

**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

22 September 2020

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**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 September 2020
(Also the agenda for the Mayoral Committee Meeting : 30 September 2020)**

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

15/3/11

R Kuchar

Senior Manager : Town & Spatial Planning

25 August 2020

(028) 313 8900

1. Executive Summary

To report on applications disposed of by the Authorised Official in terms of the Spatial Land Use Management Act (SPLUMA) during the period from 21 July 2020 – 25 August 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

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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 Senior Manager : Town and Spatial Planning in terms of delegated authority on 23 July 2020:

1. Remainder Portion 29 (portion of Portion 7) of the farm Uylen Kraal No 695 23 July 2020

Spatial Land Use Management Act (SPLUMA) Approvals

that cognisance be taken of the town planning applications disposed of by the Authorised Official in terms of SPLUMA for the period 21 July 2020 – 25 August 2020:

- | | | |
|-----|--|----------------|
| 1. | Mosaic Farm 1012, Caledon Division | 4 August 2020 |
| 2. | Erf 1041, Marais Street, Franskraal | 4 August 2020 |
| 3. | Portion 27 of the farm Klein Hagel Kraal No 321 | 4 August 2020 |
| 4. | Erf 2033, 33 Bergsig Street, Protea Park, Sandbaai | 4 August 2020 |
| 5. | Erf 4804, 15 Mossel River Drive, Eastcliff, Hermanus | 12 August 2020 |
| 6. | Portion 2 (Romansbaai) of the farm Klip Fonteyn No 711 | 12 August 2020 |
| 7. | Erf 1168, 245 Main Road, Eastcliff, Hermanus | 12 August 2020 |
| 8. | Erf 2563, 133 Eleventh Street, Voëlklip, Hermanus | 17 August 2020 |
| 9. | Erf 11871, 50 Jakopregop Street, Mount Pleasant | 24 August 2020 |
| 10. | Erf 1998, Wembley Street, Hawston | 24 August 2020 |
| 11. | Portion 14 of farm 587 Hemel & Aarde Valley | 24 August 2020 |

Municipal Planning Tribunal

- | | | |
|----|--|---------------|
| 1. | Erf 1494, Lynx Road, Vermont | 3 August 2020 |
| 2. | Portion 3 of farm 585, Hemel-en-Aarde Valley | 3 August 2020 |
| 3. | Erven 942 and 943, 69 & 71 Dreyer Street, Stanford | 3 August 2020 |

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RESPONSIBLE OFFICIAL :	R VAN ANTWERP
TARGET DATE FOR IMPLEMENTATION :	14 OCTOBER 2020
TARGET DATE TO INFORM APPLICANT :	N/A
TARGET DATE TO INFORM OBJECTOR :	N/A

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

15/3/11

R Kuchar

Senior Manager : Town & Spatial Planning

25 August 2020

(028) 313 8900

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
22 SEPTEMBER 2020, WHICH COMMITTEE SUPPORTED THE
RECOMMENDATION**

RESPONSIBLE OFFICIAL :

R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION :

14 OCTOBER 2020

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
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(Also the agenda for the Mayoral Committee Meeting : 30 September 2020)**

Delegated Authority item in terms of LUPO

1. **REMAINDER PORTION 29 (LOURENS) (PORTION OF PORTION 7) OF THE FARM UYLEN KRAAL NO. 695, CALEDON DIVISION: APPLICATION FOR REZONING AND CONSENT USE: MESSRS PLANACTIVE TOWN- AND REGIONAL PLANNERS ON BEHALF OF THE SCHOEMAN-DE CLERCQ FAMILY TRUST**

Rem Prt 29/695 (2197)

SW van der Merwe

(028) 313 8900

Hermanus Administration

2 June 2020

Executive Summary

To consider an application received on 16 January 2013 from Messrs PlanActive Town- and Regional Planners on behalf of The Schoeman-De Clercq Family Trust applicable to Remainder of Portion 29 (Lourens) (Portion of Portion 7) of the Farm Uylen Kraal No. 695 for the following:

- application in terms of the provisions of Section 17 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) (Ordinance) for the rezoning of a portion (approximately 1430m² in extent) of the property from Agricultural Zone I to Resort Zone I, to accommodate the existing development that is concentrated at the precinct/“werf” area on the property as a resort development consisting of tourist facilities (conference- and entertainment facility), 6 (six) bungalows, as well as 8 (eight) guestrooms, and
- application for consent use for “tourist facilities” in terms of the provisions of the Section 8 Scheme Regulations promulgated in terms of the Ordinance in order to accommodate the existing tourist facility (conference- and entertainment facility).

RESOLVED :

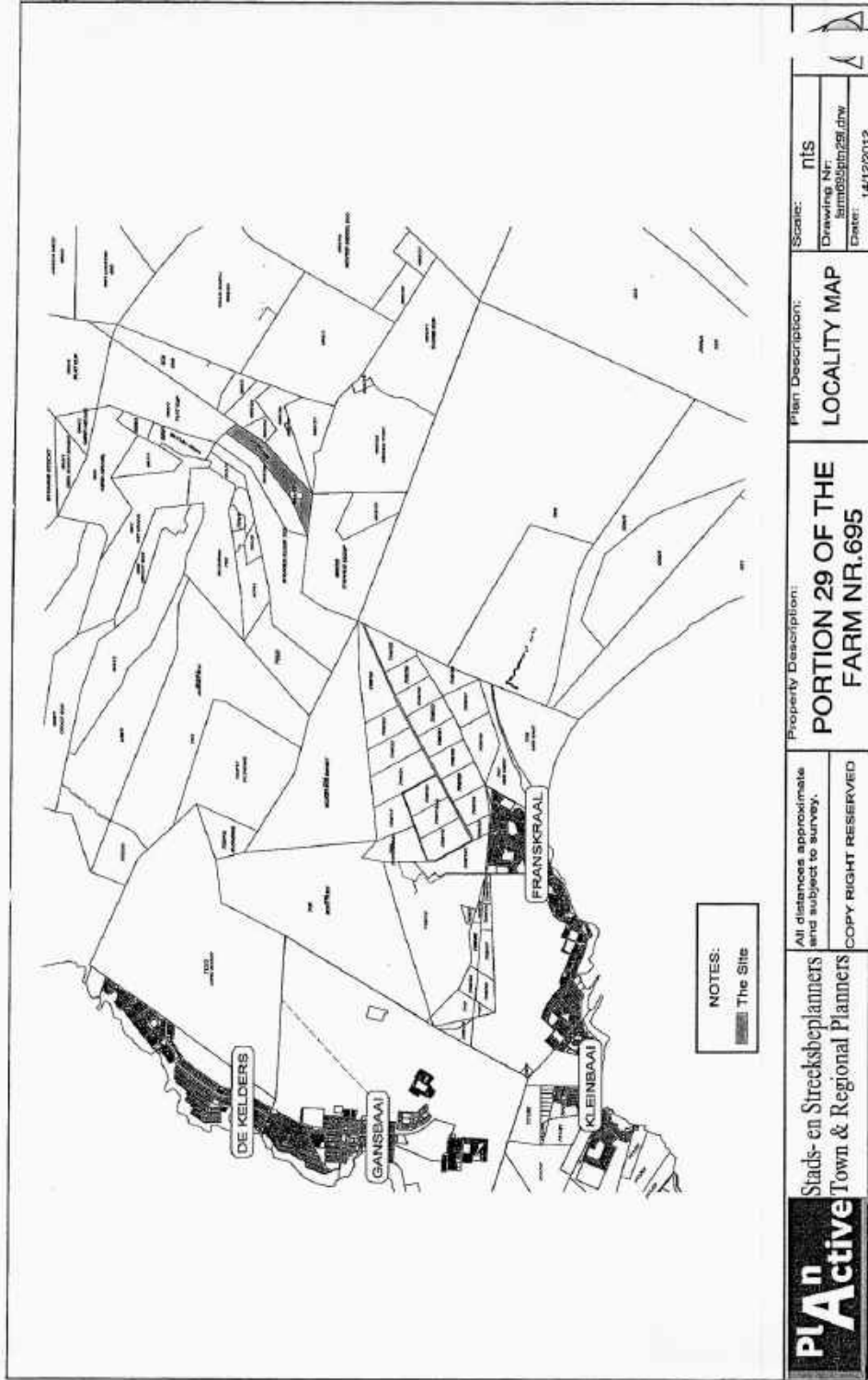
1. that the application for the rezoning of a footprint area of ±1430m² of Remainder of Portion 29 (Lourens) (Portion of Portion 7) of the Farm Uylen Kraal No. 695 from Agricultural Zone I purposes to Resort Zone 1 purposes as per aerial plan no. farm695ptn29z.drw dated 23/10/2012 in order to accommodate the existing development that is concentrated at the precinct/“werf” area on the property as a resort development consisting of tourist facilities (conference- and entertainment facility), 6 (six) bungalows, as well as 8 (eight) guestrooms, **be approved** in terms of the provisions of Section 16, read with Section 42, of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985)(Ordinance);

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2. that the application for consent use for “tourist facilities” in order to accommodate the existing tourist facility (conference- and entertainment facility), **be approved** in terms of the provisions of the Section 8 Scheme Regulations promulgated in terms of the Ordinance;
3. that, the approvals in paragraphs 1. and 2 above be subject to the following conditions:
 - (a) that a cadastral Site Development Plan (SDP) must be submitted to the Municipality for approval indicating the exact co-ordinates of the area zoned for resort purposes, as well as the exact positions and uses of all structures on the property and the exact sizes thereof - a professional land surveyor must be appointed to assist in the matter - the SDP must include the parking layout, demonstrating compliance with the Scheme Regulations and provision must be made for run-off rainwater at the parking areas;
 - (b) that the landowners appoint a professional land surveyor who must survey the resort zone portion and that the approved diagram of the surveyed portion be annexed to the Title Deed of the property in order to ensure that no future additions to the property or possible subdivision thereof does not impact on the resort area – a copy of the endorsed Title Deed of the property must be provided to the Municipality for its records;
 - (c) that no further extensions of any structures (except the main dwelling unit of the landowners) or additional structures be allowed within the precinct/“werf” area - the development is therefore limited to the current footprint as per plan no. farm695ptn29z.drw dated 23/10/2012;
 - (d) that formal building plans for all the structures/buildings on the property be submitted to the Building Department within 60 (sixty) days from the final decision date 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;
 - (e) that an engineer’s report for all structures on the property must accompany the building plans;

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- (f) that the landowners must obtain the necessary permits for the abstraction of water from the existing fountain, as well as that the water is suitable for human consumption;
 - (g) that sewage- and refuse disposal must be to the satisfaction of the Municipality and the landowners must obtain municipal approval, therefore prior to any activities being proceeded with;
 - (h) that access to the property may only be obtained from the existing access point, and no new entrances may be created without the approval of the controlling authority;
 - (i) that the enterprise is subject to the requirements contained in the Council's adopted policy regarding accommodation establishments in rural areas;
 - (j) that the requirements from the Department of Health, Breede-Overberg Catchment Management Agency, Services Report and the Overberg District Municipality, must be complied with;
 - (k) that no advertising signs may be erected on the property without the consent of the roads authority and the Municipality, and
 - (l) that this approval does not absolve the applicant from compliance with any other relevant legislation;
2. that the applicant be informed of its appeal right in terms of the provisions of Section 44 of the Ordinance with regard to the above conditional approvals.



NOTES:
 [Shaded Area] The Site

PLAN
Active

Stads- en Streeksbeplanners
 Town & Regional Planners

All distances approximate
 and subject to survey.
 COPY RIGHT RESERVED

Property Description:
**PORTION 29 OF THE
 FARM NR. 695**

Plan Description:
LOCALITY MAP

Scale: NIS
 Drawing Nr: Bm0502m29.dwg
 Date: 14/12/2012





Areas of "outcrop" for the proposed farm are shown in the diagram. The zoning of the remaining portion of the farm will remain Agricultural Zone 1.

The outcrops of "outcrop" areas will be incorporated as a "contaminated" use (Special Priority) under the current zoning (Zone 1).

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1

Drawn Scale 1:750



As Indicated
Drawing for
Municipality
Date: 29/10/2012

Main Description
PROPOSED
ZONING

Property Location
PORTION 29 OF THE
FARM NR. 695

All distances approximate
and subject to survey
COPY RIGHT RESERVED

PLAN
Stads- en Streeklouwers
Active
Town & Regional Planners

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REZONING & CONSENT USE: REMAINDER PTN 29,
(PTN OF PTN 7) OF FARM 695, UYLEN KRAAL**

Electricity	:	Eskom area
Stormwater	:	No services available
Water	:	No services available
Sewer	:	In order
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 service from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permit from the applicable authorities (water affairs, health, etc.) for the use of any water and the extraction thereof;
3. that the quality of potable water comply with SANS0241 standards and that relevant proof be submitted to the Senior Manager : Engineering Services, Overstrand Municipality;
4. that the developer complies to all the conditions set by Department Of Water & Environmental Affairs.

A handwritten signature in black ink, appearing to read "Dennis Hendriks".

DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

19 June 2013

DATE

**AGENDA of the
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Spatial Land Use Management Act (SPLUMA) Approvals

1. MOSAIC FARM 1012, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA: PROPOSED AMENDMENT OF THE SITE DEVELOPMENT PLAN: MESSRS WRAP CONSULTANCY ON BEHALF OF HERMANUS RIVIERA ESTATES CC

**Farm 1012/0 (3848)
SW van der Merwe
18 May 2020**

(028) 313 8900

Hermanus Administration

Executive Summary

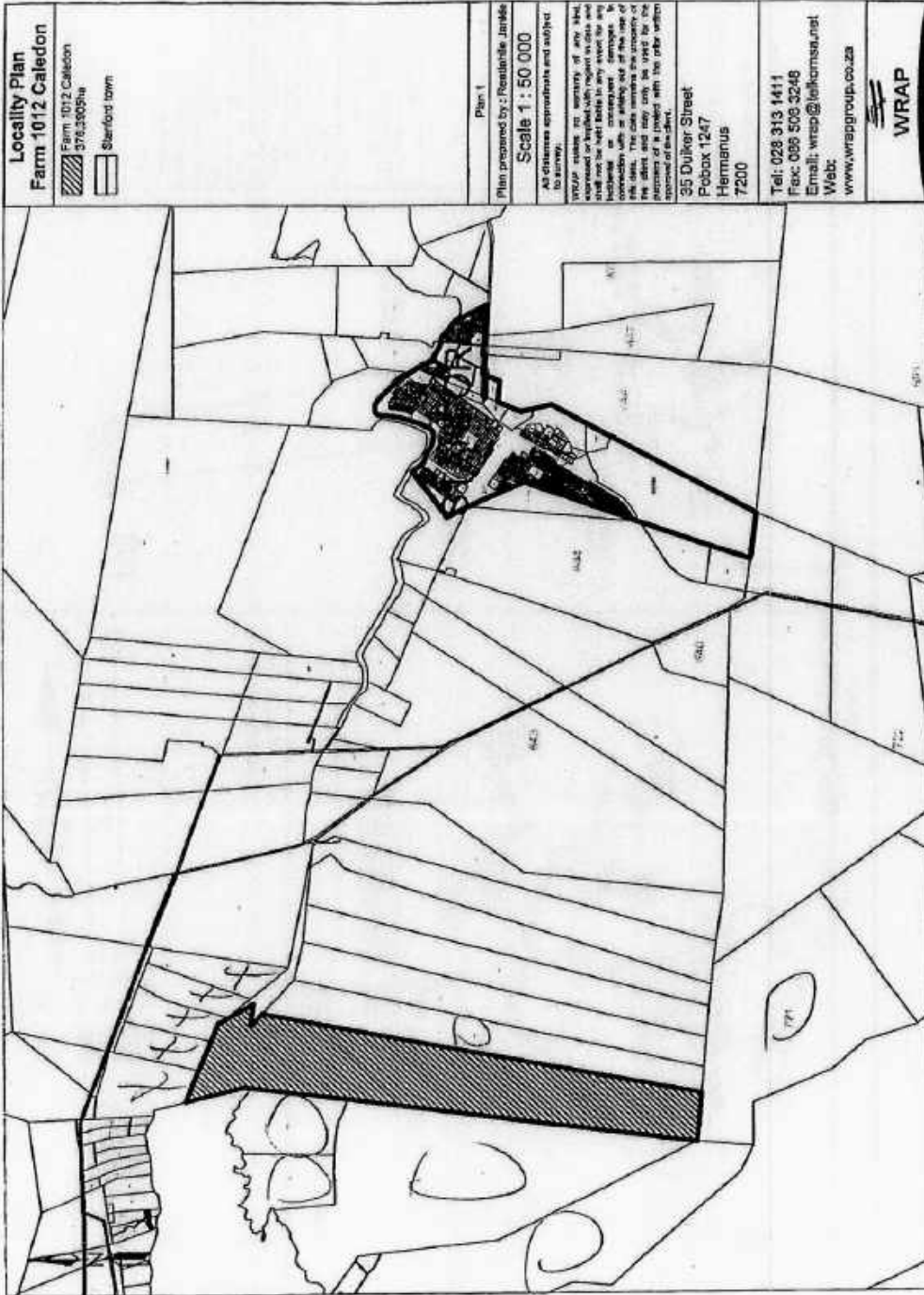
An application was received on 15 November 2017 from Messrs. WRAP Consultancy on behalf of Hermanus Riviera Estates CC on Farm 1012 Caledon, Division Caledon for the amendment of the Site Development Plan in terms of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) to accommodate the existing spa and curio shop.

RESOLVED :

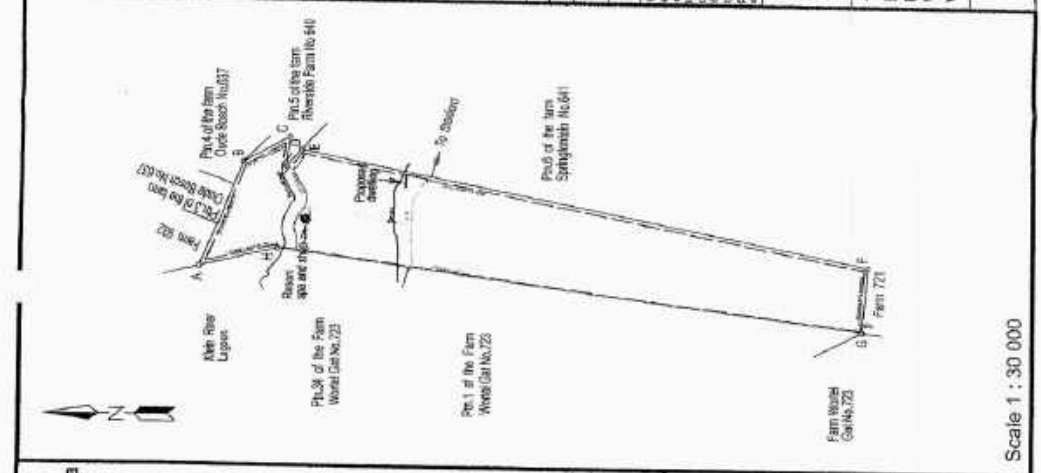
1. that the applications submitted by Messrs. WRAP Consultancy on behalf of Hermanus Riviera Estates CC on Farm No. 1012 Caledon, Division Caledon for the amendment of the Site Development Plan (SDP) in terms of Section 16(2)(l), of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) to accommodate the existing spa and curio shop, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions
 - (a) that the above approval are only for the buildings and structures indicated on the SDP, as submitted with the application;
 - (b) that prior to the submission of building plans a detailed SDP be submitted to the Authorized Official for approval, demonstrating compliance with the applicable development parameters and that the SDP that shall indicate the footprint size of the structures, coordinates, the high water mark and 100m setback from the high water mark;
 - (c) that the dwelling unit on the agricultural portion be utilized for bona fide agricultural purposes only;

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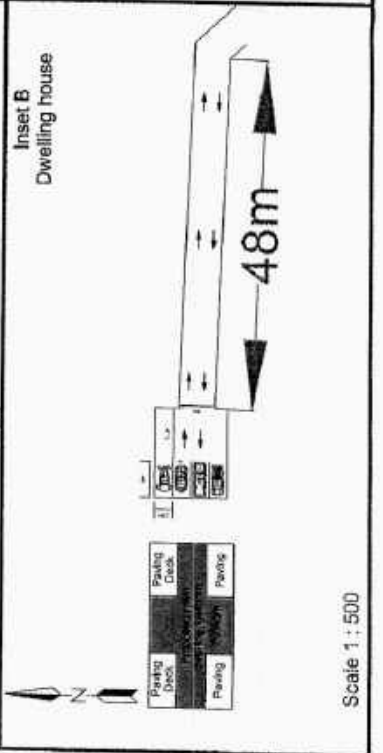
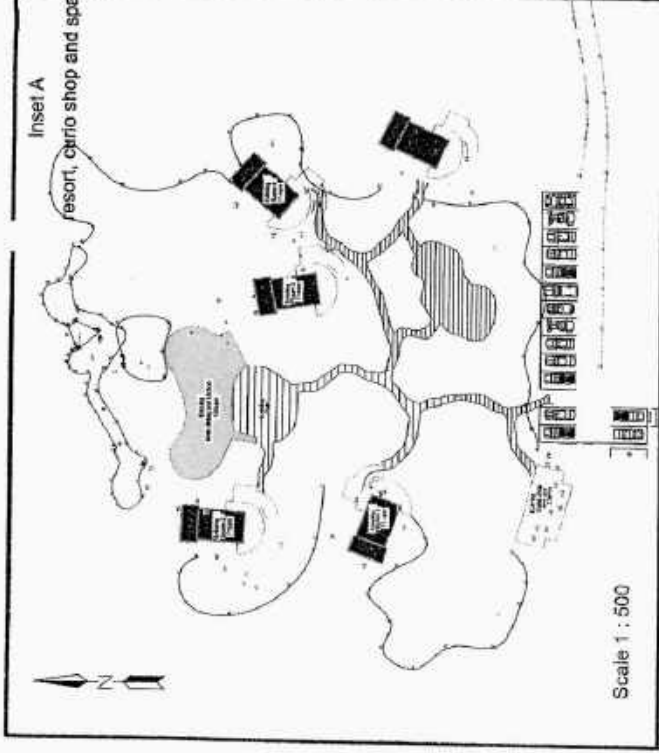
- (d) that the applicant shall within sixty (60) days of the decision date to the satisfaction of the Authorized Official submit written proof demonstrating compliance with the applicable conditions of approval attached to this decision, including the Special Zone approval;
 - (e) that the building plans be submitted to the Building Department for approval within sixty (60) days from the decision date and that any conditions by the Fire- and Building Departments be complied with at that stage;
 - (f) that the conditions contained in the Services Report, Breede-Gouritz Catchment Management Agency and Fire Services, be complied with;
 - (g) that the operation of the spa and curio shop be subject to a valid business license;
 - (h) that the 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;
 - (i) that the facilities complies with the applicable Health and Safety Legislation and that this approval will be subject to regular inspections by the Fire Control Coordinator and the Health Inspector;
 - (j) that a Certificate of Acceptability from the Health Department of the Overberg District Council and Fire Prevention Certificate be obtained from the Municipal Fire Department, and
 - (k) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
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.



SDP Farm 1012 Caledon Farm 1012 Caledon 376,3405ha High Water Mark 100m Setback 5m Lint Edge of the road Proposed 17 parking bays	Plan 3 Plan prepared by : Fletcher Jorjkie Based on a surveyed plan by Geomatics Africa All dimensions approximate and subject to survey. WRAP makes no warranty of any kind, expressed or implied, with respect to the accuracy of the information that may be relied upon for any professional or consequential damages. In connection with or arising out of the use of the information, the user agrees to indemnify the client and third parties from any claims, damages or expenses of a third party, which may be imposed on the client.	35 Dulker Street P.O. Box 1247 Heermans 7200 Tel: 028 313 3411 Fax: 086 508 3248 Email: wrap@tolkomsa.net Web: www.wrapgroup.co.za	
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Scale 1 : 30 000



**SDP with CBA
Farm 1012 Caledon**

Farm 1012 Caledon
376.3405ha

5m Line

Existing edge
of the road

Proposed Access path to
fire staff accommodation

Critical Biodiversity Area
(Source: Cairn Farm
Mapper)

Plan 4

Plan prepared by: Recolthia Janicki
All distances approximate and subject
to survey.

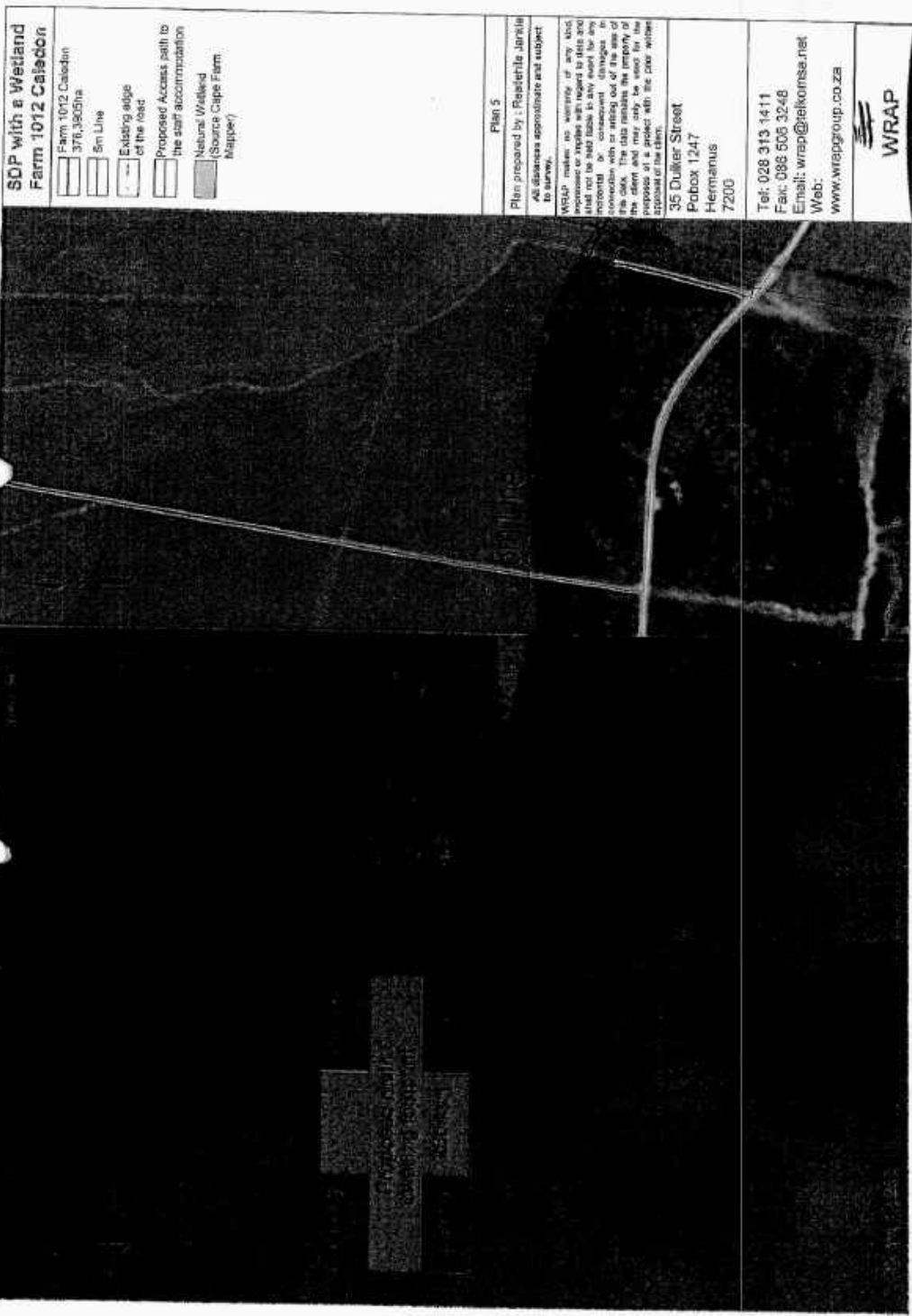
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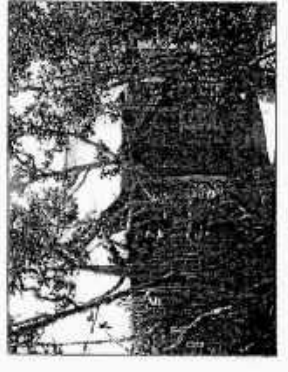

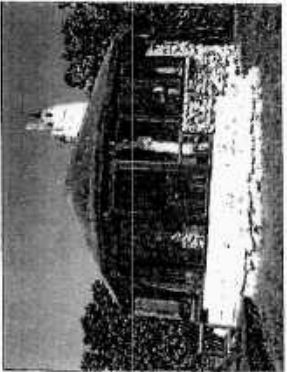

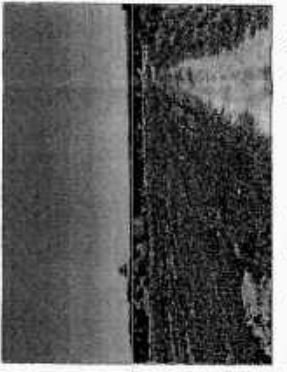
35 Dukker Street
Pobox 1247
Hermanus
7260

Tel: 028 313 1411
Fax: 086 508 3248
Email: wrap@telkomsa.net
Web: www.wrsrgroup.co.za

WRAP





Photos		
		
Overnight accommodation	Overnight accommodation	Overnight accommodation
		
Overnight accommodation	Overnight accommodation	Existing Path
		
Dining area	Spa and curio shop	Internal road to the proposed dwelling
<p>Plan 6</p> <p>Photos taken by: Reeshele Jankie 35 Duiker Street Pobox 1247 Hermanus 7200</p> <p>Tel: 026 313 1411 Fax: 086 608 3248 Email: wrap@elkomse.net Web: www.wrapgroup.co.za</p> <p>WRAP</p>		

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR AMENDMENT OF THE SITE DEVELOPMENT PLAN:
FARM 1012, MOSAIC, STANFORD (3848)**

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**

25/4/2018
DATE

**AGENDA of the
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2. ERF 1041, MARAIS STRAAT, FRANSKRAAL: APPLICATION FOR AMENDMENT OF CONDITIONS OF EXISTING APPROVAL: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF HP, E AND R GELDENHUYS

1041 GFK (3573/2019)

SW van der Merwe

(028) 313 8900

Hermanus Administration

6 July 2020

Executive Summary

An application was received on 20 November 2019 from Messrs PlanActive Town- and Regional Planners on behalf of HP, E and R Geldenhuys on Erf 1041, Franskraal in terms of Section 16(2)(h) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) to amend conditions of an existing subdivision approval, thereby enabling registration of the new erven in the Deeds Office.

RESOLVED :

1. that the application in terms of Section 16(2)(h) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) to amend conditions 2.(g), (k) and (p) in the approval letter dated 14 March 2018 to read as follows:

“(g) that the applicant appoints a suitably qualified environmental practitioner to determine an ad-hoc development set back line prior to approval of building plans and the commencement of development on the property;

(k) that only one coastal access route per cadastral unit be permitted with building plan approval, and

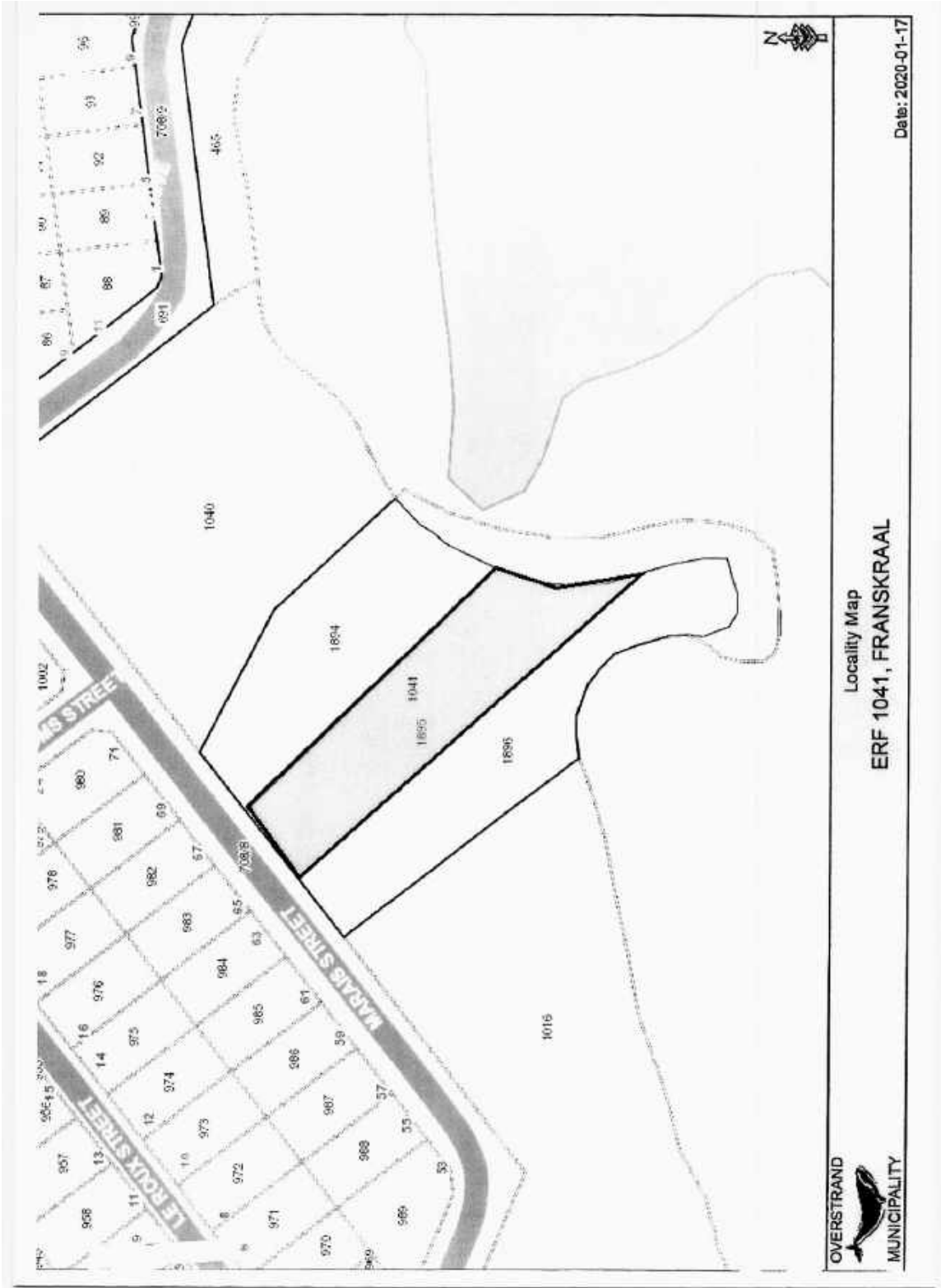
(p) that only one (1) pathway leading to the coast per cadastral unit be permitted with building plan approval and that the remainder of the informal paths leading from the coast to the development be rehabilitated to the satisfaction of the Senior Manager: Environmental Management,”

be approved, subject to the following condition:

- (a) that all other conditions as stipulated in the approval dated 14 March 2018 be complied with.

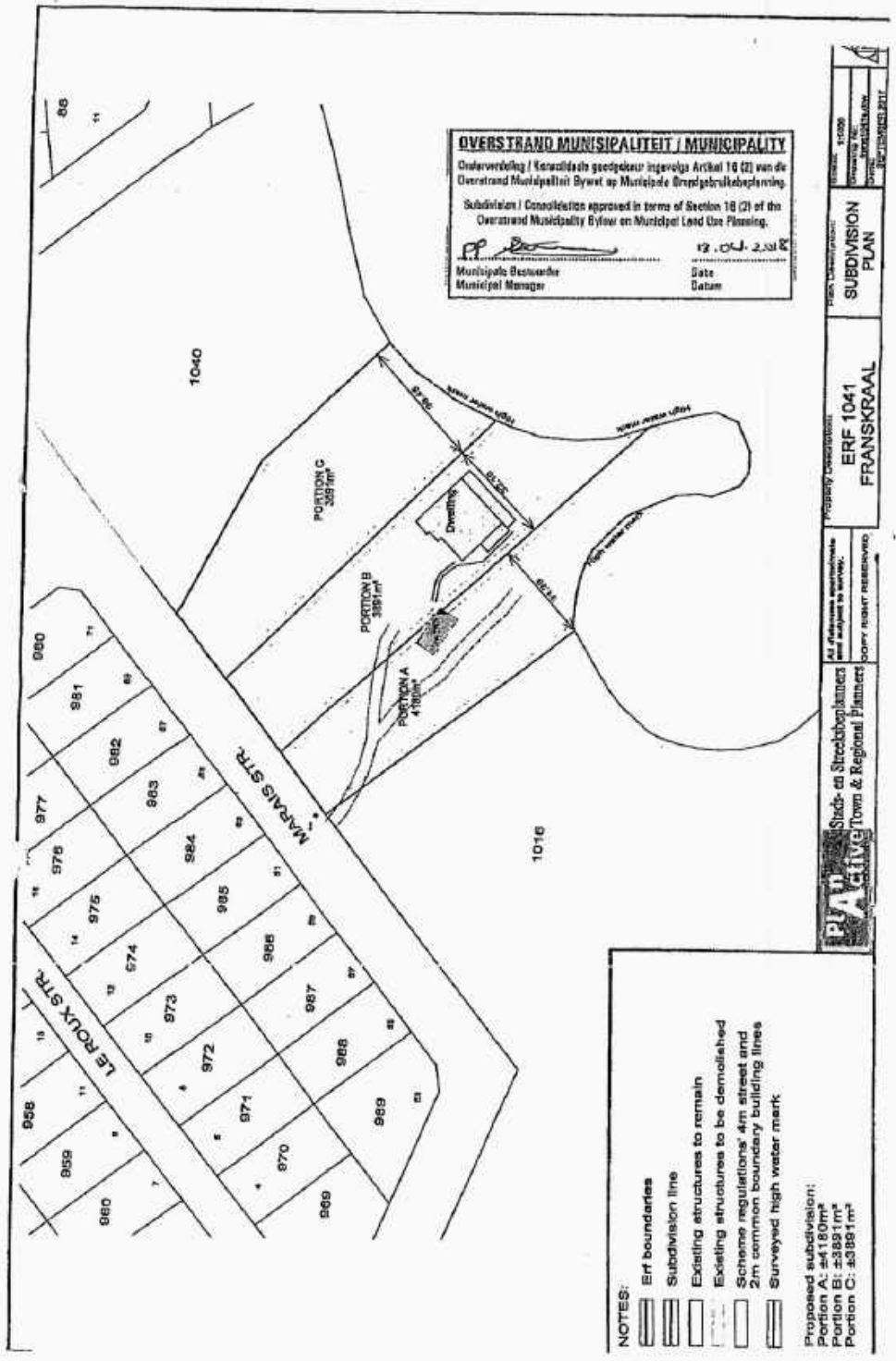
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2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



Locality Map
ERF 1041, FRANSKRAAL

Date: 2020-01-17



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL: ERF 1041,
FRANSKRAAL (3573/2020)**

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

Conditions:

1. that all the conditions contained in the previous Engineering Services report, dated 28/11/2017, for the Subdivision of erf 1041, as was approved by Council, are still applicable and must be adhered to;
2. that the Bulk levies to Erf 1041 Franskraal were paid on the 18 September 2019.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

17-06-2020
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 September 2020
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3. PORTION 27 OF THE FARM KLEYN HAGEL KRAAL NO. 321, DIVISION BREDASDORP, OVERSTRAND MUNICIPAL AREA: PROPOSED REZONING: SDJ WHITELAW

**Farm 321/27 Kleyn Hagel Kraal
(4055)**

**SW van der Merwe
23 June 2020**

(028) 313 8900

Hermanus Administration

Executive Summary

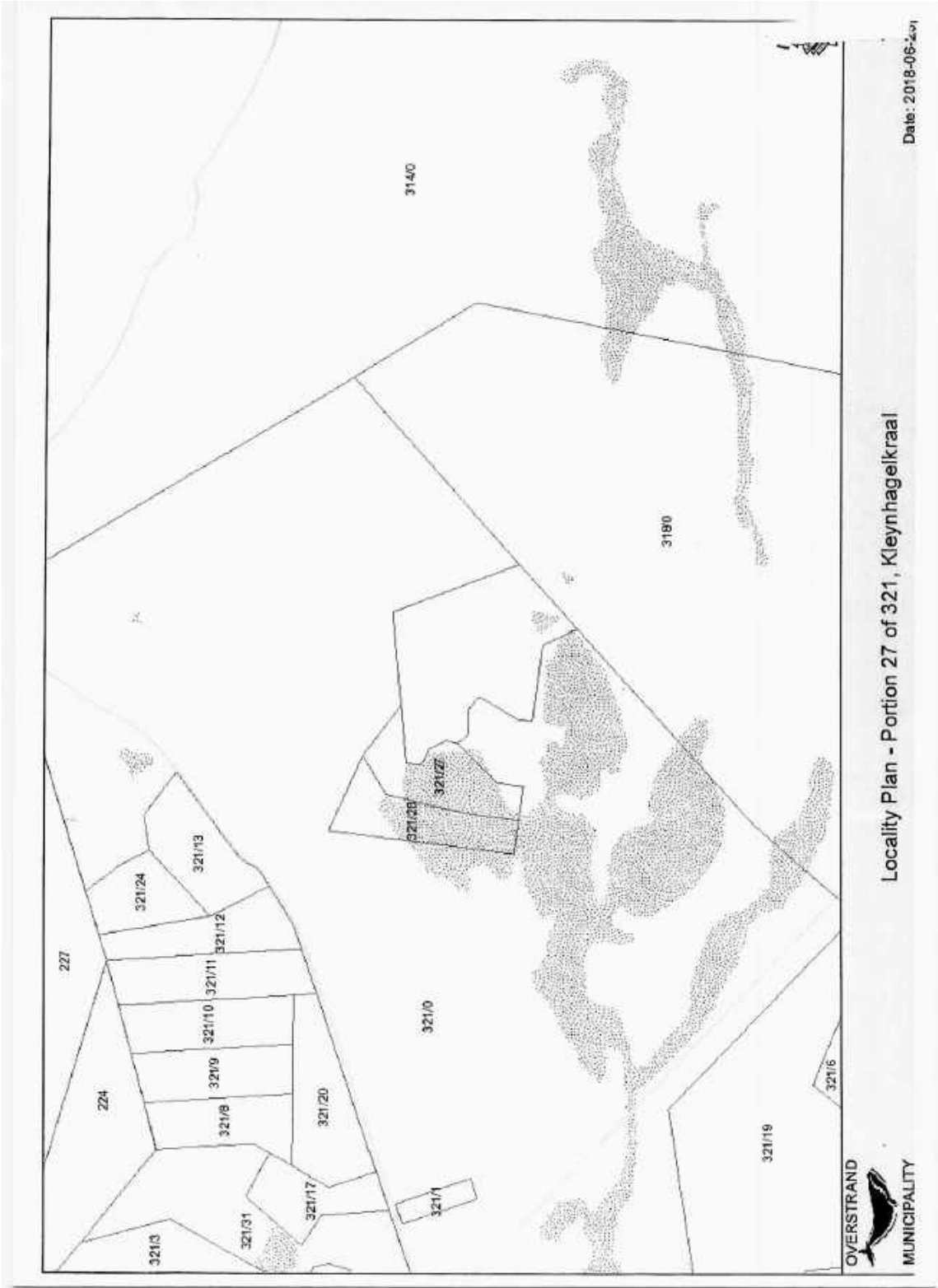
An application in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 has been received on 9 November 2018 from SJD Whitelaw for the rezoning of Portion 27 of the Farm Klein Hagelkraal No. 321, Division Bredasdorp from Agricultural Zone 1: Agricultural (AGR1) to Open Space Zone 1: Nature Reserve (OS1).

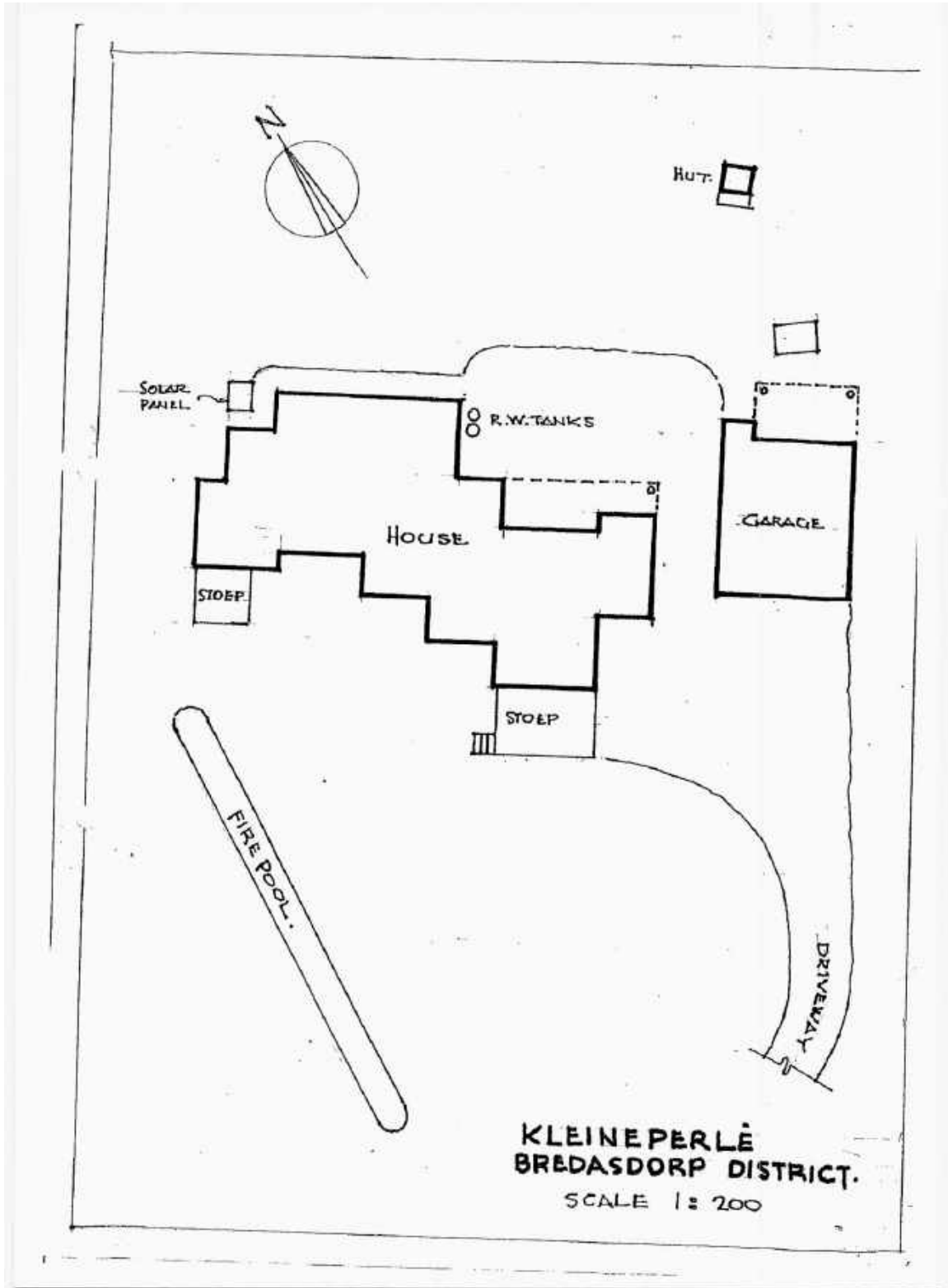
RESOLVED :

1. that the application for the rezoning in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Portion 27 of the Farm Kleyn Hagel Kraal No 321, Bredasdorp Division, from Agricultural Zone 1: Agriculture (AGR1) to Open Space Zone 1: Nature Reserve (private nature reserve), **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application for consent use (“dwelling units”) in terms of Section 16(2)(o) of the By-Law, 2015 applicable to Portion 27 of the Farm Kleyn Hagel Kraal No 321, Bredasdorp Division in order to accommodate the existing dwelling unit and associated structures on the “werf” area of the property, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the above approvals be subject to the following conditions:
 - (a) that all the conditions imposed by Breede-Gouritz Catchment Management Agency, CapeNature, DEA&DP (Development Management: Region 1) and Engineering Services respectively, be complied with;
 - (b) that a copy of the final approved Management Plan for the property by the Western Cape Nature Conservation Board, be provided to the Municipality for its records;
 - (c) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;

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- (d) a Site Development Plan must be submitted for approval by the Authorized Official, and
 - (e) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation.
4. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditional approvals.





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REZONING: PORTION 27 OF FARM 321, KLEIN
HAGEL KRAAL (4055)**

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, as no municipal network is available in the vicinity of the consolidated farm, and no municipal water services will be rendered to the ~~consolidated~~ farm, the developer is responsible for the provision of any water supply and / or –services to the development on the farm;
3. that the proposed development on the ~~consolidated~~ farm is provided with adequate sewer conservancy tanks, which must comply with the standards of the Department: Operational Services, and to which the sewer services of the development must connect to;
4. that the sewer conservancy tanks must be accessible to the municipal sewer tankers from one of the adjacent public roads, with parking areas for the sewer tankers provided with permanent surfaces and to the layout and specification of the Department: Operational Services;
5. 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*;
6. that 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;
7. 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 , Overstrand Municipality;

8. that the developer will be responsible to obtain the necessary approval, licence and permit from the applicable authorities (water affairs, health, etc.) for the use of any sewage disposal;
9. that the developer complies to all the conditions set by Department Of Water Affairs & Bocma;
10. that the developer will arrange with Provincial Administration to obtain approval for any new access from the Provincial road;
11. 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.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

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**4. ERF 2033, 33 BERGSIG STREET, PROTEA PARK, SANDBAAI,
OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: AS
MÖLLER**

2033 HSB (3368)

H Boshoff

(028) 313 8900

Hermanus Administration

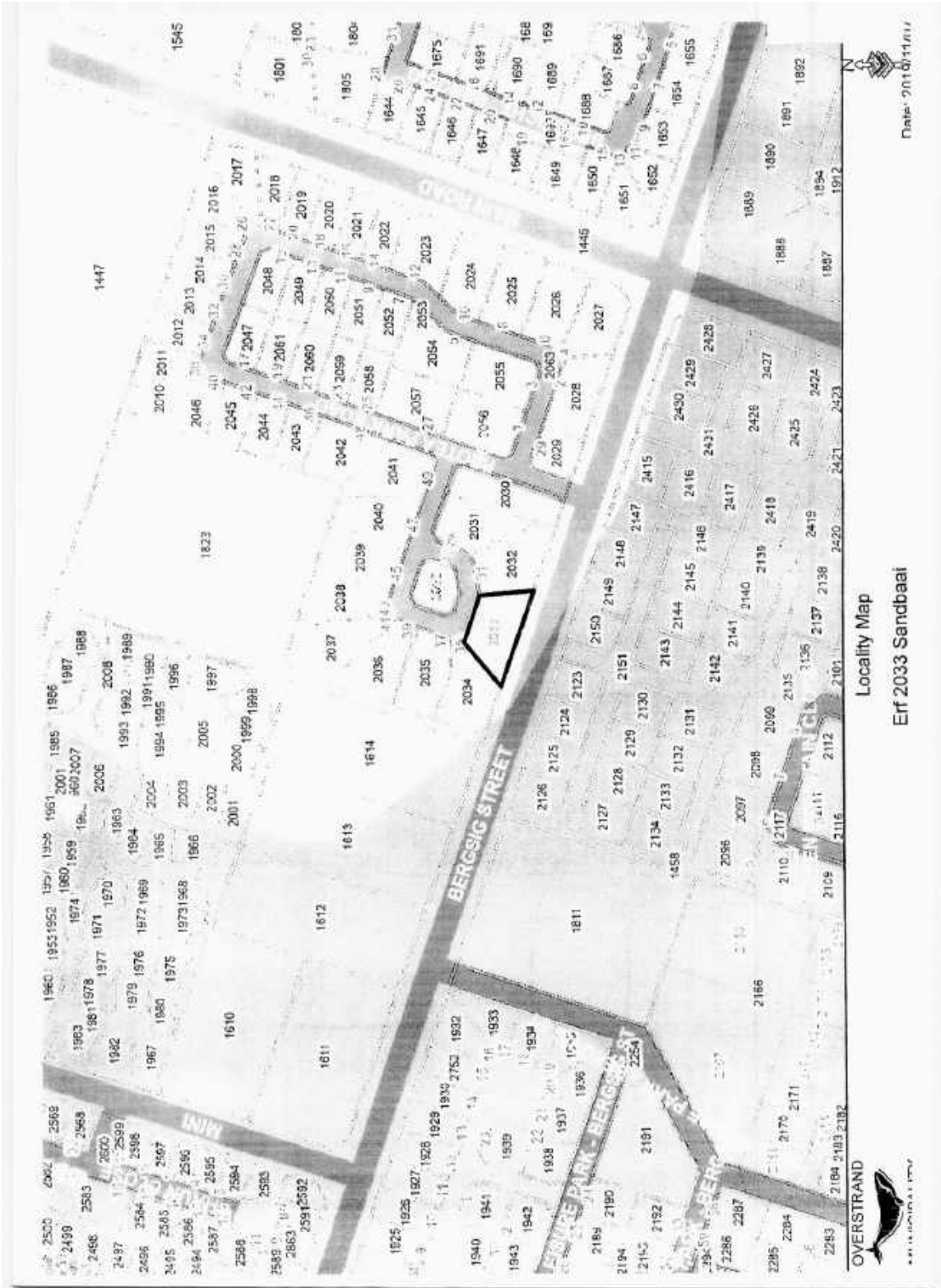
29 June 2020

Executive Summary

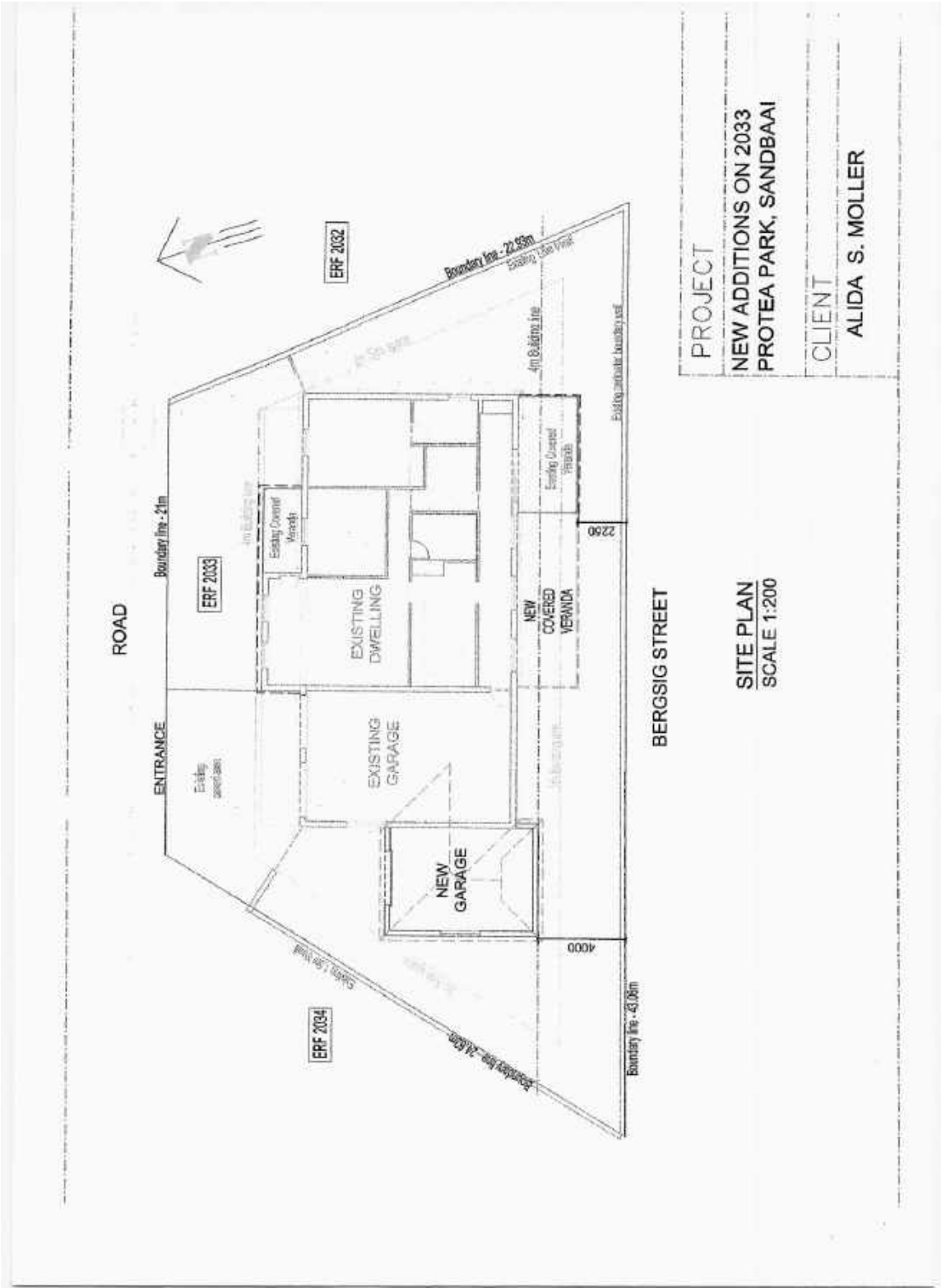
An application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 has been received on 25 September 2019 from AS Möller, applicable to Erf 2033, Sandbaai in order to relax the southern external street building line of the property from 4m to 2,250m to accommodate the extension of a covered veranda.

RESOLVED :

1. that the application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) applicable to Erf 2033, Sandbaai, for the relaxation of the external street building line from 4m to $\pm 2,250$ m to accommodate the extension of the covered patio, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that this approval is only for the dimensions of the structure as indicated on Plan Number *SB2033/2019* dated *07/05/2019* which was submitted with the application;
 - (b) that the necessary building plans be submitted to the Building Department for approval, and that all conditions of the Building- and the Fire Department be complied with at that stage;
 - (c) that the conditions of Telkom, be complied with.
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



Locality Map
Erf 2033 Sandbaai



PROJECT

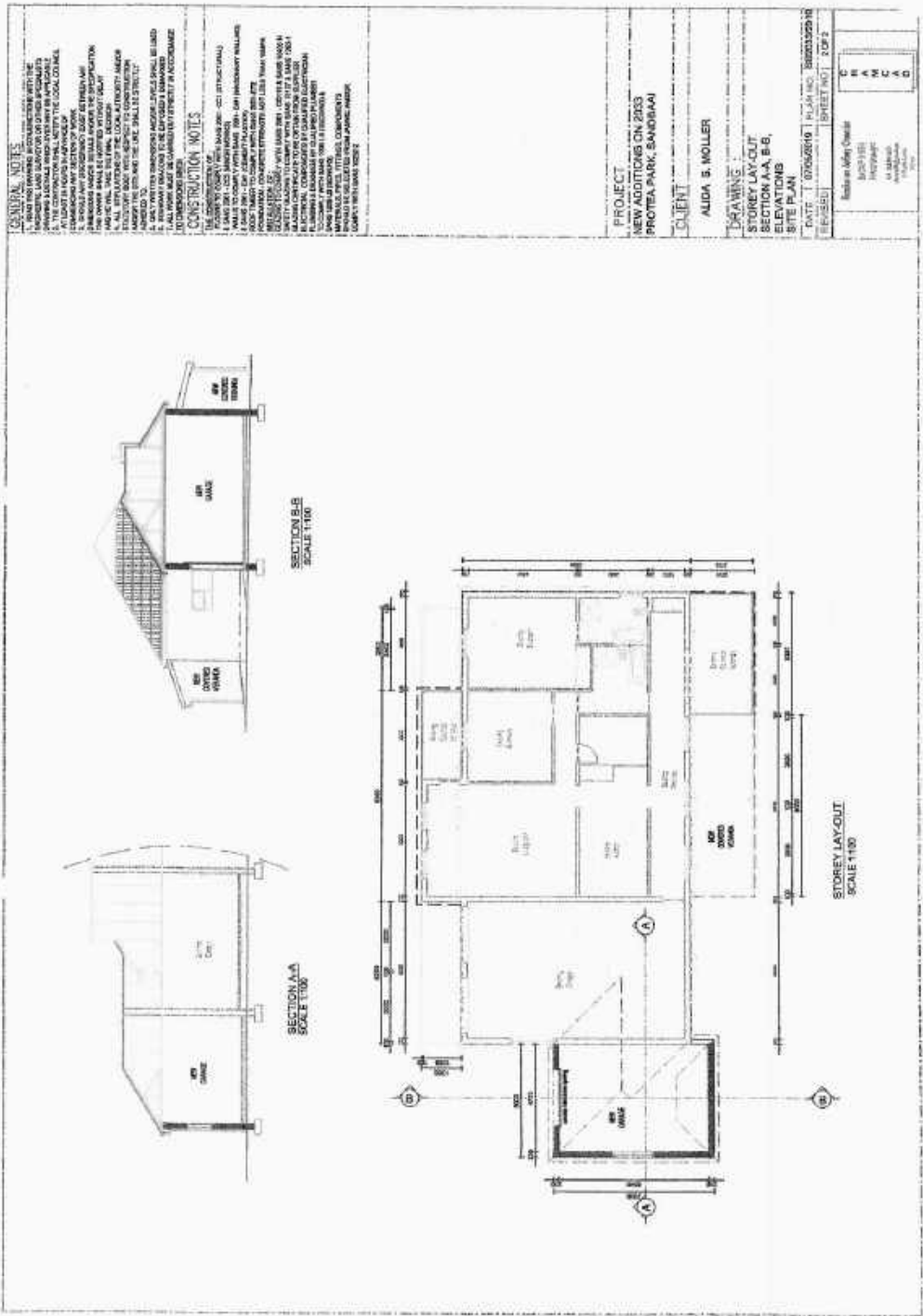
**NEW ADDITIONS ON 2033
PROTEA PARK, SANDBAAL**

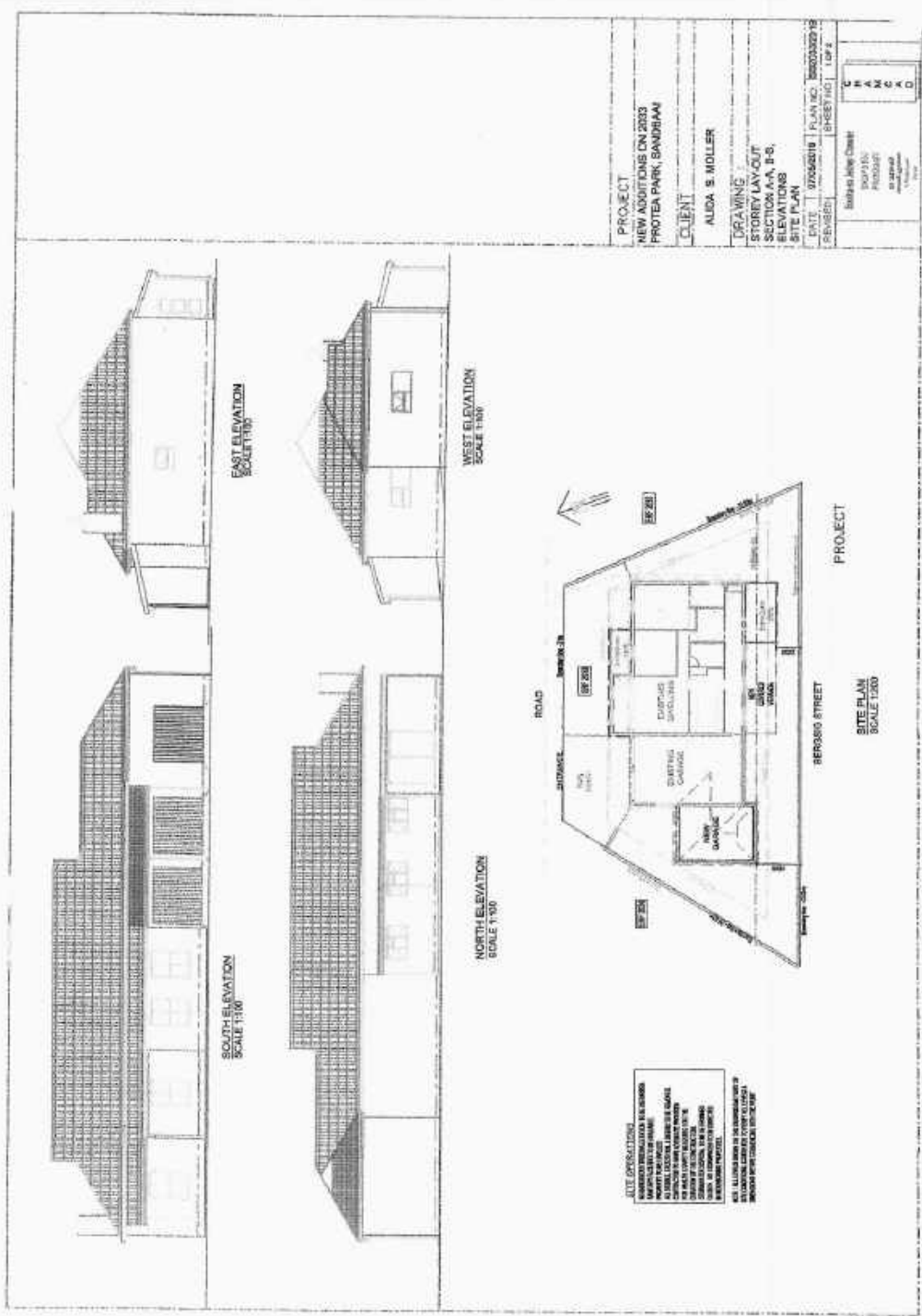
CLIENT

ALIDA S. MOLLER

**SITE PLAN
SCALE 1:200**

BERGSIG STREET





PROJECT
NEW ADAPTATIONS ON 2023
PROTEA PARK, SANDVLIET

CLIENT
ALIDA S. MÖLLER

DRAWING
STOREY LAY-OUT
SECTION A-A, B-B
ELEVATIONS
SITE PLAN

DATE 27/05/2024 | **PLAN NO.** 200202023-019
REVISIONS | **SHEET NO.** 1 OF 2

STATUS (check all that apply)
 Approved
 For Approval
 For Review
 For Comment
 For Information




**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2033, PROTEA PARK, SANDBAAI
(3368/2019)**

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

Conditions

1. that the Department Engineering Services has No Comment.



DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES



DATE

**AGENDA of the
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5. ERF 4804, 15 MOSSEL RIVER DRIVE, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF MJUT VAN WIJNGAARDEN

4804 HEC (3311)

P Roux

(028) 313 8900

Hermanus Administration

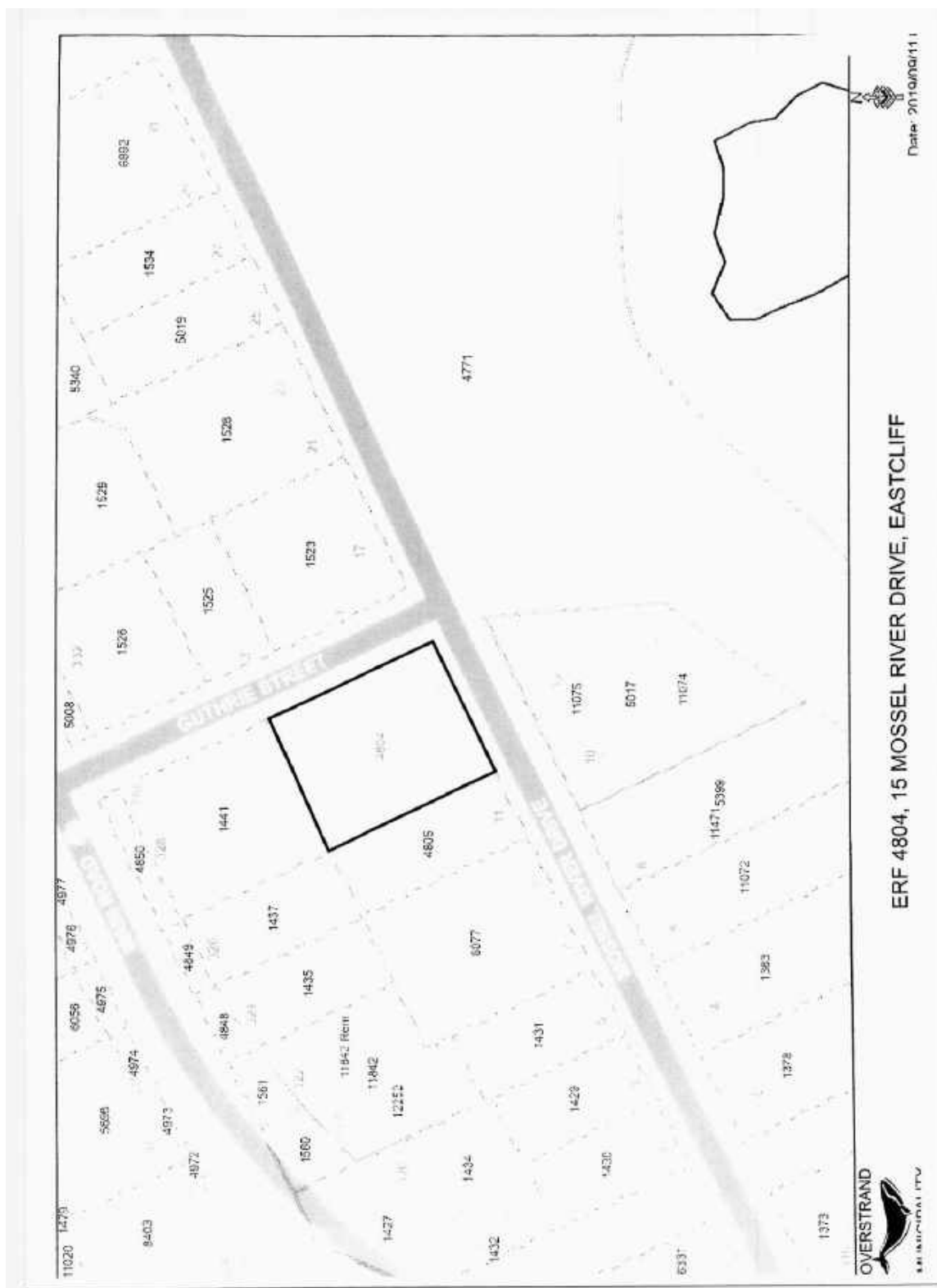
4 June 2020

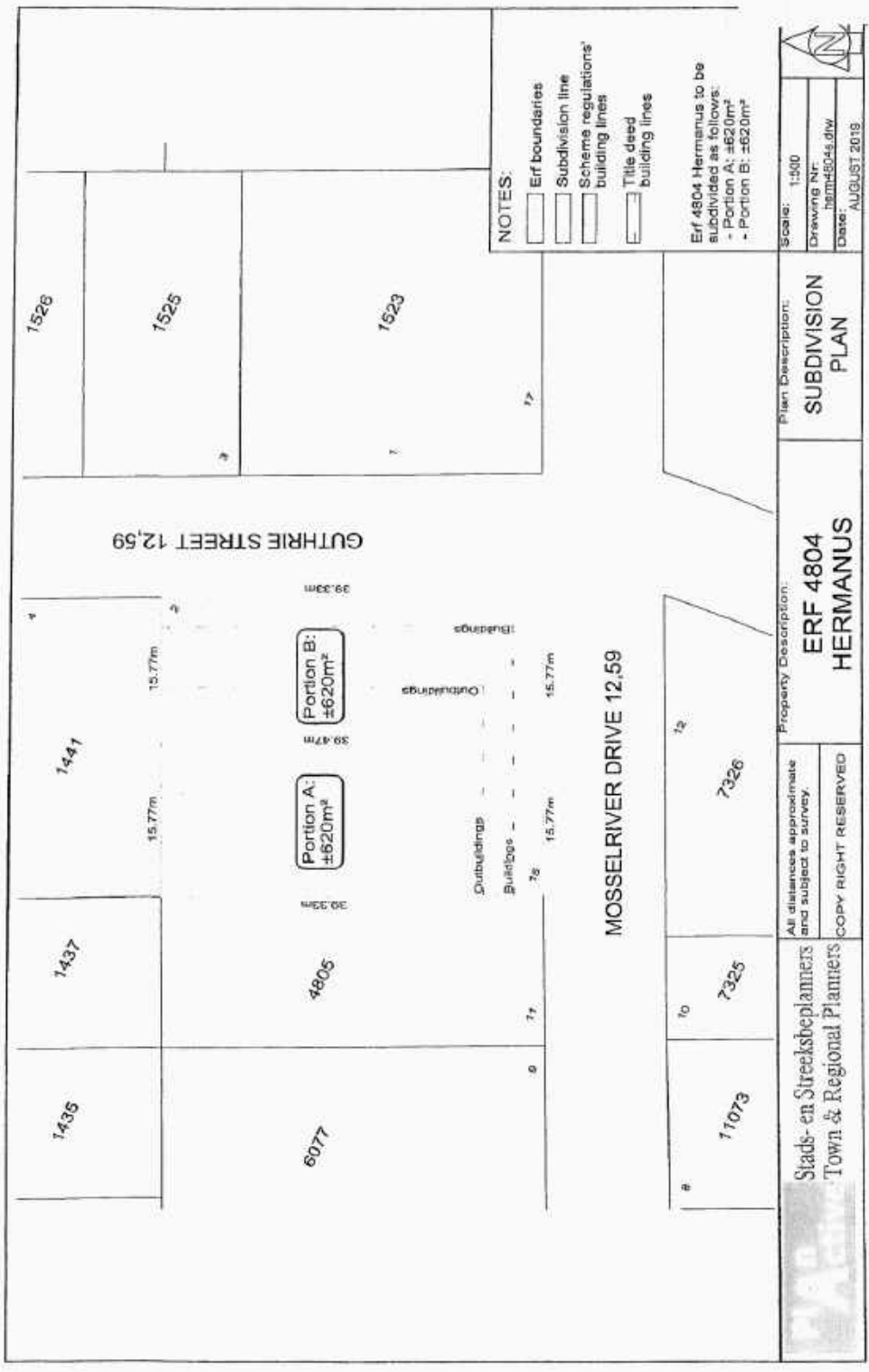
Executive Summary

An application was received on 15 August 2019 in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) from Messrs Plan Active Town- and Regional Planners on behalf of MJUT van Wijngaarden applicable to Erf 4804, Hermanus (Eastcliff) for the subdivision of Erf 4804, Hermanus into two (2) portions, namely Portion A and Portion B measuring approximately 620m² in extent each.

RESOLVED :

1. that the objection be noted;
2. that the application received from Messrs Plan Active Town- and Regional Planners on behalf of MJUT van Wijngaarden applicable to Erf 4804, Eastcliff, Hermanus for the subdivision of Erf 4804, Hermanus into two (2) portions, namely Portion A and Portion B measuring approximately 620m² each, **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 the Subdivision Plan *Drawing No. herm4804s.drw* dated *August 2019* as submitted with the application;
 - (b) that the conditions in the Services Report, be complied with;
 - (c) that this approval does not absolve the owner/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.
3. that the applicant and objector be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.





Scale: 1:500
 Drawing Nr: bsm4804.dwg
 Date: AUGUST 2018

Plan Description:
 SUBDIVISION PLAN

Property Description:
 ERF 4804 HERMANUS

All distances approximate and subject to survey.
 COPY RIGHT RESERVED

Stads- en Streeksbeplanners
 Town & Regional Planners



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION: ERF 4804, VOELKLIP (3311/2019)**

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 1	=	R 22 925.00
Sewerage	R 15 457.00 x 1	=	R 15 457.00
Roads	R 6 931.00 x 1	=	R 6 931.00
Stormwater	R 7 997.00 x 1	=	R 7 997.00
Solid Waste	R 1 386.00 x 1	=	R 1 386.00
Electricity	R 32 139.45 x 1	=	R 32 139.45
TOTAL (inclusive of VAT)		=	R 86 835.45

Note:

- 1.3 **The above figures are estimates**
1.4 **The above figures do not include evaluation/investigation levies and connection fees**

2. Any part of the existing water supply on Erf 4804 that crosses the common boundary of Portion A of Erf 4804 and Portion B must be disconnected and sealed off.
3. That both Portion A and Portion B of the Erf 4804 must be serviced with individual and separate water connections to the municipal system, which comply with the standards of the Department: Operational Services (Hermanus).
4. that both Portion A and Portion B of Erf 4804 must be provided with individual and separate sewer connection points which must comply with the standards of the Department: Operational Services(Hermanus);
5. that only a standard 60 Amp single phase electricity connection will be available per erf;
6. 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*;
7. 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;
8. that any additional and / or extended vehicle entrances will be for the owner's account;
9. that stormwater be allowed to discharge through the proposed Erven, Voelklip, unobstructed;
10. that no on-street parking be allowed.

p.p. D Hendriks
DENNIS HENDRIKS

SENIOR MANAGER: ENGINEERING SERVICES

28/10/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
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6. PORTION 2 (ROMANSBAAI) OF THE FARM KLIP FONTEYN NO. 711, A DIVISION OF CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR THE AMENDMENT OF THE APPROVED SITE DEVELOPMENT PLAN AND CONSENT USE: ADIAAN HANEKOM ON BEHALF OF ROMAN BAY SEA FARM (PTY) LTD

**Ptn 2/711 RCAL
(2990/2019)**

**SW van der Merwe
6 July 2020**

(028) 313 8900

Hermanus Administration

Executive Summary

An application was received on 25 March 2019 from Adriaan Hanekom on behalf of Roman Bay Sea Farm (Pty) Ltd on Portion 2 (Romansbaai) of the Farm Klipfonteyn No. 711, Division Caledon in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the following:

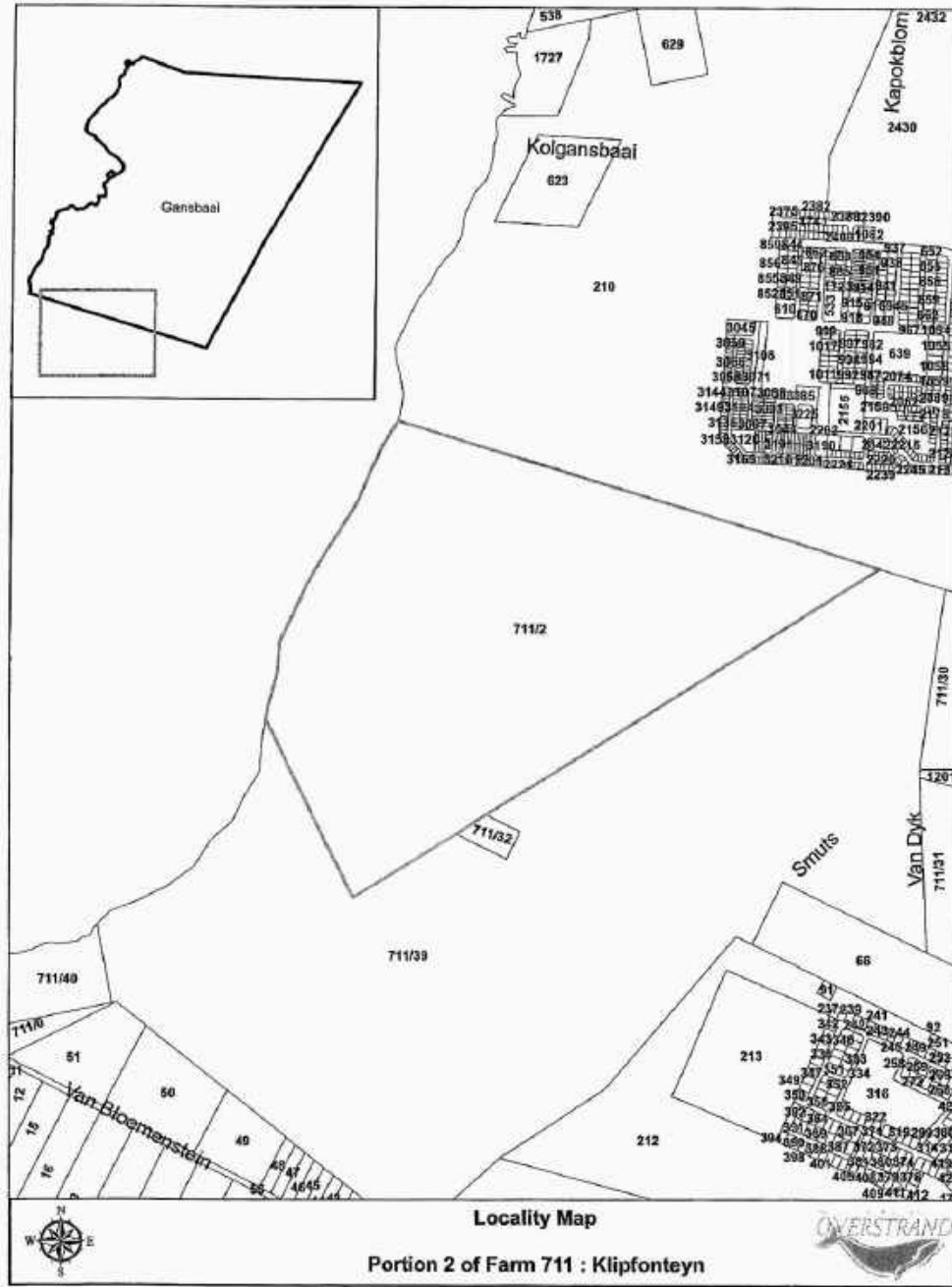
- ❖ amendment of the approved Site Development Plan (SDP) in terms of Section 16(2)(l) of the By-Law to accommodate the relocation of office and packing buildings, and
- ❖ consent use in terms of Section 16(2)(o) of the By-Law to accommodate two (2) 12m transmission towers and a 3m monopole to accommodate internal telecommunications apparatus and CCTV equipment.

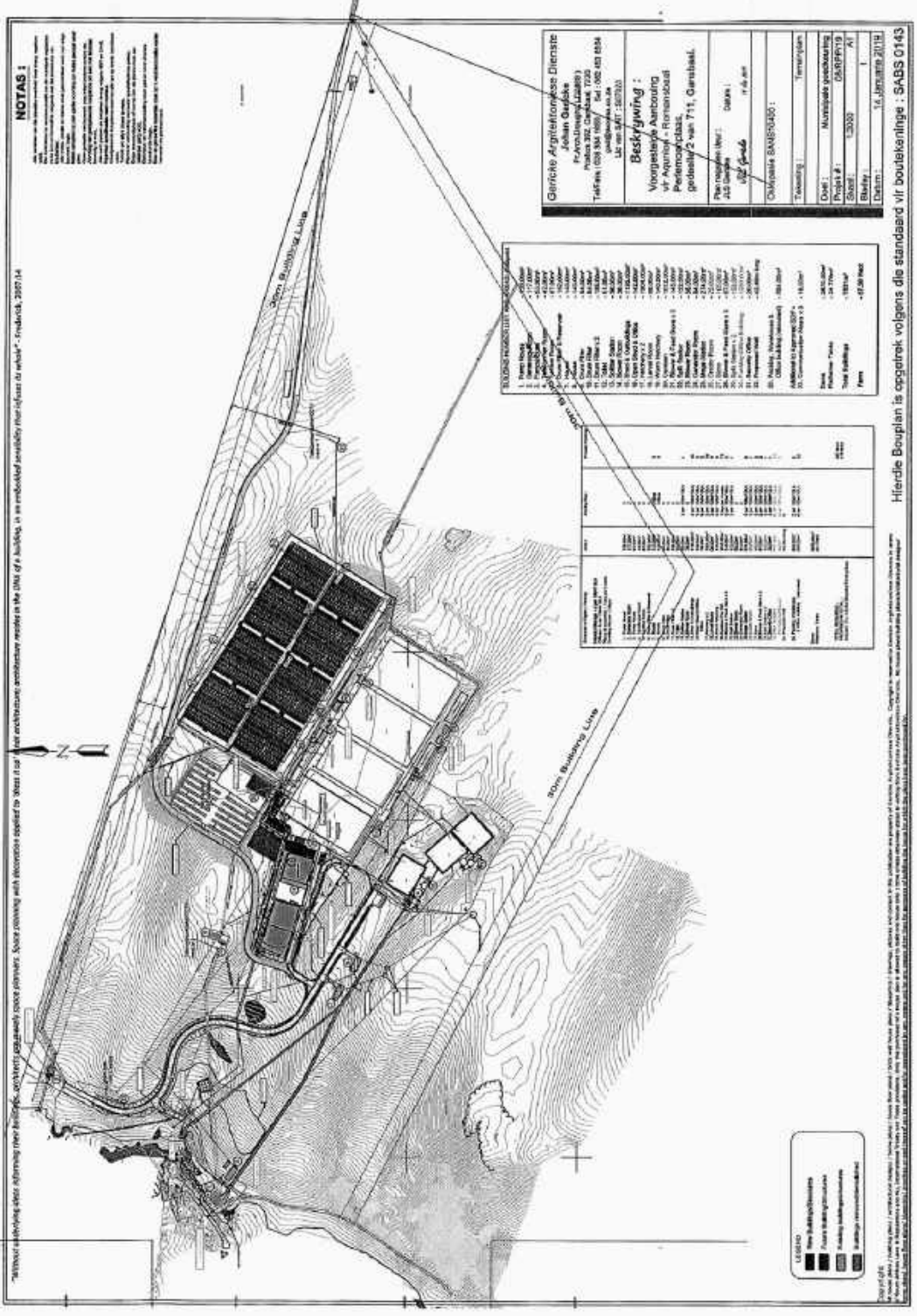
RESOLVED :

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipality By-law on Municipal Land Use Planning, 2015 (By-Law) for consent use to accommodate two (2) transmission towers and a 3m monopole (internal telecommunication apparatus and CCTV equipment), **be approved** in terms of the provisions of Section 61 of the By-Law;
2. that the application in terms of Section 16(2)(l) of the By-Law for the amendment of the approved Site Development Plan to accommodate the relocation of office and packing buildings, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the approvals in 1. and 2. above be subject to the following conditions:
 - (a) that the development occur in accordance with the Site Development Plan to the application;

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- (b) that building plans be submitted to the Building Department for approval for all new buildings and structures;
 - (c) that all the conditions in the Services Report, be complied with;
 - (d) that all the conditions imposed by Telkom and Breede-Gouritz Catchment Management Agency, be complied with;
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
4. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.





NOTAS :

1. Semua dimensi dan jarak yang tertera pada gambar ini adalah dalam satuan meter.

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"Without involving other planning than building - architect's equipment space plan. Space zoning with innovation applied to them if not for architecture, architecture works in the JNU of A building, in an embodied assembly near object to make". - Erickson, 2007:14

Gencio Arditronese Dienste
 Johan Gurdika
 Jl. ...
 ...
 Telfon : (031 541 1889) / 031 502 431 8534
 ...

Beskrivning :
 Vorgeslagen Aarbouding
 ut Arkitekt - Rensnabud
 Perlemonnabud
 podnabud 2 van 711, Gansabud.

Arkitekt : ...
 ...
 ...

Omfasst SANSSTUDS :
 ...
 ...

Datum : 16. Januar 2019

TEKNIK NEBULSTUDS

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2. Dinding	+15.000'
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LEGENDA

- 80m Building Line
- 80m Building Line
- 80m Building Line
- 80m Building Line
- 80m Building Line

Hierdie Bouplan is opgetrek volgens die standaard vir bouekeninge : SABS 0143

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR APPLICATION FOR AMENDMENT OF CONDITIONS OF THE APPROVED SITE DEVELOPMENT PLAN AND CONSENT USED: PORTION 2 (ROMANS BAAI) OF THE FARM KLIPFONTEIN NO 711 (2990/2019)

Water	:	In Order
Sewer	:	No services available
Roads and traffic	:	In Order
Stormwater (SW)	:	In Order
Electricity	:	In Order

Conditions:

1. that the existing water connection to Portion 2 of Farm 711 shall be used to service Portion 2 of Farm 711;
2. that as there is currently no municipal sewer network in the vicinity of Portion 2 of Farm 711, Portion 2 of Farm 711 must be provided with adequate sewer conservancy tanks, which must comply with the standards of the Department: Operational Services, and to which the sewer services of the development must connect to;
3. that, there has been no discussions with the Municipality with regards to the photovoltaic power plant. Should additional capacity be required, the Electrical Department should be contacted. A full network investigation will need to be conducted for any upgrading requirements in the future;
4. that the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 1400 – P: 2010: Drainage*;
5. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
6. that any additional and / or extended vehicle entrances will be for the owner's account;
7. that, the owner is responsible for the collection of all refuse generated on the relevant properties within the development, and disposal thereof at a central waste transfer station on the property;
8. that stormwater be allowed to discharge through Portion 2 of Farm 711, Klip Fonteyn, unobstructed;

9. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

26/03/2020
DATE

**AGENDA of the
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7. ERF 1168, 245 MAIN ROAD, EASTCLIFF, HERMANUS: APPLICATION FOR CONSENT USE AND DEPARTURE: S CLARK ON BEHALF OF THE 243 MAIN ROAD TRUST

1168 HEC (2929)

P Roux

(028) 313 8900

Hermanus Administration

5 May 2020

Executive Summary

An application has been received on 6 March 2019 from S Clark on behalf of the 243 Main Road Trust in terms of the Overstrand By-Law on Municipal Land Use Planning, 2015 (By-Law) for the following:

- ❖ consent use in terms of Section 16(2)(o) of the By-Law in order to utilize the property as a five (5) bedroom guesthouse;
- ❖ departure in terms of Section 16(2)(b) of the By-Law to relax the 2m building line to 1,2m to accommodate the change of use of the existing outbuilding, and
- ❖ departure in terms of Section 16(2)(b) of the By-Law for the manager not to reside on the property.

RESOLVED :

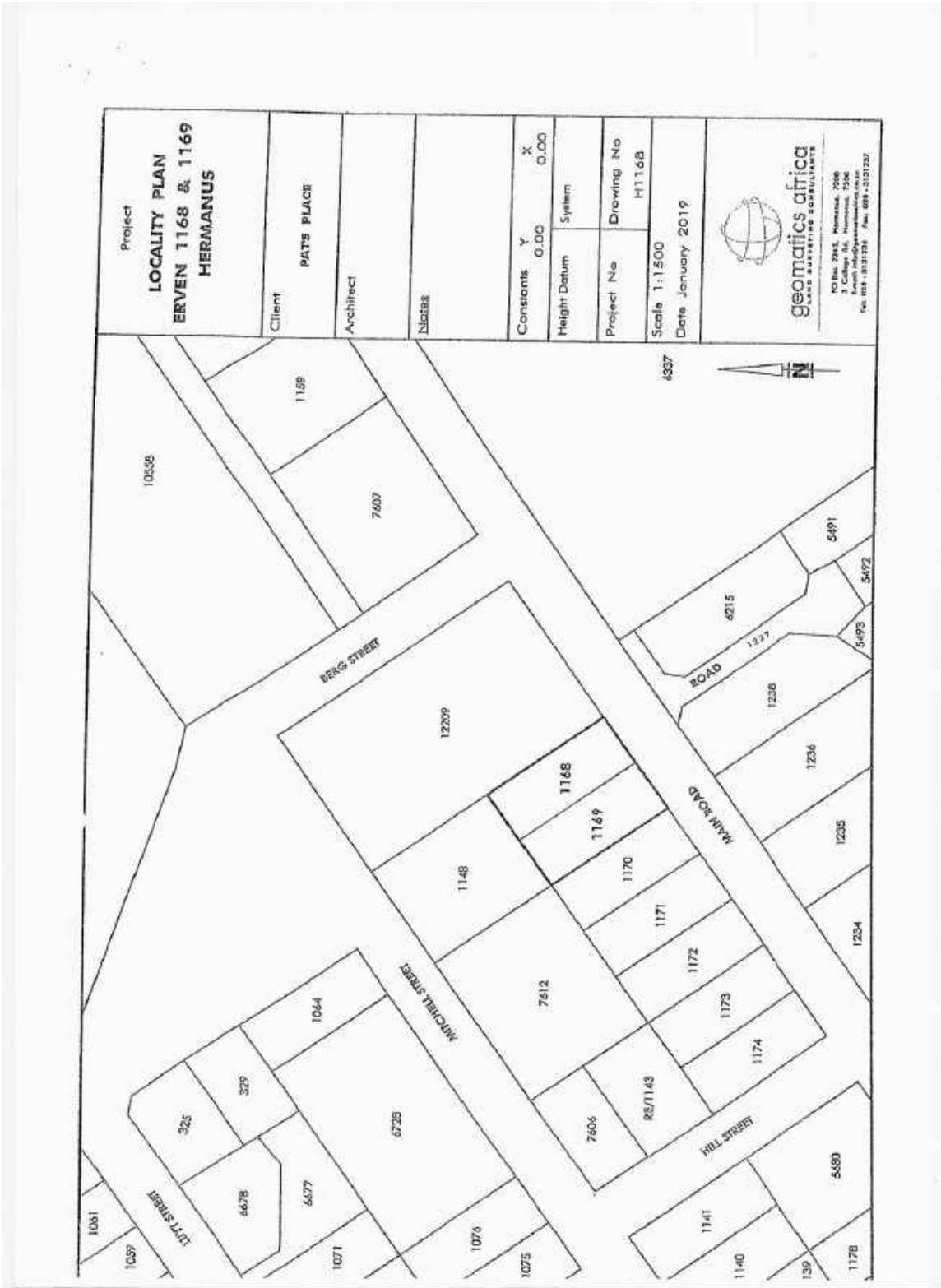
1. that the consent use application on Erf 1168, Eastcliff, Hermanus in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Land Use Planning, 2015 (By-Law) for consent use in order to utilise the existing primary dwelling as a five (5) bedroom guesthouse, **be partially approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that a maximum of four (4) bedrooms be let to guests/tourists from the existing primary dwelling unit;
 - (b) that the existing second dwelling unit may not be utilised as a self-catering unit for as long as the guesthouse is in operation – it is to be utilised by the manager of the guesthouse or property owner;
 - (c) that the land use rights to conduct a four (4) bedroom guesthouse will lapse if Erf 1168 or Erf 1148 is transferred to another property owner and the current arrangement for managing the guesthouse ceases to exist;

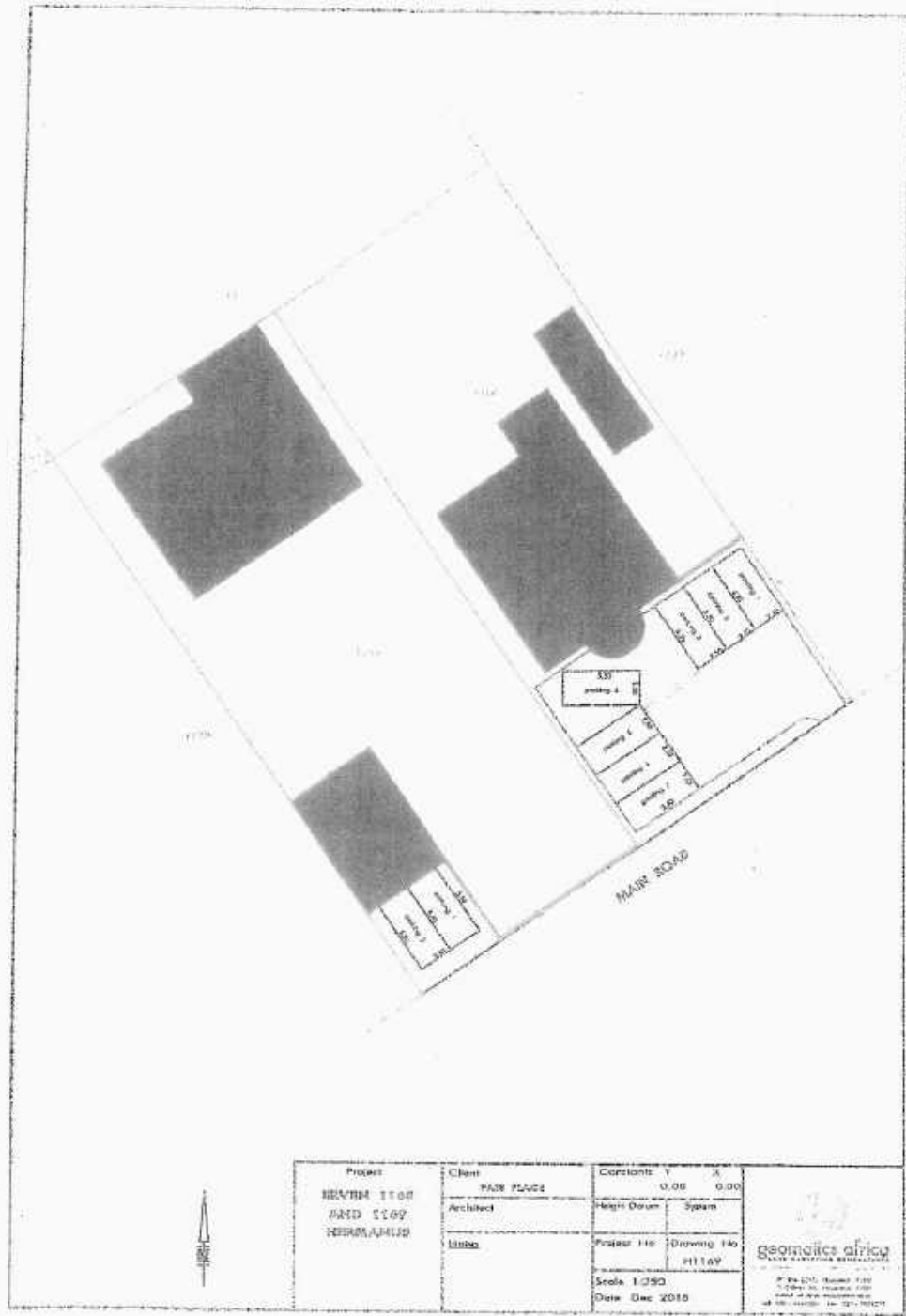
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- (d) that building plans be submitted to the Building Department for approval and that all conditions of the Building and the Fire Department be complied with at that stage;
- (e) that the owner/manager be responsible for the proper management of the guest house;
- (f) that the guesthouse is utilized as such – no self-catering will be permitted;
- (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 owner obtaining the necessary Liquor Licence;
- (j) that a minimum of one (1) permanently demarcated parking bay per guestroom, two (2) for the owner/manager and one (1) for the second dwelling unit be provided within the erf boundaries;
- (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 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 a Certificate of Acceptability from the Health Department of the Overberg District Council and Fire Prevention Certificate be obtained from the Municipal Fire Department;
- (p) that the conditions of Engineering Services, be complied with;

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- (q) that this approval does not absolve the landowner 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.
2. that the departure application on Erf 1168, Hermanus in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Land Use Planning, 2015 (By-Law) in order to relax the western 2m building line to 2.1m in order to legalise the change of use of the outbuilding to a habitable space, **be approved** in terms of the provisions of Section 61 of the By-Law.
 3. that the departure application on Erf 1168, Hermanus in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Land Use Planning, 2015 (By-Law) in order for the manager of the guesthouse not to reside on the property, **be approved** in terms of the provisions of Section 61 of the By-Law.
 4. that the applicant be notified of its appeal rights in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditional approval.





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE & DEPARTURE: ERF 1168, EASTCLIFF
(2929/2019)**

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 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 1168, Eastcliff, unobstructed;
7. that any additional and / or extended vehicle entrances will be for the owner's account;
8. that a maximum width of 6,0 m will be allowed for the driveway entrance. That is in order to limit development over existing services and / or over maintenance servitudes on the sidewalks, as well as to limit any negative impact on pedestrian traffic and safety on sidewalks;
9. that only the existing road/street accesses shall be available to the development, and that the developer will arrange with Provincial Administration to obtain approval for any new access from Main Road (Provincial Road);

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


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

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8. ERF 2563, 133 ELEVENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS R CONNORS ARCHITECTS ON BEHALF OF THE COMMINS FAMILY TRUST

2563 HVK (3242)

P Roux

(028) 313 8900

Hermanus Administration

13 May 2020

Executive Summary

An application was received on 30 June 2019 from Messrs R Connors Architects on behalf of the Commins Family Trust for various departures in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), applicable to Erf 2563, Hermanus (Voëlklip) in order to:

- ❖ encroach the eastern street building line from 4m to 2,45m for new work and additions to first floor and ground floor;
- ❖ encroach the northern street building line from 4m to 0m to accommodate the proposed garage;
- ❖ encroach the eastern street building line from 4m to 1,545m to accommodate the existing walkway to the beach;
- ❖ encroach the permissible 3,5m height and 9m length restriction to accommodate the proposed garage and scullery i.e. relaxation of the 2m western lateral building line up to 0m;
- ❖ encroach the permissible height restriction applicable to single residential properties from 8m to 9,209m, and
- ❖ encroach the permissible height restriction applicable to a staircase etc. from 1m to 1,450m to accommodate the retaining block, which encroaches the southern street building line.

RESOLVED :

1. that the late objection be noted;
2. that the following departure applications in terms Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), applicable to Erf 2563, Hermanus (Voëlklip) in order to:
 - encroach the eastern street building line from 4m to 2,45m for new work and additions to first floor and ground floor;
 - encroach the eastern street building line from 4m to 1,545m to accommodate the existing walkway to the beach, and
 - encroach the permissible 3,5m height and 9m length restriction to

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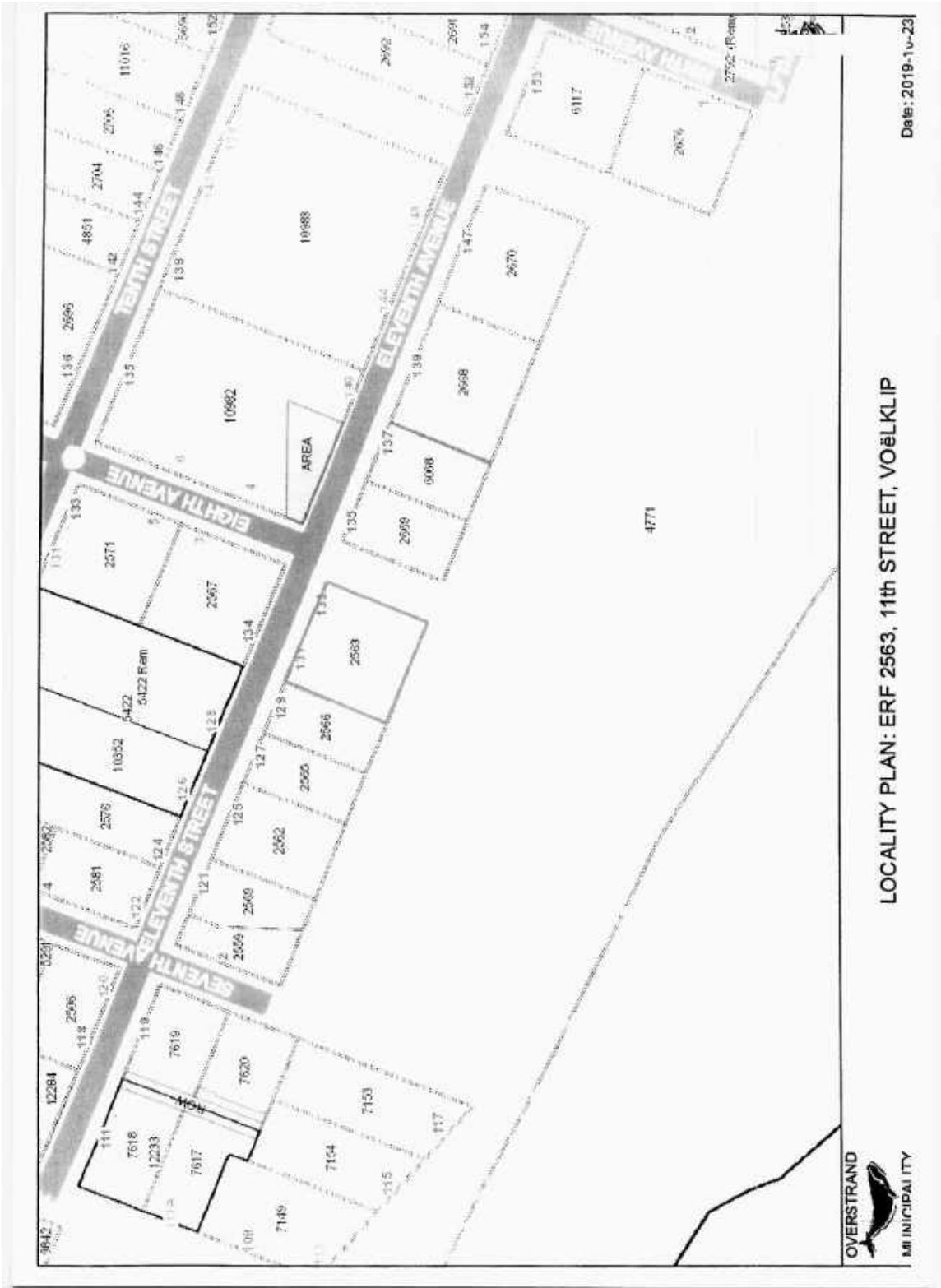
accommodate the proposed garage and scullery i.e. relaxation of the 2m western lateral building line up to 0m,

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

3. that the following departure application in terms Section 16(2)(b) of the By-Law applicable to Erf 2563, Hermanus (Voëlklip) in order to:
 - encroach the northern street building line from 4m to 0m to accommodate the proposed garage;

be partially approved in terms of the provisions of Section 61 of the By-Law,

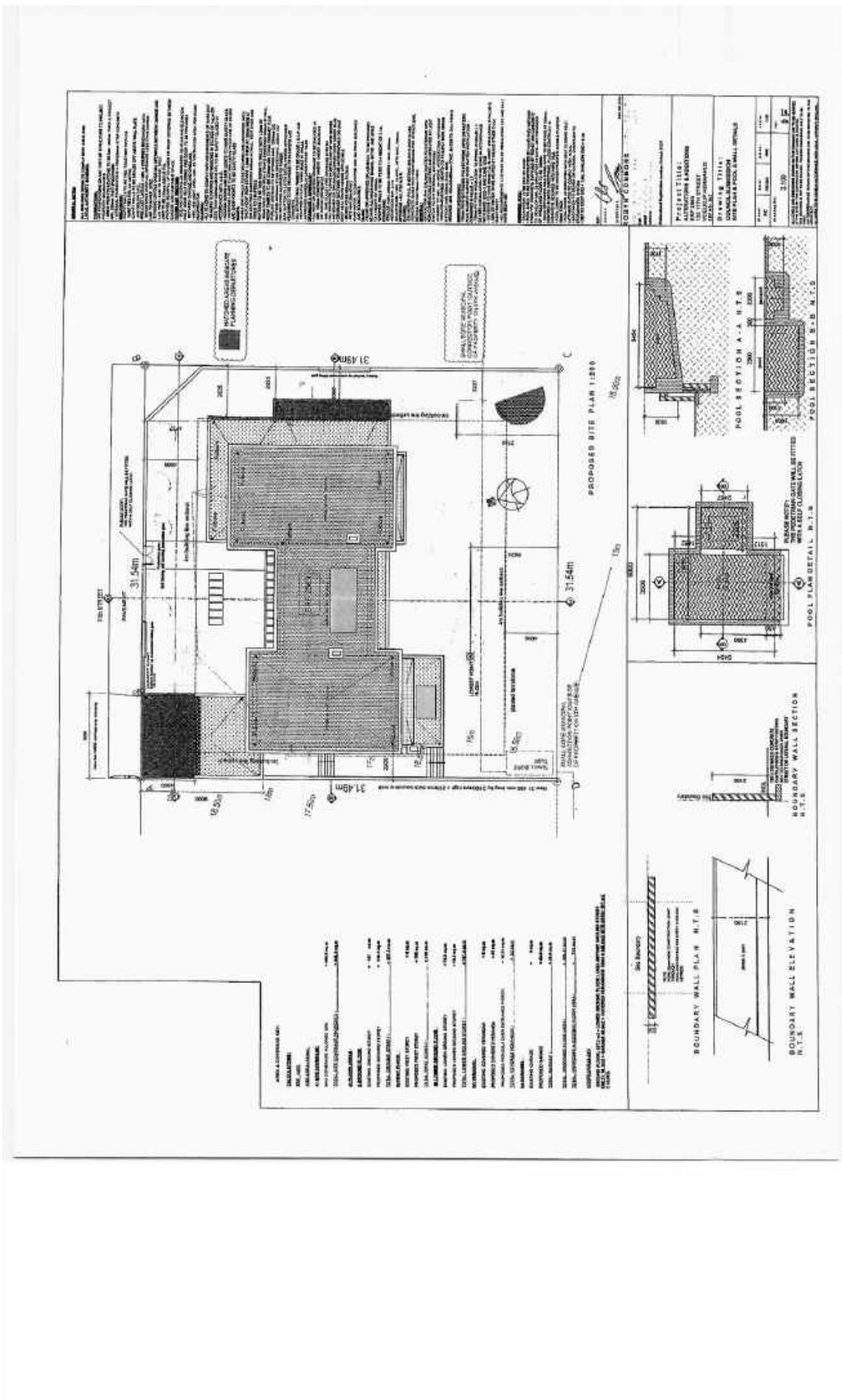
4. that the approvals in 2. and 3. Above be subject to the following conditions:
 - (a) that this approval only relates to the departures as indicated on the proposed amended building plans submitted with the application;
 - (b) that the garage be recessed by 1,5m to be in line with the front facade of the garage on Erf 2566;
 - (c) that amended building plans, compliant with the conditions of approval, be submitted to the Building Department for approval, and that any conditions by the Fire- and Building Departments be complied with at that stage;
 - (d) that the conditions of Engineering Services 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 owner/applicant from compliance with any other relevant legislation.
5. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.

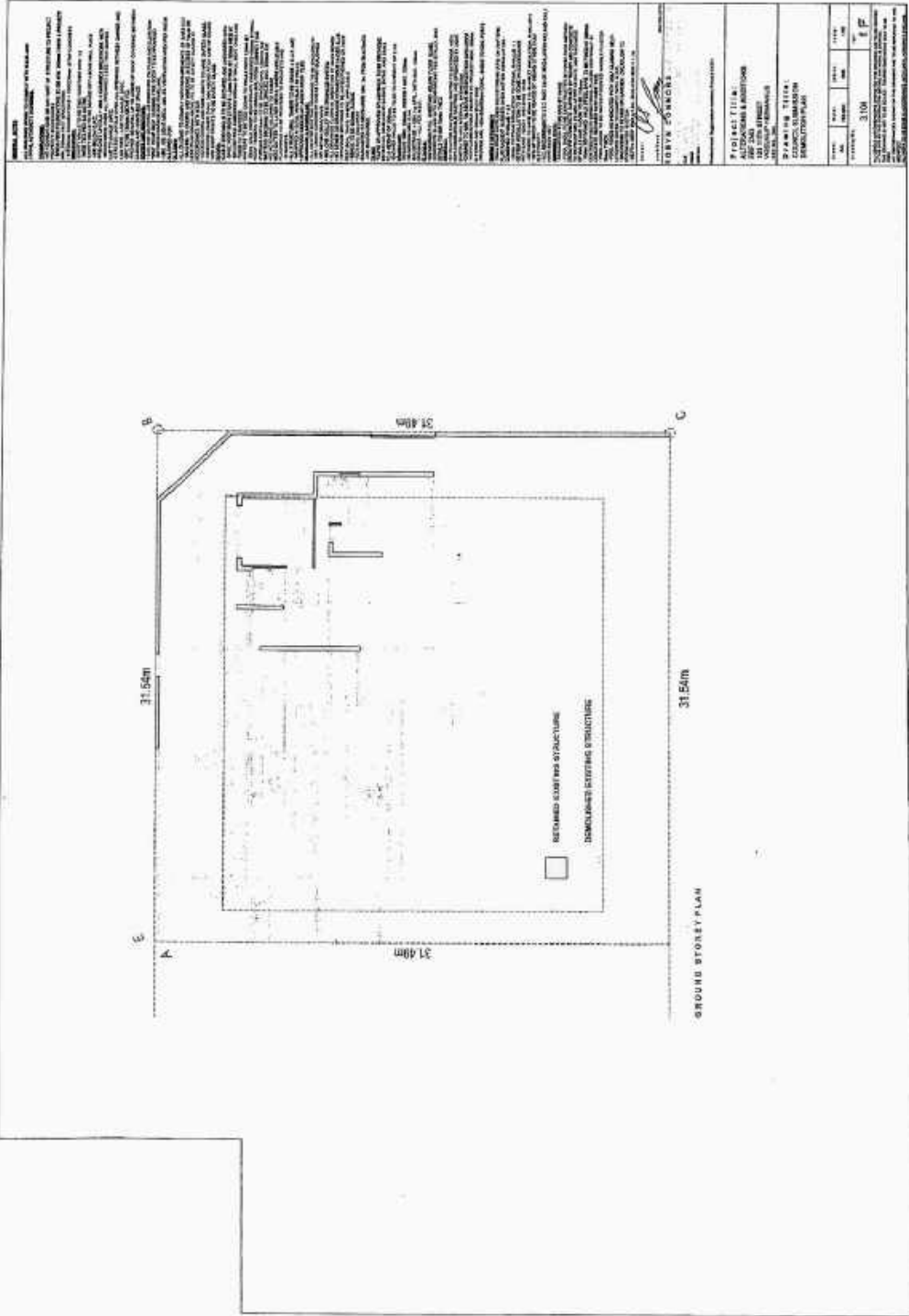


LOCALITY PLAN: ERF 2563, 11th STREET, VOËLKLIIP

Date: 2019-10-23







NOTES:

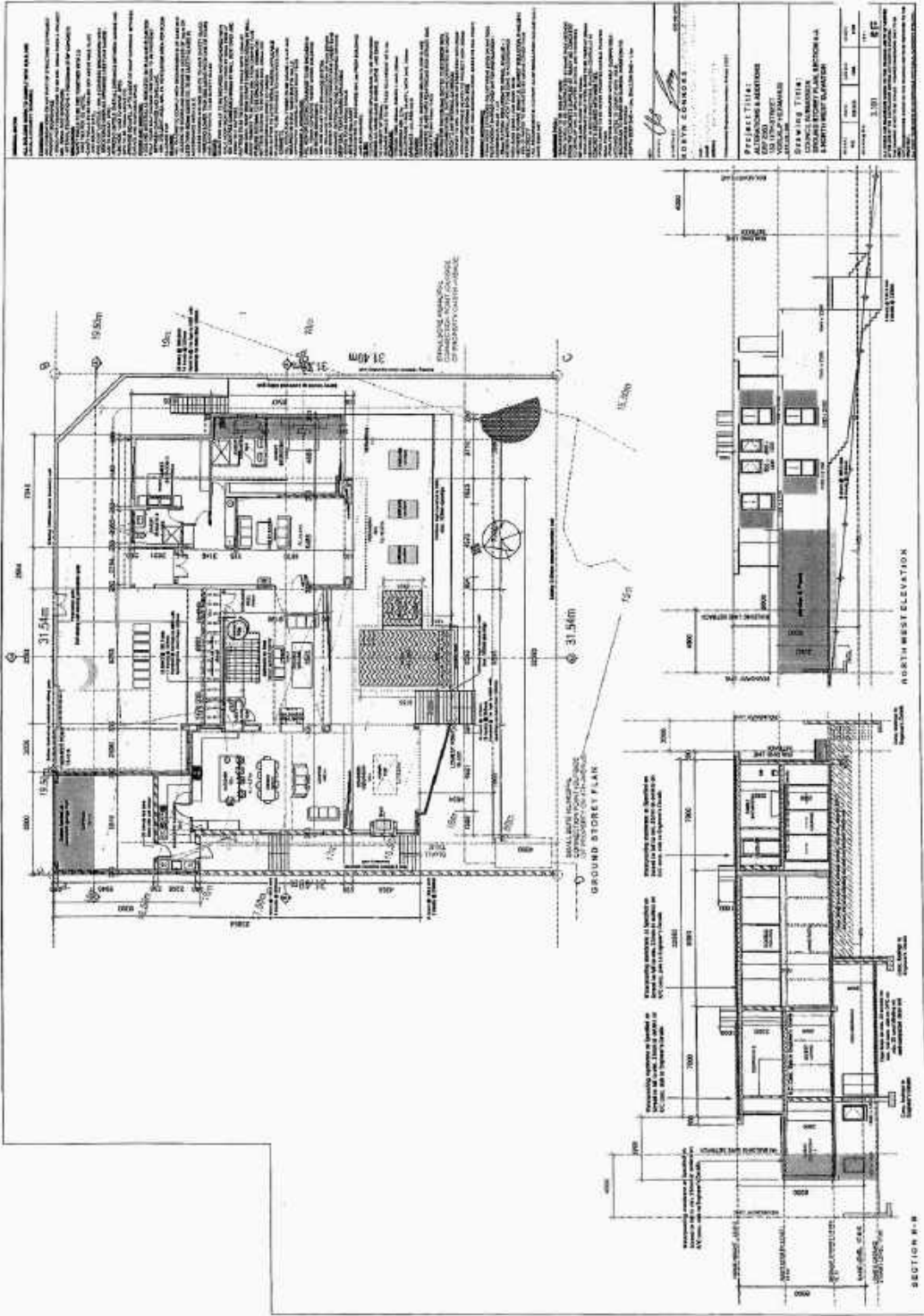
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING STRUCTURES AND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING SERVICES AND STRUCTURES NOT TO BE DEMOLISHED.
6. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE AND DEBRIS IN ACCORDANCE WITH LOCAL REGULATIONS.
8. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL WORK DONE AND MATERIALS USED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SKILLED LABORERS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT AND TOOLS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITY.

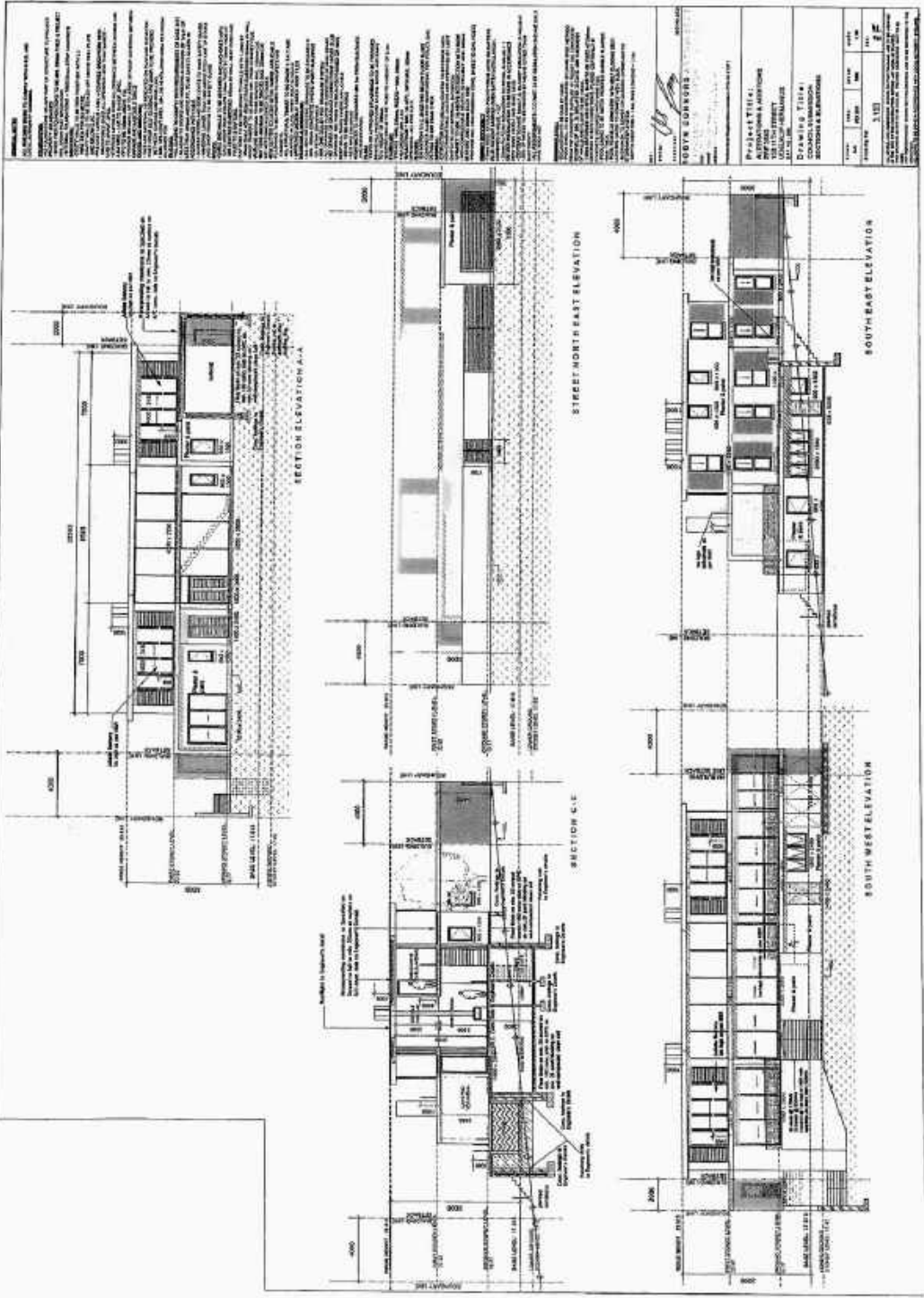
PROJECT TITLE: [REDACTED]
CLIENT: [REDACTED]
DATE: [REDACTED]
SCALE: 1:100
DESIGNER: [REDACTED]
CHECKED: [REDACTED]
DATE: [REDACTED]

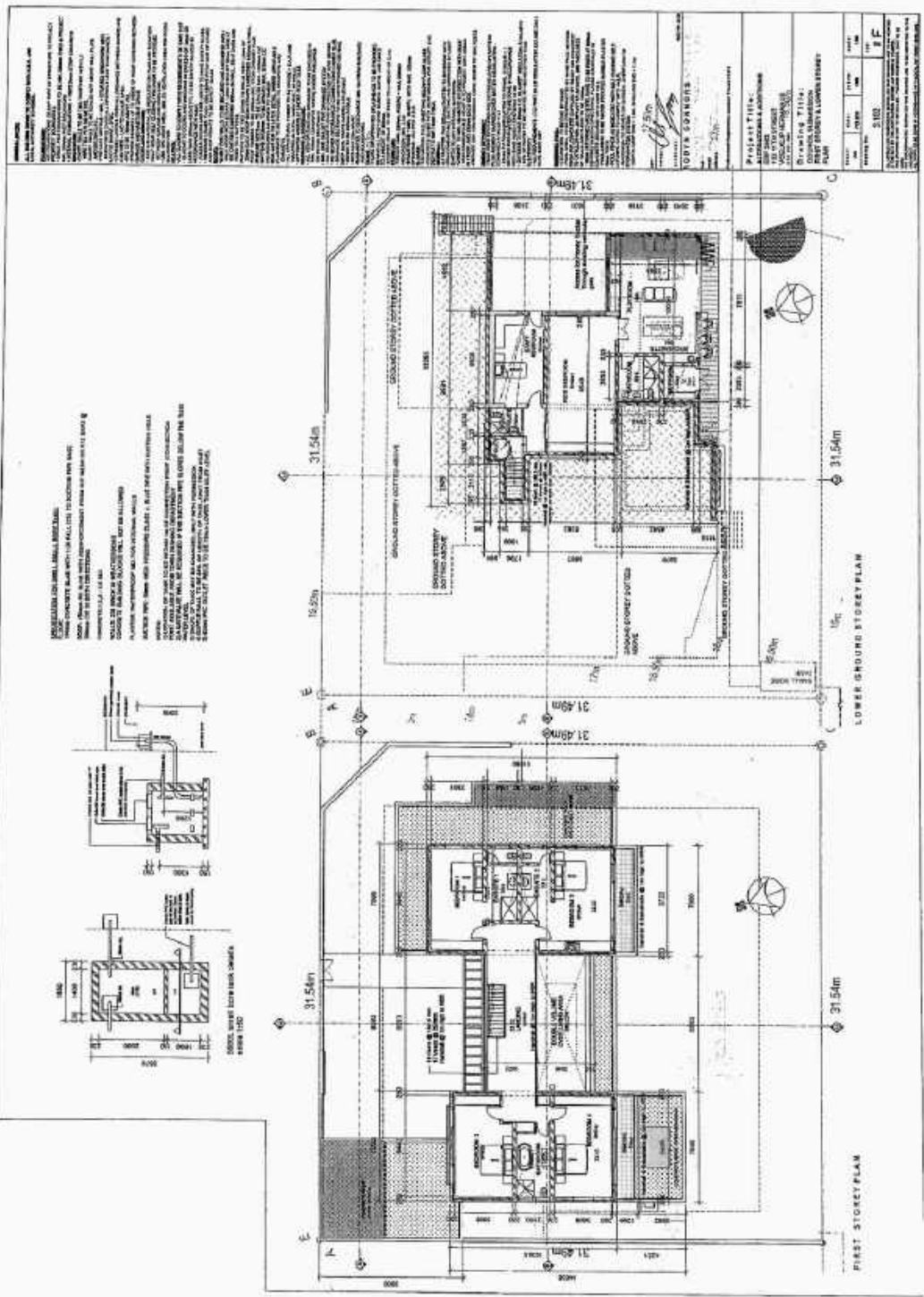
31.54m
31.49m

RETAINED EXISTING STRUCTURE
DEMOLISHED EXISTING STRUCTURE

GROUND STOREY PLAN







**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 2563, VOELKLIP (3242/2019)**

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 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 2563, Voelklip, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
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**9. ERF 11871, 50 JAKOPREGOP STREET, MOUNT PLEASANT,
OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE : ME
& DJ JAGERS**

11871 HMP (3485/2019)

H Olivier

(028) 313 8900

Hermanus Administration

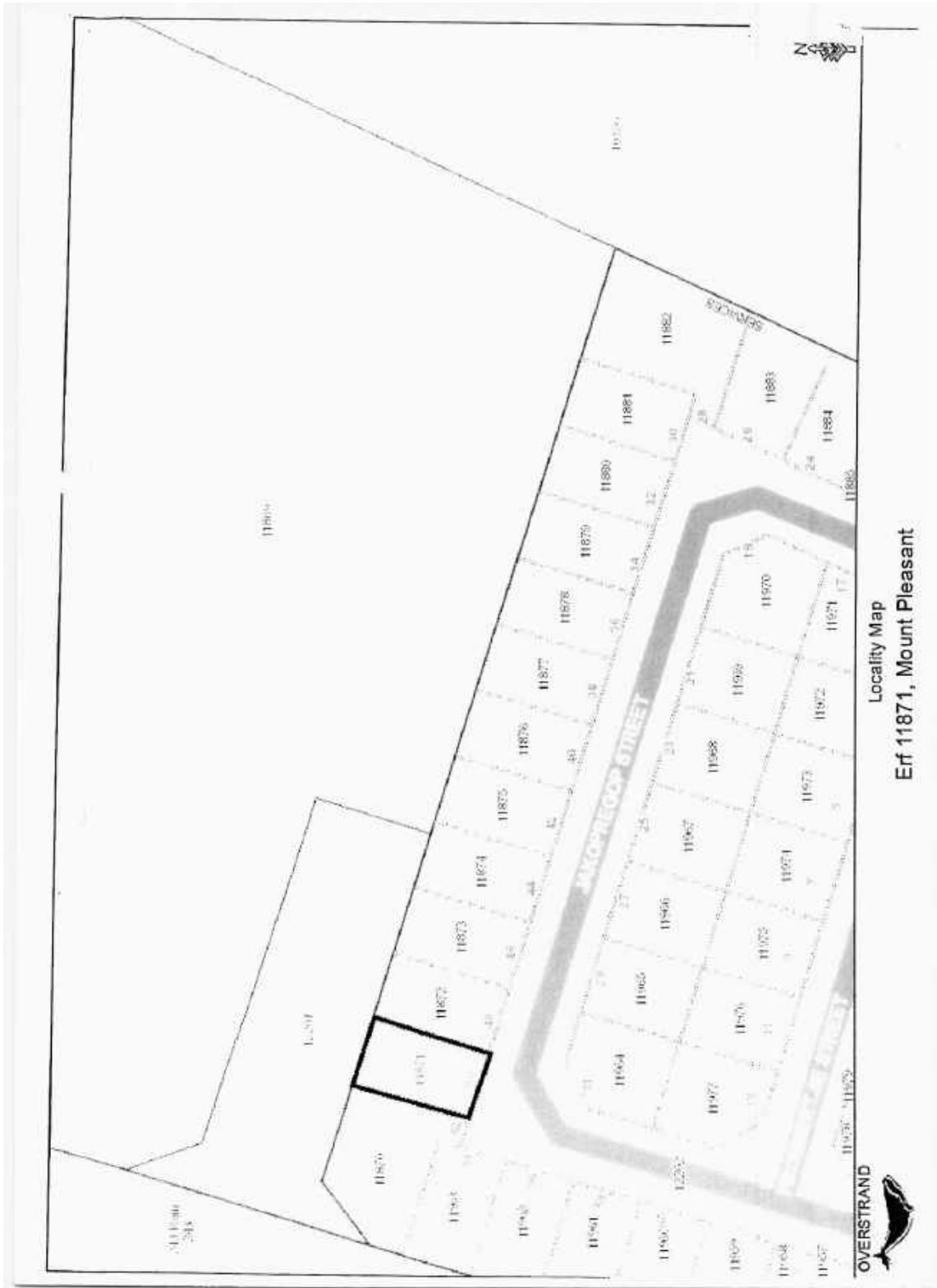
23 July 2020

Executive Summary

An application has been received on 30 October 2019 from ME Jagers on Erf 11871, Mount Pleasant 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 eastern lateral building line from 1m to 0m and the street building line from 2m to 0,6m in order to accommodate a carport.

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 11871, Mount Pleasant in order to relax the eastern lateral building line from 1m to 0m and the street building line from 2m to 0,6m in order to accommodate a carport, **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 building lines as indicated on plan number Jagers001 dated September 2018 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, and
 - (f) that all the conditions by Telkom, be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above conditions of approval.



Locality Map
Erf 11871, Mount Pleasant

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 11871, MOUNT PLEASANT
(3485/2019)**

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 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 11871, Mount Pleasant, 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.

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

10/03/2020
 DATE

**AGENDA of the
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10. ERF 1998, WEMBLEY STREET, HAWSTON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MF CELLIE

1998 HHW (3193/2019)

H Olivier

(028) 313 8900

Hermanus Administration

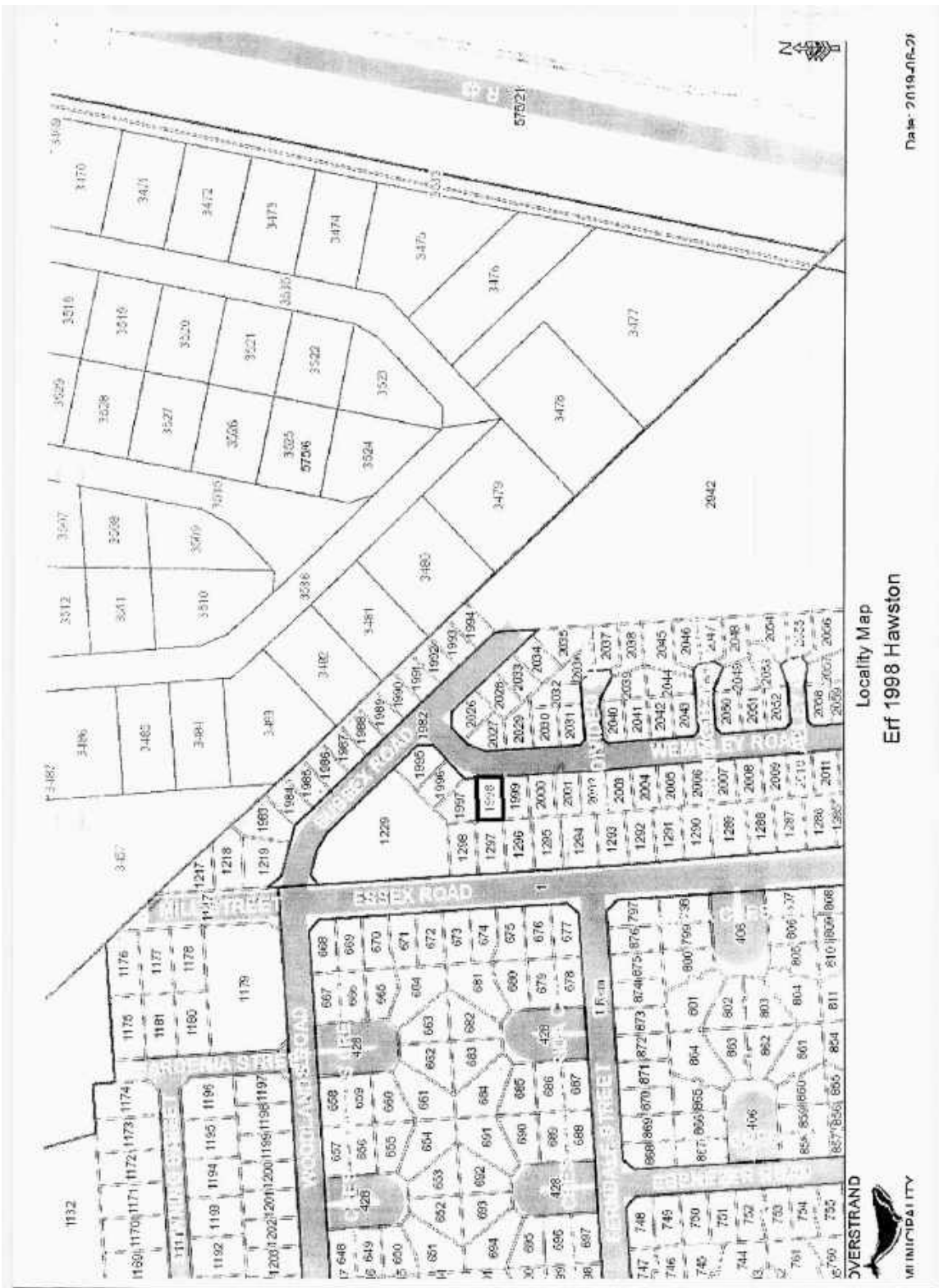
24 July 2020

Executive Summary

An application has been received on 26 June 2019 from MF Cellie on Erf 1998, Hawston 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 southern lateral building line from 1m to 0m and the street building line from 4m to 3m to accommodate a double 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 1998, Hawston in order to relax the southern lateral building line from 1m to 0m and the street building line from 4m to 3m to accommodate a double 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 building lines as indicated on plan number 140619-02 dated 14 June 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;
 - (e) that all the conditions in the Services Report, be complied with, and
 - (f) that all the conditions by Telkom, 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.”



Date: 2019-06-21

Locality Map
Erf 1998 Hawston



General Notes

THE DRAWING IS COPYRIGHT
 CONTRACTOR TO VERIFY ALL DIMENSIONS
 ON SITE BEFORE COMMENCING WORK.
 USE FOLLOWED DIMENSIONS IN
 PRECEDENCE TO LOCAL P.L.
 ALL WORK TO COMPLY WITH NATIONAL
 BUILDING REGULATIONS AND LOCAL
 ACTIVITY REQUIREMENTS.
 ALL DIMENSIONS TO BE SET IN
 CONSULTATION WITH SPECIFICATION AT
 ALL TIMES.
 ANY INCORPORATIONS TO BE REPORTED
 TO THE DESIGNER THROUGHOUT.
 ALL DIMENSIONS ARE IN METERS.

CLIENT: [Signature]

DESIGNER: [Signature]

PROJECT:

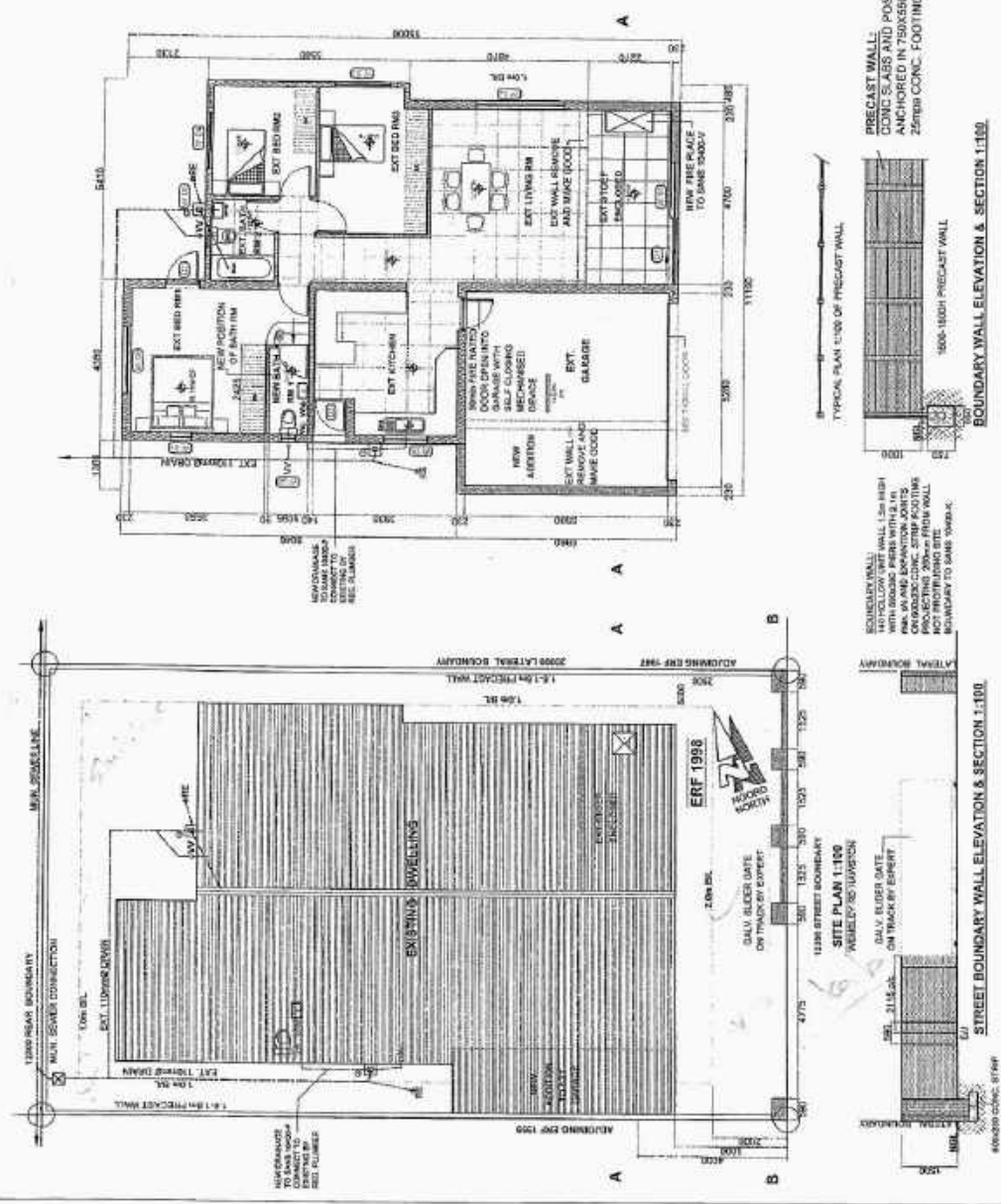
NEW ADDITION

REMARKS:
 SITE PLAN
 GROUND PLAN

HOUSE
CELIE
 ERF 1998
 WENBLEY RD
 HAWNSTON
 7302
 OVERSTRAND

CHF
 DIEBOLD & DRAUGHTS
 54 CAY RD
 CH1 - 074 897 0887
 0843 - 0843080808.com
 HAWNSTON CHR,
 HAWNSTON 7241.

DATE: 14.08.2017
SCALE: AS SHOWN
NO. OF SHEETS: 01
OF TOTAL SHEETS: 23
PAGE: 23



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1998, HAWSTON (3193/2019)**

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 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 1998, Hawston, unobstructed;
7. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
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11. PORTION 14 OF FARM 587, HEMEL AND AARDE VALLEY, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR A CONSENT USE AND DEPARTURE: MESSRS WARREN PETTERSON PLANNING ON BEHALF OF THE DUTCH REFORMED CHURCH HERMANUS

RCAL 14/587 (4065)

H van der Stoep

(028) 313 8900

Hermanus Administration

31 July 2020

Executive Summary

An application was received on 22 June 2018 from Messrs Warren Petterson Planning on behalf of the Dutch Reformed Church Hermanus on Portion 14 of Farm 587 Hemel and Aarde Valley in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for the following:

- ❖ Departure in terms of Section 16(2)(b) of the By-Law for the following in order to accommodate a base station:
 - relaxation of the eastern building line from 4m to 0m;
 - relaxation of the southern building line from 4m to 0m, and
 - relaxation of the height restriction from 8m to 30m.
- ❖ Consent Use in terms of Section 16(2)(o) of the By-Law in order to accommodate a 30m transmission tower.

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 Portion 14 of Farm 587, Hemel & Aarde Valley for the following departures in order to accommodate a base station:
 - relaxation of the eastern building line from 4m to 0m;
 - relaxation of the southern building line from 4m to 0m, and
 - relaxation of the height restriction from 8m to 30m.

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 on Portion 14 of Farm 587, Hemel & Aarde Valley for a consent use in order to accommodate a 30m transmission tower, **be approved** in terms of the provisions of Section 61 of the By-Law,
3. that the approvals in Points 1. and 2. be subject to the following conditions:

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4. (a) that the tower to be placed as per plan no ATSA852, dated 2017-06-19, plan no 1- 4 submitted with the application;
 - (b) that consent use and departures only be valid for a period of two (2) years in which time the tower be constructed and operational;
 - (c) that a building plan be submitted to reflect the approval;
 - (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, and
 - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
5. 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.



ATLAS TOWER SITE ID: AT5A102
ATLAS TOWER SITE NAME: NOK HEMMING
PROPERTY DESCRIPTION: PORTION 14 OF THE FARM HEMEL EN ARDIE NO. 857, CALEDON FARMS
ADDRESS: HEMEL EN ARDIE VALLEY, HEMMING, WESTERN CAPE
COORDINATES: UTM
 E: 347146073
 N: 187710071
ELEVATION: 273m



DOWN AND REGIONAL PLANNING CONSULTANTS
 10000 10th Street, Suite 100
 Cape Town, 8001
 South Africa
 Tel: +27 21 461 1000
 Fax: +27 21 461 1001
 Email: info@wpp.co.za
 Website: www.wpp.co.za

PROJECT: PROPOSED NEW ATLAS TOWER 30m TREE MAST WITH 6m X 6m BASE STATION
APPROVED MAST: 30m TREE MAST
NOTES:
 1. NEW 30m TREE MAST
 2. 6m X 6m BASE STATION
 3. 2.0m PALISADE FENCE
 4. BASE STATION ONP STONE SURFACE

DATE	DESCRIPTION	REVISION
18-09-2018	1st Issue	0

DESIGN NO.	NUMB. SHEET	SHEET
	AT5A102	1 OF 1

DESIGNING TITLE	SCALE
LOCALITY MAP	N/A

DESIGNER	SCALE
D. LOOTS	N/A

DATE	REVISION
2017-06-19	0



PROPOSED SITE



PROPOSED SITE



PROPOSED SITE



PROPOSED SITE

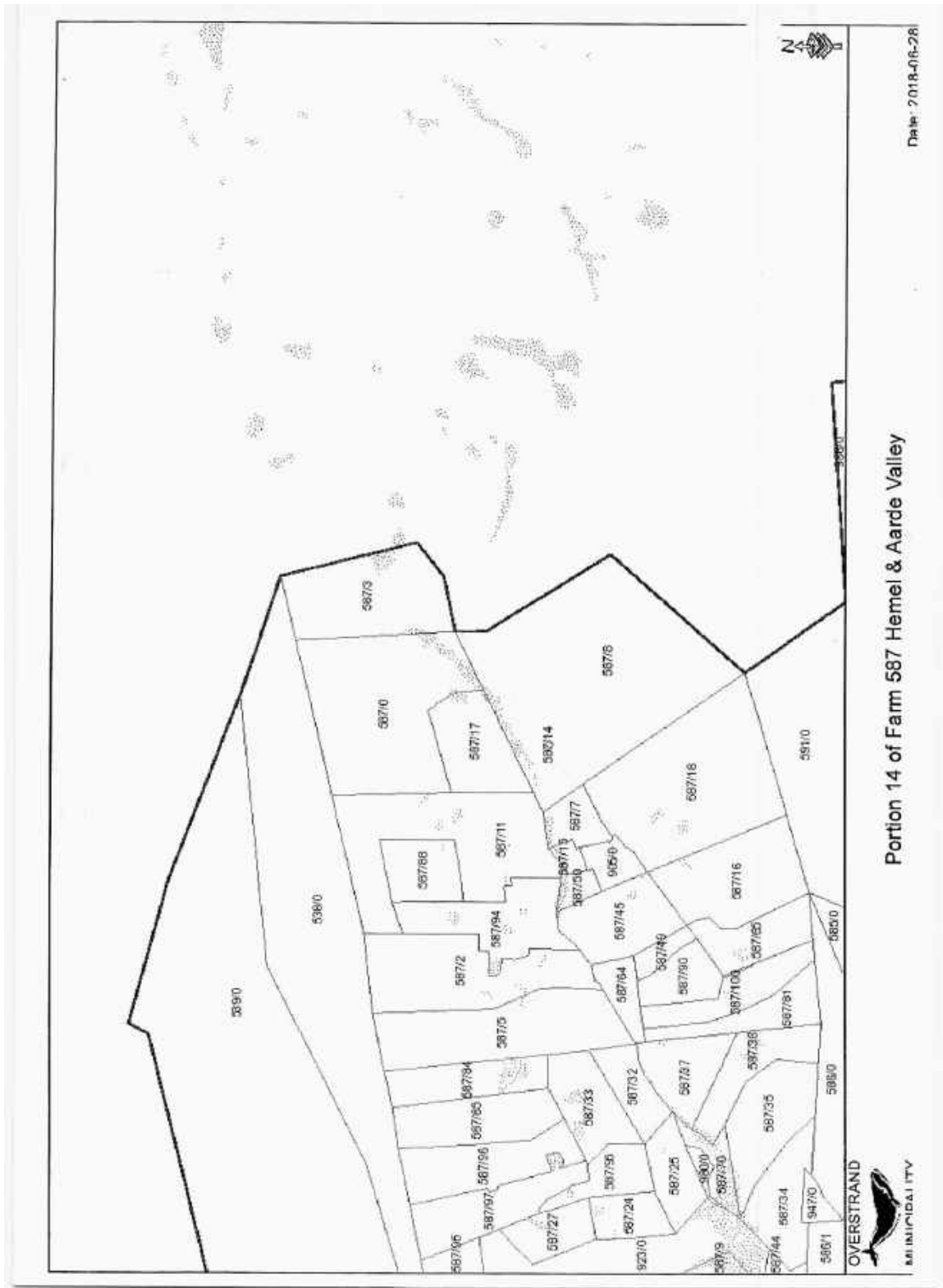
Storm Wines

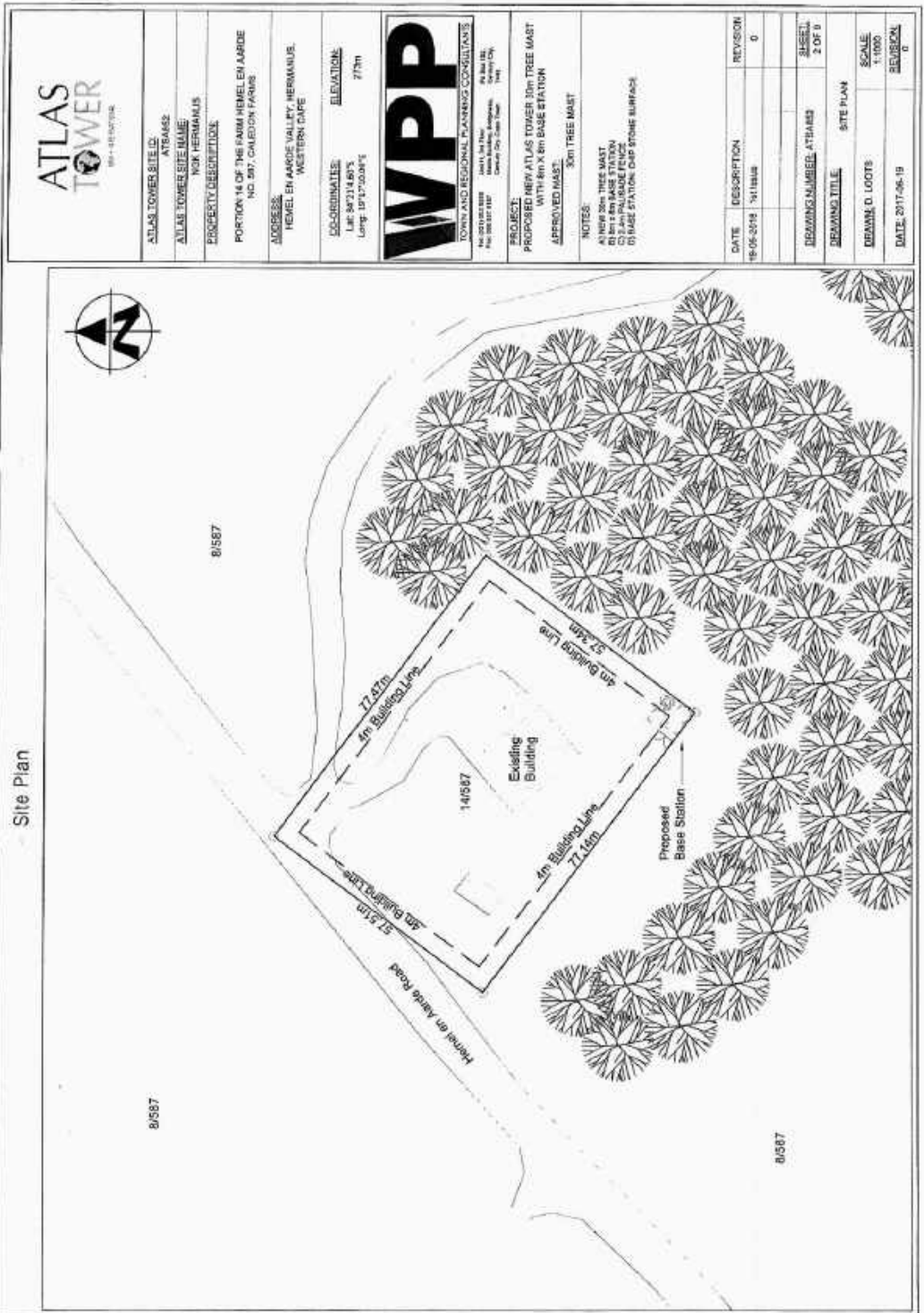
Spookdichteln Wines & Spookdichteln Restaurant

Locality Map

Aerial Map

Aerial Map





ATLAS TOWER
 88-1141070104

ATLAS TOWER SITE ID: AT64682
ATLAS TOWER SITE NAME: NOK HERMANUS
PROPERTY DESCRIPTION: PORTION 14 OF THE FARM HEDEL EN AARDE NO. 987, CALEDON FARM
ADDRESS: HEDEL EN AARDE VALLEY HERMANUS, WESTERN CAPE
COORDINATES: UTM 30TJH 8673 Long 18°17'28.84"E
ELEVATION: 775m



PROJECT: PROPOSED NEW ATLAS TOWER 30m TREE MAST WITH 8m X 8m BASE STATION
APPROVED MAST: 30m TREE MAST

NOTES:
 A) NEW 30m TREE MAST
 B) 8m X 8m BASE STATION
 C) 3m X 3m ALUMINIUM FENCE
 D) BASE STATION CAP STONE SURFACE

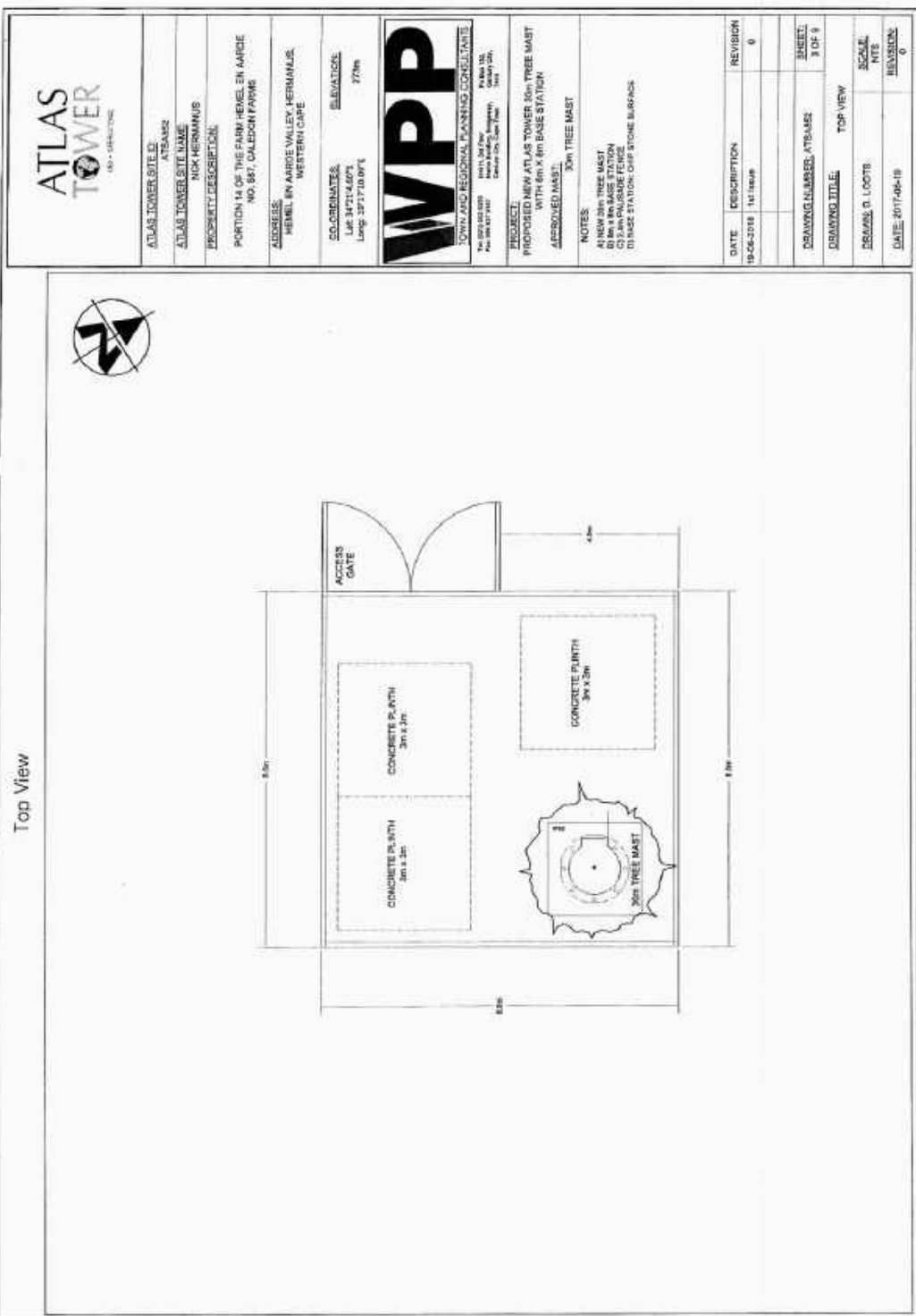
DATE	DESCRIPTION	REVISION
18-05-2019	1st Issue	0

DRAWING NUMBER	ATLAS	SHEET
		2 OF 8

DRAWING TITLE	SITE PLAN

DRAWN	D. LOOTS	SCALE
		1:1000

DATE	2017-06-19	REVISION
		0



ATLAS TOWER SITE ID:
ATSAAR2

ATLAS TOWER SITE NAME:
NICK HERMANUS

PROPERTY DESCRIPTION:
PORTION 14 OF THE FARM 'HEMEL EN ARDIE'
NO. 587, CALSDON FARM

ADDRESS:
HEMEL EN ARDIE VALLEY, HERMANUS,
WESTERN CAPE

COORDINATES:
LAP: 34714.607°
LONG: 237710.097°

ELEVATION:
279m



TOWN AND REGIONAL PLANNING CONSULTANTS
140 BATAVIA STREET, SUITE 101, BATAVIA, WESTERN CAPE
Tel: 021 953 5575 Fax: 021 953 5576
www.wpp.co.za Email: info@wpp.co.za

PROJECT:
PROPOSED NEW ATLAS TOWER 30m TREE MAST
WITH 6m x 6m BUREAU STATION

APPROVED MAST:
30m TREE MAST

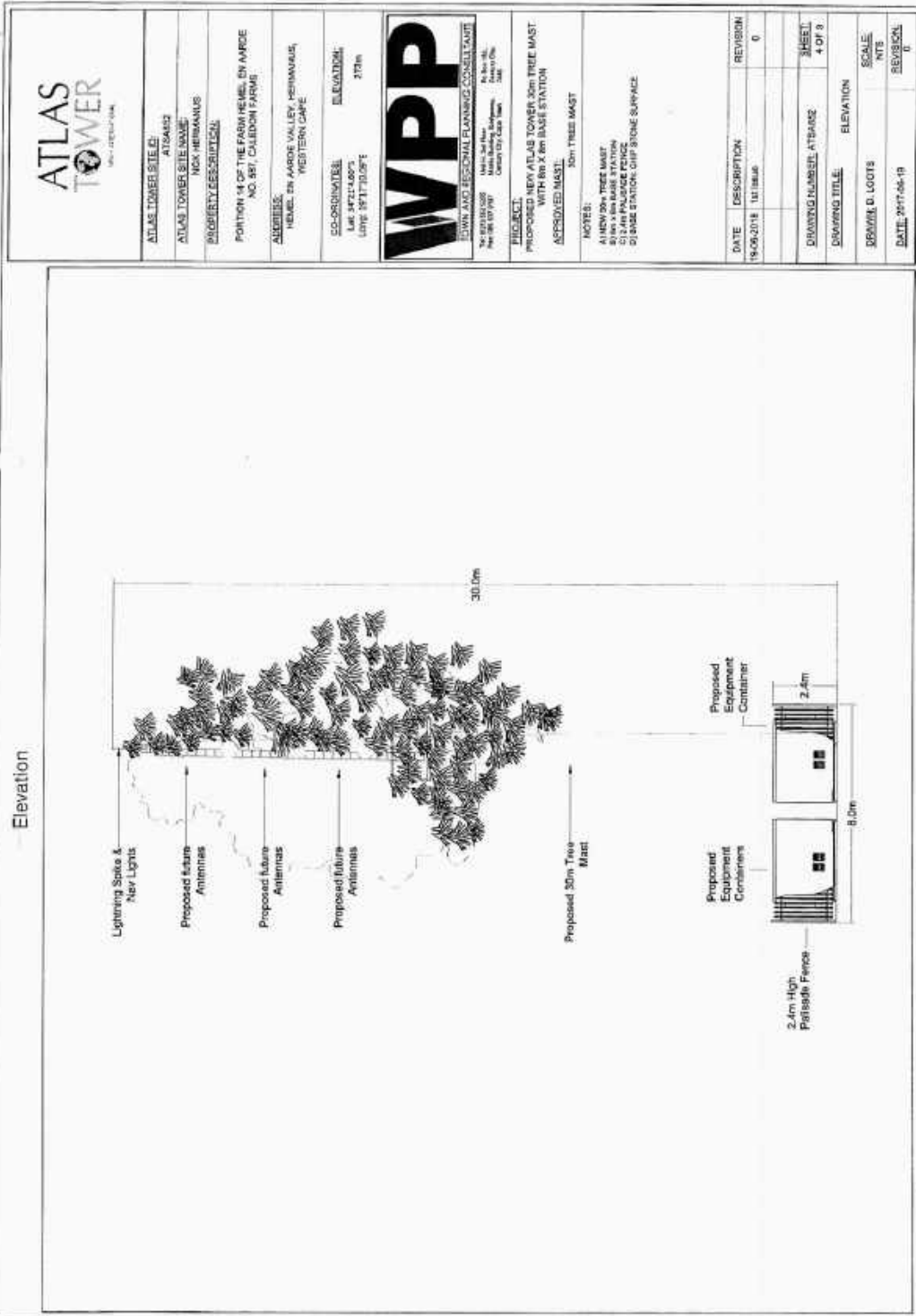
NOTES:
1) NEW 30m TREE MAST
2) 6m x 6m BUREAU STATION
3) 6m x 6m PARADE FENCE
4) BASE STATION: CHIP STONE BARRAGE

DATE	DESCRIPTION	REVISION
19-06-2018	1st Issue	0

DRAWING NUMBER: ATSAAR2	SHEET:
	3 OF 9

DRAWING TITLE:	SCALE:
TOP VIEW	N/A

DATE:	REVISION:
2018-06-19	0



ATLAS TOWER
SOLUTIONS

ATLAS TOWER SITE ID: ATSA432
 ATLAS TOWER SITE NAME: MCA HERMANUS
 PROPERTY DESCRIPTION: PORTION 14 OF THE FARM HERMS, EN AMCE NO. 851, CALDON FARM
 ADDRESS: HERMS, EN AARDE VALLEY, HERMANUS, WESTERN CAPE
 CO-ORDINATES: LING 3473400 ELEVATION: 273m
 LING 3471200E



ELWIN AND ASSOCIATES LEGAL PLANNING CONSULTANTS
 111 Main Street, Cape Town
 Tel: 021 462 1000 Fax: 021 462 1001
 www.elwin.co.za

PROJECT: PROPOSED NEW ATLAS TOWER 30m TREE MAST WITH 8m X 8m BASE STATION APPROVED MAST
 30m TREE MAST

NOTES:
 A) NEW 30m TREE MAST
 B) 8m X 8m BASE STATION
 C) 2.4m HIGH PALISADE FENCE
 D) BASE STATION CHIP STONE SURFACE

DATE	DESCRIPTION	REVISION
19/02/2018	Final Issue	0

DRAWING NUMBER	ATLAS	SHEET
ATSA432	4	OF 8



DRAWING TITLE	ELEVATION	SCALE
PROPOSED NEW ATLAS TOWER 30m TREE MAST WITH 8m X 8m BASE STATION APPROVED MAST		AS SHOWN

DATE	DATE	REVISION
2017-05-19		0

Artist Impression



Superimposition of Proposed 30 m Tree Mast (As Viewed from Hemel en Aarde Road)

		
ATLAS TOWER SITE ID	ATSM02	
ATLAS TOWER SITE NAME	NOV HERMANUS	
PROPERTY DESCRIPTION		
PORTION 14 OF THE FARM HEHEL EN AARDE NO. 907, CALEDON PARSE.		
ADDRESS	HEHEL EN AARDE VALLEY, HERMANUS, WESTERN CAPE	
COORDINATES:	ELEVATION:	
LAT: 33°14'00"S	273m	
LONG: 18°17'00"E		
		
TOWN AND REGIONAL PLANNING CONSULTANTS 2000 VAN DER MERWEPASSAGE, BLOEMFONTEIN P.O. BOX 107 107 0101 0101 0101		
PROJECT:	PROPOSED NEW ATLAS TOWER 30M TREE MAST WITH 8X 8M BASE STATION	
APPROVED MAST:	30M TREE MAST	
NOTES:	A1 NEW 30M TREE MAST B1 8X 8M BASE STATION C1 8X 8M BASE STATION D1 BASE STATION ON STONE SURFACE	
DATE	DESCRIPTION	REVISION
14-03-09	1st Issue	0
DRAWING NUMBER	ATSM02	SHEET:
		9 OF 8
DRAWING TITLE:	ARTIST IMPRESSION	
DRAWN O. LOOTS	SCALE:	INRS
DATE: 2017-03-09	REVISION:	0

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE & CONSENT USE: PTN 14 OF FARM
NO. 587, HEMEL & AARDE VALLEY (4065)**

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 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 Control, Overstrand Municipality (Tel: 028 313 8972 ; e-mail - probinson@overstrand.gov.za);
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, the proposed development on Portion 14 of Farm 587 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, as no municipal sewerage removal services are rendered in the area, the owner is responsible for removal of all sewerage generated on the property, and disposal thereof at a licenced 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 access can be obtain from Provincial Road R321 via the existing access to the relevant Portion 14 of Farm 587. The Provincial Engineer must however provide comment in this regard.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 September 2020
(Also the agenda for the Mayoral Committee Meeting : 30 September 2020)**

Municipal Planning Tribunal

**1. ERF 1494, LYNX ROAD, VERMONT, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR SUBDIVISION AND REGISTRATION OF A RIGHT OF
WAY SERVITUDE: MESSRS PLAN ACTIVE TOWN AND REGIONAL
PLANNERS ON BEHALF OF A CARSTENS**

1494 HVM (3464/2019)

H Olivier

(028) 313 8900

Hermanus Administration

21 April 2020

Executive Summary

An application was received on 22 October 2019 from Messrs Plan Active Town and Regional Planners on behalf of A Carstens on Erf 1494, Vermont in terms of the Overstrand Municipality By-Law on Land Use Planning, 2015 for the following:

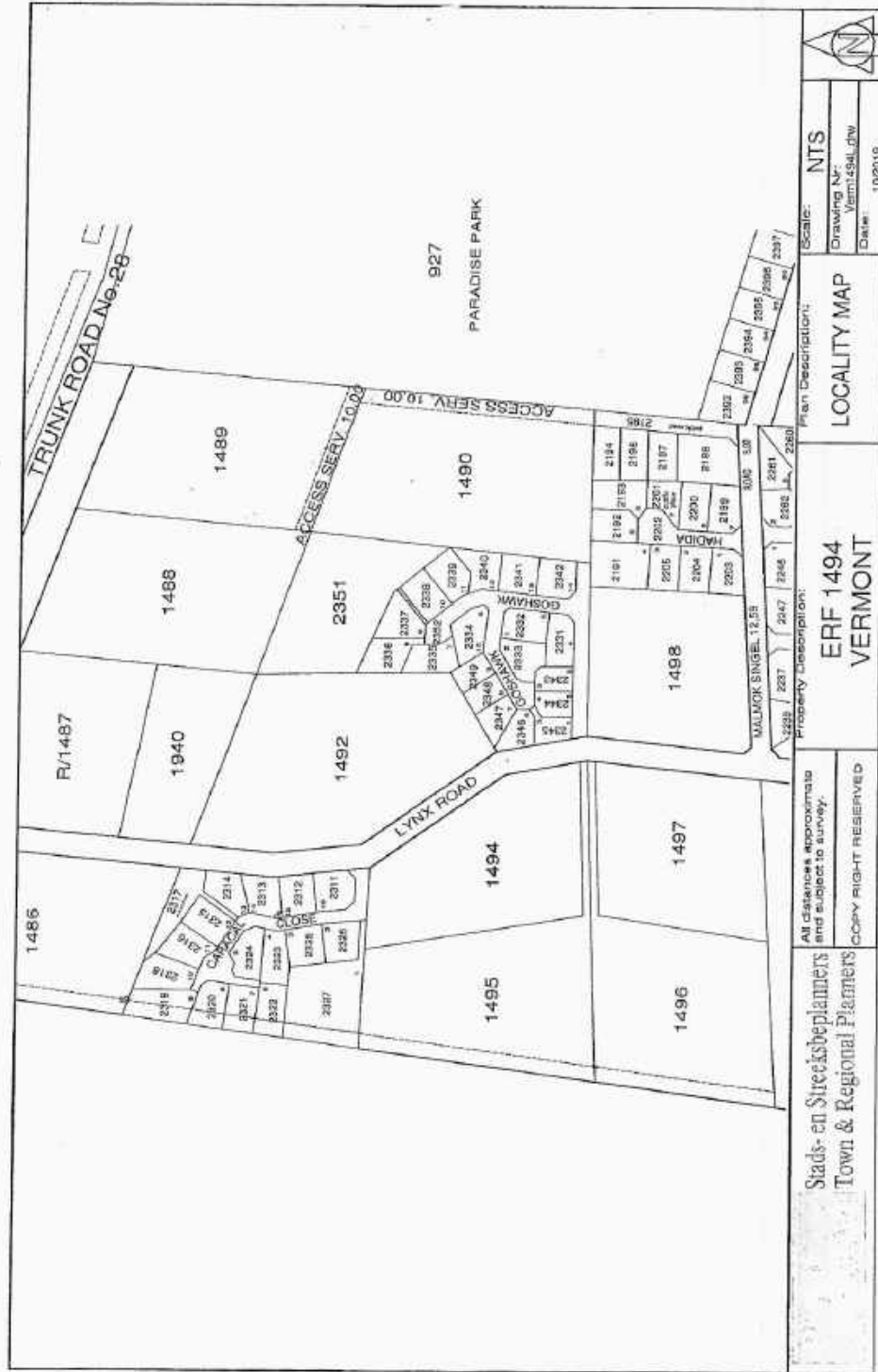
- Registration of a right-of-way servitude in terms of Section 26(i)(g)(v) of the abovementioned By-Law, and
- Subdivision in terms of Section 16(2)(d) of the abovementioned By-Law, to create four (4) Residential Zone I erven namely: Portion A ($\pm 2770\text{m}^2$), Portion B ($\pm 2870\text{m}^2$), Portion C ($\pm 3068\text{m}^2$) and a Remainder ($\pm 3207\text{m}^2$).

RESOLVED:

1. that the application in terms of Section 16(2)(d) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 to subdivide Erf 1494, Vermont into four (4) Residential Zone I portions, Portion A measuring 2770m^2 , Portion B measuring 2780m^2 , Portion C measuring 3068m^2 and Remainder measuring $\pm 3207\text{m}^2$ in extent, **be approved** in terms of the provisions of Section 61, subject to the following conditions:
 - (a) that development be in line with Plan verm1494(6) dated 09/2019 submitted with this application;
 - (b) that a 5m access servitude and if so required a service servitude be registered to the satisfaction of the Engineering Services Department, prior to the registration of the first erf;
 - (c) that the existing access to the property off Lynx Road be closed, and access only be provided off Lynx Road via the 5m right-of-way servitude;

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 September 2020
(Also the agenda for the Mayoral Committee Meeting : 30 September 2020)**

- (d) that access to Portions A and B off Caracal Close be in compliance with the positions indicated on Plan verm1494(6);
 - (e) that a 5m building line be applied next to Lynx Road, and that such condition be inserted in the Title Deeds of Portions B and C;
 - (f) that a minimum of 2 (two) parking bays be provided on each erf, to municipal standards and satisfaction;
 - (g) that this decision does not absolve the owner/applicant from compliance with any other relevant legislation;
 - (h) that all the conditions of Telkom be complied with;
 - (i) that all the conditions imposed by Eskom be complied with, and
 - (j) that all conditions in the Services Report be complied with.
2. that the exemption in terms of Section 26(i)(g)(v) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 for registration of a right-of-way servitude, as addressed in Condition 1.(b) above, **be supported**, and
3. that the applicant and objectors 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.



Stads- en Streetsbeplanners
Town & Regional Planners

All distances approximate
and subject to survey.

COPY RIGHT RESERVED

Property Description:
ERF 1494
VERMONT

Plan Description:
LOCALITY MAP

Scale: NTS
Drawing Nr: Verm1494.rdw
Date: 10/2018



ERF SIZES AND PROPOSED ZONING

ERF No.	PROPOSED ZONING	Sizes (sqft)
A	Residential Zone 1	2770
B	Residential Zone 1	2870
C	Residential Zone 1	3068
Remainder	Residential Zone 1	3207

PIA n Active State of New Hampshire
 Town of Regional Planning

Application, conditions and subject to review
 USE- RISKY RESERVED

Project Description:
ERF 1484 VERMONT

Plan Description:
 PROJECT: STATE ST. RES. RISKY RES. RIGHT OF WAY STRUCTURE

Scale: 1:1000
 Drawing No.: 20230501
 Date: 05/20/23

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR SUBDIVISION & SERVITUDE OF REMAINING PORTION:
ERF 1494, VERMONT (3464/2019)**

Stormwater (SW) : In order
Electricity : Eskom Area
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 (2019/2020) is as follows:

Water	R 22 925.00 x 3	=	R 68 775.00
Sewerage	R 15 457.00 x 3	=	R 46 371.00
Roads	R 6 931.00 x 3	=	R 20 793.00
Stormwater	R 7 997.00 x 3	=	R 23 991.00
Solid Waste	R 1 386.00 x 3	=	R 4 158.00
TOTAL (inclusive of VAT)		=	<u>R164 088.00</u>

Note:

- 1.2.1 The above figures are estimates and do not include connection fees.
2. That the applicant must comply with all statutory requirements that may be applicable to the undertaking of the proposed development of Erf 1494, Vermont.
3. that the existing water connection, sewer conservancy tank and sewer connections be utilised to service the Remainder of Erf 1494, Vermont.
4. that all Portions of Erf 1494, Vermont be provided with individual and separate metered water connections as well as sewer conservancy tanks which must comply with the standards of the Department: Operational Services;

5. that a new suction point for the sewer conservancy tank, which must comply with the standards of the Department: Operations must be provided for all Portions of Erf 1494;
6. 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;
7. that servitudes for municipal services be registered at the developer's cost in respect of all existing municipal services concerned crossing private property;
8. 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*;
9. that on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operational Services;
10. that any additional and / or extended vehicle entrances will be for the developer's account;
11. 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;
12. that stormwater be allowed to discharge through the proposed even, unobstructed.

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

09/12/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 September 2020
(Also the agenda for the Mayoral Committee Meeting : 30 September 2020)**

2. PORTION 3 OF FARM 585, HEMEL-EN-AARDE VALLEY, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: OVERSTRAND MUNICIPALITY

3/585 RCAL (3488/2019)

H Olivier

(028) 313 8900

Hermanus Administration

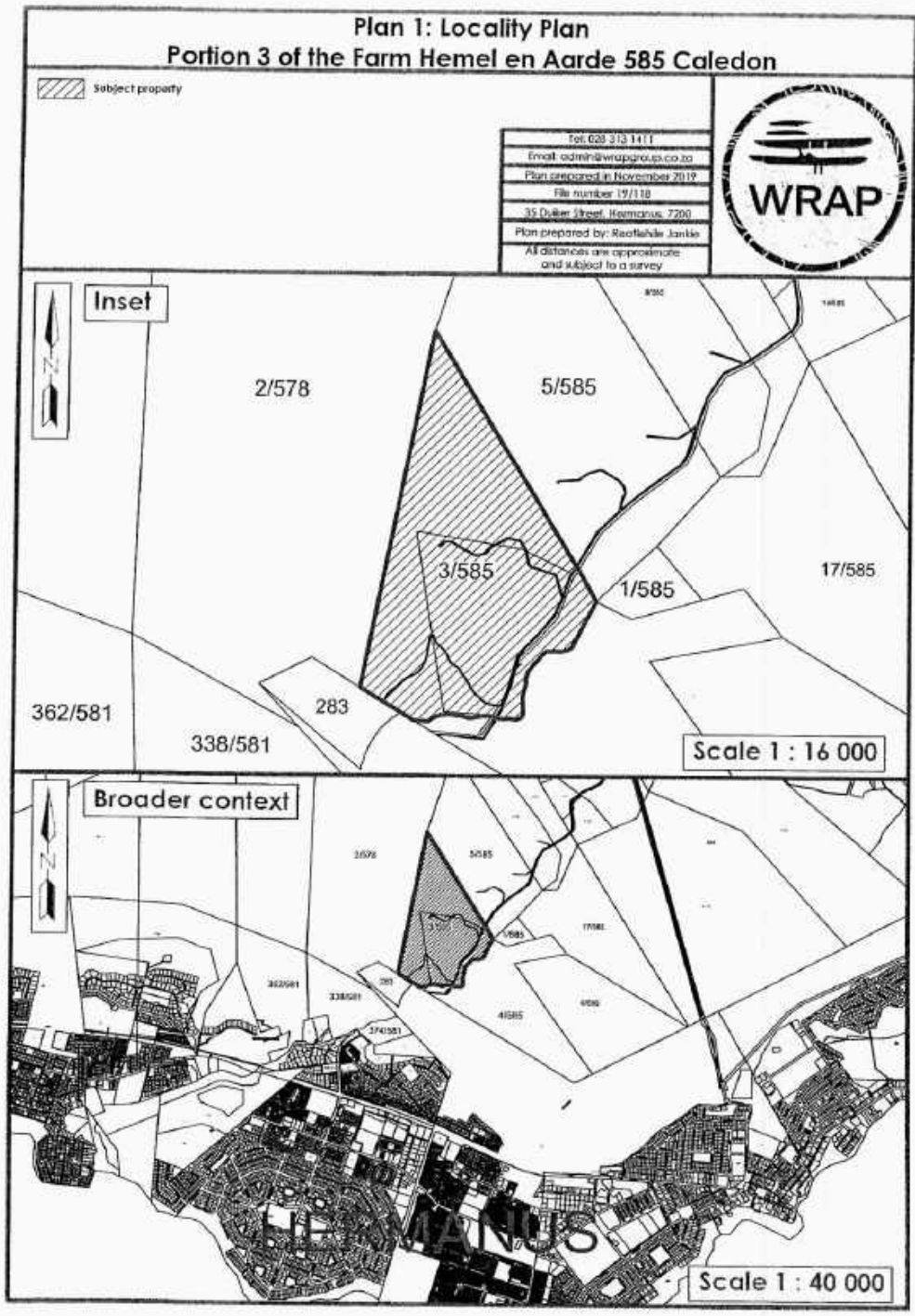
25 March 2020

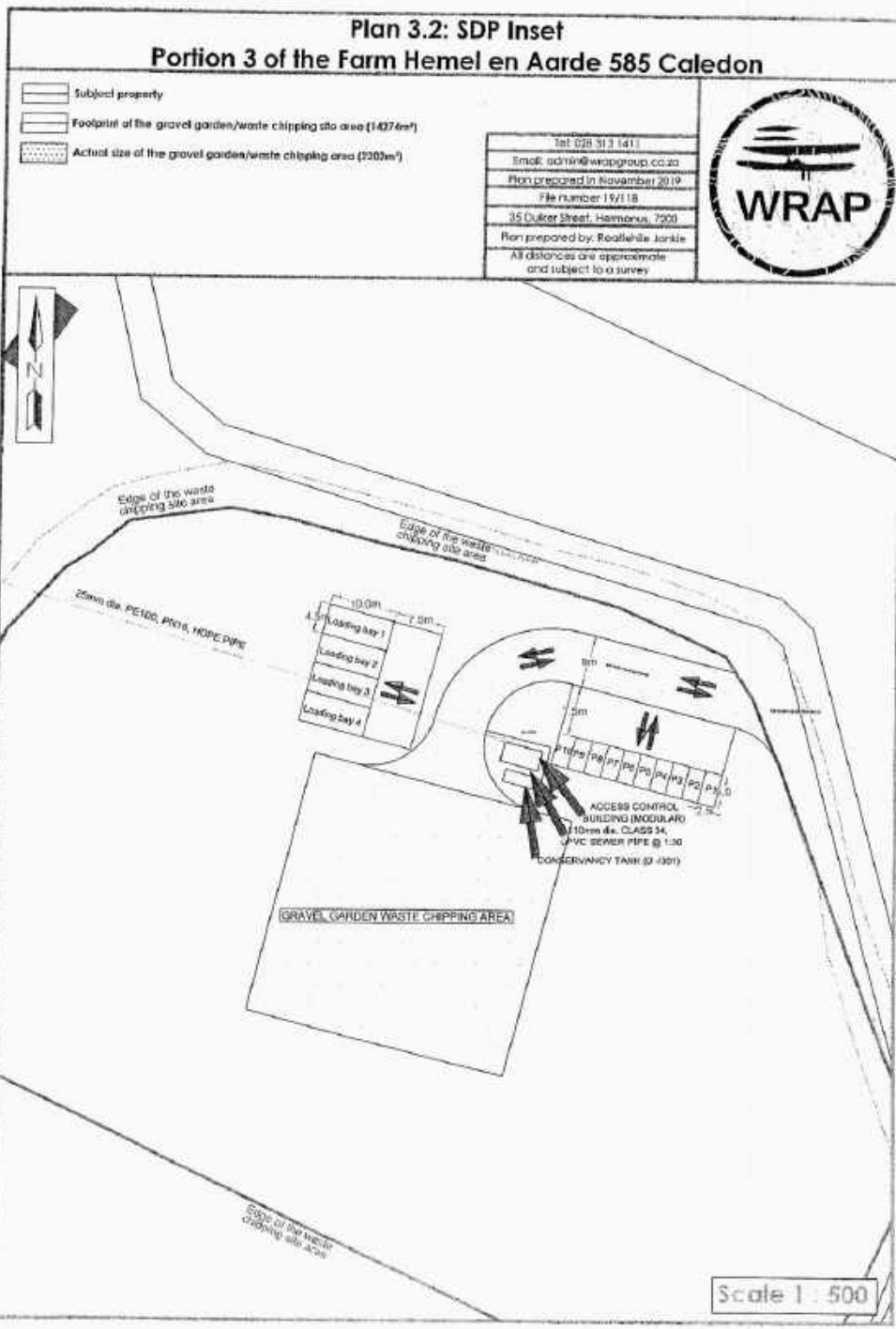
Executive Summary

The application on Portion 3 of Farm 585, Hemel-en-Aarde Valley is in terms of Section 16(2)(o) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for a consent use in order to accommodate a proposed utility service to accommodate a garden waste chipping area.

RESOLVED:

1. that the application in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2015 (By-Law) on Portion 3 of Farm 585 Hemel-en-Aarde Valley for a Consent Use to operate a garden refuse chipping plant, **not be approved** in terms of the provisions of Section 61 of the By-Law, and
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.





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR CONSENT USE: PORTION 3 OF THE FARM 585, HEMEL EN
AARDE VALLEY (3488/2019)**

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

Conditions:

1. that only the existing water connection and sewer conservancy tank 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 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*;
3. that on-site parking facilities be provided as per the Planning Schedules, and to the satisfaction of the Directorate: Infrastructure and Planning;
4. that any additional and / or extended vehicle entrances will be for the owner's account;
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 Ptn 3 of the Farm 585, Hemel en Aarde, unobstructed;
7. that no on-street parking be allowed.

P.P. R. Coetzer
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

25/11/2019
DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 September 2020
(Also the agenda for the Mayoral Committee Meeting : 30 September 2020)**

3. **ERVEN 942 AND 943, 69 & 71 DREYER STREET, STANFORD:
APPLICATION FOR REZONING, CONSENT USE, DEPARTURE AND
DEVIATION FROM THE OVERSTRAND MUNICIPAL SPATIAL
DEVELOPMENT FRAMEWORK, 2006 AND GROWTH MANAGEMENT
STRATEGY, 2010: MESSRS WRAP CONSULTANCY ON BEHALF OF
HENQUE 3030 CC**

942 & 943 SSN (3248)

P Roux

(028) 313 8900

Hermanus Administration

14 May 2020

Executive Summary

An application was received on 27 September 2019 from Messrs WRAP Consultancy on behalf of Henque 3030 CC on Erven 942 and 943, Stanford in terms of the Overstrand Municipality By-Law on Land Use Planning, 2015 (By-Law) for the following:

➤ Rezoning

Application in terms of Section 16(2)(a) to rezone Erven 942 and 943, Stanford from Residential Zone 1: Single Residential to Business Zone 3: Local Business.

➤ Consent Use

Application in terms of Section 16(2)(o) for a Consent Use to establish a bottle store on Erf 943, Stanford.

➤ Departure

Application in terms of Section 16(2)(b) for the following:

- ❖ to deviate from the on site parking provisions, with a notary tie agreement between Erven 942 and 943, Stanford.
- ❖ to relax the north-eastern lateral building line on Erf 943 from 3m to 2,5m and 1m respectively and also to relax the south-eastern lateral building line from 3m to 1m to accommodate the proposed bottle store on the property.

➤ Deviation

A deviation from the Overstrand Municipal Spatial Development Framework 2006 and Growth Management Strategy, 2010 to permit a commercial land use in terms of Section 10(1) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015.

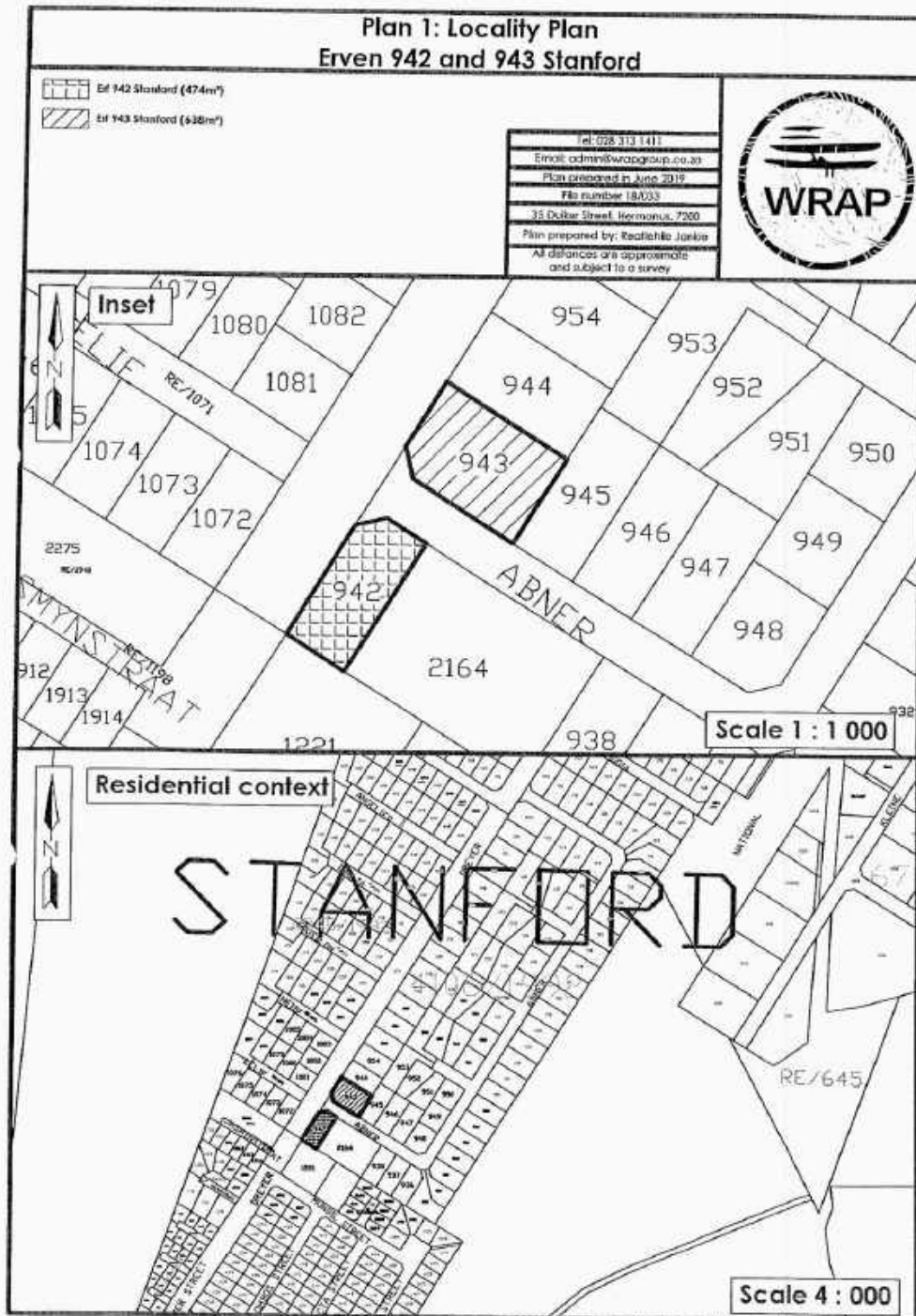
**AGENDA of the
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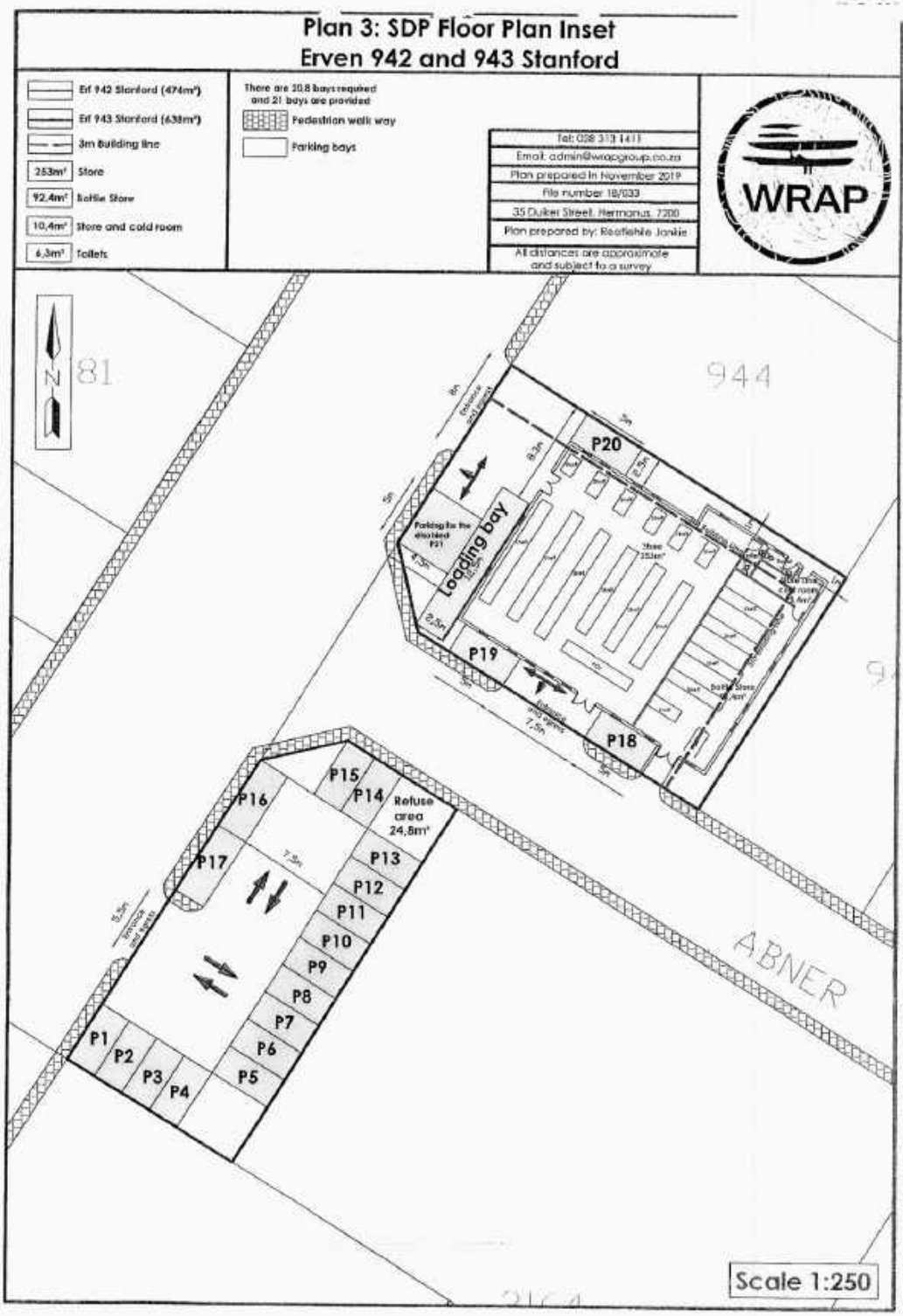
RESOLVED:

1. that the application in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Land Use Planning, 2015 (By-Law) in order to rezone Erven 942 and 943, Stanford from Residential Zone 1: Single Residential to Business Zone 3: Local Business, **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 a consent use to establish a bottle store on Erf 943, Stanford, **be approved** in terms of the provisions of Section 61 of the By-Law;
3. that the application in terms of Section 16(2)(b) of the By-Law to deviate from the on site parking provisions, with a notary tie agreement between Erven 942 and 943, Stanford, **be approved** in terms of the provisions of Section 61 of the By-Law;
4. that the application in terms of Section 16(2)(b) of the By-Law to relax the north- eastern lateral building line from 3m to 2,5m and 1m respectively, and also to relax the south-eastern lateral building line from 3m to 1m to accommodate the proposed bottle store on the property, **be partially approved**;
5. that the approvals in paragraphs 1., 2., 3. and 4. be subject to the following conditions:
 - (a) that the bottle store be recessed 2m away from the south-eastern lateral building line instead of the requested 1m;
 - (b) that an updated Site Development Plan be submitted for approval by the Senior Manager: Town and Spatial Planning and Senior Manager: Engineering Services within **thirty (30) days** of the decision date;
 - (c) that Erven 942 and 943, Stanford be notarial tied prior to the submission of building plans;
 - (d) that the bottle store be restricted to the area indicated on the updated Site Development Plan as required in 5.(b);
 - (e) that should the bottle store in future cease to exist the exercise of the applicable primary rights are subject to the submission and approval of a Site Development Plan, demonstrating compliance with the applicable Zoning Scheme;

**AGENDA of the
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22 September 2020
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- (f) that the operation of a liquor shop be subject to a valid liquor license, limited to off-site consumption only;
 - (g) that a building plan be submitted to the Building Control Department for approval within a period of **sixty (60) days** from the decision date and that all requirements of the Building Control and Fire Department be adhered to at that stage;
 - (h) that no advertising sign shall be displayed without the written approval of the Municipality, and such sign must be in line with the Overstrand Signage By-Law;
 - (i) that the operation of a liquor store be subject to a valid Certificate of Acceptability (COA) to be issued by the Municipal Health Services, Overberg District Municipality;
 - (j) that the hours of operation and trading shall be restricted to 08:00 to 21:00 from Mondays to Saturdays and does not include Sundays or public holidays;
 - (k) 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;
 - (l) that all the conditions of Telkom be complied with;
 - (m) that all conditions of Waste Management and Engineering Services be complied with.
 - (n) that this decision does not absolve the owner/applicant from compliance with any other relevant legislation; and
 - (o) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
6. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2015 with regard to the above decision.





**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR REZONING, CONSENT USE, DEPARTURE AND DEVIATION
FROM THE OVERSTRAND MUNICIPAL SPATIAL DEVELOPMENT
FRAMEWORK, 2006 AND GROWTH MANAGEMENT STRATEGY, 2010: ERVEN
942 & 943, STANFORD (3248/2019)**

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 -0.5556=	-R 12 737.13
Sewerage	R 15 457.00 x -0.5556=	-R 8 587.91
Roads	R 6 931.00 x 8.18487=	R 56 729.33
Stormwater	R 7 997.00 x 1.48266=	R 11 856.83
Solid Waste	R 1 386.00 x 1.6696=	R 2 314.07
TOTAL (inclusive of VAT)	=	R 49 575.19

Note:

- 1.3 **The above figures are estimates**
- 1.4 **The above figures do not include connection fees**
2. that the existing water and sewerage connections to Erven 942 & 943 shall be used to service Erven 942 & 943;

2

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 on-site parking be provided as per the Planning Schedule, and to the satisfaction 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 10400 – P: 2010: Drainage;
6. that stormwater be allowed to discharge through the proposed Erven, Stanford, unobstructed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES


DATE