

ERF 2986, 1 HESS STREET, HAWSTON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: DENVER & GRIETA TERBLANCHE

Notice is hereby given in terms of Section 48, read with Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received applicable to the above-mentioned property, for consent use to accommodate and operate 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, 16 Paterson Street, Hermanus. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **3 September 2021**, quoting your name, address and contact details, interest in the application and the reasons for comment. 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 2986, HESSSTRAAT 1, HAWSTON, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSVERBRUIK: DENVER & GRIETA TERBLANCHE

Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(o) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (By-law) dat 'n aansoek van toepassing op bogenoemde eiendom ontvang is vir vergunningsgebruik om 'n huiswinkel te akkommodeer en te bedryf.

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 ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) bereik voor of op **3 September 2021**, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as die redes vir kommentaar. 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 2986, 1 HESS STREET, HAWSTON, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SEMVUME YOSETYENZISO: DENVER & GRIETA TERBLANCHE

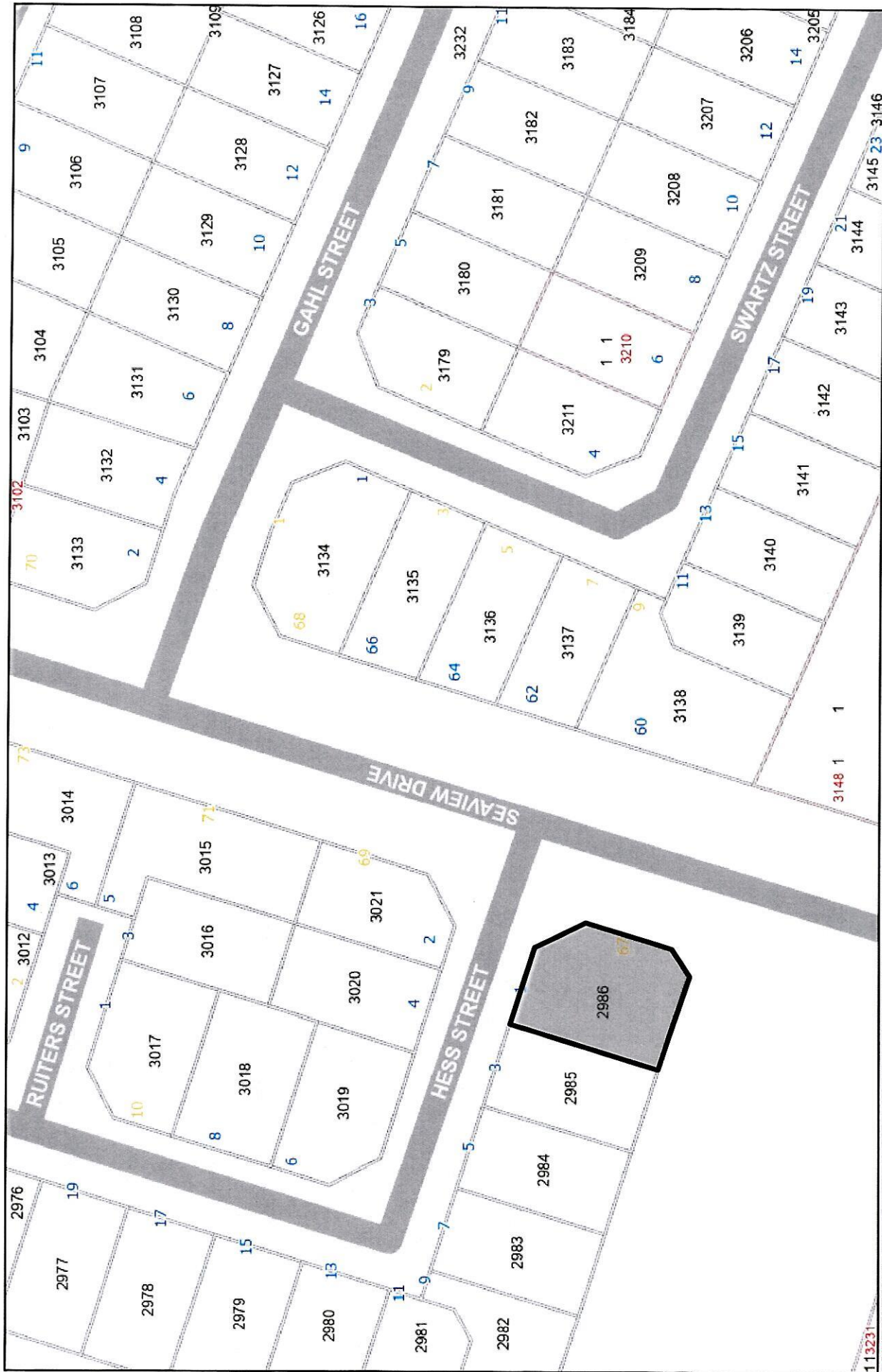
Isaziso sinikwe ngowemiqathango yeCandelo 48 elifundwa kunye neCandelo 16(2)(o) loMthetho oLungisiweyo oYilwayo kaMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho oYilwayo), okokuba isicelo sifunyenwe esifaneleke kwipropati engasentla, semvume yokusetyenziswa kulungiselelwa ulwakhiwo nokuqhutywa kwevenkile esendlwini.

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-3 uSeptemba 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.

Tel: 028 313 8900 | Fax: 028 313 2093 | E-mail: loretta@overstrand.gov.za

PO Box 20 | **HERMANUS** 7200

www.overstrand.gov.za



113231



ERF 2986, 1 HESS STREET, HAWSTON



Date: 2021/06/11

MOTIVATIONAL REPORT ERF 2986 1 HESS STRAAT HAWSTON
SUBMITTED TO OVERSTRAND MUNICIPALITY (TOWN PLANNING)
SUBMITTED BY OWNERS DENVER & GRIETA TERBLANCHE

CONTACT No. 071 590 3054
EMAIL - collef7@gmail.com

Dear Director of infrastructure and Planning

Herewith We would like to submit this motivational letter
For concent use of existing garage as a spaza shop
The garage is previously approved and onsite parking of 5000x2500 is still maintained as required.

(A) PROPOSED DEVELOPMENT

The application submitted entails the use of an existing building in Hess street Hawston Hights

The garage is previously approved. The application has no impact on existing urban development, main road network and other infrastructure. This area will be used as an Spaza shop.

(B) CHARACTER OF THE ENVIRONMENT

The change of use does not impact the surrounding area, it is a need in the area since people had to cross the very busy R43 for basic groceries like bread and milk. No historical or architectural building surrounds this property.

(C) DESIRABILITY OF THE PROPOSED UTILISATION

The space will be utilised as a shop. It will only be used for this purpose and none other.

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

Of THE APPLICATION

No investigation has been carried out as the application is not influenced by other laws such as National Heritage Resources Action, Environmental Management, NEMA etc.

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

The extension links up with the existing services on the property and no problems are anticipated in this regards due to the simple nature of the application.

(F) CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

The application is uncomplicated. The application is only for a change of use of a garage.

(G) PLANNING PRINCIPLES

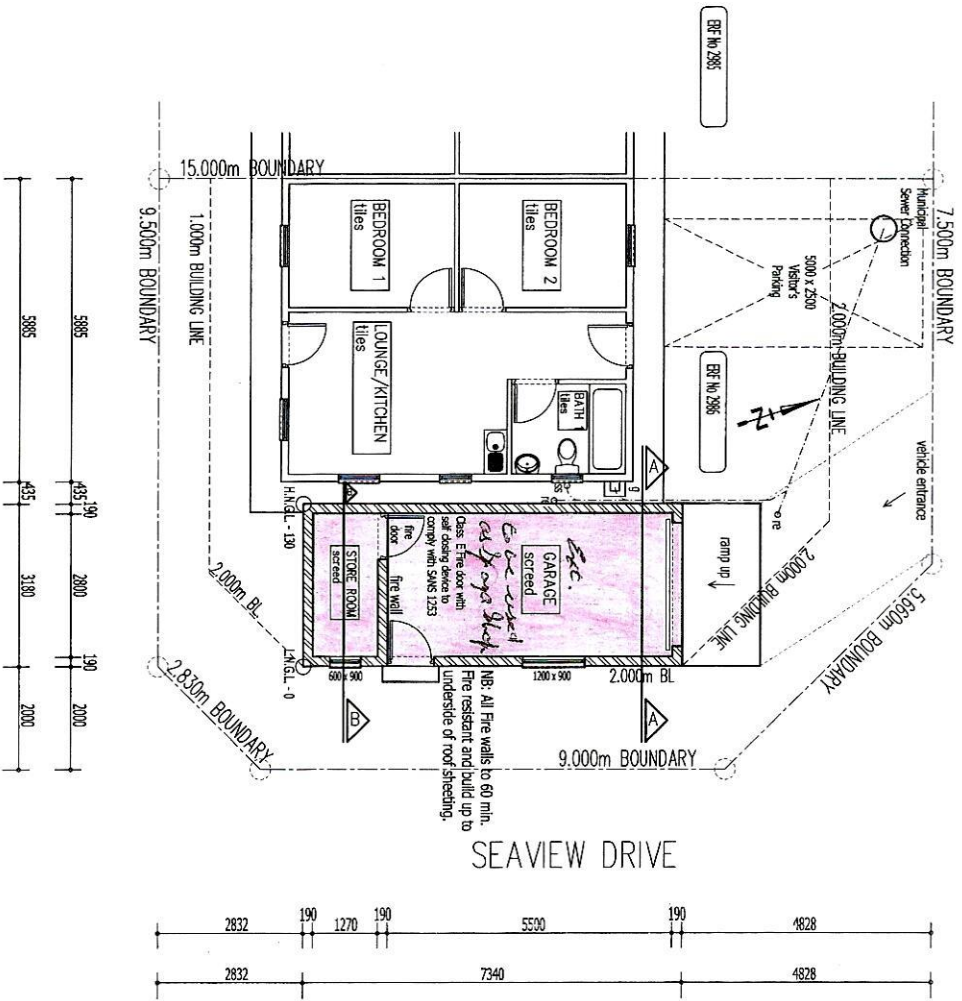
The policies, principles of planning, development norms and criteria set out in Section 42 of the Spatial Planning and Land Use Management Act, 2013 (ACT 3 of 2014) (LUPA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 20X4) (LUPA) was regarded and the application is compliant.

We trust that you will find this motivation in order.

Regards

Denver en Grieta Terblanche.

HESS STREET



Site and Floor Plan
Scale 1:100

Notes:
18.950m² Nett Floor area
to be utilised as
new garage block.

NOTES

1. To the best of my knowledge these plans are drawn to comply with owners and/or builders specifications and any changes made on them after print are made will be done at the owners and/or builders expense and responsibility.
2. The author of this plan is not responsible for any deviation whatsoever from the specification, design, notes or compliance in terms of the NBR and SMS 10400 (Form 1 & 2)
3. The owner and contractor must obey all legislation of THE NBR, NABRC, HERITAGE, WESTERN CARE, ENVIRONMENTAL ASSESSMENT or NATURE CONSERVATION when applicable.
4. The contractor shall verify all dimensions and enclosed drawings.
5. The author of this drawing is not liable for errors once construction has begun.
6. While every effort has been made in the preparation of this plan to avoid mistakes, the author can not guarantee against human error.
7. Contractor to verify all dimensions and levels on site before commencing any work.
8. Use given dimensions, do not scale.
9. All work to comply with NBR and Local Authority requirements.

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ACTS OF PARLIAMENT

All Contractors shall ensure that, before any work is put in hand they comply with all the necessary Acts of Parliament of the Republic of South Africa.

AREAS

EXISTING DWELLING	40.04 m ²
PROPOSED GARAGE	23.35 m ²
TOTAL	63.39 m ²
ERF	162.50 m ²
COVERAGE	39.01 %

No.	Date	Revision	Label

C. Geldenhuys
CRAG ARCHITECTURAL DESIGN
P.O. BOX 517
OLEBON
7720
CELLERPHANS - 082 886 9831
SCOPE - PMO - 2017/8

PROJECT: GARAGE ON ERF 2966
C/O: OF SEAVIEW DRIVE & HESS STREET
HAWSTON

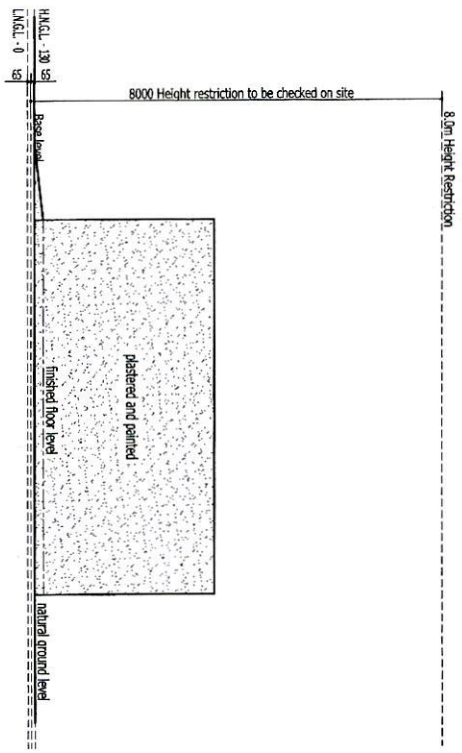
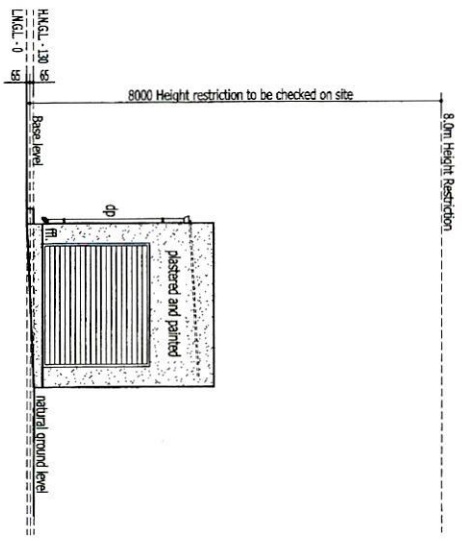
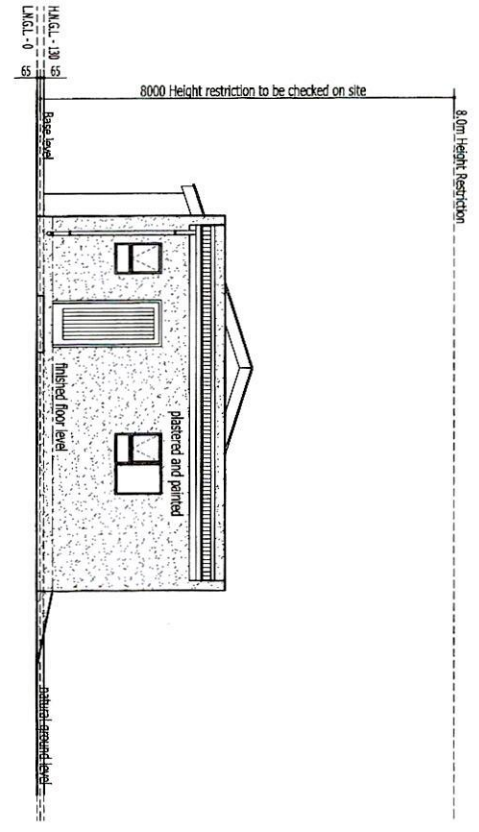
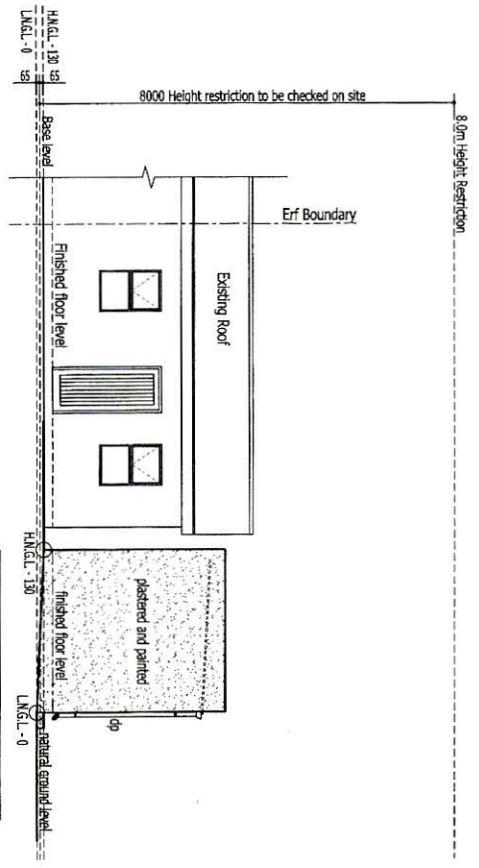
DESIGNER: D & G. TERBLANCHE

PREPARED BY: [Signature]
DRAWING NO: [Number]
DATE: [Date]

SCALE: 1:100
DATE: [Date]

PROJECT: SITE & FLOOR PLAN
DRAWING: COUNCIL SUBMISSION

DATE: 18 November 2010
DRAWING NO: 2889/00001/15/03/02/01 A



No.	Date	Revision	Initial

C. Geldenhuys
CRAG ARCHITECTURAL DESIGN
 P.O. BOX 517
 CALLETON
 7230
 C.GEBDENHUYS - 082 836 8631
 SKOPPE - P.O. : 20718

PROJECT
 GARAGE ON
 Erf 2986
 Cor. of SEAVIEW DRIVE & HESS STREET
 HAWSTON

CLIENT
D & G. TERBLANCHE

DRAWINGS
ELEVATIONS
DRAWINGS
COUNCIL SUBMISSION

SCALE: 1:100
 DATE: 18 November 2010
 DRAWING No.: 2896/0000-11/04/00-01-A