

**ERF 12232, 312 MAIN ROAD, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: HILL GREYLING BUILDING CONSTRUCTION CC ON BEHALF OF A LOUBSER**

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) in order to relax the eastern lateral building line from 2m to 0m to accommodate a covered walkway.

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](mailto:alida@overstrand.gov.za)) on or before **Friday, 25 June 2021**, 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 12232, MAIN ROAD 312, EASTCLIFF, HERMANUS, OVERSTRAND MUNISIPALE AREA : AANSOEK OM AFWYKING : HILL GREYLING BUILDING CONSTRUCTION CC NAMENS A LOUBSER**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek om afwyking ontvang is in terme van Artikel 16(2)(b) ten einde die oostelike laterale boulyn vanaf 2m tot 0m te verslap om 'n onderdak loopgang 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](mailto:alida@overstrand.gov.za)) voor of op **Vrydag, 25 Junie 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mr. 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 12232, 312 MAIN ROAD, EASTCLIFF, HERMANUS, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: HILL GREYLING BUILDING CONSTRUCTION CC EGAMENI LIKA-A LOUBSER**

Isaziso sikhutshwa ngokwemiqathango yeCandelo 48 loMthetho oYilwayo oLungisiweyo woMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) sokokuba isicelo sifunyenwe ngokwemiqathango yeCandelo 16(2)(b) sokuphambuka ukuze kunyenyiswe umda ongasempuma ongasesitalatweni wesakhiwo ukususela kwi-2m ukuya kwi-0m ukulungiselela ulwakhiwo lwendawo yoluhamba enophahla.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure yesi-08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngamhla okanye ngaphambi kumhla, **25 uJuni 2021**, 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 yomnxeba 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.



TP. n. Theart  
(I.I. Olivier)



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22.10.20

Overstrand Town Planning

FILE NO:	EF 12232 ✓
	Eastcliff Hermanus
SCAN NO:	HEC 12232
COLLABORATOR NO:	1491591

**Motivational Report: Residence Erf 12232 Hermanus:**  
**Application for a Pergola in the East side space**

**(A) Proposed Development**

Application for a proposed covered walkway in the 2000 East side space of an approved Residence, currently under construction. This project aims at resembling the positive vernacular of Cape Architecture without repeating the dominance of the traditional Baroque "flashy" show of the Cape Dutch gable (ref: erf 12235 next door!) It rather refers to a deconstructed human scale- almost a village feeling- and the feeling of a traditional Cape yard. The traditional farm house roof is used to exploit transparency- linking visibility of mountain and ocean, visually and intellectually- with the modern gable end facing the sea, and the smaller, traditional one facing the "public space", River drive. The Residence will be entered from River drive, via a sliding motor/pedestrian gate. Owners will drive into the double garage, and then access the front door on foot. The owners are senior citizens, with an elderly, wheelchair bound mother living with them. A covered walkway from garage to house in the 2000 Eastern side space of the property would offer the required weather protection. Permission to construct this here would require a relaxation of the 2000 building line in the Eastern side space. Due to the extreme narrowness of the stand (boundary dimension 15 740, building width 11 740), the building has been designed in a way which made it impossible to place the garage directly adjacent to the Residence. This required Pergola is in keeping with the character and scale of the Residence under construction.

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It is also in keeping with the surrounding Residential character, and the aesthetic intervention is minimal, offering a positive aesthetic to this Residence and Entrance garden.

**(B) Character of the Environment**

The character of the surrounding environment is Residential, and this proposed Pergola is in character with the Architecture. The adjoining Residence on erf 12235 is older than 60 years, and of Historical importance. The proposed development (pergola in side space) and residence under construction are of a more human scale and the aesthetic intervention is minimal, being behind the shared boundary wall, and totally invisible the adjoining neighbour on erf 1368.

**(C) Desirability of the proposed Utilisation** - not applicable

**(D) Investigations**-Not applicable

**(E) Impact of the Proposed Land Development** – not applicable

**(F) Consideration of forward planning and land use documents** - not applicable

**(G) Planning Principles** - not applicable

The intention of the Owner is to improve and enhance the infrastructure with this development.

Your kind consideration in this matter would be highly appreciated. Please don't hesitate to contact me, should there be any discrepancies or omissions. I would appreciate discussing the matter with you, thereby hopefully elucidating the issue.

Kind regards

(Ms) Gardiol Bergenthuin 082 803 2269 BERGENTHUIJN ARCHITECTS

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Kind regards

Johan en Gardiol Bergenthuin 083 455 2483 / 082 803 2269

BERGENTHUIJN ARCHITECTS

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09.11.20

## Overstrand Town Planning

### Additional information re:

### Motivation East Pergola New Residence Erf 12232 Hermanus

To whom it may concern:

The covered pergola walkway in the 2 000 Eastern side space:

The clients are senior citizens, and require weather protection, when accessing their front door from the garage. A much-needed covered walkway would offer the required rain protection.

Due to the extreme narrowness of the stand (boundary dimension 15 740, building width 11 740), the building has been designed in a way which made it impossible to place garage directly adjacent to residence. The clients therefore have to walk between house and garage, and rain protection would be great!

The aesthetic intervention is minimal, and totally invisible to neighbours. It offers a positive aesthetic to the entrance garden and residence.

Your kind consideration in this matter would be highly appreciated

Kind regards

Johan en Gardiol Bergenthuin 083 455 2483 / 082 803 2269

BERGENTHUIIN ARCHITECTS

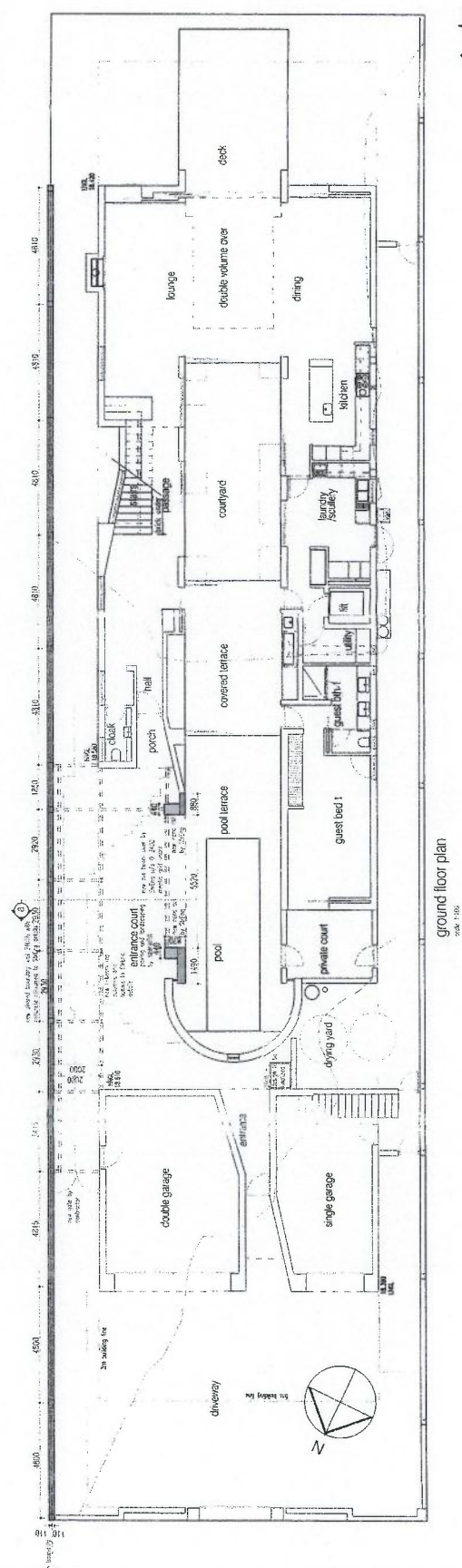
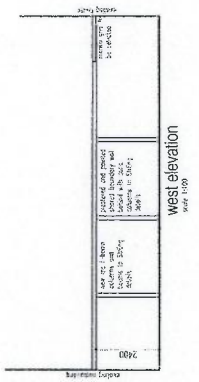
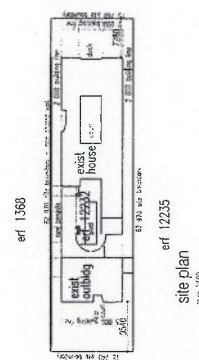
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ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE.  
 ANY VARIATION IN DIMENSIONS OR LEVELS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
 THE DECISION ON THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECT.  
 ALL DIMENSIONS AND BUILDING WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (SWITZERLAND).

AREAS:

total ground floor	934m <sup>2</sup>
existing building	154m <sup>2</sup>
new building	48m <sup>2</sup>
total area	522m <sup>2</sup>
total plot area	337m <sup>2</sup>
total plot height	23.3m
total building	25m
total plot area	337m <sup>2</sup>
total plot height	23.3m



proposed  
**Additions to Exist. Residence**  
 for  
**Owner**  
 on Erf 12332  
**Hermanus**

Scale: 1:100, 1:50, Date: 01.10.2020, Proj. no.: BA74/01P

Site  
 Ground Floor Plan, Elevation & Section  
 Site Plan

berghthuin  
 100 Avenue / Adelheidsbos, 7200  
 1311 930 430  
 1311 930 430  
 1311 930 430

A4/A3  
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AREAS:

1. ground floor	497m <sup>2</sup>
2. 1st floor	582m <sup>2</sup>
3. 2nd floor	455m <sup>2</sup>
4. 3rd floor	577m <sup>2</sup>
5. 4th floor	234m <sup>2</sup>
6. 5th floor	356m <sup>2</sup>
7. 6th floor	356m <sup>2</sup>
8. 7th floor	356m <sup>2</sup>
9. 8th floor	356m <sup>2</sup>
10. 9th floor	356m <sup>2</sup>
11. 10th floor	356m <sup>2</sup>
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15. 14th floor	356m <sup>2</sup>
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275. 274th floor	356m <sup>2</sup>
276. 275th floor	356m <sup>2</sup>
277. 276th floor	356m <sup>2</sup>
278. 277th floor	356m <sup>2</sup>
279. 278th floor	356m <sup>2</sup>
280. 279th floor	356m <sup>2</sup>
281. 280th floor	356m <sup>2</sup>
282. 281st floor	356m <sup>2</sup>
283. 282nd floor	356m <sup>2</sup>
284. 283rd floor	356m <sup>2</sup>
285. 284th floor	356m <sup>2</sup>
286. 285th floor	356m <sup>2</sup>
287. 286th floor	356m <sup>2</sup>
288. 287th floor	356m <sup>2</sup>
289. 288th floor	356m <sup>2</sup>
290. 289th floor	356m <sup>2</sup>
291. 290th floor	356m <sup>2</sup>
292. 291st floor	356m <sup>2</sup>
293. 292nd floor	356m <sup>2</sup>
294. 293rd floor	356m <sup>2</sup>
295. 294th floor	356m <sup>2</sup>
296. 295th floor	356m <sup>2</sup>
297. 296th floor	356m <sup>2</sup>
298. 297th floor	356m <sup>2</sup>
299. 298th floor	356m <sup>2</sup>
300. 299th floor	356m <sup>2</sup>
301. 300th floor	356m <sup>2</sup>
302. 301st floor	356m <sup>2</sup>
303. 302nd floor	356m <sup>2</sup>
304. 303rd floor	356m <sup>2</sup>
305. 304th floor	356m <sup>2</sup>
306. 305th floor	356m <sup>2</sup>
307. 306th floor	356m <sup>2</sup>
308. 307th floor	356m <sup>2</sup>
309. 308th floor	356m <sup>2</sup>
310. 309th floor	356m <sup>2</sup>
311. 310th floor	356m <sup>2</sup>
312. 311st floor	356m <sup>2</sup>
313. 312nd floor	356m <sup>2</sup>
314. 313rd floor	356m <sup>2</sup>
315. 314th floor	356m <sup>2</sup>
316. 315th floor	356m <sup>2</sup>
317. 316th floor	356m <sup>2</sup>
318. 317th floor	356m <sup>2</sup>
319. 318th floor	356m <sup>2</sup>
320. 319th floor	356m <sup>2</sup>
321. 320th floor	356m <sup>2</sup>
322. 321st floor	356m <sup>2</sup>
323. 322nd floor	356m <sup>2</sup>
324. 323rd floor	356m <sup>2</sup>
325. 324th floor	356m <sup>2</sup>
326. 325th floor	356m <sup>2</sup>
327. 326th floor	356m <sup>2</sup>
328. 327th floor	356m <sup>2</sup>
329. 328th floor	356m <sup>2</sup>
330. 329th floor	356m <sup>2</sup>
331. 330th floor	356m <sup>2</sup>
332. 331st floor	356m <sup>2</sup>
333. 332nd floor	356m <sup>2</sup>
334. 333rd floor	356m <sup>2</sup>
335. 334th floor	356m <sup>2</sup>
336. 335th floor	356m <sup>2</sup>
337. 336th floor	356m <sup>2</sup>
338. 337th floor	356m <sup>2</sup>
339. 338th floor	356m <sup>2</sup>
340. 339th floor	356m <sup>2</sup>
341. 340th floor	356m <sup>2</sup>
342. 341st floor	356m <sup>2</sup>
343. 342nd floor	356m <sup>2</sup>
344. 343rd floor	356m <sup>2</sup>
345. 344th floor	356m <sup>2</sup>
346. 345th floor	356m <sup>2</sup>
347. 346th floor	356m <sup>2</sup>
348. 347th floor	356m <sup>2</sup>
349. 348th floor	356m <sup>2</sup>
350. 349th floor	356m <sup>2</sup>
351. 350th floor	356m <sup>2</sup>
352. 351st floor	356m <sup>2</sup>
353. 352nd floor	356m <sup>2</sup>
354. 353rd floor	356m <sup>2</sup>
355. 354th floor	356m <sup>2</sup>
356. 355th floor	