

**ERF 2581, 35 VILJOEN STREET, ONRUS RIVER: APPLICATION FOR DEPARTURE: CHARMIB ART & ARCHITECTURE (obo SC & JM STRAUSS)**

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 1,5m and the western lateral building line from 2m to 1,2m to accommodate a proposed new double garage, and to relax the eastern lateral building line from 2m to 1,0m to accommodate the use changes of the existing single garage into a living room, the existing outside toilet into a new scullery, raising the roof slightly and also to relax the western lateral building line from 2,0m to 1,2m to accommodate a new roof structure over a former balcony.

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](mailto:loretta@overstrand.gov.za)) on or before **1 April 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **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 2581, VILJOENSTRAAT 35, ONRUSRIVIER: AANSOEK OM AFWYKING: CHARMIB ART & ARCHITECTURE (nms SC & JM STRAUSS)**

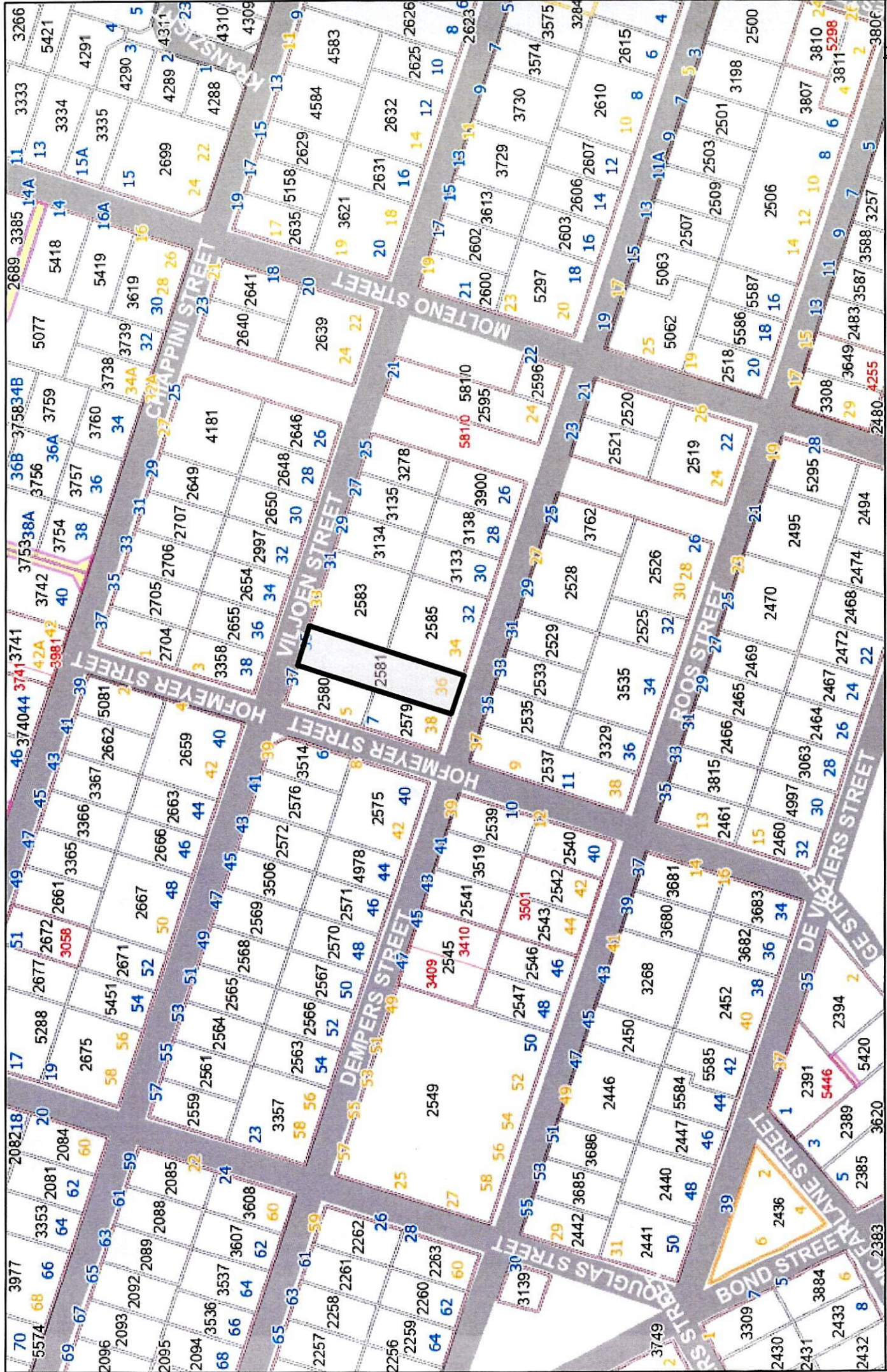
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is ingevolge Artikel 16(2)(b) om die straatboulyn vanaf 4m na 1,5m en die westelike syboulyn vanaf 2m na 1,2m te verslap om 'n voorgestelde nuwe dubbele motorhuis te akkommodeer, en om die oostelike syboulyn vanaf 2m na 1,0m te verslap om die gebruiksverandering van die bestaande enkel motorhuis na 'n sitkamer te akkommodeer, die bestaande buite toilet na 'n nuwe opwas area met 'n hoër dakstruktuur te akkommodeer en laastens om die westelike syboulyn te verslap vanaf 2m na 1,2m om 'n nuwe dakstruktuur op 'n bestaande balkon 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](mailto:loretta@overstrand.gov.za)) voor of op **1 April 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **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 2581, 35 VILJOEN STREET, ONRUS RIVER: ISICELO SOPHAMBUKO: CHARMIB ART & ARCHITECTURE (obo SC & JM STRAUSS)**

Isaziso sinikwe ngowemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe sokuphambuka ngokwemiqathango yeCandelo 16(2)(b) sokunyeniswa komda wesakhiwo esisesicaleni sokunyeniswa somda ongasesitalatweni wesakhiwo ukususela kwi-4m ukuya kwi-1,5m kunye nomda wesakhiwo esisesicaleni ngasempuma ukususela kwi-2m ukuya kwi-1,2m, ukulungiselela ulwakhiwo lweegaraji ezimbini ezicetywayo, nokunyeniswa komda ongasesicaleni ngasempuma wesakhiwo ukususela kwi-2m ukuya kwi-1,0m ukulungiselela ukuguqulwa losetyenziso lweegaraji enye esele ikho ibe ligumbi lokuhlala kunye nendlu yangasese esele ikho enaphandle ibe ligumbi lokuhlambela izitya, ukunyaswa kophahla kancinane nokunyeniswa ngokunjalo komda osecaleni ngasentshona wesakhiwo ukususela kwi-2,0m ukuya kwi-1,2m ukulungiselela ulwakhiwo lophahla olutsha ngaphezulu kwebhalkhoni esele ikho.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho oYilwayo kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla **wama-1 ku-Epreli 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umxeba **uMnu. H Olivier** 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.



Locality Map  
Erf 2581 Onrus River



OVERSTRAND  
MUNICIPALITY

Motivational report for Erf 2581 Onrus River (as per Annexure B)

General information:

(A) Proposed development:

1. Description: consists of the renovation of the existing Dwelling
  - Ground floor 44m<sup>2</sup> new double garage to store two vehicles from the see atmosphere.
  - The existing garage 21m<sup>2</sup> will be converted to a new living room to improve the aesthetic value of the house's interior creating an open floor plan, improving the flow in the house. Windows to neighboring plot will be bricked up to ensure privacy.
  - Extension of the new scullery, to line up with existing building.
2. Intent of the application:
  - 2.1 To apply for the encroachment of the western 2m side building line for a distance of 6.73 meters.
  - 2.2 To apply for the encroachment of the 4m front building line for a distance of 7.1 meters.
  - 2.3 To apply for the encroachment of the eastern 2m side building line for a distance of 6.6m garage changing to living area & 1.095 meters at the scullery
3. The encroachment application is for 1.2m of the western 2m side boundary between Erf 2579 still allowing a space of 1.2m between the erf boundary and the building. This newly constructed wall will line up with the existing building that is already encroaching the 2m building line.
4. The encroachment application is for 1m of the eastern 2m side boundary between Erf 2585 still allowing a space of 1m between the erf boundary and the building. This newly constructed wall will line up with the existing building that is already encroaching the 1m building line.
5. The encroachment application on the front of the property is for 2.485 meters of the 4m front boundary. The encroachment borders the roadside of the property 1.515 meters within the property boundary wall.
6. The accessibility of the property in respect of the existing urban development and infrastructure that's applicable to this development on Erf 2581 will not be affected by this application as the encroachment is on the inside of the existing boundary wall and access to the property will remain through the existing gate.

(B) Character of the Environment:

1. The Characteristics and changes to the building will be in line with the surrounding buildings in the area. The addition of the garage will be in line with other buildings in the area and there will be no change to the density caused by this encroachment.
2. The land use of the surrounding property will still stay residential causing no negative impact to the surrounding residential buildings and will not affect the size (m<sup>2</sup>) of this property or any adjoining properties.
3. No Historical or conservation/natural areas will be affected by this encroachment.  
Adjoining Property
4. The privacy of the neighbor's was considered with the design, no windows was allowed in the walls abutting the neighbor's boundary in respect of their privacy.  
This encroachment will not affect any views or sunlight of the adjacent erven 2579, 2585 and 2535

The aesthetical impact will be minimal as there is already a carport on the adjacent erf 2579 and the area in front of the carport is barely used for recreational activities.

(C) Desirability of the proposed Utilization:

1. The property is Situated well with in the urban residential area of Onrus and the proposed utilization of this property or the surrounding properties will probable only be utilize as single residential.
2. As this property is situated in an Urban residential area surrounded by existing dwellings Any Agricultural, mining or recreational value property will have a devastating influence on the characteristics of the area.
3. The proposed /current utilization of the property will add a positive value to the existing property. By adding a double garage will not only increase the desirability of the property, but will do so without influencing the neighboring properties.

(D) Investigations Carried out in terms of other Laws which are relevant to the consideration of the application

1. This development will not be in contrary with any Act that's applicable to this project.

(E) The Impact of the proposed Land Development on Municipal Engineering services:

1. The proposed development is an extension to a single residential building on an already approved erf in the Onrus area and will not add any additional pressure on the existing engineering services.

(F) Consideration of Forward Planning and Land use Documents

The scale of the application is too small to impact on Policy Documents.

(G) Planning Principals

The scale of the application is too small to impact on Policy Documents.

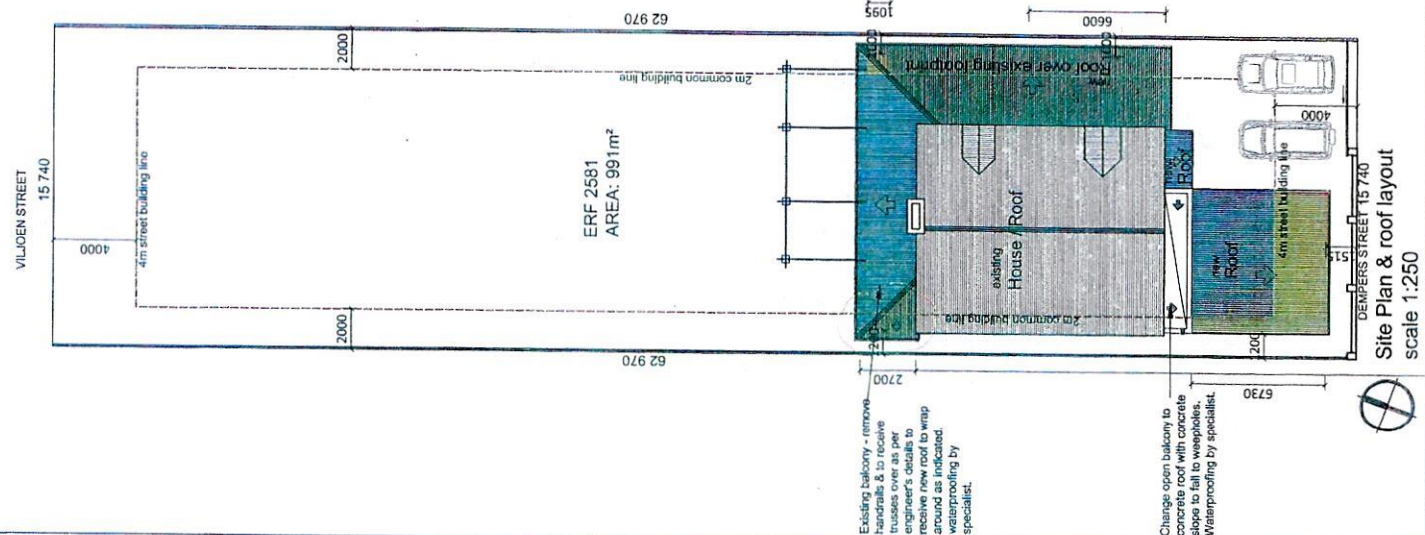
**Brief Description of the Proposed development /Intent of the Application:**

1. Description: consists of the renovation of the existing Dwelling
  - Ground floor 44m<sup>2</sup>, new double garage to store two vehicles from the see atmosphere.
  - The existing garage 21m<sup>2</sup> will be converted to a new living room to improve the aesthetic value of the house's interior creating an open floor plan, improving the flow in the house. Windows to neighboring plot will be bricked up to ensure privacy.
  - Extension of the new scullery, to line up with existing building.
2. Intent of the application:
  - 2.1 To apply for the encroachment of the western 2m side building line for a distance of 6.730m garage & 2.7meters for the new roof over previous balcony (remove all handrails – new beams & wrap around roof as indicated ).
  - 2.2 To apply for the encroachment of the 4m front building line for a distance of 7.1 meters.
  - 2.3 To apply for the encroachment of the eastern 2m side building line for a distance of 6.6m previous garage – new living rm and 1.095 meters at new scullery.
3. The encroachment application is for 1m of the western 2m side boundary between Erf 2579 still allowing a space of 1m between the erf boundary and the building. This newly constructed wall will line up with the existing building that is already encroaching the 1m building line.
4. The encroachment application is for 1.2m of the eastern 2m side boundary between Erf 2585 still allowing a space of 1.2m between the erf boundary and the building. This newly constructed wall will line up with the existing building that is already encroaching the 2m building line.
5. The encroachment application on the front of the property is for 2.485m of the 4m front boundary. The encroachment borders the road side of the property 1.515 meter within the property.

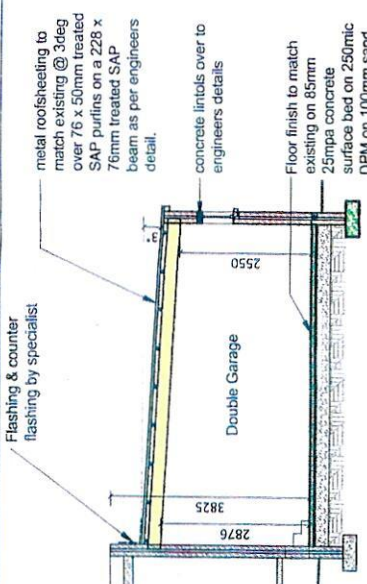
**Motivation in support of the application:**

1. Construction of the double garage adjacent to existing dwelling is selected to be constructed on Dempers side of the property for the following reasons:
  - 1.1. Due to the high-water table at the back of the property and poor drainage capabilities of the natural soil conditions, special considerations will have to be taken to ensure the structural integrity of the addition. Thus, by constructing the garage on Dempers 36 side of the property will make the structure more cost-effective and will not affect the property reselling value.
  - 1.2. Building in front (Dempers street) allow for future sub dividing of the property.
  - 1.3. By constructing the garage independent from the boundary wall will ensure minimal change to the property front view and street
  - 1.4. Building the garage at Viljoen side of the property will take sunlight away from the building.
  - 1.5. Building the garage at Viljoen side will also negative influence the flow of the house with current stoep and braai area at this side of the property.
2. This encroachment will not affect any views or sunlight of the adjacent erven 2579, 2585 and 2535

3. The length of the affected front boundary is 15.74 meters the relaxation will only be for a distance of 7.1 meters thus relaxing the side building line for 40% of the total length of the affected boundary.
4. The aesthetical impact will be minimal as there is already a carport on the adjacent erf 2579 and the area in front of the carport is barely used for recreational activities.
5. The existing boundary wall is 2m high and will remain as is. Constructing the garage 1.515m away from the boundary wall will act as a cover for the new garage. The garage will only be 35% higher than the existing boundary wall, having a minimal aesthetical impact.
6. The Characteristics of the building will also be in line with the surrounding buildings
7. Property already encroaching the 4-meter building line on the road side are:
  - 7.1. 23 Dempers street
  - 7.2. 66 Dempers street
  - 7.3. 11 Bond street
  - 7.4. 28 Viljoen street
  - 7.5. 7 Chiappini street
  - 7.6. 15 Chiappini street
  - 7.7. 13 Douglas street
  - 7.8. 4 Hofmeyer street
  - 7.9. 17 Mc Farlane street
  - 7.10. 19 Mc Farlane street
  - 7.11. 65 Mc Farlane street
8. In most of the above cases the buildings encroach 3m over the 4m building line only leaving 1m space between the boundary wall and where the building stops. Some sites encroach the full 4 meter changing the aesthetical looks of the neighborhood. This in fact is not the case for the specific building on 36 Dempers as all encroaching applications will be within the boundaries of the property not changing the street view
9. The encroaching on the boundary bordering erven 2579, the extended garage will follow in line with the current building and not interfering with the overall looks of the neighborhood & house.
10. Property already encroaching the 2-meter building line
  - 10.1. Erven 2580 (5 Hofmeyer str) & 2579 (7 Hofmeyer str) has buildings currently built on the boundary wall adjacent to erf 2581 changing the overall looks of the neighborhood
  - 10.2. Erven 2533 (33 Dempers str) extended its house onto the boundary wall
11. The Compatibility of the proposed building design will be in harmony with the surrounding buildings.
12. Much thought was given to the layout of the garage considering the view, sunlight and privacy of the adjoining properties all windows looking onto to the effected property was omitted for optimum privacy for the effected property with minimal disturbance of the overall aesthetical looks of the neighborhood



Site Plan & roof layout  
scale 1:250



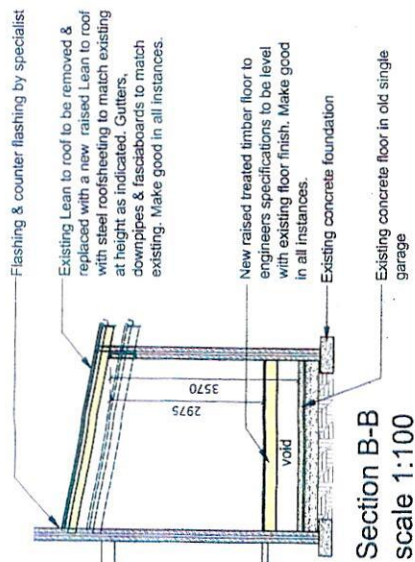
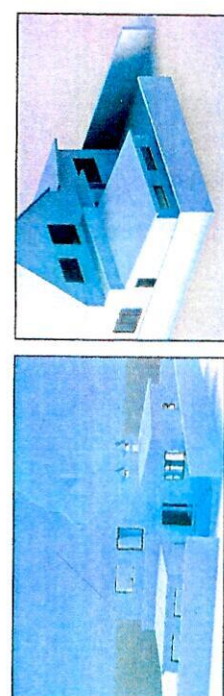
Section A-A  
scale 1:100

Flashing & counter flashing by specialist

metal roofsheeting to match existing @ 3deg over 76 x 50mm treated SAP purlins on a 228 x 76mm treated SAP beam as per engineers detail.

concrete lintols over to engineers details

Floor finish to match existing on 85mm 25mpa concrete surface bed on 250mm DPM on 100mm sand blinding on well compacted fill. Make good in all instances



Section B-B  
scale 1:100

Flashing & counter flashing by specialist

Existing Lean to roof to be removed & replaced with a new raised Lean to roof with steel roofsheeting to match existing at height as indicated. Cutters, downpipes & fasciaboards to match existing. Make good in all instances.

New raised treated timber floor to engineers specifications to be level with existing floor finish. Make good in all instances.

Existing concrete foundation

Existing concrete floor in old single garage

**Charmie B**  
ART & ARCHITECTURE

CHARMAINE BURGER  
Professional Architectural Technologist 11151  
084 619 7935 • charmaine@charmieb.co.za

PROJECT DETAILS

CLIENT: HOUSE Strauss

DESCRIPTION: Additions & Alterations  
LOCATION: ERF 2581, ONRUS RIVER, HERMANUS

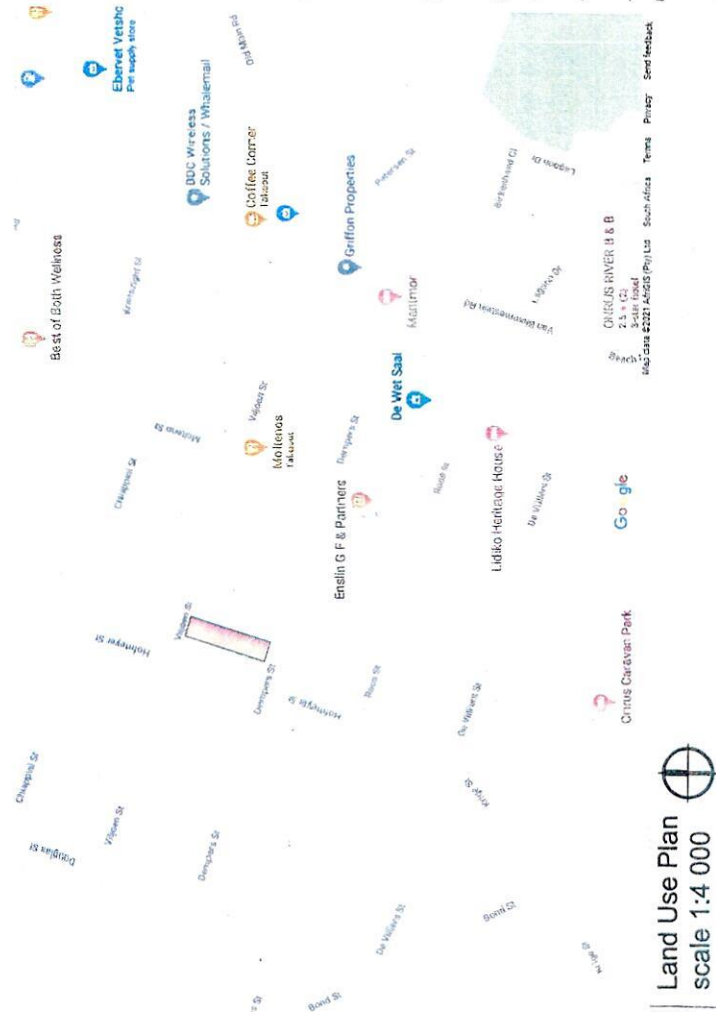
DRAWING DETAILS

TITLE: ROOF/SITE PLAN, LOCALITY PLAN & SECTION

PROJECT REF: I DATA PROJECTS / 2020 / 02038  
COUNCIL

DRAWN: C BURGER	CHECKED: R DIRKSE
DATE: OCT 2021	SCALE:

PROJECT NO: JMS 2038  
DRAWING NUMBER: LUM 101  
REV: 02



Land Use Plan  
scale 1:4 000



5m Contours  
not to scale



# Charmie B

## ART & ARCHITECTURE

CHARMAINE BURGER  
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### PROJECT DETAILS

CLIENT: HOUSE Straus

DESCRIPTION: Additions & Alterations

LOCATION: ERF 2581, ONRUS RIVER, HERMANUS

### DRAWING DETAILS

TITLE: GROUND STOREY, FIRST STOREY & ELEVATIONS

PROJECT REF: I DATA | PROJECTS | 2020 | 02036  
COUNCIL

DRAWN:	C BURGER	CHECKED:	R DIRKSE
DATE:	OCT 2021	SCALE:	1:100

PROJECT NO

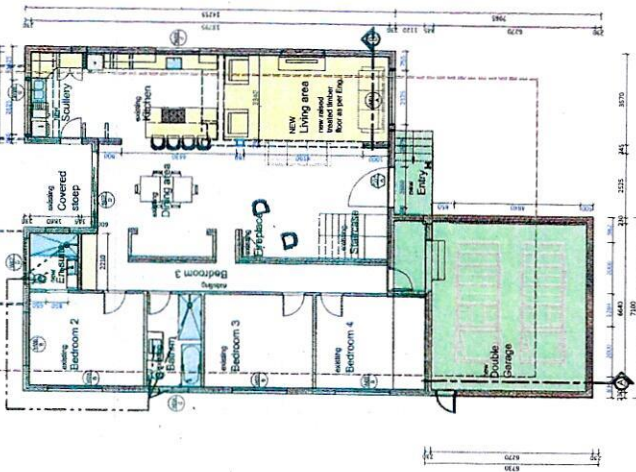
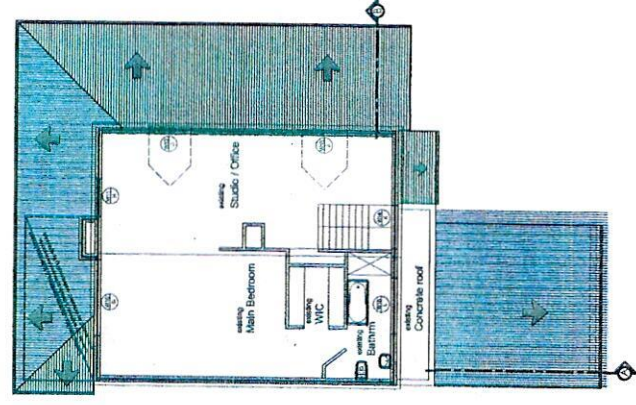
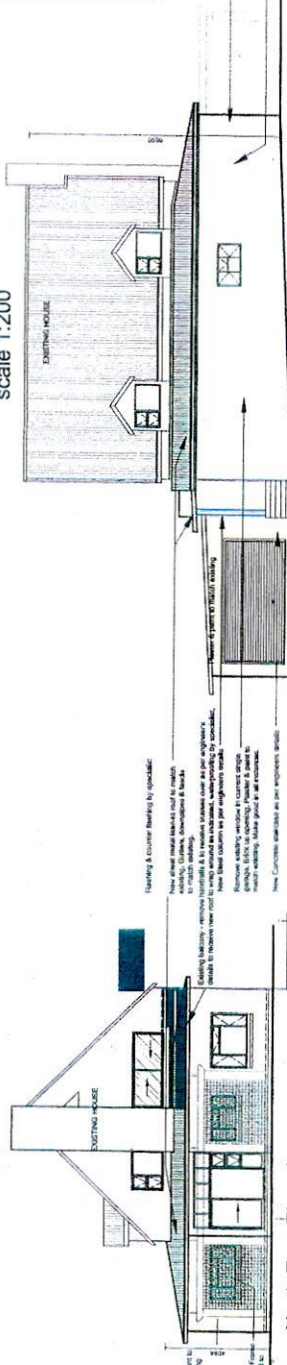
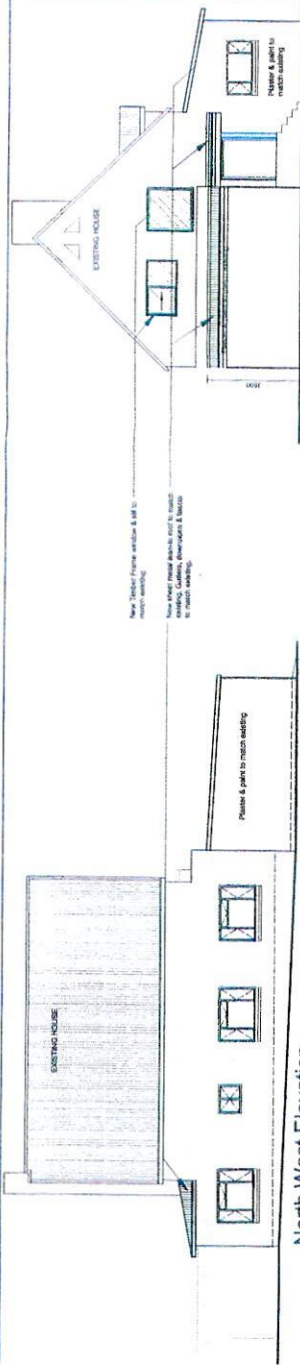
JMS 2038

DRAWING NUMBER

LUM 100

REV

02



### Area schedule:

Erf : 991m<sup>2</sup>

Existing Ground storey : 189.39m<sup>2</sup>

Covered Entrance -

become part of new garage: 4.4m<sup>2</sup>

Existing First storey: 110m<sup>2</sup>

Open Sloop: 9m<sup>2</sup>

### NEW

Enlarge Scullery: 1.095 m<sup>2</sup>

Double Garage: 44.2m<sup>2</sup>

Covered Entrance: 4.2m<sup>2</sup>

Open Entrance Staircase: 3.44m<sup>2</sup>

NEW TOTAL BUILDING AREA:

356.72m<sup>2</sup>

Coverage: 246.72m<sup>2</sup> / 991m<sup>2</sup> = 24.89%

Height dimensions on elevations