

**PORTFOLIO COMMITTEE :
INFRASTRUCTURE & PLANNING**

Chairperson :

**Executive Deputy Mayor,
Cllr R Smith**

Committee Members :

**Cllrs K Brice, D Botha
M Dyani & JJ Januarie**

**PORTEFEULJEKOMITEE :
INFRASTRUKTUUR & BEPLANNING**

Voorsitter :

**Uitvoerende Onderburgemeester
Rdl R Smith**

Komiteeëde :

**Rdle K Brice, D Botha
M Dyani & JJ Januarie**

INFRASTRUCTURE & PLANNING PORTFOLIO COMMITTEE
INFRASTRUKTUUR & BEPLANNING PORTEFEULJEKOMITEE

20 OCTOBER 2015

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Portfolio Committee : Infrastructure and Planning
20 October 2015
(Also the agenda for the Mayoral Committee Meeting : 28 October 2015)**

**1.
TOWN- & SPATIAL PLANNING REPORT WITH REGARD TO APPLICATIONS
CONSIDERED IN TERMS OF DELEGATED AUTHORITY : SEPTEMBER 2015**

15/3/11

R van Antwerp

(028) 313 8039

Hermanus Administration

14 September 2015

1. Executive Summary

To report on applications disposed of by the Senior Manager : Town- & Spatial Planning during the period from 1 September 2015 – 22 September 2015.

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 Senior Manager : Town- & Spatial Planning.

7. Financial Implications

None

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8. Staff Implications

None

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- & Spatial Planning in terms of delegated authority for the period 1 September 2015 – 22 September 2015:

1.	Erf 1009, De Kelders	7 September 2015
2.	Erf 2342, Pearly Beach	7 September 2015
3.	Erf 2830, Hermanus	7 September 2015
4.	Erf 2890. Onrus River	7 September 2015
5.	Erf 1229, Sandbaai	11 September 2015
6.	Portion 99 of the Farm 559	14 September 2015
7.	Erf 594, Kleinbaai	15 September 2015
8.	Erf 2035, Hermanus	16 September 2015
9.	Erf 1702, Gansbaai	17 September 2015
10.	Erf 1975, Hermanus	18 September 2015
11.	Erf 3850, Onrus River	18 September 2015
12.	Erf 304, Hawston	18 September 2015
13.	Portion 366 of the Farm 581	18 September 2015
14.	Erven 5295 and 5297, Hermanus	22 September 2015
15.	Erf 3908, Hermanus	22 September 2015
16.	Erf 2181, Pearly Beach	22 September 2015
17.	Erf 2168, Gansbaai	22 September 2015

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RESPONSIBLE OFFICIAL :	R VAN ANTWERP
TARGET DATE FOR IMPLEMENTATION :	11 NOVEMBER 2015
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 : SEPTEMBER 2015**

15/3/11

R van Antwerp

(028) 313 8039

Hermanus Administration

14 September 2015

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
20 OCTOBER 2015, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :

R VAN ANTWERP

TARGET DATE FOR IMPLEMENTATION :

11 NOVEMBER 2015

TARGET DATE TO INFORM APPLICANT :

N/A

TARGET DATE TO INFORM OBJECTOR :

N/A

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**1. ERF 1009, 9 WATERKANT STREET, DE KELDERS, OVERSTRAND
MUNICIPAL AREA : APPLICATION FOR DEPARTURE : LC & P VAN
RENSBURG**

1009 GDK (2983)

SW van der Merwe (028) 313 8900

Hermanus Administration

30 August 2015

Executive Summary

An application was received on 16 July 2015 from LC and P van Rensburg, the owners of Erf 1009, De Kelders, for a departure from the Scheme Regulations in order to legalize a garage, which structure encroach the 2m lateral building line with 0,43m.

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for departure on Erf 1009, De Kelders in order to relax the 2m lateral building line with 0,43m, **be approved** subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the building lines as indicated on the Site Development Plan No. VRDK-101-2015 as submitted with the application, maintaining a lateral building line of 1,57m;
 - (b) that building plans be submitted to the Building Department for approval;
 - (c) that the roof terrace be provided with balustrading, which balustrading shall be installed no closer that 2m from the lateral boundary adjoining Erf 1012;
 - (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 applicants 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 approval.

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**2. ERF 2342, 21 HARDER STREET, PEARLY BEACH, OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : JC & A GREEF**

2342 GPB (2970)

SW vd Merwe

(028) 313 8900

Hermanus Administration

3 September 2015

Executive Summary

To consider an application received on 1 July 2015 from JC & A Greef, the owners of Erf 2342, Pearly Beach, for a departure from the Resort Development Rules in order to provide one onsite parking bay instead of two.

RESOLVED :

1. that in terms of the provisions of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for departure from the Pearly Beach Resort Development Rules in order to provide one onsite parking bay instead of two, **be approved**;
2. that the approval in paragraph 1 above be subject to the following conditions:
 - (a) that the development occur strictly in accordance with plan number JJ 11/015 dated 16/02/2015;
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (c) that all other development parameters in terms of the Development Rules of the Pearly Beach Holiday Resort be complied with, and
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and Fire Department be complied with at that stage.
3. that the applicants 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 approval.

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3. **ERF 2830, 168 ELEVENTH STREET, HERMANUS (VOËLKLIP),
OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : M SCHOLTZ**

2830 HVK (2891)

P Roux

(028) 313 8900

Hermanus Administration

1 September 2015

Executive Summary

To consider an application received on 15 April 2015 from the owner, M Scholtz, on Erf 2830, Hermanus (Voëlklip) for a departure from the relevant Scheme Regulations in order to relax the lateral building line from 2m to 1,5m to accommodate extensions to the existing dwelling.

RESOLVED :

1. 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 in order to relax the lateral building line from 2m to 1,5m to accommodate extensions to the existing dwelling on Erf 2830, Hermanus (Voëlklip), **be approved**, subject to the following conditions;
 - (a) that the approval only has reference to Plan no DRG 3837/1 as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval and that all conditions from the Building - and Fire Department be complied with at that stage;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.

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**4. ERF 2890, 20 OLD MAIND ROAD, ONRUS RIVER, OVERSTRAND
MUNICIPAL AREA: PROPOSED SUBDIVISION : MJ EVANS**

2890 HON (2918)

H Olivier

(028) 313 8900

Hermanus Administration

28 August 2015

Executive Summary

An application has been received on 15 May 2015 from HR Waters on behalf of the property owner, MJ Evans for the subdivision of Erf 2890, Onrus River into a Remainder of approximately 5764m² in extend and a new portion of approximately 620m² in extend.

RESOLVED :

1. that in terms of Section 25 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a subdivision of Erf 2890, Onrus River into a Remainder of approximately 5764m² in extend and a new portion of approximately 620m² in extend, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the Subdivisional Plan, Drawing No: H/673 onr3976.drw dated May 2015, as 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 all the conditions in the Service Report (attached as Annexure D), be complied with, and
 - (e) that all the conditions imposed by Telkom (attached as Annexure E), be complied with.
2. 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 conditions of approval.

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5. **ERF 1229, 7 MENTZ STREET, SANDBAAI, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : DBF LE ROUX ON BEHALF OF SC WEIDEMAN**

1229 HSB (2923)

H Olivier

(028) 313 8900

Hermanus Administration

27 August 2015

Executive Summary

An application has been received on 20 May 2015 from DBF le Roux on behalf of the property owner, SC Weideman, on Erf 1229, Sandbaai for a departure from the relevant Scheme Regulations to relax the south-eastern lateral building line from 2m to 1,1m to accommodate the existing covered braai area on the property concerned.

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) an application for a departure from the relevant Scheme Regulations on Remainder Erf 1229, Sandbaai, to relax the south eastern lateral building line from 2m to 1,1m to accommodate an existing covered braai area, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the consolidation as indicated on the proposed consolidation plan;
 - (b) that approved SG Diagrams be submitted to the Municipality for record purposes;
 - (c) that the approval does not absolve the applicant / owner from compliance with any other relevant legislation and/or Title Deed conditions, and
 - (d) that all other development parameters, as prescribed in the relevant Zoning Scheme, be complied with.
2. that the applicant be notified of their right of appeal in terms of the provisions of the Local Government Municipal Systems Act, 2000 (Section 62) with regard to the above decision.

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6. **PORTION 99 OF FARM 559, SKILPADVLEI, HANGKLIP SMALLHOLDINGS, OVERSTRAND MUNICIPAL AREA : PROPOSED CONSENT USE : MESSRS TOMMY BRUMMER TOWN PLANNERS ON BEHALF OF SKILPADVLEI FARM (PTY) LTD**

KHANG 99/559 (2855)

S van der Merwe (028) 313 8900

Hermanus Administration

9 September 2015

Executive Summary

An application has been received on 16 March 2015 from Messrs Tommy Brummer Town Planners on behalf of Skilpadvlei Farm (Pty) Ltd, on Portion 99 of the Farm 559 for a consent use in order to construct a second dwelling unit on the property concerned.

RESOLVED :

1. that in terms of Section 2.2 of the Section 9 Zoning Scheme Regulations of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a consent use on Portion 99 of the Farm 559 for a consent use in order to construct a second dwelling unit on the property concerned, **be approved**, subject to the following conditions:
 - (a) that the second dwelling of 250m² is approved on the 7-8MSL line on the ridge;
 - (b) that no outbuildings are allowed and the garage be incorporated in the design of the proposed dwelling in order to limit the impact on the vegetation;
 - (c) that development be restricted to a second dwelling and garage only;
 - (d) that no other outbuilding be allowed;
 - (e) that critically endangered plants are camped off during the construction phase;
 - (f) that the existing access be maintained;
 - (g) that this approval does not absolve the applicant from compliance with any other relevant legislation;

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- (h) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (i) that all the conditions in the Services Report (attached as Annexure D), be complied with.
- 2. 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 conditions of approval.

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**7. ERF 594, 9 BOKMAKIERIE STREET, VAN DYKSBAAI (KLEINBAAI) :
PROPOSED DEPARTURE : WL SCHOONBEE**

594 GKB (2910)

SW van der Merwe (028) 313 8900

Hermanus Administration

4 September 2015

Executive Summary

To consider an application for departure received on 7 May 2015 from the owner of Erf 594, Van Dyksbaai, WL Schoonbee, for departure in order to relax the eastern lateral building line from 2m to 1,57m.

RESOLVED :

1. that the application for departure on Erf 594, Van Dyksbaai (Kleinbaai) in terms of the provisions of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in order to relax the eastern lateral building line from 2m to 1,57m, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the building lines as indicated on the Site Development Plan No. SCH – KB15 / 011 (attached as Annexure B);
 - (b) that building plans be submitted to the Building Department for approval;
 - (c) that all the conditions imposed by the Senior Manager: Operations (attached as Annexure D), be adhered to;
 - (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 62 of the Local Government: Municipal Systems Act No. 32 of 2000 with regard to the above decision.

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**8. ERF 2035, 50 EIGHTH STREET, HERMANUS (VOËLKLIP), OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : MLC CHIN**

2035 HVK (2911)

P Roux

(028) 313 8900

Hermanus Administration

16 August 2015

Executive Summary

An application has been received on 5 May 2015 from MLC Chin, owner of Erf 2035, Hermanus (Voëlkliip), in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for a departure from the Scheme Regulations in order to relax the lateral building line from 2m to 0m to accommodate the existing servant's quarter.

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the Scheme Regulations in order to relax the lateral building line from 2m to 0m to accommodate the existing servant's quarter, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the building line as indicated on the Site Development Plan which was submitted with the application;
 - (b) that 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;
 - (c) that the studio on the first floor may not be used for accommodation purposes and it may not contain a kitchen;
 - (d) that no kitchen is allowed in the servant's quarters;
 - (e) that the servant's quarter may not be utilized for self-catering purposes;
 - (f) that all the conditions in the Service Report (attached as Annexure D), be complied with.
 - (g) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation, and

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- (h) 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 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.

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9. ERF 1702, 3 PIKKEWYN STREET, GANSBAAI INDUSTRIAL : PROPOSED DEPARTURE : PJA HUYSER ON BEHALF OF A & J SWANEPOEL

1702 GIP (2883)

SW van der Merwe (028) 313 8900

Hermanus Administration

7 September 2015

Executive Summary

To consider an application for departure received on 7 April 2015 from PJA Huyser on behalf of the owners of Erf 1702, Gansbaai, A & J Swanepoel, for a departure from the Scheme Regulations in order to relax the 2m northern- and eastern building lines from 2m to 0m and 0,19m respectively.

RESOLVED :

1. that the application for departure on Erf 1702, Gansbaai in terms of the provisions of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in order to relax the northern lateral building line from 2m to 0m and the eastern lateral building line from 2m to 0,019m, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the building lines as indicated on the Site Development Plan, Drawing No 03/AS/14, dated 24 February 2015, Sheets 1 to 4, attached as Annexure B;
 - (b) that building plans be submitted to the Building Department for approval;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with,;
 - (e) that the parking and loading bays be provided in accordance with the parking layout as per Annexure B and that the said parking and loading bays be permanently demarcated to the satisfaction of the Senior Manager: Town- and Spatial Planning, and

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- (f) that the requirement of the Senior Manager: Engineering Services and Senior Manager: Operations attached as Annexures D and E, be complied with.
- 2. that the applicants 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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**10. ERF 1975, 37 TENTH STREET, HERMANUS (VOËLKLIP), OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : MESSRS WYNAND
WILSENACH ARCHITECTS ON BEHALF OF THE STASSEN FAMILY TRUST**

1975 HVK (2901)

P Roux

(028) 313 8900

Hermanus Administration

10 September 2015

Executive Summary

An application has been received on 24 April 2015 from Messrs Wynand Wilsenach Architects on behalf of the Stassen Family Trust, on Erf 1975, Hermanus (Voëlklip) for a departure from the relevant Scheme Regulations in order to relax the lateral building line from 2m to 0m to accommodate a readjusted position of the garden storeroom.

RESOLVED :

1. 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 1975, Hermanus (Voëlklip) in order to relax the lateral building line from 2m to 0m to accommodate a readjusted position of the garden storeroom, **be approved**, subject to the following conditions:
 - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (c) that this approval is only for the relaxation of building lines indicated on Plan No. LAD_001 dated April 2015, which was submitted with the application;
 - (d) that building plans be submitted to the Building Department for approval, and
 - (e) that conditions compiled in the services report be complied with.
2. 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 conditions of approval.

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**11. ERF 3850, 42 HENNIE HENN STREET, ONRUS RIVER, OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : E KROON**

3850 HON (2960)

H Olivier

(028) 313 8900

Hermanus Administration

16 September 2015

Executive Summary

An application has been received on 25 June 2015 from E Kroon on Erf 3850, Onrus River for a departure from the relevant Special Zone (Driehoek Area) applicable to the area to relax the 2m north western lateral building line to approximately 1,37m to accommodate a use change of a garage into a bedroom with en-suite and laundry.

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the Special Zone (Driehoek Area) applicable to Erf 3850, Onrus River to relax the north western lateral building line from 2m to approximately 1,37m to accommodate the usage change of a garage into a bedroom with on-suite and laundry, **be approved**, subject to the following conditions:
 - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (c) that this approval is only for the relaxation of the building line indicated on Plan No. KR-01, which was submitted with the application;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage, and
2. 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 conditions of approval.

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**12. ERF 304, SANDOWNE ROAD, HAWSTON, OVERSTRAND MUNICIPAL AREA
: PROPOSED DEPARTURE : N LLOYD ON BEHALF OF DB HARRISON**

304 HHW (2967)

H Olivier

(028) 313 8900

Hermanus Administration

15 September 2015

Executive Summary

An application has been received on 29 June 2015 from N Lloyd on behalf of Dr DB Harrison on Erf 304, Hawston for a departure from the relevant Scheme Regulations to relax the 2m eastern lateral building line to 1,3m to accommodate an existing servant's quarters and garage traversing the building line.

RESOLVED :

1. 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 304, Hawston, to relax the eastern lateral building line from 2m to 1,3m to legalize an existing outbuilding with garage and servant's quarters, **be approved**, subject to the following conditions:
 - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (c) that this approval is only for the relaxation of the building line indicated on Plan No. DWG NO: CS-D01 dated 25 May 2015, which was submitted with the application;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage, and
2. 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 conditions of approval.

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13. PORTION 366 OF THE FARM ONRUST RIVER NO. 581, CALEDON DISTRICT, OVERSTRAND MUNICIPAL AREA : PROPOSED CONSENT USE : MESSRS ENGELBRECHT & SCORGIE ON BEHALF OF D PEISER

Ptn 366/581 RCAL (2908)

H Olivier (028) 313 8179

Hermanus Administration

16 September 2015

Executive Summary

An application has been received on 6 May 2015 from Messrs Engelbrecht & Scorgie on behalf of Mr D Peiser for a consent use on Portion 366 of the Farm Onrust River No. 581 to accommodate an additional dwelling unit on the property.

RESOLVED :

1. that in terms of Clause 2.2 of the Overstrand Municipality Zoning Scheme Regulations the application for a consent use on Portion 366 of the Farm Onrust River No. 581 to accommodate an additional dwelling unit on the property, **be approved**, subject to the following:
 - (a) that the placement of the additional dwelling unit be in line with Plan No. 19-01/15 dated 24 March 2015, as submitted with the application;
 - (b) that the additional dwelling unit be single storey and the size of the additional dwelling unit be limited to a maximum of 250m² in size;
 - (c) that detailed building plans be submitted to the Building Department for approval;
 - (d) that this approval does not absolve the applicant/owner from compliance with any other relevant legislation;
 - (e) that all the other development parameters as prescribed in the Zoning Scheme Regulations be retained;
 - (f) that all the conditions imposed by Eskom (attached as Annexure E) be complied with;
 - (g) that all the conditions imposed by Telkom (attached as Annexure F) be complied with;

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- (h) that all the conditions imposed by the Department of Transport and Public Works (attached as Annexure G) be complied with;
 - (i) that all the conditions in the Services Report (attached as Annexure M) be complied with, and
 - (j) that all the conditions of the Fire Department be complied with at building plan submission phase.
2. 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 conditions of approval.

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14. **ERVEN 5295 & 5297, 32 MOSSELRIVER DRIVE & 5 KWAAIWATER ROAD, HERMANUS (EASTCLIFF), OVERSTRAND MUNICIPAL AREA : PROPOSED CONSOLIDATION : MESSRS GEOMATICS AFRICA ON BEHALF OF THE OGWINI TRUST**

5295 & 5297 HEC (2933)

P Roux

(028) 313 8900

Hermanus Administration

18 September 2015

Executive Summary

An application has been received on 2 June 2015 from Messrs Geomatics Africa on behalf of the Ogwini Trust, for the consolidation of Erven 5295 & 5297 Hermanus (Eastcliff).

RESOLVED :

1. that in terms of Section 2.3 of the Scheme Regulations made in terms of Section 9(2) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for the consolidation of Erven 5295 and 5297, Hermanus (Eastcliff), **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the proposed SG Diagram No. Comp.AINW-1223(M3779), as submitted with the application;
 - (b) that all the conditions in the Service Report (attached as Annexure D), be complied with;
 - (c) that all the conditions in the comment from Electro Technical Services (attached as Annexure E), be complied with;
 - (d) that this approval does not absolve the applicant from compliance with any other relevant legislation; and

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- (e) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
2. 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 conditions of approval.

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**15. ERF 3908, 276 TENTH STREET, HERMANUS (VOËLKLIP), OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : A VAN DEN HEEVER ON
BEHALF OF A LORD**

3908 HVK (2938)

P Roux

(028) 313 8900

Hermanus Administration

16 September 2015

Executive Summary

An application has been received on 8 June 2015 from A van den Heever on behalf of the property owner, A Lord, on Erf 3908, Hermanus (Voëlklip) for a departure from the relevant Scheme Regulations in order to relax the lateral building line from 2m to 1,2m in order to accommodate alterations on the property concerned.

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure on Erf 3908, Hermanus (Voëlklip) for a departure from the relevant Scheme Regulations in order to relax the lateral building line from 2m to 1,2m in order to accommodate alterations on the property concerned, **be approved**, subject to the following conditions:
 - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (c) that this approval is only for the relaxation of building lines indicated on the Site Development Plan dated 15 April 2015 which was submitted with the application;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building Department be complied with at that stage, and
 - (e) that all the conditions in the Services Report (attached as Annexure D) be complied with.

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2. that the applicant be notified of his 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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**16. ERF 2181, 23 CARPENTER STREET, PEARLY BEACH, OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : JP MATTHEWS**

2181 GPB (2915)

SW van der Merwe

(028) 313 8900

Hermanus Administration

18 September 2015

Executive Summary

An application has been received on 12 May 2015 from JP Mathews, owner of Erf 2181, Pearly Beach, for a departure from the relevant Pearly Beach Resort Development Rules in order to relax the 1m lateral building lines to 0,838m (northern side) and 0,431m (southern side) respectively, the 1m rear building line to 0,826m and to provide one onsite parking bay.

RESOLVED :

1. that in terms of the provisions of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for departure from the Pearly Beach Resort Development Rules on Erf 2181, Pearly Beach in order to relax the lateral building lines from 1m to 0,838m (northern side) and 0,431m (southern side) and the 1m rear building line to 0,826m, **be approved;**
2. that in terms of the provisions of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for departure from the Pearly Beach Resort Development Rules in order to provide one onsite parking bay instead of two, **be approved;**
3. that the approvals in paragraphs 1 and 2 above be subject to the following conditions:
 - (a) that the development occur strictly in accordance with Plan No 23/JM/15 1/2 and 2/2 dated 3 February 2015;
 - (b) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (c) that all other development parameters in terms of the development rules of the Pearly Beach Holiday Resort be complied with, and

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- (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and Fire Department be complied with at that stage.
4. 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 conditions of approval.

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**17. ERF 2168, 72 DAHLIA STREET, GANSBAAI (BLOMPARK), OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : DJJ & C BAARTMAN**

2168 GBP (2897)

SW van der Merwe (028) 313 8900

Hermanus Administration

18 September 2015

Executive Summary

To consider an application for departure received on 21 April 2015 from the owners of Erf 2168, Gansbaai (Blompark), DJJ & C Baartman for departure from the Scheme Regulations in order to relax the street building line from 2m to 1,5m (Dahlia Close 2) and 1m (Dahlia Street) respectively.

RESOLVED :

1. that the application for departure on Erf 2168, Gansbaai (Blompark) in terms of the provisions of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) in order to relax the 2m street building lines to 1,5m (Dahlia Close 2) and 1m (Dahlia Street), **be approved** subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the street building lines as indicated on the Site Development Plan No. BAA.BP.10/032 sheets 1/3 to 3/3, dated 20 May 2010 attached as Annexure B;
 - (b) that building plans be submitted to the Building Department for approval;
 - (c) that all the conditions imposed by the Senior Manager: Operations (attached as Annexure D), be adhered to;
 - (d) that the applicant should contact the Electrical Department prior to the commencement of building works so that the location of the connection cables could be pointed out;
 - (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.

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2. that the applicants be notified of their 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.