

ERF 707, 9 ETIENE STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION FOR AN ADMINISTRATIVE PENALTY: MESSRS M A SMITH – TOWN AND REGIONAL PLANNER ON BEHALF OF SM MORETON

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-law) that an application has been received for the following:

- departure in terms of Section 16(2)(b) of the By-Law in order to relax the street building line (Etiene Street) from 4m to 0.7m to accommodate the existing carport; and
- determination of an administrative penalty in terms of Section 16(2)(q) of the By-Law.

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 Stanford Library, Queen Victoria Street, Stanford.

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) alida@overstrand.gov.za) on or before **20 December 2021**, quoting your name, address and contact details, interest in the application and reasons for comment. 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 707, ETIENESTRAAT 9, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE : MNRE M A SMITH – STAD EN STREEKSBEPLANNERS NAMENS SM MORETON

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir die volgende:

- afwyking ingevolge Artikel 16(2)(b) van die Verordening ten einde die straatboulyn (Etienestraat) vanaf 4m na 0.7m te verslap om die bestaande motorafdak te akkommodeer; en
- bepaling van 'n administratiewe boete ingevolge Artikel 16(2)(q) van die Verordening.

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 Stanford Biblioteek, Queen Victoria Straat, Stanford.

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 / (e) alida@overstrand.gov.za) bereik voor of op **20 Desember 2021**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. 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 707, 9 ETIENE STREET, STANFORD, UMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKUQAPHELA NOKUMISELWA KWESOHLWAYO SOLAWULO: ABATHUNYWA M A SMITH – UMCWANGCISO WEDOLOPHU NOMNGINGQI EGAMENI LIKANKKOSKZ SM MORETON.

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo kaMasipala we-Overstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) sokuuba isicelo sifunyenwe soku kulandelayo:

- utyeshelo lomqathango ngokweCandelo le-16(2)(b) loMthetho kaMasipala ukuze kucuthwe umda wesakhiwo sesitalato (Etienne Street) ukusuka kwi-4m ukuya ku-0.7m ukuze kuvumeleke izibuko lemoto esele likho.
- ukumiselwa kwesohlwayo solawulo ngokwemigaqo yeCandelo 16(2)(q) loMthetho kaMasipala.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus, kunye neThala lencwadi, Stanford, Queen Victoria Street, Stanford.

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-**20 uDisemba (EyoMnga) 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela, **uMnu P Roux** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

1. INTRODUCTION

- 1.1 Application is hereby made in terms of the Overstrand Municipality Amendment By-law on Municipal Land Use Planning (OMAB) for a permanent departure with respect to Erf 707, 9 Etiene Street, Stanford, to permit an existing car port to be 0,7m in lieu of 4m from the street boundary (Etiene Street).
- 1.2 An application for the determination of an administrative penalty in terms of section 90 of the OMAB is also made – see section 9 at the end of this report.
- 1.3 The property is developed with a dwelling house and a double garage. Building Plans were submitted for the approval of a car port in the position indicated below. The Building Department of the Gansbaai Administration refused the Building Plan because the car port has been built over the street boundary building line of 4m.

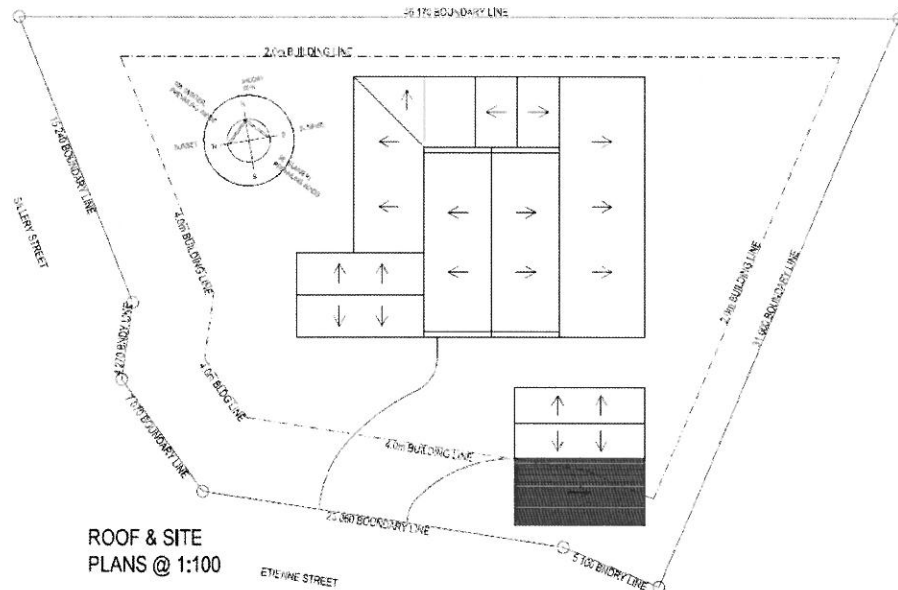


Figure 1: The existing car port (shown in red) has been built over the street building line

- 1.4 Application is therefore made for the following permanent departure:
 - (i) Section 6.1.2 b) (i) of the Overstrand Municipality Land Use Scheme - to permit the car port to be 0,7m in lieu of 4m from the street boundary (Etiene Street).
- 1.5 Since the car port has already been constructed application is also therefore made for the determination of an administrative penalty – see Section 9 of this report.

2. OWNERSHIP AND PROPERTY DETAILS

2.1 Title Deed Ownership and Extent

2.1.1 The property is owned by Shelagh Margherite Moreton, held by Deed of Transfer No. T 38881/2006. It is 1 000m² in extent

2.1.2 The property is bonded by Standard Bank with Bond No.: B52513/2006. The consent of the bond holder has been requested and will be submitted as soon as it comes to hand.

2.2 Locality

2.2.1 The property is situated at No 9 Etiene Street (corner of Etiene and Sillery Streets) in Stanford, in an area characterized by large, up-market dwelling houses on freehold properties.



Figure 2: The property is shown highlighted in red above

2.3 Title Deed Conditions

2.3.1 There are no restrictive conditions of title contained in the deed of transfer of the property which prohibit the erection of a car port as contemplated.

2.4 General Plan

2.4.1 The property forms part of General Plan No 11726 (which comprises properties derived from the subdivision of Erf 300 Stanford), with a cadastral extent of 2 982m².

2.5 Zoning

2.5.1 The property is zoned *Residential Zone 1: Single Residential*.

2.6 Development Rules

2.6.1 The subject property complies with all the other development rules for properties in this zone (*coverage, height, and parking*).

2.7 Mandate

2.7.1 M. A. Smith is authorized to submit this application on behalf of the registered owner by virtue of the Power of Attorney submitted with this application.

3. THE PROPOSED DEVELOPMENT (SEE BUILDING PLAN)

3.1. The current application is simply to regularize a car port which has been erected on the property within the street boundary building line.

3.2 The proposed permanent departure is to permit the car port to be 0,7m in lieu of 4m from the street boundary (Etiene Street).

3.2 The car port has been erected hard up against the southern façade of the garage and has a timber roof and is also enclosed by wooden cladding on the eastern and southern sides of the structure – see pics below:



Figure 3: Images of the car port erected within the street building line

4. CHARACTER OF THE ENVIRONMENT

4.1 The subject property is situated in an area comprising relatively large erven with a range of erf sizes from 326m² to 1 260m².

- 4.2 It is situated in an area characterized by large, up-market dwelling houses on freehold properties on gently sloping land.

5. DESIRABILITY OF THE PROPOSED UTILISATION

- 5.1 It is considered that the car port is desirable inasmuch as it affords the owner a shaded space to house a boat or vehicle.

- 5.2 Reference to Section 16.1.2(b) of the Overstrand Municipality Land Use Scheme shows that the Municipality may permit the construction of a carport over the street building line in this zoning, subject to the following:

(i) the width of such carport shall not exceed 6,5 m

(ii) the roof of the carport shall be supported by a metal or timber post or brick, concrete or masonry pillars

(iii) the carport shall not be enclosed on any side, except by:

- a boundary fence or wall
- a wall which forms the external wall of a building; or
- a security or automated gate.

- 5.3 The car port which has been erected complies with all the above except for the fact that it is enclosed on the southern and eastern sides of the structure by timber cladding.

- 5.4 All of the directly contiguous neighbours have signed the building plan and have indicated that they have no objection.

6. IMPACT ON MUNICIPAL ENGINEERING SERVICES

- 6.1 It is considered that the impact on municipal engineering services will be negligible

7. CONSIDERATION OF FORWARD PLANNING AND POLICY DOCUMENTS

- 7.1 It is considered that the proposed car port generally complies with the following forward planning documents:

- (i) the municipal spatial development framework
- (ii) Applicable local spatial development frameworks
- (iii) provincial regional spatial development framework
- (iv) Applicable structure and precinct plans

8. PLANNING PRINCIPLES

- 8.1 the policies, principles and planning and development norms and criteria as set out set in Section 42 of the Spatial Planning and Land Use Management Act, 2013

(ACT 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) have been regarded, and are considered below:

(i) Spatial Justice

Spatial justice seeks to promote the integration of communities and the creation of settlements that allow the poor to access opportunities. In a spatially just settlement, opportunities and access are provided to those whose historical access and opportunities have been impeded by the practice of apartheid spatial planning.

It is considered that this application generally complies with this principle.

(ii) Spatial Sustainability

Spatial Sustainability refers to a sustainable form of development which encourages less resource consuming development typologies that promote compaction, pedestrianization and mixed-use urban environments which allow for the development of a functional public transport system and space economy.

It is considered that this application generally complies with this principle.

(iii) Efficiency

Efficiency refers to the need to create settlements that optimize the use of space, energy, infrastructure, resources and land. Inherent in this statement is the need to promote densification and urban (as opposed to suburban) development typologies.

It is considered that this application generally complies with this principle.

(iv) Spatial Resilience

Spatial Resilience refers to the need to promote the development of sustainable livelihoods for the poor (i.e. communities that are most likely to suffer the impacts of economic and environmental shocks).

It is considered that this application generally complies with this principle.

(v) Good Administration

This refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role-players ensure a joint planning approach is pursued.

The application will be assessed and processed in accordance with the relevant laws and legislation

9. DETERMINATION OF AN ADMINISTRATIVE PENALTY

- 9.1 Since the car port has already been constructed, application is also made for the determination of an administrative penalty in terms of Section 90 of the Overstrand Municipality Amendment By-law on Municipal Land Use Planning.
- 9.2 Although the car port was erected in February 2018, the owner only recently submitted building plans for approval by the Gansbaai Administration Building Department. The duration of the unauthorized works is 3 and a half years.
- 9.3 The car port measures 3,4 m x 6,5 m (22 m²). Approximately two thirds of the structure is within the street building line (14 m²).

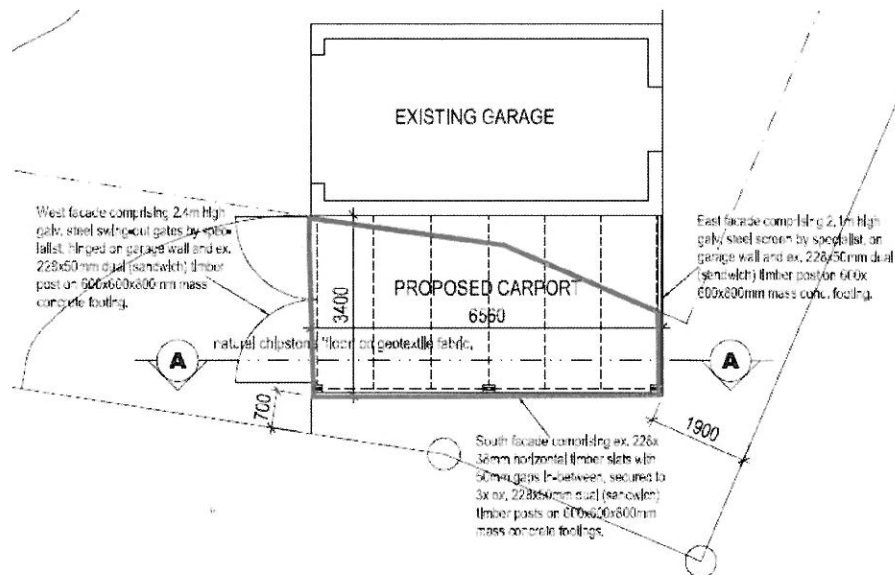


Figure 4 The extent of the car port in the street building line is approximately 14 m²

- 9.4 A costing of the car port by Bhengu Projects CC has been submitted with the application documents. This indicates that the total cost of the car port including labour is R38 224.00.
- 9.5 The owner has canvassed his immediate neighbours, and all have indicated that they have no objection to the car port.
- 9.6 The owner is a lay person and has never contravened any planning by-law or previous planning law before. It is requested that leniency be shown in this case.

GENERAL NOTES & SPECIFICATION:

- IN ORDER TO COMPLY WITH PART 4 OF SANS 10401, ALL COMPONENTS TO BE USED TO WATERPROOF ROOF SHALL BE MANUFACTURED TO MATCH THE ROOF PITCH & WALL CONNECTIONS THROUGHOUT AND FINISHED TO MATCH ROOF & WALL DETAILS TO COMPLY WITH PART 4 OF SANS 10401.
- REFER TO NOTES ON ELECTRICALS.
- FOUNDATION TO COMPLY WITH PART 4 OF SANS 10401. PROVIDE OVER BEYOND PROPERTY BOUNDARY LINES TO MATCH EXACTLY.
- ON BATHROOM COORDS.
- ON GENERAL.
- STEPS MAX. 200mm RISE AND MIN. 200mm TREAD. ALL LOCAL REQUIREMENTS TO BE OBTAINED IN ADVANCE AND STRICTLY ADHERED TO AS SAME APPLIES TO SUPERSEDE THIS DRAWING.
4. SUB-CONTRACTORS TO CONFIRM ALL LEVELS & DIMENSIONS ON SITE PRIOR TO TENDER CONSTRUCTION. EXPANDED MANUFACTURE CAPACITIES MUST BE BROUGHT TO ATTENTION OF ARCHITECT. ALL DIMENSIONS TO BE TO FACE UNLESS OTHERWISE SPECIFIED.
5. ALL MATERIALS TO BE USED SHALL BE OF THE HIGHEST QUALITY AND MUST BE APPROVED BY CLIENT OR APPROVAL OF SAME TO BE OBTAINED FROM ARCHITECT PRIOR TO COMMENCEMENT OF WORK. ALL MATERIALS TO BE USED SHALL BE OF THE HIGHEST QUALITY AND MUST BE APPROVED BY CLIENT OR APPROVAL OF SAME TO BE OBTAINED FROM ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

EXISTING SITE AND FLOOR PLANS AS PER MARK DE JONGH DRAWING # 14013-2021 DATED 03/05/2021 AND APPROVED BY CLIENT. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ERRORS AND/OR OMISSIONS OTHER THAN THOSE ACCEPTED BY THE CLIENT. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. SAME WILL NOT BE COPIED IN ANY MANNER WITHOUT PRIOR WRITTEN CONSENT.

SQUARE METRAGES etc:

Property/Size sym	= 672,00
GROUND FLOOR	= 23,50
Existing Ground Floor	= 143,00
Existing Ground Floor	= 157,00
Proposed Carport	= 22,30
FIRST FLOOR	= 16,50
Existing First Floor	= 81,0
Proposed Site Coverage	= 227,30(33%)
Proposed Site Coverage	= 26,07%

This is a stand-alone drawing

Revision Details:
 01 - Municipality Revisions
 02 -
 03 -

PROPOSED CARPORT TO EXG. DWELLING ON ERF 707, CORNER ETIENNE & SILLERY STREETS STANFORD, FOR MR & MRS MORETON.

Date: 14-08-21
 Dwg: 2212/100
 Rev: 01

Six Focle Architecture
 Cape Town - RSA
 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 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