

**ERF 2382, UNIT 1 FYNBOS, 2 ROCKHOPPER STREET, VERMONT: APPLICATION FOR AMENDMENT OF THE SITE DEVELOPMENT PLAN: NS ARCHIBALD**

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 in terms of Section 16(2)(l) for the amendment of the site development plan to accommodate an extension to the unit, a deck with hot tub and a fire pit.

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 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **7 October 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Town Planner, **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 2382, EENHEID 1 FYNBOS, ROCKHOPPERSTRAAT 2, VERMONT: AANSOEK OM WYSIGING VAN TERREINONTWIKKELINGSPLAN: NS ARCHIBALD**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ingevolge Artikel 16(2)(l) ontvang is vir die wysiging van die terreinontwikkelingsplan om aanbouings aan die eenheid, 'n dek met jacuzzi en 'n braaipit te akkommodeer.

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 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **7 Oktober 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr. H Olivier** 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 2382, "UNIT 1 FYNBOS, 2 ROCKHOPPER STREET", VERMONT: ISICELO SOKULUNGISWA KWESICWANGCISO SOPHUHLISO LWESIZA: NS ARCHIBALD**

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand wesiCwangciso sokuSetyenziswa koMhlaba, 2020 sokokuba isicelo sifunyenwe ngokwemiqathango yeCandelo 16(2)(l) sokulungiswa kwesicwangciso sophuhliso lwesiza ukulungiselela ukwandiswa kwesiza, udonga oluhamba nebhafu yamanzi ashushu kunye neziko lokubasa.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure yesibhozo kusasa (08:00) necala emva kweyesine emva kwemini (16:30) kwiSebe: Town Planning, 16 Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho, zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama **7 kuOktobha wama-2022**, unike igama lakho, idilesi neenkukacha zakho zonxibelelwano, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa unemibuzo ungatsalela uMhleli weDolophu **uMnu. H Olivier**, kule nombolo 028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe lwesiCwangciso seDolophu apho igosa lakwamasipala lizo kumncedisa azibhale izimvo zakhe ngokusesikweni.



## MOTIVATIONAL REPORT

### A) GENERAL INFORMATION:

**APPLICATION: REQUIRE PERMISSION FOR THE AMENDMENT OF THE SITE DEVELOPMENT PLAN (SDP) UNDER SECTION 16 (2) (L)**

**OWNER DETAILS:**

MR N ARCHIBALD - OWNER OF NO 1 FYNBOS (BUILDING NO 3 ON PLANS)

**PROPERTY DETAILS:**

ERF 2382

FYNBOS

2 ROCKHOPPER STREET, VERMONT

### A) PROPOSED DEVELOPMENT:

FYNBOS CONSISTS OF 3 BUILDINGS ON ERF 2383 (1543.1 m<sup>2</sup>). EACH BUILDING CONSISTS OF 2 DUPLEX UNITS. EACH UNIT WAS DESIGNED AND BUILT TO HAVE A PRIVATE YARD AND BALCONY AT THE BACK (WEST) SIDE OF THE PROPERTY.

FYNBOS IS MANAGED BY A BODY CORPORATE CONSISTING OF A CHAIRPERSON AND 2 TRUSTEES WHOM WAS NOMINATED AND PERMITTED UNDER THE RELEVANT CONSTITUTION TO MAKE DECISIONS ON BEHALF OF THE OTHER 3 OWNERS.

THE PROPOSED DEVELOPMENT ENTAILS THE EXTENSION OF THE EXISTING PRIVATE BALCONY WITH 7 m<sup>2</sup>. THE DEVELOPMENT IS FOR PRIVATE USE AND WILL NOT HAVE ANY EFFECT ON THE MAIN ROAD NETWORK OR ANY OTHER INFRASTRUCTURE.

### B) CHARACTER OF THE DEVELOPMENT:

THE PROPERTY IS SITUATED IN AN AREA ZONED FOR RESIDENTIAL PURPOSES, BOTH DWELLING HOUSE AND RESIDENTIAL COMPLEXES.

THE PROPOSED BALCONY EXTENSION IS IN THE BACK OF THE PROPERTY AND WILL HAVE NO IMPACT ON THE CHARACTER OF THE AREA OR THE PRIVACY OF NEIGHBORS.

THERE ARE NO NATURAL ASSETS, HISTORICAL ARCHITECTURAL OR CONSERVATION FACTORS TO CONSIDER.

### C) DESIRABILITY OF THE PROPOSED UTILIZATION:

THE PROPERTY IS FOR RESIDENTIAL PURPOSE ONLY WITH NO POTENTIAL FOR OTHER USES.

### D) INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT TO THE CONSIDERATIONS OF THE APPLICATION:

THE PROPOSED BALCONY EXTENSION IS NOT INFLUENCED BY ANY OTHER LAWS.

### E) THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL SERVICES:

NO ADDITIONAL SERVICES REQUIRED. THE BALCONY EXTENSION IS FOR PRIVATE USE ONLY AND WILL HAVE NO IMPACT ON ANY SERVICES OR INFRASTRUCTURE.

### F) CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS:

NOT APPLICABLE TO THIS APPLICATION.

### G) PLANNING PRINCIPALS:

THE POLICIES, PRINCIPLES, AND PLANNING AND DEVELOPMENT NORMS AND CRITERIA AS SET OUT IN SECTION 42 OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013) (SPLUMA) AND CHAPTER V1 OF THE LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014) (LUPA) IS NOT APPLICABLE TO THE PROPOSED BALCONY EXTENSION APPLICATION.



EXISTING BALCONY



AREA FOR PROPOSED EXTENSION



SIMILAR EXTENSION PREVIOUSLY APPROVED - BUILDING 1 UNIT 1



