

ERF 240, HARBOUR ROAD, HAWSTON: APPLICATION FOR DEPARTURE: JZE ARCHITECTS ON BEHALF OF MJ HENDRICKS

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 eastern and western lateral building lines from 2,0m to 1,57m respectively, to accommodate the proposed alterations and additions to the existing dwelling on the property.

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) on or before **24 March 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 240, HAWEWEG, HAWSTON: AANSOEK OM AFWYKING: JZE ARGITEKTE NAMENS MJ HENDRICKS

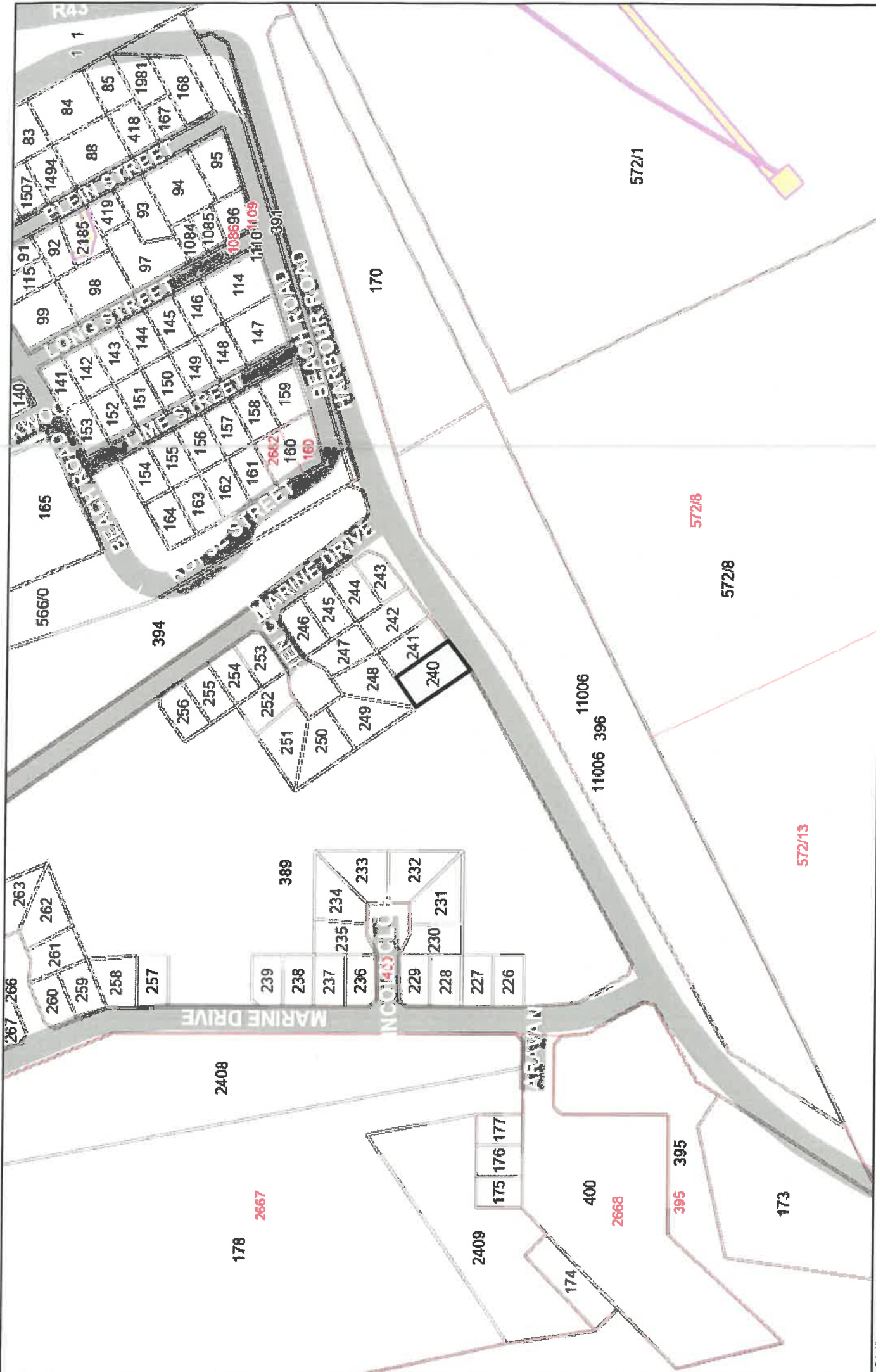
Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is om die oostelike en westelike syboulyne onderskeidelik vanaf 2,0m na 1,57m te verslap om die voorgestelde veranderinge en aanbouings aan die bestaande woonhuis op die eiendom 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) voor of op **24 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 **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- 240, EHARBOUR ROAD, EHAWSTON: ISICELO SOKUPHAMBUKA: JZE ARCHITECTS EGAMENI LIKAMJ HENDRICKS

Isaziso sinikwe ngokuphathelele kwiCandelo lama-48 - lomThetho kaMasipala wesiLungiso wase-Overstrad kuYilo lokuSetyenziswa koMhlaba kaMasipala, 2020, (UmThetho kaMasipala) ukuba isicelo sifunyanelwe ukunyenya imida yokwakha esemacaleni asempuma nasentshona ukusuka kwisi-2,0m ukuya kwisi- 1,57m ngokulandelelana, ukulungiselela iinguqu nezongezo ezindululwayo kwindawo yokuhlala ekhoyo kumhlaba.

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) ngolu suku okanye ngaphambi komhla wama- **24 Matshi 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.



LOCALITY MAP
ERF 240, HARBOUR ROAD, HAWSTON



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HOUSE HENDRICKS: Erf 240 HAWSTON

Attention:	LUM dept
From	Ebrahim Osman
Date	20 September 2022
Subject	Motivation for Departure Rev 02
Number of pages including this one	7

MOTIVATION FOR PERMANENT DEPARTURE FOR THE ADDITIONS AND ALTERATIONS ON ERF 240, HAWSTON

1. Application For Permanent Departures:

We would like document our departure as follows:

- To permit the building to be 1,57m i.l.o of 2m on the West Boundary
- To permit the building to be 1,57m i.l.o of 2m on the East Boundary

Brief Overview of the Property:

Erf 240 currently houses a single storey 158,5sqm dwelling, a 58,5sqm garage and maid's room. It is situated in Hawston, surrounded by residential dwellings of all measures with the same zoned properties.

The site is zoned Residential Zone 1: Single Residential (SR1) and has a maximum 5000sqm floor space allowance. The property is situated in a town known to fulfill a dormitory function. Houston's dormitory type and use is mostly residential.

2. Content of Report

A. Proposed Development:

Our application is a proposal for alterations and additions to an existing dwelling on a property situated south of the town of Hawston. It is noted that majority of the even in the town are privately owned, with large portions of vacant municipal and state-owned land situated close to the property. While Hawston's dormitory type land use is mostly residential, it is the desire of the client to relocate from their current home to their property in Hawston.

Our client has the intention for it to be their new permanent home, however, be spacious enough to accommodate their extended family and friends when the want and need arises.



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The building is currently a three-bedroom house, with a small family bathroom and minimal living/entertainment areas.

As significant opportunities exist for urban growth in an outward direction to the north, south and east side of the town, our application aligns with the existing urban development framework as it is within the proposed direction of future growth.

Our client would like to extend the buildings on their property by relocating the garage to the opposite side of the property. Enlarging, and connecting the existing garage to the man house, creating a bigger indoor entertainment area that will open to the new outdoor pool area. Bringing the front door out of the existing building footprint will create a bigger and more spacious living area.

Our client would like to enlarge the kitchen, dining room, entertainment, and family rooms. The existing covered patio has become the new dining area and the existing dining area has become part scullery and extension of the new refurbished kitchen. The wall between the existing bathroom and WC will be demolished and the existing family bathroom will then be enlarged.

The property is situated approximately 2km away from the main access road coming from the R43, the property falls within the standard areas, where two onsite parking bays per dwelling unit are required. Our application proposes a new single garage and has enough space in the front of the property to accommodate the second parking bay, as per requirements in the Overstand Municipality Land Use Scheme.

There are a few trees and shrubs on the property close to the street, rear, and lateral boundaries. These trees will remain, hence no negative impact on the biophysical environment.

B. Character of the environment:

Our proposal is compatible as it is allowed for under this zoning (Single Residential), similar to our surroundings and barring the listed departures, is compliant to what is allowed for under the zoning scheme.

C. Desirability of the proposed utilization:

The proposed erf and surrounding area are mostly of the same zoning, single Residential 1. While the surrounding properties are of similar use, 16% of the surrounding erven are vacant. We feel that our design aesthetic will set a precedent to the renovations of existing and future dwellings.



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The property is situated just outside of the heritage overlay zone, therefore there are no restrictive design guidelines that need to be followed. Since it is the desire for the client to permanently move to this property, the utilisation of the property will remain as zoned.

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

National Heritage Resources Act –

Upon research, the property site sits outside the HPOZ of the town of Hawston, therefore the National Heritage Resource Act is not applicable.

Environmental Management: Air Quality Act –

This subsection is not applicable as our application is for additions and alterations to an existing dwelling.

National Environmental Integrated Coastal Management Act –

This subsection is not applicable as our application is for additions and alterations to an existing dwelling.

National Environmental Management Act-

This subsection is not applicable as our application is for additions and alterations to an existing dwelling.

Subdivision of Agricultural Land Act-

This subsection is not applicable as our application is for additions and alterations to an existing dwelling.

Occupational Health and Safety Act-

This subsection is not applicable as our application is for additions and alterations to an existing dwelling.

Management: Waste and the National Water Act -

Upon research, the town operates on a septic tank system. Our application proposes to connect the new services to the existing septic tank on site. If additional Development Contribution levies are required, the client will make the necessary payments in this regard.

E. The impact of the proposed land development on municipal engineering services

There will be no negative impact on the existing external engineering services.

Since the town operates a septic tank system, the additional services will not impact the existing services negatively as maintenance cost will be at the client's expense.

Although our client is currently investigating alternative energy use, the demand for power supply and network use in the town is sufficient, therefore will have no negative impact on the existing external engineering services, as the new services will be connected to the existing services, should the client not go the route of alternative energy supply.



a r c h i t e c t s

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F. Consideration of forward planning and land use documents

Yes, we believe that we are compliant with the bylaws barring our application for the previously listed departures.

With reference to the SPLUMA Act – this allows for residential developments on residential property.

G. Planning principals

1. *Spatial Justice* -

This is not applicable as our application is for additions and alterations to an existing dwelling and does not negatively impact any future developments.

2. *Spatial Sustainability*

We believe our proposal aligns with the outline of this subsection

3. *Efficiency*

This subsection is not applicable as our application is for additions and alterations to an existing dwelling.

4. *Special Resilience*

Our proposal is designed for the client to thrive in their own space.

5. *Good Administration*

This subsection is not applicable as application is for additions and alterations to an existing dwelling.



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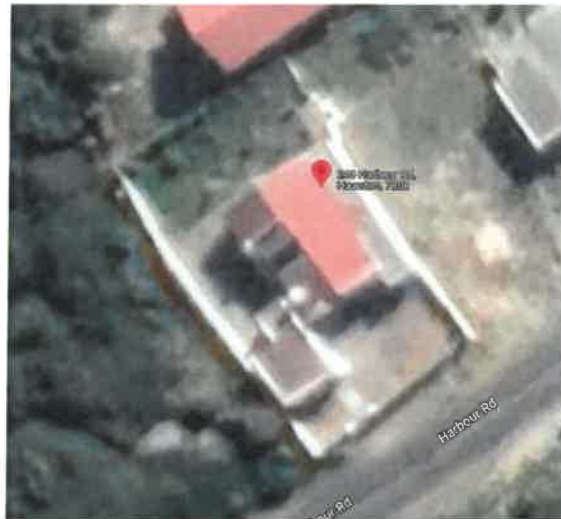
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3. Photos

Please see below City Map image of existing property, street approach images and the proposed site plan.



Google Maps image of existing property.



Street View 01



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Street View 02



Street View 03



Street View 04

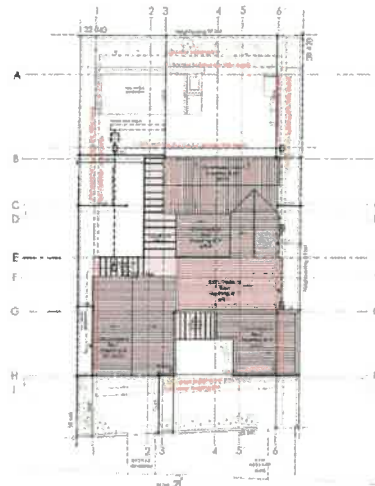


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Street View 05



Site image of proposal.

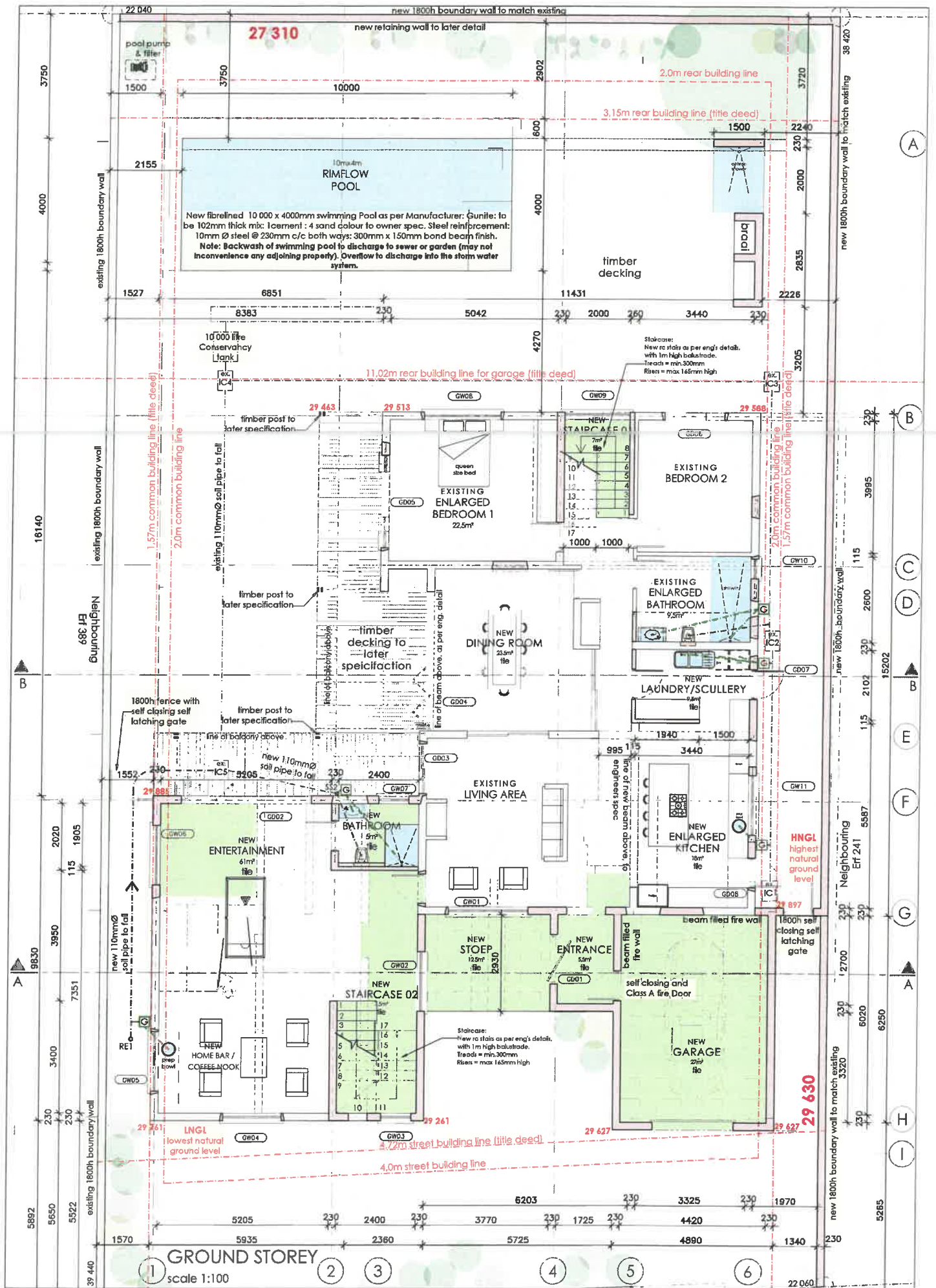
Conclusion

The additions and alterations to the existing house are considered to be contextually appropriate. We believe that the development will add both social and economic value to the existing environment.

We hope our application and motivation receives your favourable response.
Please do not hesitate to contact me if any queries regarding this letter.

Kind regards,

Ebrahim Osman (Director)
JZE ARCHITECTS



PROJECT
House Hendrieks
 ERF :240 , 240 HARBOUR ROAD,
 HAWSTON

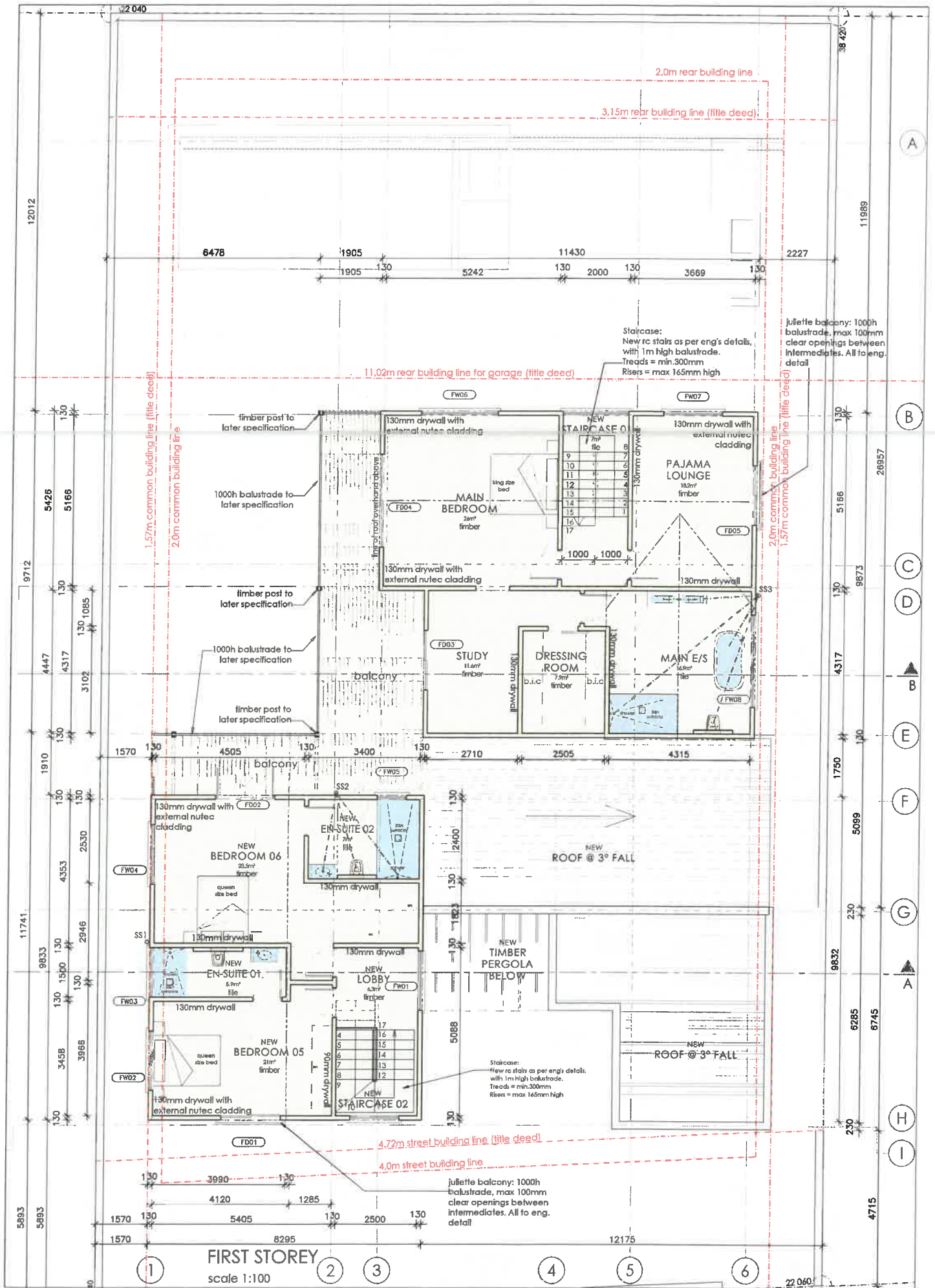
DRAWING TITLE
**MUNICIPAL SUBMISSION
 GROUND STOREY**

JZE
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DATE:	19.07.2022	REVISIONS:	03
DRAWN:	ABK	SCALE:	1:100
PROJECT NO.	2108	SHEET NO.	M102

2-7 JAN 2023



FIRST STOREY

scale 1:100

PROJECT **N** House Hondrieks
 ERF 240, 240 HARBOUR ROAD,
 HAWSTON

DRAWING TITLE
 MUNICIPAL SUBMISSION
 FIRST STOREY

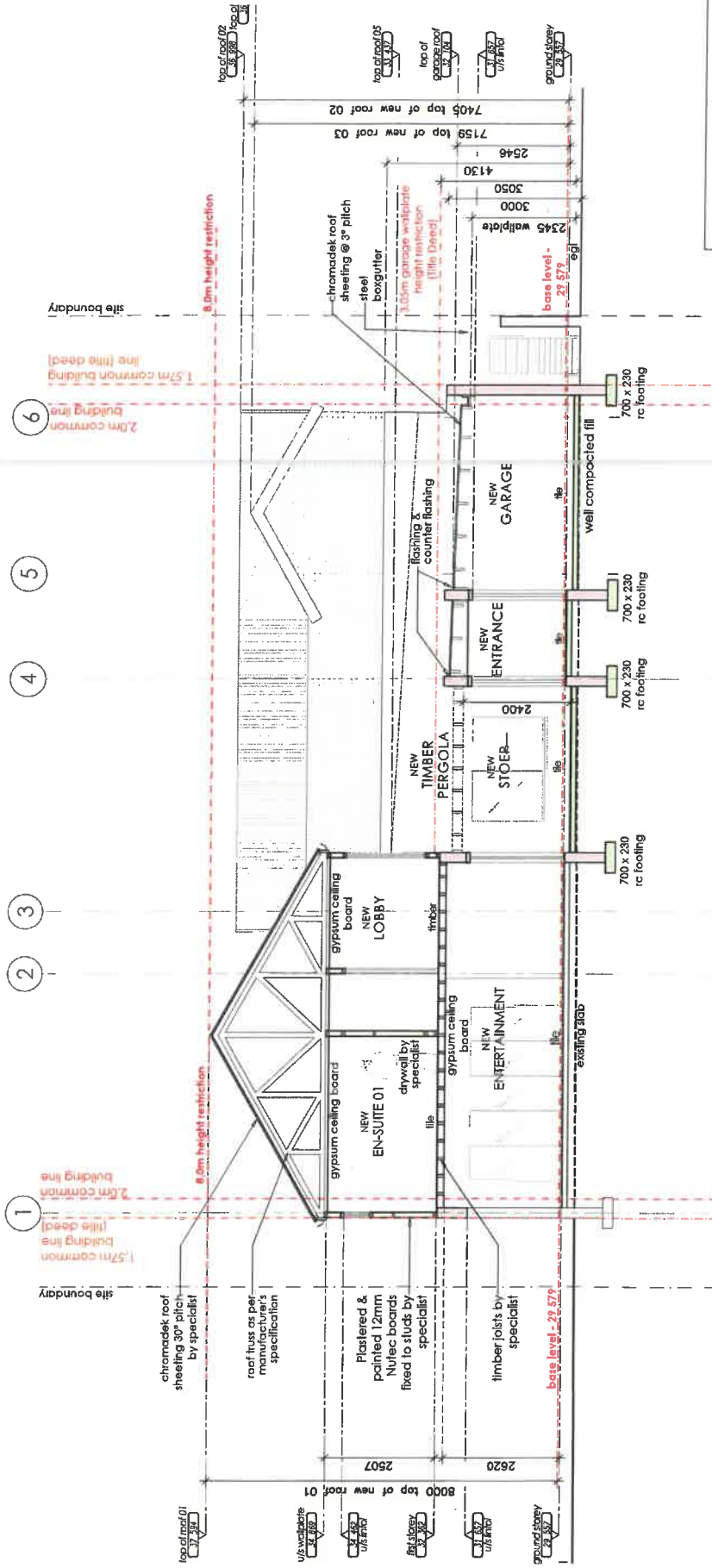


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DATE:	19.07.2022	REVISIONS:	03
DRAWN:	ABK	SCALE:	1:100
PROJECT NO.	2108	SHEET NO.	M103

27 JAN 2023

2:7 JAN 2023



SECTION A-A
scale 1:100

CLIENT SIGNATURE: *[Signature]* DATE: 27.06.2022

ARCHITECT SIGNATURE: *[Signature]*
SACAP NUMBER: PSAT - 1510 DATE: 27.06.2022

DATE:	19.07.2022	REVISIONS:	03
DRAWN:	ABK	SCALE:	1:100
PROJECT NO.:	2108	SHEET NO.:	M104

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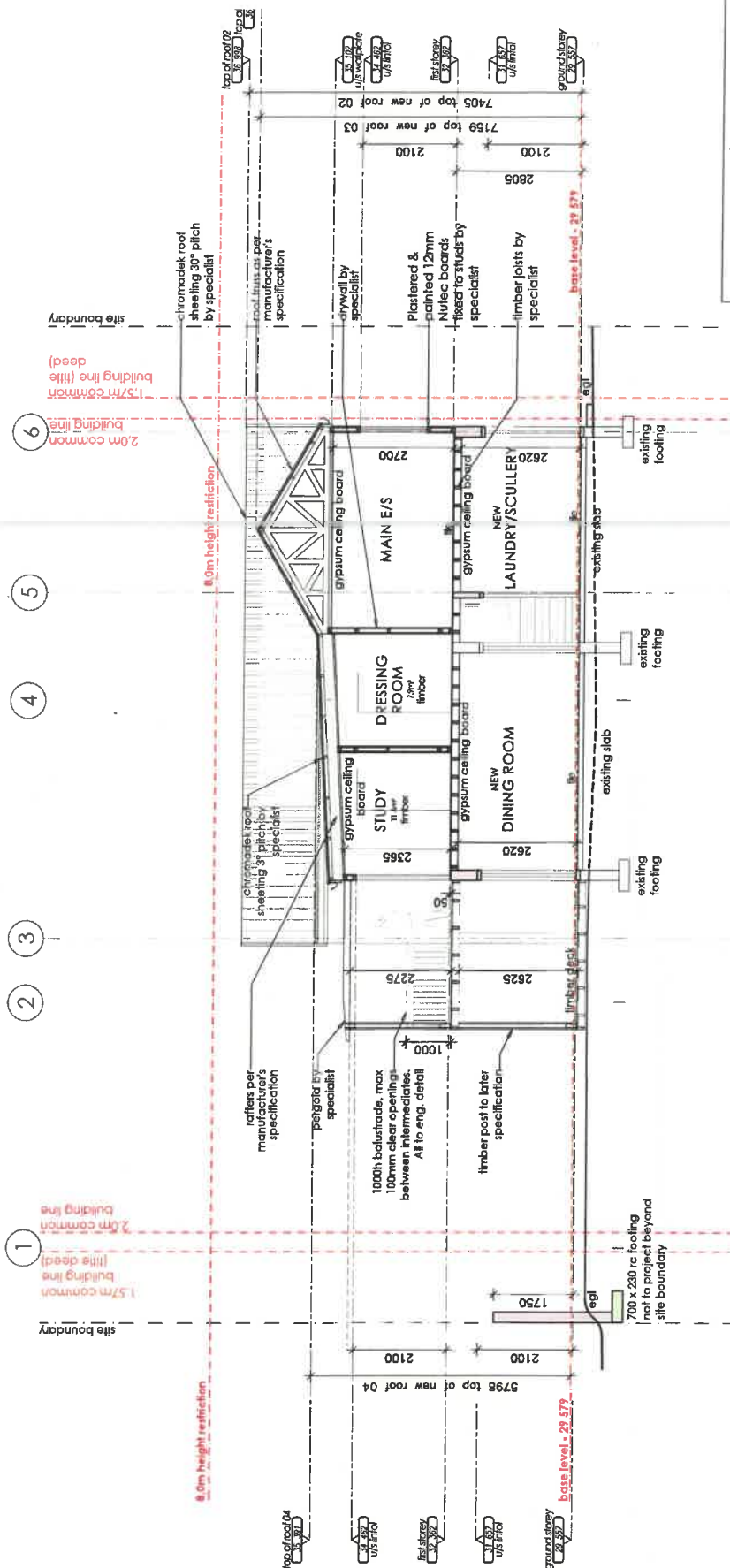
MUNICIPAL SUBMISSION
SECTION A-A

House Hendriks
ERF 240, 240 HARBOUR ROAD,
HAWSTON

PROJECT

DRAWING TITLE

27 JAN 2023



SECTION B-B
scale 1:100

CLIENT SIGNATURE: *[Signature]* DATE: 27.06.2022

ARCHITECT SIGNATURE: *[Signature]*
SACAP NUMBER: PSAT - 1510 DATE: 27.06.2022

DATE:	19.07.2022	REVISIONS:	03
DRAWN:	ABK	SCALE:	1:100
PROJECT NO.	2108	SHEET NO.	M105

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MUNICIPAL SUBMISSION
SECTION B-B

DRAWING TITLE

House Handwerks
 ERF 240, 240 HARBOUR ROAD,
 HAWSTON

PROJECT

2:7 JAN 2023



NORTH ELEVATION
scale 1:100

CLIENT SIGNATURE: *[Signature]* DATE: 27.06.2022

ARCHITECT SIGNATURE: *[Signature]* DATE: 27.06.2022

SACAP NUMBER: PSAT - 1510

DATE:	19.07.2022	REVISIONS:	03
DRAWN:	ABK	SCALE:	1:100
PROJECT NO.	2108	SHEET NO.	M106

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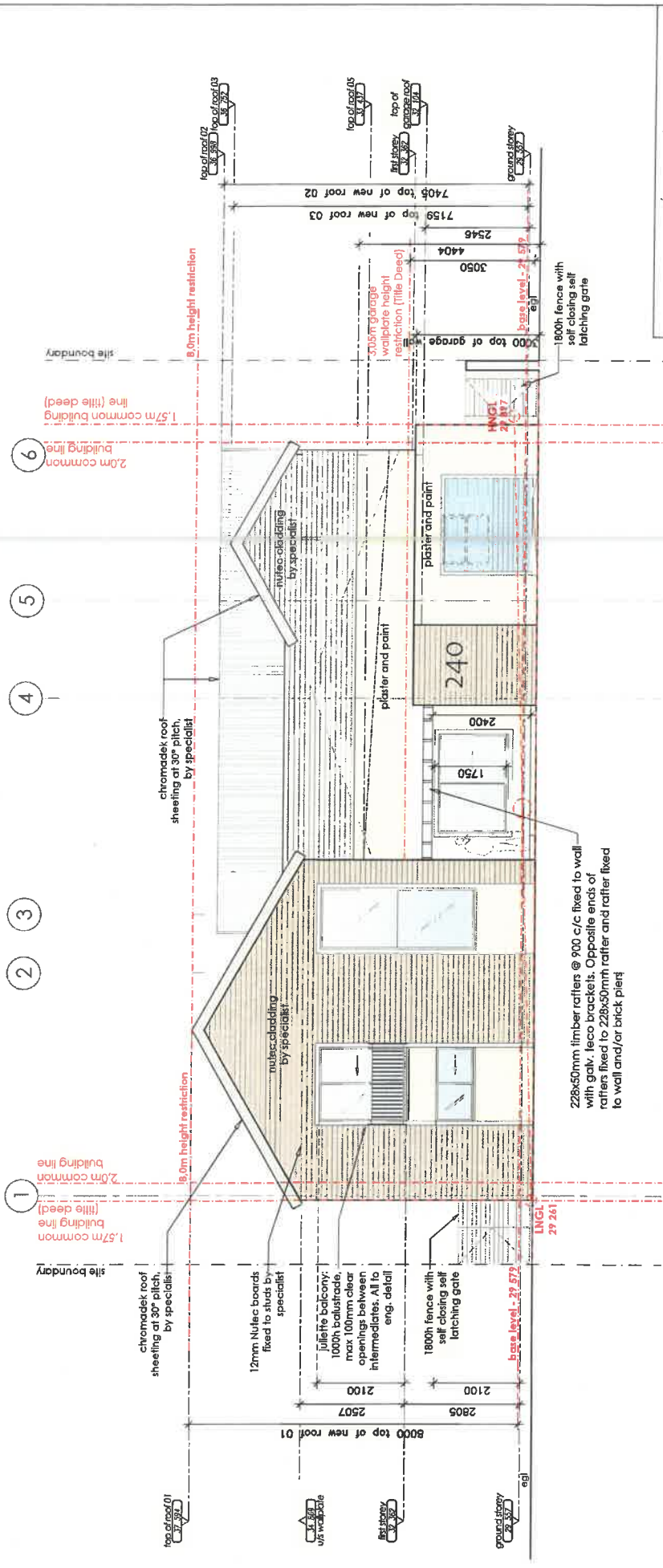


MUNICIPAL SUBMISSION
 NORTH ELEVATION

PROJECT: **House Homesteads**
 ERF: 240, 240 HARBOUR ROAD,
 HAWTON

DRAWING TITLE: MUNICIPAL SUBMISSION NORTH ELEVATION

2:7 JAN 2023

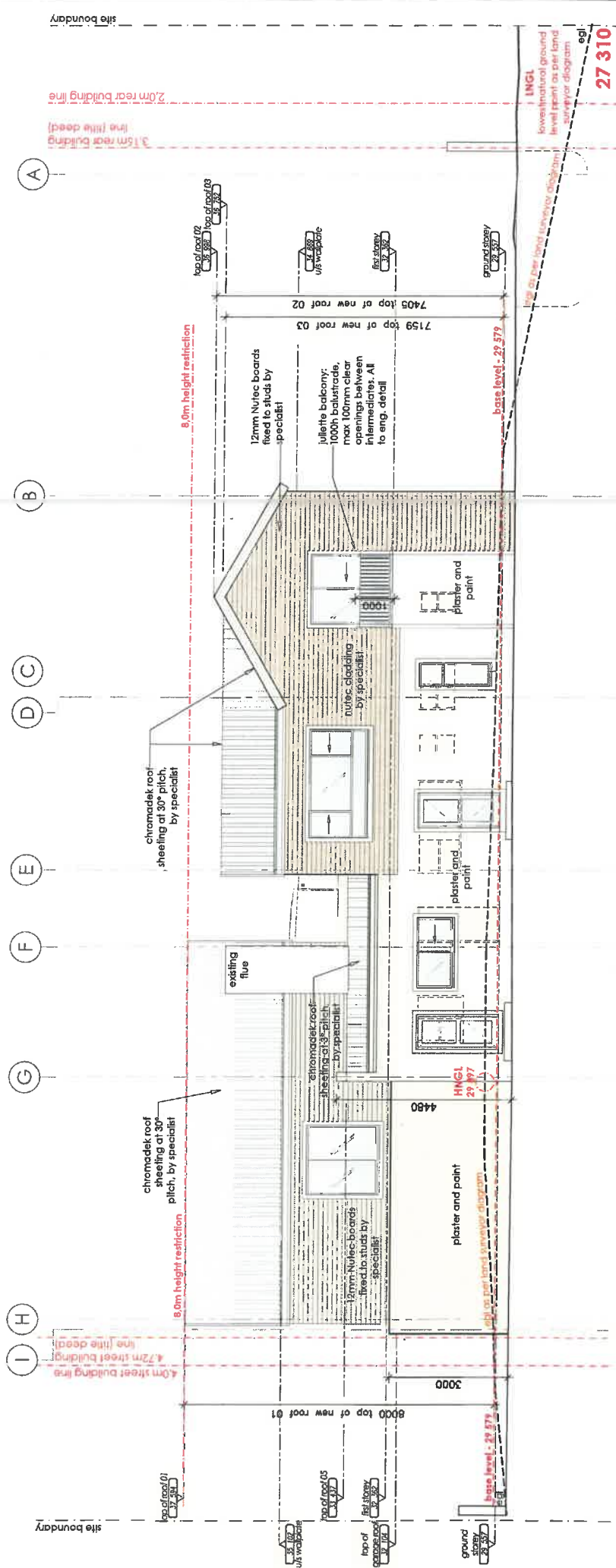


SOUTH ELEVATION
scale 1:100

CLIENT SIGNATURE: *[Signature]* DATE: 27.06.2022
 ARCHITECT SIGNATURE: *[Signature]* DATE: 27.06.2022
 SACAP NUMBER: PSAT - 1510

PROJECT	HOUSE HONDRIKES ERF 240, 240 HARBOUR ROAD, HAWSTON		DRAWING TITLE	MUNICIPAL SUBMISSION SOUTH ELEVATION			
	BLOCK 1, GREENWOOD OFFICE ESTATE PLOT 55 TEL: 021 896 7788 FAX: 086 325 8839 WEB: www.jze.co.za EMAIL: info@jze.co.za						
DATE:	19.07.2022	REVISIONS:	03	DRAWN:	ABK	SCALE:	1:100
PROJECT NO.	2108	SHEET NO.	M107				

2-7 JAN 2023



ARCHITECT SIGNATURE: *[Signature]* SACAP NUMBER: PSAT - 1510 DATE: 27.06.2022

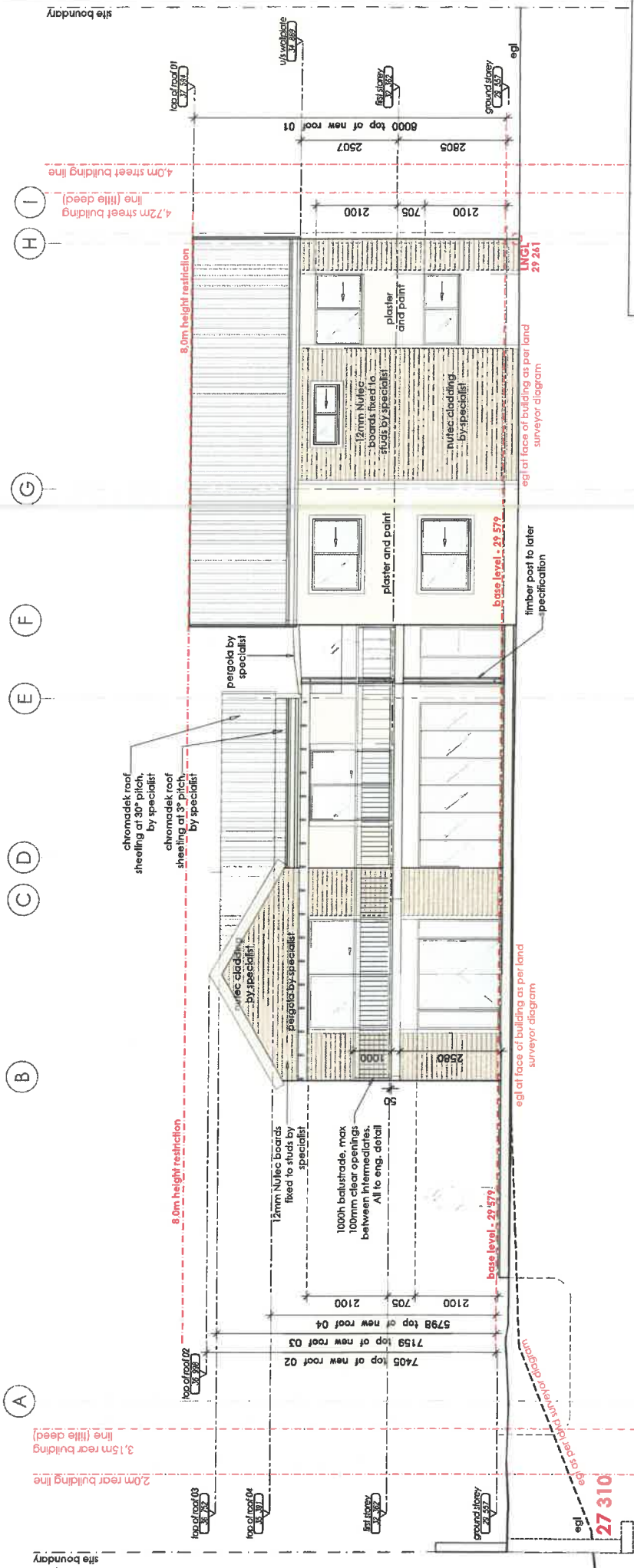
EAST ELEVATION
scale 1:100

PROJECT	House Hendriks ERF-240, 240 HARBOUR ROAD, HAWSTON		DRAWING TITLE	MUNICIPAL SUBMISSION EAST ELEVATION	
	DATE:	19.07.2022		REVISIONS:	03
DRAWN:	ABK	SCALE:	1:100		
PROJECT NO.	2108	SHEET NO.	M108		

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27 JAN 2023



CLIENT SIGNATURE: *[Signature]* DATE: 27.06.2022

ARCHITECT SIGNATURE: *[Signature]* DATE: 27.06.2022

SACAP NUMBER: PSAT - 1510

PROJECT	HOUSE HENDRIKSS ERF 240, 240 HARBOUR ROAD, HAWSTON	DRAWING TITLE	MUNICIPAL SUBMISSION WEST ELEVATION
DATE:	19.07.2022	REVISIONS:	03
DRAWN:	ABK	SCALE:	1:100
PROJECT NO.:	2108	SHEET NO.:	M109

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