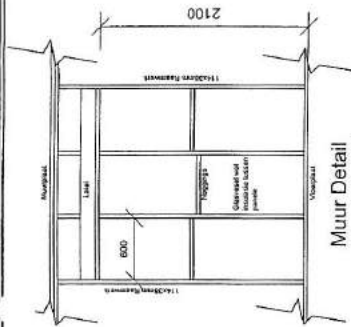
**1 x 30m Brandtol toegerus in weerbestande kabinette vasgeheg teen muur**



**Venster Detail**  
Skaal 1 : 40



**Muur Detail**  
Skaal 1 : 40



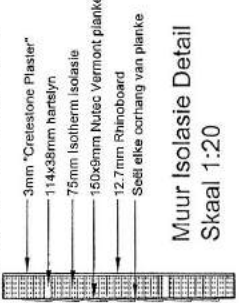
**Muur R - Waarde Berekening :**

1. Buite lug, 12km/h wind 0.044
2. 150x9mm Nutec Vermont Planke 0.047
3. 75mm Isotherm isolasie 1.65
4. 12.7mm Rhinoboard 0.071
5. Binne lug, sill 0.12

**TOTAAL 1.93**

Verlang Sone 4

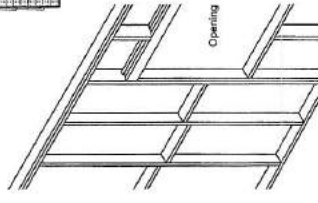
**30min Brandbestand volgens SANS10400 deel T tabel 14**



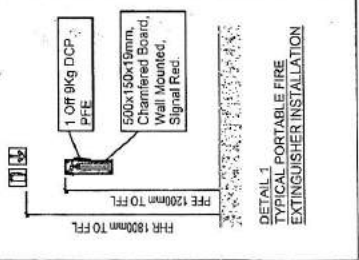
**Muur Isolasie Detail**  
Skaal 1:20

Dubbele 114x38mm muurplaat  
 114x38mm Skotslye teen 600mm sk  
 Dubbele laaie oor openinge volgens SANS10082 tabel 14  
 Dubbele 114x38mm skotslye by openinge  
 114x38mm styk tussen skotslye  
 114x28mm vicerplaat vasgeheg met 25x10mm galvalaniseel boord in gema vasgeheg  
 SANS 10082

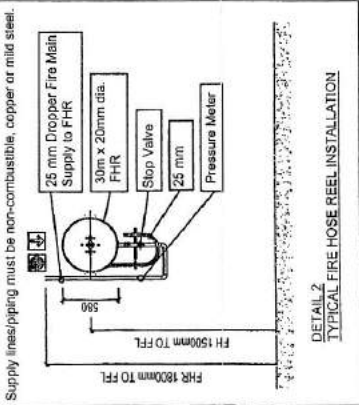
**Raam Detail**  
Skaal 1:50



**DETAIL 1**  
TYPICAL PORTABLE FIRE EXTINGUISHER INSTALLATION



**DETAIL 2**  
TYPICAL FIRE HOSE REEL INSTALLATION



Supply lines/piping must be non-combustible, copper or mild steel.

**NOTAS :**

1. Die tekening is 'n plan van 'n gebou wat volgens die SANS10400 Deel T tabel 11 vereistes voldoen. Dit is 'n tekening van 'n gebou wat volgens die SANS10400 Deel T tabel 11 vereistes voldoen. Dit is 'n tekening van 'n gebou wat volgens die SANS10400 Deel T tabel 11 vereistes voldoen. Dit is 'n tekening van 'n gebou wat volgens die SANS10400 Deel T tabel 11 vereistes voldoen.

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**Opmerkinge :**

Grontergronding : 193.6m<sup>2</sup>  
 Buitegebou : 87.33m<sup>2</sup>  
 Mure en plafon : 114.0m<sup>2</sup>  
 Verplaat : 12.6m<sup>2</sup>  
 Eerste verdiging : 183.6m<sup>2</sup>  
 Balkonne : 33.04m<sup>2</sup>

Totaal : 507.76m<sup>2</sup>  
 Erf : 706.00m<sup>2</sup>  
 Dekking : 44.46%

**Gerieke Argitektoniese Dienste**  
 Johan Gericke  
 P.O. Box 992, Glenelg, 7200  
 Tel/Fax : 081 863 0000 / 081 863 0001  
 E-mail : jg@jg.co.za  
 Lids van SAT : 997023

**Beskrywing :**  
 Voorgestelde Aanbouing  
 Mer M Beukes  
 Erf 135, Geelbekstraat B,  
 Klantbaai.  
 Owerstrand Munisipaliteit.  
 Plan nospesie deur : Datum :  
 J.S. Gerike  
 2/5/2014

Oksipale SANS10400 :  
**H5**  
 Dubbele en Brand  
 Tekenleg :  
 Doel : Munisipale oorsig  
 Projek # : GB18137  
 Skema : Sone planon  
 Bladsy : 9 van 10  
 Datum : 10 Augustus 2017

Hierdie Dokument is oorspronklik volgens die standaard vir boutekeninge : SANS 0145



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR REMOVAL OF RESTRICTIVE CONDITIONS,  
REZONING CONSENT USE & DEPARTURE: ERF 135, KLEINBAAI (3865)**

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

**Conditions:**

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

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

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

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

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

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

**Freehold erven:**

Water	R 21 688.60 x 0.6816	=	R 14 782.95
Sewerage	R 14 623.16 x 0.5112	=	R 7 475.36
Roads	R 6 557.01 x 10.9187	=	R 71 594.03
Stormwater	R 7 565.79 x 0.935	=	R 7 074.01
Solid Waste	R 1 311.40 x 0.765	=	R 1 003.22
<b>TOTAL (inclusive of VAT)</b>		<b>=</b>	<b>R 101 929.57</b>

**Note:**

The above figures are estimates

1. that only the existing water and sewerage connections will be available to the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
3. that any repositioning of existing electrical services will be for the developer's account;
4. that any relevant commercial food preparation facilities must be provided with grease trap, which must comply with the standards and specification of the Department: Operational Services;
5. 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;
6. that those on-site parking facilities are provided as per the planning Schedule, and to the satisfaction of the Department: Operational Services;
7. that any additional and / or extended vehicle entrances will be for the developer's account;
8. that stormwater be allowed to discharge through Erf 135, Kleinbaai, unobstructed.

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

*20/03/2018*  
\_\_\_\_\_  
**DATE**

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 September 2019  
(Also the agenda for the Mayoral Committee Meeting : 25 September 2019)**

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**3. PORTION 7 OF THE FARM BAARDSCHEERDERS BOSCH NO. 213 AND  
REMAINDER OF FARM 229, BREDASDORP DIVISION, OVERSTRAND  
MUNICIPAL AREA: APPLICATION FOR SUBDIVISION AND  
CONSOLIDATION: MESSRS TOWN & COUNTRY CREATIVE LAND  
SOLUTIONS ON BEHALF OF EARTHWORKS INV 7 CC**

**Ptn 7/213 &**

**Rem Farm 229 GRBRE (3694)**

**SW van der Merwe**

**(028) 313 8900**

**Hermanus Administration**

**1 June 2019**

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**Executive Summary**

An application was received on 25 May 2017 from Messrs Town & Country Creative Land Solutions on behalf of Earthworks Inv 7 CC in terms of the Overstrand Municipal Land Use Planning By-Law, 2015 for the following:

- subdivision in terms of Section 16(2)(d) of Portion 7 of the Farm Baardscheerders Bosch No. 213 into two (2) portions, namely a Remainder ( $\pm 46$  ha) and Portion A ( $\pm 94$  ha), and
- consolidation in terms of Section 16(2)(e) of Portion A with the Remainder of Farm 229.

**RESOLVED :**

1. that the application, in terms of Section 16(2)(d) and (e) of the Overstrand Municipal Land Use Planning By-Law, 2015 for the subdivision of Portion 7 of the Farm Baardscheerders Bosch No. 213 into a Remainder ( $\pm 46$  ha) and Portion A ( $\pm 94$  ha), and the subsequent consolidation of Portion A with the Remainder of Farm 229, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
  - (a) that the consolidation of Portion A with Farm 229 be registered simultaneously with the registration of the subdivision of Portion 7 of the Farm Baardscheerders Bosch No. 213;
  - (b) that the applicable development parameters in terms of the Scheme Regulations be adhered to;
  - (c) that all the conditions contained in the Service Report, Eskom and Telkom be complied with;
  - (d) that it is the owner's/applicant's responsibility to register the approved subdivision within five (5) years from the date of approval; and

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
17 September 2019  
(Also the agenda for the Mayoral Committee Meeting : 25 September 2019)**

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- (e) that this approval does not absolve the applicant from compliance with any other relevant legislation.
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 conditions of approval.

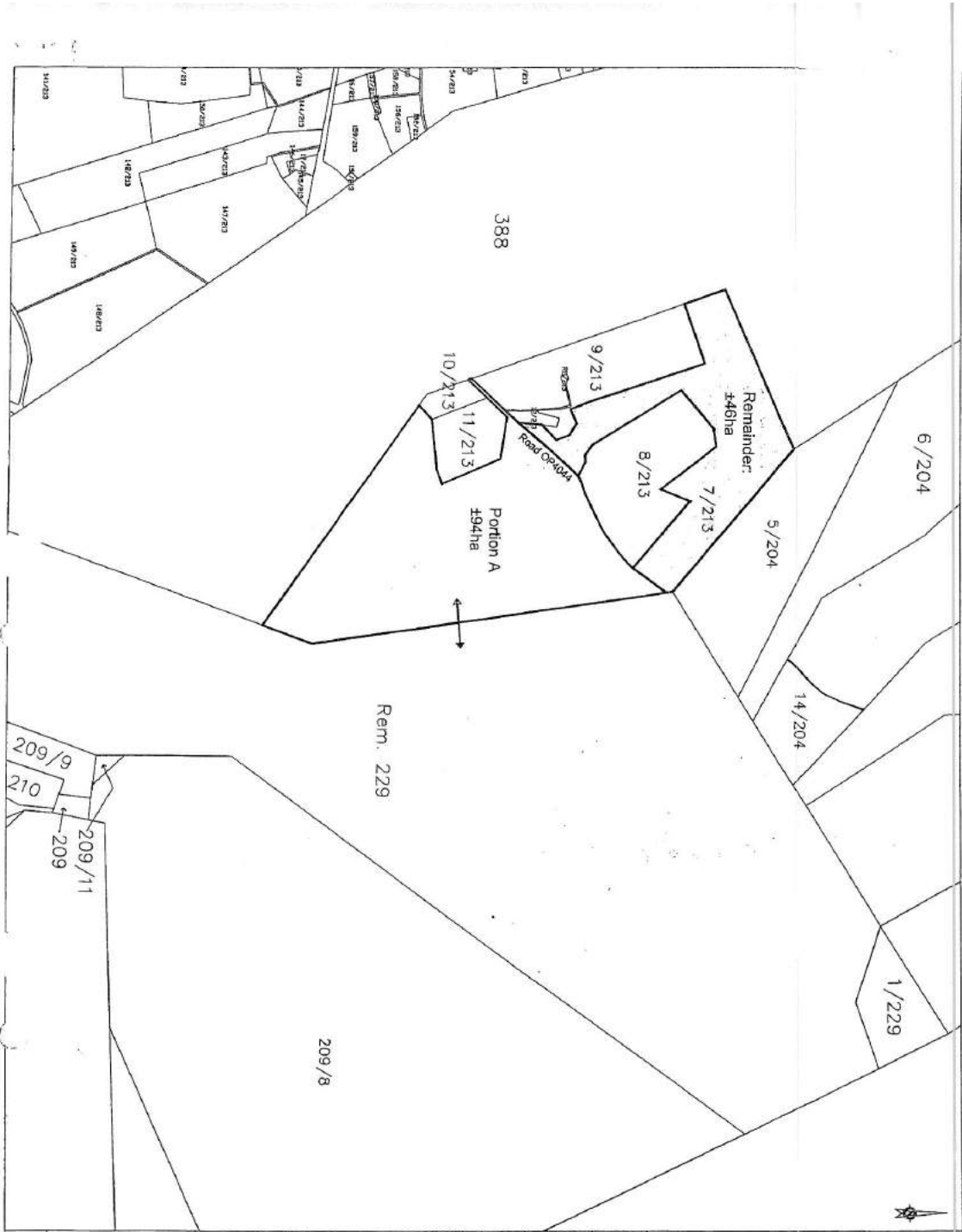


**Town & Country**  
 Creative Land Solutions  
 P.O. Box 1085  
 Bredasdorp  
 7280  
 Tel. 028 424 1545  
 Fax. 028 425 2085  
 E-mail: towncountry@vodamail.co.za

**PROJECT**  
 LOCALITY PLAN: PORTION 7 OF FARM 213 &  
 REM FARM 229, BREDASDORP RD



<b>DRAWN</b>	<b>CHECKED</b>
LT	LT
<b>SCALE</b>	<b>DATE</b>
1:50 000	MAY 2017
<b>DWG. No.</b>	<b>REVISION</b>
<b>Notes:</b>	



Notes / Key  
 Farm Rem. 229, Bredasdorp - 107 3941194  
 All areas are subject to zoning

surveyed	date
drawn	
checked	
scale	1:15 000 A3

**TOWN & COUNTRY**  
 Creative Land Solutions  
 P.O. Box 1863, Bredasdorp, 7180  
 Tel: 023 424 1950, Fax: 023 423 2035  
 Email: [towncountry@tandc.co.za](mailto:towncountry@tandc.co.za)

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 Title

PROPOSED  
 SUBDIVISION OF  
 PORTION 7 OF FARM  
 213 AND  
 CONSOLIDATION WITH  
 REM FARM 229,  
 BREDASDORP RD

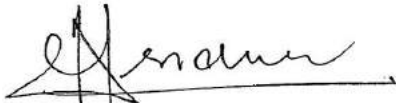
dwg.no. BRE/1658 rev.

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR SUBDIVISION & CONSOLIDATION: PORTION 7 OF  
FARM 213 AND FARM 229, BREDASDORP DIVISION (3694)**

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 ESCOM for the provision of electricity and that he complies with all conditions as may be set by ESCOM;
2. that no water and sewer services 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 Senior Manager: Engineering Services, 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, 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;
6. that the developer complies to all the conditions set by Department Of Water Affairs & Bocma.



**DENNIS HENDRIKS  
SENIOR MANAGER:  
ENGINEERING SERVICES**

31/7/2017.  
DATE