

**ERF 4164, 316 EIGHT STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR DEPARTURE: S DE WET**

Notice is hereby given in terms of Section 48 read with Section 16(2)(b) the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for departure in order to relax the lateral building line from 2m to 0m to accommodate the existing braairoom.

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) alida@overstrand.gov.za) on or before **3 September 2021** quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr P Roux** 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 4164, AGTSTESTRAAT 316, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA:
AANSOEK OM AFWYKING: S DE WET**

Kennis word hiermee gegee ingevolge Artikel 48 saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit **Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening)** dat 'n aansoek ontvang is om afwyking ten einde die laterale boulyn vanaf 2m na 0m te verslap om die bestaande braaikamer te akkommodeer.

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) alida@overstrand.gov.za) voor of op **3 September 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 P Roux** 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 4164, 316 EIGHT STREET, VOËLKLIP, HERMANUS, KUMMANDLA WASEOVERSTRAND:
ISICELO SOKUPHAMBUKA: S DE WET**

Isaziso siyanikezelwa ngokweCandelo lama-48 elifundwa kunye neCandelo 16 (2) (b) loMthetho kaMasipala oququliweyo, woMasipala wase-Overstrand malunga noCwangciso loSetyenziso loMhlaba kaMasipala, 2020 (uMthetho kaMasipala) wokuba isicelo sifunyenwe sesindululo ukuze kunyenyiswe umgca wolwakiwo osecaleni ukusuka kwi-2m ukuya kwi-0m ukulungiselela i-braairoom ekhoyo.

linkcukacha ezipheleleyo ngesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini, phakathi kwentsimbi yesi08:00 neye16:30 kwiSebe: Izicwangciso ngeDolophu, Paterson Street, Hermanus. Naziphi na izimvo zingangeniswa ngokwezibonelelo zeSolotyama lama51 nelama52 Omthethwana kaMasipala (16 Paterson Street, Hermanus / (f) 028313-2093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla **3 uSeptemba 2021**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi siphakamiso nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa **kuMnu. P Roux ku** 028-313 8900. UMasipala angala ukwamkela izimvo ezifunyenwe emva komhla wokuvula. Nabani na ongakwazi ukubhala nokufunda angandwendwela kwiSebe leZicwangciso ngeDolophu apho igosa likamasipala liza kumnceda afake izimvo zakhe ngokusemthethweni.



TR N Ahoed
(H. Olivier)

18 Junie 2021
Die Senior Bestuurder
Stadsbeplanning
Hermanus

FILE NO:	ERF 4164
	Voëlklip Hermanus
CAN NO:	HVK 4164
COLLABORATOR NO:	1550609

ERF 4164, Voëlklip, Hermanus, Aansoek om Afwyking

Aansoek om afwyking vir die verslapping van die boulyn om die bestaande buitegebou (braaivertrek) wat die sy-boulyn op die eiendom oorskry, te wettig.

Erf 4164, Voëlklip, Hermanus is vir enkel-residensiele doeleindes gesoneer, is 495m² groot, en is ontwikkel met 'n woonhuis. Die eiendom word gehou onder die titelakte T11085/2013

Besonderhede van aansoek

Aansoek in terme van Artikel 16(2)(b) van die Overstrand Munisipale Wysigingsverordeninge op Grondgebruikbeplanning, 2020, vir 'n afwyking om die sy-boulyn vanaf 2m tot 0m te verslap om 'n bestaande buitegebou/braaivertrek te wettig.

Aansoek inligting

Die Overstrand Soneringskema regulasies skryf die volgende ontwikkelingsreëls voor vir Residensiële sone 1 erwe:

Straat-boulyn: 4m
Sy-boulyn: 2m
Agter-boulyn: 2m

Aansoek word gedoen vir:

Verslapping van sy-boulyn vanaf 2m tot 0m om 'n bestaande buitegebou te wettig.

Motivering:

Ons motiveer die aansoek vir die oorskryding as volg:

Die bestaande buitegebou is opgeknep en die aanwending van die gebou is wettig binne die skema regulasies volgens die Provinsie Wes-Kaap: Buitegewone Provinsiale Koerant 7203, 29 Nov 2013 :

"Outbuilding means a structure, whether attached or separate from the main building, which is ancillary and subservient to the main building on a land unit, and includes a building which is designed to be normally used for the garaging of motor vehicles, for storage purposes and any normal activities in so far as these are usually and reasonable required in the connection with the main dwelling, and includes the accommodation of recreational activities such as a pool room, braai room; lapa and the practicing of hobbies but does not include a

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18 JUN 2021

dwelling unit; and outbuildings are primary uses under each zoning except open space zones, where council may permit outbuildings should it be deemed necessary; “

Alle dienste (elektrisiteit, water ens.) is reeds bestaande op die eiendom en geen nuwe dienste word benodig nie.

Hiermee ook aansoek om vryskelding van 'n administratiewe boete:

Bepaling van 'n administratiewe boete

Aansoek ingevolge Artikel 16(2)(q) saamgelees met Artikel 90 van die Verordening.

Artikel 90(1) van die Verordening bepaal dat die eienaar enige oortreding op 'n eiendom deur middel van 'n aansoek om bepaling van 'n administratiewe boete kan regstel. Daar word hiermee versoek om die kwytstelling van die administratiewe boete en wel om die volgende redes:

- Bouplanne is in 1986 goedgekeur vir die bou van 'n garage op die 0 m boulyn
- 'n Behoeftte het egter ontstaan om die bestaande gebou nie as 'n garage aan te wend nie maar wel as 'n braaikamer
- Aangesien die plan as sulks so goedgekeur is en die gebruik intussen verander het na 'n braaikamer, moet die nodige regstellings gedoen word.
- In terme van die soneringskema regulasies is dit toelaatbaar om 'n buitegebou (garage) te omskep in 'n braaikamer (soos verwoord in my motivering in my aansoek om verslapping van bouregulasies) by enkel residensiële eiendomme.
- Die braaikamer behels geen addisionele bouwerk nie aangesien die struktuur reeds bestaande is en ook 'n primêre reg in terme van die skema is.
- Die huis is 'n vakansiehuis, en al die direkte bure is ook vakansiehuise. Ek dink dit is veilig om te skat dat die gemiddelde jaarlikse okkupasie van die huis om en by 40 nagte per jaar is. (1 naweek per maand en 2 weke in Desember)

Ons vertrou u positiewe oorweging van die kwytstelling van die administratiewe boete op grond van bogenoemde redes

Beplanningsbeginsels

Ruimtelike geregtigheid: nie van toepassing op hierdie aansoek.

Ruimtelike buigzaamheid: nie van toepassing op hierdie aansoek.

Ruimtelike volhoubaarheid: Dit word gemotiveer dat die bestaande boulynoorskryding inskakel by die karakter van die omgewing en nie die omliggende grondeienaars negatief beïnvloed nie. Die buitegebou is sedert die huis gebou is in die 1980's, op die boulyn. Die plasing van die woning en die oorskrydings, die material waarvan die eiendom gebou is, die karakter van die omgewing en die lae impak op omliggende grondeienaars, maak voorsiening dat die aansoek goedgekeur kan word sonder dat die afwyking enige impak op die ruimtelike volhoubaarheid van die omgewing het.

Effektiwiteit: nie van toepassing op hierdie aansoek.

Goeie administrasie: ons gaan akkoord met die munisipale regulasies en prosesse met betrekking tot die prosessering van die aansoek.

Ek vertrou dat die aansoek gunstig oorweeg sal word.

Baie dankie

Surene de Wet.

IMPORTANT CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE DISTRICT MUNICIPALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE DISTRICT MUNICIPALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE DISTRICT MUNICIPALITY.

HEALTH AND SAFETY

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE DISTRICT MUNICIPALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE DISTRICT MUNICIPALITY.

ENGINEER'S NOTE

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STORM WATER CONTROL AND DISPOSAL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE DISTRICT MUNICIPALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE DISTRICT MUNICIPALITY.

LAND SURVEYOR

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE DISTRICT MUNICIPALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE DISTRICT MUNICIPALITY.

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PLATFORM NOTE

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FOUNDATION NOTE

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GLASS NOTE

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ELECTRICAL NOTE

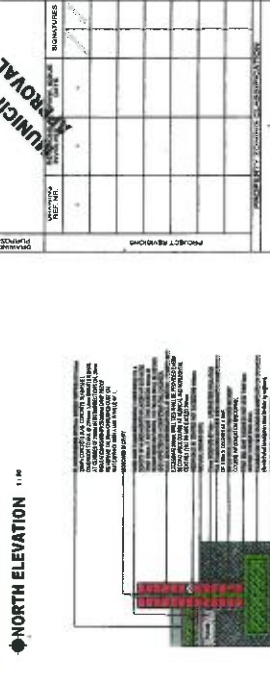
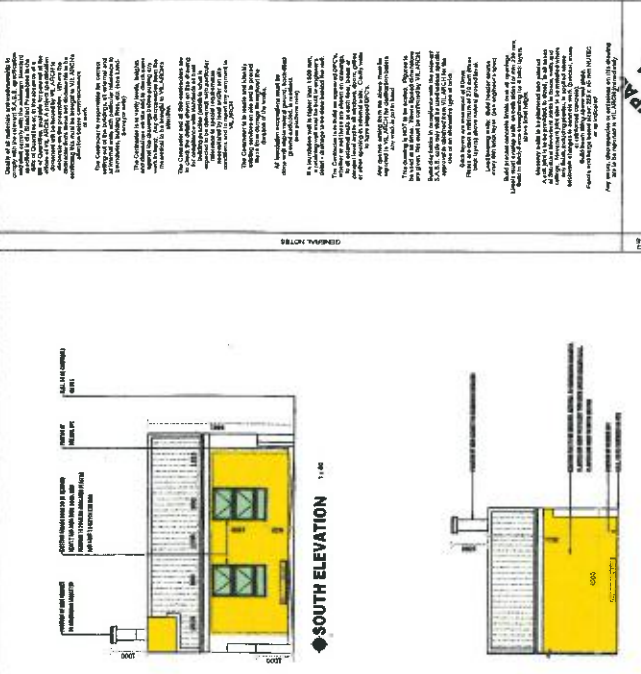
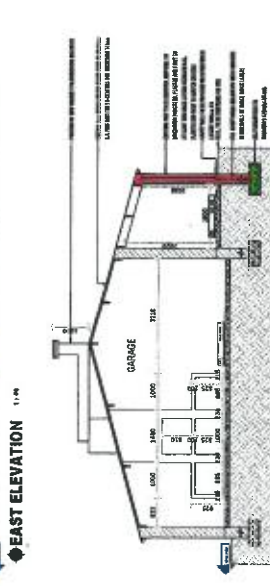
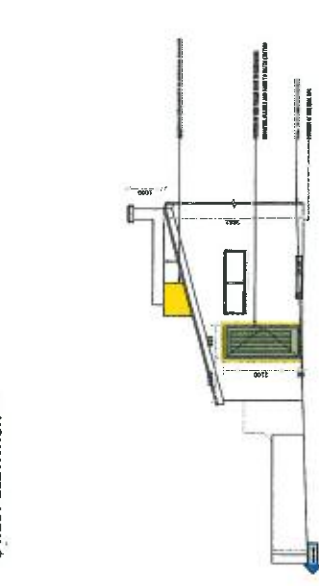
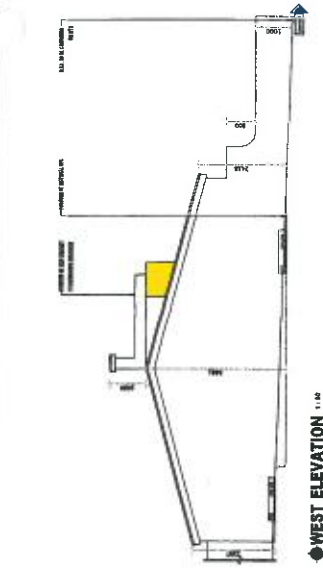
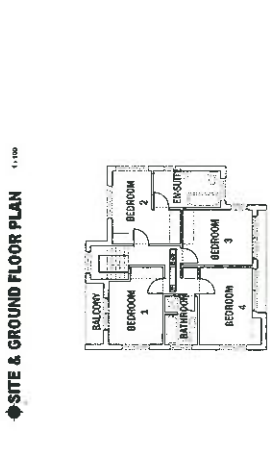
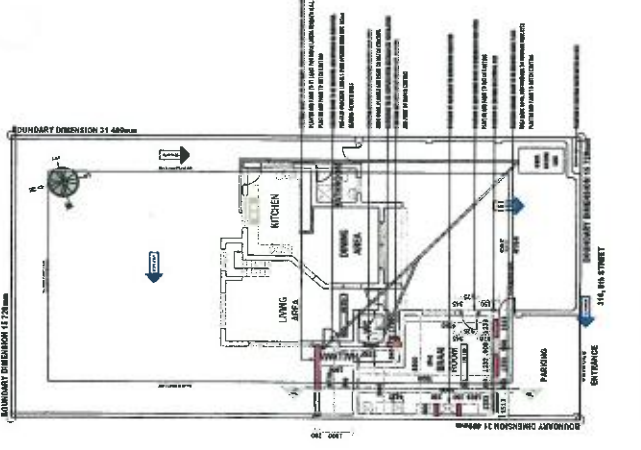
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AREAS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE DISTRICT MUNICIPALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE DISTRICT MUNICIPALITY.

FENESTRATION CALCULATIONS

ITEM	DESCRIPTION	AREA (m ²)	PERCENTAGE
1	GLASS AREA	10.00	10.00%
2	WALL AREA	90.00	90.00%
3	FLOOR AREA	100.00	100.00%
4	CEILING AREA	100.00	100.00%
5	DOOR AREA	10.00	10.00%
6	WINDOW AREA	10.00	10.00%
7	TOTAL AREA	310.00	310.00%



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE DISTRICT MUNICIPALITY REQUIREMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL MUNICIPALITY AND THE DISTRICT MUNICIPALITY.

PROJECT INFORMATION

PROJECT NAME	RESIDENTIAL DEVELOPMENT
CLIENT	MR. & MRS. J. D. SMITH
DATE	15/10/2023
SCALE	1:100

CLIENT INFORMATION

CLIENT NAME	MR. & MRS. J. D. SMITH
CLIENT ADDRESS	123 MAIN STREET, CAPE TOWN
CLIENT CONTACT	021 123 4567

DESIGNER INFORMATION

DESIGNER NAME	vil.arch
DESIGNER ADDRESS	123 MAIN STREET, CAPE TOWN
DESIGNER CONTACT	021 123 4567

PROJECT TITLE

PROJECT TITLE	RESIDENTIAL DEVELOPMENT
PROJECT ADDRESS	123 MAIN STREET, CAPE TOWN
PROJECT CONTACT	021 123 4567

APPROVALS

APPROVAL TYPE	DATE	BY
MUNICIPAL APPROVAL		
DISTRICT MUNICIPALITY APPROVAL		

