

**ERF 2816, 155 TENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS SCOTT + PARTNERS ON BEHALF OF ELPHINSTONE FAMILY TRUST**

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 western street building line from 4m to 0m, in order to accommodate a swimming pool and a section of the boundary wall higher than 2.1m.

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. 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) 028-313 2093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **29 September 2023**, quoting your name, address and contact details, interest in the application and reasons for comments. 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 2816, TIENDESTRAAT 155, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: MNRE SCOTT + PARTNERS NAMENS ELPHINSTONE FAMILY TRUST**

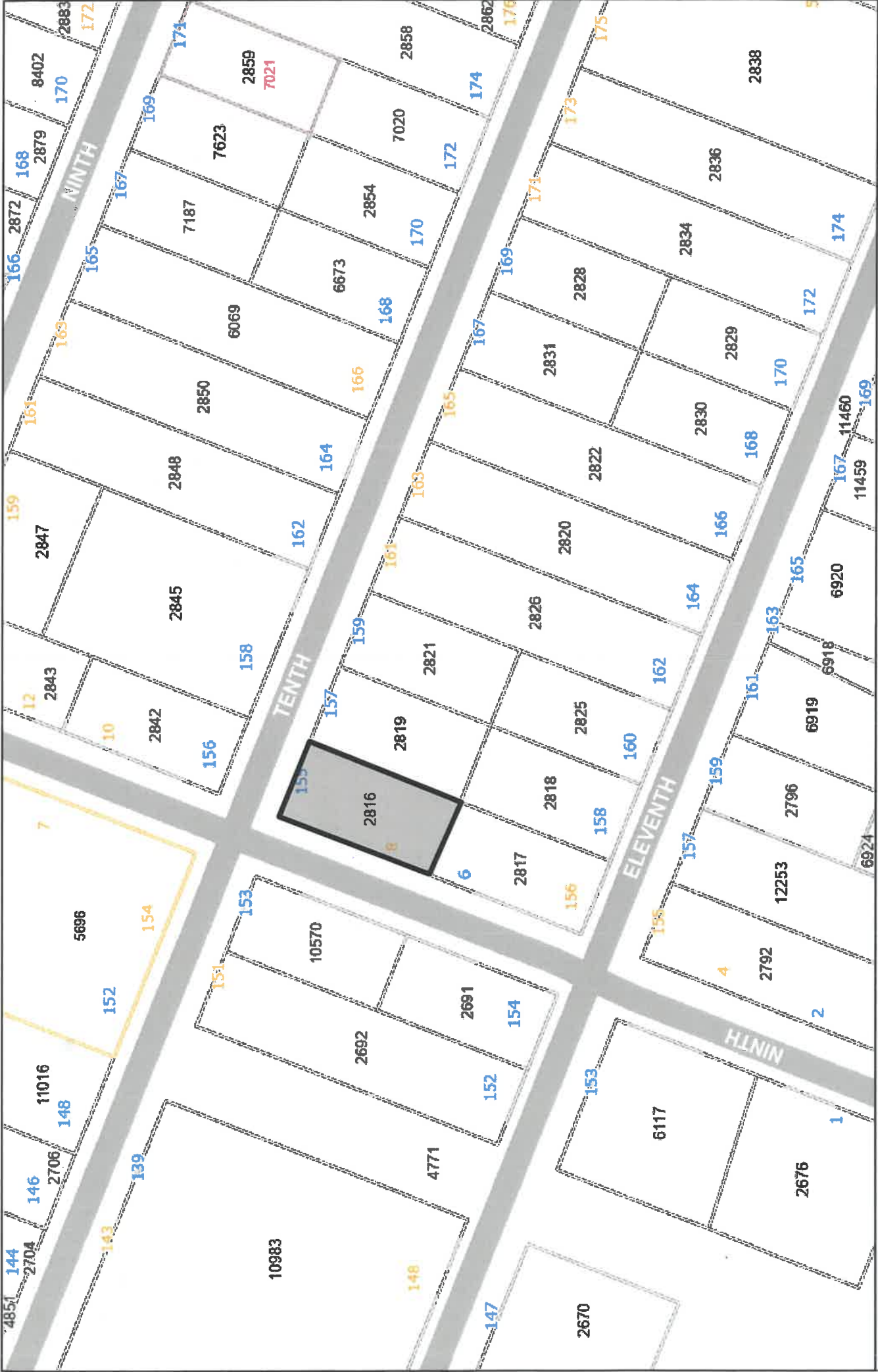
Kennis word hiermee gegee ingevolge Artikel 48, van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir 'n afwyking ingevolge Artikel 16(2)(b) van die Verordening, om die westelike straatboulyn vanaf 4m na 0m te verslap, ten einde 'n swembad en 'n gedeelte van die grensmuur hoër as 2.1m 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) 028-313 2093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) voor of op **29 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 2816, 155 TENTH STREET, VOËLKLIP, HERMANUS, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: MESSRS SCOTT + PARTNERS EGAMENI LE-ELPHINSTONE FAMILY TRUST**

Isaziso sikhuthwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), sokokuba isicelo sifunyenwe sokuphambuka ngokwemiqathango yeCandelo 16(2)(b) sokunyeniswa komda wesakhiwo ngakwitalato esisentshona ukususela kwi-4m ukuya kwi-0m, ukulungiselela idama lokuqubha kunye necandelo lodonga lomda olumphakamo ungaphezulu kwe-2.1m.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, 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) [alida@overstrand.gov.za](mailto: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 into malunga nesi saziso ungfaneli **Mnu P Roux** 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.



ERF 2816, 155 TENTH STREET, VOELKLIP, HERMANUS



# SCOTT + PARTNERS

**EVK \_ HOUSE ELPHINSTONE VOELKLIP. HERMANUS. 20|EVK|387**

**RE \_ PROPOSED DEPARTURE TO PERMIT SWIMMING POOL ONTO BOUNDARY**

Below is a report of our request to be granted the relaxation of the western building line with our proposal as stated below;

**(A) PROPOSED DEVELOPMENT**

Departure request for the relaxation of the western building line from 4m to 0m on Erf 2816 in order to accommodate the swimming pool onto the boundary, All other boundaries & building lines are not affected and remain within the setback restrictions.

**(B) CHARACTER OF THE ENVIRONMENT**

The proposed change will have no significant impact in any form and will not be visible from or alter the streetscape and the contextual characteristics.

**(C) DESIRABILITY OF THE PROPOSED UTILISATION**

The proposal to position the pool onto the boundary is desirable for the owners, We believe the proposal to allow the position of the swimming pool will not negatively affect the desirability.

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

Not applicable, the proposal for the relaxation of the western building line from 4m to 0m will not impact any other laws.

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

The proposed departure will not negatively impact or burden the existing municipal infrastructure and the land it is built on.

**(F) CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS**

The zoning scheme enforces a 4m street setback building line for an Erf size that is equal to and exceeds 400m<sup>2</sup>, it is requested for the relaxation of the aforementioned be reduced to 0m on the western boundary of Erf 2816 purely for the position of the swimming pool directly onto the boundary.

**(G) PLANNING PRINCIPLES**

Spatial Justice

This proposal for the relaxation of the western street building line from 4m to 0m will not contribute to any form of past spatial injustices and ensures that the subject of the departure is compliant with the stipulated regulations.

Spatial Sustainability

The proposed departure will have no negative impact on the visual elements of the subject property and will rather enhance the liveability of the property. Spatially the land use will be in line with the residential character of the area.

Efficiency

The proposed departure seeks to optimise the use of space by effectively applying for a departure that will not negatively impact or burden the existing municipal infrastructure and the land it is built on therefore being efficient in this regard.

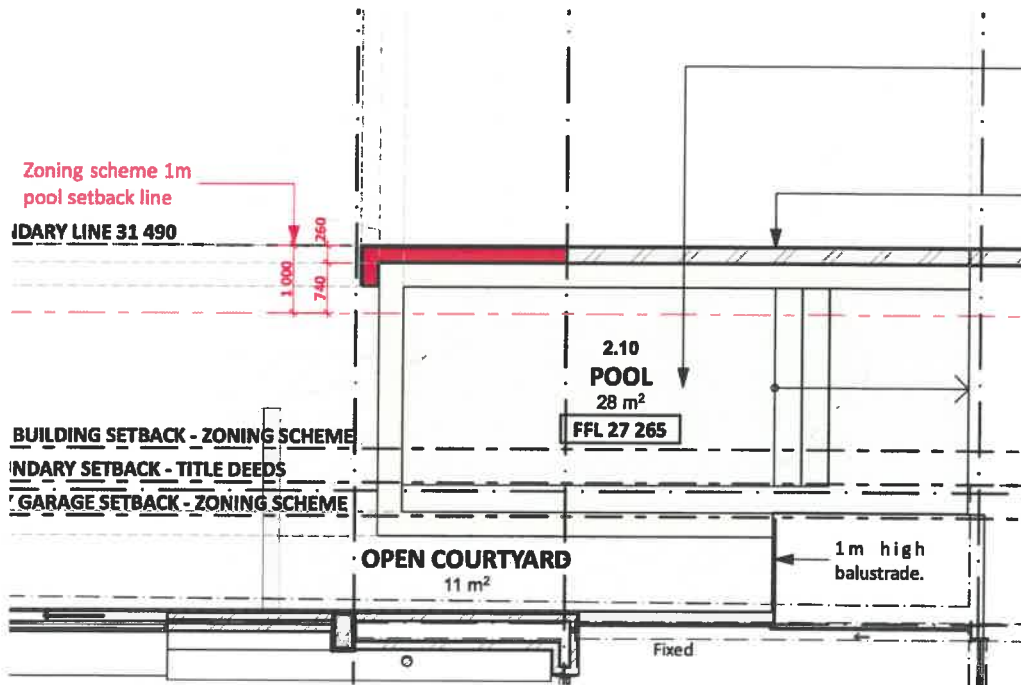
Spatial Resilience

There will be no negative impact on communities both economic and environmental and in no conflict with any spatial planning policies.

Good Administration

A commitment to the principle of good administration and co-operation with the Overstrand Municipality and its planning process.

# SCOTT + PARTNERS



**FIRST FLOOR PLAN**  
EVK | LAD1.2



**LOCALITY PLAN**  
Not to Scale

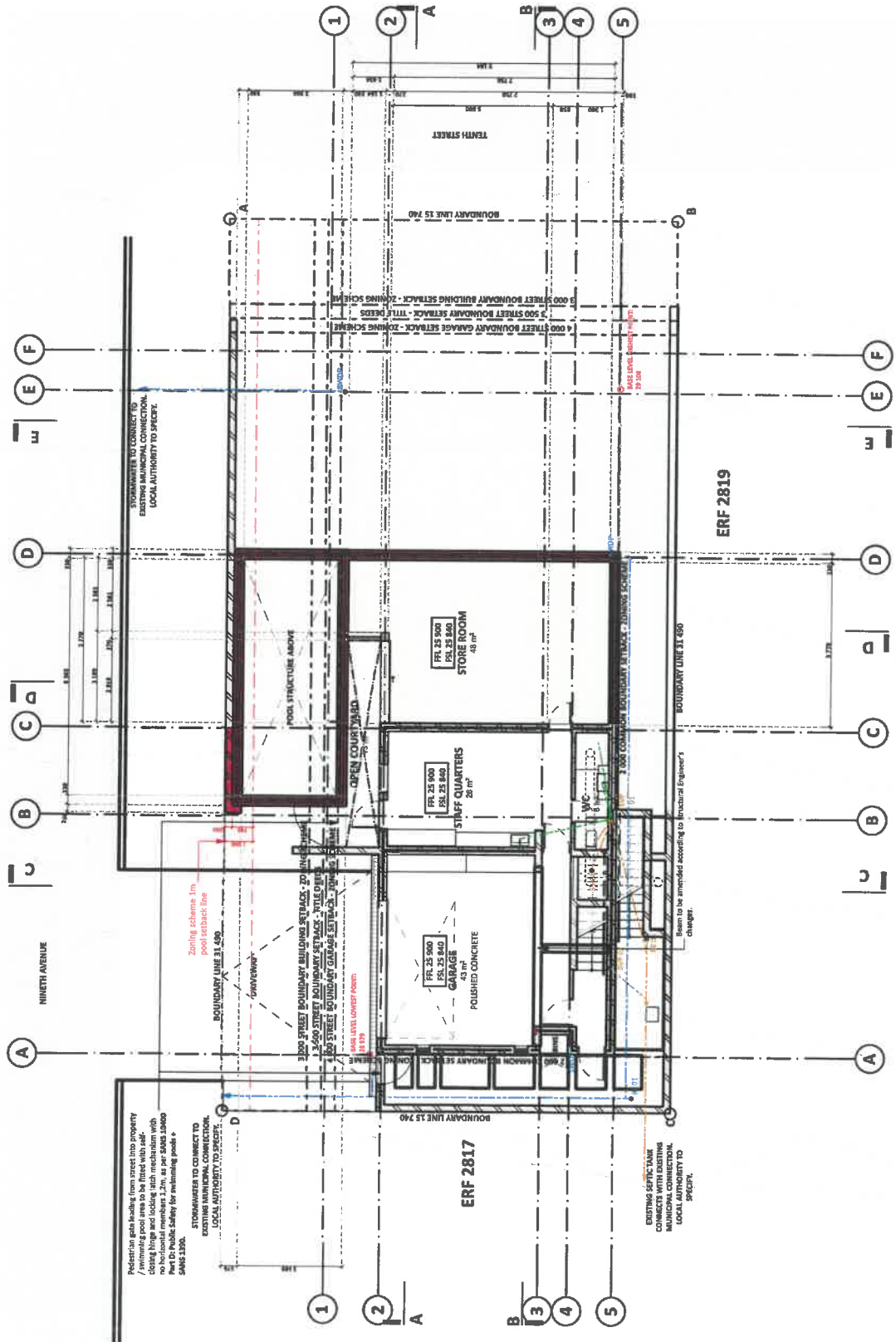
- ZONING RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL**
- █ NEW MASONRY STRUCTURE
  - █ NEW CONCRETE STRUCTURE
  - █ NEW STEEL STRUCTURE
  - █ 150mm Stormwater pipe
  - █ 150mm gully pipe
  - █ 150mm gully pipe
  - █ 150mm gully pipe

**AREA CALCULATIONS**

TOTAL ERF AREA	496m <sup>2</sup>
PERMISSIBLE COVERAGE (50%)	248m <sup>2</sup>
EXISTING APPROVED COVERAGE (45%)	225m <sup>2</sup>
<b>FLOOR SPACE CALCULATIONS</b>	
LEVEL 1 - GROUND FLOOR EXISTING APPROVED	50m <sup>2</sup>
LEVEL 1 - GROUND FLOOR ADDITIONAL FLOOR SPACE	48m <sup>2</sup>
LEVEL 2 - FIRST FLOOR EXISTING APPROVED	203m <sup>2</sup>
LEVEL 3 - SECOND FLOOR EXISTING APPROVED	205m <sup>2</sup>
<b>TOTAL FLOOR SPACE (EXISTING APPROVED + 48m<sup>2</sup>)</b>	<b>506m<sup>2</sup></b>

**BASE LEVEL CALCULATIONS**

LOWEST POINT	26 979
HIGHEST POINT	29 108
BASE LEVEL	28 043



**SCOTT + PARTNERS**

HOUSE ELPHINSTONE VOELKLIP

**LEVEL 1 - GROUND FLOOR PLAN**

LEVEL 1 | GROUND FLOOR PLANS | 1:100 | 2022/09/23

SCALE 1:150



**LOCALITY PLAN**  
Not to Scale

- ZONING RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL**
- █ NEW MASONRY STRUCTURE
  - █ NEW CONCRETE STRUCTURE
  - █ NEW STEEL STRUCTURE
  - 110mm Ø Stormwater pipe
  - 110mm Ø PVC 20' x 40' and 20' x 60'
  - 110mm Ø PVC Drain pipe

**AREA CALCULATIONS**

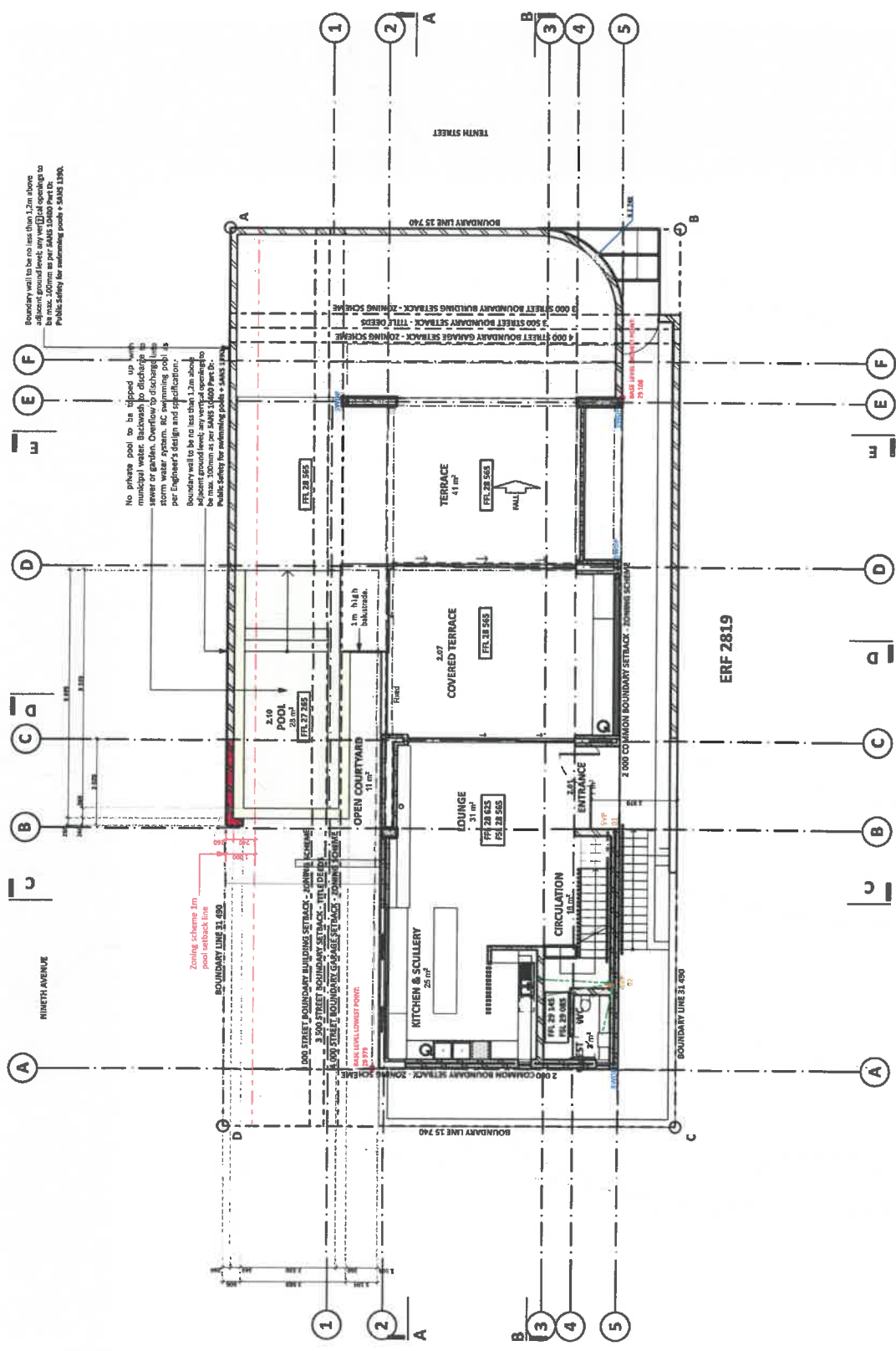
TOTAL ERF AREA	496m <sup>2</sup>
PERMISSIBLE COVERAGE (50%)	248m <sup>2</sup>
EXISTING APPROVED COVERAGE (48%)	235m <sup>2</sup>

**FLOOR SPACE CALCULATIONS**

LEVEL 1 - GROUND FLOOR EXISTING APPROVED	50m <sup>2</sup>
LEVEL 1 - GROUND FLOOR ADDITIONAL FLOOR SPACE	48m <sup>2</sup>
LEVEL 2 - FIRST FLOOR EXISTING APPROVED	203m <sup>2</sup>
LEVEL 3 - SECOND FLOOR EXISTING APPROVED	205m <sup>2</sup>
TOTAL FLOOR SPACE (EXISTING APPROVED + 48m <sup>2</sup> )	506m <sup>2</sup>

**BASE LEVEL CALCULATIONS**

LOWEST POINT	26 979
HIGHEST POINT	29 108
BASE LEVEL	28 043





**LOCALITY PLAN**  
Not to Scale

**ZONING RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL**

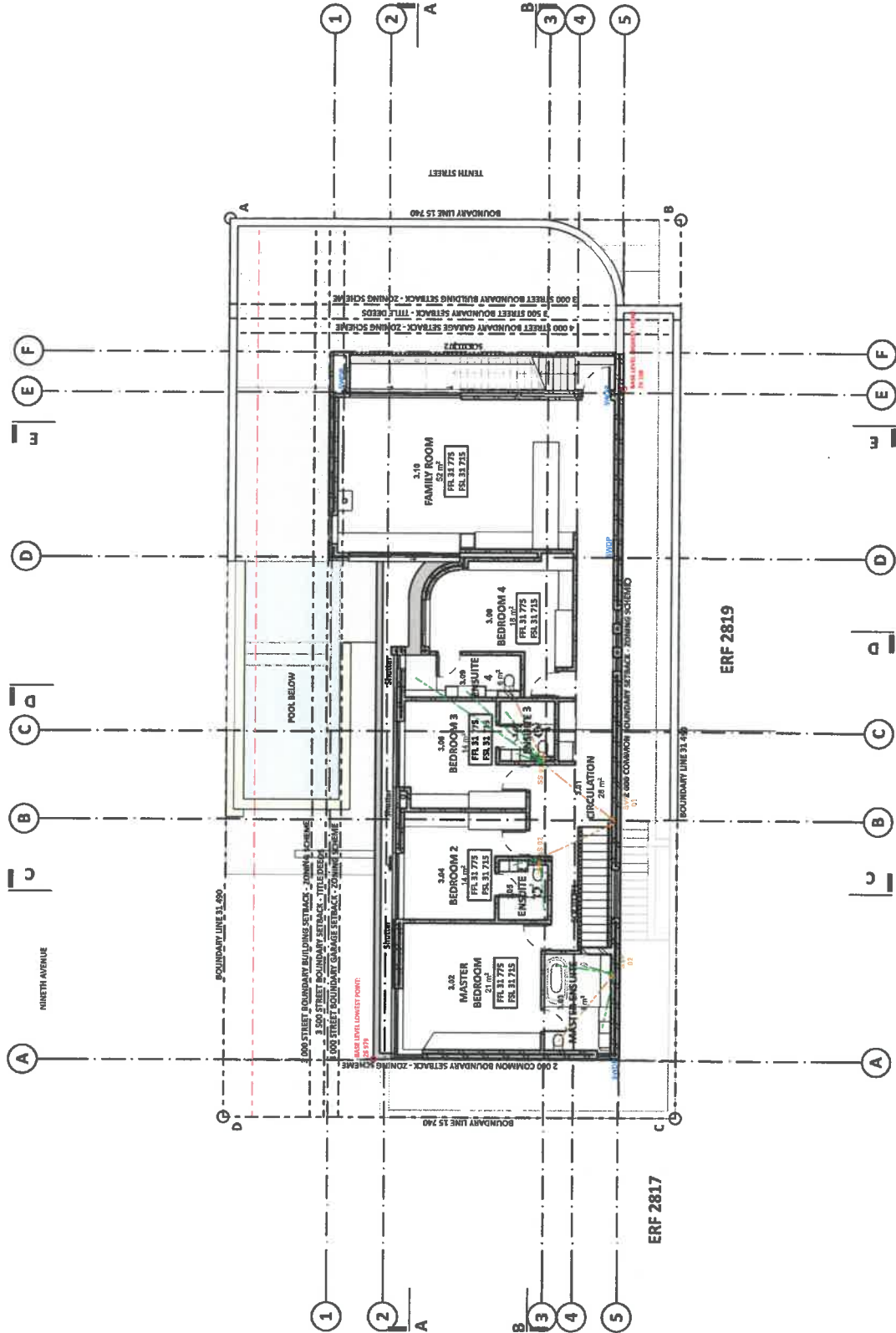
- █ NEW MASONRY STRUCTURE
- █ NEW CONCRETE STRUCTURE
- █ NEW STEEL STRUCTURE
- 110mmØ Stormwater pipe
- 110mmØ PVC Drain and Soil Pipe
- 110mmØ uPVC Drain pipe

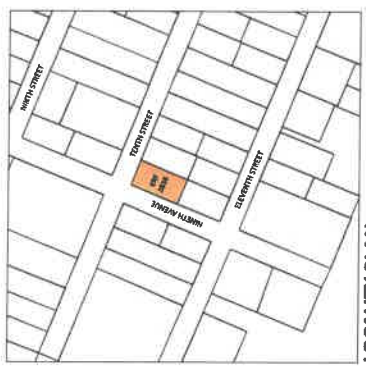
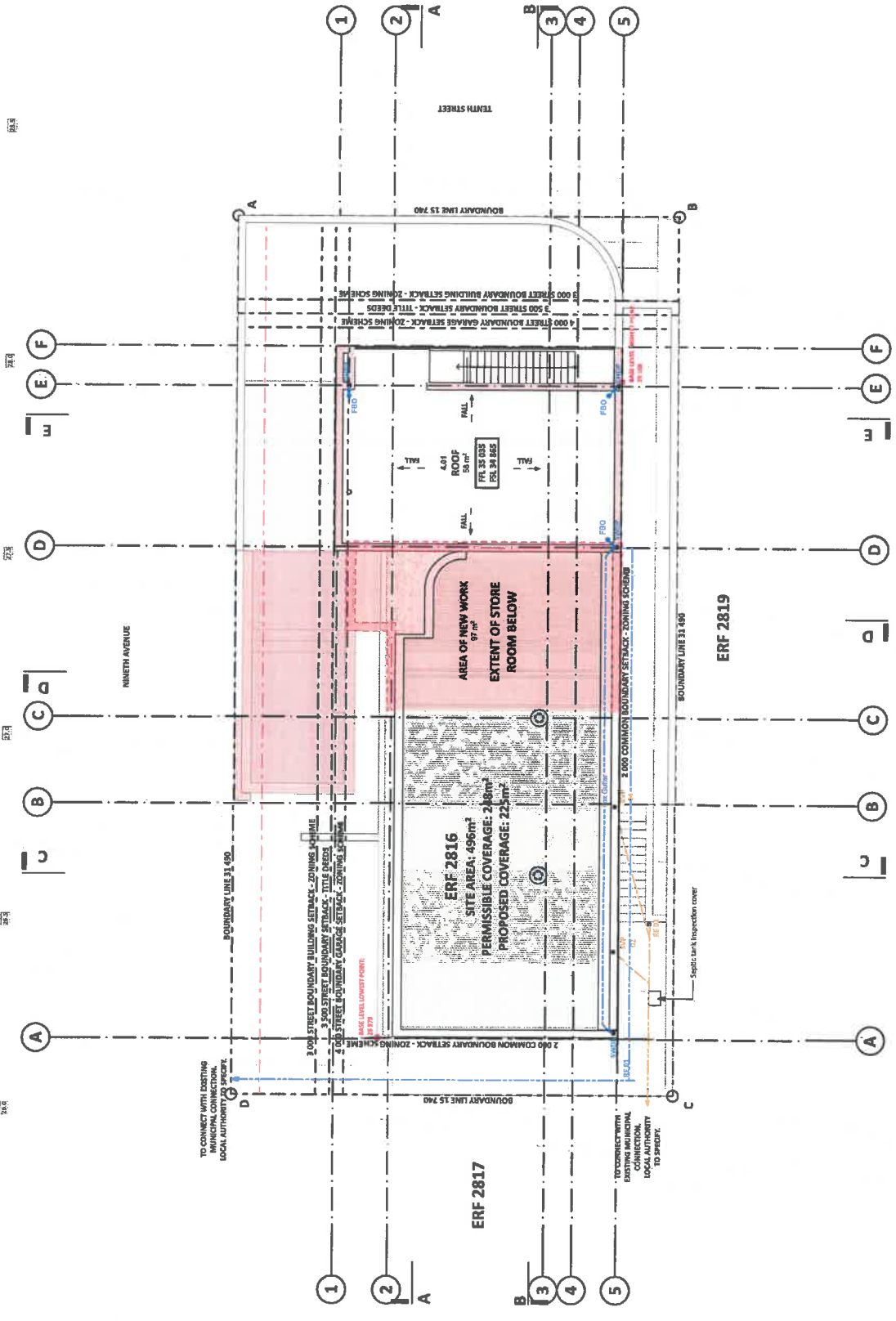
**AREA CALCULATIONS**

TOTAL ERF AREA	496m <sup>2</sup>
PERMISSIBLE COVERAGE (50%)	248m <sup>2</sup>
EXISTING APPROVED COVERAGE (45%)	223m <sup>2</sup>
<b>FLOOR SPACE CALCULATIONS</b>	
LEVEL 1 - GROUND FLOOR EXISTING APPROVED	50m <sup>2</sup>
LEVEL 1 - GROUND FLOOR ADDITIONAL FLOOR SPACE	48m <sup>2</sup>
LEVEL 2 - FIRST FLOOR EXISTING APPROVED	203m <sup>2</sup>
LEVEL 3 - SECOND FLOOR EXISTING APPROVED	205m <sup>2</sup>
TOTAL FLOOR SPACE (EXISTING APPROVED + 48m <sup>2</sup> )	506m <sup>2</sup>

**BASE LEVEL CALCULATIONS**

LOWEST POINT	26 979
HIGHEST POINT	29 108
BASE LEVEL	28 043





**LOCALITY PLAN**  
Not to Scale

**ZONING RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL**

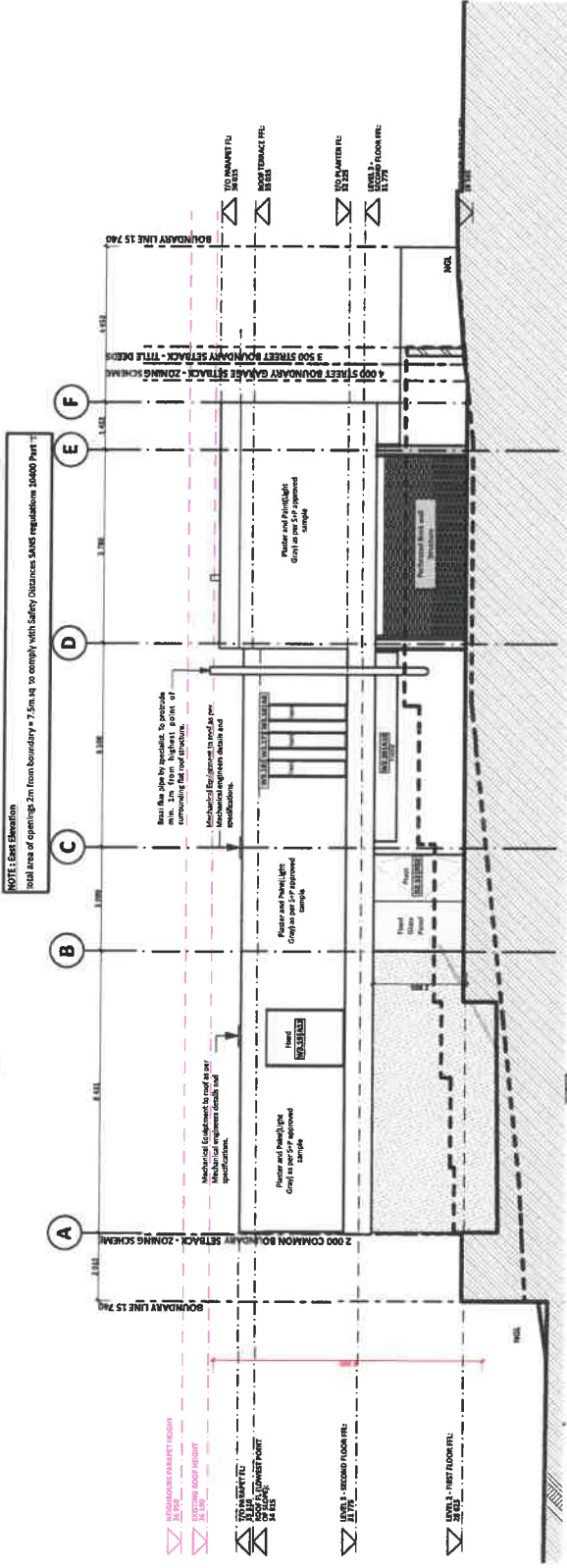
- █ NEW MASONRY STRUCTURE
- █ NEW CONCRETE STRUCTURE
- █ NEW STEEL STRUCTURE
- █ 110mm Ø stormwater pipe
- █ 110mm Ø 40°C Drain and Vent Pipe
- █ 110mm Ø 40°C Drain pipe

**AREA CALCULATIONS**

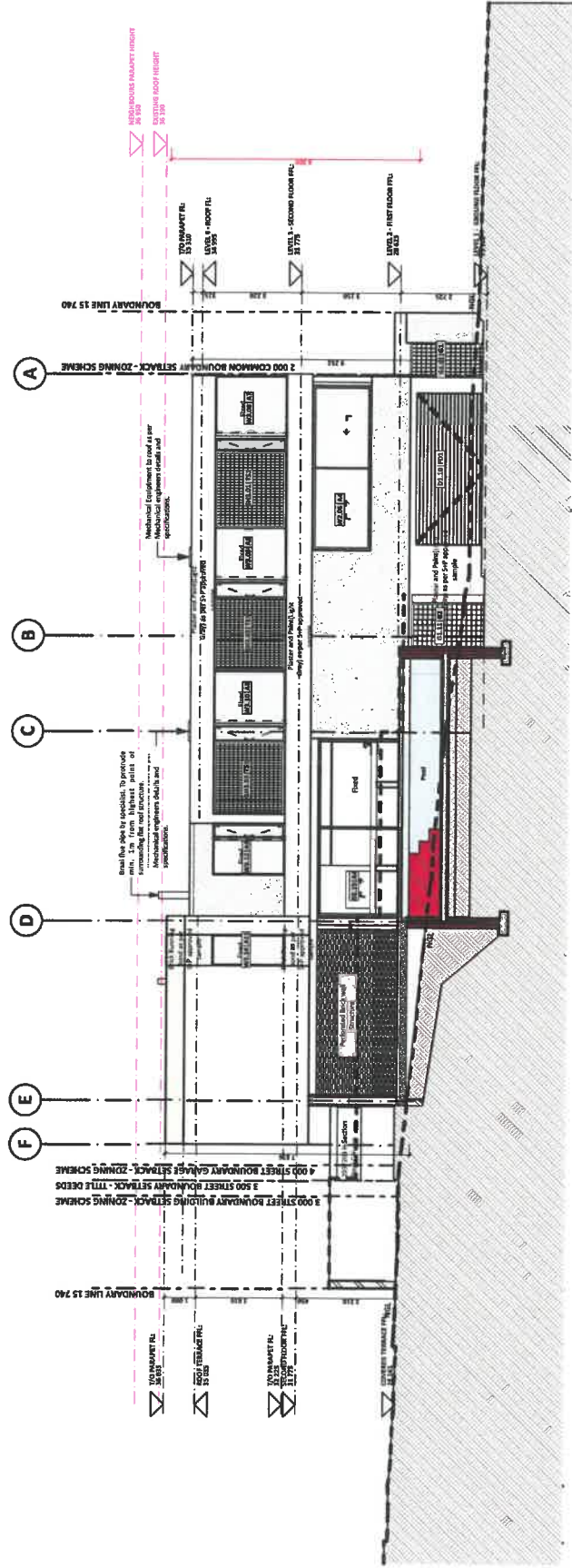
TOTAL ERF AREA	496m <sup>2</sup>
PERMISSIBLE COVERAGE (50%)	248m <sup>2</sup>
EXISTING APPROVED COVERAGE (45%)	223m <sup>2</sup>
<b>FLOOR SPACE CALCULATIONS</b>	
LEVEL 1 - GROUND FLOOR EXISTING APPROVED	50m <sup>2</sup>
LEVEL 1 - GROUND FLOOR ADDITIONAL FLOOR SPACE	48m <sup>2</sup>
LEVEL 2 - FIRST FLOOR EXISTING APPROVED	203m <sup>2</sup>
LEVEL 3 - SECOND FLOOR EXISTING APPROVED	205m <sup>2</sup>
TOTAL FLOOR SPACE (EXISTING APPROVED + 48m <sup>2</sup> )	506m <sup>2</sup>

**BASE LEVEL CALCULATIONS**

LOWEST POINT	28 979
HIGHEST POINT	29 108
BASE LEVEL	28 043

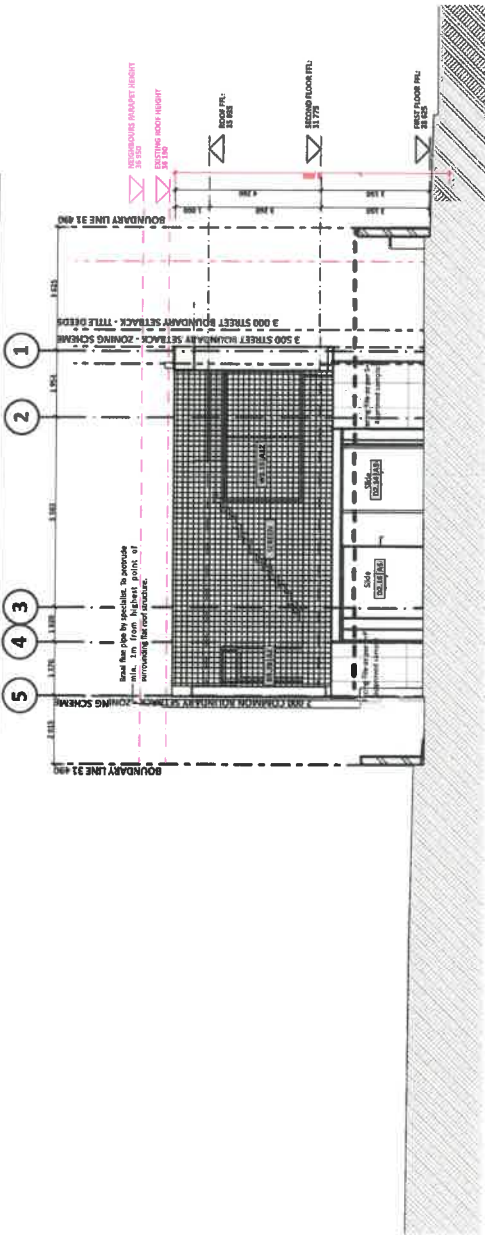


East Elevation  
SCALE 1:150



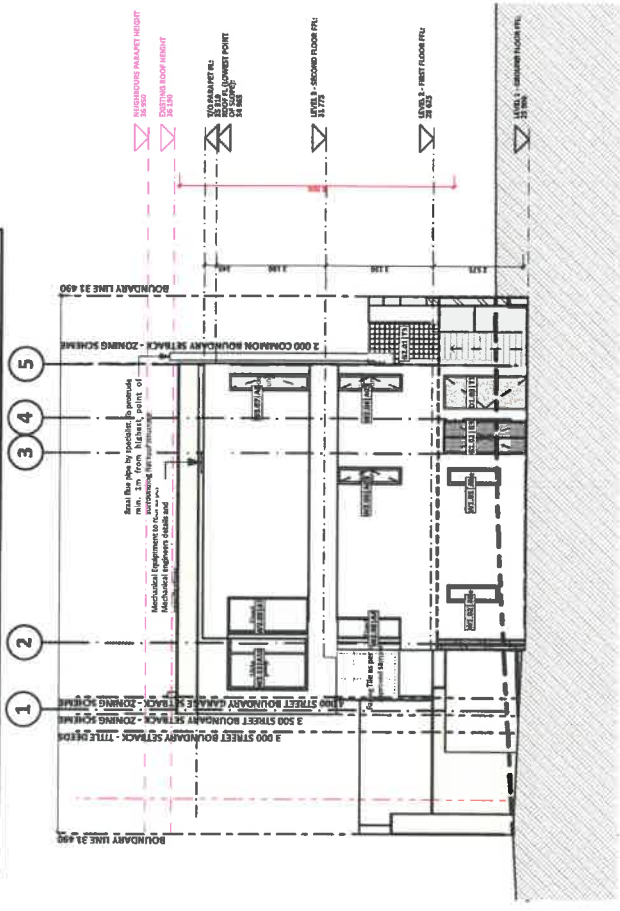
West Elevation  
SCALE 1:150

**NOTE: North Elevation**  
 Total area of openings 4.5m from boundary less than permissible 56m sq to comply with Safety Distances SANS regulations 14000 Part 11

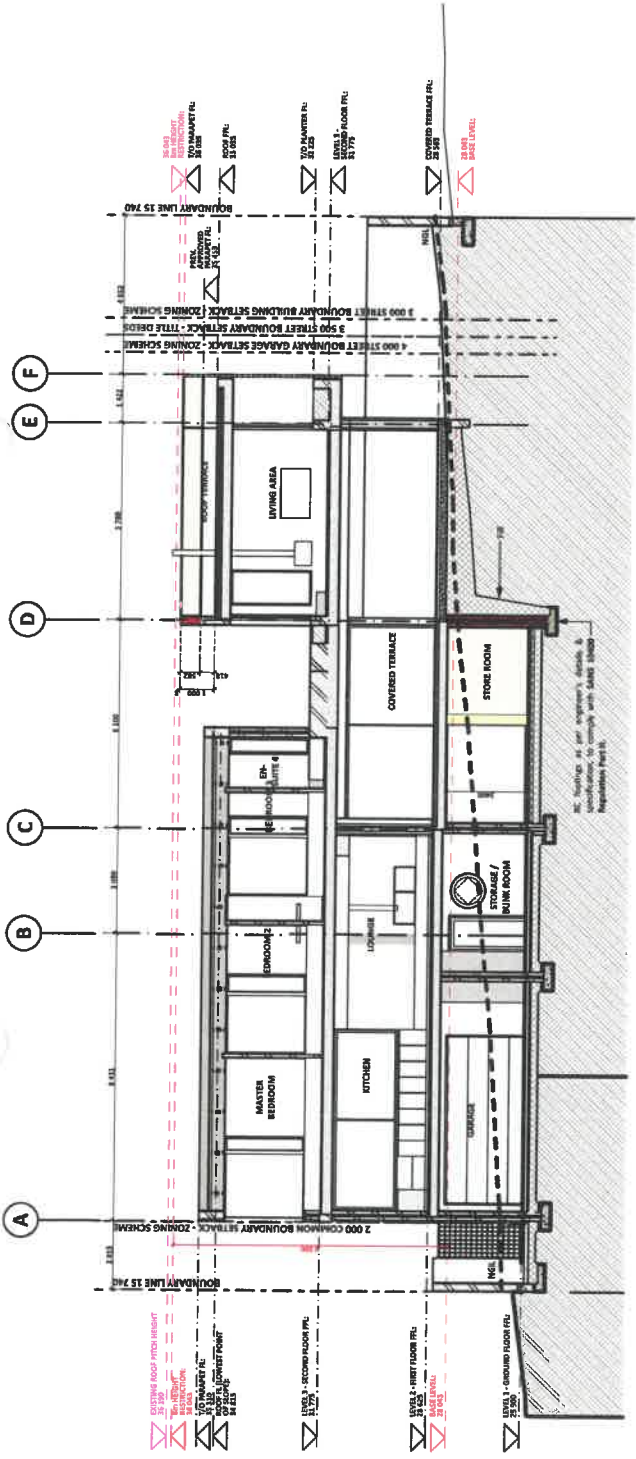


**North Elevation**  
**SCALE 1:150**

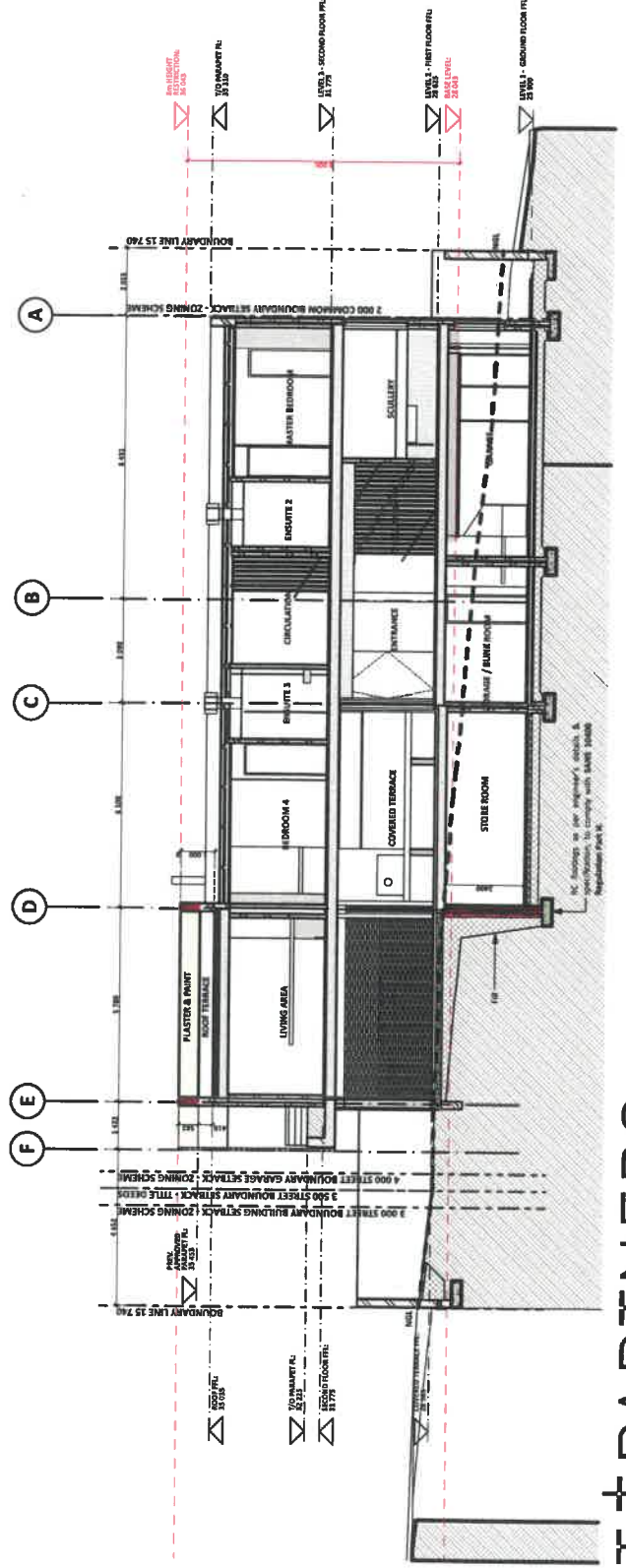
**NOTE: South Elevation**  
 Entrance door to be self-closing the door. Total area of openings 2m from boundary = 7.4m sq to comply with Safety Distances SANS regulations 14000 Part 11



**South Elevation**  
**SCALE 1:150**



SECTION A-A  
SCALE 1:150



SECTION B-B  
SCALE 1:150

SCOTT + PARTNERS

HOUSE ELPHINSTONE VOELKLIP

