

ERF 2183, 14 KING STREET, ONRUS RIVER: APPLICATION FOR DEPARTURE: ENGELBRECHT & SCORGIE (obo JURG STEYN FAMILY TRUST)

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 departure in terms of Section 16(2)(b) to relax the street building line from 4m to 0m and the southwestern lateral building line from 2m to 0m to accommodate a proposed carport.

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 / loretta@overstrand.gov.za) on or before **1 October 2021**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Town Planner, **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 2183, KINGSTRAAT 14, ONRUSTRIVIER: AANSOEK OM AFWYKING: ENGELBRECHT & SCORGIE (nms JURG STEYN FAMILIETRUST)

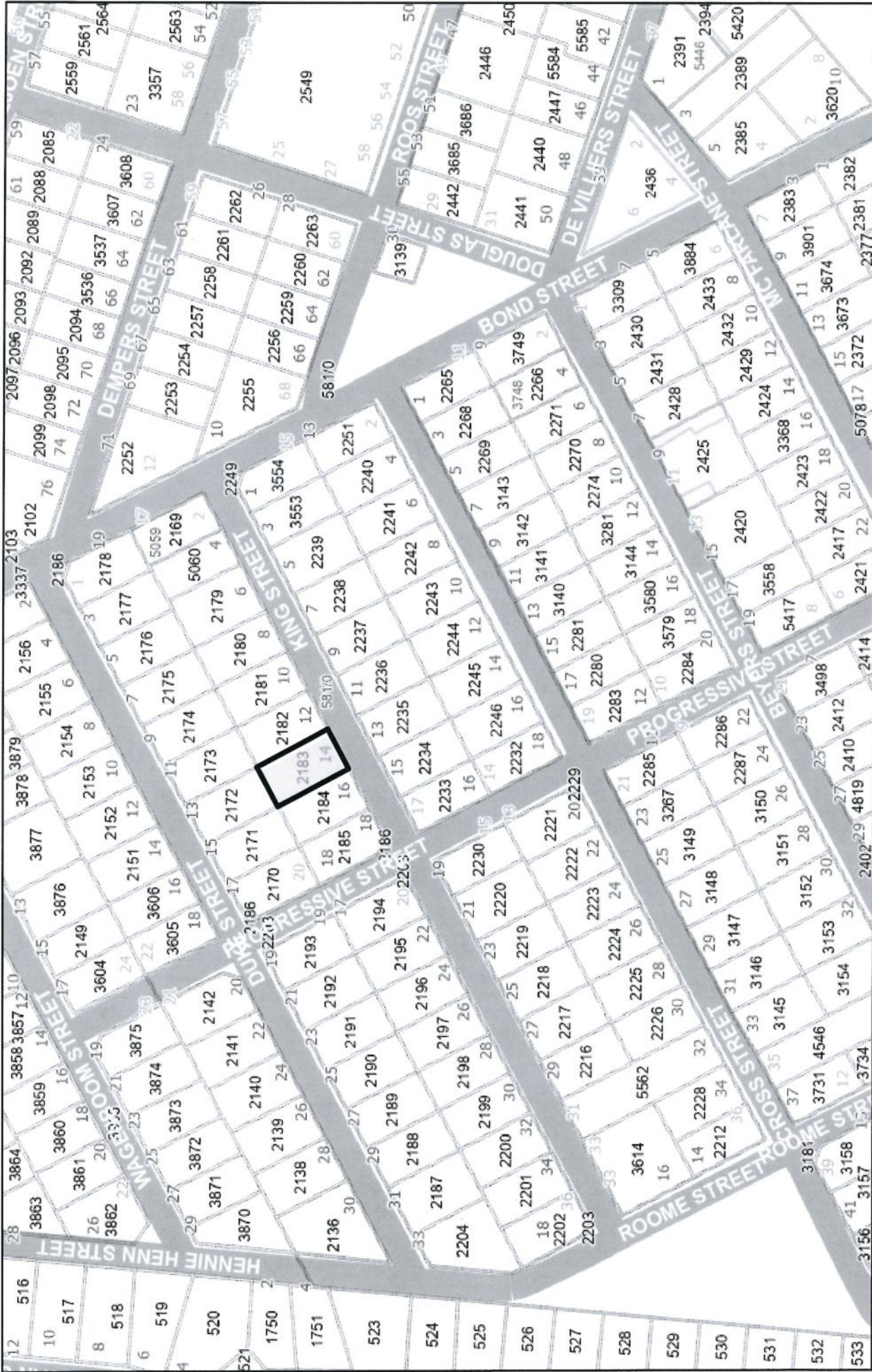
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is ingevolge Artikel 16(2)(b) om die straatboulyn vanaf 4m na 0m te verslap en die suid-westelike syboulyn vanaf 2m na 0m te verslap om 'n voorgestelde motorafdak 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 / loretta@overstrand.gov.za) voor of op **1 Oktober 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **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 2183, 14 KING STREET, ONRUS RIVER: ISICELO SOKUPHAMBUKA: ENGELBRECHT & SCORGIE (obo JURG STEYN FAMILY TRUST)

Kukhutshwa isaziso ngokumayela neCandelo 48, xa lifundwa neCandelo 16(2)(b) loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 ukunyenyisa umda wesitalato ukusuka kwi-4m ukuya kwi-0m kunye nomda wesakhiwo osezantsi osentshona ukusuka kwi-2m ukuya kwi-0m ukulungiselela indawo ekucetywayo ukuba ibe yimoto.

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 ezibhaliweyo zingangeniswa ngokwezibonelelo zeSoloty lama51 nelama52 oMthethwana kaMasipala ochazwe ngentla (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama1 Okthobha ka2021**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwesi siphakamiso. Imibuzo ngefowuni ingabuzwa kuMchwangcisi weDolophu, u**Mnu. H Olivier** kwa028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda nokubhala angandwendwela kwiSebe Lezicwangciso ngeDolophu apho igosa likaMasipala liza kumnceda ukubhala izimvo zakhe zifakwe ngokusemthethweni.



1. **Background**

The owners of the property have instructed B. Scorgie from the firm Engelbrecht & Scorgie Architectural office to apply for a Departure from the Zoning Scheme Regulations. Erf 2183 measures 550m² and is held by Title Deed no. T00005042\2000

2. **Application detail**

Application is made in terms of the following:

- Chapter 4 Section 16(2)(b) of the Overstrand Municipality's By-Law on Municipal Land Use Planning 2016, for a permanent Departure from the provisions of the Zoning Scheme
- Relevant Sections in the Zoning Scheme Regulations applicable to the departure:
 - Section 6.1.2(b)(i) "street building lines". The street building lines are determined in accordance with the net Erf area as listed in the table below:

<u>NET ERF AREA:</u>	<u>STREET BUILDING LINE:</u>
400m ² and greater	4.0m

- Section 6.1.2(b)(ii) "side building lines". The side building lines are determined in accordance with the net Erf area as listed in the table below:

<u>NET ERF AREA:</u>	<u>SIDE BUILDING LINE:</u>
400m ² and greater	2.0m

3. **Need and desirability**

3.1 **Property description**

Erf 2183 is located at 14 King Street, Onrus, Hermanus. Erf 2183 is surrounded by Residential erven all of which have improvements on. The dwelling on Erf 2183 is a double storey dwelling comprising typical family type living accommodation.

Mr. & Mrs. Steyn purchased this property in 2000 with the intention of living here permanently once they reached retirement age. Since 2000 the Steyn family has been using this property as a holiday destination.

Mr. & Mrs. Steyn both reached retirement recently and located to Onrus from Durbanville in June 2021. With the property now being a permanent residence, the current single garage is no longer adequately sized for our clients and their associated lifestyle which they had in Durbanville.

The dwelling is lacking in garage and secure storage space as the only secure garaging is the previously approved single garage in the South East corner of the erf.

The design and proportion of the existing footprint of the dwelling cannot easily be converted to incorporate adequate garage and secure storage without almost totally demolishing the structure. The erf is also not adequately sized to accommodate the addition of an adequate garage and secure storage space within the current Municipal Building lines as stipulated in the Overstrand Zoning Scheme Regulations which therefor necessitates the addition of a carport over the current Municipal Building lines.

3.2 Zoning

Erf 2183 is zoned Residential Zone 1 (SR1). The surrounding properties have similar zonings

3.3 Land use

Erf 2183 is a Double Storey Dwelling with no sea views. The areas of the Dwelling as it stands (including the proposed addition of the carport) comprises the following:

Ground floor:

- Ground floor area 154.54m² (Existing)
- Braai stoep 29.24m² (Submitted and approved in March 2021)
- Covered stoep 3.68m² (Submitted and approved in March 2021)
- Front Porch 17.64m² (Existing)
- Proposed carport 40.40m² (New)

First floor:

- First floor area 122.99m² (Existing)
- Balcony 33.63m² (Existing)

Total coverage of the existing dwelling - 34.08%

Total coverage of the existing dwelling with the new proposed carport – 41.43m² (An increase of 7.35%)

3.4 Proposal

3.4.1 Background to proposal

The owners of Erf 2183, Mr. & Mrs. Steyn, purchased this sought property for a fair sum of money in 2000 with the intention of making it a permanent residence once they reached retirement. They are now planning to upgrade and renovate for the reasons that will be discussed below.

With the property now being a permanent residence, the property needs a few personal changes to accommodate our client's needs. The changes comprise the following:

- The addition of a new braai stoep (Submitted and approved in March 2021)
- The addition of a new carport (The reason for this Departure Application)

The current single garage is no longer adequately sized for our clients and their associated lifestyle which they had in Durbanville.

The dwelling is lacking in garage and secure storage space as the only secure garaging is the previously approved single garage in the South East corner of the erf.

Living in a large double storey family home in Durbanville comprising a double garage and adequate storage space, the current single garage cannot house their 2 vehicles and serve as an adequate secure storage space. A new carport is required so that their vehicles can be parked outside under some protection as there is no other place while using the current single garage as a storage area.

Engelbrecht & Scorgie Architectural Office was appointed in approx. mid November 2020 to prepare drawings for the above mentioned

The new proposed carport has been designed to fit in with the architecture of the existing dwelling and will have no negative affect on any of the adjoining properties. The proposed carport and its roof structure are in accordance with the current Zoning Scheme Regulations.

3.4.2 **Details of proposal**

In order to achieve our mandate to fulfill the owner's requirements, the following building line departures would be required:

- The departure of the King Street Municipal building line.
- The departure of the South West side Municipal building line.

These building lines, as mentioned above are affected by the proposed new carport.

3.4.3 **Proposal**

Chapter 4 Section 16(2)(b) of the Overstrand Municipality's By-Law on Municipal Land Use Planning 2016 makes provision for a permanent departure from the provisions of the Zoning Scheme

3.4.3.1 Section 6.1.2 (b)(i) – the King Street Municipal building line requires a relaxation from 4.0m to 0.0m to accommodate the new proposed carport.

3.4.3.2 Section 6.1.2 (b)(ii) – The South West side building line requires a relaxation from 2,0m to 0.0m to accommodate the new proposed carport.

3.5 **Character of the environment**

The property is situated in the old area of Onrus where most of the properties were initially developed during the time that Onrus was managed by the Onrus River Municipality.

King Street is relatively far from the sea and the Erven on this side of Onrus have little gradient, allowing only for mountain views for some of the properties.

3.5.1 Effects on nature / environment, streetscape and surrounding properties:

- The property is situated in the Onrus Residential area which has a multitude of different architectural styles.
- The proposed carport addition will be situated in the South West corner of the erf and is very minor in nature and do not impact negatively on the environment, streetscape and surrounding properties.

3.5.2 View lines and the effect on adjoining properties which have reference:

- As already mentioned in this Departure Application document, the property is situated in the Onrus residential area. King Street is relatively far from the sea and the Erven on this side of Onrus have little gradient, allowing for only mountain views for some of the properties.
- The surrounded affected properties can be narrowed down to erven:

3.5.2.1 Erf 2182:

Lies North East of Erf 2183. The erf is currently owned by Mr. / Mrs. Burgers with no dwelling constructed on this erf. The new proposed carport will hardly be visible from erf 2182 if the owners decided to build on this erf, and therefore will not impact on privacy / views in any way.

3.5.2.2 Erf 2184:

Lies West of Erf 2183. Views toward the mountain are in a Northern direction. The proposed new carport does not impede views in any way. The impact of their privacy is negligible.

3.5.2.3 Erf 2234:

Lies South of Erf 2183. The new proposed carport is hardly visible from erf 2234, and therefore will not impact on privacy / views in any way.

3.5.2.4 Erf 2235:

Lies South East of Erf 2183 (across King Street). Views toward the mountain are in a North West direction. The design of the new carport shows height sensitivity and therefore will not affect any mountain views.

The proposed carport is visible from Erf 2235, however as the proposal will be done in an architecturally pleasing style that fits in with the current architectural style of the existing dwelling, the proposed carport will blend in very well and are minor in nature and therefore the impact of the proposed new carport will be negligible.

3.5.2.5 Erf 2236:

Lies East of Erf 2183. The new proposed carport is hardly visible from erf 2236, and therefore will not impact on privacy / views in any way.



3.6 **Heritage value**

The property is not situated within a heritage overlay zone and has no grading or any heritage value.

3.7 **Impact on Municipal Engineering Services**

No additional electrical, water or sewerage will be required. The current Municipal provision is adequate to supply the dwelling

3.9 **Forward planning**

The Overstrand Spatial Development Framework (SDF) 2006 earmarks the area where Erf 2183 is situated for residential purposes. The structures, for which the departure is required, form part of any typical residential component and the Zoning Scheme Regulations make provision for departure procedures to incorporate structures within the building line zone. The character and zoning of the property will remain unchanged and therefore the property falls within the existing planning for the Onrust area.

I trust you will consider our application and I look forward to your correspondence.

Yours sincerely



BRANDON SCORGIE
for Engelbrecht & Scorgie

