

**ERF 10570, 153 TENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR DEPARTURE: MESSRS SENSE ARCHITECTS (PTY) LTD ON BEHALF OF FILIGRO
(PTY) LTD**

Notice is hereby given in terms of Section 48, read with Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020, (By-Law) that an application has been received for a departure to relax the western lateral building line from 2m to 1m, in order to accommodate an access staircase.

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 20 January 2023**, 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 10570, TIENDESTRAAT 153, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA:
AANSOEK OM AFWYKING: MNRE SENSE ARCHITECTS (EDMS) BPK NAMENS FILIGRO (EDMS) BPK**

Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek om afwyking ontvang is om die westelike lateraleboulyn vanaf 2m na 1m te verslap ten einde 'n toegangstrap 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 / (e) alida@overstrand.gov.za) voor of op **20 Januarie 2023**, 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.

**I-SIZA 10570, 153 TENTH STREET, VOËLKLIP, HERMANUS, UMMAMANDLA KAMASIPALA WASE-
OVERSTRAND: ISICELO SOKUPHAMBUKA: MESSRS SENS ARCHITECTS (PTY) LTD EGAMENI LIKA
FILIGRO (PTY) LTD.**

Isaziso siyanikezelwa ngokwemigaqo yeCandelo lama-48, elifundwa kunye neCandelo le-16(2)(b) loMthetho kaMasipala kaMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020, (uMthetho kaMasipala) sokuba isicelo sifunyenwe sokunduluka ukuya kuMasipala waseOverstrand. khulula umda wesakhiwo osecaleni ongasentshona ukusuka kwi-2m ukuya kwi-1m, ukuze kulungiselelwe izinyuko zokungena.

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 alo Mthethwana zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngolu suku okanye ngaphambi kwalo **23 EyoMqungu 2023** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungafonela **Mnu P Roux** 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 PLAN: ERF 10570, 153 TENTH STREET, VOËLKLIP





Sense Architects (Pty) Ltd

Stellenbosch

7600

Reg. Nr. 2018/072984/07

2022-09-13

Overstrand Municipality
Department: Town and Spatial Planning

Dear Sir/Madam

APPLICATION FOR PERMANENT REGULATION DEPARTURE: ERF 10570, VOELKLIP, HERMANUS –

Previously approved Plan number:
43225

Applicant/Owner's details

Anneen Botha-Bohmer (Prof. Architect) on behalf of Mr. Smal (on behalf of Filigro (Pty) Ltd))

Erf number

Erf 10570

Location Plan and physical address:

Corner of 10th Street and 9th Avenue, Voëlklip, Hermanus



PURPOSE OF THE APPLICATION

For the permanent departure in terms of SECTION 16 of the Overstrand Municipality By-Law on Municipal Land Use Planning:

1. Section 16(2)(b) – Permanent departure from the provisions of the zoning scheme for erven larger than 400m²: To permit a portion of a building (access stairs) to be constructed over the 2m common building line (western erf boundary) up to 1.0m from the erf boundary line, for part thereof, as indicated on the attached plans. ONLY FROM LEVEL 2 of the house.

1 SITE DETAIL AND PARAMETERS

The property is referred to in the Title Deed as **Erf 10570, Hermanus**.

The property is **496m²** in extent and is sited on the corner of 10th street and 9th Avenue, Voelklip.

Access to the property is obtained directly off 9th Avenue on the eastern side of the property. There are existing dwellings on the neighboring properties – Erf 2691 (west) and 2692 (south).

The property is zoned for **Single Residential (SR1) 400m² and greater** development.

In terms of the title deeds of the property, there are no restrictive conditions that might prevent the proposed departure and subsequent development (refer to the Title Deed included in the application and Conveyance certificate).

As per the **Overstrand Municipal Land Use Scheme, 2020**, the following developmental parameters apply to this property and to this application:

Land unit area (m ²)	Coverage	Max. height above base level	Street boundary building line: garage	Street boundary building line: Corner plot	Common boundary building line
400m ² and greater	50%	8.0m	4.0m ²	4.0m ² on 10 th Street 3.0m ² on 9 th Avenue – property average depth less than 20m	2.0m (south and west)

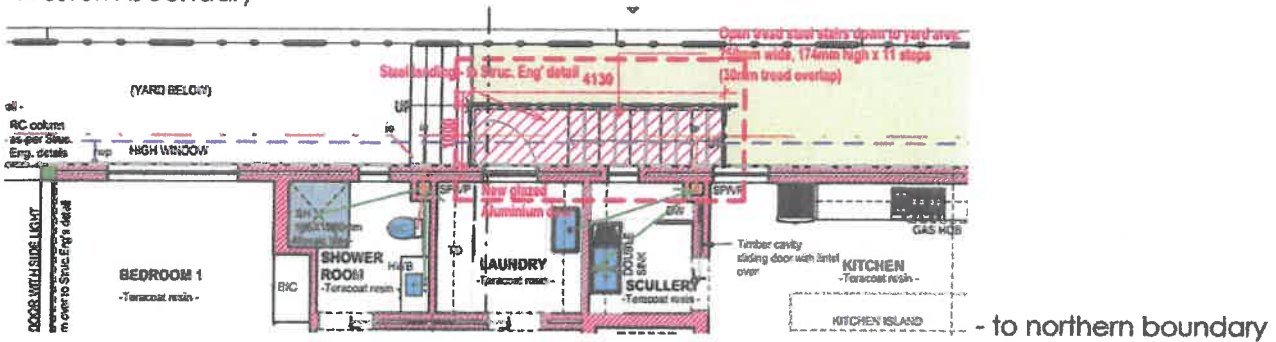
Supporting documentation:

a)	Town & Spatial planning application form (2022/2023)	Completed and attached
b)	Power of Attorney	Sense Architects (Pty) Ltd on behalf of Mr. Henty Smal (on behalf of Filigro (Pty) Ltd
c)	Property Concerned	Erf 10570, Voelklip, Hermanus
d)	Extent	496m ²
e)	Title Deed	T12027/2021
f)	Existing Zoning	Single Residential (SR1)
g)	Trust Resolution	Provided by Filigro (Pty) Ltd
h)	Bondholder's consent	Provided by Netbank
i)	Conveyance's certificate	Provided by Mansions Inc.
j)	Building plans	Attached
k)	Previous approval letter	Attached

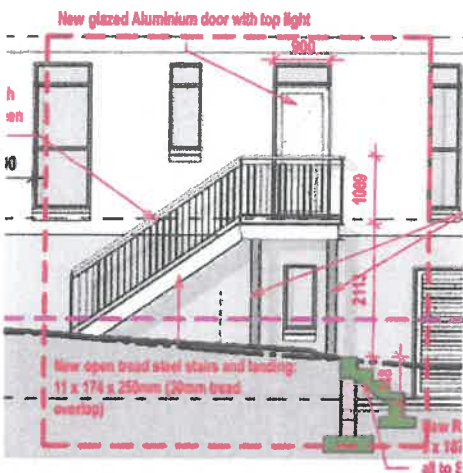
2 MOTIVATION

The purpose of the application is to apply for the relaxation of the western boundary building line restriction from 2.0m to 1.0m for a section thereof. This is to provide the homeowner with a more direct access from the laundry room (Level 2) to the drying yard on Level 1 – the lowest level. Level 2 – ground floor – is in line with the natural ground level on the northern side of the property.

Western boundary



The encroachment will only be by way of low profile uncovered steel landing and staircase (see below). The purpose is not to provide any kind of balcony as the design and layout of the house provides for balconies to the south and north side of the property - south side only by way of covered balconies and north side by way of covered balconies and ground floor outside braai area towards 10th Street.



The purple line represents the 'base level' of the site.

The privacy of the directly affected property (Erf 2692) on the western side, will not be negatively impacted as they live to the opposite side of their property and the proposed staircase is just an access passage to the lower level. Erf 2692's drying- and service yard area is located on this boundary as can be seen in the photo below.



The proposal does not affect any sea view lines from, or cause lack of daylight to the neighboring property.

No municipal or private services from the neighboring property will be affected. There will be no impact on provision of future municipal or engineering services or devalue any of the surrounding properties.

It is our view that the proposed relaxation of part of the building line from 2.0m to 1.0m, will not negatively affect the neighboring properties or surrounding area and therefore also attach to the effect the neighbors' approvals for the proposal.

We therefore trust that you will favorably consider this application.

Yours sincerely

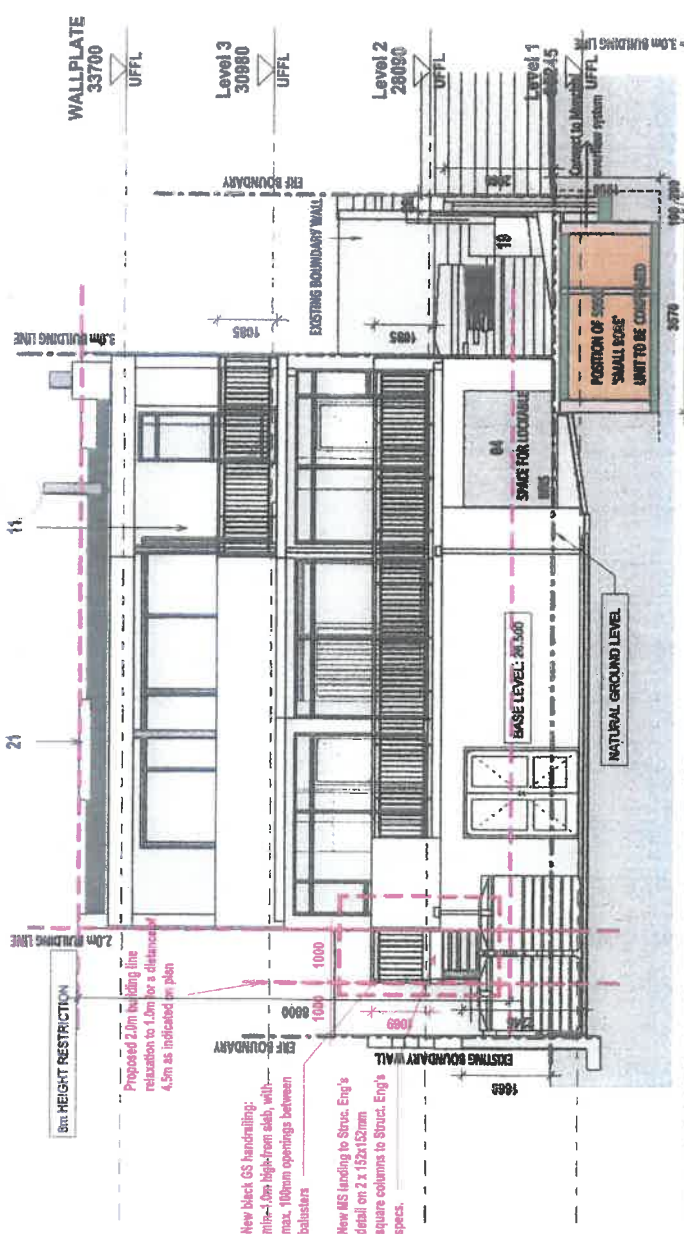
Anneen Botha-Bohmer

Professional Architect (SACAP #6551)

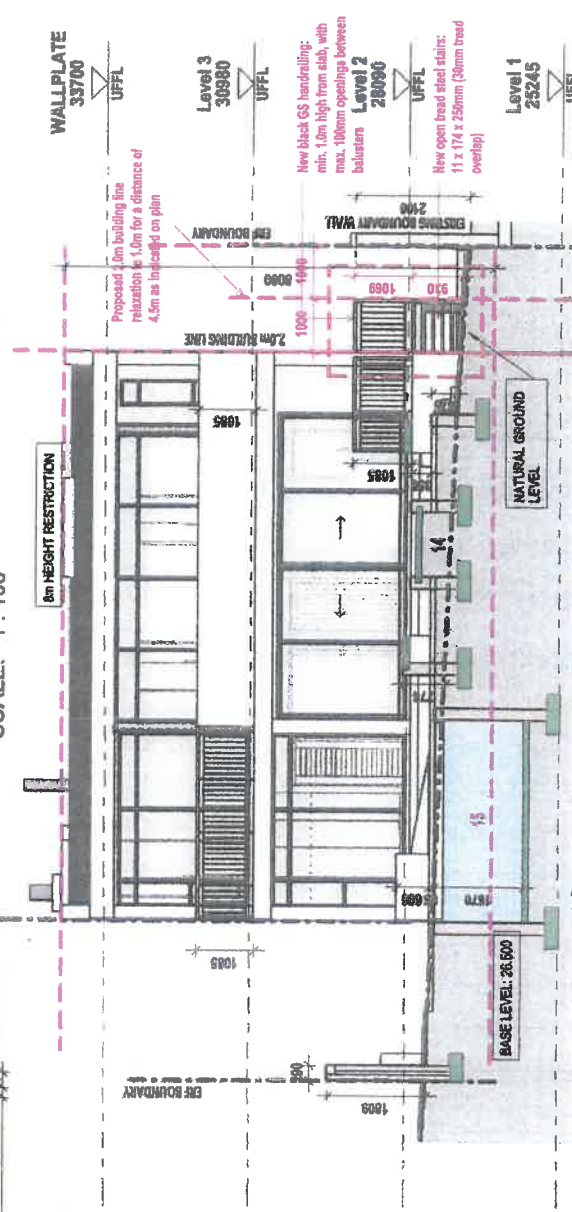
T: 071 4623 136

www.sensearchitects.co.za





SOUTH ELEVATION Departure
SCALE: 1 : 100



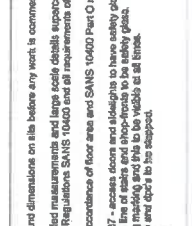
NORTH ELEVATION Departure
SCALE: 1 : 100

NO.	DATE	DESCRIPTION
0	15/02/2019	Departure application
1	13	

General Notes

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Planned dimensions to be taken in accordance to National Building Regulations, SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
3. All glazing to comply with requirements of SANS 0137 - access doors and sashings to have safety glass. Windows lower than 800mm above floor, windows lower than 1000mm above pitch line of stairs and shop-fronts to be safety glass.
4. All window, partition and door frames to be fixed with concrete and 4024 to be supported.
5. No part of construction may encroach building lines.
- 6.
- 7.

CLIENT:
HENTY & LINDA SIMAL



PROJECT TITLE:
DEPARTURE APPLICATION FOR ERF 10570, HERMANUS

DRAWING TITLE:
North & South Elevation

PROJECT NO.	DATE	SCALE
4075	15/02/2019	1 : 100
0	13	

COUNCIL SUBMISSIO

This drawing and all the information contained therein shall be the property of the Architect and shall not be used or altered in any way without the written consent of the Architect.