

**ERF 3259, 3 ROOS STREET, ONRUS RIVER: APPLICATION FOR DEPARTURE: EBEN RALL ONTWERP ON BEHALF OF VORSTER FAMILY TRUST**

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 western lateral building line from 2,0m to 0,9m to accommodate a proposed new single garage, and also to relax the same building line to 1,580m to accommodate a proposed new bedroom and balcony on the first floor.

Application is also made to relax the eastern lateral building line from 2m to 0,9m to accommodate an extension to an existing bedroom.

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 **9 June 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 3259, ROOSSTRAAT, ONRUSRIVIER: AANSOEK OM AFWYKING: EBEN RALL ONTWERP NAMENS VORSTER FAMILIETRUST**

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 westelike syboullyn vanaf 2,0m na 0,9m te verslap om 'n voorgestelde nuwe enkel motorhuis te akkommodeer, en ook om dieselfde boulyn te verslap na 1,580m om 'n voorgestelde nuwe slaapkamer en balkon op die eerstevloer te akkommodeer.

Aansoek is ook ontvang om die oostelike syboullyn vanaf 2m na 0,9m te verslap om 'n uitbreiding van 'n bestaande slaapkamer te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae 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 **9 Junie 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-3259, 3 ROOS STREET, E-ONRUS RIVER: ISICELO SOKUPHAMBUKA: U-EBEN RALL ONTWERP EGAMENI LEVORSTER FAMILY TRUST**

Isaziso sinikwe ngokuphathelele kwiCandelo lama-48 - lomThetho kaMasipala wesiLungiso wase-Overstrad kuYilo lokuSetyenziswa koMhlaba kaMasipala, 2020, isicelo sifunyanelwe ukuphambuka kumda wokwakha osemacaleni entshona ukusuka kwisi- 2,0m ukuya kwi- 0,9m ukulungiselela igaraji enye entsha endululwayo nokunyenyisa umda wokwakhiwa ofanayo ube li-1,580m ukulungiselela igumbi lokulala elitsha elindululwayo nebhalkhoni kumgangatho osezantsi.

Isicelo sikwenzelwa ukunyenyisa umda wokwakha osemacaleni osepuma ukusuka kwisi- 2m ukuya kwi- 0,9m ukulungiselela ukwandisa igumbi lokulala elikhoyo.

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-9 uJuni wama- 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.



**MOTIVATION REPORT**  
**BUILDING LINE RELAXATION**  
**ERF 3259, HERMANUS**

Application for Building Line relaxation on the above mentioned property, with new Alterations & Additions.

**GENERAL INFORMATION**

**(A) Proposed Development**

The Relaxation applies to the West & East Boundary of the above mentioned property.  
Currently there is an existing garage, build with Pre—Fab Construction panels, on the West Boundary, that is 900mm build from the Boundary line, with a length of 6130mm. See Below Fig. 01 & Fig. 02

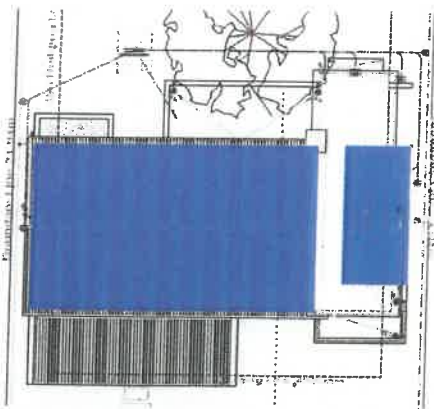


Fig. 01



Fig. 02

The proposal for the new build, is to re-build the garage, on the same Building Line encroached area, of 900mm to the West Boundary, with a total length 6560mm & 5500mm from the Street Boundary Line, and to move it more forward towards the Street (Roos Street) to accommodate the Additions to the property on the Ground floor. See

08.01.2023

below. Also for the extension on the Bedroom on the Eastern Boundary. Current Eastern Building line is 2000mm, and with the new addition of 900mm from the Boundary line with the length of 1320mm

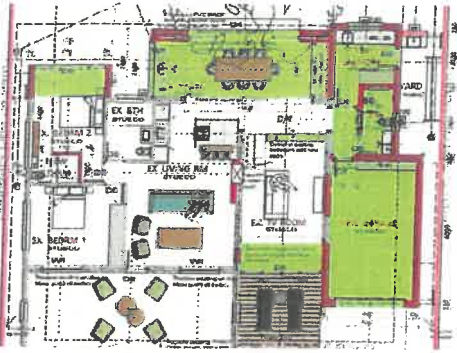


Fig. 03

### Western Boundary

These Additions to the Ground Floor will include, the New Garage, Guest Bathroom, and Laundry. With Additions to the First floor, this will be the New Master Bedroom wing. See below Fig. 04

### Eastern Boundary

The Addition to the Bedroom on the Eastern Boundary, length of 1320mm, with the building line currently at 2000mm, to a relaxation of 900mm for that length.

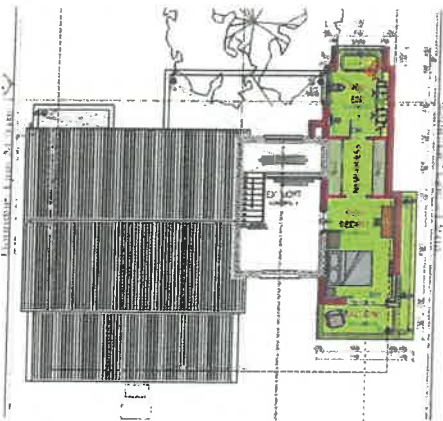


Fig. 04

With the new Additions to the First Floor, the new Master Bedroom will have an encroachment of 420mm over the West Building Line with a total length of 5060mm, with MINIMUM windows towards the adjacent neighbour. Also the balcony will be in line with the bedroom, with the 420mm encroachment. The above was also first discussed with the West Neighbour.

### (B) Character of the Environment

The current land use is zoned as Single Residential, and we are keeping within the Zoning Scheme, and the Addition to the property will stay with the character of the surrounding properties. The property is of a size of 471m<sup>2</sup>, of with at least a ¼ of the erf is taken up by an Milkwood Tree, an area that cannot be develop on, as the owner wants to keep the tree for Environmental purposes. Thus that the new development of the property can only be on the Street side, keeping in mind the Direct neighbour and his privacy, with a small window and little balcony from the front Street Boundary. No views from any neighbouring property will be obstructed as we are keeping with the current roof line, creating a loft type of look, and not full double storey.

### (C) Desirability of the proposed utilisation

The current Milkwood tree takes up ¼ of the property, an area we do not want to develop on due to Environmental impact. Also by doing so, this will benefit the immediate surrounding neighbours on their privacy, as the new development will be towards the Street Boundary only, ensuring no overlooking features onto neighbouring properties

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

NO RESTRICTIONS on the property, regarding Heritage, etc. Other than the Milkwood Tree that we are keeping in tact

**(E) The impact of the proposed land development on municipal engineering services**

NO IMPACT, as we are connecting to the existing Septic Tank on the property

**(F) Consideration of Forward planning and land use documentation**

The proposed development is in line with the relevant zoning scheme regulations of Single Residential

**(G) Planning Principles**

“Spatial Justice”: With the new development this will create work opportunity within the community of the Overstrand Area

“Spatial Sustainability”: The proposed development is Residential only, and will not influence any Urban sprawl, pedestrian or transport systems

“Efficiency”: No negative financial, social, economic or environmental impact will be done

“Spatial Resilience”: No Impact

“Good Administration”: This was done by keeping the existing Milkwood Tree, (Environmental) refer to Fig. 05 Keeping with the existing roof line of the dwelling, and to minimise the extent on the first floor due to Privacy from the direct neighbour with a MINIMUM of only 400mm over the Building Line

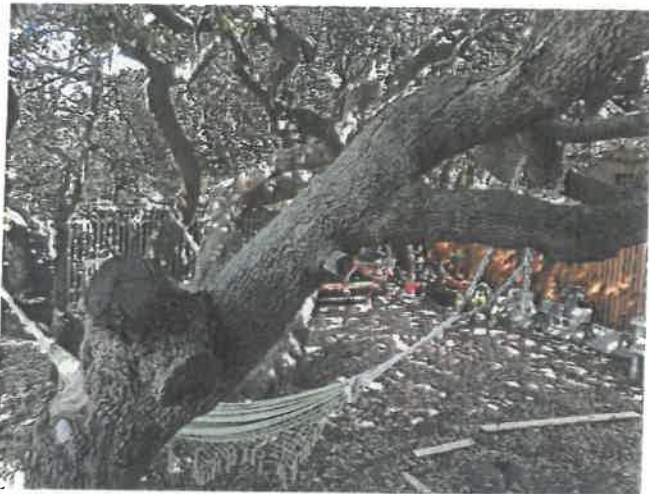


Fig. 05

**OTHER**

With the current house, the roof is rather a large volume to the elevation, thus with the new Addition above the proposed new Garage, as you can see from the Street Elevations, it will project slightly higher than the current roof line, and with the existing neighbour's house, which is also double storey, this will not affect the overall street skyline, currently in Roos Street. See below Fig. 06



Fig. 06

As you can see from above, the Building Line encroachment is of minimal area.  
Also the new proposed Addition height will not protrude highly above the existing roof structure.

Should you have any queries about the application, please feel free to contact me.

Regards,

**Eben Rall**



