

**AGENDA of the
Portfolio Committee : Infrastructure and Planning
19 April 2016
(Also the agenda for the Mayoral Committee Meeting: 28 April 2016)**

**2.
ERF 4517, 42 IXIA ROAD, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA :
PROPOSED RELAXATION AND DEPARTURE : PM SISSING**

**4517 KBB (2937)
H van der Stoep
15 February 2016**

(028) 313 8900

Hermanus Administration

1. Executive Summary

An application has been received on 9 June 2015 from PM Sissing on Erf 4517, Betty's Bay for a departure from the relevant Scheme Regulations in order to relax the relevant lateral building line from 2m to 1,5m to accommodate the usage change of the existing carport into a single garage and the existing patio on the first floor into a covered braai room.

An application has also been received for a relaxation of the Title Deed restriction to relax the lateral building line from 3m to 1,5m to accommodate the usage change of the existing carport into a single garage and the existing patio on the first floor into a covered braai room.

A Locality Plan of the property concerned is attached as Annexure A. The proposed Site Development Plan is attached as Annexure B, while the Motivation Report from the applicant in support of the proposal is attached as Annexure C.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priority

Provision of democratic, accountable and ethical governance

4. Delegated Authority

Executive Mayor

5. Legal Requirements

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

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6. Background/Discussion/Evaluation/Conclusion

Background

Registered letters were sent to surrounding possibly affected neighbours and three objections were received against the proposal.

The application was circulated to all relevant municipal departments. No objections were received.

Discussion

The restrictive condition in Title Deed T55888/2000, Page 3, Condition B.6. reads as follows:

Page 3, Paragraph B.6.:

“No building or structure or any portion thereof, except boundary walls and fences shall, except with the consent of the Administrator, be erected nearer than 5m to the street line which forms a boundary of this erf, nor within 3m of the rear or 3m of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority-”

The objections received can be summarized as follows:

J van Zyl

The application is not supported due to the invasion of privacy. Two large windows on first floor level overlook the property.

The house is rented out, tenants make snide remarks and the noise levels are high whilst partying in the braai room. It would be more convenient should the braai be on the opposite side of the house where there is sufficient space. It is suggested that all windows overlooking Erf 4516 be bricked up.

JE van Dyk

The owner in his motivation indicated that the builder would have submitted building plans, however every owner remains responsible for any building work on his/her property. It is not acceptable to build illegally and then submit the building plan for perusal and approval by the Municipality.

VDV Trust

The application is not supported due to the total disregard of the applicant towards his neighbours. Every weekend there are three to six cars and the noise pollution is excessive. The washing of the tenants hang on the windows

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and bottles are thrown from the windows. The fact that he is afraid of fire is not true, since he built the braai to cater for more guests. It is proposed that Mr Sissing applies for a guesthouse to accommodate all the people on the property.

Applicant's response to the objections received:

It was the first time that he knew about the neighbours' problems with the house and apologises for the inconvenience. The applicant indicated that he would not have bought the house if he knew that Betty's Bay is more of a retirement town. The washing on the windows is due to the fact that Mr. van Zyl's workers removed the lines, however this was resolved amicably. The applicant does apologize for the inconvenience and the problems and request that the application be viewed favourable.

Town Planner's response to the objections received:

The building plan approved in 2000 was for a carport and open patio. The patio on first floor was enclosed and is being used as a braai area and the carport was enclosed for the purpose of a garage. The enclosure of the structures as approved in 2000 was done illegally and needs to be rectified. This has come to light during the rates clearance process of the building.

Evaluation

The structures of an open carport and a patio on first floor level were approved in terms of a building plan in 2000. The applicant subsequently did make changes which do not reflect on any building plan at the Municipality. In the motivation the applicant did indicate that the builder would have addressed the issue. He also indicated that due to his fear of possible fires that the patio was enclosed. The motivation as provided by the applicant is not sufficient reason for the illegal building work that has been done.

In terms of the Overstrand Zoning Scheme, a garage can be built on the 0m lateral and rear building line. In this application the carport was built on a 1,5m building line and therefore can the enclosure of the carport be viewed positively since the impact thereof is minimal. It is clear from the objections that none of the objectors have a complaint with regard to the enclosure of the carport.

The open patio has been enclosed and is being used for a braai room. The closure of a habitable open patio will have no further detrimental impact. In order to address the objections, a mitigating measure can be put in place. The applicant must remove the windows on the north western side, adjacent to Erf 4516. The closure will minimize the impact of the enclosed braai room more than the approved open patio.

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Applications over building lines on first floor level, especially in residential areas are not recommended for approval due to the noise and/or visual impact on the neighbouring erven. In terms of legislation the applicant must lodge an application in terms of the By-Law to remove the restrictive conditions since it was not possible to obtain the necessary neighbours' consent applicable for the relaxation process to be entertained.

Conclusion

The enclosure of the carport into a garage on 1,5m lateral building line is supported.

The enclosure of the patio into a braai room on first floor level on the 1,5m building line is supported.

The relaxation of the 3m Title Deed Restriction lateral building line is supported for the enclosure of the carport for the housing of motor vehicles and for the braai room on first floor level.

7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

Engineering Services Department

See Annexure F.

Building Control Department

To comply with SANS 10400. Openings in south west elevation to comply – 5.0m².

Fire Department

No objections provided that any interleading door must be in compliance with the requirements of SANS 10400T:2011.

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10. Annexures

- Annexure A: Locality Plan
- Annexure B: Site Development Plan
- Annexure C: Motivation
- Annexure D: Objections received
- Annexure E: Applicant's response to the objections received
- Annexure F: Services Report

RECOMMENDATION:

1. that the relaxation of the Title Deed Condition B.6. of Title Deed T55888/2000 on Erf 4517, Betty's Bay to relax the lateral building line from 3m to 1,5m, to accommodate the usage change of the existing carport into a single garage and to accommodate the existing patio on first floor into a covered braai room, **be approved**;
2. that, in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the relevant Scheme Regulations on Erf 4517, Betty's Bay to relax the relevant lateral building line from 2m to 1,5m to accommodate the usage change of the existing carport into a single garage and to accommodate the existing patio on first floor into a covered braai room, **be approved**, subject to the following conditions:
 - (a) that the openings in the north western boundary of the braai room be removed;
 - (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 amended building plans be submitted to the Building Control Department for approval, and that all conditions of the Building – and Fire Department be complied with at that stage; and
 - (e) that all conditions imposed in the Services Report (attached as Annexure F), be complied with.
3. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

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(Also the agenda for the Mayoral Committee Meeting: 28 April 2016)**

RESPONSIBLE OFFICIAL : H VAN DER STOEP

TARGET DATE FOR IMPLEMENTATION : 12 MAY 2016

TARGET DATE TO INFORM APPLICANT : 12 MAY 2016

TARGET DATE TO INFORM OBJECTOR : 12 MAY 2016

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**2.
ERF 4517, 42 IXIA ROAD, BETTY'S BAY, OVERSTRAND MUNICIPAL AREA :
PROPOSED RELAXATION AND DEPARTURE : PM SISSING**

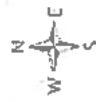
**4517 KBB (2937)
H van der Stoep
15 February 2016**

(028) 313 8900

Hermanus Administration

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
19 APRIL 2016, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :	H VAN DER STOEP
TARGET DATE FOR IMPLEMENTATION :	12 MAY 2016
TARGET DATE TO INFORM APPLICANT :	12 MAY 2016
TARGET DATE TO INFORM OBJECTOR :	12 MAY 2016



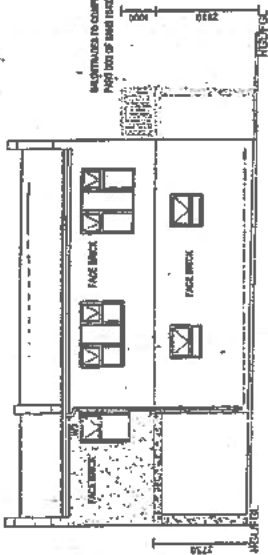
LOCALITY PLAN
ERF 4517
BETTYS BAY



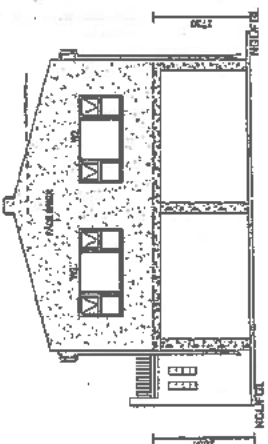
GENERAL NOTES

1. READ THIS DRAWING IN CONNECTION WITH THE ENGINEER, LAND SURVEYOR OR OTHER SPECIALISTS DRAWING & DETAILS WHICH EVER MAY BE APPLICABLE
2. THE CONTRACTOR SHALL VERIFY THE SURVEYING CONSULTANT AT LEAST 24 HOURS IN ADVANCE OF COMMENCING ANY SECTION OF WORK
3. SHOULD ANY DISCREPANCY EXIST BETWEEN ANY OF THE ABOVE SAID DRAWINGS AND THE INFORMATION ON THE GROUND THE CONTRACTOR SHALL NOTIFY THE CONSULTANT AND HE WILL MAKE THE FINAL DECISION WITHOUT DELAY
4. SHOULD DEVIATION FROM THE DETAILS BE DESIRED THE CONSULTANT WRITTEN APPROVAL SHALL BE OBTAINED BEFOREHAND
5. ALL SPECIFICATIONS OF THE LOCAL AUTHORITY AND/OR STATUTORY BODY WITH RESPECT TO CONSTRUCTION AND/OR THE SITE AND THE LINE, SHALL BE STRICTLY ADHERED TO.
6. ONLY THE DRAWING WITH THE MOST RECENT REVISION WILL BE VALID UNLESS IT IS REPLACED BY WRITTEN INSTRUCTIONS
7. ONLY WRITTEN DIMENSIONS AND/OR LEVELS SHALL BE USED
8. THE WALLS MUST ALWAYS BE 230MM THICK UNLESS OTHERWISE SPECIFIED
9. CONCRETE SHALL BE CLASSIFIED AS ALL WATERS RESISTANT
10. ALL ELECTRICAL AND PLUMBING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS
11. ALL WALLS LONGER THAN 2.0M MUST BE PROVIDED WITH BRICK FORCE IN EVERY THIRD LAYER
12. BOUNDARY BEACONS TO BE EXPOSED & DEMARKED
13. ALL WORK MUST BE CARRIED OUT STRICTLY IN ACCORDANCE TO DIMENSIONS GIVEN
14. FLOORS TO COMPLY WITH SANS 10400-2
15. WALLS TO COMPLY WITH SANS 10400-2
16. ROOF & ROOF ANCHORS TO COMPLY WITH SANS 10400-3 & SANS 10400-2
17. SAFETY BLAZING TO COMPLY WITH SANS 10400-4
18. GLASS THICKNESS TO COMPLY WITH SANS 10400-2
19. LIGHTING & VENTILATION TO COMPLY WITH SANS 10400-2
20. DRAINAGE TO COMPLY WITH SANS 10400-2
21. STAIRCASES TO COMPLY WITH SANS 10400-2
22. STAIRCASES TO COMPLY WITH SANS 10400-2

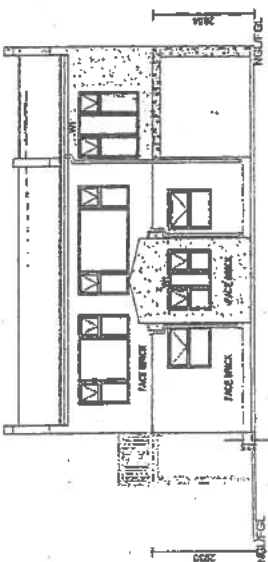
SOUTH EAST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100

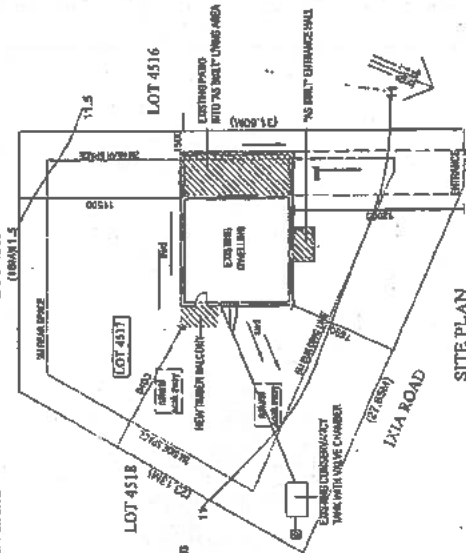


NORTH WEST ELEVATION
SCALE 1:100



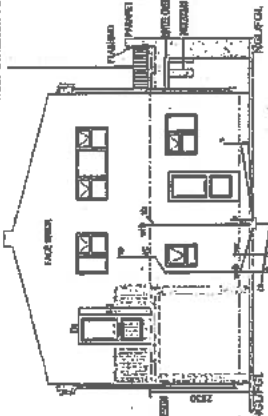
ROOF PITCH IS DEGREES 30R SHEETING TO MATCH EXISTING ON ADJOINING BUILDINGS. AT MAX. 600/600. ON 75% SLOPE. THINER CORRUGATED AT MAX. 600/600. WATERS TO SIT ON 11400 X 2000 WALLLATES & SECURED WITH GALV ROOF IRON STAIRS BUILT INTO 3 COURSE BRICKWORK. ROOF DIMENSIONS TO BE VERIFIED ON SITE.

LOT 4519
(100M²)

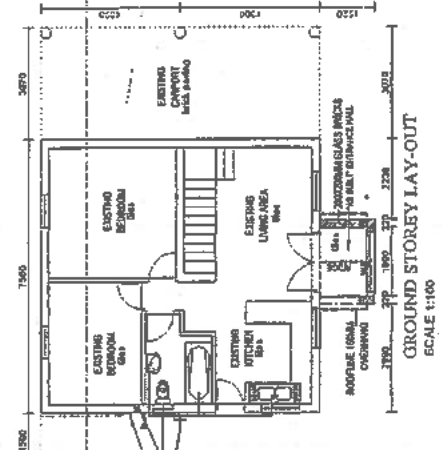
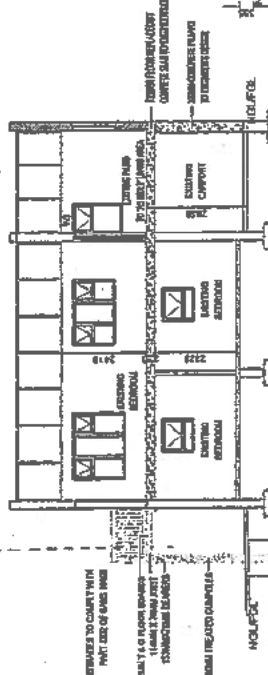


SITE PLAN
SCALE 1:250

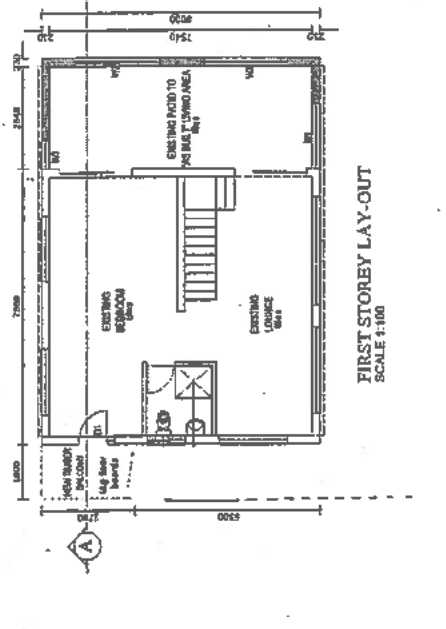
NORTH EAST ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100



GROUND STOREY LAY-OUT
SCALE 1:100



FIRST STOREY LAY-OUT
SCALE 1:100

TOWN PLANNING REQUIREMENTS

	EXISTING (M ²)	NEW (M ²)	FAR (M ²)	COVERAGE (M ²)
GROUND STOREY	60.4	3.5	3.5	3.5
FIRST STOREY	60.4	60.4	60.4	60.4
NEW TIMBER BALCONY	24.5	24.5	24.5	24.5
TOTAL	145.3	88.4	88.4	88.4

Revised by: Jeffrey Oberster
SACAP D183
Pretoria
Tel: 011 461 1111
www.sacap.co.za
RZ/2006/1/19

DATE: 31 October 2014
DRAWN: RC
REVISION: SHEETNO: 1 OF 1
REVISED: SCALE: AS SHOWN

CLIENT: PAUL SISSING
PROJECT: GROUND & FIRST STOREY LAY-OUT SECTION A-A N/S/E ELEVATION SITE PLAN
OCCUPATION CLASSIFICATION: RH
AMENDED PLAN: REFER TO PLAN NO. 553/2000 ON LOT 4517, DGA ROAD, BETT'S BAY

WINDOW & DOOR SCHEDULE
ALUMINIUM WINDOW FRAME
W1 - W 1.7M X H 1.7M
W2 - W 2.4M X H 1.2M
W3 - W 9.8M X H 1.4M
W4 - W 1.6M X H 1.2M
D1 - EXTERNAL DOOR WITH 600 X 2.1M GLASS PANELS

4517 Ixia Straat

Bettie,s Baai

Paul Sissing

0813099831

021 3747101

Memo : Aansoek vir n afwyking van die boulyne.

Goeie dag Mevrouw / Meneer

Ek Mr Paul Sissing ID no .6211085126081 woonagtig by no 2 Hudson slot Portlands Mitchells Plein doen aansoek om goedkeuring te verkry om verdere bou veranderinge aan my huis te doen by 4517 Ixia straat Bettie,s Baai.

Die een hoof rede om n motor woonhuis te bou is die inbraak en diefstal van voertuie in die area.

My voertuig was nou al twee keer ingebreuk terwyl ons in die huis was.

Ek beplan om ook n balkon te bou omdat n deur wat oopmaak in my TV kamer.

Die nodige bouplanne is aangeheg.

Ek sal dit waardeur as my versoek goedgekeur kan word .

Baie dankie

Die uwe

Paul Sissing

Good day Madame



AP A Theart
(Huid stoep)

Memo :

Please accept my application to my alterations done on my property. The patio were planned to be opened in the beginning. I discover that the wind were very dangerous when braai fires were made. I arrange with my builder at that time to close it for safety reasons . I heard of so much damages open fires have done ,this is my reason for closing the braai area. The builder promised me that he will sort out the plans to do such changes. I accept that it were done, because he completed the alterations at that time. I also accept the plans done because the building department never corresponded negative reports about this matter.

When I applied for building alterations now to build under my patio, to a garage for the safe guard of my vehicle which were broken into in the past . I were informed that the plans for the patio were never submitted. I contacted the builder but were informed that he has passed on. I do need that part of the building to be registered on the system as it were completed seven years ago.

The current alterations that i wanted to do is minor . I have include the colour plan to show the latest changes.

Regards

Paul Sissing

FILE NO:	EL 4517-BB
SCAN NO:	
COLLABORATOR NO:	818642

2015 -07- 10

13 JUL 2015 ✓

Director: Infrastructure and Planning

H. van der Stoep

PO Box 20

Hermanus

7200

Dear Sir / Madam

J. van Zyl

Erf 4516

40 IXIA Road

Betty's Bay



File Reference 4517 KBB (2937)

With reference to your letter dated 11 September 2015.

I wish to advise you that I do not approve of the relaxation to the 3m lateral building line which has been breached by Erf 4517. I comply to all building regulations. Their structure is illegal.

I am being subjected to the invasion of privacy due to the fact that their two large windows overlook my property, directly from their first floor, one meter away!

I am unable to go outside because the neighbours have a direct view into my property and I do not feel safe and comfortable with strangers staring and making snide remarks at me whilst I am out in the garden. Their house is rented out to visitors most weekends.

The tenants have no respect for my property as they discard their garbage and empty bottles, probably directly from the windows above, into the back of my Erf 4516. Their garbage collection point is at the front of their Erf 4517.

The noise level is very high, with the TV blaring and people who are partying/visiting in this built in braai room.

It would have been more convenient had they built their garage/braai on the opposite side of the house facing Erf 4518. (The space is not limited)

It will be to my disadvantage should I one day wish to sell, as the windows overlooking directly into my property will be problematic.

I therefore suggest that all windows facing Erf 4516 be bricked up.

I trust you find this in order.

Yours faithfully

J van Zyl
J. van Zyl

FILE NO:	EL 4517-BB
SCAN NO:	27
COLLABORATOR NO:	842852

TP- A Theart
(H vld Stoep)

Loretta Gillion - ERF 4517, IXIA WEG 42, BETTYSBAAI : Voorgetelde Afwyking: PM Sissing [4517 KBB(2937)]



From: Jannie Van Dyk <vandykje@yahoo.com>
To: "loretta@overstrand.gov.za" <loretta@overstrand.gov.za>
Date: 13/10/2015 12:44 PM
Subject: ERF 4517, IXIA WEG 42, BETTYSBAAI : Voorgetelde Afwyking : PM Sissing [4517 KBB(2937)]

Goete Dag,

Ek, Jan Engelard van Dyk, eienaar van erf 4477, Bettysbaai (Ixiaweg 41), wil graag soos volg kommentaar lewer op aansoek deur eienaar van Erf 4517 vir verslapping van boulyn itv Titeiakte asook afwyking van Skemaregulasies:

1. As eienaar van erf 4477 word ek nie direk geraak deur hierdie aansoek nie.
2. As ek egter die eienaar van Erf 4516 was sou ek ten sterkste beswaar aangeteken het en aangedring het op die regstelling van die situasie in terme van my regte as eienaar asook die ople van swaar boetes.
3. Waarteen ek wel sterk beswaar wil aanteken is die 'modus operandi' van die eienaar van Erf 4517, deur eers die bouwerk te voltooi sonder die nodige toestemming van die Munisipaliteit, en dan daarna die bouer te blameer vir die nie-indiening van bouplanne en onwettige voltooiing van die bouwerk. Dit hlv die verantwoordelikheid van die eienaar om die vereiste bouplanne in te dien en Munisipale goedkeuring te verkry alvorens bouwerk te begin.
4. Indien die Munisipaliteit die aansoek om afwyking en verslapping goedkeur, kan dit deur ander eienaars ge-interpreteer word dat die Munisipaliteit die 'modus operandi' soos beskryf in 3 hierbo, goedkeur en hulle dus aanmoedig om n soortgelyke werkswyse te volg wanneer nodig.
5. Die regte besluit in hierdie geval, na my mening, is ongeukkig nie die maktlike besluit nie.

Erken asb ontvangs van hierdie e-pos.

Dankie en Groetnis,
 JE van Dyk
 [Tel 021 976 6476
 Sel 084 225 1952]

FILE NO:	EL 4517-BB
SCAN NO:	16
COLLABORATOR NO:	847459

TP, 13 OCT 2015

VOV Trust

Posbus 245

Belliesbaai:

7141

TR A Theart
(Huld Stoep)

FILE NO:	EL 4517-68
SCAN NO:	40
COLLABORATOR NO:	847928



U brief Mr. Paul Sissing.

Ons die ondergetekende gee nie toestemming aan Mr. P. Sissing om sy grenslyn te verslap nie. Hy het geen konsiderasie vir enige van sy bure nie. Hier is bykans elke naweek tussen 3 & 6 Karre vol mense aan wie hy sy huis verhuur. Ons moet uithou met harde musiek en geraas wat skrik vir niks. EK glo nie sy huis kan soveel mense akkomodeer nie, want jy sien gereeld hoe die mans sommer teen die agterste muur staan en urineer. Die badkamers is dus nie voldoende nie. Al hulle Lee drankbottels word net deur die vensters afgegooi. Daar is geen wasgoed draad nie, hulle nat klere word aan die vensters se knip opgehang na die buite kant toe.

Ons is almal ou mense hier en het hier kom aftree vir rus en vrede. EK glo nie daar is iemand in die ontiek wat hom nie al in die nag gehel het oor die geraas nie maar hy vee hom af daaraan en voel vere vir sy bure. Ons vrees nou al vir Desember want dan is dit elke dag 'n geraas.

Sy stelling dat hy sy voertuig ingebreek het is nonsens hy bly nie hier nie en het ook nog nooit hier gebly nie. Daar bestaan geen waarheid in dat hy nou eers uit gevind

het dat die bouer oortede 54's nie. Hy was vriende met
Annexure D 4/4
hom en het hom dikwels besoek tydens sy siekte. Mr. P.
Sissing was ook op sy begrafnis 5 jaar gelede
Sy storie dat hy bang is vir vuur is net 'n storie. Hy
het net die braai area toe gebou om meer slaapplek
te kry vir al sy gaste.

Ons beweel sterk aan dat Mr. P. Sissing sal aansoek doen
om 'n gaste huis te kan bedryf. Dit sal net regverdig
wees teenoor sy buie. Ons almal moet ons belasting
betaal uit ons pensioen maar hy besit 'n tweede huis
met die uitslyting om geld te maak daar uit

Ons vertrou dat julle sal toesien dat die geboue
wat oor sy grense gaan, afgebreek en reg gestel word

Ons almal moes maar eers planne indien en wag vir goed-
keuring voor ons kon bou, hoekom nie hy nie?

Byvoorbout dank

namens die VDV Trust.

K. J. van der Vyver
Lod. Vyver

Director: Infrastructure and planning
 H. van der Stoep
 P.O. Box 20
 Hermanus
 7200

Dear Sir/Madam

Respond on rejection letter.

Mr J van Zyl and myself met at my property before the issuing of the above mentioned letter. Mr. J van Zyl informed me about all his concerns brought up in his letter.

We discussed the concerns and solutions pertaining the closing of the two windows facing his property, I agreed to Mr J van Zyl to close the two windows. I removed the television from the braai area to reduce the noise level talked about. I addressed the garbage issue as well.

I apologized to Mr van Zyl for all the unpleasant moments he experienced before we talked about our issues.

I am selling my house as soon as I get approval to complete alterations and even if not approved. I told Mr van Zyl I'm selling my house even before the letters. I did speak to Mr van Zyl recently over the phone and he does not have a problem as long as I fulfill to what we agreed upon.

Yours Faithfully
 P. M. SASSING



El 4517, KBB

TP - A Theart
(H vld stoep)

Direkteur: Infrastrukture en beplanning

H. van der Stoep

Po Box 20

Hermanus

7200

FILE NO: EL 4517- KBB
SCAN NO: 09
COLLABORATOR NO: 866951

Geagte Meneer/Mevrou

Voorgestelde vestapping/afwykking. Brief van Jan Engeland van Dyk.

Goede dag

Ek Paul Sissing wil net graag my situasie verduidelik. Ek blameer nie my bouer vir wat gedoen was nie. Ek was deur hom belowe om die nodige goedkeuring te kry omdat hy in Betty's Baai vele werke vir baie mense gedoen het.

Ek en Mr. van Zyl het tot 'n ooreenkoms gekom oor die probleme wat ontstaan het. Ons het oplossings planne uitgewerk en ek het ook besluit om die huis te verkoop sodra ek my dokumente uitgesorteer het. Dit sal in die nuwe jaar geskiet 2016.

Ek pleit om vergifnis en versagting vir die afwyking en vra dat genade getaan word vir die oortrede.

Baie dankie dat u my te hulp kom.

Die uwe
D. I. Craina

TP 06 JAN 2016

Erf 4517, KBB

Direkteur: Infrastrukture en beplanning

H. van der Stoep

Po Box 20

Hermanus

7200



TP - A Theart
(H vld stoep)

FILE NO: EL 4517- KBB
SCAN NO: 08
COLLABORATOR NO: 866945

Graagte Meneer/mevrou

Voorgestelde verslapping/afwyking

U brief VSV trust Posbus 245 Bettiesbaai.

Ek is baie jammer dat ek nooit met u ontmoet het in die verlede. Dit is die eerste keer dat ek hoor dat u 'n probleem met my woning te 4517 het of gehad het.

Ek het ook nie geweet dat Bettiesbaai 'n aftree oord gaan word nie, anders sou ek nooit hier gekoop het nie. Die bewerings dat my voertuig nie ingebreek was nie kan by die polisie en Ask Sekuriteit bevestig word.

Ek het die probleme wat Mr van Zyl my verwittig het aangespreek en ons het oplossing uitgewerk. Dit is ook nie waar dat ek my nie steur aan my bure nie want u het nog nooit die sake aan my gerapporteur nie. Die waslyne was deur Mr van Zyl se bouer se werkers verwyder toe daer gebou was. Een van die bure kan dit bevestig want ek het sy nommer by hulle gekry om dit aan te spreek. Ek het ook nie Mr van Zyl daarmee belas nie omdat ek dit self kon oplos.

TP 06 JAN 2016

op die huidige oomblik gebruik net my familie en vriende my plek oor naweke en self in die week die bejaardes van ons gemeenskap.

Ek wil graag in vrede met al my bure lewe en sal alles doen om die vrede te bewaar. Ek wil u verseker dat ek my huis in die nuwe jaar 2016 gaan verkoop omdat u my nie weer in die toekoms sal glo dat dinge sal beter word nie.

Ek pleit u vergifnis en vra om verskooning dat dinge so ver moes gaan en ons deur die munisipaliteit moes praat.

Ek vra dat u my tegemoet sal kom sodat ek in die nuwe jaar kan voortgaan om die plek te kan verkoop.

Dankie die uwe

Paul Sissing



**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 4517, BETTY'S BAY (2937)**

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

Conditions:

1. that only the standard water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
2. that stormwater be allowed to discharge through Erf 4517, Betty's Bay, unobstructed;
3. that no on-street parking be allowed.


DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

23/10/2015
DATE