

**Notule van vergadering van die Beplanningstribunaal van Langeberg Munisipaliteit op  
16 Maart 2018 om 10h00 by die Langeberg munisipale kantore, Robertson.**

**1. Opening**

Mnr van der Westhuizen, heet almal welkom by die vergadering.

**2. Bywoning**

Isak van der Westhuizen	-	Voorsitter (Interne lid)
Jeremy Benjamin	-	Eksterne lid
Helene Janser	-	Eksterne lid
Hennie Taljaard	-	Eksterne lid
Carissa Pieters	-	Eksterne lid
Quinton Balie	-	Eksterne lid
Jack van Zyl	-	Assistent Bestuurder: Stadsbeplanning

**3. Aansoeke vir verlof tot afwesigheid**

Maynard Johnson	-	Adjunk voorsitter (Interne lid)
Kobus Brand	-	Interne lid

**4. Bekragtiging van notule**

- 4.1 Die notule van 'n gewone vergadering van die Beplannings Tribunaal van die Langeberg Munisipaliteit wat gehou was op 14 Desember 2017 in die Raadsaal, Munisipale Kantore, Robertson, word aanvaar.

**5. Punte uit vorige notule**

Geen

**6. Dringende Aangeleenthede, Verklarings en Mededelings deur die Voorsitter**

Geen

**7. Oorweging van Verslae / Consideration of Reports**

**1/2018** WYSIGING VAN HERSONERINGSVOORWAARDE OP OORDSONE VAN ERF 8219

(GEDEELTE VAN ERF 7217, SILWERSTRAND, ROBERTSON)

**Eenparige besluit dat die aanbeveling aanvaar word.**

That, based on the assessment and considerations in Section H of this report, the application for the amendment of conditions of approval, particularly for the amendment of the approved site development plan for the caravan park on erf 8219, Robertson be approved in terms of Section 60 of the Langeberg Municipal Land Use Planning Bylaw, 2015

to allow for the erection of 8 wooden cabins (maximum floor area of 120m<sup>2</sup>) on existing campsites and an undercover braai area of 100m<sup>2</sup>, subject to the following conditions:

- 3.2 The maximum height above natural ground level of each of the cabins will be determined by the calculated 1:100 year flood level at each position and, unless otherwise approved by the Manager Town Planning, may not exceed the following heights, measured at the highest natural ground level directly next to the building (refer to structure numbers 1-8 on SDP5):

Cabin No	Height of 1:100 year flood level above ground level (m)	Required floor height above ground level (m)	Maximum height of roof above ground level (m)
1	1.20	1.48	5.38
2	0.95	1.23	5.13
3	1.22	1.50	5.40
4	1.26	1.54	5.44
5	1.26	1.54	5.44
6	0.95	1.23	5.13
7	0.93	1.21	5.11
8	1.56	1.84	5.74

1. The development and use of the resort on erf 8219 must take place in accordance with revised site development plan described as SDP5 and marked ROB8219-LBM-TP5, with a total number of 50 caravan/camping stands and 8 cabins.
2. Building work on the proposed cabins and braai lapa may not commence before building plans have been submitted to Langeberg Municipality: Building Control and approved in terms of the National Building Regulations and Building Control Act
3. The design of the cabins must conform to the following:
  - 3.1 Structures must be on stilts to raise the floor levels to at least 280mm above the 1:100 year flood level as determined by the specialist engineer and land surveyor as part of the application and certified by a Professional Land Surveyor as correct. Accordingly, the floor level of each cabin should therefore be at least the following distance above natural ground level at each position, measured at the highest natural ground level directly next to the building (refer to structure numbers 1-8 on SDP5):

Cabin No	Height of 1:100 year flood level above ground level (m)	Required floor height above ground level (m)	Maximum height of roof above ground level (m)
1	1.20	1.48	5.38
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- 3.3 Cabins may only be single storey, with a maximum floor area of 120m<sup>2</sup>, including car ports, verandas, decks etc.
- 3.4 Only one dwelling unit per cabin allowed. Cabins may not be internally divided / separated or furnished to accommodate more than a single guest unit.

3.5 The external material and finish of the cabins must conform to the following:

3.5.1 Walls: As prescribed for External Cladding Infill Panels in the Silwerstrand Gholf Estate Architectural Guidelines, i.e. "Everite cladding panels or treated timber / hardwood", but may be varnished or painted.

3.5.2 Roofs: Material and colour as prescribed for Roof Coverings in the Silwerstrand Gholf Estate Architectural Guidelines, i.e. "All roofs are to be in Chromadek in the approved / specified colour as set out in the colour schedule" and "in a traditional small / victorian profile corrugated iron profile". (Colour schedule prescribes Dark Dolphin from the Cromadek range or Trojan Grey – or Mineshaft from the Midas Colour range)

4. The braai lapa must be located as indicated on SDP5 and with a maximum roof area (footprint) of 100m<sup>2</sup>. Sides may not be enclosed lower than 280mm above the 1:100 flood level. The highest point of the roof must be below 6.5m above natural ground level.
5. Building plan applications must be accompanied by a site plan for each building, which must indicate the exact natural ground level and 1:100 year flood level, at the point of the highest natural ground level directly next to the building. These site plans must be certified as correct by a Professional Land Surveyor. The various heights, e.g. natural ground level, 1:100 year flood level, floor level and roof height must also be shown on elevation drawings.
6. After completion of each of the new buildings and before a completion / occupation certificate may be issued, the owner must submit a certificate from a Professional Land Surveyor's that the building conforms to the building plan in terms of position, floor height above 1:100 year flood level and height above natural ground level.
7. The cost of any required upgrading or change to the existing electrical connection and -network will be for the owner's account, together with any applicable bulk levy at that stage.
8. Before this land development approval may be executed and before building plans for the new cabins and lapa may be approved, the applicant/owner must provide written confirmation from Western Cape Department of Transport and Public Works: Road Network Management that the requirements set out in paragraph 2 of the department's letter 16/9/6/1-04/135 (Job 25250) dated 21 November 2017 have been met to the department's satisfaction.
9. Before this approval may be executed and before building plans for the new cabins and lapa may be approved, the applicant/owner must provide written confirmation from the Breede-Gouritz Catchment Management Agency (BGCMA) that conditions 3 and 4 set out in their letter 4/10/1/H40J/Silwerstrand 8219(prt7217) dated 28 September 2017 have been met to the department's satisfaction. All other conditions set out in the same letter apply.

## 8. **Ander Sake**

Geen

## 9. **Afsluiting**

Vergadering het om 12:00 afgesluit.