

**ERF 4048, 60 GLADIOLUS CRESCENT, BETTY'S BAY: APPLICATION FOR DEPARTURE: PW SIEGLING**

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 lateral building line from 2m to 0,30m to accommodate the extension of the existing single garage.

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 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 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **8 October 2021**, quoting your name, address and contact details, interest in the application, and reasons for comment. 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 4048, GLADIOLUSSINGEL 60, BETTYSBAAI: AANSOEK OM AFWYKING: PW SIEGLING**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is vir 'n afwyking ingevolge Artikel 16(2)(b) om die syboullyn vanaf 2m na 0,30m te verslap om die aanbouing van die bestaande enkel motorhuis 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 en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai. Enige skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) bereik voor of op **8 Oktober 2021** met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** 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 4048, 60 GLADIOLUS CRESCENT, BETTY'S BAY: ISICELO SOPHAMBUKO: PW SIEGLING**

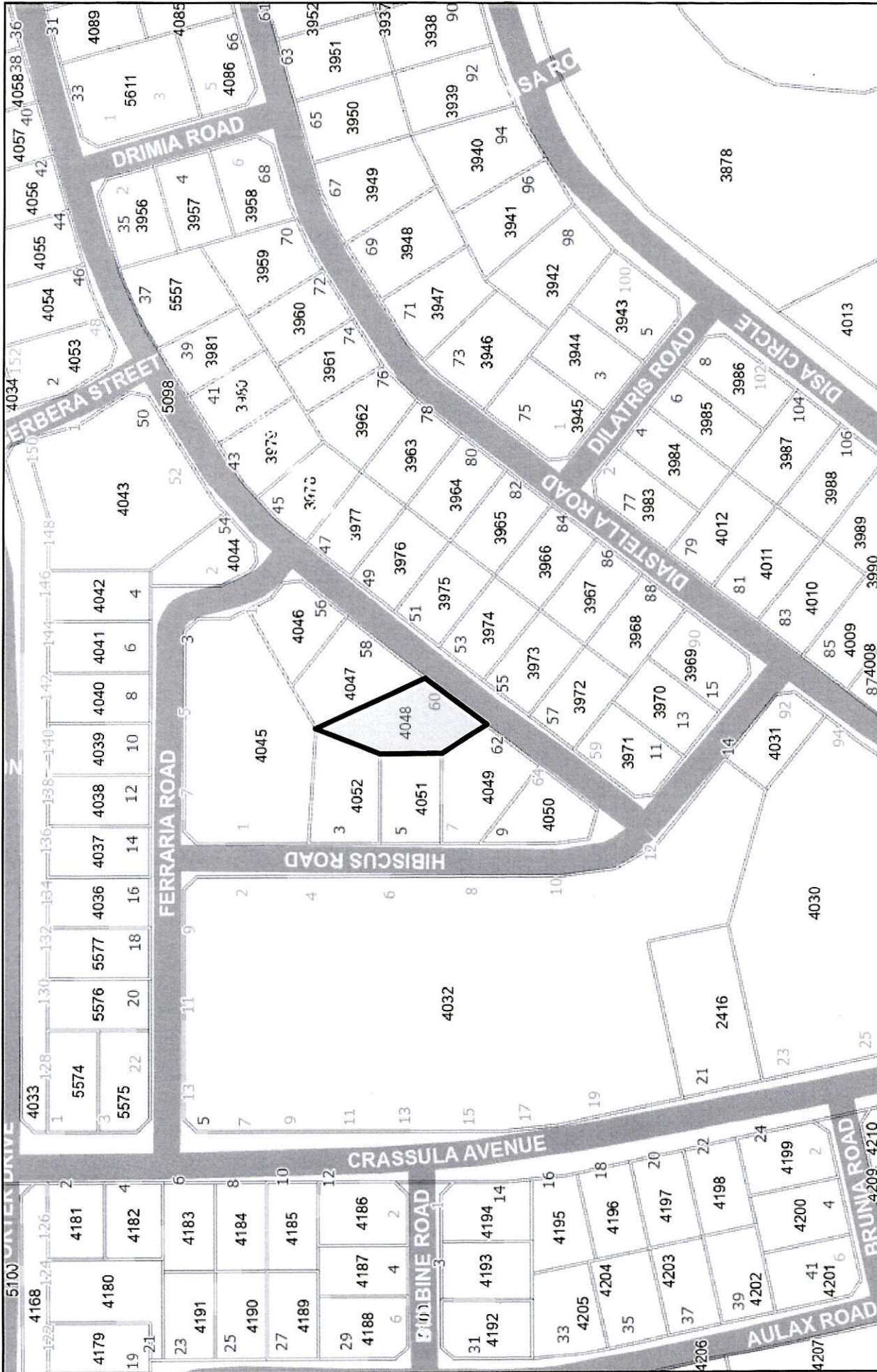
Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso loSetyenziso loMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe semvume yosetyenziso ngokweCandelo 16(2)(b) sokunyenysiswa komda wesakhiwo esisecaleni ukususela kwi-2m ukuya kwi-0,30m ukulungiselela ukwandiswa kwegaraji yesithuthi esinye esele ikho.

linkcukacha ezipheleleyo mayela nesi sindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu (16 Paterson Street, Hermanus, nakwiThala leencwadi laseBetty's Bay Clarence Drive, eBetty's Bay. Nabani na ofuna ukufaka izimvo zingafakwa ngokwezibonelelo zamaSolotyama-51 nelama-52 Omthethwana kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi **wama-8 uOktobha 2021**, unike igama lakho, idilesi yakho kunye neenkukacha zoqhagamshelwano, umdla wakho kwisicelo nezizathu zokubhala izimvo zakho. Imibuzo ngomnxeba ingatsalelwa ku**Nksk H. van der Stoep** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loCwangciso lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

Tel: 028 313 8900 | Fax: 028 313 2093 | E-mail: [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)

PO Box 20 | **HERMANUS** 7200

[www.overstrand.gov.za](http://www.overstrand.gov.za)



Die Kleinmond Ontwerp-ateljee h/a



# die ontwerp-ateljee

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7195

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23 February 2021

Mr P.W. Siegling  
P.O. Box 10737  
DANABAAI  
6510

Overstrand Munisipaliteit  
Town Planning Department: Hangklip/Kleinmond Area  
Privaat Bag X3  
KLEINMOND  
7195

Dear Sir / Madam

**RE: Application for a permanent departure from the provisions of the zoning scheme in respect of a garage outbuilding encroaching on the lateral building line from 3.00m (allowed) to 0.30m**

The changes requested for the departure as set out in this application will have little impact on the environment. It is an application to obtain permission for a garage extension at 0.30m from the lateral plot boundary at its closest point to the boundary. The new structure will encroach on the lateral building line (from 3.00m allowed to 0.30m) as determined by the Overstrand Zoning Scheme. Although this type of encroachment is allowed for in both the property's Title Deed, as well as the Overstrand Zoning Scheme, all attempts to obtain a neighbour's consent from the most directly affected party (ERF 4049BB) has been unsuccessful and therefore a full Town Planning application is being launched.

- **Physical Characteristics of the Property**

The property is situated in a residential neighbourhood. The proposed departure will have no impact on the physical characteristics of the property or neighbouring properties. No topography or geological changes will be necessary.

- **Existing Planning in the Area**

The property is in an already developed residential area.

- **Character of the Surrounding Area**

It is a residential neighbourhood and the proposed departure is wholly compatible with the surrounding area. The proposed position of the new garage addition is consistent with what is allowed for in the Overstrand Zoning Scheme while existing structures comply with all building lines under the current scheme.


- **Potential of the Property**

The property is a residential stand and cannot be used for agriculture, conservation, mining or recreation. The proposal for the new structure has no influence on the potential of the property.

- **Location and Accessibility of the Property**

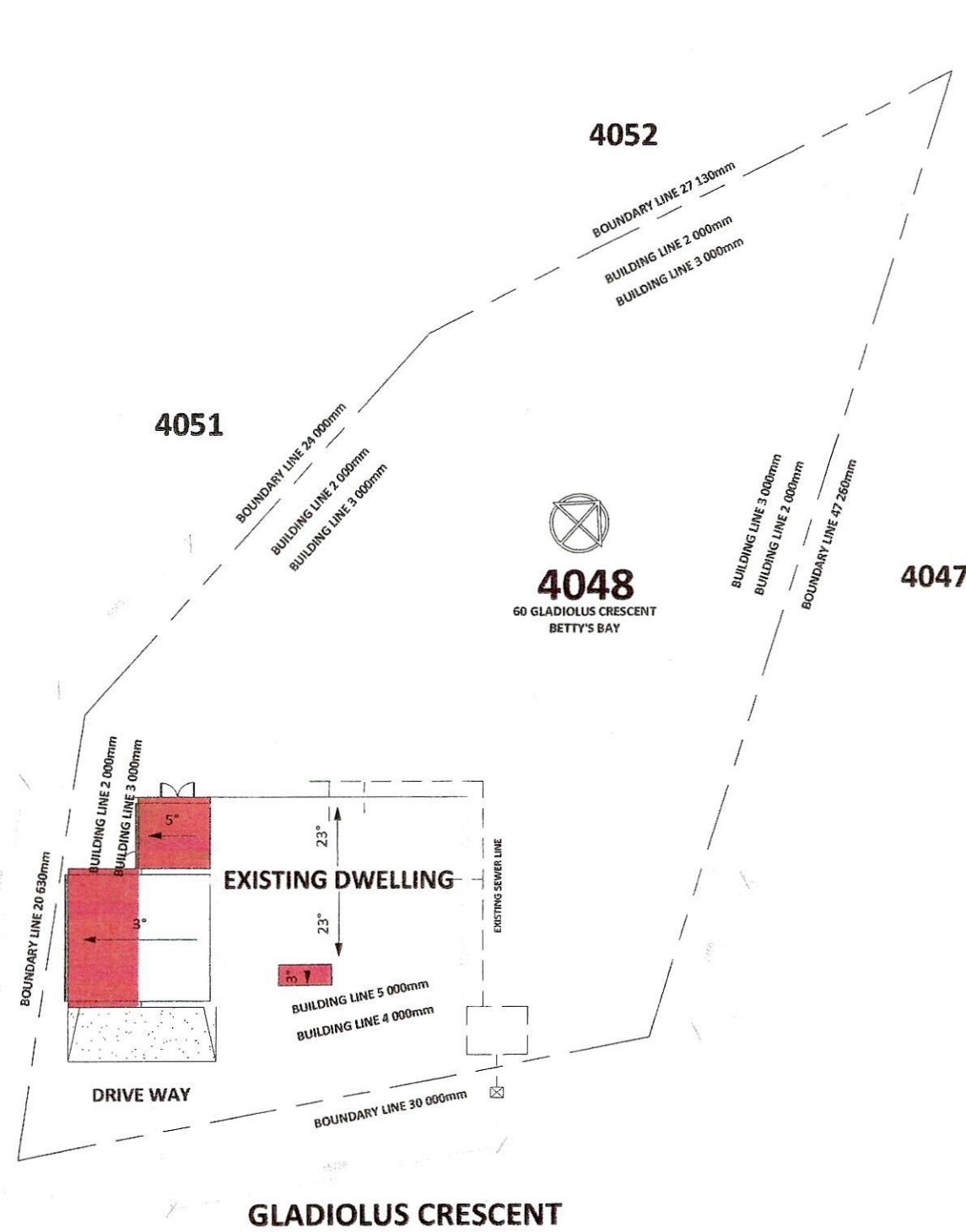
The property has off street vehicular access. The proposed departure will not have the effect of additional traffic.

I thank you in advance for your kind consideration.


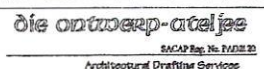


Mr P.W. Siegling

Home Owner: STAND 4048, BETTY'S BAY



1 site PLAN LAYOUT  
1 : 200

 <p><b>LYNXDESIGNS</b> P.O. BOX 136, BETTYS BAY julia@lynxdesigns.co.za • 021 202 4516</p>		 <p><b>die ontwerp-ateljee</b> SACAP Reg. No. FV10120 Architectural Drafting Services 082 410-0604 / (029) 271-3145 wiel@dieontwerp-ateeljee.co.za</p>	
IN ASSOCIATION WITH			
<b>SIEGLING</b>		<b>SITE</b>	
PROPOSED ADDITIONS & ALTERATIONS			
PROJECT NUMBER	2020 - 039		
DATE	2021-02-23		
DRAWN BY	JCB		
REVISION	DJvZ	SCALE	1 : 200

2021/02/23 11:07:55



IN ASSOCIATION WITH  
**LYNXDESIGNS** CLIMATEWYSE  
2016/03/27/2017/01  
 P.O. BOX 136, BETTY'S BAY  
 julie@lynxdesigns.co.za • 082 202 4816

**die ontwerper - arteel je**  
 SACAP Reg. No. PAD2120  
 Architectural Drafting Services  
 082 410-5564 / (028) 271-5145  
 dan@ontwerp-artelje.co.za

**SIEGLING**  
 PROPOSED ADDITIONS & ALTERATIONS

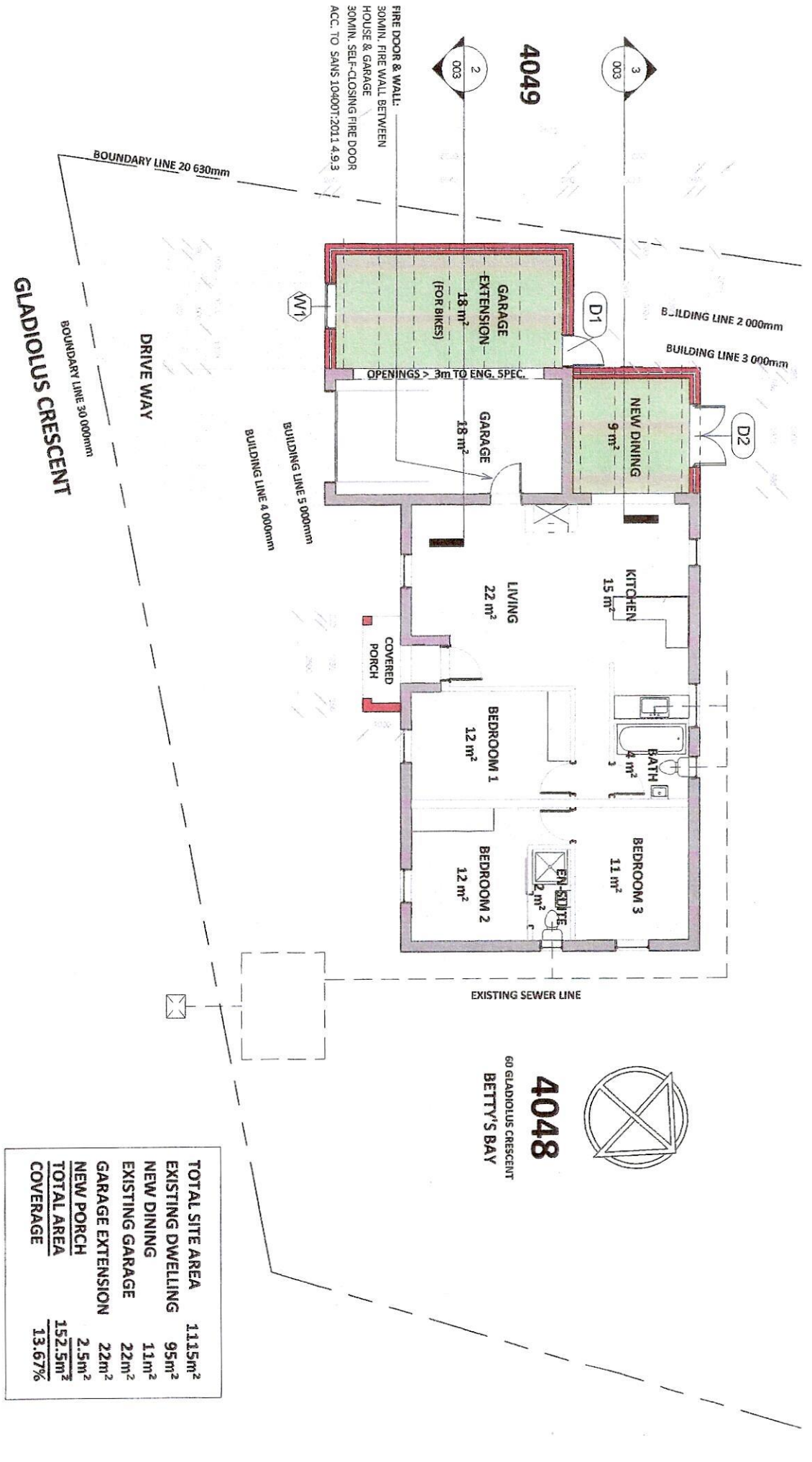
PROJECT NUMBER 2020-099  
 DATE 2021-02-23  
 DRAWN BY JCB  
 REVISION

**PLAN**

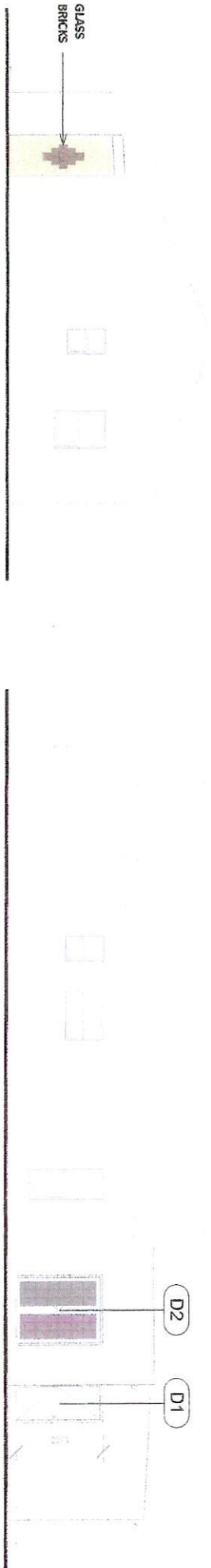
**0002**

1 : 100

**1**  
 1 : 100  
 ground floor LAYOUT

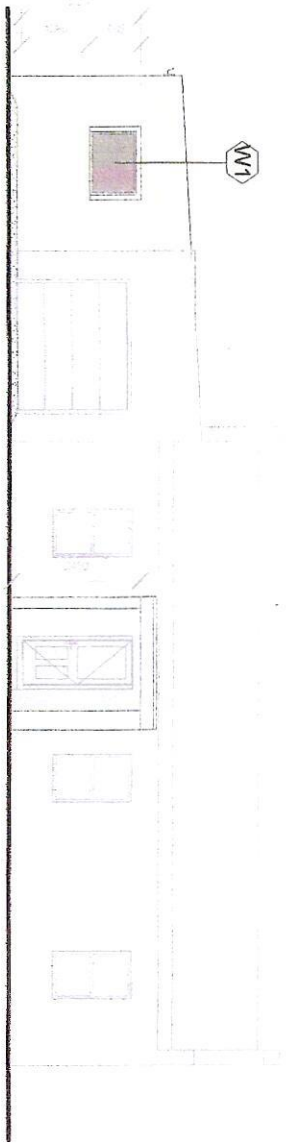


TOTAL SITE AREA	1115m <sup>2</sup>
EXISTING DWELLING	95m <sup>2</sup>
NEW DINING	11m <sup>2</sup>
EXISTING GARAGE	22m <sup>2</sup>
GARAGE EXTENSION	22m <sup>2</sup>
NEW PORCH	2.5m <sup>2</sup>
TOTAL AREA	152.5m <sup>2</sup>
COVERAGE	13.67%

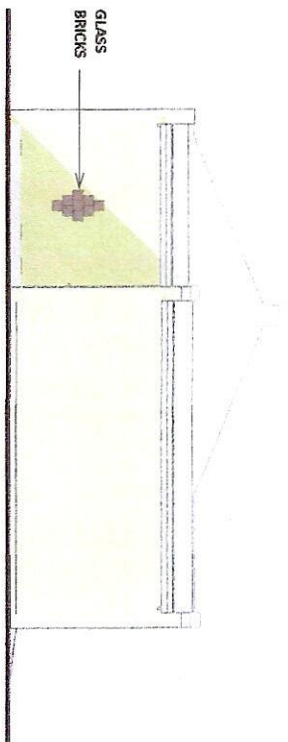


1 east ELEVATION.  
1 : 100

2 north ELEVATION.  
1 : 100



3 south ELEVATION.  
1 : 100



4 west ELEVATION.  
1 : 100

IN ASSOCIATION WITH  
**LYNXDESIGNS**  
 creative  
 solutions  
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 julie@lynxdesigns.co.za • 082 202 4816

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 danie@ontwerp-artel.jele.co.za

**SIEGLING**  
 PROPOSED ADDITIONS & ALTERATIONS

ELEVATION	
PROJECT NUMBER	2020 - 039
DATE	2021-02-23
DRAWN BY	JCB
REVISION	DIVZ SCALE
	<b>0003</b>
	1 : 100