

ERF 421, 28 LONGMARKET STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR AMENDMENT OF THE SITE DEVELOPMENT PLAN: MESSRS JR & CM KELLY

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 the amendment of the site development plan in terms of Section 16(2)(l) of the By-Law, in order to accommodate new alterations to the existing dwelling and nursery on the property.

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, Stanford. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and be submitted at the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) on or before **11 March 2022**, quoting your name, address and contact details, interest in the application, as well as the 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 421, LONGMARKETSTRAAT 28, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM WYSIGING VAN TERREINONTWIKKELINGSPLAN: MNRE JR & CM KELLY

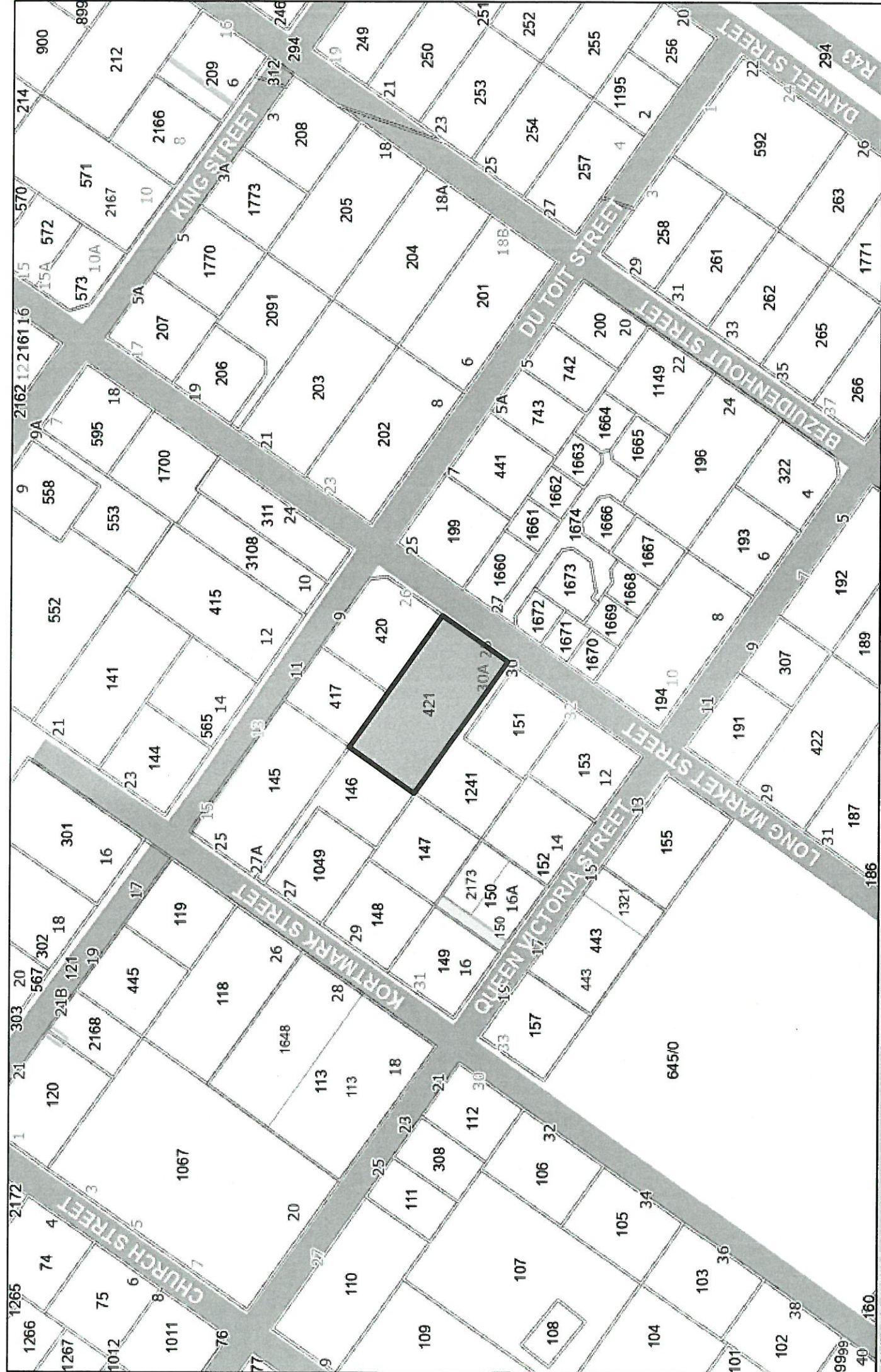
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat n aansoek ontvang is vir die wysiging van die terreinontwikkelingsplan ingevolge Artikel 16(2)(l) van die Verordening, ten einde nuwe veranderinge aan die bestaande woning en kwekery op die eiendom 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 die Stanford Biblioteek, Stanford. Enige skriftelike kommentaar op die voorstel moet ingevolge die bepalinge van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) bereik voor of op **11 Maart 2022**, met vermelding van u naam, adres, 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 421, 28 LONGMARKET STREET, ESTANFORD, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOKULUNGISWA KWESICWANGCISO SOPHULISO SESIZA: MESSRS JR & CM KELLY

Esi saziso sikhutshwa ngokwemiqathango yeCandelo 48 loMthetho oLungisiweyo kaMasipala waseOverstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala wowama-2020 (uMthetho kaMasipala), sokokuba sifunyenwe sokulungiswa kwesicwangciso sophuhliso sesiza ngokuhambelana neCandelo 16(2)(l) loMthetho kaMasipala, ukulungiselela iinguqu ezintsha kwisakhiwo esele sikho kunye nendawo yokukhulisa izityalo kwipropati.

linkcukacha ezipheleleyo ephathelelene nesindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus naseStanford Library, Stanford. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla, **11 EyoKwindla 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **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.



ERF 421, 28 LONGMARKET STREET, STANFORD

MOTIVATION for Amendment to SDP

STANFORD PERMACULTURE NURSERY FOR URBAN FOOD GARDENS

28 November 2021

Dear Mr Roux and colleagues,

Re: Amendment to SDP – 28 Longmarket Street, Stanford situated at erf 421

Please refer to zoning certificate and site development plan on record.

We hereby apply to have the current SDP amended slightly to incorporate an additional 100.95m² of indoor living area for an additional bedroom, bathroom, kitchen and dining room plus an adjoining workshop. The current cottage is just 66.5m² of indoor living space and cannot accommodate our family of four.

The dwelling footprint will be extended from 92m² to 233m².

We have approached and discussed the extension to the residence (which Stanford Heritage have approved with comments, see support documents), the amended SDP for our future nursery with our immediate neighbours, who have all given their approval and are excited to see the project commence.

To further support our motivation we have also discussed the above with adjoining property owners and those across the street in Longmarket. (see MAP).

We have included correspondence with the few owners whose signatures are outstanding as per the below table and will in good faith forward same as and when received, so as not to delay this process any longer. With the new POPI legislation, owners having recently sold, owners passing and living overseas we have struggled to get contact details and responses for those properties, namely; erven 1671, 1670, 153, 1049 and 147 TELKOM TOWER.

The list below has corresponding signed paperwork attached within this application pack:

	ERF no:	OWNER	STREET ADDRESS	CONSENT
IMMEDIATE NEIGHBOURS	146	Melody Schweyer	27A Short Market	YES
	420	Sanette Upton	9 Du Toit	YES
	1241	Ettiene Stroebe	30A Longmarket	YES
	151	Diana Edmundson	30 Longmarket	YES
	417	Margeret J Hackett	11 Du Toit	YES
	199	Carol Lötter	25 Longmarket	YES

ACROSS THE STREET NEIGHBOURS	1660	Adriaan Lourens	Victoria Close Longmarket	YES
	1672	Eleanor Nield	Victoria Close Longmarket	YES
	1671	FM Ferguson	Victoria Close Longmarket	PENDING
	1670	DR J & SA Macmillan	Victoria Close Longmarket	PENDING
	194	T & BF Haw	Queen Victoria	YES
ADJOINING NEIGHBOURS	145	Izak Stephanus	25 Short Market	YES
	148	Dane Elsworth	29 Short Market	YES
	150	Antonia Jardine	16A Queen Victoria	YES
	152	Graham Thompson (new owner)	14 Queen Victoria	YES
	153	MMN Wilkinson – Estate Late	12 Queen Victoria	PENDING
	1049	RK van Dyk	27 Short Market	PENDING
	147	Property with Telkom tower registered to TFMC (PTY) Ltd	16B Queen Victoria	PENDING

As Permaculture Design consultants our focus will be to consult, both on and off site with clients looking for a more self-sustainable way to live by growing food and reducing their carbon footprint and food miles. The in ground nursery will demonstrate how permaculture design and ethics can be incorporated extremely effectively in a sub-urban environment with various display installations such as herb spirals, wall gardens, raised kitchen garden beds, garden ponds, wetland plants and fingerlings and eco natural swimming pools with specific water filtering plants. No dig beds, water harvesting, solar energy and other off grid installations will be available design features.

The future nursery (18-24months after completion of build and installation and planting) will focus on specialist plants and urban garden lifestyle installations specific to Permaculture Design principles which will include but not be limited to the propagation of pioneer nitrogen fixing tree species, fruit trees and their corresponding guilds of beneficial companion plants, medicinal and culinary herbs as well as water filtering and marsh plants.

To make the best use of space for parking on the property, we would like the parking to be relocated to the North eastern boundary well within the property boundary, mainly to accommodate 4 plus parking bays and secondly to ensure the streetscape of trees and privacy is maintained. We are sensitive to and appreciate that our property falls within the Heritage overlay and there is no way for us to make the parking work as per the SDP on record (see drone photographs).


We do not envisage any impact on traffic as we will be listed as a specialist nursery. We will not have regular deliveries obstructing traffic and have made accommodation

with the new parking for any delivery vehicles to offload "on site". We will be propagating our own stock on site for sale to our permaculture design clients and the villagers and visitors to Stanford. We will not be employing additional caretakers or gardeners as these are skill sets that we provide, further reducing the impact of traffic and parking.

In regards the future signage, we will adhere to the restrictions and guidance of council and the SHC.

We trust that the above will meet with your approval and look forward to your future correspondence.

Sincerely,



John Robert Kelley



Cavell Maré Kelley

Site Area: 1982 m²
 Existing Ground Storey: 66,520 m²
 Existing Ground Storey Footprint: 25,978 m²
 Total Existing Area: 92,542 m²
 New Area: 141,120 m²
 New Area Footprint: 42,176 m²
 Total Area: 133,642 m²
 Total Area Footprint: 68,154 m²
 Total Coverage: 50,988 m²
 Total Coverage Footprint: 33,978 m²
 Total Coverage Footprint: 14,176 m²

NUMBERS CALCULATED:
 25,978 m² Ground Storey
 42,176 m² New Area
 68,154 m² Total Coverage
 14,176 m² New Area Footprint
 33,978 m² Total Coverage Footprint
 48,154 m² Total Coverage Footprint

Parking for Murray Based on 150,000 m² of Retail/Residential:
 150,000 m² Retail/Residential
 2 Parking Spaces per 1,000 m²
 300 Parking Spaces provided for Murray

SANS 10400 EXEMPTIONS
 BUILDING REGULATORY REQUIREMENTS:
 ERF 421, Standard
 Climatic Zone: BUSINESS ZONE 3/4A
 ZONE 4
 HOT WATER SUPPLY:
 ZONE SOLAR GREENHouses AS INDICATED
 ROOFS AND CEILINGS:
 AS INDICATED
 FLOORS:
 AS INDICATED
 INSULATION & LEAKAGE:
 AS INDICATED
 All references shall comply with SANS 613.

NOTE:
 ALL WORK EXECUTED ON SITE SHALL BE IN ACCORDANCE WITH THE ALL WORK EXECUTED ON SITE SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION REGULATIONS OF 2003 IN TERMS OF SECTION 45 OF THE ACT

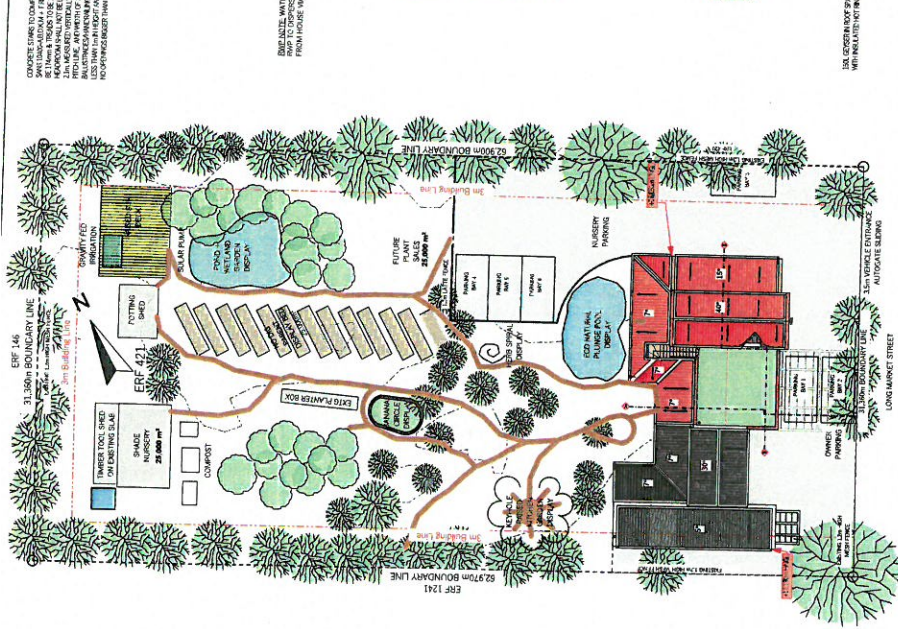
NOTE:
 DRAWINGS, DIMENSIONS AND QUANTITIES ARE TO BE CHECKED BEFORE ANY MATERIALS ARE ORDERED, OR ANY BUILDING WORK COMMENCES. ANY DIMENSIONS AND QUANTITIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY MATERIALS AND CONSTRUCTION NOT COMPLYING WITH THE NATIONAL BUILDING REGULATIONS, LOCAL AUTHORITIES, MUNICIPAL REGULATIONS AS WELL AS THE BY-LAWS OF ANY LOCAL AUTHORITY. THE ARCHITECT'S DRAWINGS AND DIMENSIONS SHALL BE CHECKED STRICTLY ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

GLASS:
 GLASS OF WHICH THE TOTAL AREA EXCEEDS THAT OF THE WINDOW WHICH IS AT A SLIGHTLY OF LESS THAN 10% FROM THE FLOOR LEVEL HAS TO BE FITTED WITH LOW-E GLASS AND WITH AN ALUMINUM FRAME AS SPECIFIED IN SANS 10400. LOW-E GLASS IS TO BE MADE TO GLASS/ALUMINUM SPECIFICATIONS. (SEE DOOR AND WINDOW SCHEDULES)

ENERGY STAR:
 GROUND STOREY - FENESTRATION AREA IS 30,716 m² WHICH IS MORE THAN THE ALLOWED 15% OF THE GROUND STOREY AREA. THEREFORE, THE BUILDING MUST BE BUILT TO ENERGY STAR PERFORMANCE LEVEL 4 (OR BETTER) WITH MINIMUM ENERGY PERFORMANCE REQUIRED.

ROOF ENERGY PERFORMANCE:
 THE ROOF ENERGY PERFORMANCE AREA IS 4,408 m² WHICH IS LESS THAN THE ALLOWED 15% OF THE GROUND STOREY AREA. THEREFORE, THE BUILDING MUST BE BUILT TO ENERGY STAR PERFORMANCE LEVEL 4 (OR BETTER) WITH MINIMUM ENERGY PERFORMANCE REQUIRED.

DATE: 08/06/2021
 PLOT: 144 PLOT 10



Roof & Site Plan
 Scale 1:200



TYPE	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	REMARKS
GLASS	GLASS	m ²	100	100	10,000	
ROOF	ROOF	m ²	50	50	5,000	
CEILING	CEILING	m ²	20	20	2,000	
FLOOR	FLOOR	m ²	10	10	1,000	
WALL	WALL	m ²	50	50	5,000	
DOOR	DOOR	NO.	10	10	1,000	
WINDOW	WINDOW	NO.	20	20	2,000	
PAINT	PAINT	m ²	100	100	10,000	
PLASTER	PLASTER	m ²	100	100	10,000	
CONCRETE	CONCRETE	m ³	10	10	1,000	
STEEL	STEEL	kg	100	100	10,000	
BRICK	BRICK	NO.	100	100	10,000	
ROOFING	ROOFING	m ²	50	50	5,000	
INSULATION	INSULATION	m ²	100	100	10,000	
MECHANICAL	MECHANICAL	NO.	10	10	1,000	
ELECTRICAL	ELECTRICAL	NO.	10	10	1,000	
PLUMBING	PLUMBING	NO.	10	10	1,000	
LANDSCAPING	LANDSCAPING	NO.	10	10	1,000	
CONCRETE	CONCRETE	m ³	10	10	1,000	
STEEL	STEEL	kg	100	100	10,000	
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ELECTRICAL	ELECTRICAL	NO.	10	10	1,000	
PLUMBING	PLUMBING	NO.	10	10		

