

PORTION 312 (A PORTION OF PORTION 285) OF THE FARM HERMANUS RIVER NO. 542, ARABELLA COUNTRY ESTATE, DIVISION CALEDON: APPLICATION FOR DEPARTURE: PE WHELAN

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 for a departure in terms of Section 16(2)(b) to relax the street building line from 3m to 0m to accommodate a carport.

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 and at the Kleinmond Library, Fifth Avenue, Kleinmond. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) on or before **9 June 2023**, quoting your name, address and contact details, interest in the application, and reasons for comment. Telephonic enquiries can be made to **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.

GEDEELTE 312 ('N GEDEELTE VAN GEDEELTE 285) VAN DIE PLAAS HERMANUSRIVIER NR. 542, ARABELLA LANDGOED, AFDELING CALEDON: AANSOEK OM AFWYKING: PE WHELAN

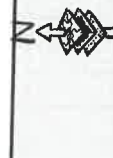
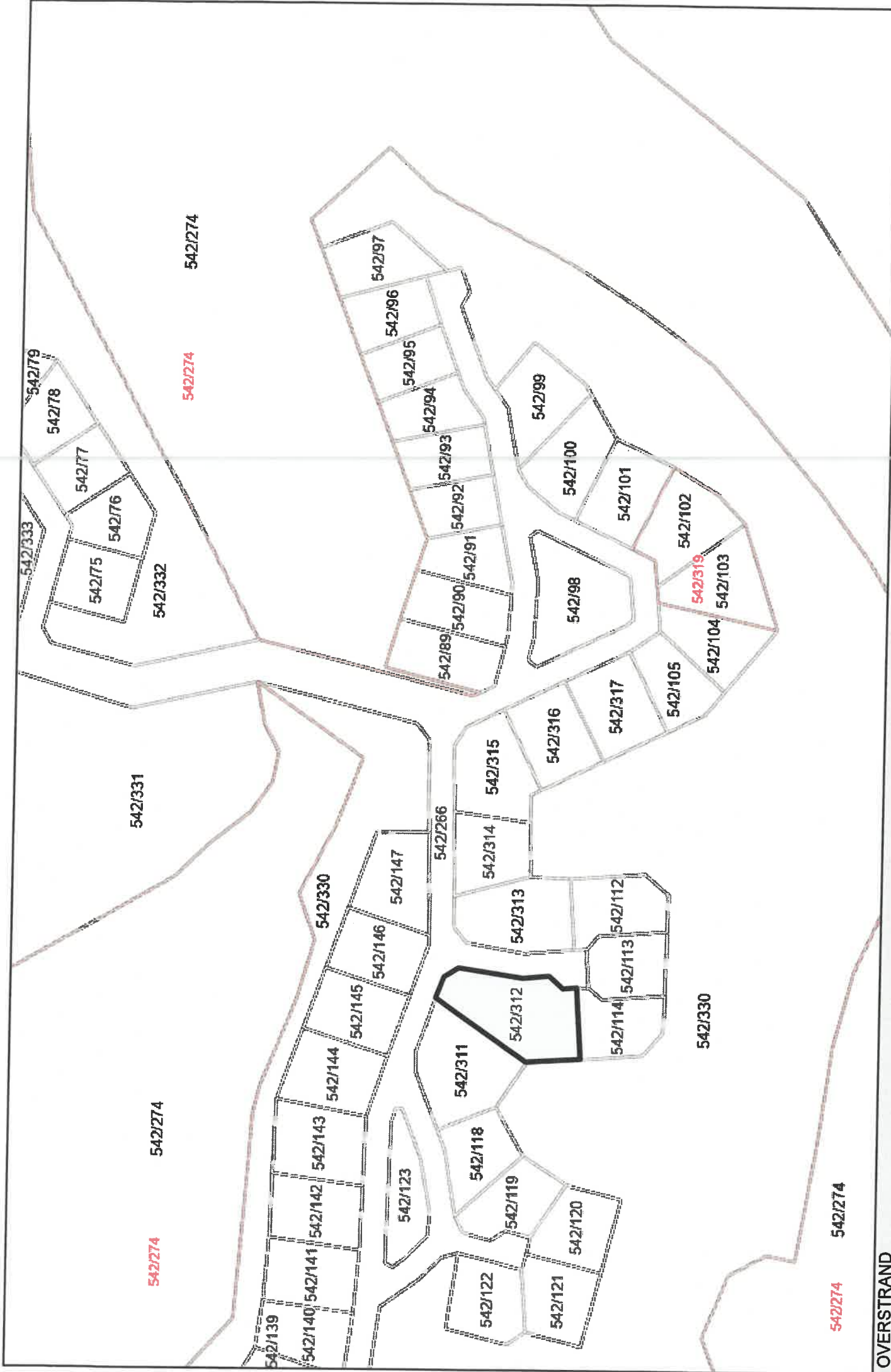
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is ingevolge Artikel 16(2)(b) om die straatboulyn vanaf 3m na 0m te verslap om 'n motorafdak te akkommodeer.

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 by die Kleinmond Biblioteek, Vyfdelaan, Kleinmond. Enige skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) bereik voor of op **9 Junie 2023** met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **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.

INXALENYE YAMA-312 (INXALENYE YENXALENYE YAMA- 285) YEFAMA IHERMANUS RIVER INOMBOLO. YAMA-542, E-ARABELLA COUNTRY ESTATE, DIVISION ECALEDON: ISICELO SOKUPHAMBUKA: PE WHELAN

Isaziso sinikwe ngowemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 isicelo sifunyanelwe ukuphambuka ngokuphathelele kwiCandelo le-16(2)(b) ukunyenyisa umda wokwakha wesitalato ukusuka kwisi-3m ukuya kwi-0m ukulungiselela indawo yokuhlala iimoto.

Inkcukacha ezipheleleyo ziyafumaneka ukuba zihlolwe ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, eHermanus nakwithala leencwadi laseKleinmond, Fifth Avenue, eKleinmond. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho oYilwayo yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-9 kweyeSilimela wama-2023** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba u**Nksk. H. van der Stoep** kule nombolo yomnxeba 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.



Date: 2023/03/14

Locality Map
 Portion 312 of Farm 542 Arabella Country Estate



As per Section 66 of the Overstrand Municipality By-Law on Land Use Planning, please find below the comprehensive explanation substantiating the application for proposed land use of Erf312/542 Arabella Country Estate.

(A) PROPOSED DEVELOPMENT

The structure to be erected is a carport in a residential property estate. The existing property is at 312 Cormorant Avenue, Arabella Country Estate. As the carport is being erected next to the existing residence there is no impact on existing surrounding development, it is not on a main road network and does not impact on any surrounding infrastructures nor will it attract additional traffic or impact traffic flow on the surrounding environment.

(B) CHARACTER OF THE ENVIRONMENT

The structure is ergonomically and aesthetically compatible with its surroundings and has been approved as such by the Home Owner's Association within the country estate who does the necessary investigations and approvals to ensure that all criteria are met and that there is no unnecessary impact on the surroundings.

(C) DESIRABILITY OF THE PROPOSED UTILISATION

The property is a private residence and will only be used as such.

(D) INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT TO THE CONSIDERATION OF THE APPLICATION

No impact study is required as none of the stated Laws as per town planning documents received are infringed upon.

(E) THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES

No additional municipal engineering services are required as the existing infrastructure is not being compromised and access to the property will remain as is therefore there is no impact on surrounding traffic infrastructure or the environmental infrastructure.

(F) CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

The proposed land use is in line with the relevant zoning regulations and forward planning of the Arabella Country Estate's spatial development framework.

(G) PLANNING PRINCIPLES

The intended land use is in compliance with the policies, principles and planning and development norms and guidelines as laid down by the Municipal Planning Tribunal in accordance with Section 42 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014), as the intended structure will be erected in an existing spatial development area where approval for such utilisation and land use planning under the Act has been obtained by due process and compliance thereof.

GENERAL NOTES:

- FOUNDATIONS:** Foundations to be set on level bearing ground, and to be constructed in accordance with design & spec following a geotechnical investigation.
- FLOORS:** Existing paved covering to be utilised under carport.
- TIMBER:** All construction timber to be high pressure treated grade 6 sa pine. Exposed timbers to be painted with durable paint.
- ROOF:** All rafters & joists. Rafters to adhere to table 5 part L of SANS 10400. Laminated roof joists to be galvalumised hardwood. Roof covering to be as per section view.
- GENERAL:** Figure dimensions are to be used in preference to scaling off the drawing. All dimensions, levels and areas are to be checked at intervals during any work commences. The height of walls, cladding and number of steps are to be finally determined by the building contractor on site to engineer's approval. No part of building work is to encroach onto neighbouring properties & is to be carried out in strict accordance of the local authorities.

Legend
 Power Point

Areas:
 ER 11097
 Drawing: 4000 x 3200 Coverage
 Capacity: 25 m³ x 2.400 Coverage
 Time: 100m³ x 2.400 Fuel Coverage

General Notes:
 This plan is prepared for the purpose of this contract. The contractor is to be responsible for any work which is not shown on this plan. All dimensions to be checked on site before commencement of work. Do not make this plan. Use written correspondence. All work to be carried out in accordance with SANS 10400.

Project: Whelan House
New Carport
Council Approval drawing only

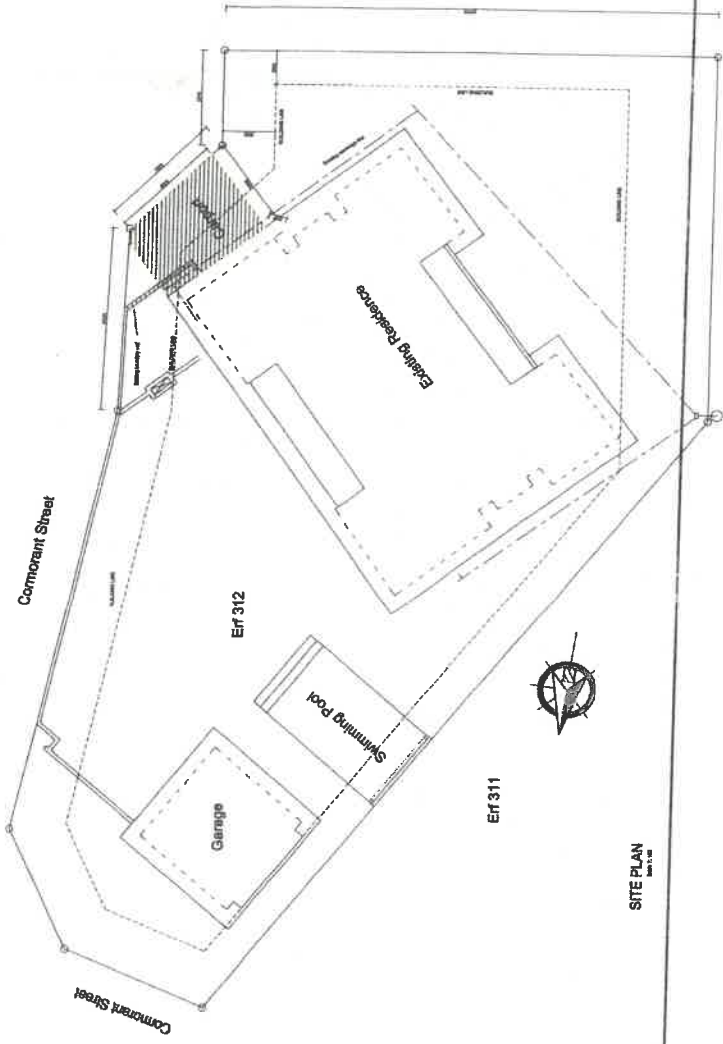
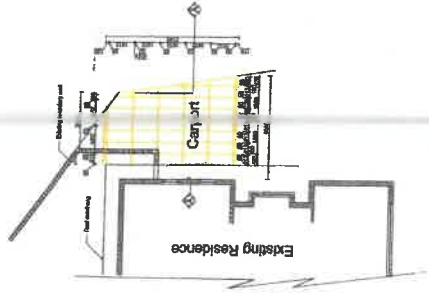
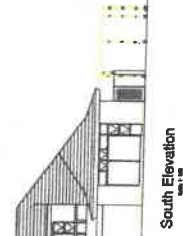
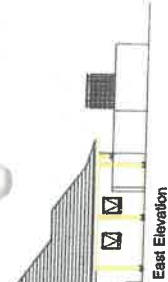
Address: 312 Comorant Road
 Arabella Country Estate
 Erf 312, Ormae-

Date: 8 May 2022
Drawing No: LMP/Ormae (plan 1 of 1)
File Name: Whelan_EPF 312

Author:
Company:

Client: Mr. Pieter Whelan
 Sign:

27 MAR 2023



Erf 114

- Site Area : 1408m²
- Area of Houses : 275m²
- Garage : 45m²
- Entrance : 43m²
- Light : 65m²
- Balcony : 30m²
- Carport : 32m²
- Total m² : 490m²



19 October 22