

**ERF 3551 (A PORTION OF ERF 1142), CORNER OF SCHOOL AND WILLSBY STREETS, HAWSTON: APPLICATION FOR DEPARTURE: D GELDERBLOM ON BEHALF OF OVERSTRAND ASSOCIATION FOR PERSONS WITH DISABILITIES**

Notice is hereby given in terms of Section 48, read with Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a departure to relax the lateral and rear building lines from 5,0m to 2,0m respectively, to accommodate a proposed new outbuilding.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 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 **24 February 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 3551('N GEDEELTE VAN ERF 1142), HOEK VAN SKOOL- EN WILLSBYSTRAAT, HAWSTON: AANSOEK OM AFWYKING: D GELDERBLOM NAMENS OVERSTRAND ASSOCIATION FOR PERSONS WITH DISABILITIES**

Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is om die sy- en agterboulyne onderskeidelik vanaf 5,0m na 2,0m te verslap om 'n voorgestelde nuwe buitegebou te akkommodeer.

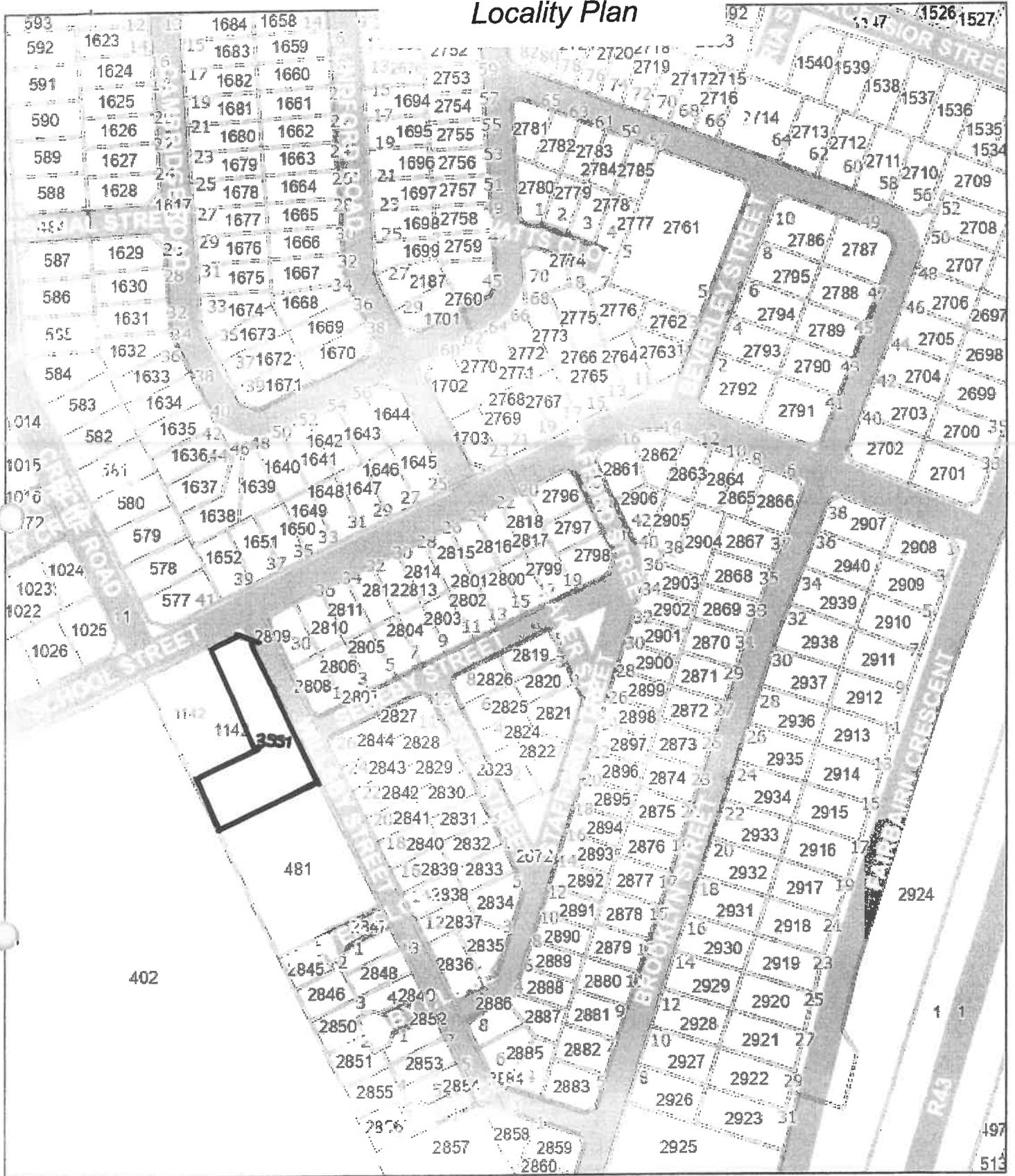
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **24 Februarie 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** 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 SAMA-3551 (INXALENYE YESIZA SE-1142), KWICORNER OF SCHOOL NEWILLSBY STREETS, EHAWSTON: ISICELO SOKUPHAMBUKA: D GELDERBLOM EGAMENI LOMBUTHO WASE-OVERSTRAND LABANTU ABAPHILA NOBULWELE**

Isaziso sinikwe ngokuphathelele kwiCandelo lama-48 - lomThetho kaMasipala wesiLungiso wase-Overstrad kuYilo lokuSetyenziswa koMhlaba kaMasipala , 2020, (UmThetho kaMasipala ) ukuba isicelo sifunyanelwe ukuphambuka ukuze kunyenyiswe imida yokwakhiwa okungasemva nasemacaleni ukusuka kwisi-5,0m to 2,0m ngokulandelelana kwazo, ukulungiselela isakhiwo esingaphandle esitsha esindululwayo.

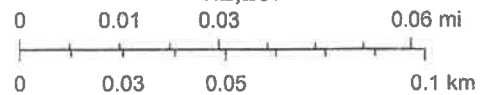
linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kamasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngolu suku okanye ngaphambi komhla wama- **24 uFebhuwari 2023**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungafonela **uMnu. 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.

# Erf 3551 Hawston Locality Plan



11/8/2022, 5:12:04 PM

1:2,257



- Municipalities
- Districts
- Overstrand
- Property Standard
- SG Approvals
- Roads
- Primary

Overstrand Asso for Persons with Disabilities

Ms Desiree Gelderblom

Plotno 3551 ( Portion 1142) Hawston

School Street

Hawston

sw.overstrandapd@hermanus.co.za

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8 November 2022

The Municipal Manager

Town Planning Department

Box 20

Hermanus

**Motivation : Application for departure : Plot no3551 – portion 1142 Hawston**

This property is situated in Will and School St Hawston. The organization applying for a departure to allow them to construct the proposed structures to the existing dwelling and proposed structure to comply with Section 16(2)(b) of the Overstrand Municipal `s Bylaw on the Municipal Land Use 2020.

**Zoning ; Residential Zone 1**

The property is zoned as **Residential Zone 1** : Single Residential and well as all the surrounding properties and are utilized as such – meaning for residential purposes with the Primary School and Creche as adjoining properties.

**A : Proposed development :**

The property development consists of the following:

1. Additions to the existing structure on the site
2. Proposed workshop ,
3. Daycarefacilities for workers children .
4. Garage .
5. 5. Restroom and

6. 6.Storage facility.

This application is to allow for the proposed additions to be build from :

1. 5,0m to 2,0m on the lateral boundaries
2. 5,0m to 2,0m on the rear boundaries
3. 5,0m to 2,0m on the front boundaries.

Provisions have also been made for parkingbays.

**B : Character of the environment ;**

The character of the environment will not be impacted in allowing the structures to be built and the property value of the neighboring properties will not be affected negatively. The residential character will not be affected by approving this application. The proposed structures will be well constructed and maintained .

**C: Desirability of the proposed utilization :**

The land use and property zoning will remain intact . This property is used for mixed purposes.

**D: Investigations carried out in terms of other laws which are relevant to the consideration of the application :**

This proposed application does not influenced any other laws such as the National Heritage Resources Act Environmental Management Air Quality , National Environmental Integrated Coastal Management Act, Nema, Subdivision of Agricultural Land Act, Occupational Health and Safety Act, Waste and the National Water Act .

**E : The impact of the land development on municipal services :**

This property is located in a well serviced area which includes the availability of electricity , sewerage ,water and other services. Currently no service are required in this regard.

The site is accessible to all the existing road networks – R43 , Fisherhaven and Hermanus . This area have a very low bearing in terms of the traffic flow and therefore will stay unchanged seeing that the proposed application for a departure is in line with spatial planning policies.

**F: Consideration of forward planning and landuse documents :**

This does not apply to the current application .

**Spatial sustainability** – This area does have any heritage value and is not registered / zoned as such .The proposed structures / development are on a serviced erf and will improve the surrounding erven value

and will have no negative impact on the immediate environment. To approve the said application will enhance the surrounding area and will encourage landowners to do sustainable improvements on their properties.

**Spatial Justice** – Although spatial justice cannot redress all the unjust and imbalances of the past , this development still falls within the separate immunities act whereby such developments falls within the urban borders of towns and cities. In order to re dress some of the past retrosities steps have been made to provide services , such as water , sewer and electricity to the poorest or the poor and marginalized citizens of Overstrand.

**Efficiency** – This property is located between Fisherhaven to the west and Vermont to the east and is accessible from both area. The approving of this application can be seen as a benchmark in curbing densification , influxing and erecting of illegal structures .This will enhance responsible use and monitoring of resources and infrastructure .

**Spatial Resilience** – The approval of this application will show the flexibility in spatial plans , policies and land use management systems that will ensure the sustainable livelihoods of communities in the more disadvantaged areas.

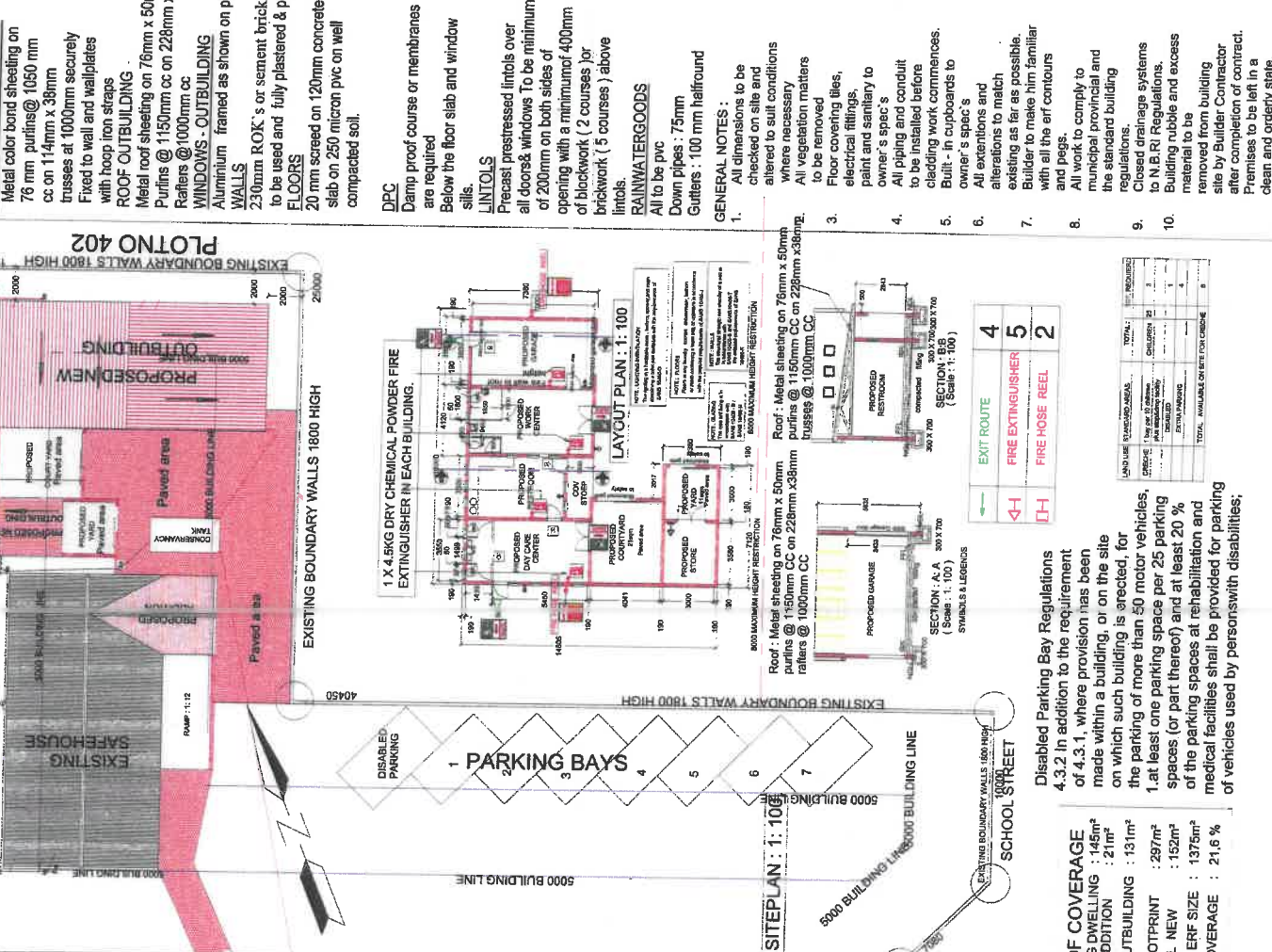
**Good administration** – The applicant are committed to good administration practice and principle and will co-operate fully with local government in this regard. The applicant will ensure that all processes as stipulated by the Overstrand Municipal's Bylaws on Municipal Land Use Planning 2020to be adhered to.

**G : Photos**

See layout plan for details .

Signed by owner :  .....

Date : 8 Nov 22 .....



**ROOF: EXISTING DWELLING**  
 Metal color bond sheeting on  
 76 mm purlins @ 1050 mm  
 cc on 114mm x 38mm  
 trusses at 1000mm securely  
 Fixed to wall and wallplates  
 with hoop iron straps  
**ROOF: OUTBUILDING**  
 Metal roof sheeting on 76mm x 50mm  
 purlins @ 1150mm cc on 228mm x38  
 rafters @ 1000mm cc  
**WINDOWS - OUTBUILDING**  
 Aluminium framed as shown on plan  
**WALLS**  
 230mm ROK's or cement bricks  
 to be used and fully plastered & pain  
**FLOORS**  
 20 mm screed on 120mm concrete  
 slab on 250 micron pvc on well  
 compacted soil.

**DPC**  
 Damp proof course or membranes  
 are required  
 Below the floor slab and window  
 sills.  
**LINTOLS**  
 Precast prestressed lintols over  
 all doors & windows To be minimum  
 of 200mm on both sides of  
 opening with a minimum of 400mm  
 of blockwork ( 2 courses ) for  
 brickwork ( 5 courses ) above  
 lintols.  
**RAINWATERGOODS**  
 All to be pvc  
 Down pipes : 75mm  
 Gutters : 100 mm halfround  
**GENERAL NOTES :**  
 1. All dimensions to be  
 checked on site and  
 altered to suit conditions  
 where necessary  
 All vegetation matters  
 to be removed  
 3. Floor covering tiles,  
 electrical fittings,  
 paint and sanitary to  
 owner's spec's  
 4. All piping and conduit  
 to be installed before  
 cladding work commences.  
 5. Built - in cupboards to  
 owner's spec's  
 6. All extensions and  
 alterations to match  
 existing as far as possible  
 7. Builder to make him familiar  
 with all the erf contours  
 and pegs.  
 8. All work to comply to  
 municipal provincial and  
 the standard building  
 regulations.  
 9. Closed drainage systems  
 to N.B.R.I Regulations.  
 10. Building rubble and excess  
 material to be  
 removed from building  
 site by Builder Contractor  
 after completion of contract.  
 11. Premises to be left in a  
 clean and orderly state.  
 12. All dimensions in mm  
 unless otherwise stated.

**DISABLED PARKING**  
 1 PARKING BAYS  
 2  
 3  
 4  
 5  
 6  
 7

**ROOF: METAL SHEETING ON 76MM X 50MM PURLINS @ 1150MM CC ON 228MM X38MM RAFTERS @ 1000MM CC**  
**ROOF: METAL SHEETING ON 76MM X 50MM PURLINS @ 1000MM CC**  
**ROOF: METAL SHEETING ON 76MM X 50MM PURLINS @ 1000MM CC**

**SECTION: A-A**  
 SECTION: A-A (Scale: 1:100)  
 SYMBOLS & LEGENDS

EXIT ROUTE	4
FIRE EXTINGUISHER	5
FIRE HOSE REEL	2

LAND USE	RESIDENTIAL	TOTAL:	
OFFICE	1	OFFICE	32
RECREATION	1	RECREATION	1
INDUSTRIAL	1	INDUSTRIAL	1
EXTRA ZONING	1	EXTRA ZONING	1
TOTAL AVAILABLE ON ERF FOR ZONING			

**Disabled Parking Bay Regulations**  
 4.3.2 In addition to the requirement of 4.3.1, where provision has been made within a building, or on the site on which such building is erected, for the parking of more than 50 motor vehicles, at least one parking space per 25 parking spaces (or part thereof) and at least 20% of the parking spaces at rehabilitation and medical facilities shall be provided for parking of vehicles used by persons with disabilities;

**ROOF COVERAGE**  
 EXISTING DWELLING : 145m<sup>2</sup>  
 PROP. ADDITION : 21m<sup>2</sup>  
**PROP. OUTBUILDING** : 131m<sup>2</sup>  
**FOOTPRINT** : 297m<sup>2</sup>  
**TOTAL NEW** : 152m<sup>2</sup>  
**ERF SIZE** : 1375m<sup>2</sup>  
**COVERAGE** : 21,6 %

**DISABLED PARKING**  
 1 PARKING BAYS  
 2  
 3  
 4  
 5  
 6  
 7

**SECTION: A-A**  
 SECTION: A-A (Scale: 1:100)  
 SYMBOLS & LEGENDS

**WEST ELEVATION**  
 (Scale: 1:100)

**EAST ELEVATION**  
 (Scale: 1:100)

**NORTH ELEVATION**  
 (Scale: 1:100)

**SOUTH ELEVATION**  
 (Scale: 1:100)