

ERF 4113, 5 RAVENSCROFT CLOSE, ONRUS RIVER: APPLICATION FOR DEPARTURE: D SCHIRMER & A DU TOIT

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 following:

- The Bosplasia Special Zone Street building line from 4,5m to 0m to accommodate a driveway that is higher than 1,0m above natural ground level, and covered walkway.
- The Bosplasia Special Zone Lateral building line from 1,2m to 0,9m to accommodate the encroachment of a portion of the dwelling.

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) 0283132093 / (e) loretta@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 **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 4113, RAVENSCROFTSLOT 5, ONRUSTRIVIER: AANSOEK OM AFWYKING: D SCHIRMER & A DU TOIT

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is om die volgende te verslap:

- Die Bosplasia Spesialesone straatboulyn vanaf 4,5m na 0m om 'n oprit wat hoër as 1,0m bo natuurlike grondvlak is te akkommodeer, asook 'n onderdak loopgang.
- Die Bosplasia Spesialesone syboulyn vanaf 1,2m na 0,9m om die oorskreiding van 'n gedeelte van die woning te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende woensdae 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) 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 **Mnr. H Olivier** at 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 4113, 5 RAVENSCROFT CLOSE, ONRUS RIVER: ISICELO SOPHAMBUKO: D SCHIRMER & A DU TOIT

Isaziso sinikezelwe 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) sokunyenysiswa kokulandelayo:

- Umda wesakhiwo oseBosplasia Special Zone Street ukususela kwi- 4,5m ukuya kwi-0m ukulungiselela ummandla ophambi kwegaraji engaphezulu kwe-1,0m ngaphezulu kwenqanaba lomhlaba oqhelekileyo, kunye nendawo yokuhamba egqunyiweyo.
- Umda wesakhiwo osecaleni kweBosplasia Special Zone ukususela kwi-1,2m ukuya kwi-0,9m ukulungiselela ungenelelo lwesahlulo sesakhiwo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-29 uSeptemba 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 loCwangciso lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

**The Townplanner
HERMANUS
7200
28 June 2023**

TO WHOM IT MAY CONCERN

Re: MOTIVATION LETTER FOR DEPARTURE APPLICATION
ERF 4113, 5 Ravenscroft Close, Bosplasia, Onrust River.

As owner, Dietlind Schirmer and Alain du toit, we hereby apply for a Departure Section 16(2)(b) Permanent departure from the provisions of the zoning scheme.

- The proposed development over the Northern Street 4.5m building line.
- The proposed development over the Northwestern side 1.2m building line.

As indicated on the attached plans.

- **PROPOSED DEVELOPMENT**

Departure of the Northern 4.5m street building line, to be relaxed to 0.0m to accommodate the in all proposed driveway structure and cover of walk way formed higher than 1m above natural ground level, within the building line. Departure of the Northwestern 1.2m side building line, to be relaxed to 0.9m to accommodate the proposed encroachment of the new structure, over the building line.

- **CHARACTER OF THE ENVIRONMENT**

The property is situated in a close with a guided architectural style. The building line encroachment will not negatively impact on this narrative and will blend into the existing scene.

- **DESIRABILITY OF THE PROPOSAL**

In the case of the proposed driveway, the necessity for it to be higher than one 1.0m above natural ground level is due to the steep fall of the plot. From the Northern street 9.34m boundary to the 4.5m building line the plot has a fall of around 3.0m (see topographical survey). This makes access virtually impossible without a suspended driveway design. The driveway level will still be set lower than the street curb. The proposed covered walkway would be formed by the void space created by the driveway and the structural support walls. Screen walls, forming barriers would also need to be created for compliance to Sans10400 part-D.

In the case of the encroachment of the dwelling structure over the 1.2 North Western side building line. This is due to the chamfered edge pertained in the shape of the plot. The 1.2m building line offset of the 10.6m Northwest facing boundary line cuts over the corner of the building, even though the building is offset 1.37m at the intersection point with the 20.82m Western Boundary Line. As the building is paralleled with Eastern boundary line the Northwestern boundary line, on the angle, has an exponential retreat factor for the proposed building parameter outline. The small margin of the encroachment then in return facilitates a functional layout to form and proportion of the proposed structure with minor protrusion of this building line.

The building line encroachments of the proposed development stems from the inherent issue created by the steep natural contour levels, the limited street access and shape of the plot.

- **INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER RELEVANT LAWS**

The property has no restrictions regarding any other laws.

- **THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES**

No municipal engineering services will be required or affected by the proposed departure

- **CONSIDERATION OF FORWARD PLANNING AND LAND USE**

Terms and Conditions in favor of the application will set to have no negative impact regarding the land use potential.

- **PLANNING PRINCIPLES**

No municipal Spatial Planning or Land Use principles will be infringed by this application

We sincerely hope you will consider our application favorably.

Yours Faithfully

Alain du toit & Dietlind schirmer
0834060089
