

**ERF 2588, 128 TENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR SUBDIVISION: MESSRS GEOMATICS AFRICA ON BEHALF OF STROEBEL TRUST**

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 the following application has been received for a subdivision in terms of Section 16(2)(d) to subdivide the above-mentioned erf into 2 portions namely: Portion A (518m²) and a Remainder Erf (1068m²) in extent.

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 / (e) alida@overstrand.gov.za) on or before **22 April 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. 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 2588, TIENDESTRAT 128, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK
OM ONDERVERDELING: MNRE GEOMATICS AFRICA NAMENS STROEBEL TRUST**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat die volgende aansoek ontvang is vir 'n onderverdeling ingevolge Artikel 16(2)(d) om die bogenoemde erf in 2 gedeeltes te onderverdeel, naamlik: Gedeelte A (518m²) en 'n Restant Erf (1068m²) in omvang.

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 / (e) alida@overstrand.gov.za) voor of op **22 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 **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 2588, 128 TENTH STREET, VOËLKLIP, EHERMANUS, UMMANDLA WOMASIPALA WASE-
OVERSTRAND: ISICELO SOKWAHLULWAHLULWA: MESSRS GEOMATICS AFRICA EGAMENI LE-
STROEBEL TRUST**

Isaziso sinikezwe ngophathelelene neCandelo 48, loMthetho oLungisiweyo kaMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) sokokuba kufunyenwe isicelo esilandelayo kulungiselelwa ulwahlulwahlulo ngokwemiqathango yeCandelo 16(2)(d) yokwahlulwahlulwa isiza esichazwe ngasentla ibe zizahlulo ezi-2 ezizezi: iSahlulo A (518m²) kunye neNtsalela (1068m²) ubukhulu.

linkcukacha ezipheleleyo ngesi sindululo ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi yes-i08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus. 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 **22 uApreli 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.

1. INTRODUCTION

1.1 Application

In respect of Erf 2588 Hermanus application is hereby made for Subdivision in terms of Section 62 of the Overstrand By-law Municipal Land Use Planning

1.2 Applicant

This application is submitted by **geomatics africa**.

1.3 Purpose of Report

The purpose of the report is to serve as motivation and support for application detailed above.

2. PARTICULARS OF PROPERTY

2.1 Location

Erf 2588 Hermanus is situated at 128 10th Street Voelklip and is bounded by :

- North: Nineth street
- East: Erven 2583, 2584 and 2585 Hermanus
- South: Tenth Street
- West: Erven 6097 and 7348 Hermanus

2.2 Size

Erf 2588 Hermanus – 1586m²

After subdivision:

Portion A – 518m²

Remainder Erf 2588 Hermanus – 1068m²

2.3 Existing Zoning

Residential Zone 1

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3. MOTIVATION

Proposed Development:

This is the subdivision of erf 2588 and into two portions. Both the new erf and the remainder will be larger than the minimum erf size in that area.

Character of Environment:

The erven fall within an established residential neighbourhood and nothing to degrade the character of the environment will be affected by the approval of this application.

Desirability of Proposed Utilisation:

There is no change in the land use.

The erf falls within an existing township and in this particular area there are no such conservation worthy areas or natural assets, and certainly none on the two properties in question.

A new house has been approved on the remainder.

Both houses on the remainder and the new erf will not exceed the coverage of 50% allowed on Residential Zone 1 erven.

See Calculations below:

Current Coverage Erf 2588:

Erf 2588	1586m ²
Existing Dwelling	119m ²
New Dwelling	462m ²
Total	<u>581m²</u>

Allowable 793m²

Coverage 36.6%

Proposed Subdivision:

Portion A:

Portion A	578m ²
Existing Dwelling	119m ²
Total	<u>119m²</u>

Allowable 289m²

Coverage 20.6%

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Remainder Erf 2588:

Remainder	1068m ²
New Dwelling	462m ²
Total	<u>462m²</u>

Allowable 534m²

Coverage 43.3%

No departures are sought in this application.

The existing house will gain access from Ninth Street. The house on the remainder currently under construction will gain access from Tenth Street.

The subdivision will not affect any of the residential erven in the area.

Investigations carried out in terms of other laws which are relevant to the consideration of the application:

All the structures on erf 2588 have approved building plans.

The erven fall in an already approved township

The impact of the proposed land development on municipal engineering services:

Services are already provided in Ninth Street as well as Tenth Street.

The subdivision will not impact the municipal services.

Consideration of forward planning and land use documents:

The proposed subdivision is in line with the zoning scheme and forward planning.

Planning Principles:

This is a subdivision application.

This is not applicable as this falls within an already approved township.

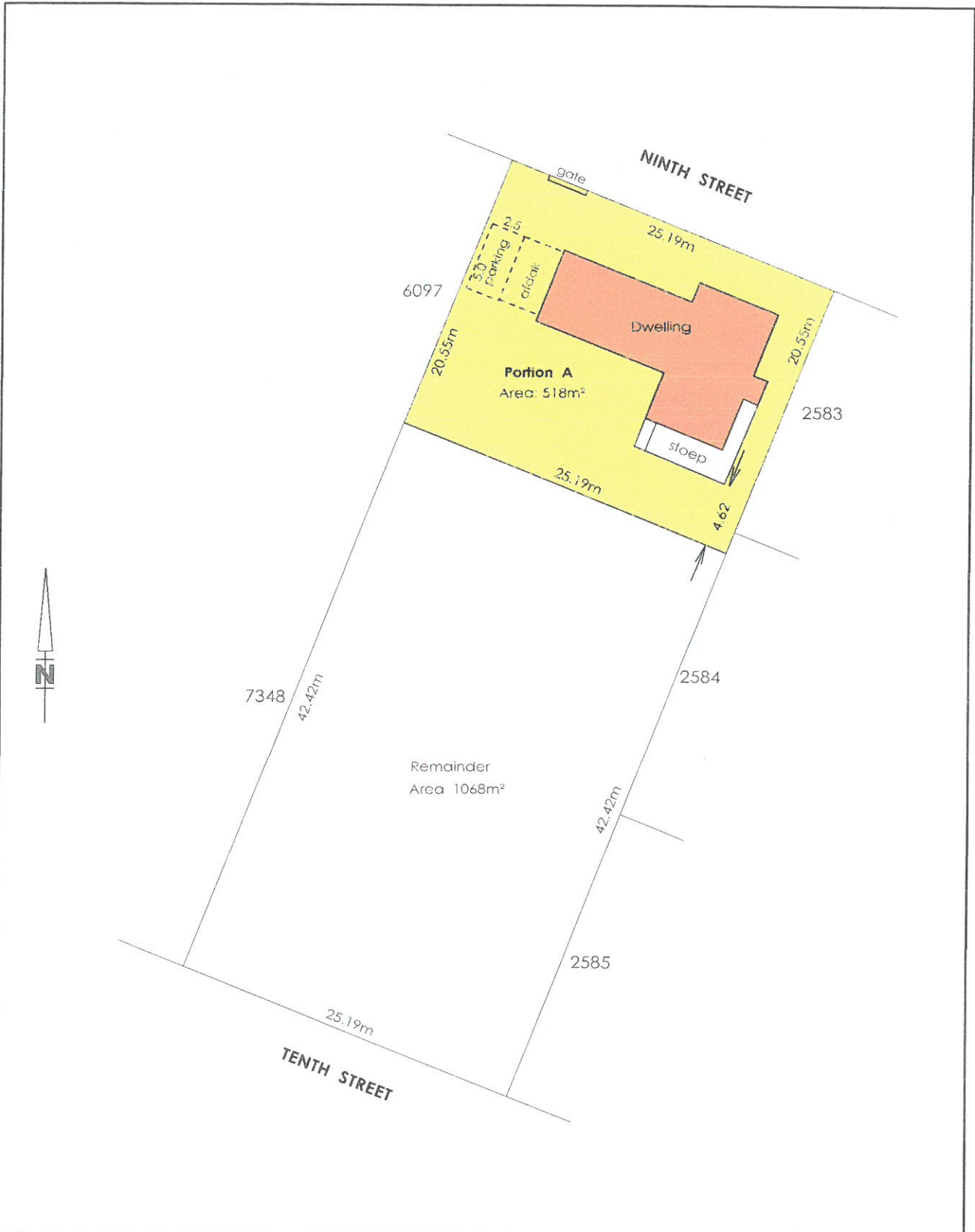
This application does not impact any apartheid imbalances.


No other planning principles are affected with this application.

4. CONCLUSION

In conclusion I see no reason why this subdivision will not be approved.

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Project PROPOSED SUBDIVISION ERF 2588 HERMANUS	Client STROEBEL TRUST	Constants Y X 0.00 0.00		 geomatics africa LAND SURVEYING CONSULTANTS PO Box 2245, Hermanus, 7200 3 College Rd, Hermanus, 7200 E-mail: info@geomatics.africa.co.za Tel: 028 - 3131236 Fax: 028 - 3131237
	Architect	Height Datum	System	
	Notes Area of dwelling, stoep and afdak = 157m²	Project No	Drawing No H2588S	
	Scale: 1:400 Date: November 2021			