

**REMAINDER ERF 527, 3 MARINE DRIVE, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: SMART SOLUTION ARCHITECTURE & ARCHITECTURAL CONSULTANTS ON BEHALF OF HOFMEYER GESINSTRUST IT417/1997 (C)**

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 departure to do the following:

- relaxation of the street building line from 4.0m to 3.357m and 3.506m to accommodate the enclosure of the existing patio;
- relaxation of the western lateral building line from 2.0m to 1.198m to accommodate the enclosure of the existing patio; and
- relaxation of the western lateral building line from 2.0m to 1.488m to accommodate a new bathroom to the existing servant's room.

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 comments must be in writing to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **20 December 2021** quoting your name, address and contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to **Mr H Boshoff** 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 to formalize their comment.

**RESTANT ERF 527, MARINE RYLAAN 3, WESTCLIFF, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: SMART SOLUTION ARCHITECTURE & ARCHITECTURAL CONSULTANTS NAMENS HOFMEYER GESINSTRUST IT417/1997 (C)**

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 om afwyking ontvang is ten einde die volgende te doen:

- verslapping van die straatboulyn vanaf 4.0m na 3.357m en 3.506m om die bestaande patio te omsluit;
- verslapping van die westelike laterale boulyn vanaf 2.0m na 1.198m om die bestaande patio te omsluit; en
- verslapping van die westelike laterale boulyn vanaf 2.0m na 1.488m om 'n nuwe badkamer tot die bestaande bediendekamer te akkommodeer.

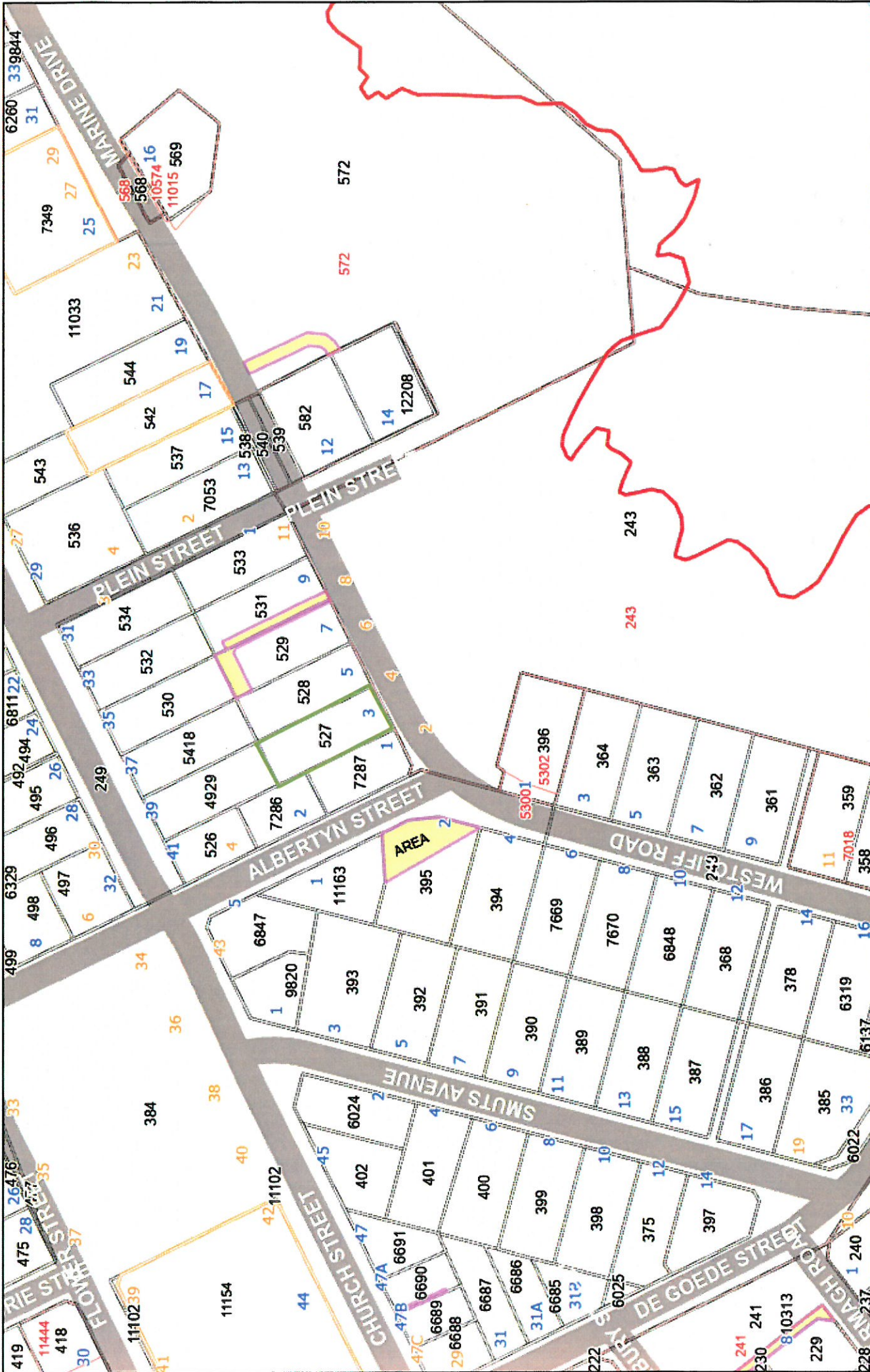
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende woensdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **20 Desember 2021**, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Mnr H Boshoff** 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 om hul kommentaar te formaliseer.

**INTSALELA YESIZA 527, 3 MARINE DRIVE, WESTCLIFF, HERMANUS, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOKUPHAMBUKA: SMART SOLUTION ARCHITECTURE & ARCHITECTURAL CONSULTANTS EGAMENI LE-HOFMEYER GESINSTRUST IT417/1997 (C)**

Isaziso siyanikezelwa ngokwemigaqo yeCandelo lama-48, lifundwa kunye neCandelo le-16(2)(b) loMthetho kaMasipala woLungiso loLungiso lukaMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) sokuba isicelo sifunyenwe sokunduluka ukuya kwenza. ezilandelayo:

- Ukucuthwa komda wesakhiwo sesitalato ukusuka kwisi-4.0m ukuya kwi-3.357m kunye ne-3.506m ukulungiselela indawo ebiyelweyo yepatio ekhoyo;
- Ukucuthwa komda wesakhiwo osecaleni osentshona ukusuka kwisi-2.0m ukuya kwisi-1.198m ukuze kulungiselelwe indawo ebiyelweyo yepatio ekhoyo; kwaye
- Ukunyenyiswa komda wesakhiwo osecaleni osentshona ukusuka kwi-2.0m ukuya kwi-1.488m ukulungiselela igumbi lokuhlambela elitsha kwigumbi lezicaka esele likhona.

linkcukacha eziphelileyo ngesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini, phakathi kwentsimbi yesi08:00 neye16:30 kwiSebe: Izicwangciso ngeDolophu, Paterson Street, Hermanus. Naziphi na izimvo zingangeniswa ngokwezibonelelo zeSolotyama lama51 nelama52 Omthetwhana kaMasipala (16 Paterson Street, Hermanus / (f) 028313-2093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi komhla **20 uDisemba (EyoMnga) 2021**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi siphakamiso nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa **kuMnu H Boshoff** ku 028-313 8900. UMasipala angala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwazi ukubhala nokufunda angandwendwela kwiSebe leZicwangciso ngeDolophu apho igosa likamasipala liza kumnceda afake izimvo zakhe ngokusemthethweni.



OVERSTRAND  
MUNICIPALITY

LOCALITY PLAN: ERF 527, WESTCLIFF



Date: 2021/11/18

# SMART SOLUTION ARCHITECTURE

and Architectural Consultants

PRINCIPAL: Ian Smith/a Smart Solution Architecture

Members of SACAP / CIA / and SAAT

028 125 0019  
admin@ssarc.co.za  
www.ssarc.co.za

Mail Collection 104, Hemel & Aarde Estate, Hermanus, 7200



OVERSTRAND MUNICIPALITY  
16 PATERSON STREET  
PO BOX 20  
HERMANUS  
7200

TO WHOM IT MAY CONCERN:

## MOTIVATIONAL LETTER

<b>Property location:</b>	Erf 527 3 Marine Drive Westcliff Hermanus 7200
<b>Property size:</b>	942.00m <sup>2</sup>
<b>Coverage permitted:</b>	50.00%
<b>Proposed coverage:</b>	24.69%
<b>Property zoning:</b>	Single Residential (SR1)
<b>Title Deed number &amp; date:</b>	T 000028793/2020

### A) PROPOSED DEVELOPMENT:

With reference to drawings (dd: 22-07-2021-Rev 01) attached to this application:

- I 0372/A3/01 - Locality Plan
- I 0372/A3/02 - Locality Plan
- I 0372/A1/03 - Site info
- I 0372/A1/04 - Site, Floor and Roof plan layout
- I 0372/A1/05 - Sections and elevations
- I 0372/A3/06 - South-east covered patio
- I 0372/A3/07 - New proposed bathroom - outbuilding

### Background:

The above-mentioned property has been in the family for decades, our clients (Hofmeyr Gesinstrust) has recently (November 2010) purchased the property from their parents. The dwelling home has mostly been used as a holiday house. The new owners (our clients) have been using the house on a more regular basis and the following has become a concern.

The property / existing dwelling are located on Westcliff Drive, the area has become more of an attraction over the past view years with more guest houses, restaurants, and other tourist attractions. More attractions lead to more people within the area.

With the latter in mind, it is unfortunate that these attractions also tend to attract characters / individuals to the area which causes issues.

The existing south covered patio being completely exposed due to its distance from the property boundary and sidewalk, it is a security and privacy risk as the covered patio is being used as a shelter for the homeless at times, also theft has become a big problem due to reasons stipulated above and various others.

As with similar buildings in the area we would like to propose to enclose the existing covered patio to ensure security and privacy from these characters / individuals.

For various reasons our clients might require a full-time caretaker, thus they would like to make provision for a bathroom to the existing caretaker's room. All as shown on drawing submitted with application.

**Proposed alterations and additions:**

**1. Existing south covered patio;**

Enclosed the existing south covered patio by means of new charcoal powder coated aluminium stack away-door which will mainly be used for security reasons when our clients aren't home and at nighttime. As these are the cornered periods of time when the existing covered patio is being used by these individuals. Refer to drawings attached to application.

**2. New bathroom to existing caretakers room;**

As mentioned above, a bathroom is required for the existing caretaker's room. The position of the proposed new bathroom is to have the bathroom interleading (to make use of existing entrance door) with a covered entrance.

**B) CHARACTER OF THE ENVIRONMENT:**

Erf 527 falls within a mixed used area with most of the properties registered as Single Residential 1 (SR1). Current Zoning scheming restrictions imposed on Erf 527 with property are as follows:

Street building line	4.0m
Side building lines	2.0m
Rear building lines	2.0m
Height restriction	8.0m from base level
Coverage	50%
Title Deed restrictions	n/a

Adjoining and surrounding dwellings are single and double storey dwellings some with architectural and heritage significance with average erf sizes of 700m<sup>2</sup> - 1100m<sup>2</sup>.

With the imposed 50% coverage permitted on most of the properties, the area is seen as a low-density area.

**C) DESIRABILITY OF THE PROPOSED UTILISATION**

The alterations made to the existing dwelling have no negative impact on any of the adjoining and surrounding properties.

**D) INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT TO THE CONSIDERATION OF THE APPLICANT.**

N/A - No laws/regulations other than the current Overstrand Zoning scheme, National building regulations and SANS 10400 regulations are applicable to the current application.

**E) THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES.**

- No additional services will be required.
- No alterations to existing services supplied by municipality to the dwelling are required.
- Proposed Alterations/additions have no impact on existing municipal services or future planning services.

**F) CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS**

Current application has no influence on forward planning for the property and/or surrounding properties.

**G) PLANNING PRINCIPLES**

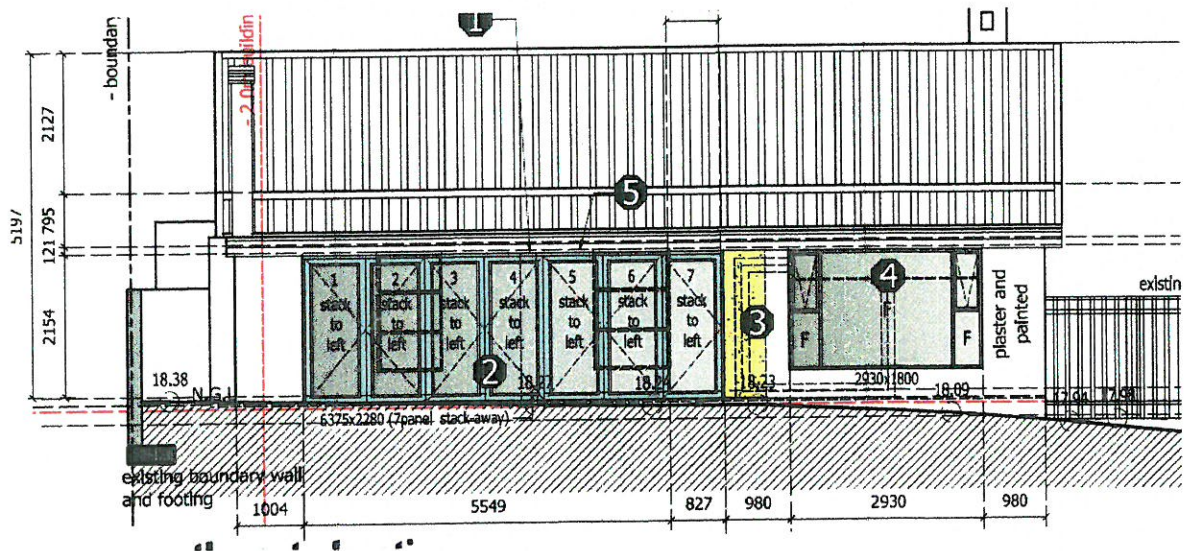
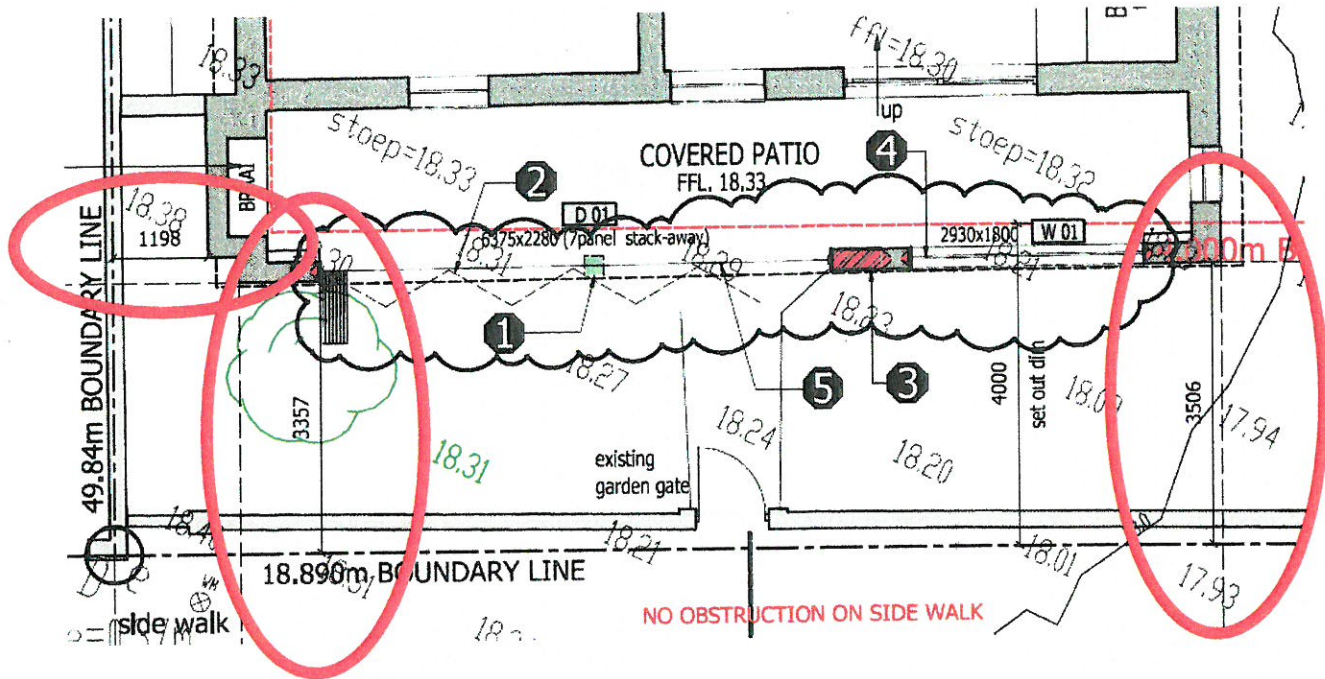
Not applicable to current application.

I / we would like to obtain approval and permission as required from Overstrand Town Planning Department to proceed with submission to Building Control Department for building plan approval for the building work as per drawings attached.

**REFER TO NEXT PAGE**

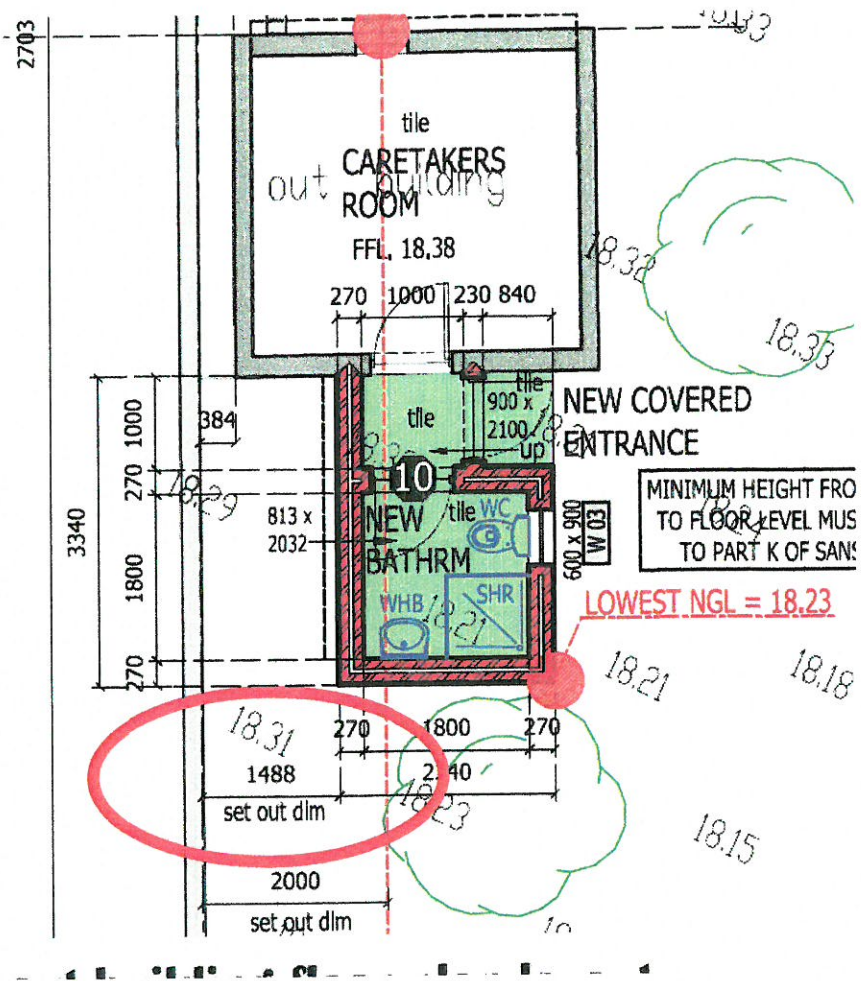
**Application:**

- Permanent relaxation** on the 4.0m street building line from 4.0m to 3.357m from 4.0m to 3.506m and on the 2.0m side building from 2.0m to 1.198m for the sole purpose of enclosing the existing covered patio for security / safety reasons.



**REFER TO NEXT PAGE**

2. **Permanent relaxation** on the 2.0m side building line from 2.0m to 1.488m to accommodate the new proposed bathroom and covered entrance for existing caretaker's room.



On behalf of our client, we hope you find the application favorable.

Yours truly,



D Swart / T: 028 125 0019 / C: 0796941728  
[dian@ssarc.co.za](mailto:dian@ssarc.co.za) / [www.ssarc.co.za](http://www.ssarc.co.za)





CONSTRUCTION NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS AND CODES OF PRACTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

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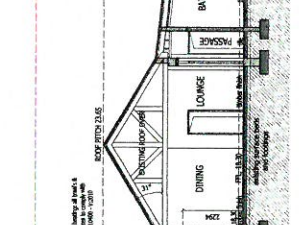
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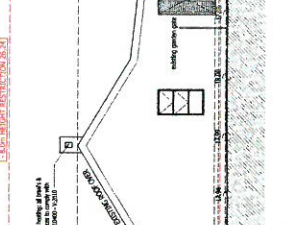
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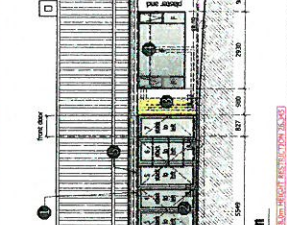
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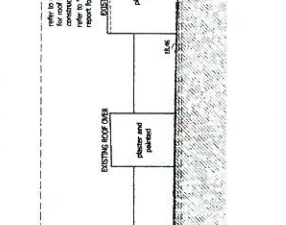
section a - a scale 1:100



north east elevation scale 1:100



south east elevation scale 1:100



north west elevation scale 1:100



south west elevation scale 1:100

Table with 2 columns: VARIATION NO., DATE, and DESCRIPTION. It lists minor amendments to the drawing.

Table with 2 columns: DRAWING STAGE and DRAWING NO. It lists the stages of the drawing: Council Submission, Separate Application, Sketch Proposal, Tender Drawing, Working Drawing.

Table with 2 columns: SITE RESTRICTIONS and ZONE APPLICABLE. It lists site restrictions like Street Building Line, Lateral Building Line, Rear Building Line, Height Restriction, and Title Deed Building Lines. It also lists applicable zones: Single Residential (SR1), Town Housing - Zone 1 (GR1), Town Housing - Zone 2 (GR2), Plats - Zone 3 (GR3 and GR4), and Residential Development (RD).

SMART SOLUTION ARCHITECTURE logo and contact information including phone number, email, and website.

PROJECT NAME: ALTERNATIONS AND ADDITIONS HOFMEYER GESINS TRUST 3 MARINE DRIVE WESTOLIFF, HERMANUS 7200

Table with 2 columns: DWG TITLE and DATE. It lists the drawing title as 'SECTIONS AND ELEVATION' and the date as '22-07-2021'.

Table with 2 columns: DRAWING NO. and REV. NO. It lists the drawing number as '10372/A1/05' and the revision number as '1'.

INSULATION NOTE: Insulation shall be installed in accordance with the relevant building regulations and standards. The contractor shall be responsible for ensuring that the insulation is installed correctly and in accordance with the relevant building regulations and standards.

CONCRETE WORKS TO ENGINEER DETAILS AND SPECIFICATIONS: All concrete works shall be in accordance with the relevant building regulations and standards. The contractor shall be responsible for ensuring that the concrete is poured and finished in accordance with the relevant building regulations and standards.

WATERPROOFING: All waterproofing shall be in accordance with the relevant building regulations and standards. The contractor shall be responsible for ensuring that the waterproofing is installed correctly and in accordance with the relevant building regulations and standards.

FOUNDATION: All foundation work shall be in accordance with the relevant building regulations and standards. The contractor shall be responsible for ensuring that the foundation is installed correctly and in accordance with the relevant building regulations and standards.

ROOFING: All roofing work shall be in accordance with the relevant building regulations and standards. The contractor shall be responsible for ensuring that the roofing is installed correctly and in accordance with the relevant building regulations and standards.

GENERAL: All work shall be in accordance with the relevant building regulations and standards. The contractor shall be responsible for ensuring that all work is completed in accordance with the relevant building regulations and standards.

Table with 2 columns: ROOF ASSEMBLIES and TOTAL WEIGHT ASSEMBLIES. It lists the roof assemblies and their total weights.

Table with 2 columns: REFER TO ENERGY IN BUILDING ASSESSMENT ATTACHED TO BUILDING PLANS. It lists the energy assessment details.

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**MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE CHECKED AND NOTED ON THESE DRAWINGS BEFORE COMMENCING WORK. FIGURED DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTIONS ARCHITECTURE AND COPYRIGHT THEREOF IS RESERVED BY THEM.**

REV. NO.	DATE	DESCRIPTION
01	22-07-2021	minor amendments

COUNCIL SUBMISSION	
DEPARTURE APPLICATION	
SKETCH PROPOSAL	
TENDER DRAWING	
WORKING DRAWING	

DRAWING STAGE:	
COUNCIL SUBMISSION	
DEPARTURE APPLICATION	
SKETCH PROPOSAL	
TENDER DRAWING	
WORKING DRAWING	

SITE RESTRICTIONS:	
STREET BUILDING LINE	4.00m
LATERAL BUILDING LINE	2.00m
REAR BUILDING LINE	2.00m
HEIGHT RESTRICTION	8.00m
TITLE DEED BUILDING LINES (see drawings) [RE]	

ZONE APPLICABLE:	
SINGLE RESIDENTIAL (SR1)	
TOWN HOUSING - ZONE 1 (GR1)	
TOWN HOUSING - ZONE 2 (GR2)	
FLATS - ZONE 3 (GR3) (SEE DRAWING)	
LESS FORMAL DEVELOPMENT (LFD)	

**SMART SOLUTIONS ARCHITECTURE**  
and ARCHITECTURAL CONSULTANTS  
115/117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 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