

ERF 1594, 25 CAESAR ROAD, PRINGLE BAY: APPLICATION FOR DEPARTURE AND DETERMINATION OF ADMINISTRATIVE PENALTY: GSH ARCHITECTURE & DESIGN (obo JD & CJE STEMMET)

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 the following:

- Departure in terms of Section 16(2)(b) to relax the street building line from 4m to 0m and the lateral building line with Erf 1593 from 2m to 0m to accommodate a carport; and also to relax the rear building line from 2m to 0m and the lateral building line with Erf 1596 from 2m to 0m to accommodate another carport.
- Determination of an administrative penalty in terms of Section 16(2)(q) for unauthorised land use as mentioned above.

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 at the Betty's Bay Library, Clarence Drive, Betty's Bay. 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 **25 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.

ERF 1594, CAESARWEG 25, PRINGLEBAAI: AANSOEK OM AFWYKING EN BEPALING VAN ADMINISTRATIEWE BOETE: GSH ARCHITECTURE & DESIGN (obo JD & CJE STEMMET)

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek soos volg ontvang is:

- Afwyking ingevolge Artikel 16(2)(b) om die straatboulyn te verslap vanaf 4m na 0m en die syboulyn met Erf 1593 vanaf 2m na 0m ten einde 'n motorafdak te akkommodeer; asook om die agterboulyn te verslap vanaf 2m na 0m en die syboulyn met Erf 1596 vanaf 2m na 0m ten einde 'n addisionele motorafdak te akkommodeer.
- Bepaling van 'n administratiewe boete ingevolge Artikel 16(2)(q) vir ongemagtigde grondgebruik soos hierbo genoem.

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 by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai. 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 **25 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** 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 1594, 25 CAESAR ROAD, PRINGLE BAY: ISICELO SOPHAMBUKO NOKUMISELWA KWESOHLWAYO SOLAWULO: GSH ARCHITECTURE & DESIGN (obo JD & CJE STEMMET)

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho oYilwayo kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe njengoku kulandelayo:

- Ukuphambuka ngokwemiqathango kweCandelo 16(2)(b) loMthetho kaMasipala sokunyenysiswa komda wesakhiwo esingasesitalatweni ukususela kwi-4m ukuya kwi-0m kunye nomda wesakhiwo esisecaleni seSiza 1593 ukususela kwi-2m ukuya kwi-0m ukulungiselela ulwakhiwo lwekhapoti; ngokunjalo nokunyenysiswa komda wesakhiwo esisecaleni kwiSiza 1596 ukususela kwi-2m ukuya kwi-0m ukulubgiselela ulwakhiwo lwenye ikhapoti.
- Ukumiselwa kwesohlwayo solawulo kulungiselelwa ukusetyenziswa okungagunyaziswanga komhlaba ngokwemiqathango yeCandelo 16(2)(q) loMthetho kaMasipala njengoko kuchaziwe ngasentla.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus nakwiThala leeNcwadi laseBetty's Bay, Clarence Drive, eBetty's Bay. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-25 kuJuni 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungafonela u- **Nksk. H van der Stoep** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

TP. A. Theart
(1. ud Stop)



FILE NO: <u>EL 1594</u>
<u>Pringle Bay</u>
SCAN NO: <u>1594 CPB</u>
COLLABORATOR NO: <u>1508280</u>

Motivation: Penalty

Erf. 1594 Pringle Bay
25 Caesar Road



a) Nature, duration, gravity and extent of the contravention:

- 2 carports that was built without plans on the common and street boundary line.
- 55 SQM Carports
- 28.39 SQM are over the building line
- 2 Years: Client did not know the he needed plans for the carports. He has mental illness.

b) The conduct of the person involved in the contravention

- Current owner

c) Whether the unlawful conduct was stopped

- No

d) Whether a person involved in the contravention has previously contravened this by-law or previous planning law

- No

42 (r) - Determination of an Administrative Penalty as Contemplated in Section 129 (1) (LUM016 form):

2 New Carports where build without Approved building plans & applying Penalty Application.

My client is would like to get the neighbours consent for the 2 carport witch he built illegal. He would also like to advertise for the departure application to get consent from them to make sure they are happy with the carports.

We ask for you approval of this application please.

Thank you

Gideon Henning



TP 17 FEB 2021

Motivation: Departure/Town planning Application

Relaxation of building line.

Motivation in terms of section 67 (1C) of the Municipal

Planning By-Law

- a) Erf. 1594
- b) Caesar Road
- c) Pringle Bay

Planning Principles: YES

Part 42 (b) – Permanent Departure

1. We are applying for a permanent departure on the common boundary & street boundary line for relaxation
 - From 2.0m to 0.0m – Common boundary – New Carport
 - From 4.0m to 0.0m – Street boundary – New Carport
 - From 2.0m to 0.0m – Rear Boundary – New Carport

Spatial Justice: No

This application doesn't contain any imbalances

Spatial Sustainability: Yes

We will make sure to use environmental materials. We will make sure protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas will be protected and maintained in the building of there's 2 new carports.

Efficiency: Yes

The 2 new carport where designed with the mind-set of the following: Optimises the use of space, energy, infrastructure, resources and land. We deciding on the carports we had a lot of time to make the right choices in deciding the carports to minimise negative financial, social, economic or environmental impacts and to streamline the entire process.

Spatial Resilience: No

I can assure you that we will NOT have a impact on the livelihoods of the poor. We will definitely promote by giving them work and job building the car pot. No community will be impacted by this application nor the environment.

Good Administration: Yes

This will be good promotion of integrated, consultative planning practices in which all spheres of government and other role-players. There will be good administration and systems to enuse we meet the required timeframe and adhere to.



Photos: No

Unfortunately we don't have any photos to add.

My Client wants to build 2 new carport for him and his friend staying with him. He also has a lot of friend and family coming over to visit so he wants them to be able to park inside the property underneath the extra carport. It's also to protect his vehicle form the weather and the sun. My client did ask the 2 adjacent property's and the one across from him and they have no objection against the 2 carport.

We ask for you approval of this application please.

Thank you

Gideon Henning



GS
HENNING

Copies of A3

Distance in meter (m)

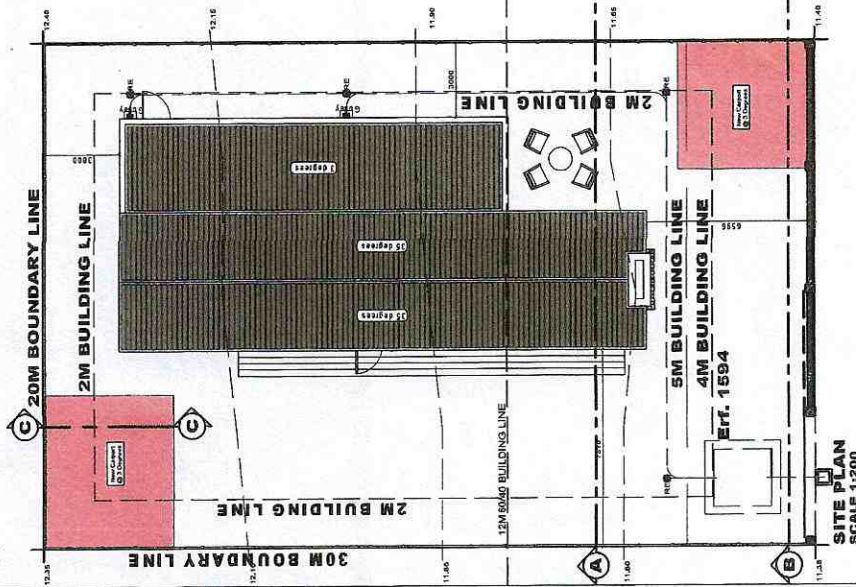
Total common boundary - (X) (X) = 80,00

Remainder Boundary Length (excluding first 12m measured from the street) - (Y) (Y) = 56,00

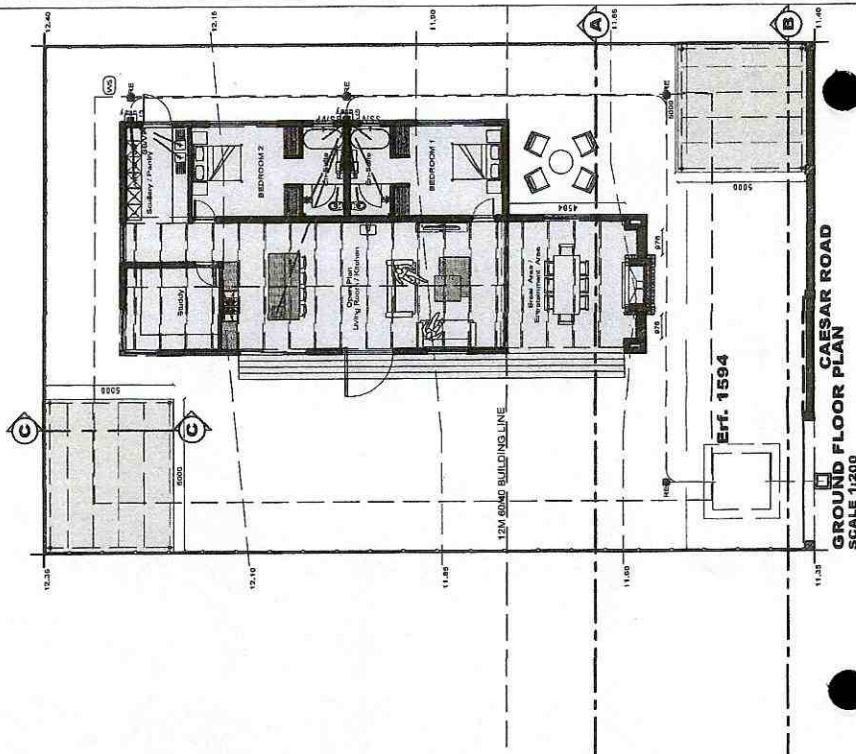
Distance of remainder boundary length to have a building line < 3m - maximum distance to be 60% of (Y) * 33,6

Distance of remainder boundary length to have a 3m building line - maximum distance to be 40% of (Y) ** 22,4

Total length of all buildings (measured along the common boundary) which are closer than 3m from the common boundary within (Y) 11



SITE PLAN SCALE 1:200



GROUND FLOOR PLAN SCALE 1:200

Website:
<https://www.gsharchitects.co.za/>

KALDENSTR 12
 STRAND
 PROF. SEN. ARGENTON ST0633
 TEL: 021 853 3378
 FAKS: 082 713 5104

E-Pos:
 GShontwerpe@outlook.com
 henningstephanio@gmail.com
 GIDEON STEPHANUS HENNING

072 233 8704



CLIENT/KLIJENT:

HOUSE STEMMET

DRAWING/GETEKEN **SGH** PAPER SIZE/PAPIER GROOTTE **A3**

PROJECT/PROJEK:

New Carport
 On Erf. 1594 Caesar Road
 Pringle Bay

G.S. Henning

DATE/DATUM:	PROJECT NR.
30.10.2020	S. 3077-2

