

ERF 4548, 15 MAIN ROAD, KLEINMOND: APPLICATION FOR DEPARTURE: C STRYDOM ON BEHALF OF SHARPA BUILDING (PTY) LTD

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 rear building line from 3m to 0m to accommodate the use changes of the existing garage into a kitchen.

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 **7 July 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.

ERF 4548, HOOFWEG 15, KLEINMOND: AANSOEK OM AFWYKING: C STRYDOM NAMENS SHARPA BUILDING (PTY) LTD

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 agterboulyn vanaf 3m na 0m te verslap om die gebruiksverandering van die bestaande motorhuis na 'n kombuis 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 bepalinge 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 **7 Julie 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.

ISIZA SAMA-4548, 15 MAIN ROAD, EKLEINMOND: ISICELO SOKUPHAMBUKA: C STRYDOM ON EGAMENI LE- SHARPA BUILDING (PTY) LTD

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) ukunyeyisa umda wokwakha ongesemva ukusuka kwisi-3m ukuya kwi-0m ukulungiselela ukwenza iinguquko kwigaraji ekhoyo ephumela kwigumbi lokuphekela.

Inkcukacha ezipheleleyo ziyafumaneka ukuba zihlolwe ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus kunye nakwiThala lwencwadi 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 **7 kweyeKhala wowama-2023** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **Nksk. H. van der Stoep** kule nombolo yomxeba 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.

CONVERSION OF EXISTING DOUBLE GARAGE TO AN INHABITABLE AREA

The Overstrand Letter referenced 44152 dated 27 January 2023 refers.

Background

ERF 4548 Kleinmond was transferred to SHARPA BUILDING PTY (LTD) on 30 June 2022.

The managing Share Holder of SHARPA BUILDING PTY (LTD) is Casper Strydom ID 5504175018080

The following two tenants were taken over from the previous Owner:

1. Sharpa Blinds
2. Amazing Foods and Goods

PROPOSED DEVELOPMENT

Amazing Foods and Goods requested Casper Strydom to convert the existing garage into an Industrial Kitchen. This conversion was undertaken in collaboration with Overstrand's Health Department.

All the required Overstrand Departments were subsequently approached to legalise the Said Conversion.

All requirements were inserted on the required plan layout and erected as suggested by the Overstrand Departments.

CHARACTER OF THE ENVIRONMENT

The proposed change is aligned with the types of land uses in the surrounding area with no impact the accommodation density or historical architectural.

DESIRABILITY OF THE PROPOSED UTILISATION

The proposed conversion will not influence the potential, and the benefit the proposed utilisation of land will have for the surrounding property owners as they all signed a consent form approving the proposed development.

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

All the Overstrand Departments were involved to ensure full legal compliance to all Local Authority and Legal provisions and terms.

THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES

No additional Municipal Services are required as advised by the Overstrand Municipality. No affect the natural environment. No rezoning to a sub-divisional are required. The fire hose requirement will be installed as soon as the application is approved as advised by the Local Fire Chief.

CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

Overstand advised that no further development on the property will be permitted. The proposed land use is in line with the aforementioned documentation.

PLANNING PRINCIPLES

The conversion is a sustainable form of development to provide additional Job Opportunities and expand the local business environment.

The conversion optimises the use of space, energy, infrastructure, resources, and land.

Motivation

- 1) The said conversion was undertaken without any additional building extensions.
- 2) The existing garage structure was wasted and did not add any value.
- 3) The said conversion improved the GDP of Kleinmond with an enhanced business opportunity.

Given the above actions the accessibility of the property regarding the existing urban development, the main network, and infrastructure, as well as the effect on of additional traffic and the environment was not impacted at all.

It should be noted that the accommodation density, historical architecture are clearly not impacted by the proposed development.

Street views and scenes are identical.

The potential for agriculture, conservation, mining, recreation, natural heritage, environmental management, air quality has not been impacted.

Given the above the benefit of proposed utilisation of land will consequently not have any impact on surrounding property owners.

The proposed development will clearly not result in any additional load on any municipal services or future need for additional municipal service given to extend and plan of the plan layout.

Re-zoning of Erf 4548 Kleinmond will accordingly not be a requirement given to extend and plan of the plan layout.

The planning principles are not a contravention or breach the Land Use Management Act or any other legislative requirement.

The proposed development will be sustainable with no negative impact on the land market as this will only enhance the property value of the said property, surroundings, and environment. The development will also have no environmental impact as only existing buildings used for this extension.

Procedures further will be followed as suggested by the Planning Directorate.

Signed on 18 March 2023

Casper Strydom

