

ERF 2106, PEARLY BEACH HOLIDAY RESORT, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: M & MQ PRINS

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 a departure in terms of Section 16(2)(b), to relax the southern and south-eastern lateral building line from 1m to 0m and the street building line from 2m to 1.264m, to accommodate a partially enclosed stoep 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 Gansbaai Library, Main Road, Gansbaai. 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 **13 October 2023**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Senior Town Planner, Mr SW van der Merwe** 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 2106, PEARLY BEACH VAKANSIE-OORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: M & MQ PRINS

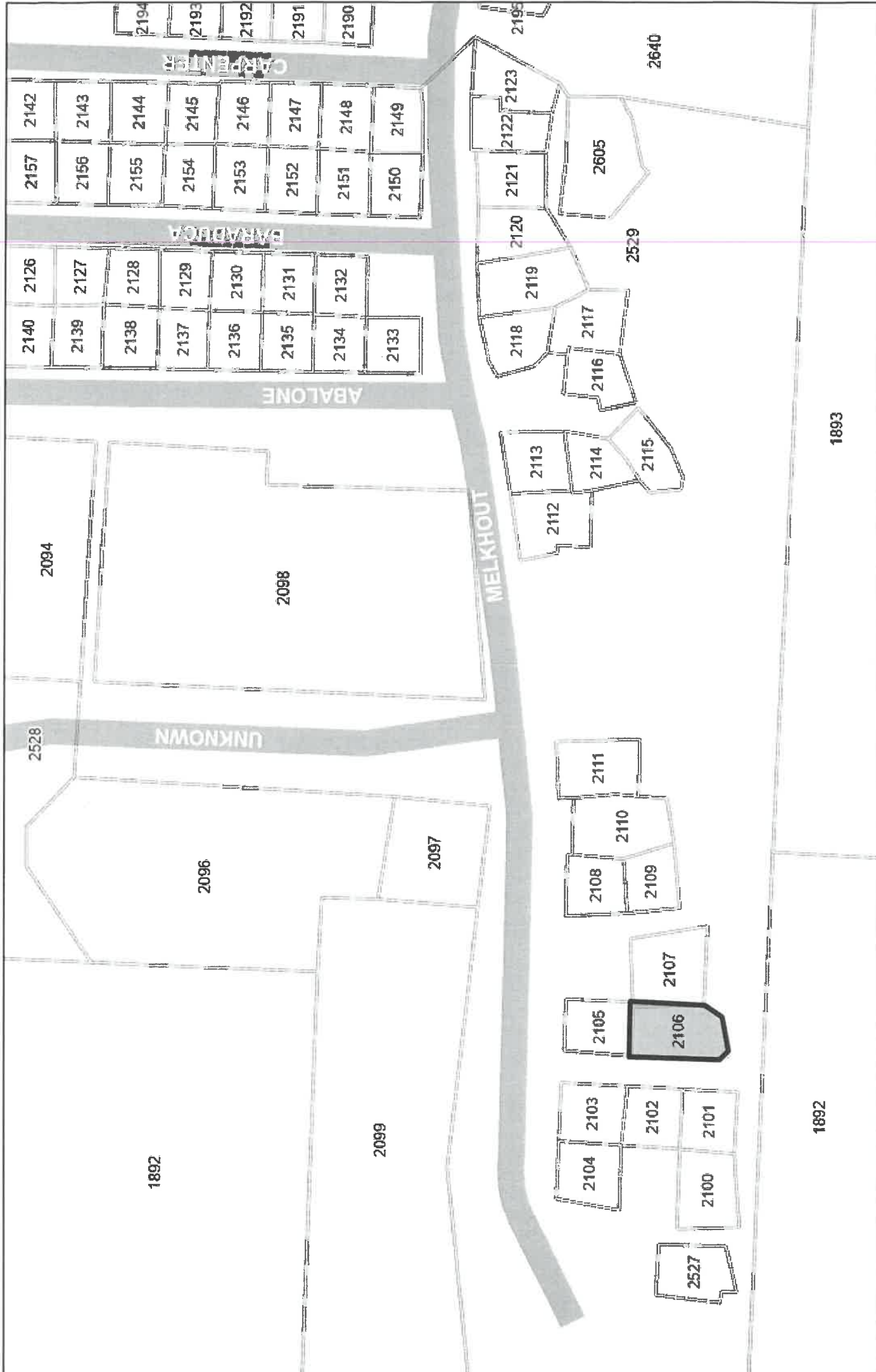
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek vir 'n afwyking ontvang is ingevolge Artikel 16(2)(b), om die suidelike en suid-oostelike lateraleboulyn vanaf 1m na 0m en die straatboulyn vanaf 2m na 1.264m te verslap, om 'n gedeeltelike toegeboude stoep 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 Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige skriftelike kommentaar moet ingevolge die bepaling 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 **13 Oktober 2023**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Senior Stadsbeplanner, Mnr SW van der Merwe** 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 2106, PEARLY BEACH HOLIDAY RESORT, KUMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: M & MQ PRINS

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe sophambuko ngokwemiqathango yeCandelo 16(2)(b) sokunyeniswa komda osecaleni sasemzantsi nesasemzantsi-mpuma ukususela kwi-1m ukuya kwi-0m kunye nomada wesakhiwo ongasesitalatweni ukususela kwi-2m ukuya kwi-1.264, ukulungiselela ulwakhiwo lwestuphu esivalelweyo kwipropati.

Iinkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus nakwiThala leeNcwadi laseGansbaai, Main Road, eGansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-13 uOktobha 2023**, unike igama lakho, idilesi neenkukacha zoxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **kuMnu SW van der Merwe** kule nombolo yomnxeba 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





Pearly Beach Oord

5 Mei 2023

VIR WIE DIT MAG AANGAAN

Insake: Erf 2106(MH08) Pearly Beach Strandoord

Geagte Meneer/Mevrou

Hiermee verleen die Pearly Beach Huiseienaarsvereniging, die verlening van die bestaande dak tot op die grens van die eiendom, met dien verstand dat die sykante van die afdak nie toegemaak mag word nie. Dit kan lei tot 'n ekstra vertrek.

Vriendelike groete

P. Matthews

P Matthews (Oordbestuurder)

Planne opskaal.

ERF 2106
8 Melkhout Street
Pearly Beach Oord
Overstrand Municipality

Dear Overstrand Municipality,

LETTER OF MOTIVATION

I am writing to request permission to construct a covered and sheltered stoep on my southern boundaries, See Noting Sheet (Annexure A) with reference to common boundaries pegged at F6 to F7, F7 to F8, construction line setback distance of 0.00m in lieu of the current 1.00m requirement. With reference to street boundaries pegged F8 to F9 with a construction setback distance of 1,264m in lieu of the current 2.00m requirement.

As the owner of 8 Melkhout Street (ERF 2106), which measures 177m square, this proposed intervention will make efficient use of space. The total build coverage will be at 69.96%, which is in regulation of 70% of the erf. The area is currently windswept and underutilised, and the back of the property is bordering a green belt, which poses a security risk. Please see Annexure B and C for reference.

The proposed construction will not adversely affect any trees or plants, as the current footprint of the proposed works is already paved with brick paving. Additionally, the proposed covered and sheltered stoep will help secure my southern boundary, shelter the area from the elements, and activate a space that was previously underutilised.

My neighbourhood is zoned residential, and the proposed works only strengthen this zoning, as this space will be used as a covered outdoor family space. This proposal is consistent with the Spatial Development framework and does not detract from the intent of the zoning regulations.

As this is an existing erf with existing services, there will be no additional impact on the external engineering services. Furthermore, the immaterial impact on the neighbours and general public is negligible, and we consider our request for relaxation of the building setback line restriction to be reasonable in light of its position and context.

This motivation also serves to explain the compliance **planning principals** as set out 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) were regarded and that the proposed application is in compliance with these.

Spatial Justice: the erven has already been divided up many years ago, however

we can state that the size of these erven are not ostentatious, and allow for densification which is a forerunner to efficiency and spatial transformation.

Efficiency: as mentioned above the densification / compaction of these properties allow for a much more streamlined service allocations, and therefore promotes the sustainable development.

Spatial Sustainability: The tight grain in which this section of pearly beach was laid out, allows for public open space to take precedence over the need for a sprawling development, freeing up land for the nature reserve, which everyone gets to enjoy, instead of a select few.

Spatial Justice, Efficiency and Spatial Sustainability principles have no effect on the proposed works for this property but speak to the good faith in which the properties were originally developed.

Spatial Resilience: this planning principal deals with items at a macro level, and therefore not applicable to this particular application.

Good Administration: is not a planning principle that requires motivation from myself, we trust the application will be dealt with in a fair and efficient manner.

In conclusion, I trust that you agree with our motivation and will be obliging in approving this departure. Thank you for considering my request.

Sincerely,
MQ & M Prins
084 247 4726

Two handwritten signatures in black ink. The first signature is 'MQ' with a long horizontal flourish extending to the right. The second signature is 'M Prins' with a similar flourish.

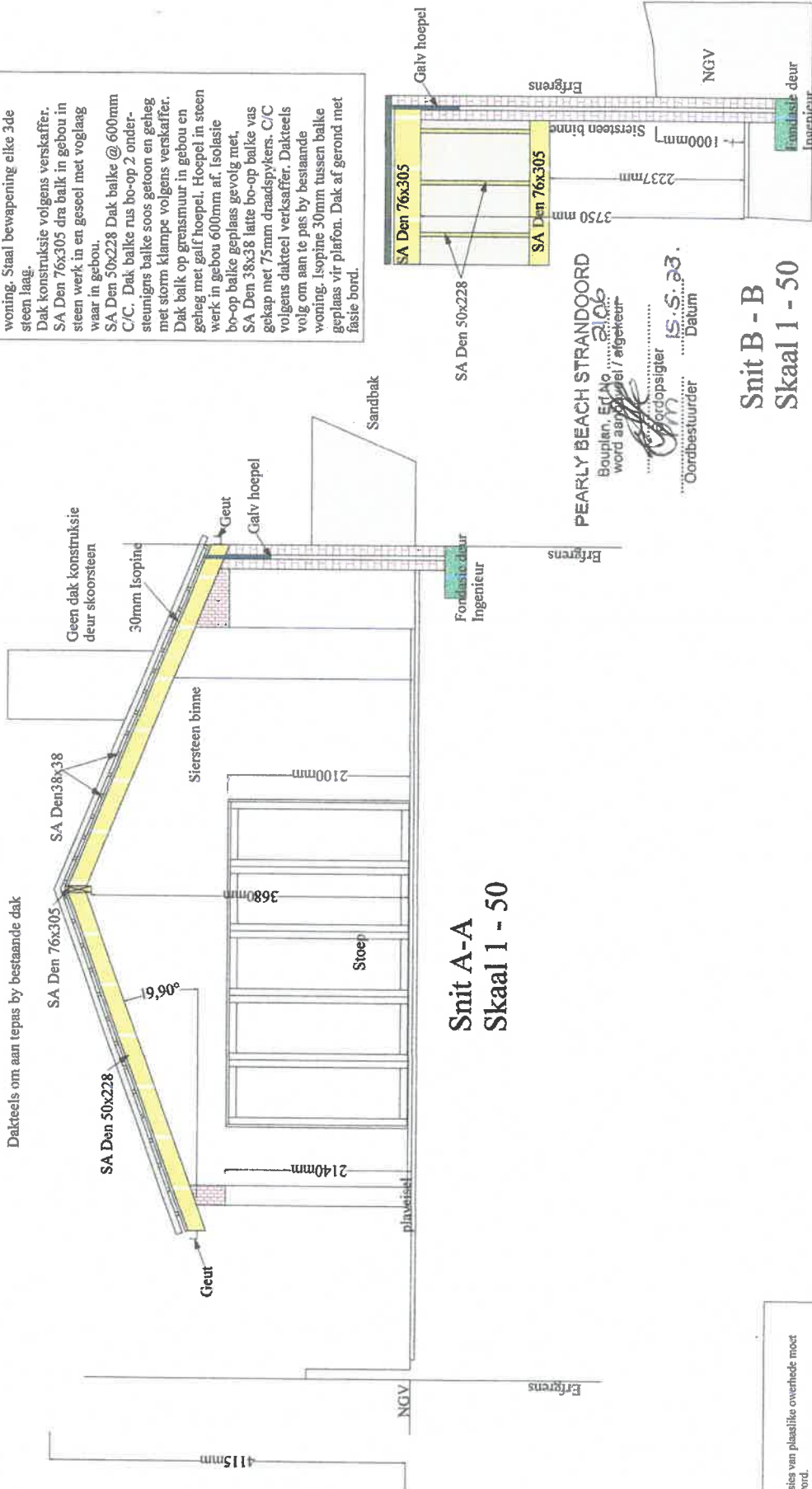
29 May 2023



8

8

Bouers nota
 Fondasie volgens Ingenieur aan gedui.
 Fondasie nie minder as 300mm onder die NGV.
 Steen werk die seffde as bestaande woning. Staal bewapening elke 3de steen laag.
 Dak konstruksie volgens verskaffer. SA Den 76x305 dra balk in gebou in steen werk in en gesel met voglaag waar in gebou.
 SA Den 50x228 Dak balke @ 600mm C/C. Dak balke rus bo-op 2 ondersteunings balke soos getoon en gehieg met storm klampe volgens verskaffer.
 Dak balk op grensmuur in gebou en gehieg met galf hoepel. Hoepel in steen werk in gebou 600mm af. Isolasië bo-op balke geplaas gevolg met, SA Den 38x38 latte bo-op balke vas gekap met 75mm draadspykers. C/C volgens dakdeel verskaffer. Dakteels volg om aan te pas by bestaande woning. Isopine 30mm tussen balke geplaas vir plafon. Dak af gerond met fasie bord.



Snit A-A
Skaal 1 - 50

Snit B - B
Skaal 1 - 50

PEARLY BEACH STRANDOORD
 Bouplan, Scale 1:50
 word aanvaar / afgekeur
 Oordopsigter
 Datum

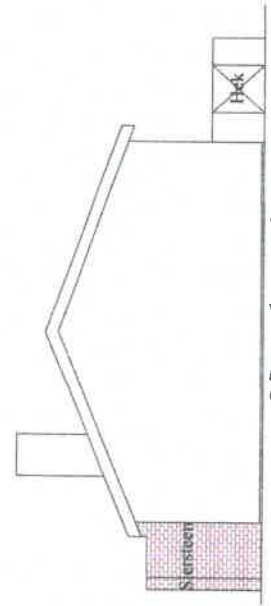
NOTA:
 Alle regulasies van plaaslike owerhede moet nagekom word.
 Kontrakteur is verantwoordelik om alle munisipale bouregulasie na te kom en te verstaan.
 Maats getiet voorkeur en moet gecontroleer word voor bouwerk begin.
 Alle bouwerk tussen bou grense.
 Alle afwykings moet met tekenaar gekommunikeer word.
 Alle bouwerk streng volgens NIBRC en SANS voorskrifte.
 Ingenieurs spesifikasie getiet voorkeur.
 Tersigplan ten alle tye op terrein.
 Terrein moet skoon gehou word gedurende bouwerk.
 Water en elektrisiteitsaansluiting moet gedoen word voor bouwerk mag begin.

Beskrywing:
Voorgestelde aanbouing vir
M & MQ Prins
Erf 2106
8 MEikohou
Pearly Beach Oord
Overstrand Munisipaliteit

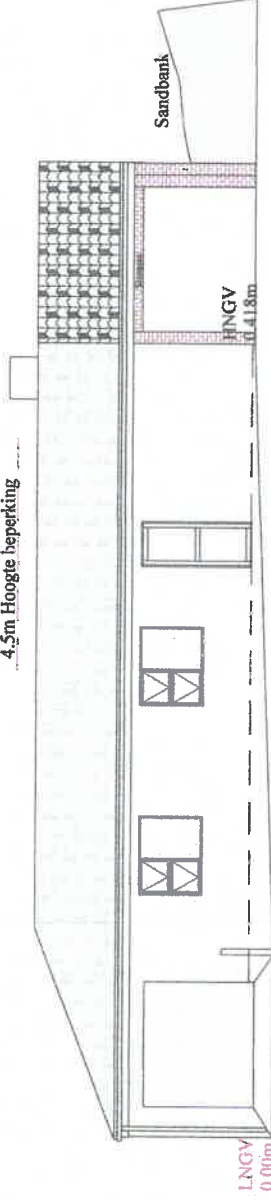
Tekening nr: 0255/17
 Tekening: Snit A-A
 Skaal: 1- 50 (A3)
 Blad: 3 van 3
 Datum: 19/10/2022

Plan geteken deur:
 Jacobus A van Staden
 3 Saeengans
 Perlemoenbaai
 Gansbaai
 Reg nr. D1661
 riaanvs38@gmail.com
 Tel; 082 929 8688

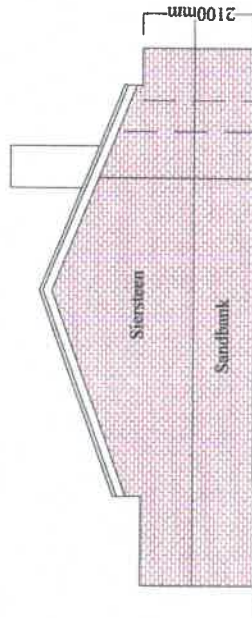
4.5m Hoogte beperking



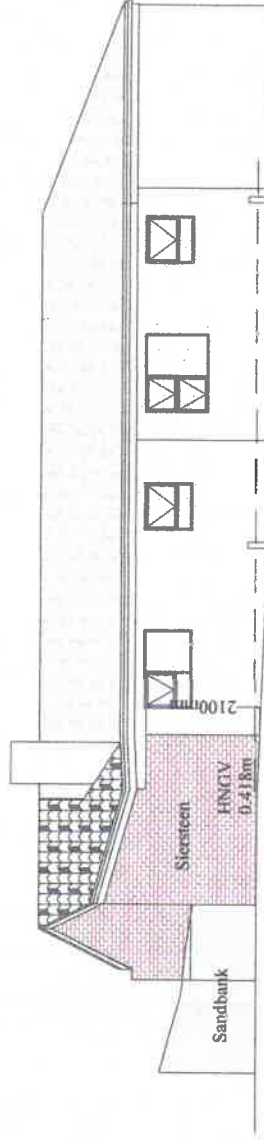
Noord aansig
Skaal 1 - 100



Wes aansig
Skaal 1 - 100



Suid aansig
Skaal 1 - 100



Oos aansig
Skaal 1 - 100

PEARLY BEACH STRANDDOORD

Bouplan, Erf No. 2106
word aangeleë en aangekeur

..... opsigter
..... Datum
15.5.23

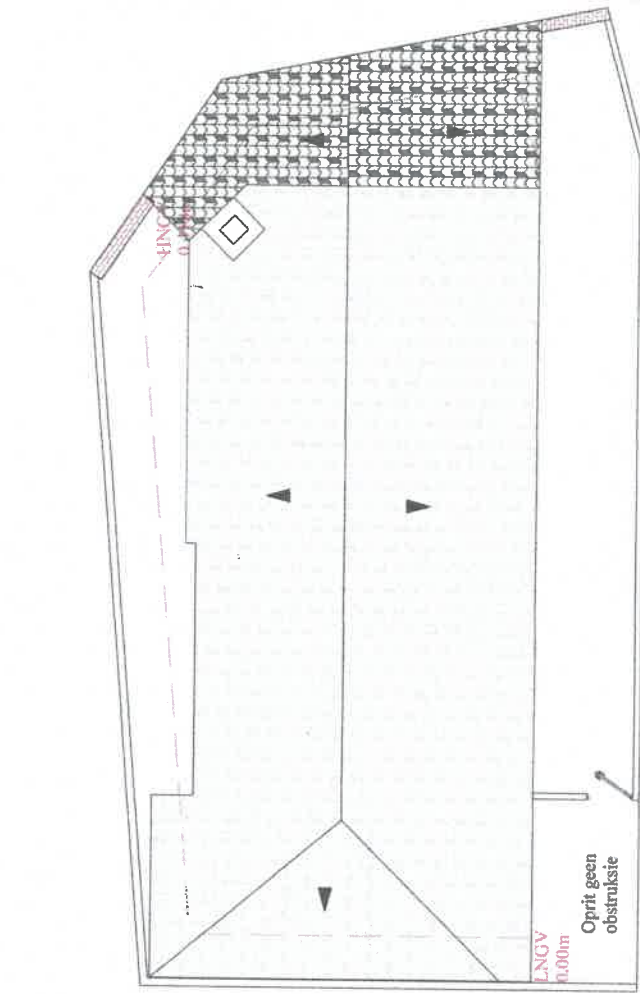
..... Oorbestuurder

NOTA:
Alle regulasie van plaaslike owerhede moet nagekom word.
Kontraakteur is verantwoordelik om alle munisipale bouregulasie na te kom en te verstaan.
Mees getiet voorkeur en moet gekontroleer word voor bouwerk begin.
Alle bouwerk tussen bou grense.
Alle afwykings moet met tekennar gekommunikeer word.
Alle bouwerk streng volgens NHBRC en SANS voorkeure.
Ingenieus spesifikasies getiet voorkeur.
Terreinplan ten alle tye op terrein.
Terrein moet skoon gehou word gedurende bouwerk.
Water en elektrisiteitsaansluiting moet geboen word voor bouwerk mag begin.

Beskrywing:
Voorgestelde aanbouing vir M & MQ Prins Erf 2106 8 MEIKOHOUT Pearly Beach Oord Overstrand Munisipaliteit

Tekening nr: 0255/17
Tekening: Aansigte
Skaal: 1 - 100 (A3)
Blad: 2 van 3
Datum: 19/10/2022

Plan geteken deur:
Jacobus A van Staden
3 Sneeuwgaans
Perlemoenbaai
Gansbaai
Reg nr. D1661
riaanvs38@gmail.com
Tel: 082 929 8688



Vloerplan
Skaal 1 - 100

- Dubbel muurprop
- Enkel muurprop
- Ligskakelaar
- Plafonlig
- Buitelig 10 W
- TV punt
- DB hord

NOTA:
 Alle regulasies van plaaslike owerhede moet nagekom word.
 Kontrakteur is verantwoordelik om alle munisipale boudingasie na takom en te verslaan.
 Nutsa jentia voorkour en moet gekompleer word voor bouwerk begin.
 Alle bouwerk tussen bou grense.
 Alle atyktinga moet met tekmar gekommuniteer word.
 Alle bouwerk streng volgen NHBRC en SANS voorstella.
 Ingenieurs spesifisitasie geniet voorkour.
 Termpplan ten alle tye op te rein.
 Terrein moet skoon gebou word gedurende bouwerk.
 Waar en elektrisitasie aansluiting moet gedoen word voor bouwerk mag begin.

Erf plan
Skaal - 1 100



PEARLY BEACH STRANDOORD

Bouplan, Erf No. 2106
 word aangeleef / afgekeur
 Oordopsigter
 Oordbestuurder
 15.5.23 Datum

Beskrywing:
 Voorgestelde aanbouing vir
 M & MQ Prins
 Erf 2106
 8 MELKOHOUT
 PEARLY BEACH OORD
 Overstrand Munisipaliteit

Tekening nr: 0255/17
 Tekening: Vloerplan
 Skaal: 1- 100 (A3)
 Blad: 1 van 3
 Datum: 19/10/2022

Woning 102,38 vkm
 Aanbouing 21,46 vkm
 Totaal 123,84
 Erf 177 vkm
 Dekking 69,96%

Stormwater rigting



Plan geteken deur:
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 rjaanvs38@gmail.com
 Tel: 082 929 8688