

OFFICE OF THE DIRECTOR: INFRASTRUCTURE & PLANNING
TOWN PLANNING

Munisipaliteit • U-Masipala • Municipality



ENQUIRIES | NAVRAE: Ms. H van der Stoep (Senior Town Planner)
FILE REF | LEÉRVERWYS: 3895 KKM
APP ID | AANSOEK ID: 4233/2022
DATE | DATUM: 30 January 2023

REGISTERED MAIL

Dear Sir / Madam

NOTICE TO AFFECTED PERSONS

**ERF 3895, 132 4TH AVENUE, KLEINMOND: APPLICATION FOR DEPARTURE: JJP ARCHITECTURE
ON BEHALF OF C.R. DE WET**

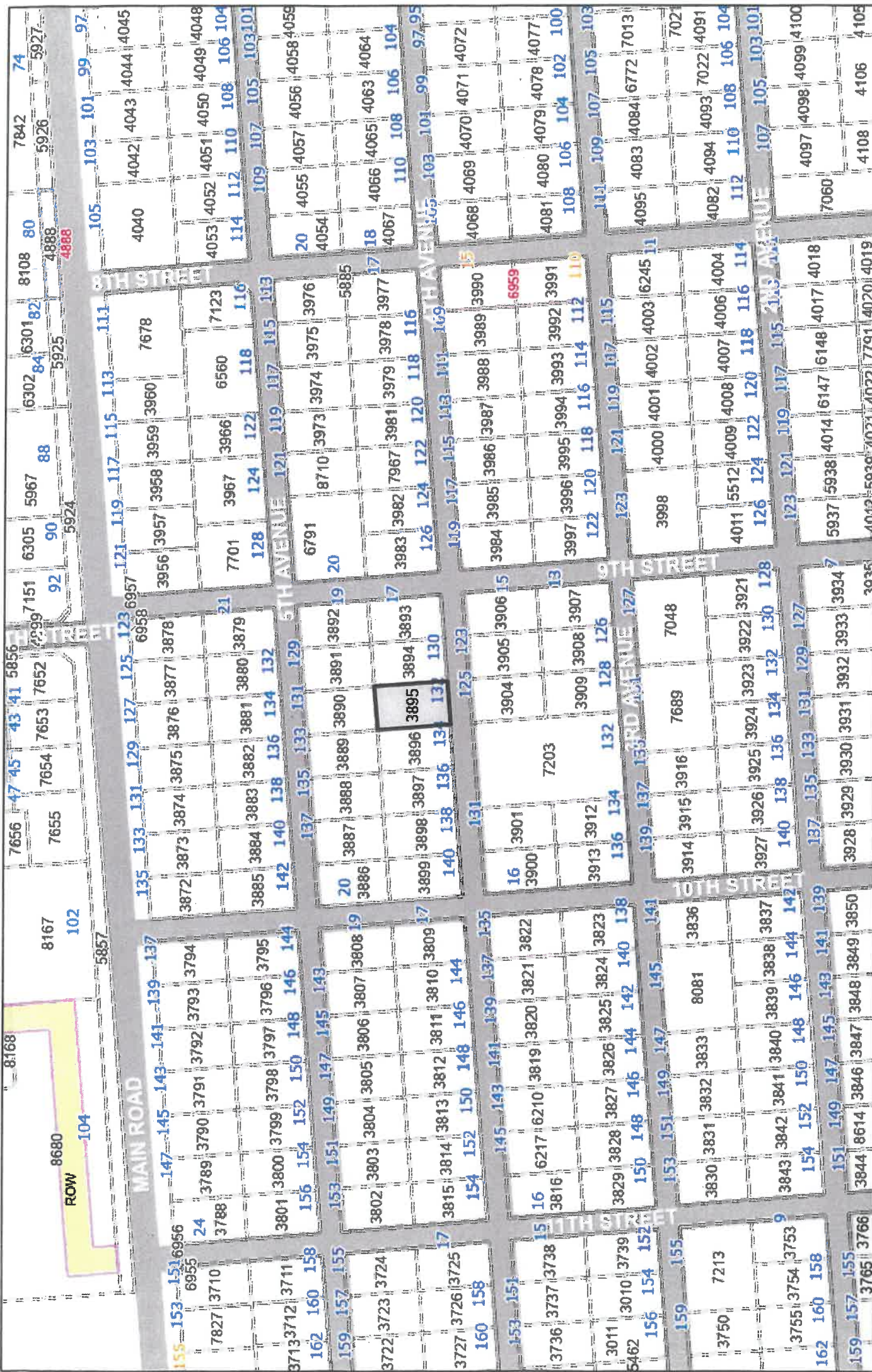
Attached please find a self-explanatory notice for your attention.

Yours faithfully

p.p. 

S MÜLLER

DIRECTOR: INFRASTRUCTURE AND PLANNING



Locality Map
Erf 3895, 132 4th Avenue, Kleinmond

ERF 3895, 132 FOURTH AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: JJP ARCHITECTURE ON BEHALF OF C.R. DE WET

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

- o to relax the eastern lateral building line from 2m to 1.061m, in order to accommodate a column on the ground floor and a bedroom, tv lounge and balcony on the first floor.
- o to relax the western lateral building line from 2m to 1.5m, in order to accommodate a bathroom and braai on the ground floor as well as a bedroom and en-suite on the first floor.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and the Stanford Library. 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) on or before **Friday, 03 March 2023**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Senior Town Planner, Ms H van der Stoep** 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 3895, VIERDELAAN 132, KLEINMOND, OVERSTRAND MUNISIPALE AREA: AANSOEK VIR AFWYKING: JJP ARCHITECTURE NAMENS C.R. DE WET

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

- o verslapping van die oostelike laterale boulyn vanaf 2m tot 1.061m, ten einde 'n kolom op die grond vloer asook om die slaapkamer, sitkamer en die balkon op die eerste vloer te akkommodeer.
- o verslapping van die westelike laterale boulyn vanaf 2m tot 1.5m, ten einde 'n badkamer en braai op die grond vloer asook om die slaapkamer en en-suite (badkamer) op die eerste vloer 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 en Stanford Biblioteek. 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) voor of op **Vrydag, 03 Maart 2023**, 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, Me H van der Stoep** 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-3895, 132 FOURTH AVENUE, EKLEINMOND, KUMMAMDNAL KAMASIPALA WASE-OVERSTRAND: ISICELO SOKUPHAMBUKA: JJP ARCHITECTURE EGAMENI LIKA C.R. DE WET

Isaziso sinikwe ngokuphathelele kwiCandelo lama-48 - lomThetho kaMasipala wesiLungiso wase-Overstrad kuYilo lokuSetyenziswa koMhlaba kaMasipala, 2020, (UmThetho kaMasipala) ukuba isicelo sifunyanelwe ukuphambuka ngokuphathelele kwiCandelo le-6(2)(b) lomThetho kaMasipala koku kulandelayo:

- o ukunyenisa umda wokwaxhiwa emacaleni asempuma ukusuka kwisi-2m ukuya kwisi-1.061m, ukuze kulungiselelwe intsika kumgangatho osezantsi nakwigumbi lokulala, kwigumbi lokuphumla likamabonakude (tv) kwibhalkoni ekumgangatho wokuqala.
- o ukunyenisa umda wokwaxhiwa osemacaleni asentshona ukusuka kwisi-2m ukuya kwisi 1.5m, ukuze kulungiselelwe igumbi lokuhlambela nendawo yokosa kumgangatho osezantsi negumbi lokulala elinegumbi lokuhlambela.

linkcukacha ngokwemiba yesi sindululo ziyafumaneka ukuze zihlolwe ngamaxesha okusebenza aphakathi kwentsimbi yesi-08:00 ne-16:30 kwiCandelo: Zicwangiso ngeDolophu kwa-16 Paterson Street, Hermanus kwaye nakwiThala leencwadi eStanford. Naziphi na izimvo ezibhaliweyo ngokwemiba yezibonelelo zeCandelo lama-51 nama 52 oMthethwana kufuneka zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi kwe **uLwesihlanu, 03 EyoKwindla 2023**, ubhale igama lakho, idilesi yakho, iinkcukacha zoqhagamshelwano, umdla kwisicelo nezizathu zokufaka amagqabaza. Imibuzo ngefowni ingabhekiswa **kuMnu. H. van der Stoep** uMchwangcisi weDolophu ku 028-313 8900. Umasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe lokuCeba Idolophu apho igosa lakwamasipala liya afake izimvo zakhe ngokusemthethweni.

To Whom it may concern:

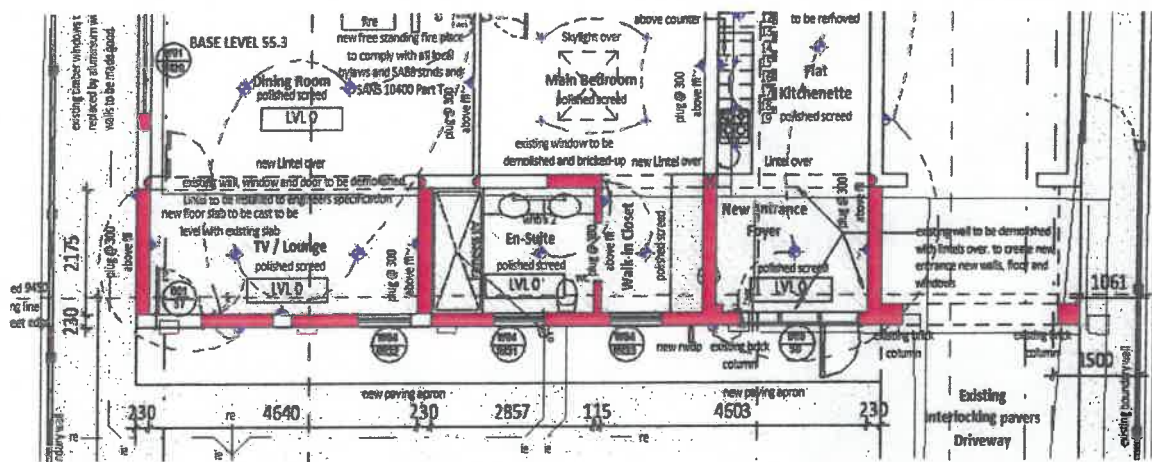
Alterations and additions to Residence on ERF 3895, Kleinmond.

MOTIVATIONAL REPORT:

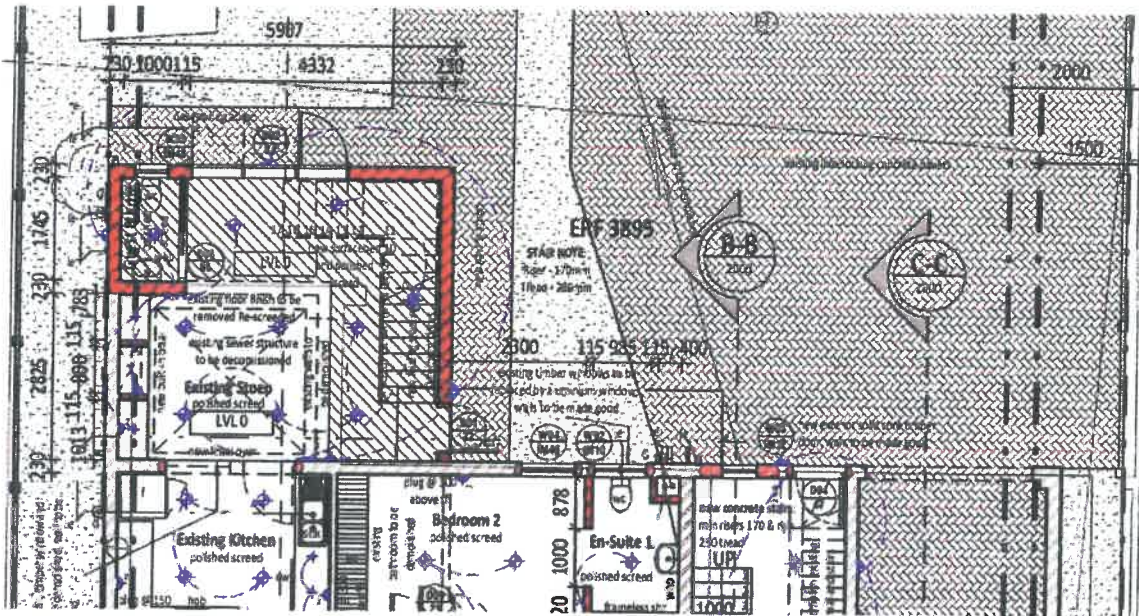
GENERAL INFORMATION: PROPOSED DEVELOPMENT:

The aforementioned Project Consists of Internal Alterations and some additions to the existing Residence on ERF 3895, Kleinmond.

On Ground Floor level: South / Street side of current Residence the proposal is to extend Living area, Main Bedroom with En-suite and walk-in closet, Existing Flatlet Entrance extension. (fig1).

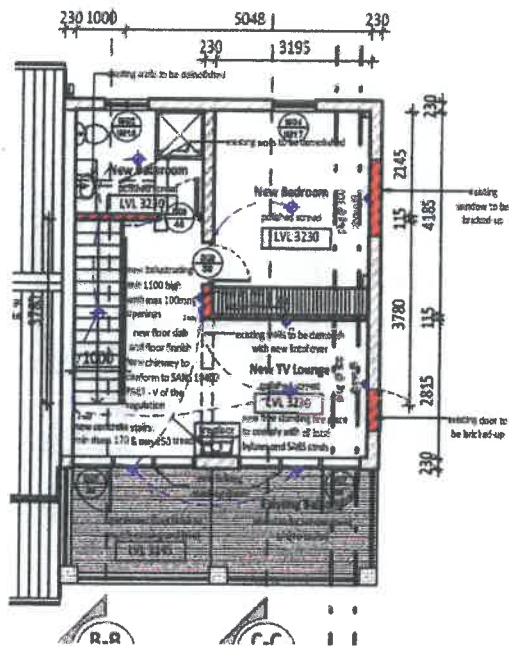


Further to the Ground floor alterations, the proposal is to extend the external braai area with approx. 2.00m to the North and Approx. 2.00m to the East, this will become an enclosed braai area with stairs leading to a first-floor bedroom. (fig2).

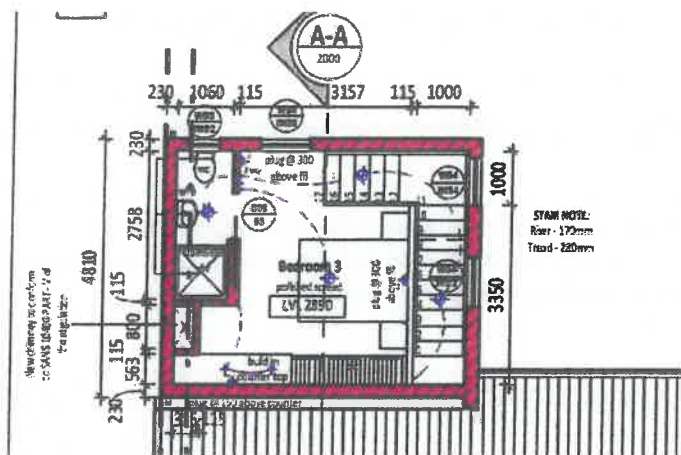


Moving to the First-Floor level:

The following is some internal alterations to the existing Flatlet: Existing Bathroom, Bedroom and Living area is being re-configured to comply with all regulations. (Fig3)



The following is the New first floor bedroom located above the New Internal Braai area: This consists of an open plan bedroom with an En-suite bathroom: (fig4)



CARACTER OF ENVIRONMENT:

The Caracter of the environment will remain the same as before which is residential.

DESIRABILITY OF THE PROPOSED UTILISATION:

The current use of this property is for Residential use only. The Potential of the future use of the property could be for something else only if zoning is applied for. In this instance no change in zoning is applied for. NOT APPLICABLE.

INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT TO THE CONSIDERATION OF THE APPLICATION:

No investigations were done as this is located within a residential/ urban area and has no significant site impact.

THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES:

We do not foresee any impact on the Municipal Engineering systems, as this is an existing Building and existing services. On the Sewer side we propose to upgrade the existing sewer Conservancy tank in constructing a completely new conservancy tank in the front of the ERF too Municipal Council standard and regulations.

Site access also remains in the same position as before with a clearvu fence and motorized gate access.

THE FINANCIAL OR OTHER VALUE OF THE RIGHTS:

The request to apply for a "Departure – Section 16(2)(b) – Permanent departure from the provisions of the zoning scheme" R3491.00 is in question as the existing building is older than 10years and the current building sits on a 1500 building line that pre-dates the new revised building lines from the Municipality

and land-use rights. Thus, the request is to remove this constraint to have a further set back from the boundary.

THE PERSONAL BENEFITS WHICH WILL ACCRUE TO THE HOLDER OF RIGHTS AND/OR TO THE PERSON SEEKING THE REMOVAL:

As the owners of the property, they are seeking to upgrade the building to become permanent residents. Before, this was only seen as a holiday home and was not livable on a long-term duration. The personal benefit is to house their entire family including the grandparents.

THE SOCIAL BENEFIT OF THE RESTRICTIVE CONDITION REMAINING IN PLACE, AND/OR BEING REMOVED / AMENDED:

There is no social benefit for the restrictive condition to remain in place, as the area next to the building is socially un-usable.

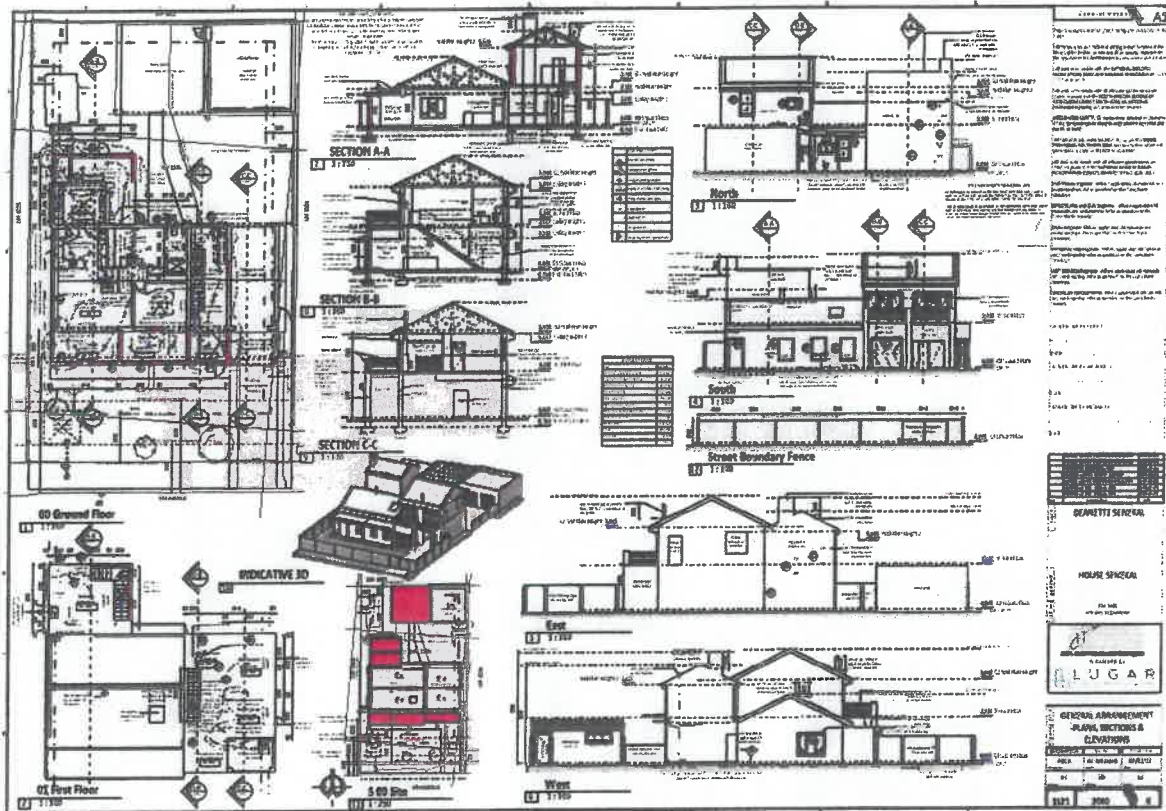
Should this be removed and/or amended the construction of the additions can also tie in with the existing house smoothly without any complicated construction methods.

WILL THE REMOVAL, SUSPENSION OR AMENDMENT COMPLETELY REMOVE ALL RIGHTS ENJOYED BY THE BENEFICIARY OR ONLY SOME OF THOSE RIGHTS?

The Removal, Suspension or Amendment will only remove some of the rights, as it only follows an extension of the existing building on the Western and Eastern Side of the Property.

Same can be said about the Boundary to the North that has the Garage already built onto the boundary and the Carport is an extension along this line towards the West of the Garage.

Please find this letter as a request for the building to be extended along the original Western side building line parallel to the boundary line on 1.5m both towards the street front (South) – approx. 2.5m, as well as the rear of the property (North) - approx. 2.2m. (fig5)



Yours Sincerely,
Kobus Stofberg
JJP ARCHITECTS

This drawing is to be used for the proposed project. It is not to be used for any other project. All dimensions and locations of existing and proposed work are shown. All work is to comply with all relevant specifications and codes of practice of the authority having jurisdiction. The contractor shall be responsible for obtaining all necessary permits and approvals. HEALTH AND SAFETY: All construction shall conform to the OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS. All work is to be done in accordance with the relevant standards and specifications. All work is to be done in accordance with the relevant standards and specifications. All work is to be done in accordance with the relevant standards and specifications.

SIGNED OFF BY CLIENT

SIGNED OFF BY ARCHITECT

SIGNED OFF BY ENGINEER

DATE

BEANETTE SENEKAL

HOUSE SENEKAL

100 W 100
CITY AND SUBURBAN

| NO. | REVISION | DATE |
|-----|--------------------------------|------------|
| 1 | ISSUED AS PER COUNCIL COMMENTS | 2023/07/18 |
| 2 | ISSUED AS PER COUNCIL COMMENTS | 2023/07/18 |
| 3 | ISSUED AS PER COUNCIL COMMENTS | 2023/07/18 |
| 4 | ISSUED AS PER COUNCIL COMMENTS | 2023/07/18 |
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| 20 | ISSUED AS PER COUNCIL COMMENTS | 2023/07/18 |

**GENERAL ARRANGEMENT
-PLANS, SECTIONS &
ELEVATIONS**

ARCH: AS indicated 02/22/12

ES: JIP ES

3121 2000 K

