

ERF 6680, 33 SIXTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF JS ROOS

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) in order to:

- relax the southern rear building line from 2m to 1.5m to accommodate a portion of the proposed bedroom on ground floor;
- relax the eastern lateral building line from 2m to 1.5m to accommodate portions of the two proposed bedrooms and toilet on ground floor;
- relax the western lateral building line from 2m to 1.76m to accommodate a portion of the proposed storeroom on ground floor;
- relax the western lateral building line from 2m to 1.76m and relax the southern rear building line from 2m to 1.5m to accommodate a portion of the proposed pergola on ground floor; and
- relax the lateral building line from 2m to 1.76m to accommodate a portion of the proposed concrete sun deck on second 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. 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) alida@overstrand.gov.za) on or before **8 September 2023**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr P Roux** 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 6680, SESDESTRAAT 33, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: MNRE PLAN ACTIVE STAD- EN STREEKSBEPLANNERS NAMENS JS ROOS

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) ten einde:

- die suidelike agterboulyn vanaf 2m na 1.5m te verslap om 'n gedeelte van die voorgestelde slaapkamer op grondvloer te akkommodeer;
- die oostelike lateraleboulyn vanaf 2m na 1.5m te verslap om gedeeltes van die twee voorgestelde slaapkamers en toilet op grondvloer te akkommodeer;
- die westelike lateraleboulyn vanaf 2m na 1.76m te verslap om 'n gedeelte van die voorgestelde stoorkamer op grondvloer te akkommodeer;
- die westelike lateraleboulyn vanaf 2m na 1.76m te verslap en die suidelike agterboulyn vanaf 2m na 1.5m te verslap om 'n gedeelte van die voorgestelde priedel op grondvloer te akkommodeer; en
- die lateraleboulyn vanaf 2m na 1.76m te verslap om 'n gedeelte van die voorgestelde beton sondek op tweede verdieping 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) alida@overstrand.gov.za) voor of op **8 September 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, Mnr P Roux** 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 ESINGU-ERF 6680, 33 SIXTH STREET, VOËLKLIP, HERMANUS, KUMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKWAHLULA: NGABAKWAPLAN ACTIVE NABACWANGCISI BEDOLOPHU NENGINQI EGAMENI LIKA-JS ROOS

Kukhutshwe isaziso esimayela nemiba yeSoloty lama-48 loMthethwana OsisiHlomelo soMthethwana kaMasipala waseOverstrand ngeziCwangciso zokuSetyenziswa koMhlaba kaMasipala ku2020 (uMthethwana), isaziso esi sithi kufunyenwe isicelo sokwahlula ngokwemiba yeSoloty le16(2)(b) ukuze:

- kunyenyiswe umgca ongqamene nesakhiwo kwicala elisemazantsi ngasemva ukusuka kwiimitha ezi-2m ukuya kwezi-1.5m ukulungiselela isiphakamiso senxalenye yegumbi lokulala kumgangatho osezantsi;
- kunyenyiswe umgca ongqamene nesakhiwo kwicala elisempuma ukusuka kwiimitha ezi-2m ukuya kwezi-1.5m ukulungiselela isiphakamiso senxalenye yagumbi amabini ukulungiselela indlu yangasese (ithoyilethi) ekumgangatho wokuqala nosezantsi;
- kunyenyiswe umgca ongqamene nomgca wesakhiwo kwicala elisentshona ukusuka kwiimitha ezi-2m ukuya kwi-1.76m ukulungiselela isiphakamiso senxalenye yendawo yokucina impahla/istora kwigumbi elisezantsi;
- kunyenyiswe umgca ongqamene nesakhiwo kwicala elisemazantsi ukusuka kwiimitha ezi-2m ukuya kwi-1.76m nokunyenyisa umgca ongqamene nesakhiwo kwicala elisemazantsi ukusuka kwiimitha ezi-2m ukuya kwi-5m ukulungiselela isiphakamiso sendawo yokoja inyama/yokubhraya evalekileyo kumgangatho osezantsi; nokuba
- kunyenyiswe umgca ongqamene nesakhiwo ukusuka kwiimitha ezi-2m ukuya kwezi-1.76m ukulungiselela isiphakamiso senxalenye yendawo eyenziwe ngekonkrithi yokugcakamela ilanga (idekhi yokugcakamela ilanga) kumgangatho wesibini.

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: Lezicwangciso ngeDolophu, 16 Paterson Street, Hermanus. Nabani na onezimvo ezibhaliweyo angazingenisa ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093/ (e) alida@overstrand.gov.za) ngomhla okanye phambi **8 uSeptemba 2023**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingathunyelwa kuMchwangcisi weDolophu, Mnu P Roux kwa-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvula. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe Lezicwangciso zeDolophu apho igosa likamasipala liza kumnceda ahlomle ngokusemthethweni.

All distances approximate
and subject to survey.

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Property Description:

ERF 6680
VOËLKLIP

Plan Description:

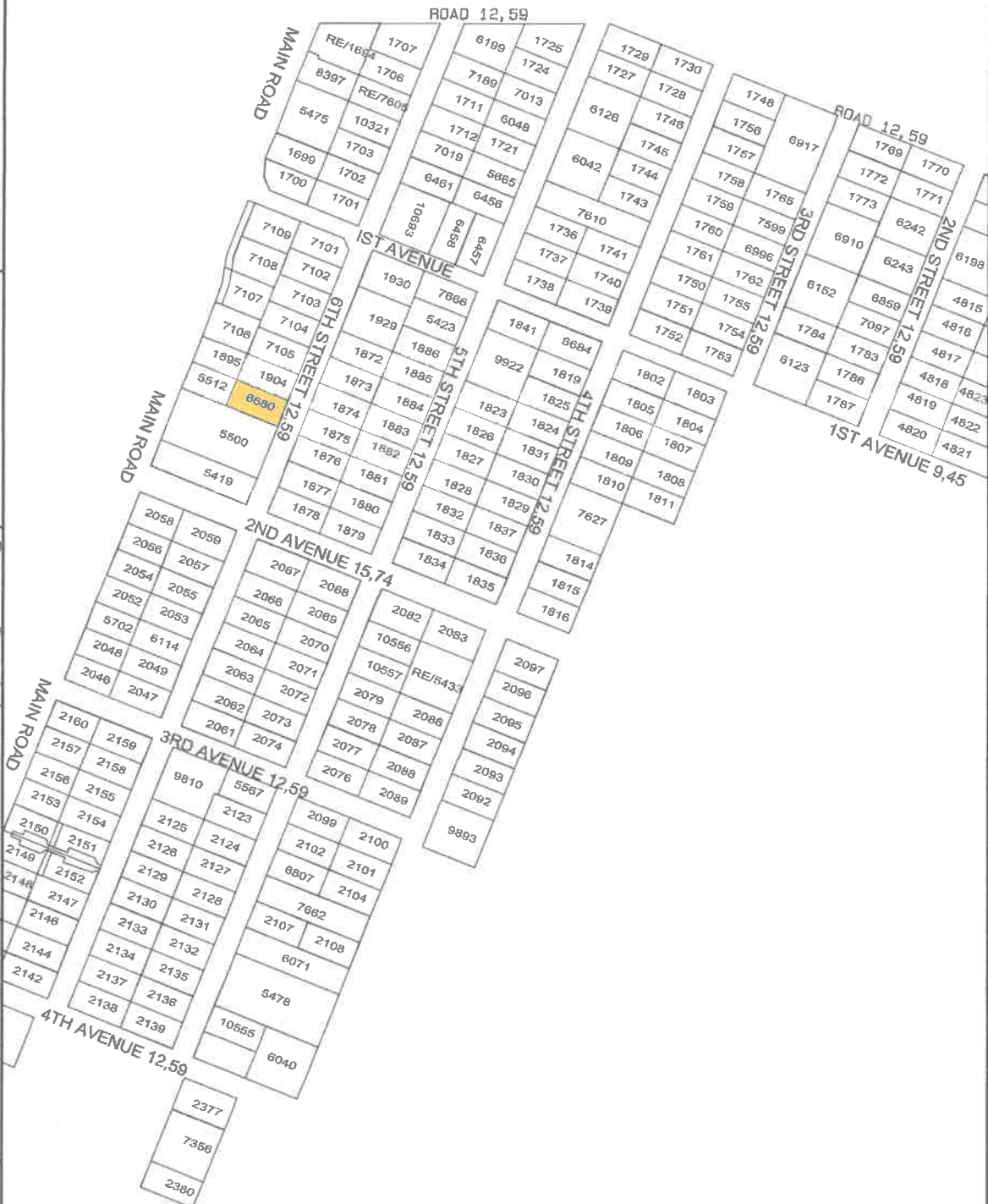
LOCALITY MAP

Scale:

NTS

Drawing Nr.:
ERF 6680HERML.dwg

Date:
JULY 2023



PROPOSED BUILDING LINE
DEPARTURES

ERF 6680 HERMANUS

DIVISION: CALEDON

OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

Mr. J.S. Roos, the owner of Erf 6680 Hermanus has instructed the company Plan Active Town and Regional Planners, to apply for the building line departures of the subject property.

It is the intention of the owner of Erf 6680 Hermanus to construct additions and make alterations to the original house established on the property. The owner intends to add two bedrooms, a storeroom, pergola, and a wooden deck with a swimming pool on the ground floor. The intention is also to add a concrete sun deck on the second floor of the existing dwelling. There are also windows on the ground and first floor, situated within the lateral building line that is proposed to be replaced. Some of the alterations and additions proposed, encroaches the lateral and rear building lines and therefore a building lines departure application is being submitted.

The subject property is 496m² in extent and is held by Title Deed Number T6886/2023.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2020, for departures from the building lines.

3. DESIRABILITY

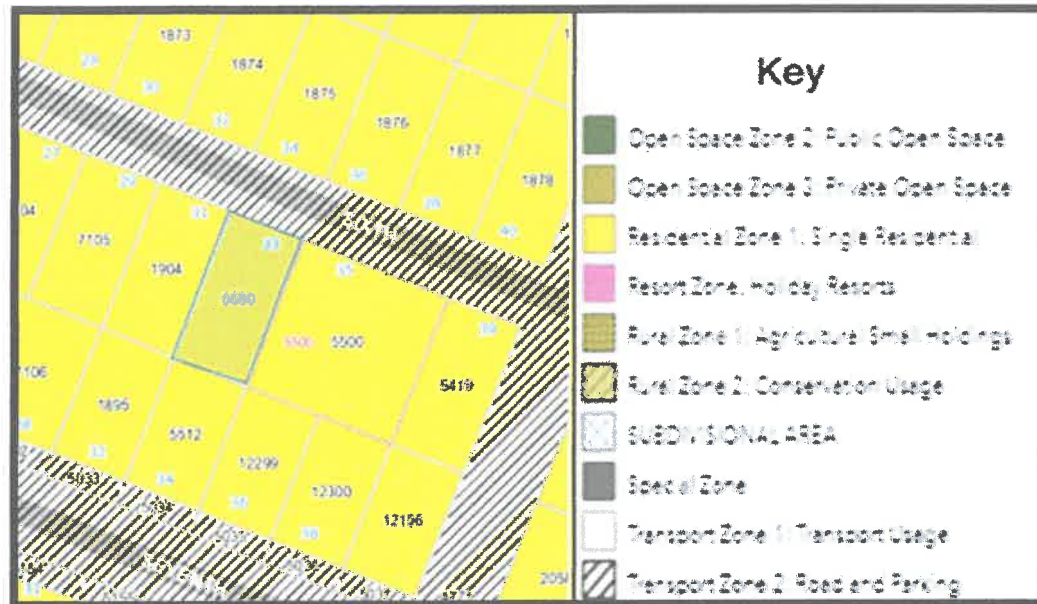
3.1 PROPERTY DESCRIPTION

The subject property is situated at 33 Sixth Street, Voëlkop, Hermanus. Erf 6680 Hermanus is 496m² in extent and is situated in a predominantly single residential area. Please refer to the enclosed locality plan and the aerial photograph below.



3.2 ZONING

Erf 6680 Hermanus is zoned Residential Zone 1 and is used as such. The surrounding properties are also zoned for single residential purposes and public roads. Please refer to the zoning map abstract below:



3.3 LAND USE

Erf 6680 Hermanus is used for residential purposes. A double storey dwelling with a double garage is established on the subject property.

Land uses that surround Erf 6680 Hermanus are single dwellings and public roads. It is therefore evident that the subject property is situated within a predominantly single residential area.

3.4 PROPOSAL

The following is proposed in terms of:

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2020, for departures from the building lines.

3.4.1. Proposed building line departures

Erf 6680 Hermanus is 496m² in extent. The Overstrand Scheme Regulations stipulate that a 4m street building line and a 2m lateral and rear building lines apply to

Residential Zone 1: Single Residential properties larger than 400m² in extent as tabled below:

Net erf area	Street building line
Less than 150 m ²	1,0 m
Less than 400 m ²	2,0 m
400 m ² and greater	4,0 m

Net erf area	Side and rear building lines
Less than 150 m ²	At least 1,0 m one side and 0 m on the other side. Rear = 1,0 m.
Up to 400 m ²	1,0 m
Greater than 400 m ²	2,0 m

The owner of Erf 6680 Hermanus intends to construct the following additions to the existing dwelling situated on the subject property:

Ground floor

- 2 bedrooms;
- Storage room;
- Pergola.
- 2 new windows replacing the old existing windows in the toilet and family room.

First floor

- 1 new window replacing the old window in the existing bathroom.

Second floor

- Concrete sun deck.

The building line departures can be summarised as follow:

- Relaxation of the rear building line from **2m** to **1.5m** to accommodate a portion of the proposed bedroom on the ground floor;

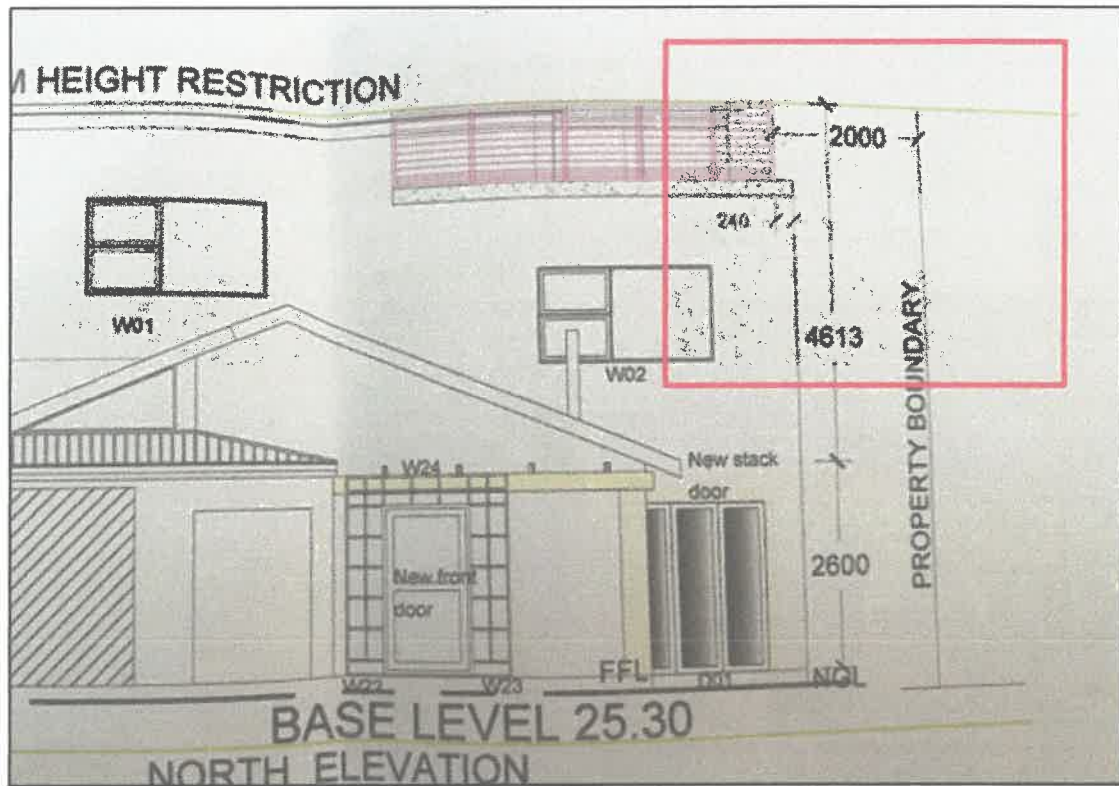
- Relaxation of the lateral building line from **2m** to **1.5m** to accommodate portions of the two proposed bedrooms and toilet on the ground floor;
- Relaxation of the lateral building line from **2m** to **1.76m** to accommodate a portion of the proposed storeroom on the ground floor;
- Relaxation of the lateral building line from **2m** to **1.76m** and the relaxation of the rear building line from **2m** to **1.5m** to accommodate a portion of the proposed pergola on the ground floor;
- Relaxation of the lateral building line from **2m** to **1.76m** to accommodate a portion of the proposed concrete sun deck on the second floor.

The **two proposed bedrooms and toilet** are proposed in the southern corner of the subject property, 1.5m from the eastern lateral boundary and 1.5m from the rear boundary. With the proposed bedrooms and toilet encroaching the 2-meter rear and lateral building lines, a 1.5m building line is still provided. There are no windows proposed on the side of the building encroaching the rear building line. Two windows are proposed for the additions encroaching the lateral building line on the eastern side. The proposed bedrooms and toilet will not have any impact on the neighbouring property values or the current residential character.

The **pergola and storage room** are proposed in the southwestern portion of the subject property. The proposed pergola will encroach the rear and lateral building line but not onto any common boundary lines. The proposed pergola will be situated 1.5m from the rear boundary and 1.76m from the lateral boundary to be in line with the existing house. The proposed pergola is approximately 3m in height. The pergola will not be covered or enclosed.

The storage room is also proposed at 1.76m from the lateral boundary and it will be in line with the existing dwelling. No doors are proposed on the north western side of the storeroom. The storeroom has an access door that faces the existing stoep. The proposed storage room and pergola will have minimal impact on the neighbouring properties.

On the first floor of the existing dwelling, a **concrete sun deck** is proposed of which a small portion will encroach the 2 meter lateral building line. The concrete deck encroaches the 2-meter building line by **240mm**. The proposed balustrades are however set back to comply with the 2m building line as seen in the elevation plan below:



The proposed **concrete sundeck** will have a minimal impact on the neighbouring property as only a small portion of the deck encroaches the 2-meter building line that will not be accessible. A balustrade railing is proposed on the deck as a safety measure which is 1m in height above the top of the concrete deck and restricts movement on the deck up to the 2m building line.

On the **ground floor**, two existing windows will be replaced with two new windows (**W16 and W17**) that are situated within the existing wall encroaching the lateral building line. The proposed windows to be replaced are located in the toilet and family room. The existing window in the bathroom on the first floor will also be replaced (W19). The intention of the owner is to replace the existing windows with the same size windows, but will be of better quality. The impact of the new windows will thus remain the same, as the size of the windows will not change.

The proposed building line departures will have no negative impact on the property values or the current residential character of the greater Voëlkip area as the lateral

building lines for the Voelklip area was 1.2m in the past with reference to the previous ***Hermanus Town Planning Scheme***. The impact of the deck will also be minimal as the proposed balustrade railing will restrict movement on the deck up to the 2m building line. Only a small portion of the concrete deck encroaches the 2m building line. It should also be noted that the sizes of the existing windows to be replaced and the new windows are the same in size, but the owner intends to replace the existing windows with more modern windows. The proposed building line departures will have minimal impact on the surrounding properties.

3.5 ACCESS

Vehicular and pedestrian access to Erf 6680 Hermanus and the existing dwelling and garage are gained from Sixth Street.

With the proposal both the vehicular and pedestrian access from Sixth Street, Voëlklip will be retained.

3.6 SERVICES.

All services on the subject property already exist. Additional services are not required and therefore the proposal will not have a negative impact on existing services that are provided by the Overstrand Municipality.

3.7 TITLE DEED

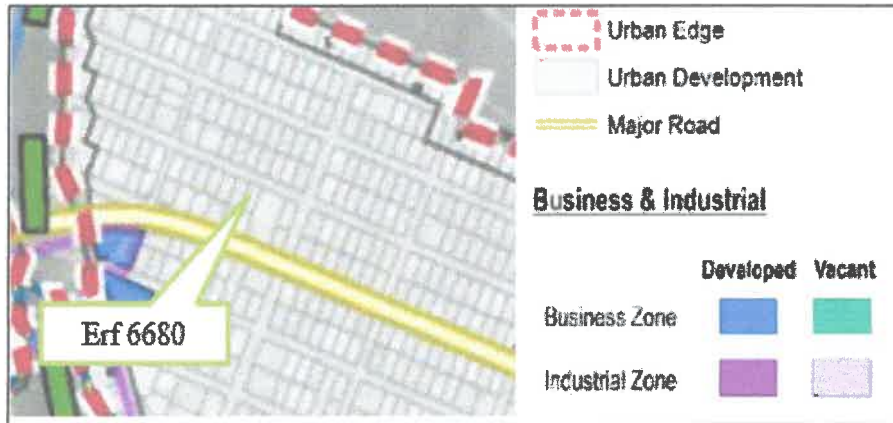
There are no restrictive Title Deed conditions in Title Deed No. T6886/2023 that need to be addressed in order for the proposed building line departures of Erf 6680 Hermanus to be approved.

There is no bond registered against Erf 6680 Hermanus.

3.8 FORWARD PLANNING

Overstrand Municipal Wide Spatial Development Framework (2020).

In terms of the Overstrand Wide Spatial Development Framework the subject property is earmarked for urban development purposes. The residential zoning and land use of Erf 6680 Hermanus will be retained after the proposed application has been concluded.



Overstrand Growth Management Strategy (2010)

With reference to the Overstrand Growth Management Strategy the subject erf falls within Planning Unit 6 that consists of the existing pristine high income, low density northern section of the Voëlklip residential area above Main Road.

Incremental development through subdivision to allow second and third dwelling units is proposed for an assumed 20% of this planning unit.

Our application is for building line departures and subsequently the Growth Management Strategy does not apply to this application.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Erf 6680 Hermanus is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The property is not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

The subject property is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage.

According to the **Overstrand Municipal GIS system** the area where the subject property is situated is categorised as 3B Heritage area as seen in the abstract below. The proposed departures will not have any impact on the area as the property is already developed and has the same characteristics as surrounding developed residential erven.



In light of the above mentioned it is evident that the building line departures will not have a negative impact on the heritage value of the subject property or the greater area of Voëlklip, Hermanus.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed building line departures do not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

3.10 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

Spatial Justice: The main goal of this application is for the owner of Erf 6680 Hermanus to make extensions and alterations to the current dwelling that will enhance the value of the property without having a detrimental impact on the neighbouring landowners. Due to the placement of the existing dwelling on the subject erf and the layout of the internal uses of the dwelling, the owner does not have any other choice than to partially encroach the lateral and rear building lines. The coverage of the dwelling and proposed extensions is 48.16% that will be less than the prescribed allowable 50%.

Spatial sustainability: The proposed building line departures are in line with the current character of the established residential area. The proposed application will have no impact on the conservation worthy areas of Voëlklip. Spatially the land use of Erf 6680 Hermanus will be in line with the residential character of the area and as mentioned above the lateral building lines will be partially encroached and the coverage will be below the prescribed 50%.

Efficiency: The proposed application for building line departures will promote the logical optimisation of the use of space of the subject erf within a developed residential area.

Spatial Resilience in the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e. communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies and land use management systems should enable the communities to be able to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner, which includes the preservation and restoration of essential basic infrastructure and functions, but also adaptation in order to ensure increased resilience in terms of future shocks (United Nations Office for Disaster Risk Reduction, 2009). In our opinion the principle of Spatial Resilience is not applicable to this application.

Good administration: Our Company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's By-law on Municipal Land Use Planning, 2020.

4. **RECOMMENDATION**

When this application is evaluated it is important to take note of the following:

- The proposed building line departures of Erf 6680 Hermanus fall within the existing land use tendencies in the area;
- The proposal is still compatible with the existing character of the area;
- The proposal has no impact on services;
- The proposed application will not have a negative impact on the current land values of the surrounding erven;
- The proposed application will not have any negative impact on the adjoining property owners;
- The proposed application is in line with Spatial Planning Land Use Management Act, 2013 (SPLUMA) and the Land Use Planning Act, 2014 (LUPA).

With regards to the above mentioned application, it would be appreciated if Council would consider the application favourably for the building line departures of Erf 6680 Hermanus.

SITEPLAN
 (Scale: 1 : 200)



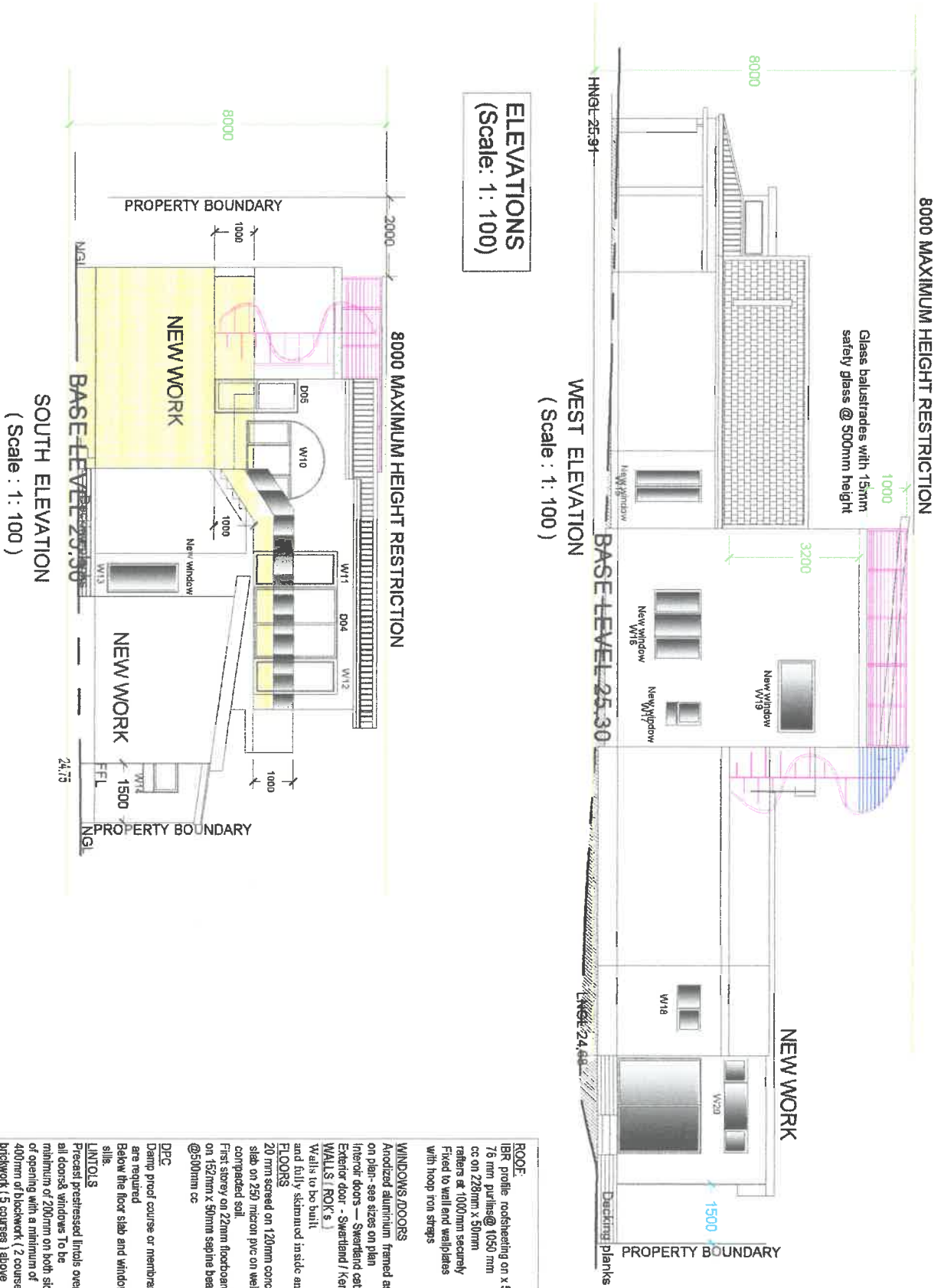
COVERAGE

EXISTING GROUND STOREY	: 197 sqm
EXISTING FIRST STOREY	: 67 sqm
PROPOSED ADDITION	: 42 sqm
TOTAL	: 306 sqm
EXIST BALCONIES	: 38 sqm
NEW BALCONIES	: 30 sqm
TOTAL NEW	: 68 sqm
PLOT SIZE	: 496,3 sqm
FOOTPRINT COVERAGE	: 239 sqm
	: 48,16%

HNGL 25.91
LNGL 24.68
BASE LEVEL 25.30

SETOUT MEASUREMENTS

REAR	: 1500
LATERAL	: 1500
LATERAL	: 2000
FRONT	: 4000

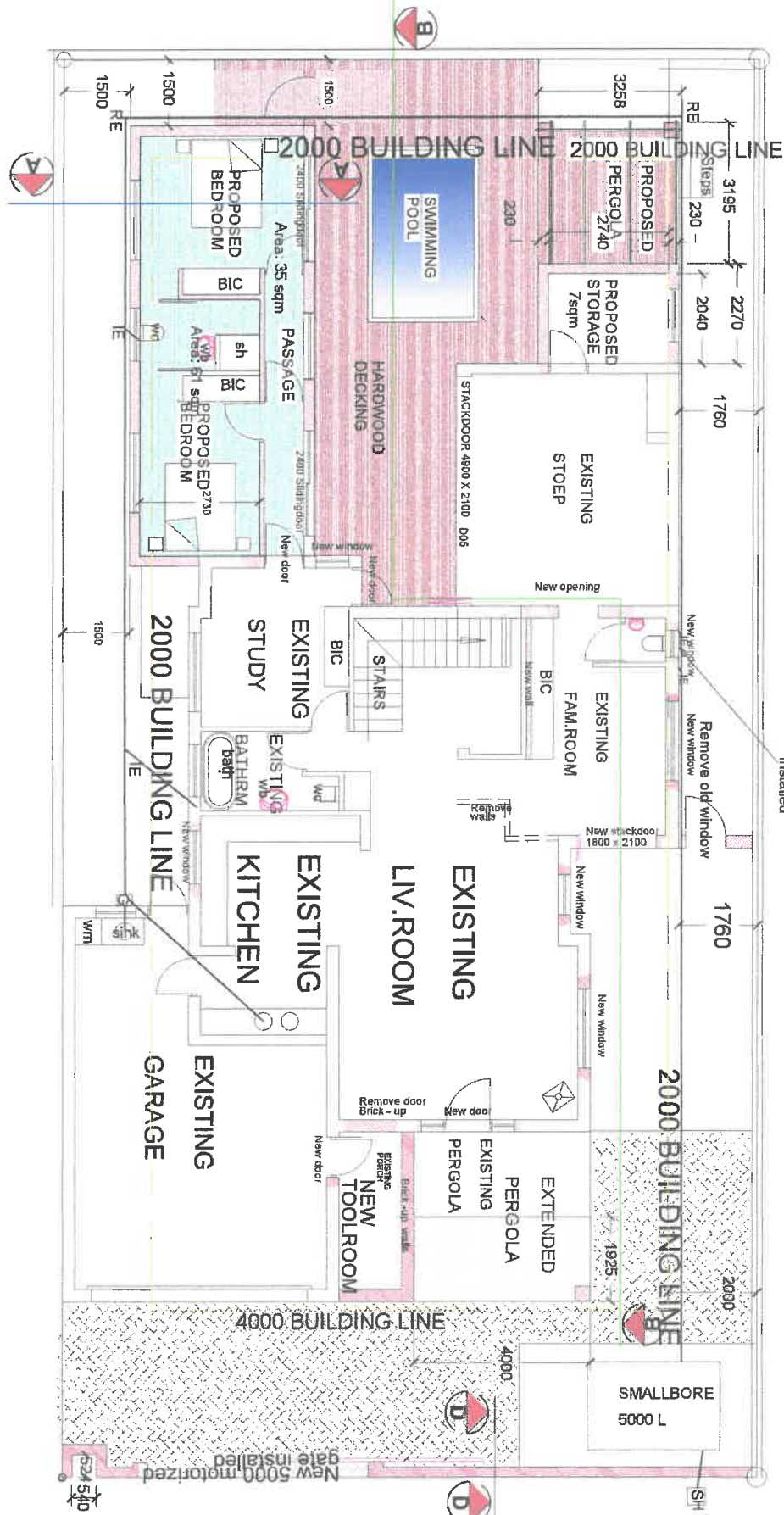


ELEVATIONS
 (Scale: 1: 100)

WEST ELEVATION
 (Scale : 1: 100)

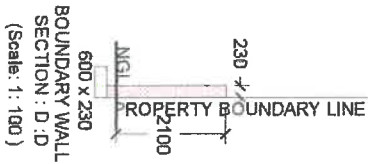
SOUTH ELEVATION
 (Scale : 1: 100)

- ROOF:**
 IFR profile roofsheeting on x 50
 76 mm purlins @ 1050 mm
 cc on 228mm x 50mm
 rafters at 1000mm security
 Fixed to wall end wallplates
 with hoop iron straps
- WINDOWS / DOORS:**
 Anodized aluminum framed as shown
 on plan - see sizes on plan
 Interior doors - Swartland cat
 Exterior door - Swartland / Kenzo
 WALLS / ROOF'S)
 Walls to be built
- FLOORS:**
 20 mm screed on 120mm concrete
 slab on 250 micron pvc on well
 compacted soil.
 First storey on 22mm floorboards
 on 152mm x 50mm sapina beams
 @500mm cc
- DPC:**
 Damp proof course or membranes
 are required
 Below the floor slab and window
 sills.
- LINTOLS:**
 Precast prestressed lintols over
 all door and window
 openings. To be
 minimum of 200mm on both sides
 of opening with a minimum of
 400mm of blockwork (2 courses) or
 brickwork (5 courses) above
 lintols.
- RAINFALL/GUTTERS:**
 All to be pvc
 Down pipes : 75mm
 Gutters : 100 mm halfround



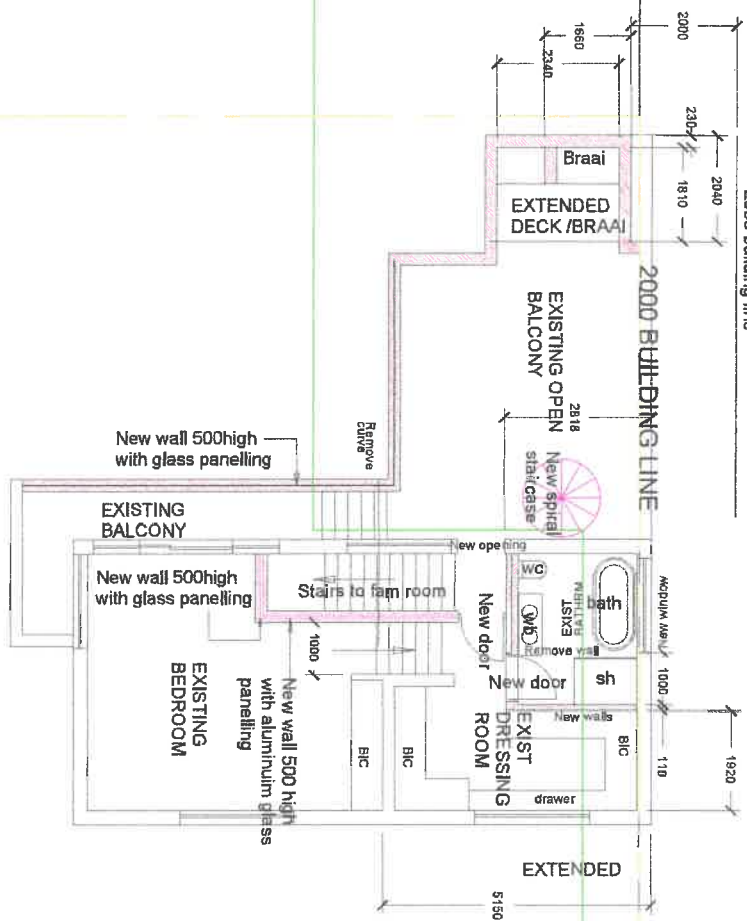
GROUND STOREY - LAYOUTPLAN
(Scale : 1:100)

See waiver app for new window to be installed

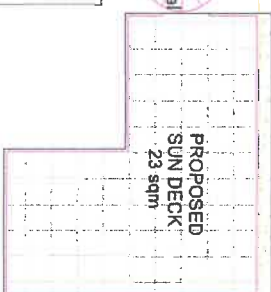


BOUNDARY WALL:
 Material: ROK's
 Finish: Plastered & painted
 Footings: 600 x 230
 Height: 2100mm
 (Scale: 1:100)

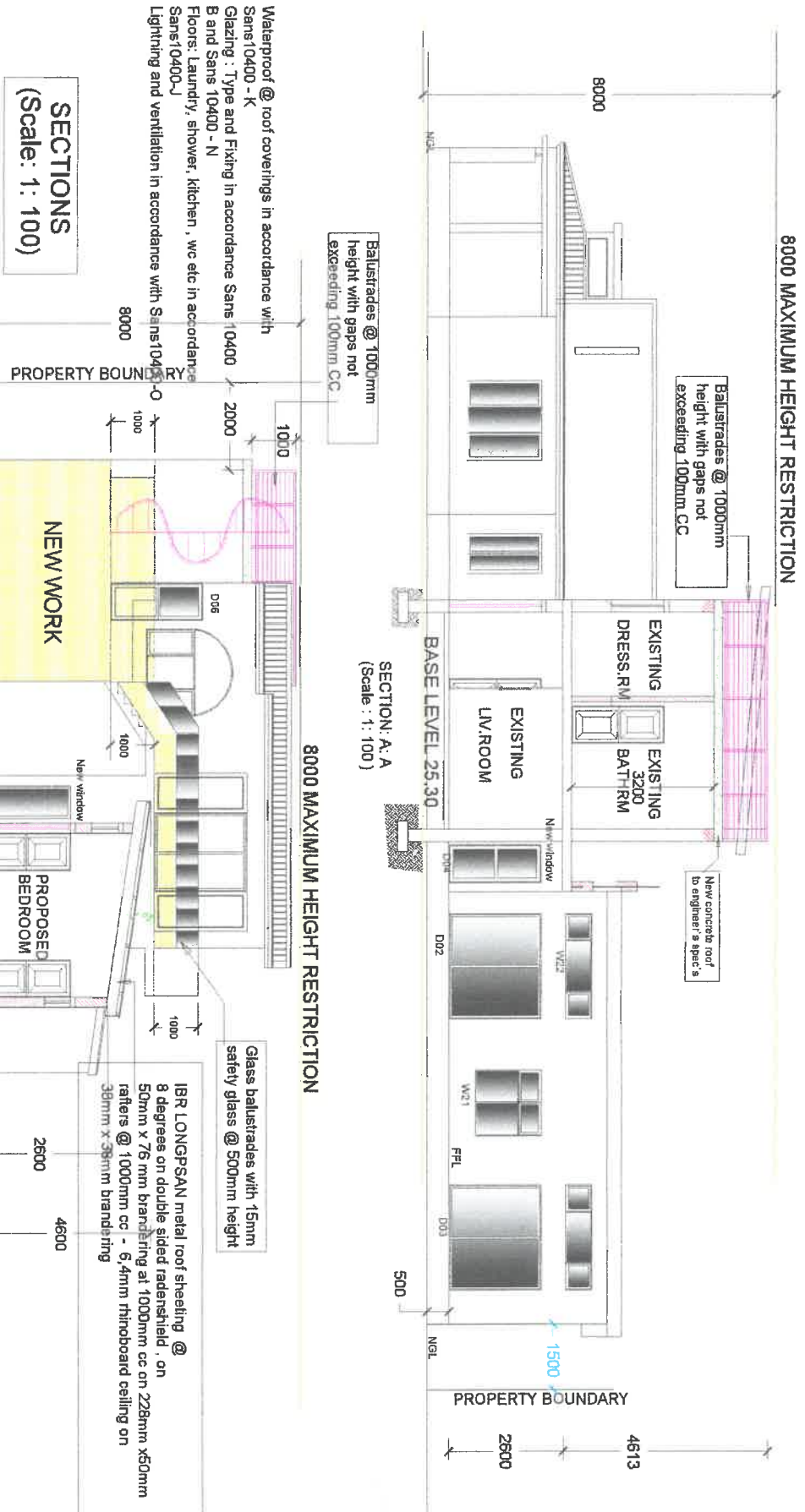
FIRST STOREY - LAYOUTPLAN
 (Scale: 1:100)



2000 BUILDING LINE
 New concrete roof sundeck above exist bathm and dress room on the first floor- see engineering plan for slab detail



- This drawing is copyright
1. Check levels and dimensions.
 2. Before commencing work.
 3. No part of building to exceed building or property boundary.
 4. Use figured dimensions in
 5. All work to comply with NBR and Local Authority Requirements.
 6. Check for pipes, gas, electrical lines, or any ground services.
 7. Foundation to be min 300mm below
 8. All pipes to underside of any driveway / road to covered
 9. Plumber to install a balanced water pressure system.
 10. To timber to be closer than 300mm from inside of chimney.
 11. Engineer drawing supercedes Local Authority and Engineer.
 12. All inspections by appointed Local Authority and Engineer.



SECTIONS
(Scale: 1: 100)

SECTION: A: A
(Scale: 1: 100)

SECTION: A: A
(Scale: 1: 100)

FOOTINGS: 700 x 230

FOOTINGS: 700 x 230

Waterproof @ roof coverings in accordance with Sams 10400 - K
Glazing : Type and Fixing in accordance Sams 10400 B and Sams 10400 - N
Floors: Laundry, shower, kitchen, wc etc in accordance Sams 10400 - J
Lightning and ventilation in accordance with Sams 10400 - O

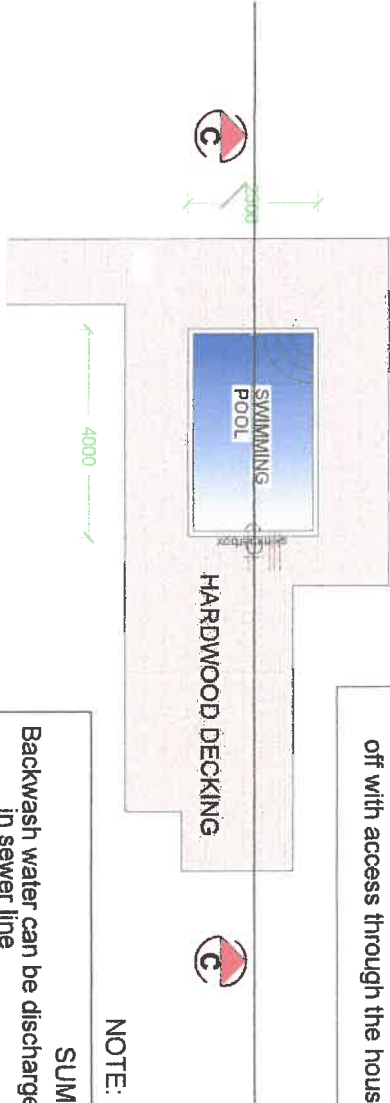
Balustrades @ 1000mm height with gaps not exceeding 100mm CC

Balustrades @ 1000mm height with gaps not exceeding 100mm CC

New concrete roof to engineer's spec.

Glass balustrades with 15mm safety glass @ 500mm height

IBR LONGSPAN metal roof sheathing @ 8 degrees on double sided radsensfield, on 50mm x 76 mm bracing at 1000mm cc on 228mm x 50mm rafters @ 1000mm cc - 5,4mm rhinoboard ceiling on 36mm x 38mm bracing



SECTION ; C : C
(SCALE : 1:100)



PROPOSED SWIMMING POOL

NOTE :
FENCING :
By law , access to a pool is to be controlled by means of a 1200mm high fence and a self closing gate . Using all three boundary walls or fencing and the house , an area can be screened off with access through the house

NOTE :
SUMP :
Backwash water can be discharged in sewer line