

**PORTION 158 OF FARM 542, 158 KESTREL ROAD, ARABELLA, OVERSTRAND MUNICIPAL AREA:
PROPOSED DEPARTURE: D & A THERON**

Notice is hereby given in terms of Section 48, read with Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 that an application has been received for a departure to relax the lateral building line from 2m to 1,250m to accommodate garden tool storage units and pool pump housing.

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 **18 June 2021**, quoting your name, address and contact details, interest in the application and reasons for comments. 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.

**GEDEELTE 158 VAN DIE PLAAS 542, KESTREL, OVERSTRAND MUNISIPALE AREA: VOORGESTELDE
AFWYKING: D & A THERON**

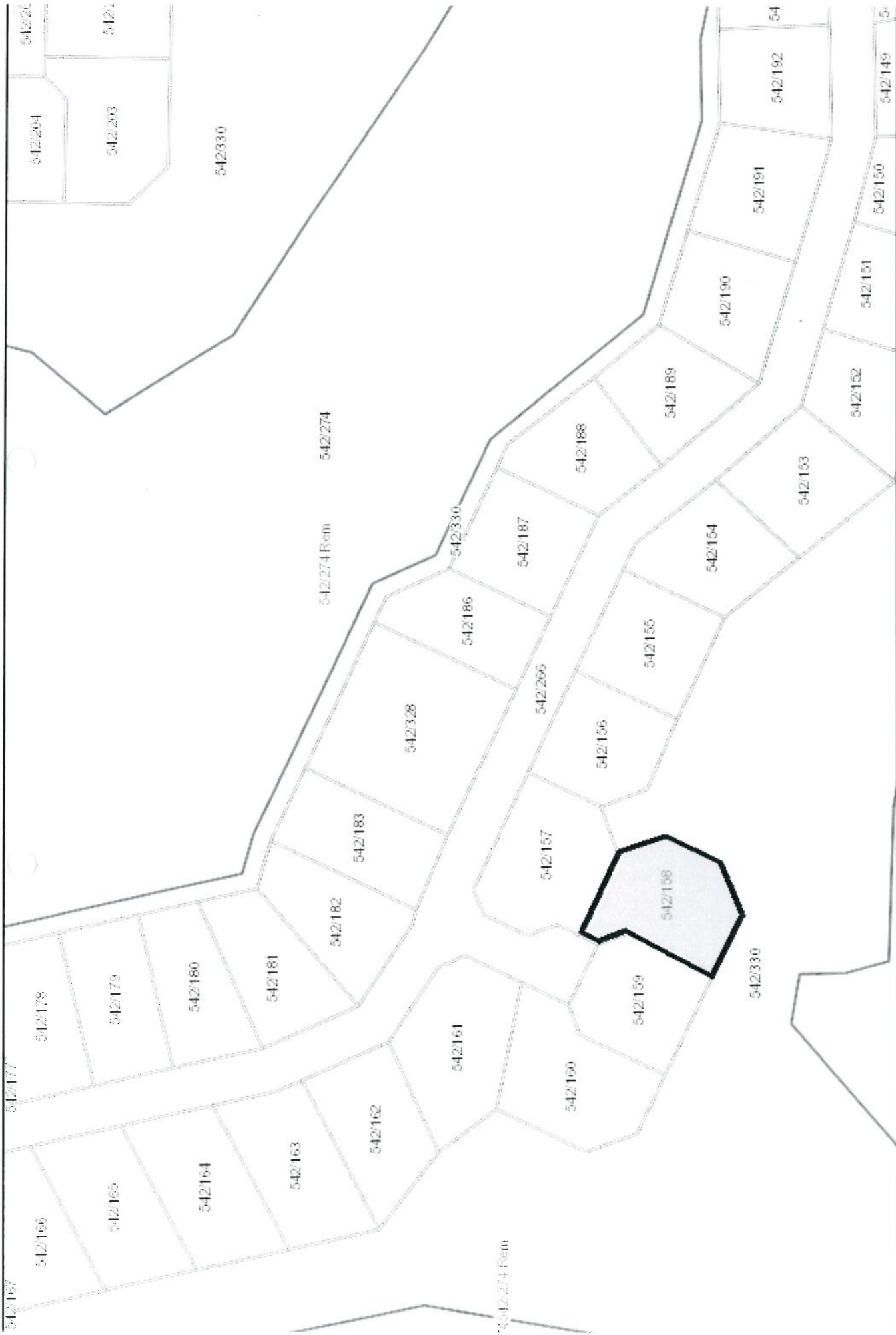
Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Verordening vir Munisipale Grondgebruikbeplanning, 2015 dat 'n aansoek ontvang is vir 'n afwyking vir die verslapping van die laterale boulyn vanaf 2m na 1,250m ten einde tuingereedskap storigseenhede en swembad pompuis te akkomodeer.

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) loretta@overstrand.gov.za) voor of op **18 Junie 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. 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.

**ISAPHLUKO SE-158 KWEFAMA 542, 158 KESTREL ROAD, ARABELLA, OVERSTRAND UMMANDLA
WOMASIPALA: ISICWANGCISO SE-D & A THERON**

Isaziso sinikwa ngokwemiqathango yeCandelo 48 loMthetho oYilwayo woMasipala wase-Overstrand ongoCwangciso loSetyenziso loMhlaba kaMasipala, 2015 sokokuba isicelo sifunyenwe sokuphambuka kunyenyiswe imigca yokwakha esecaleni ukusuka kwi-2.0m ukuya kwi-1.250m ukulungiselela izixhobo zokugcina izitiya kunye neepompo zezindlu.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho oYilwayo mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) aconradie@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-18 uJuni 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba uMchwangcisi weDolophu oPhezulu **uNksk. van der Stoep** kule nombolo 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.





TP - A Theart
(H vld Stoep)

erence
wyer
ARCHITECT
CC
Dr. Arch
CK99/17974/23
Reg No 937

OVERSTRAND MUNICIPALITY
TOWN PLANNING DEPARTMENT
HERMANUS 7200

26 / 10 / 2020

For Attention : Anine van der Stoep.

ARABELLA ERF 158/542 ; APPLICATION FOR DEPARTURE
D & A THERON

The above departure application, and my meeting with
departmental officials on 17/11/2020 at your Hermanus office refers.

I respond to their request for further information, as highlighted in the
Annexure B document given to me, as follows :

(A) PROPOSED DEVELOPMENT.

This application as indicated in the application for building
approval, is for an encroachment on the side boundary 2.0m
building line restriction.

This is in respect of alterations and additions to the existing
dwelling in the Arabella Country Estate where portion of the
garden tools and swimming pool cleaning equipment stores
encroach on the side building line. The facilities are below the
existing 800mm roof overhang, and are screened from street,
neighbour and common property by the existing boundary
wall.

Consent has been given by neighbour and Arabella Estate as
submitted with our original application.

This is an established Residential Estate, and not a new
development, and Erf 158 is well within the perimeters of the
estate, and consequently having no impact on public roads,
adjoining farmlands or services.

The encroachment is 4.3 sq.m of non habitable building on the
west side of the property.

(B) CHARACTER OF ENVIRONMENT

No change of land uses required so the encroachment is fully
in character with the established Housing Estate.

FILE NO: Pbn 158/542 ✓
KKM
SCAN NO: Farm 542
COLLABORATOR NO: 1483159

26 NOV 2020 TP

Tel/Fax: (028)284 9700
E-mail: dionklop@iafrica.com
P.O. Box 362
Hermanus 7200

(C) DESIRABILITY OF PROPOSED UTILISATION

Storage for garden tools and swimming pool pump and equipment is fully compatible with domestic dwelling utilization.

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

Not Applicable.

(E) IMPACT OF PROPOSED LAND DEVELOPMENT ON MUNICIPAL SERVICES

NIL

(F) CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

Not Applicable

(G) PLANNING PRINCIPLES

- SPATIAL JUSTICE -- This is a minor building line departure in an established housing estate
- SPATIAL SUSTAINABILITY -- Not Applicable
- EFFICIENCY -- This is not a settlement development, just a minor alteration/addition to an existing dwelling in an established Estate. No human habitation to be accommodated in this structure.
- SPATIAL RESILIENCE -- Not Applicable
- GOOD ADMINISTRATION -- Not Applicable

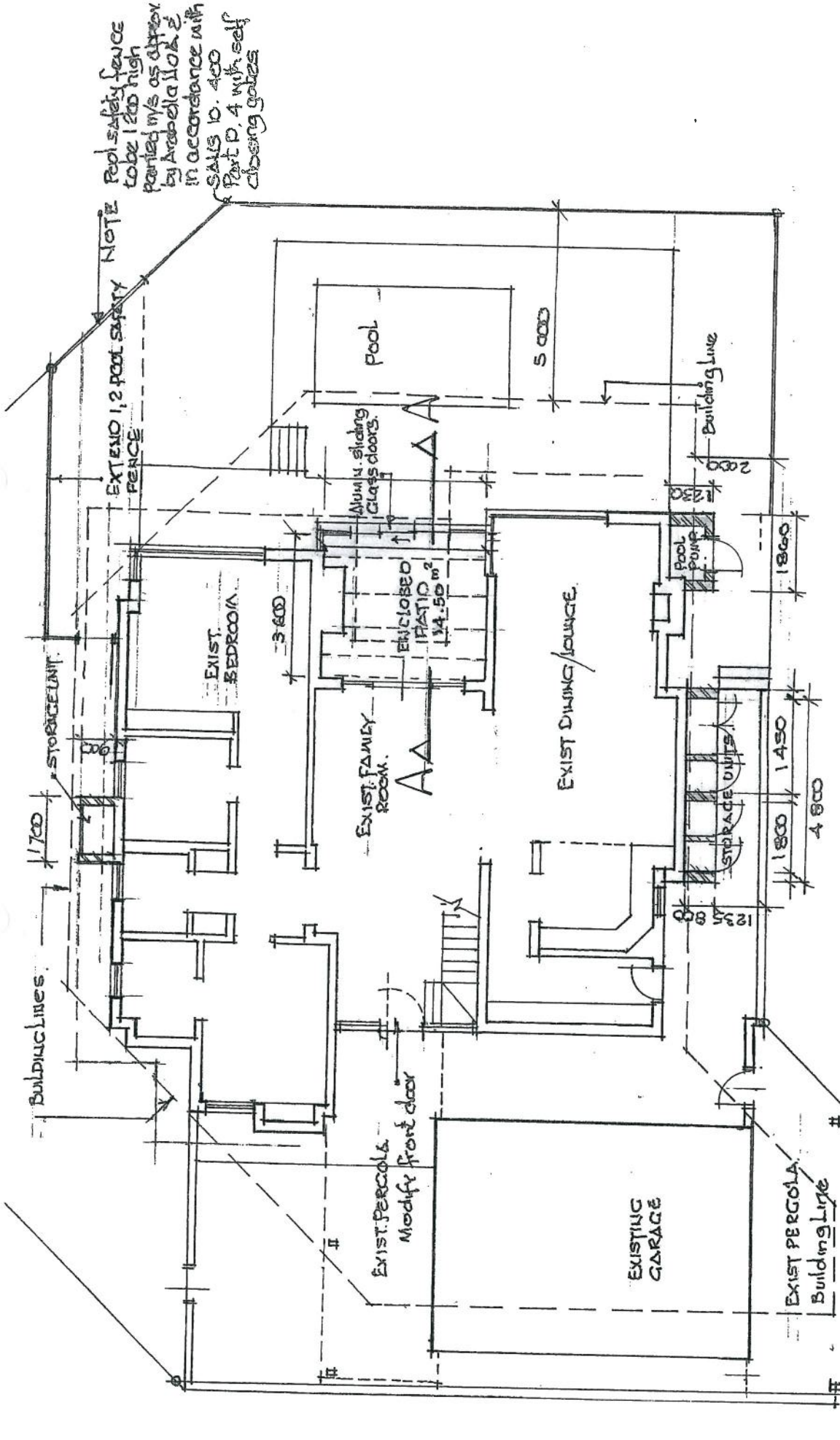
Attached is a copy of the Site Plan identifying the encroachment under discussion.

I trust the above information meets the requirements of this Application and look forward to your consideration. Please advise if there is any further detail required

In anticipation,
Regards,



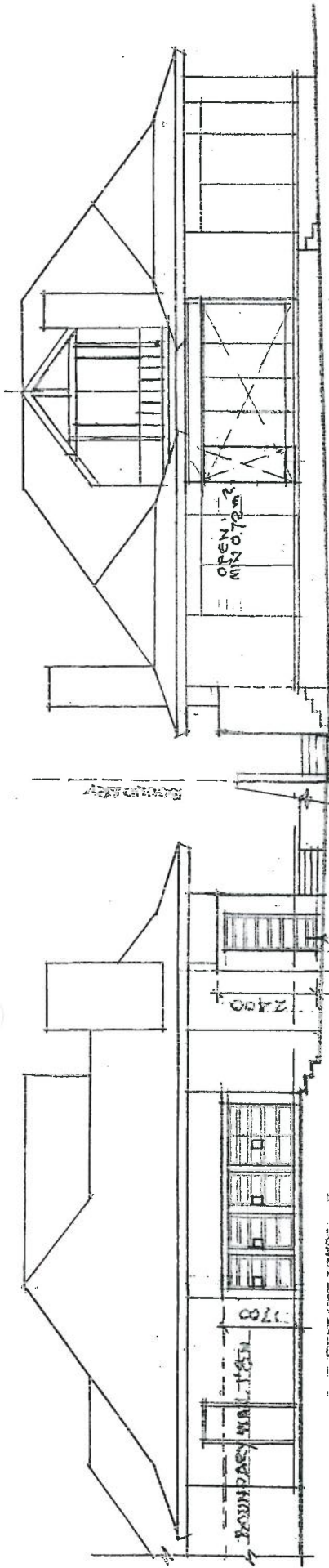
Terence Dwyer.
Cc D Theron.



ARABELLA 158/542 ALTERATIONS

Terence Dwyer Architect. Pr. Arch. Reg 937
 P.O. Box 362, Hermanus 7200 Tel 028 2849700 A19/18/012

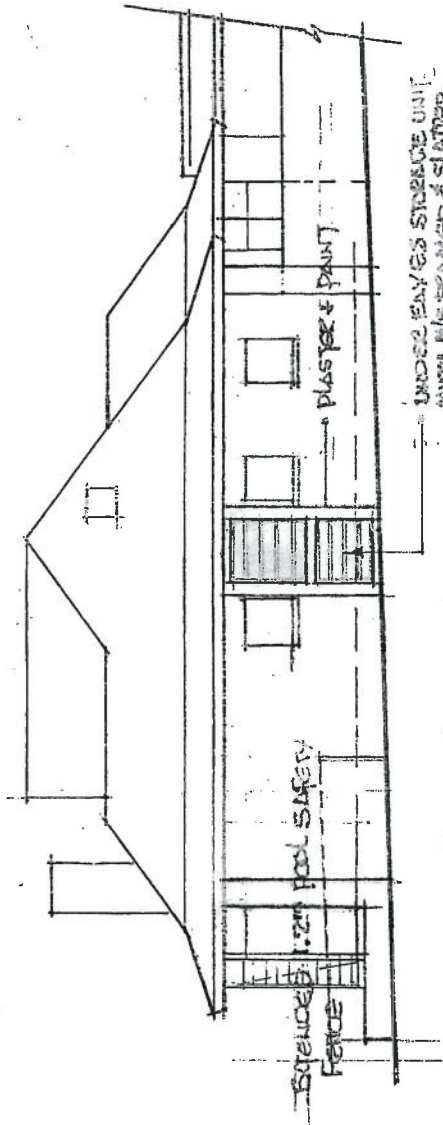
RESTREL CLOSE



west elevation

POOL PUMP HOUSING & SLATED GATE

ENCLOSED PATIO



east elevation

SCALE 1:100

UNDER BAY'S STORAGE UNIT WITH W/S FRAMED & SLATED GATE

PLASTER & PAINT

1.2m pool safety fence



AREAS	668.0 sq.m
STAND	283.0 sq.m
EXISTING BUILDINGS	22.6 sq.m
COVERED PATIO & STORES	505.6 sq.m
COVER	260.6 sq.m = 39.0%



ARABELLA ERF 1581542 ALTERATIONS & ADDITIONS

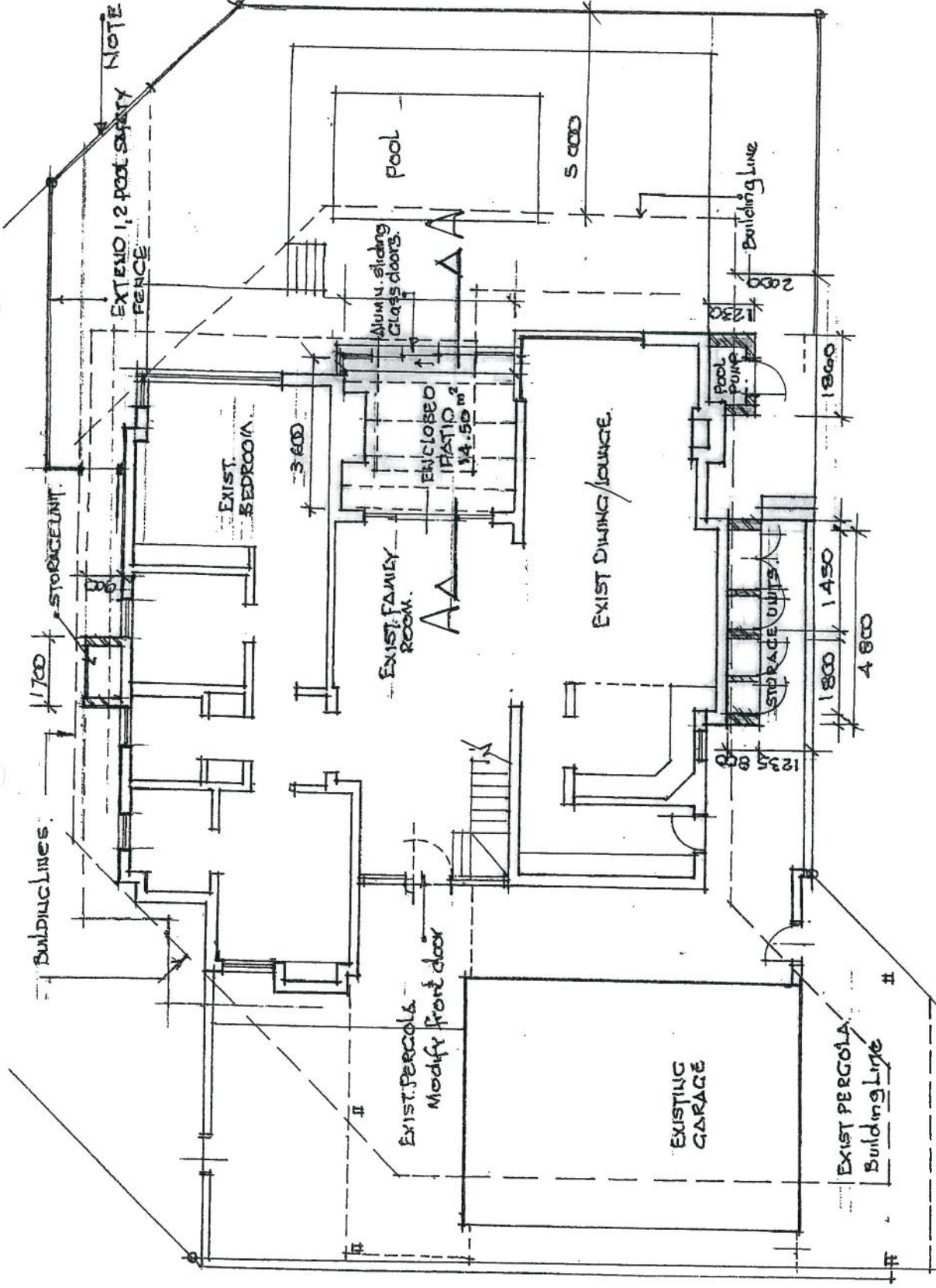
Terence Dwyer Architect R.Arch. Regn. 997 · P.O. BOX 362 Hermonus 7200. Tel. 028 284 9705.
A1911581013

GAPP
Architects/urban designers
150 Longwood St. Cape Town 801
t: +27 21 224 2300 f: +27 21 432 1324
po box 11718 Woodberg 7818
www.gapp.net

21/08/19

Pool safety fence to be 1200 high painted m/s as approx by Arabella 110 & 2 in accordance with SANS 10.400 Part P.4 with self closing gates

NOTE
EXTEND 1/2 FOOT SAFETY FENCE



ARABELLA 158/542 ALTERATIONS

Terence Dwyer Architects, Pt. Arch Reg 937
P.O. Box 362, Hermanus 7200 Tel 022 2849700

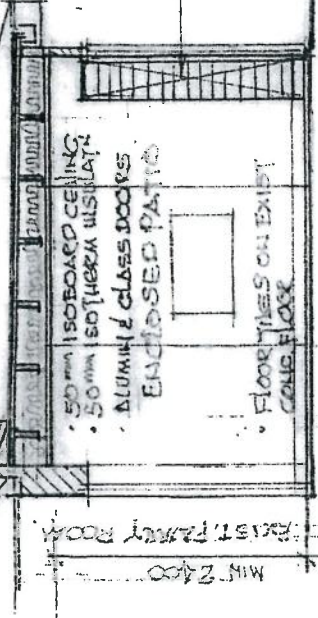
RESTREL CLOSE

A19/18/012

ARABELLA COUNTRY ESTATE
AESTHETICS
COMMITTEE
DATE 29/8/2019

GLASS LOUVRES

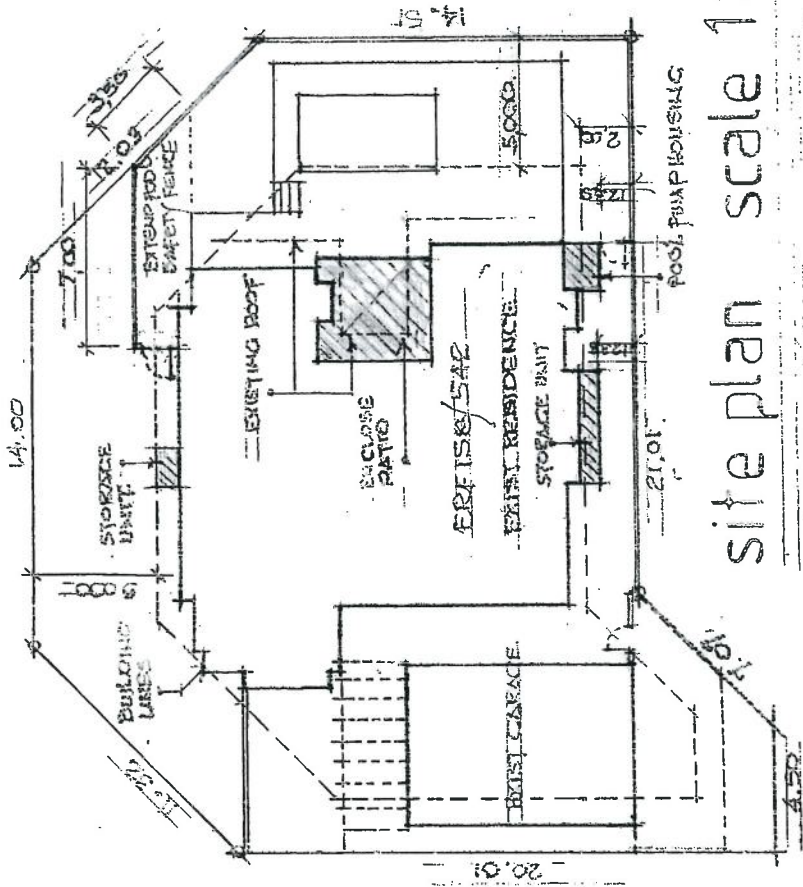
ROOF STRUCTURE TO MEET MINIMUM REQUIREMENTS.
20 MM SUBSTRUCED DECKING AND 230X50 TIMBER JOISTS @ 600 c/c.
SLATE COVER ON DEPTON W/ SYSTEM.



Section A-A

NOTES

1. General
 - 1.1 All building work to be in accordance with National Building Regulations and to comply with X&K requirements.
 - 1.2 All building materials to be SABS approved.
 - 1.3 ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION
 - 1.4 All materials/installations to be in accordance with manufacturers instructions.
 - 1.5 All Electrical and Plumbing to be carried out by Certified and Registered Contractors.
 - 1.6 The Contractor to provide all required Certificates of Compliance at the completion of the project.
 - 1.7. Contractor to comply with the requirements of the Arabella Home Owners Association, for contractors
 - 1.8 Pool safety fence with self closing and latching gate to be in accordance with SABS 10-409/D4

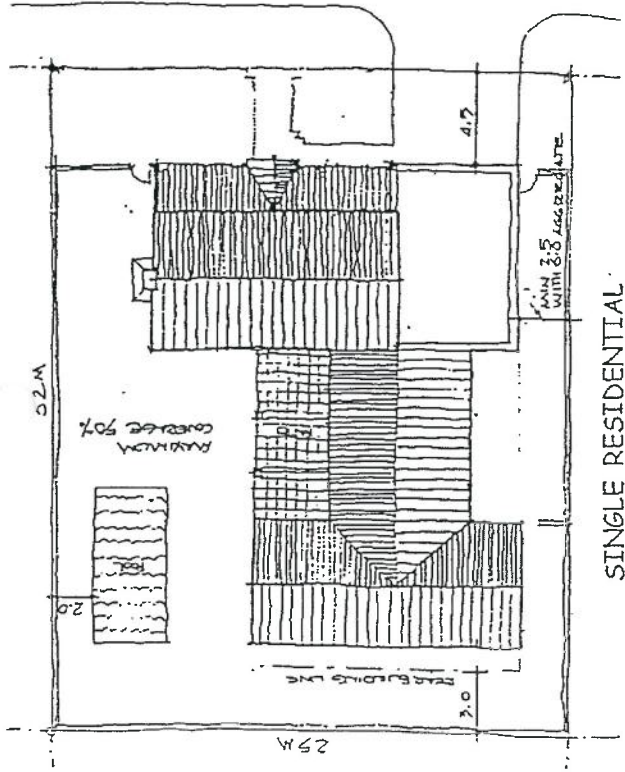


site plan scale 1:200

ARABELLA 158/542 ALTERATIONS
TOMCOZ DUYER ARCHITECT PRACTICE, REG. 937 BOX 362 HERMANOS 7200 TEL 020 254 9700

A19/158/011





3. PLAN SUBMISSION :- ALL SINGLE RESIDENTIAL BUILDING LINES AND DENSITIES AS PER THE RELEVANT ZONING SCHEME

- 3.1 Submission drawings are to clearly express design intentions, with materials selection, and finishes. It is recommended that architects or other competent persons prepare the plans for submission to the Architectural Review Committee (A.R.C.).
- 3.2 Sketch plans showing intended colour scheme to be submitted to A.R.C. for scrutiny, well in advance of intended Local Authority submission.
- 3.3 Once accepted four sets of detail drawings (three coloured) to be submitted to A.R.C. On approval three stamped sets will be returned to the Owner for Local Authority submission, one set to be retained by A.R.C. for record purposes.
- 3.4 The Local Authority will not accept plans without the Review Committees approved stamp.
- 3.5 Any application for waivers of the National Building Regulations, or any other statutory regulation must first have it approved by the Review Committee.
- 3.6 A scrutiny fee as established by the Home Owners Association must accompany the detailed plans. If in the Review Committees' opinion the initial application requires extensive redesign then re-submission will be considered as a new submission with a new fee to be paid.