

**ERF 7748, 28 BLUE BELLS CRESCENT, MOUNT PLEASANT: APPLICATION FOR CONSENT USE: DN & CM JAMES**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for a consent use in terms of Section 16(2)(o) of the By-Law to utilize the existing 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 comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [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 the reasons for comment. Telephonic enquiries can be made to **Mr. H. Boshoff** 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 7748, BLUE BELLSSINGEL 28, MOUNT PLEASANT: AANSOEK OM VERGUNNINGSGEBRUIK: DN & CM JAMES**

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

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 wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [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 die kommentaar. Telefoniese navrae kan gerig word aan **Mnr. H. Boshoff** 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.

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Isaziso sinikwe ngowemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) sokokuba isicelo sifunyenwe semvume yokusetyenziswa ngokwemiqathango yeCandelo 16(2)(o) soMthetho kaMasipala ukulungiselela ukusetyenziswa kwegaraji esele ikho njengevenkile eqhutywa endlwini.

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 mazibe zezibhaliweyo yaye kufuneka zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla **wama-8 uOktobha 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. Boshoff** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvula. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



## MOTIVATIONAL REPORT

SUBMITTED BY OWNERS:

DENNIS & CARLINA JAMES

ERF 7748 28 BLUEBELL crescent

MT PLEASANT HERMANUS

SUBMITTED TO OVERSTRAND MUNICIPALITY (TOWN PLANNING)

27. 04. 2021

CONTACT No. 079 883 7265

EMAIL - [collef7@gmail.com](mailto: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 BLUEBELL CRESCENT MT PLEASANT HERMANUS.

The garage was on previously occasions approved and used as a spaza shop. The application has therefore no new impact on existing urban development, main road network and other infrastructure. This area will continue to be used as a Spaza shop.

### (B) CHARACTER OF THE ENVIRONMENT

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

(C) DESIRABILITY OF THE PROPOSED UTILISATION

The space will be utilised as a Spaza 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 existing garage to Spaza shop.

(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



DENNIS & CARLINA JAMES.

