

**ERF 4584, 13 CHIAPPINI STREET, ONRUS RIVER: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: ZE KRUGER**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for the following:

- **Departure** in terms of Section 16(2)(b) to relax the street building line from 4m to 0m and the lateral building line from 2m to 0,92m to accommodate an existing carport.
- **Determination of an administrative penalty** in terms of Section 16(2)(q) for unauthorised land use as mentioned above.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **27 October 2023**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. H Olivier** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 4584, CHIAPPINISTRAAT 13, ONRUSTRIVIER: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: ZE KRUGER**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek soos volg ontvang is:

- **Afwyking** ingevolge Artikel 16(2)(b) om die straatboulyn vanaf 4m na 0m te verslap en die syboulyn vanaf 2m na 0,92m om die bestaande motorafdak te akkommodeer.
- **Bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) vir ongemagtigde grondgebruik soos hierbo genoem.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **27 Oktober 2023**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. H Olivier** at 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

**ISIZA 4584, 13 CHIAPPINI STREET, ONRUS RIVER: ISICELO SOPHAMBUKO NOKUMISELWA KWESOHLWAYO SOLAWULO: ZE KRUGER**

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe sokulandelayo:

- **Uphambuko** ngokwemiqathango yeCandelo 16(2)(b) ukunyenysiswa komda wesakhiwo osesitalatweni ukususela kwi-2m ukuya kwi-0,92m ukulungiselela ikhapoti esele ikho.
- **Ukumiselwa kwesohlwayo solawulo** ngokwemiqathango yeCandelo 16(2)(q) ngokusetyenziswa komhlaba ngokungagunyaziswanga njengoko kuchaziwe ngasentla.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla **wama-27 uOktobha 2023**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **kuMnu H Olivier** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



## DEPARTURE TO RELAXATION OF BUILDING LINES AND APPLICATION FOR PENALTY FEE.

Z.E. Kruger  
ERF 4584  
13 CHIAPPINI STREET  
ONRUS

I Wish to apply for Building Line Relaxation on existing CARPORT, mainly for protection of my vehicle against extreme weather conditions, as well as for Insurance purposes.

### A. PROPOSED DEVELOPEMENT

Accessibility of Property - Chiappini Street Onrus is a narrow road and becomes very busy with Krans Zicht complex (consisting of 23 individual houses) situated right opposite my property. Parking is an ongoing problem in Chiappini Street as the complex itself does not cater for parking for their guests, and therefore they park on the pavement in front of my property. Accessibility to my property (with the carport) will not impose any interference or affect any additional traffic. Carport 16m<sup>2</sup> of which 14.5m<sup>2</sup> exceeds the building line which forms part of ERF 4584

### B. CHARACTER OF THE ENVIRONMENT

13 Chiappini Street forms part of the residential area with no historical architectural or conservation worthy areas. The carport will not affect the privacy of any neighbours or affect any street scenes or views.

### C. DESIRABILITY OF THE PROPOSED UTILISATION

The property will not be used for other uses e.g., agricultural/conservation/mining.  
The Proposal (carport) will not influence surrounding property owners. (Residential area)

### D. INVESTIGATION CARRIED OUT

No other laws are relevant to the application.

E. THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES

I do not anticipate any problems as the CARPORT will not affect the natural environment. Accessibility to the covered driveway will have no effect on additional traffic, as it forms part of ERF 4584.

F. CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

Application is for exceeding Building Line - total of carport is 16.0m<sup>2</sup> of which exceeding 14.5m<sup>2</sup> the proposed application will not influence any neighbours or traffic.

---

G. PLANNING PRINCIPALS

SPATIAL JUSTICE - not applicable

SPATIAL SUSTAINABILITY - not applicable

EFFICIENCY - not applicable

SPATIAL RESILIENCE - not applicable

Kind regards,

Z E Kruger



APPLICATION FOR EXEMPTION OF PENALTY FEES

Dear Sir/Madam

13 CHIAPPINI STREET  
ONRUS  
ERF 4584

---


Existing CARPORT of 16.0<sup>2</sup> of which 14.5m<sup>2</sup> exceeding the Building Lines  
Please see quote on Carport

I was completely unaware of exceeding any Building Lines as I had not been advised or informed by the builder 2 years ago.

As I have not previously contravened the B-Law, please would you be so kind as to allow exemption from any penalty fees, as I have been uninformed about exceeding any building lines. It is important to me that my vehicle be parked under cover for protection against extreme weather conditions. The carport offers me more safety and security behind closed gates.

Kind regards  
Z.E. KRUGER



NOTES:	DRAUGHTSMAN Reg No: D2404 <i>Bester</i>
	Signed: <i>Bester</i>
	Date: 17.07.2023
	CLIENT
Signed: .....	CLIENT
Date: .....	ZOE KRUGER
	PROJECT
	ERF 4584, ONRUS
	PLAN DESCRIPTION
	FLOOR PLAN - BUILDING LINE APPLICATION
	SCALE: 1:100 (A3)
	DATE: JULY 2023
	PLAN NUMBER: PN16/02
 <b>Bester</b> DRAWING SERVICES <small>SACAP Registration no: 204</small>	

