

ERF 12316, 64 NINTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS VKDB ARCHITECTURE & INTERIOR DESIGN ON BEHALF OF MIANDRE INVESTMENTS (PTY) LTD

Notice is hereby given in terms of Section 48 read with Section 16(2)(b) the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for departure for the following:

- to extend a section of the existing northern boundary wall from 2.1m to 3.141m to provide privacy to the property; and
- to retain the existing boundary wall, which formally formed part of the demolished outbuilding, at a maximum height of 3.395m.

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) alida@overstrand.gov.za) on or before **11 March 2021** quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr P Roux** 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 12316, NEGENDE STRAAT 64, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: MNRE VKDB ARCHITECTURE & INTERIOR DESIGN NAMENS MIANDRE INVESTMENTS (PTY) LTD

Kennis word hiermee gegee ingevolge Artikel 48 saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is om afwyking vir die volgende:

- om die gedeelte van die bestaande noordelike grensmuur vanaf 2.1m tot 3.141m te verleng om privaat tot die eiendom te verleen; en
- om die bestaande grensmuur wat voorheen deel van die afgebreekte buitegebou gevorm het te behou, met 'n hoogte van 3.395m.

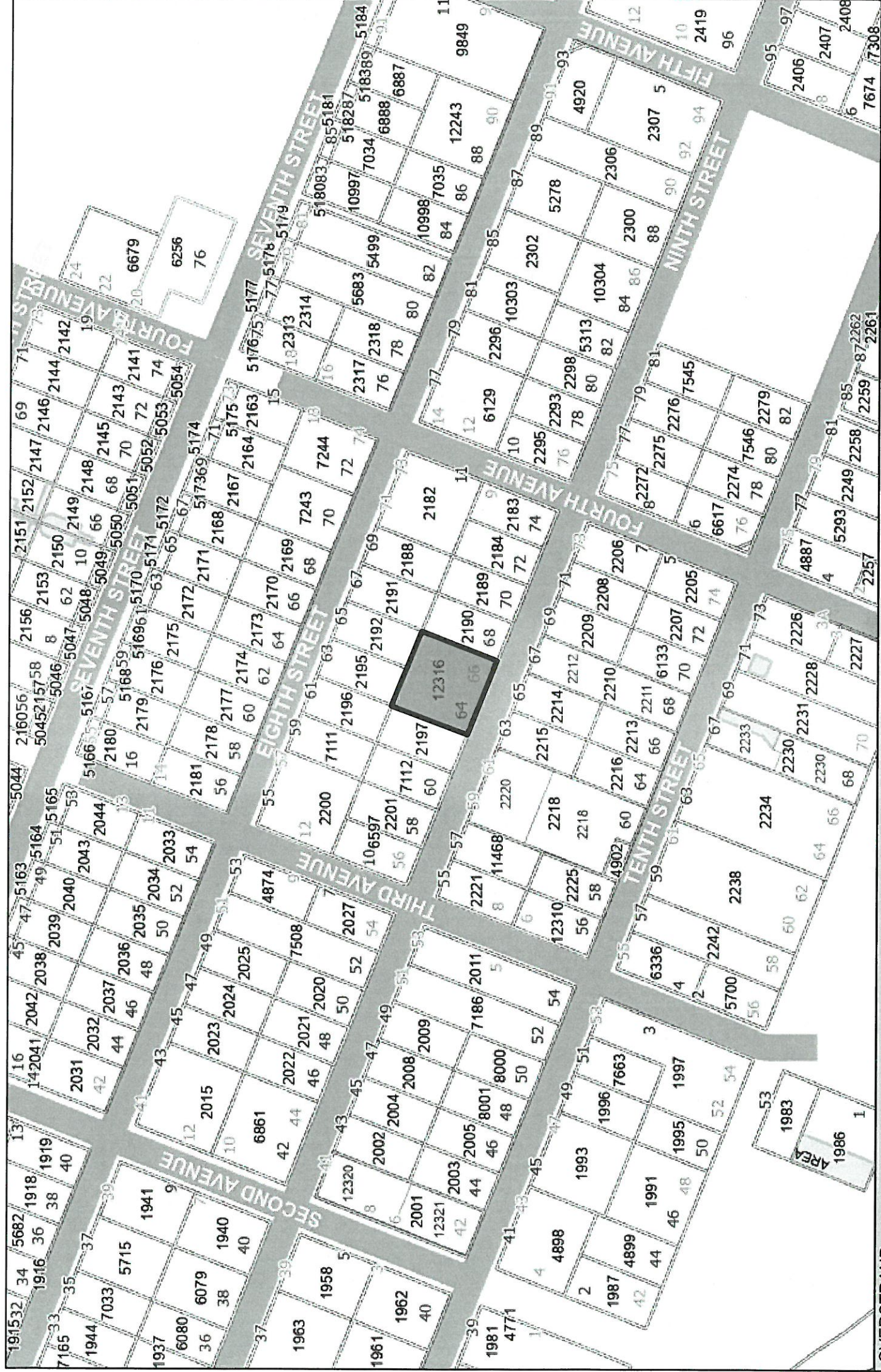
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op **11 Maart 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr P Roux** by 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 12316, 64 NINTH STREET, VOËLKLIP, EHERMANUS, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: MESSRS VKDB ARCHITECTURE & INTERIOR DESIGN EGAMENI LE-MIANDRE INVESTMENTS (PTY) LTD

Isaziso sikhutshwa ngokwemiqathango yeCandelo 48 elifundwa kunye neCandelo (16)(2)(b) loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) sokokuba isicelo sifunyenwe sophambuka kulungiselelwa oku kulandelayo:

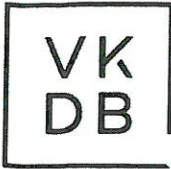
- ukwandiswa kwecandelo lodonga lokubiya ngasentla osele lukho ukususela kwi-2.1m ukuya kwi-3.141m ukunika ikhusi kwipropati; kunye
- nokugcinwa kodonga lokubiya osele lukho, olwaluyinxalenye ngaphambili yesakhiwo esingaphandle esichithiweyo, esimphakamo ubukhulu buyi-3.395m.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, 16 Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho oYilwayo mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla **11 EyoKwindla 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **uMnu. P Roux** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe



ERF 12316, 64 NINTH STREET, VOELKLIP





ARCHITECTURE
INTERIOR DESIGN

Handwritten signature

*TP. n. (Heart)
(H. Olivier)*

T. +27 (0)21 880 2991
F. +27 (0)21 880 2921
E. admin@vkdb.co.za
W. www.vkdb.co.za

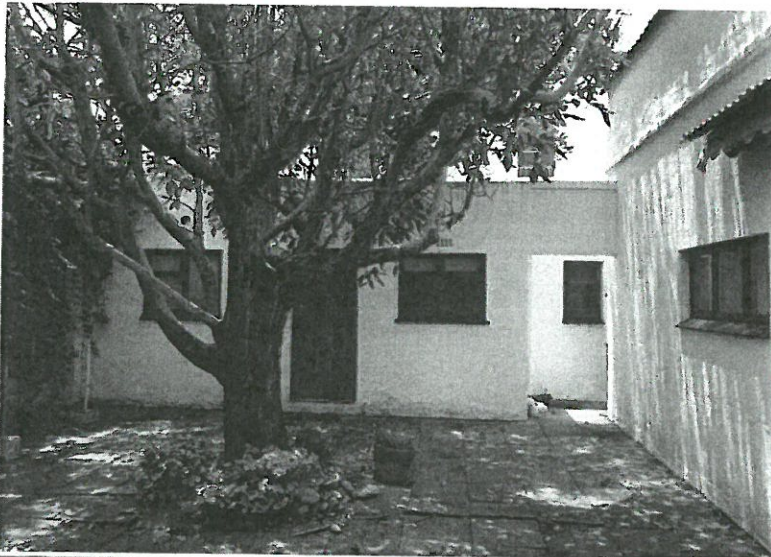


Dear Town Planning

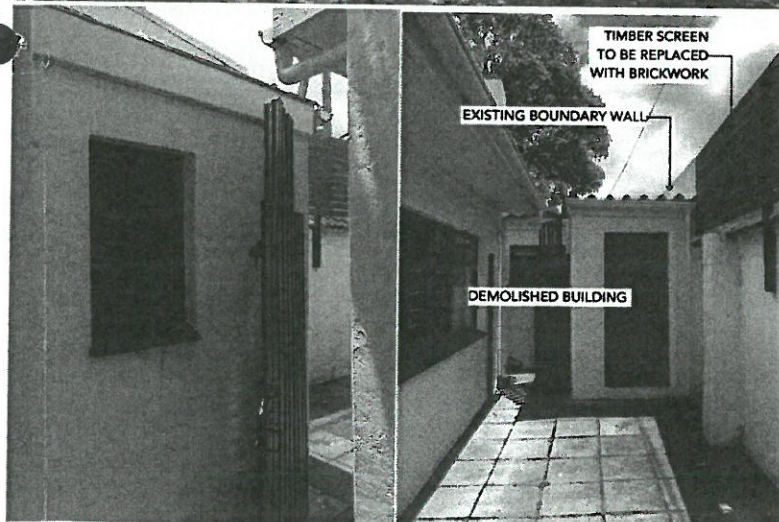
This letter is a request for a permanent departure from the provisions of the zoning scheme, as described in Section 16(2)(b), and pertains to the approval of existing boundary walls higher than 2.1m and raising of a section of boundary wall above the permitted 2.1m on Erf 12316 in Voelklip, Hermanus.

a) The history of Erf 2194's boundary walls (now consolidated with erf 2193 to form erf 12316)

Our client purchased ERF 2194 with an existing dwelling on it. The dwelling included an out building which was built against the boundary wall, and we believe approved by Hermanus Municipality (please refer to plans of existing attached). In the process of demolishing the existing dwellings, the former outbuilding walls that form the boundary walls, were retained.



FILE NO:	ET 12316
	Voelklip Hermanus
SCAN NO:	HVK 12316
COLLABORATOR NO:	1593989



Outbuilding on Erf 2194 – now demolished

21 Electron Street, Technopark, Stellenbosch, South Africa
Postnet Suite 407, Private Bag X5061, Stellenbosch, 7599, South Africa

Directors:

CHE VISSER
B.Build | B.Arch | M.Arch

WJ DE BRUIN
B.Arch

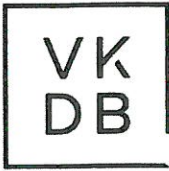
M GELDERBLOM
National Diploma in Interior Design

JA THOMSON
B.Arch

A ERASMUS
BAS | M.Arch (Prof)

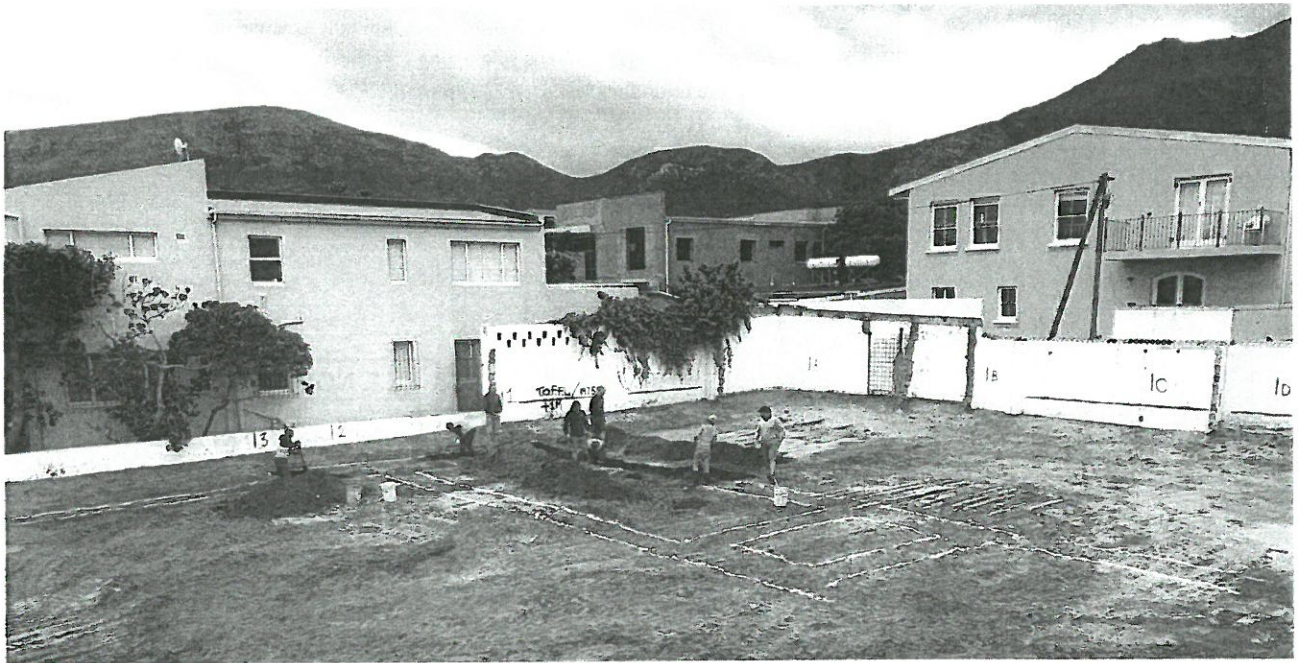
A BERNARD
BAS | BAS (Hon) | M.Arch (Prof)

TP 18 OCT 2021



These two walls, one facing onto Erf 2195 & Erf 2197, are both as a result of the demolition of the outbuilding, in excess of 3m tall. Though these were not previously approved as 'boundary walls', we believe there is no adverse effect to the neighbouring properties in classifying them as such, as the privacy they provided before, remains intact.

While the outbuilding walls provide some privacy, an additional timber screen was added to lessen the degree to which the property is overlooked by the dwelling on Erf 2195. Our proposal, and purpose of this application is to formalise the privacy of solution that the timber screen provided by raising the section of boundary wall in this area to match the heights of the existing walls.



Context image showing demolished outbuilding and remaining walls

21 Electron Street, Technopark, Stellenbosch, South Africa
Postnet Suite 407, Private Bag X5061, Stellenbosch, 7599, South Africa

Directors:

CHE VISSER
B.Build | B.Arch | M.Arch

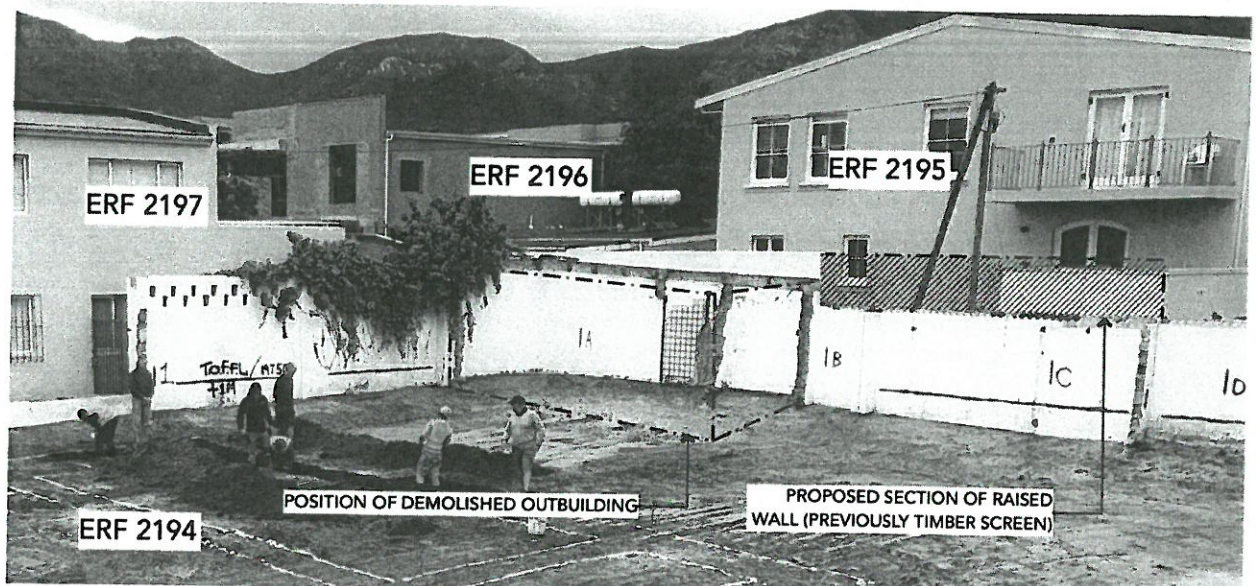
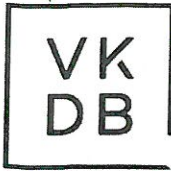
WJ DE BRUIN
B.Arch

M GELDERBLOM
National Diploma in Interior Design

JA THOMSON
B.Arch

A ERASMUS
BAS | M.Arch (Prof)

A BERNARD
BAS | BAS (Hon) | M.Arch (Prof)



Context image showing demolished outbuilding wall now forming the boundary wall

b) Proposed Development:

The proposal is to raise a 7m section of boundary wall facing onto ERF 2195 to match an existing section of boundary wall which is currently around 3.27m (Ave) above NGL. We believe it would be beneficial to all parties (owners of Erf 12316 and Erf 2195) as it will provide adequate privacy for both properties.

c) Approval of Existing walls

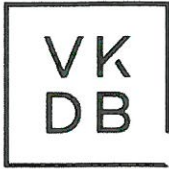
As discussed above, the demolition of the outbuilding has left an 8.47m section of the existing **northern** boundary wall (facing Erf 2195) at average 3.27m above NGL and the **western** facing boundary wall (Facing Erf 2197) has a 3.49m section at average 3.4m above NGL and an 8.46m section at average 3m above NGL.

These walls are currently providing privacy to all parties and we would like to retain them.

d) Character of the Environment:

The boundary walls in question are shared boundaries at the back of the property facing onto adjoining neighbours. Neither are street boundaries and therefore not visible from the street. We believe therefore that the character of the environment will not be adversely affected.

Directors:



e) The impact of the proposed land development on municipal engineering services:

We do not anticipate any problems relating to the provision of services for this proposal.

f) Planning Principles:

- **Spatial Sustainability:** We believe that the proposal will not adversely affect the spatial sustainability of the area as it does not detract from the street scape or the biodiversity of the area.
- **Good Administration:** We believe that the proposal has been handled in good practice as the neighbouring parties agree on the benefits offered by the proposal.

We have contacted the affected neighbour, Jeanne Garlick (ERF 2195, 63 8th Street, Voelklip Hermanus), and are in agreement that the proposed added wall is beneficial in restoring the desired privacy to both properties. Please refer to the signed drawing by Jeanne Garlick to show her consent.

We have also contacted the neighbour at Erf 2197, Alen Turnley, and we've received a consent form and signed site plan from him stating that he has no objection.

We trust that our request will be considered favourably and look forward to hearing from you.

Thank you kindly

Regards

Willem de Bruin for VKDB Architects (PTY) LTD.

Directors:

NOTES:

ALL ALUMINIUM TO BE AAAMSA APPROVED AND CERTIFIED. ALL GLAZING TO BE SAGGA APPROVED AND CERTIFIED. MANUFACTURER/SPECIALIST PRIOR TO MANUFACTURE. GLAZING SUPPLIER TO ENSURE THAT ALL GLASS TYPES & THICKNESSES ARE AS PER NIBRI. COMPLY WITH SANS 10374. SANS 10400 MAKE PERMANENTLY GLASS TO BE PERMANENTLY MARKED AS SUCH, SAFETY GLASS TO COMPLY WITH SANS 1263.1. CLEAR SAFETY GLASS. MINIMUM GLASS THICKNESS TO BE AS DETERMINED BY STRUCTURAL ENGINEER OR SIMILAR AAAMSA/SAGGA APPROVED COMPETENT PERSON. ALL DOOR OPENINGS TO BE CALCULATED PRIOR TO MANUFACTURE. REFER TO PLAN FOR HANDING OF DOOR REEFER PLAN FOR INWARD OR OUTWARD DOOR OPENINGS.

CONSTRUCTION

VK DB

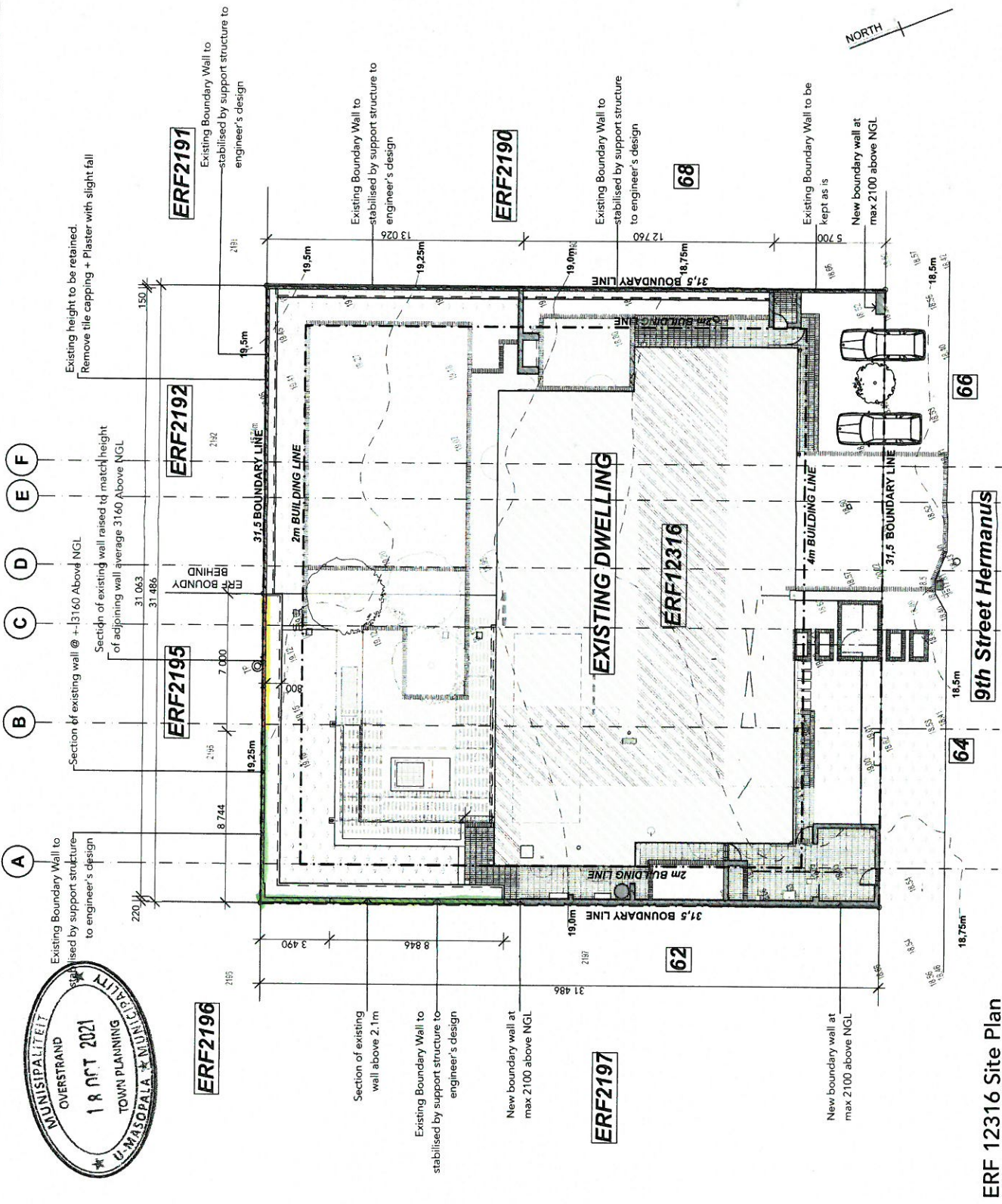
ARCHITECTURE
INTERIOR DESIGN

**House Fick
Hermanus**

Proposed new dwelling

DRAWING TITLE: Boundary Walls Plan A3
PROJECT NO.: 1642
DWG NO.: 2.10
REV: 0
ISSUED FOR: UTTERERK.VR
SCALE: 1:200
DRAWN BY: SSV
DATE: 2021/10/14

COUNCIL SUBMISSION



ERF 12316 Site Plan
1:200

