

ERF 2388, 15 JELLYFISH STREET, PEARLY BEACH HOLIDAY RESORT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS PROFESSIONAL ARCHTECTURAL TECHNOLOGIST SACAP ON BEHALF OF MH RIX

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) to relax the street building line from 2m to 0m, in order to accommodate the proposed carport and patio cover on the property.

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 Gansbaai Library, Main Road, Gansbaai. 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 / (e) alida@overstrand.gov.za) on or before **29 September 2023**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Senior Town Planner, Mr SW van der Merwe** 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 2388, JELLYFISHSTRAAT 15, PEARLY BEACH VAKANSIE-OORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: MNRE PROFESSIONAL ARCHITECTURAL TECHNOLOGIST SACAP NAMENS MH RIX

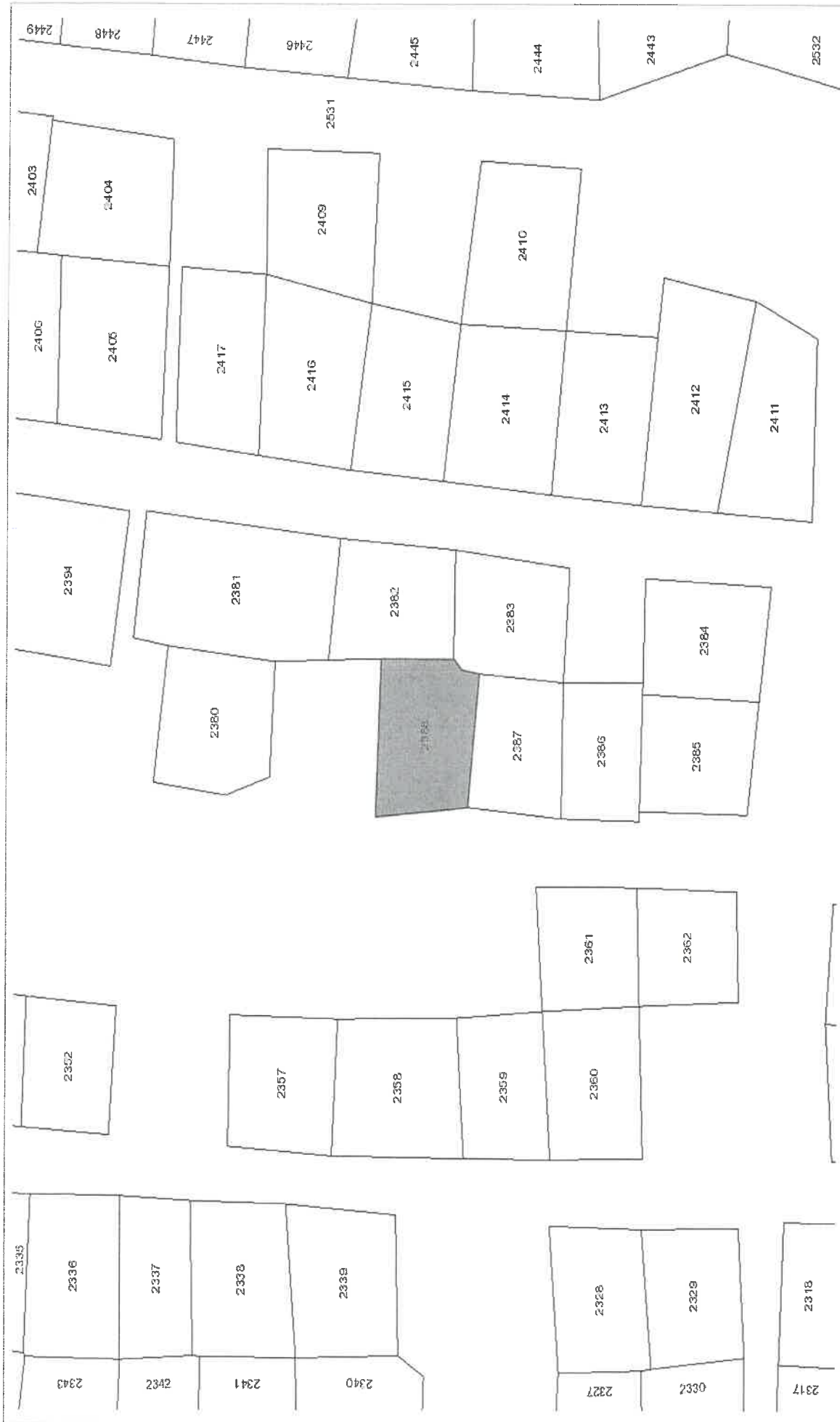
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is om afwyking in terme van Artikel 16(2)(b), om die straatboulyn vanaf 2m na 0m te verslap, ten einde die voorgestelde motorafdak en patiobedekking 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 en Gansbaai Biblioteek, Hoofweg, Gansbaai. 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 / (e) alida@overstrand.gov.za) bereik voor of op **29 September 2023**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Senior Stadsbeplanner, Mnr SW van der Merwe** 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 2388, 15 JELLYFISH STREET, PEARLY BEACH HOLIDAY RESORT, KUMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: MESSRS PROFESSIONAL ARCHITECTURAL TECHNOLOGIST SACAP EGAMENI LE-MH RIX

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), sokokuba isicelo sifunyenwe sophambuko ngokwemiqathango yeCandelo 16(2)(b) kunyenyiswa umda wesakhiwo osesitalatweni ukususela kwi-2m ukuya kwi-0m, ukulungiselela ulwakhiwo lwekhopoti ecetywayo nesigqubuthelo segumbi elingaphambili kwelokuhlala (ipatio) kwipropati.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zomsebenzi phakathi kweyure yesi-08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus nakwiThala leeNcwadi lase-Gansbaai, Main Road, Gansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla, **29 uSeptemba 2023**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza ngomxeba nayiphi na into emalunga nesi saziso ungafonela **uMchwangcisi weDolophu oyiNtloko uMnu SW van der Merwe** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loCwangciso lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



LIGGINGSPLAN / LOCALITY PLAN
 ERF 2388 PEARLY BEACH



MOTIVATIONAL REPORT ACCORDING TO SECTION 99 OF THE MUNICIPAL BY LAW

ERF 2388
15 JELLYFISH STREET
PEARLY BEACH
7220

4th May 2021
Cell 073 614 6997

RE; Erf 2388 - Address – **15 Jellyfish Street Pearly Beach.**

APPLICATION FOR APPROVAL OF A PERMANENT DEPARTURE IN TERMS OF SECTION 42(B) OF THE MUNICIPAL PLANNING BY LAW RE:

- **To permit a Carport to be 0.0m in lieu of 2.0m on the street boundary line.**

REASON FOR THE ADDITIONS

I wish to develop the property to its maximum potential, in order to secure my family's safety needs and to create sufficient floor space to accommodate my family's living, which are consistent with Municipality densification and land use intensification policy. Hence, I would like to put up a Steel and Aluminum structured CARPORT & PATIO COVER measuring 11.78m².

POSITIVE SOCIO-ECONOMIC IMPACT

The proposal would contribute positively towards the continued growth of Pearly Beach's construction sector by unlocking employment opportunities necessary for facilitation livelihoods. The importance of this is highlighted by both the Social Development as well as the Economic Growth strategy.

SOCIAL IMPACT

The proposal will promote the optimization of the land use potential of a scarce land resource and so improve the appearance and amenity of the area, which will create the incentive for other landowners in the area to do the same.

COMPATIBILITY WITH SURROUNDING USES

No impact on surrounding property values anticipated as the use of the property is consistent with the zoning of the property and surrounding higher density developments. The Resort zoning of the subject property makes provision for a dwelling house as a primary use right. The proposal makes way for a Carport and Patio Cover which does not incorporate a use other than that permitted in the Resort zoning of the property. The use of the property remains Resort Zoned, therefore remains compatible.

IMPACT ON THE EXTERNAL ENGINEERING SERVICES:

The scale of the proposed additions is not envisioned to place an insurmountable pressure on the existing services available to the property. The proposed extensions to the subject property are considered to be a very innovative design to create more usable space on the property and to optimize the development potential of such a small property. Instead of a small impractical house with cramped living quarters, I would like to create a larger comfortable family home for myself and my family and therefore improving the general appearance of the area.

The proposed development will certainly do much to enhance the value of the surrounding properties and so improve the amenity of the area.

THE PROPOSAL HAS NO SIGNIFICANT IMPACT ON EXTERNAL MUNICIPAL SERVICES

IMPACT ON SAFETY, HEALTH AND WELLBEING OF THE SURROUNDING COMMUNITY:

No negative impact expected; When the Carport & Patio Cover is completed and signed off it will enhance the community as other dwellings around who have done similar additions. The proposal will improve the value and appearance of the property; The proposal will improve the streetscape and security to give added protection against crime, burglaries, etc.

IMPACT ON HERITAGE:

Due to the fact that the surrounding area has been built up there would be NO impact on heritage.

IMPACT ON THE BIOPHYSICAL ENVIRONMENT:

There would be NO IMPACT ON THE BIOPHYSICAL ENVIRONMENT as the area is already developed.

IMPACT ON TRAFFIC & PARKING

The proposed development is deemed to be consistent with Pearly Beach Transit Orientated Development Policy (2015). There will be NO NEGATIVE IMPACT ON PARKING as there would be ample parking for my family's car so it can be parked under roof, lock and key. The car will under no circumstances hinder any traffic.

MITIGATION OF ADVERSE IMPACT OF THE PROPOSED LAND USE.

The departure application submitted herewith is considered to be consistent with the applicable spatial development framework and other spatial planning policy guidelines and the general character of the area, where the compact nature of the proposed Carport & Patio Cover is considered to be a good thing because of the housing shortage in Pearly Beach.

There is NO ADVERSE IMPACT ON THE LAND USE.

YOURS FAITHFULLY



Marius Hugo Rix

NOTES

PROPOSED CARPORT AND ANNING:
To specs of ANWMASTER & engineer
IBR roof sheets @ 2 degrees pitch
Aluminium beams as indicated
surround gutters to 75 dp to exist sw system
channelled to road.

ENCROACHMENT OF 2m STREET BUILDING LINE:
 $(3.8 \times 1.368) + 0.5(3.8 \times 0.47) + 0.5(3.296 \times 0.407) = 6.762 \text{sqm}$

Foundations
Not to protrude over erf boundaries

All finishes to owner's specifications

All dimensions to be checked on site

Written dimensions to be preferred to that scaled

SCALE : 1 : 100

AREAS :	ERF	=	149 sqm
Existing residence		=	98,520 sqm
PROPOSED CARPORT & PATIO		=	11,780 sqm
COVERARGE		=	748

DRAWN : A.C. KRUGER  SHCIP No : T1483

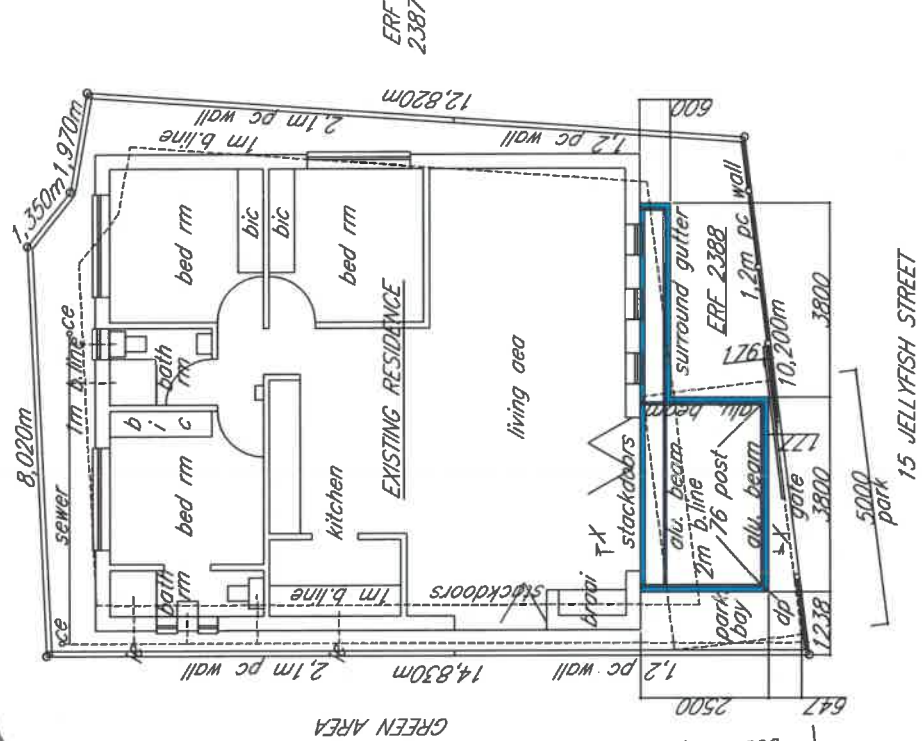
**PROPOSED ADDITIONS
TO RESIDENCE
ON ERF 2388
15 JELLYFISH STREET,
PEARLY BEACH
FOR M. H. RIX**

OWNER'S SIGNATURE 

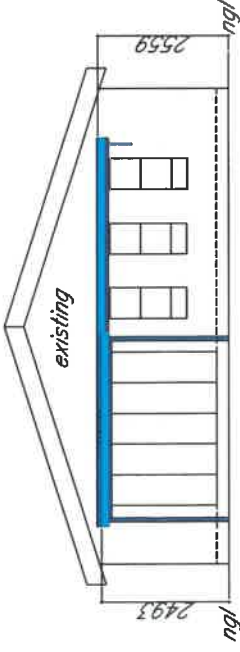
PLAN NO : 2022 / 10 / 03 SH 1 of 1



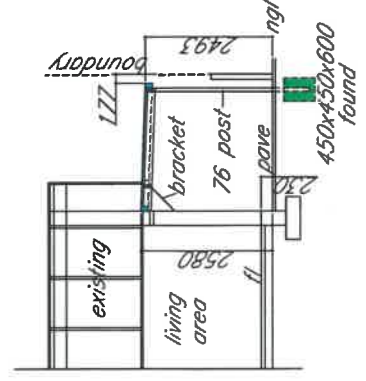
ERF 2382



SITE & LAYOUT PLAN



WEST ELEVATION



SECTION X-X