

**ERF 6142, 141 SIXTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA:  
APPLICATION FOR DEPARTURE: S BLOEM ON BEHALF OF J.S BLOEM**

Notice is hereby given in terms of Section 48 read with Section (16)(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for a departure applicable to Erf 6142, Hermanus for the following:

- to encroach the lateral building line from 2m to 0m to accommodate a new built-in braai and pergola, and
- to encroach the permissible height restriction applicable to boundary walls from 2,1m to 2,3m.

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 must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and be submitted at the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **26 March 2021** quoting your name, address and contact details, interest in the application, as well as the reasons for comment. 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 6142, SESDESTRAAT 141, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK  
OM AFWYKING: S BLOEM NAMENS J.S BLOEM**

Kennis word hiermee gegee ingevolge Artikel 48 saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir n afwyking van toepassing op Erf 6142, Hermanus vir die volgende:

- verslapping van die laterale boulyn vanaf 2m na 0m om 'n ingeboude braai en pergola te akkommodeer, en
- verslapping om die toelaatbare hoogtebeperking van toepassing op die grensmure vanaf 2,1m tot 2,3m te oorskry.

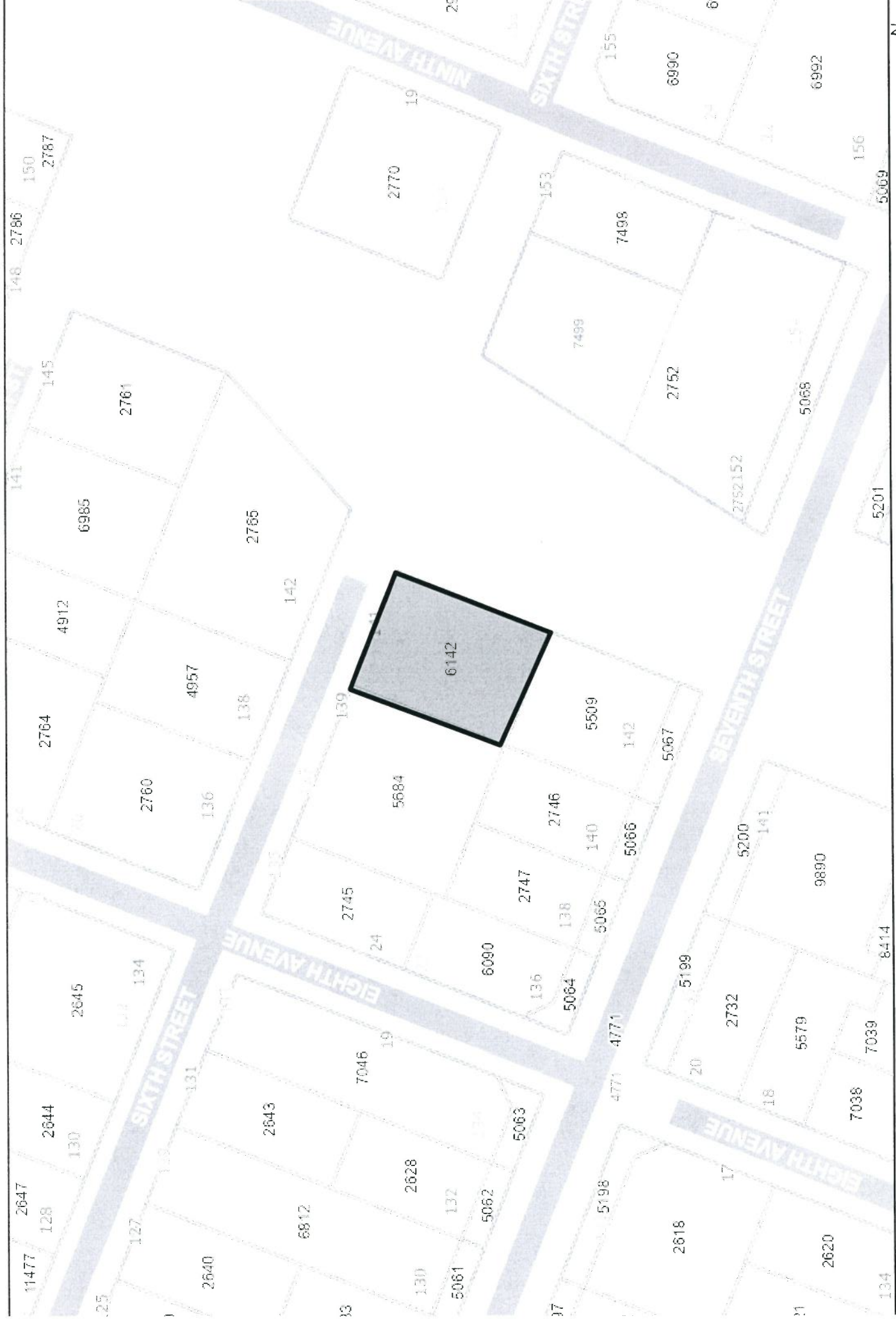
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige skriftelike kommentaar op die voorstel moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **26 Maart 2021**, met vermelding van u naam, adres, kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. 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 6142, 141 SIXTH STREET, VOËLKLIP, HERMANUS, UMMANDLA WOMASIPALA WASE-  
OVERSTRAND: ISICELO SOPHAMBUKO: S BLOEM EGAMENI LIKA-J.S BLOEM**

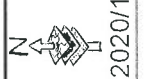
Isaziso sikhutshwa ngokwemiqathango yeCandelo 48 elifundwa kunye neCandelo 16(2)(b) loMthetho oYilwayo woMasipala waseOverstrand oLungisiweyo ongokuSetyenziswa koMhlaba kaMasipala, 2020 (UMthetho kaMasipala) sokokuba isicelo sifunyenwe sokuphambuka esisebenza kwiSiza esinguNombolo 6142, eHermanus kulungiselelwa okulandelayo:

- ukungenela kumda osecaleni lesakhiwo ukususela kwi-2m ukuya kwi-0m ukulungiselela ulwakhiwo lwendawo yokojela inyama engaphakathi kunye nenqwaqwa leentyatyambo, kunye
- ukungenela kothintelo lomphakamo ovunyelweyo osebenzayo kudonga lweyadi ukususela kwi-21m ukuya kwi-2.3m.

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 Mthetho zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngolu suku okanye ngaphambi kwalo koLwesithathu, **26 uMatsi 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungfaneli **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.



ERF 6142, 141 6TH STREET, VOELKLIP



Date: 2020/1



ERSTRAND MUNICIPALITY



TP - A Theart  
(P Roux)

JS Bloem  
Erf 6142  
141 Sixth Street  
Hermanus  
7200

Amended 14 Dec 2020  
19 November 2020

Petrus Roux  
Town Planning  
Overstrand Municipality  
Aberdeen Street  
Hermanus  
7200

Dear Petrus,

**RECTIFICATION AND MOTIVATION OF UNAUTHORISED BUILDING WORK**

This letter serves as motivation and to show cause for the legalisation of unauthorised building work in the existing west terrace at Erf 6142, Voëlklip. The new boundary wall extension, new built-in braai, and new translucent sheeting unto an existing 19m<sup>2</sup> pergola structure, stretch beyond the legal building line and the boundary wall height restrictions for this erf. The building work was conducted in mid-2019 and would also still need to go through the building application process for approval.

The four main motivators behind this building work were, firstly, to reduce the risk of an open fire with a mobile braai close to a green belt. Secondly, as a female-only<sup>1</sup> household, in desperation to deal with some traumatic incidences with baboons in the last couple of years, the aim was to create a safe outside space to allow my elderly mother of 92 and my small grandchildren to enjoy without the risk of being overpowered and or traumatised by another baboon encounter. Thirdly, this was to improve privacy between neighbours. Adjacent to our existing west terrace is a 1-meter gap to the neighbour's house, that the neighbours use as a laundry and service yard, and recently (end of 2007) extended their footprint, adding another bedroom with a window overlooking our west terrace. To create more privacy, we grew a vine over the pergola but this in return became a nuisance to the neighbour's laundry line and also did not create enough privacy into our living space and west terrace. And fourthly, the existing west terrace has always been used for social gatherings and or braaiing with a mobile braai, (to prevent green belt fires on the east side). The new building work of the former open west terrace is a more desirable solution for noise and braai smoke that was a nuisance to the neighbours. Therefore, creating such a safe space for all took some neighbourly considerations, structural best practice and unfortunately, I was misinformed and ignorant about the legal limitations of creating such a space.

<sup>1</sup> It is a known fact that baboons do not respect or listen to female humans.

FILE NO:	EL 6142- HVK
SCAN NO:	HVK 6142
COLLABORATOR NO:	1489439

15 DEC 2020

**Motivational Report:**

According to the character of Voëklip and Schedule 2 of the Overstrand Municipality Land Use Scheme 2020, the height restrictions of boundary walls are 2100mm, the lateral building lines are 2000mm and the footprint coverage are within 50% of the erf size. In this application, the building line on the west boundary was encroached up to the boundary wall from 2000mm to 0mm and the boundary wall was extended from 1800mm to 2300mm high, encroaching the height restriction from 2100mm -2300mm (within the same 4-meter line), a built-in braai of 1625mm wide with chimney of 4375mm high was build right next to the boundary wall. The new footprint increased the existing coverage of 25,7% by 2,6% to 28,3%. Galvanized panels with timber latte spaced at 70mm apart were introduced and translucent IBR sheeting covering the existing west terrace pergola structure, to stop any baboon access.

By considering the *proposed development*, the erf is zoned in the Land Use Scheme, but the building work does not affect the zoning for *forward planning*, also, no *municipal engineering services*, or other infrastructure have been obstructed or affected according to the By-laws or Strategic documents, neither were *other laws* affected. This addition will also contribute to the *character of the environment* and the *desirability of the proposed utilisation* through better neighbourly privacy and green belt preservation through reduced accidental fire hazards. The building work is too small to have any effect on *spatial justice, spatial sustainability, efficiency, spatial resilience* or a hindrance of *good administration* towards social, economic, financial or environmental impacts of a development.

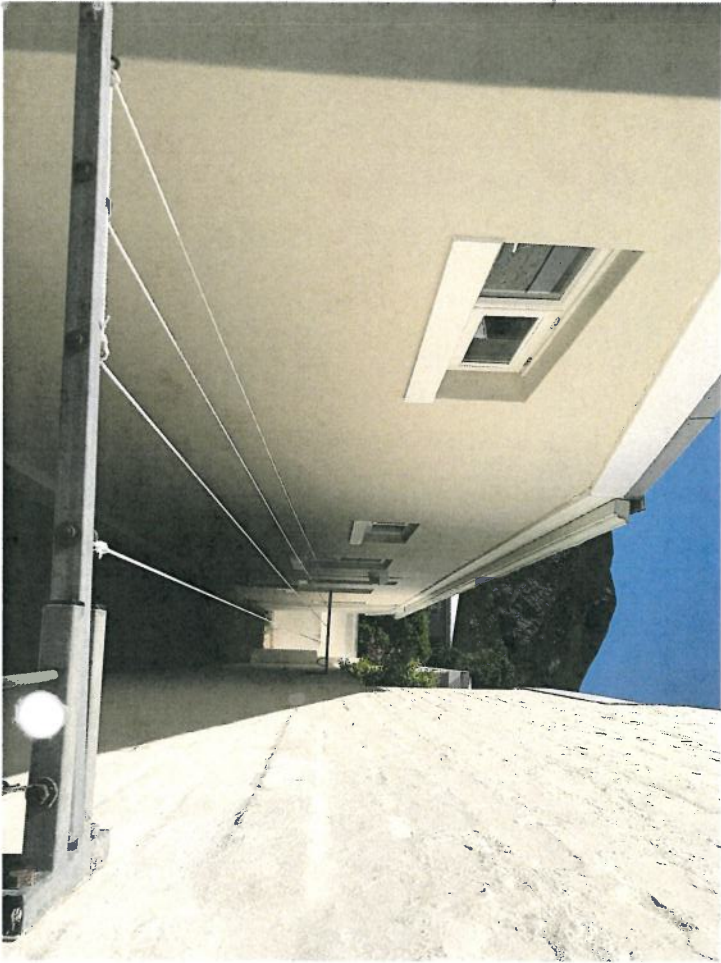
I hope these motivations produced satisfactory grounds for an application to waiver building line limitations for this section on the west boundary of ERF 6142.

Kind Regards,

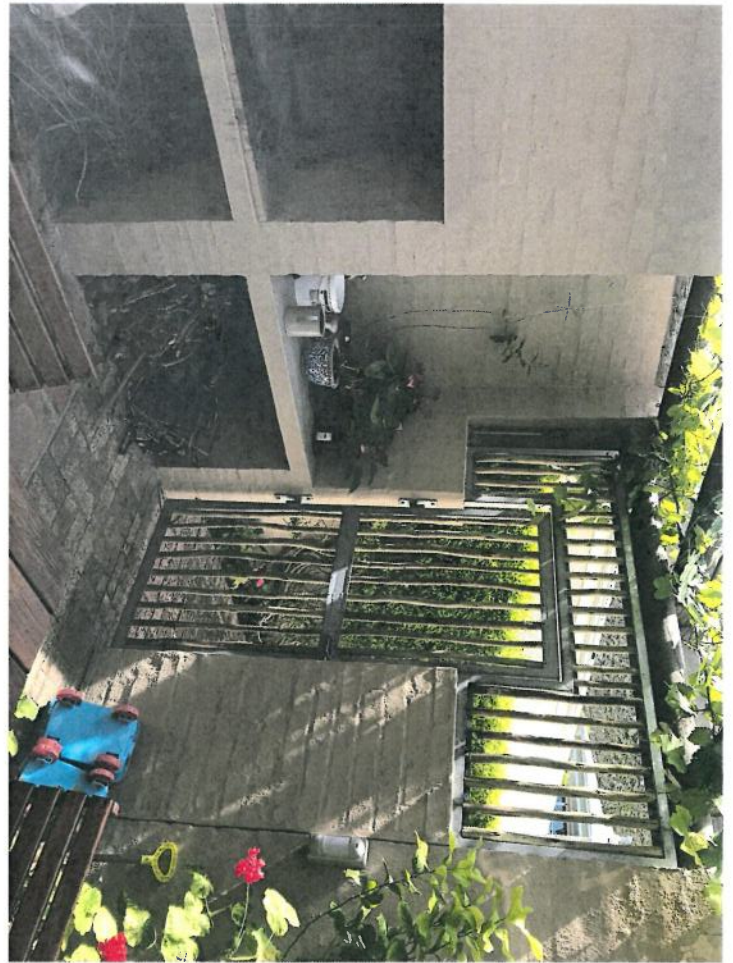


JS BLOEM  
ERF 6142

BOUNDARY BTW ERF 56&1



NEW BUILDING WORK A



NEIGHBOUR  
R  
R  
ERF 6142

C



B



