

ERF 612, 33 SEA VIEW DRIVE, HAWSTON: APPLICATION FOR CONSENT USE: M.S. DREYER (EXECUTOR OF ESTATE OF LATE N. DREYER AND SURVIVING SPOUSE E. DREYER)

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 consent use in terms of Section 16.(2)(o) in order to utilize a portion of the existing double garage as a house shop.

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 **30 July 2021**, 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 612, SEA VIEWRYLAAN 33, HAWSTON: AANSOEK OM VERGUNNINGSGEBRUIK: M.S. DREYER (EKSEKETEUR VAN DIE BOEDEL VAN WYLE N. DREYER EN OORLEWENDE GADE E. DREYER)

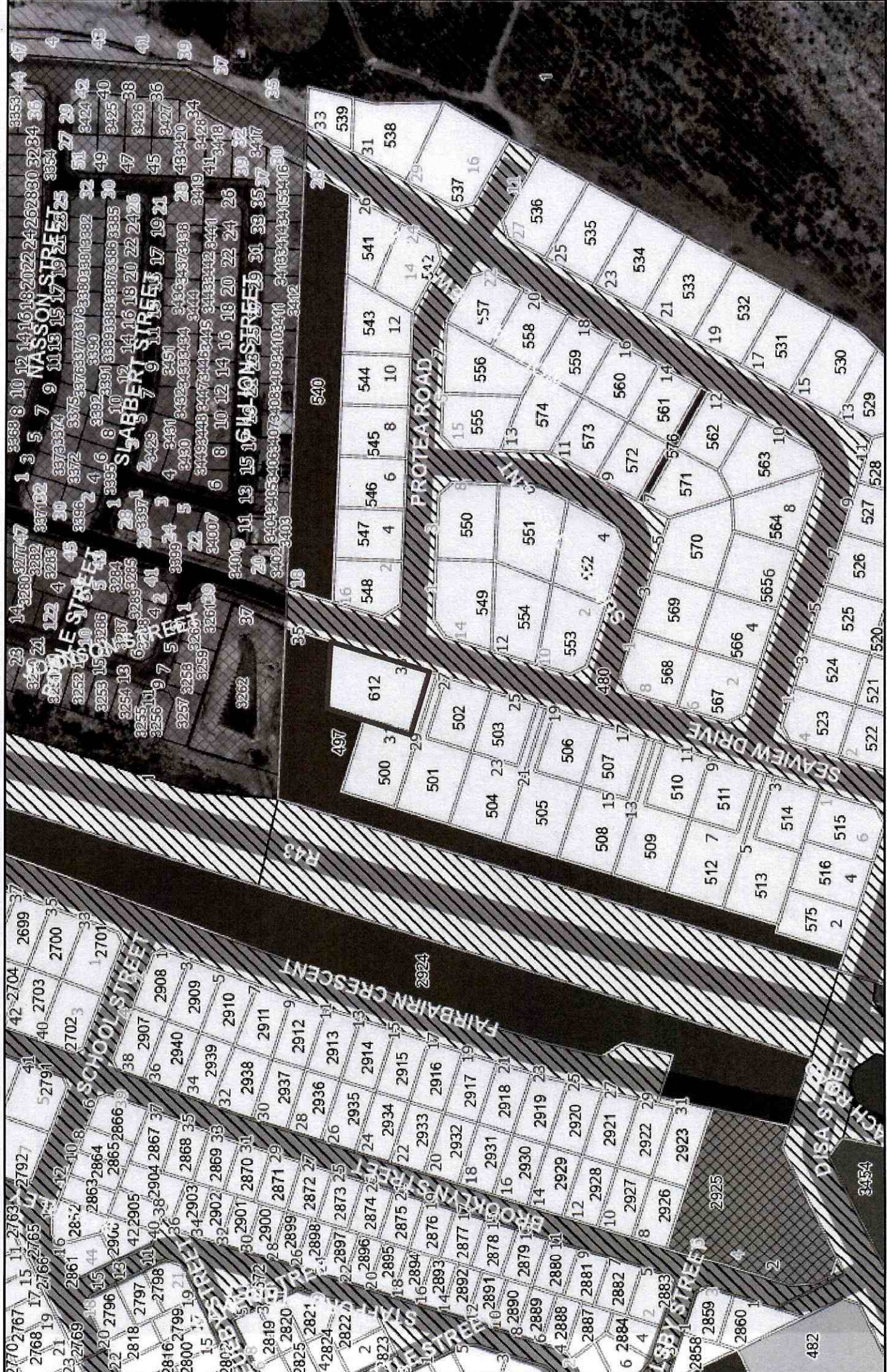
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om vergunningsgebruik ontvang is ingevolge Artikel 16.(2)(o) ten einde 'n gedeelte van die bestaande dubbele motorhuis as 'n huiswinkel aan te wend.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae 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 **30 Julie 2021**, 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** 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 612, 33 SEA VIEW DRIVE, HAWSTON: ISICELO SEMVUME YOKUSETYENZISWA: M.S. DREYER (UMABI WELIFA ONGASEKHOYO UN. DREYER KUNYE NEQABANE ELISAPHILAYO UE. DREYER)

Isaziso sinikwe ngowemiqathango yeCandelo 48 loMthetho oYilwayo kaMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 ukuba isicelo sifunyenwe sokusetyenziswa kwemvume ngokweCandelo le-16.(2) (o) ukuze kusetyenziswe inxenye yegaraji esele ikho njengevenkile yendlu.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure yesi-08:00 neye-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) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-30 July 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umxeba **Mnu. H. Olivier** kule nombolo 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.



Locality Map

Erf 612, Hawston



LI
15 April 2021

TP
(H. Olivier)
A. Theart



FILE NO:	EL 612 HHW
SCAN NO:	
COLLABORATOR NO:	15 28119

Mr M. Dreyer
Plot no 612
Seaview Ave
Hawston
Cell: 072 432 4714
elniche@gam.co.za

18 August 2020

The Municipal Manager
Town Planning Dept
Box 20
Hermanus

Consent : Application for Consent Use of Plot no. 612 Hawston – for a Spaza/House shop

This is to apply for the consent use of property no 612 Seaview Ave Hawston to operate a spaza/houseshop that will comply with Schedule 2 of Bylaw - Chapter 16.10 .11 Section

16(2)(b) of the Overstrand Municipal 's Bylaw on the Municipal Land Use 2020.

Zoning ; Residential Zone 1

The property is zoned as **Residential Zone 1** : Single Residential and well as all the surrounding properties and are utilized as such – meaning for residential purposes.

A : Proposed development :

The current and existing dwelling consists of the following :

- 1 Four (4) bedrooms
2. One Double Garage : (Fitted with toilet and washbasin)

The application is to use this as the proposed Spaza/House shop

A handwritten signature or set of initials in the bottom right corner of the page.

TP
12 APR 2021

3. Ablution facilities : Main house consists of two (2) bathrooms

4. Kitchen : With scullery and laundry

5. One Lounge and one family room with balconies.

B : Character of the environment :

The character of the environment will not be impacted in terms of permitting the proposed application for the Spaza/House shop and the property value of the neighbouring properties will not be negatively impacted thus the residential character. Seeing that it's a inhouse activity will have a minor impact

C: Desirability of the proposed utilization :

The land use and property zoning will remain intact. This property is used / zoned for residential purposes and this application is for a consent use of the property with can be revoked if matters arising from the business operation threatens the stability in the area.

D: Investigations carried out in terms of other laws which are relevant to the consideration of the application :

This proposed application does not influenced any other laws such as the National Heritage Resources Act Environmental Management Air Quality, National Environmental Integrated Coastal Management Act, Nema, Subdivision of Agricultural Land Act, Occupational Health and Safety Act, Waste and the National Water Act.

E : The impact of the land development on municipal services :

This property is located in a well serviced area which includes the availability of electricity, sewerage, water and other services. Currently no service are required in this regard.

The site is accessible to all the existing road networks – R43 on route to and from Hermanus This area have a very low bearing in terms of the traffic flow and therefore stay unchanged and the proposed application for a departure is in line with spatial planning policies.

F: Consideration of forward planning and landuse documents :

This does not apply to the current application.

Spatial sustainability – This area does have any heritage value and is not registered / zoned as such. The proposed application will not have a negative impact on the immediate environment. To approve the

said application will support the community in providing them with a safe alternative to do their shopping in a safer environment and to make sure that their children use the R43 on a lesser basis.

Spatial Justice – Although spatial justice cannot redress all the injustice and imbalances of the past, this settlement still falls within the separate municipalities act whereby housing developments falls within the urban borders of towns and cities. In order to redress some of the past retrogressions mayor steps have been made to provide services, such as water, sewer and electricity to the poorest or the poor and marginalized citizens of Hawston.

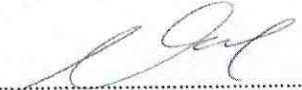
Efficiency – This property is located between Vermont to the east and Fisherhaven to the west and is accessible from both areas. The approving of this application can be seen as a positive step in terms of a free market system where people are included in the current economic market to provide their own income and to sustain themselves.

Spatial Resilience – The approval of this application will show the flexibility in spatial plans, policies and land use management systems that will ensure the sustainable livelihoods of communities in the more disadvantaged areas.

Good administration – The applicant are committed to good administration practice and principle and will co-operate fully with local government in this regard. The applicant will ensure that all processes as stipulated by the Overstrand Municipal's Bylaws on Municipal Land Use Planning 2016 adhered to.

G : Photos

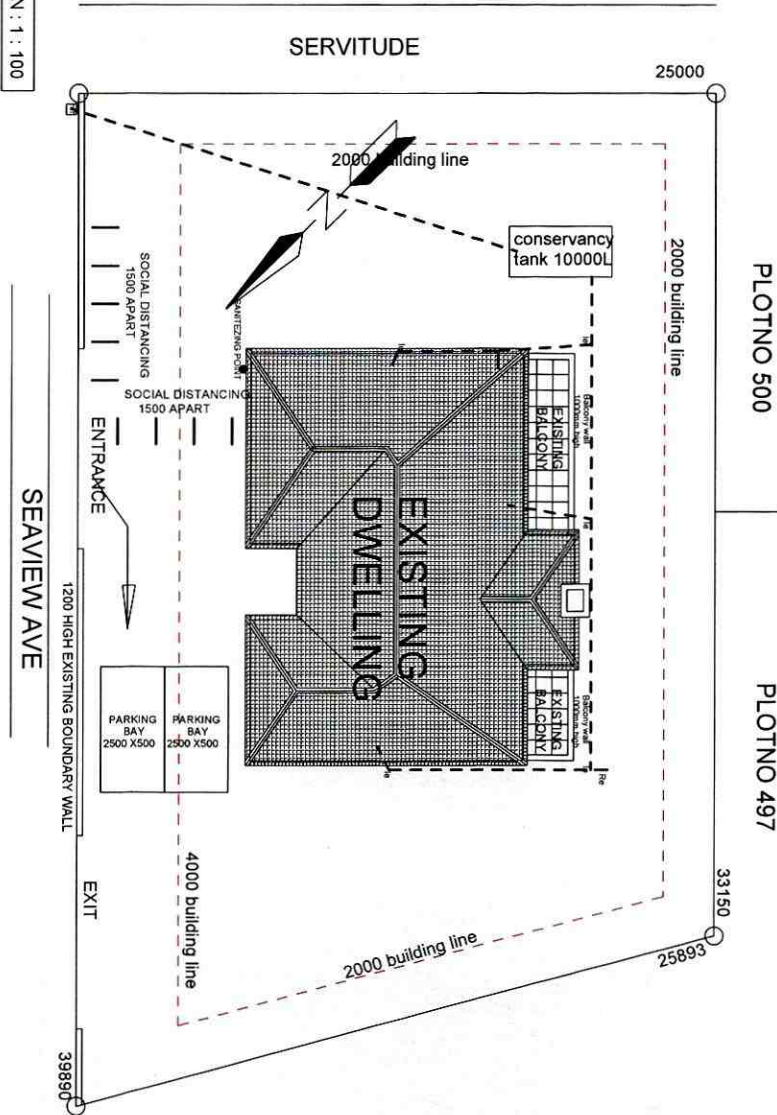
See layout plan for details.

Signed by owner : 

Date : 18.08.20



SITEPLAN : 1 : 100



PLOTNO 500

PLOTNO 497

ROOF COVERAGE

EXIST GR. STOREY	: 189m ²
EXIST FL. STOREY	: 175m ²
EXIST BALCONY	: 18m ²
TOTAL NEW	: 0m²
TOTAL	: 382m²
FOOT PRINT	: 189m²
ERP SIZE	: 913m²
COVERAGE	: 20.7 %

THIS DRAWING IS COPYRIGHT
CONTRACTOR TO VERIFY ALL LEVELS AND
DIMENSIONS ON SITE BEFORE COMMENCING
WORK
NO PART OF NEW BUILDING TO EXCEED ANY
PART OF BUILDING LINE OR BOUNDARY LINE
USE FIGURED DIMENSIONS IN PREFERENCE
TO SCALING
ALL WORKS TO COMPLY STRICTLY ACCORDING
THE NATIONAL BUILDING REGULATIONS AND
LOCAL AUTHORITY REQUIREMENTS.
CHECK FOR PIPES, GAS, ELECTRICAL LINES, OR
ANY UNDERGROUND SERVICES BEFORE
COMMENCING ANY WORK.
FOUNDATIONS TO BE A MIN OF 300MM BELOW
VIRGIN SOIL
ALL PIPES TO UNDERSIDE OF ANY DRIVEWAY /
ROAD TO COVERED IN MIN 100MM CONCRETE
DPC TO ALL OPENINGS.
PLUMBER INSTALL A BALANCED WATER
PRESSURE SYSTEM
NO TIMBER TO BE CLOSER THAN 300MM FROM
INSIDE OF CHIMNEY
ENGINEER DRAWINGS SUPERSEDE THIS
DRAWING
ALL INSPECTIONS BY APPOINTED LOCAL
AUTHORITY AND ENGINEER.

CAP-LON DESIGNS

Lobelia st no 6
Bergdal Orkus 7201
tel: (081) 955 1005
e-mail: cadesigns479@gmail.com
reg. no: D 0992

P.A.D

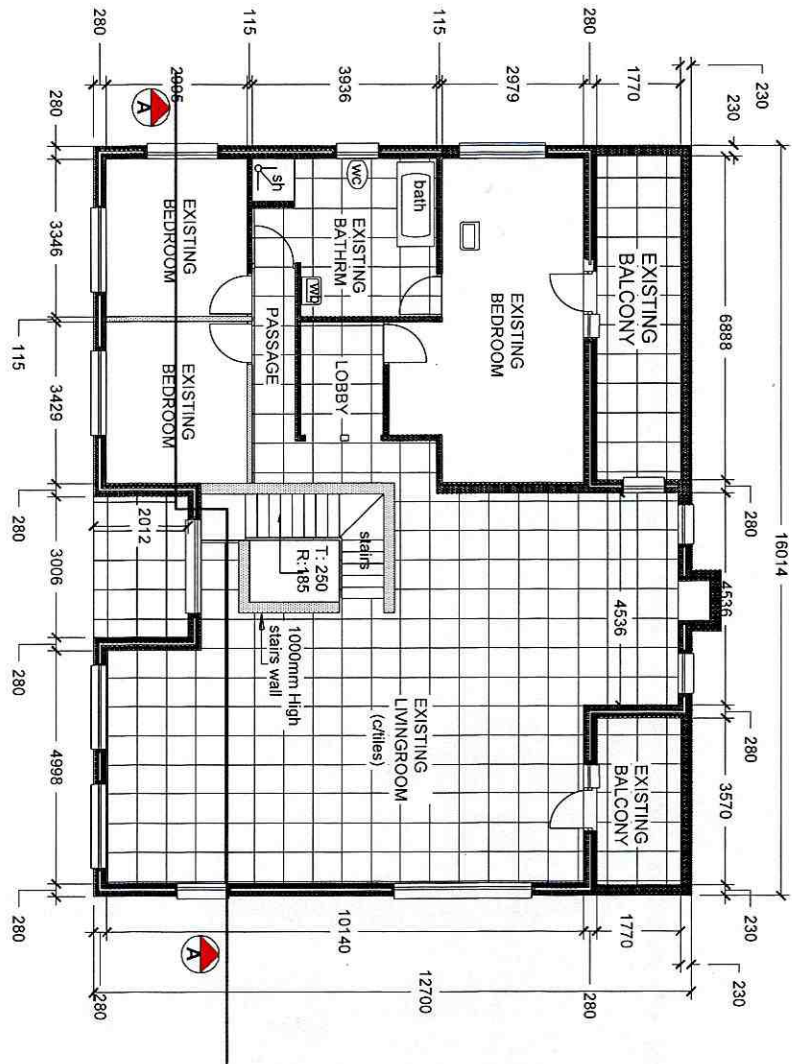
HOUSE DREYER
PLOT NO 612
HAWSTON

RE-DRAWN
PLAN

2020/08/35

AUG 11 CA 1:100

FIRST STOREY
(LAYOUT PLAN: 1 : 100)



CAP-LON DESIGNS

P.A.D

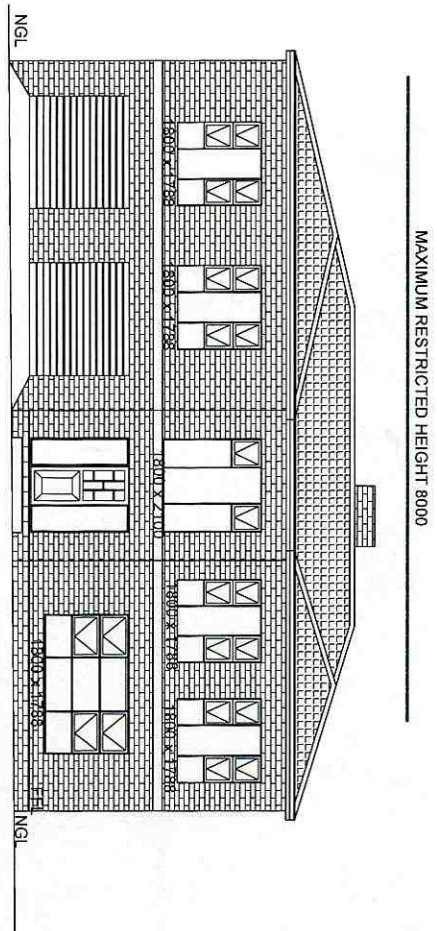
Lobelia st no 6
Bristol Circus 7201
tel : 094 1 955 1055
e-mail: cadesign478@gmail.com
reg. no: D 0993

HOUSE DREYER
PLOT NO 612
HAWSTON

RE-DRAWN
PLAN

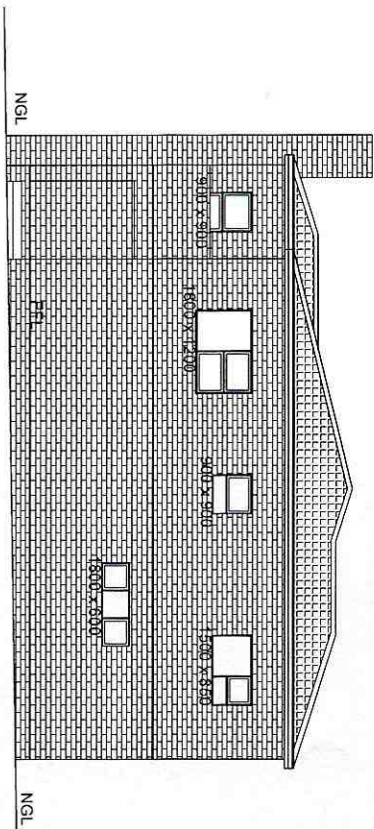
2020/08/ 35

AUG 11 CA 1:100
date plan scale



NORTH ELEVATION
(SCALE: 1: 100)

MAXIMUM RESTRICTED HEIGHT 8000



EAST ELEVATION
(SCALE: 1: 100)

