

ERF 648, 69 MAIN ROAD, NORTHCLIFF, HERMANUS: APPLICATION FOR CONSENT USE: RM NAGEL ON BEHALF OF IMOGENE INVESTMENTS CC

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 consent use in terms of Section 16(2)(o) in order to change the use of the existing structure (conversion of the outbuilding to a residential dwelling).

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 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) loretta@overstrand.gov.za) on or before **17 June 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Senior Town Planner, Ms. H van der Stoep** 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 648, 69 HOOFWEG, NORTHCLIFF, HERMANUS: AANSOEK OM VERGUNNINGSGEBRUIK : RM NAGEL NAMENS IMOGENE INVESTMENTS CC

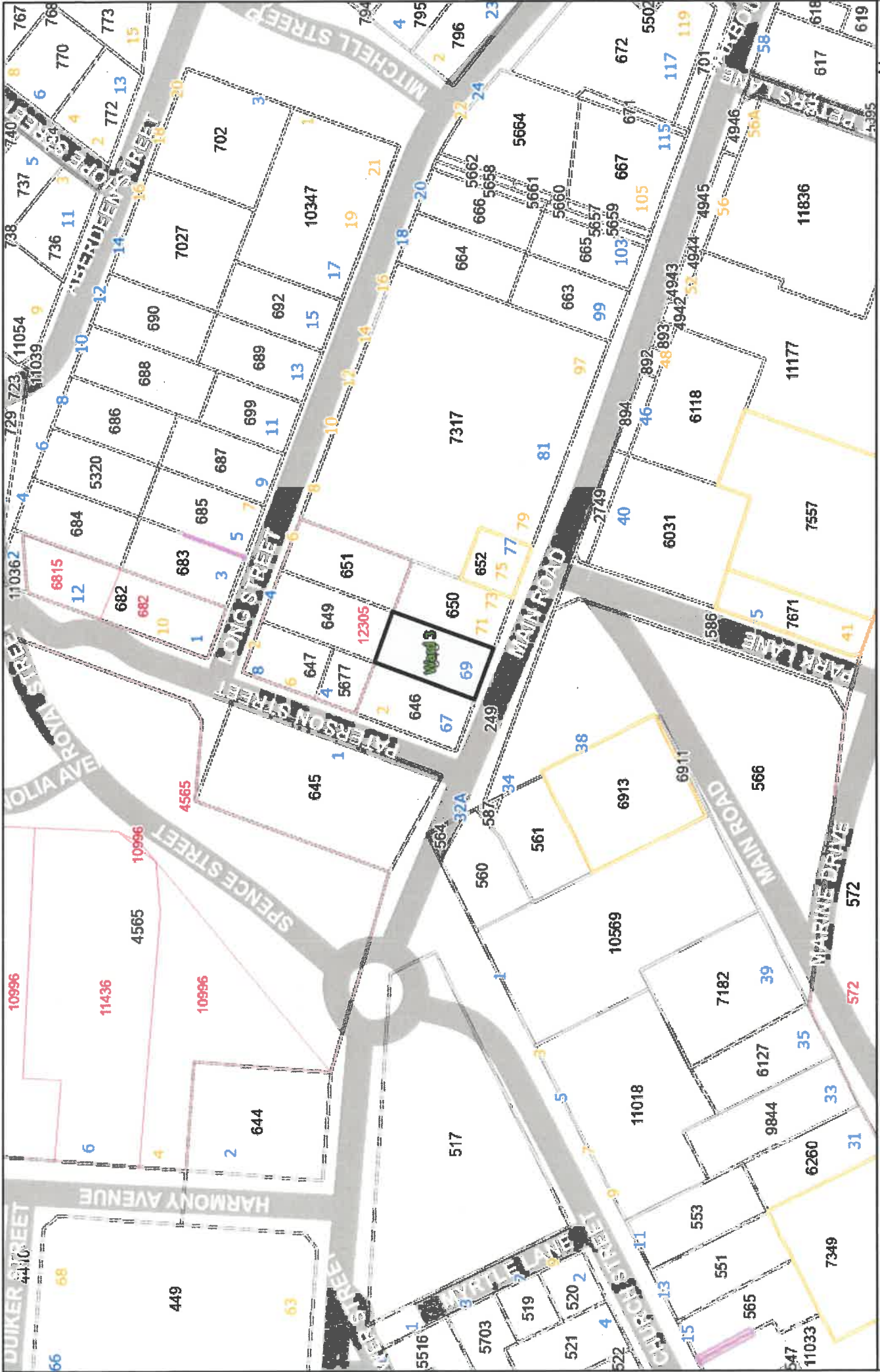
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is om vergunningsgebruik ingevolge Artikel 16(2)(o) ten einde verandering van gebruik van bestaande struktuur (buitegebou na residensiële gebruik).

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae 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) loretta@overstrand.gov.za) voor of op **17 Junie 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Senior Stadsbeplanner, Me. H van der Stoep** 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.

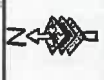
ISIZA 648, 69 MAIN ROAD, NORTHCLIFF, HERMANUS: ISICELO SEMVUME YOKUSEBENZISA: RM NAGEL EGAMENI LE IMOGENE INVESTMENTS CC

Esi sisaziso esikhutshwa ngokweSoloty 48 loMthethwana kaMasipala woYilo lokuSetyenziswa koMhlaba kaMasipala, 2015 sokuba kufunyenwe isicelo semvume yokusebenziswa ngokweSoloty 16(2)(o) ukwenzela ukutshintsha ukusetyenziswa kwesakhiwo esele sikhona (ukuguqulwa kwesakhiwo esingaphandle kwindawo yokuhlala).

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Kwisitaloto sase 16 Paterson, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthethwana zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngolu suku okanye ngaphambi ko **17 Juni 2022** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuzaz into malunga nesi saziso ungafonela **UMcwangcisi weDolophu oyintloko, uNkskn. H. van der Stoep** ku-028-313 8900. Umasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



Locality Map
 Erf 648, 69 Main Road, Northcliff



Motivation for Application for Consent Use provided for in the Zoning Scheme i.t.o. Section 16(2)j

To whom it may concern:

I am the sole member of Imogene Investments C.C which owns Erf 648, 69 Main Road, Hermanus, and have owned the premises since 1988. I have maintained the premises fastidiously over the years and am proud to have made a difference to the façade and ambience of Main Road, Hermanus.

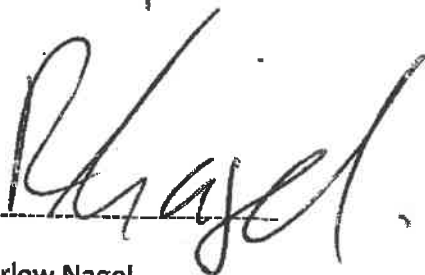
I have also rented the outbuilding as a commercial rental for many years. Now that it is standing unoccupied, I am finding it almost impossible to find commercial tenants. This is partly due to its concealed position, without passing trade and a shop-front, and partly to the current trend of businesses opting for their employees working from home.

I am thus contemplating renting the premises as a residential unit. Apart from the increase in the number of potential tenants over commercial ones, there are numerous advantages:

- 1) This will contribute to alleviating the current residential shortage in Hermanus.
- 2) With tenants permanently at the premises, the security of the current shop owners will be increased substantially.
- 3) No exterior building needs to be done, so none of the neighbouring properties will in any way be compromised. Minor upgrades will ensure it is suitable for residential purposes.
- 4) There is currently a positive report between the shop owners, and they all welcome the possibility of tenants occupying the premises.
- 5) The premises are spacious and airy.
- 6) The paved courtyard is large and lends itself to beautification by caring residents.
- 7) There is ample parking, including a garage attached to the premises, with additional parking bays allocated to existing shop owners.
- 8) There is an automated gate at the entrance.
- 9) Residential tenants on the premises will naturally upgrade the environment from a currently rather unattractive shop utility area to a beautiful domestic environment, potentially with greenery and garden beds.

Furthermore, I am 65 years of age, still actively employed, and reside in Tulbagh. It is my intention to retire to Hermanus with my wife in the foreseeable future, as we have a long history and love for the town. Both my parents also retired to Hermanus. I see us retiring to the premises in Main Road as our only option to accomplish this. This will continue to provide all the above-mentioned advantages, as well as being able to service my tenant's current and future needs more effectively, with a personal touch.

Signed in Tulbagh on 24 day of 10 2021



Robert Marlow Nagel

Sole Member of Imogene Investments C.C.

**Motivational Report for Application i.t.o Annexure B of the Application
Submission and Procedural Requirements re. Erf 648 Northcliff**

TP. N. Sincot
(H. Olivier)



1. CONTENT OF THE REPORT

(A) Proposed development

The proposed application involves only existing infrastructure, which has already been approved. The primary rights remain, and only consent to use the rear out-building as residential is requested.

(B) Character of the Environment

The premises in question is situated in the CBD area of Northcliff, so will not detract in any way.

(C) Desirability of the proposed utilisation

The premises would be used as a mixed usage, and surrounding properties would benefit by having the security of permanent residents on hand.

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

Not applicable

(E) The impact of the proposed land development on municipal engineering services

As the municipal services are already in place and fully operational, there will be no additional services required, and thus no impact on municipal services.

(F) Consideration of forward planning and land use documents

The premises is currently zoned for business, and thus residential use will comply fully and be in line with SDF 2000 and the Growth Management Strategy.

(G) Planning principles

Spatial justice

Not applicable

Spatial sustainability

Not applicable

Efficiency

Not applicable

Spatial resilience

The premises complies with the National Building Regulations.

Good administration

The premises complies with the Municipal application procedure.

FILE NO.	Erf 648
	Northcliff Hamouris
SCAN NO.	✓
	HNC 648
COLLABORATOR NO.	
	1655746

16 MAR 2022

Received 18/3/2022 BM

