ERF 2359, 40 KRIGE STREET, ONRUS RIVER: APPLICATION FOR DEPARTURE: CONNECT ARCHITECTS (obo ONRUST TRUST)

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a departure in terms of Section 16(2)(b) to exceed the maximum height of a boundary wall from 2,1m to approximately 3,66m to accommodate for privacy purposes.

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) loretta@overstrand.gov.za) on or before **28 January 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. H Olivier** 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 2359, KRIGESTRAAT 40, ONRUSRIVIER: AANSOEK OM AFWYKING: CONNECT ARGITEKTE (nms ONRUST TRUST)

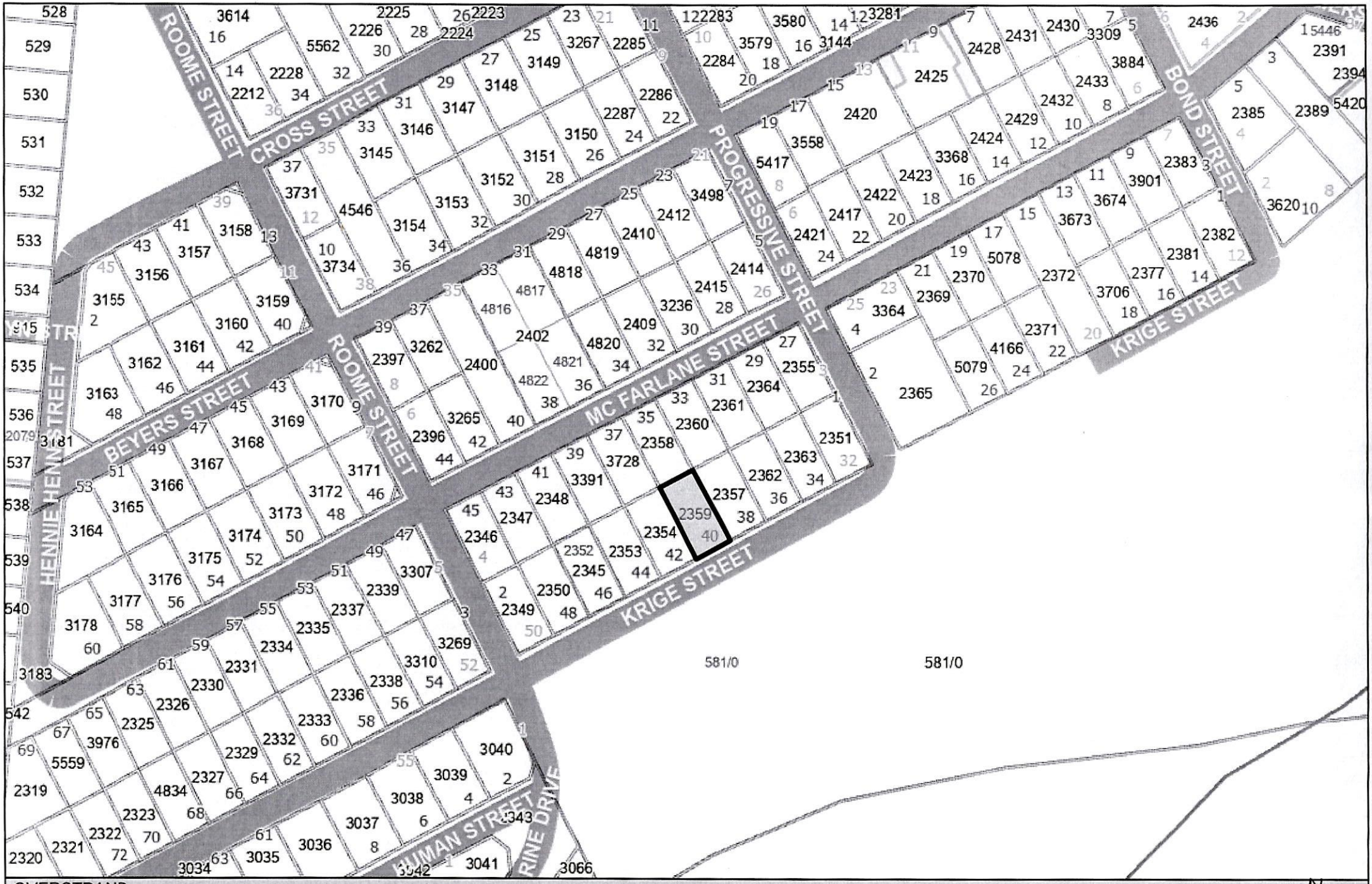
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is ingevolge Artikel 16(2)(b) om die maksimum hoogte vir 'n grensmuur te oorskrei vanaf 2,1m na ongeveer 3,66m vir privaatheid doeleindes.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae 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) loretta@overstrand.gov.za) voor of op **28 Januarie 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. H Olivier** at 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 2359, 40 KRIGE STREET, ONRUS RIVER: ISICELO SOPHAMBUKO: CONNECT ARCHITECTS (egameni le- ONRUST TRUST)

Isaziso sikhutshwe ngokweCandelo 48, loMthetho kaMasipala oLungiswayo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba, wowama-2020 sokokuba isicelo sifunyenwe sokuphambuka ngokweCandelo 16(2)(b) ukulungiselela ukugqitha kumphakamo ophezulu wodonga lwethango ukususela kwi-2,1mukuya malunga nesi-3,66m ukulungiselela injongo zemfihlo.

Inkcukacha ezipheleleyo mayela nesi sindululo ziyafumaneka ukuze zihlolwe kwiintsuku eziphakathi evekini phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: lCwangciso lweDolophu, 16 Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo zingangeniswa ngokuhambelana neezibonelelo zamacandelo elama-51 nelama-52 oMthetho kaMasipala ochazwe ngasentla kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **28 kuJanyuwari 2022,** uchaze igama lakho, idilesi neenkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Iimibuzo ngefowuni ingabuzwa ku**Mnu. H Olivier** kule nombolo 028-313 8900. UMasipala angala ukwamkela izimvo ezifunyenwe emva komhla wokuvalwa. Nabani na ongakwazi ukufunda okanye ukubhala angaya kwiSebe loCwangciso lweDolophu apho igosa likamasipala liya kumnceda afake izimvo zakhe ngokusemthethweni.



OVERSTRAND MUNICIPALITY

Locality Map

Erf 2359 Onrus River

N

Date: 2021/11/08

Motivational report for 40 Krige street, Onrus. ERF 2359

(A) Proposed development

We would like to raise the boundary wall between ERF 2359 and ERF 2357 to provide some privacy between the two house's entertainment areas. As both houses have their entertainment areas raised above the ground floor level there is no visual or audible privacy between the two said properties. Both entertainment areas are raised higher than the allowed boundary wall height of 2.1m above NGL. This change will have no impact on the accessibility of the property, the main road network, or any other infrastructure.

(B) Character of the environment

The raising of the said boundary wall will facilitate in creating much needed privacy between the two neighbours. It will not obstruct any view of any other neighbour and have little to no impact on the street scape.

(C) Desirability if the proposed utilization

This design will primarily benefit the adjacent neighbour as it will create both visual and audible privacy from the entertainment areas which are typically busy noisy areas.

(D) Investigations carried out in terms of other laws which are relevant to the consideration of the application

Not applicable

(E) The impact of the proposed land development on municipal engineering services

Not applicable

(F) Consideration of forward planning and land use documents

Not applicable

(G) Planning principles

Special justice – NA
Spatial sustainability – NA
Efficiency – NA
Special resilience – NA
Good administration – NA

Photograph showing the entertainment area proximity

Amendment, suspension, or removal of restrictive conditions.

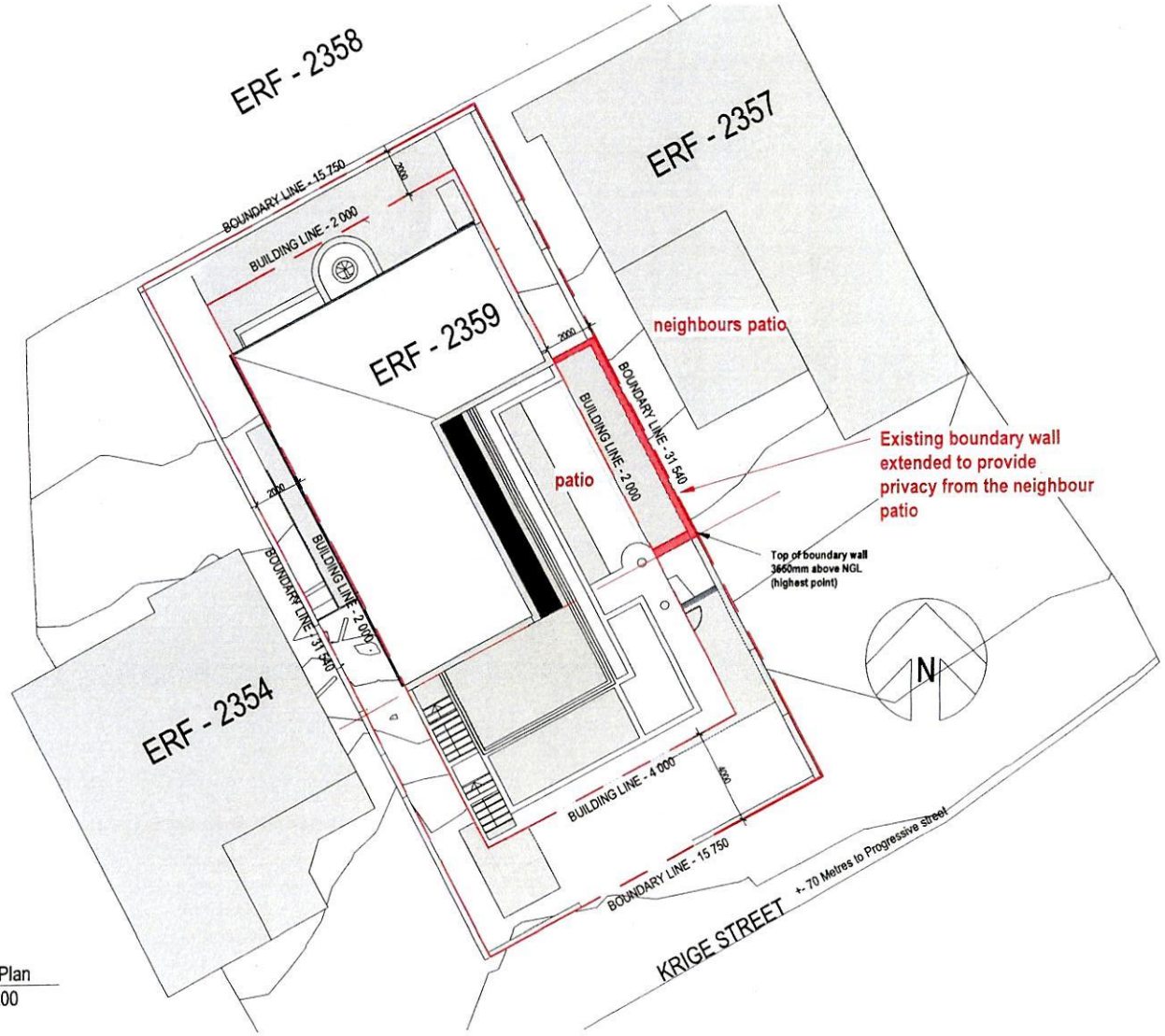
We feel that the removal of the height restriction of the boundary wall between the two properties will without a doubt be to the benefit of both properties concerned. As it stands now neither party will feel comfortable enjoying their entertainment areas. The raising of the boundary wall has only positive connotations with no negative aspects. The raised boundary wall will only screen the houses from each other and not block any views. We have already chatted to the neighbour, and they are as eager as us for this change in wall height.

Kind regards

Henk Marais

Copies of A3

GENERAL NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURING OF DOORS/WINDOWS



1 Site Plan
1 : 200

AREA CALCULATIONS : COVERAGE

Zoning :SR1
Occupation : H4
Erf area = 496m²

Allowed Coverage = 248m²
Allowed Coverage = 50%

Ex. Coverage = 246m²

Floor Area:

Existing Basement = 46.4m²
Existing Ground Floor = 235m²
Existing First Floor = 128m²

Total existing Area = 409.4m²

Ryder plan to approved plan no. 38547

19 NOV 2021

connect architects
building on your values

Verify all levels and dimensions on site before commencing work or making any shop drawings, notify architect of any discrepancies before proceeding. Drawings to be read in conjunction with finishes schedule and specifications.

25 Koring Street
Philadelphia, 7304
Cape Town
T: 082 928-0954
e-mail: info@connectarchitects.co.za

Project:	House Krige
Location:	40 Krige St, Onrus
Client:	Onrus Trust

Revisions

REV.	DATE	DESCRIPTION

Drawing: Site Plan

Issued for: LUMS

Proj. No.: 202002

Date: 2014/08/25

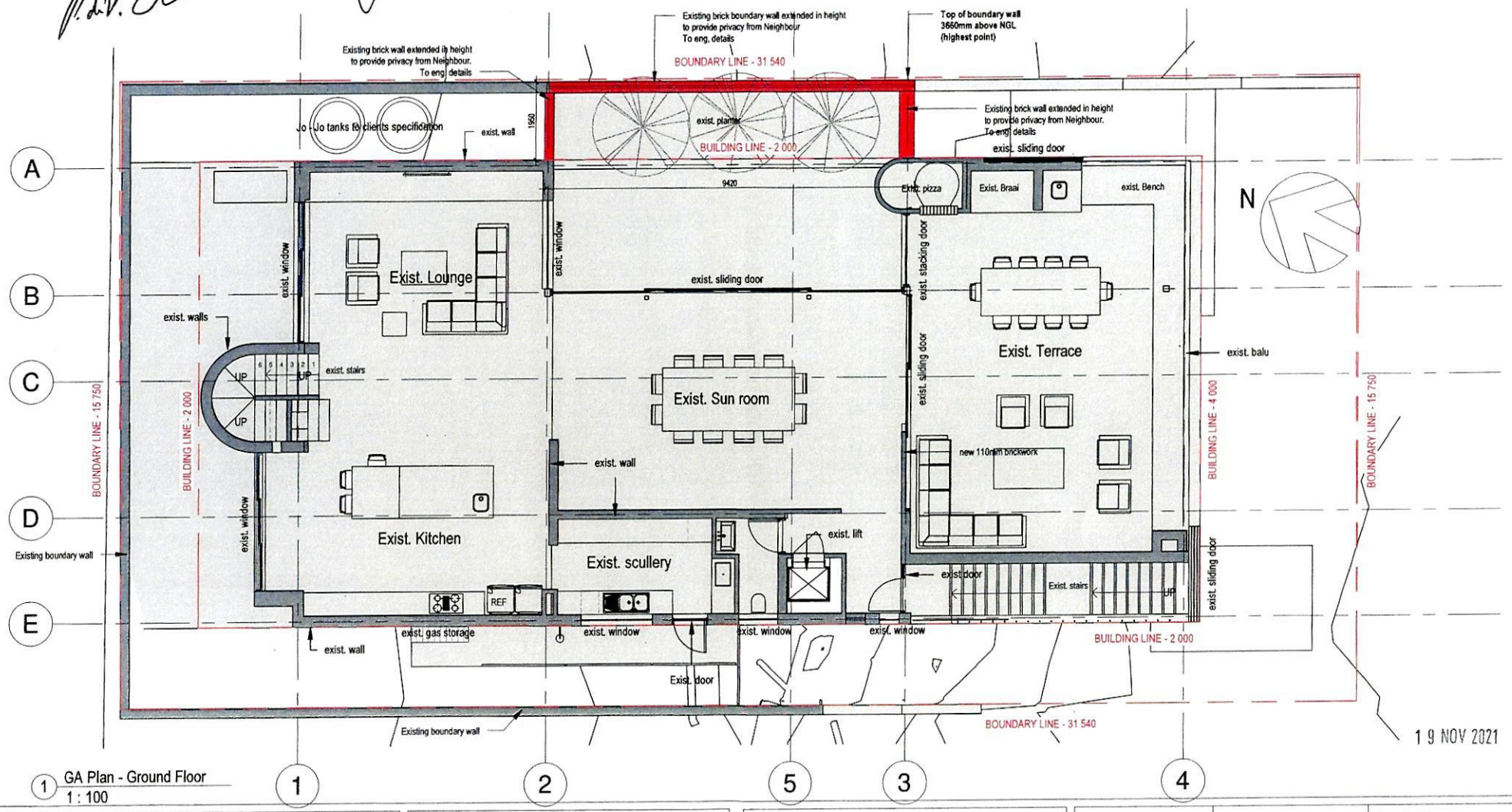
Scale: 1 : 200 @ A3

Drawing No.: 202002 - KMM - 0 - DW - A - 421-100

Rev.:

Ryder plan to approved
plan no. 38547

GENERAL NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE
PRIOR TO MANUFACTURING OF DOORS/WINDOWS



1 GA Plan - Ground Floor
1 : 100

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Philadelphia, 7304
Cape Town
T: 082 928-0954
e-mail: info@connectarchitects.co.za

Project:	House Krige
Location:	40 Krige St, Onrus
Client:	Onrus Trust

Revisions

REV.	DATE	DESCRIPTION

Drawing: **Ground Storey Plan**

Issued for: **LUMS**

Proj. No.: **202002**

Date: 2014/03/25

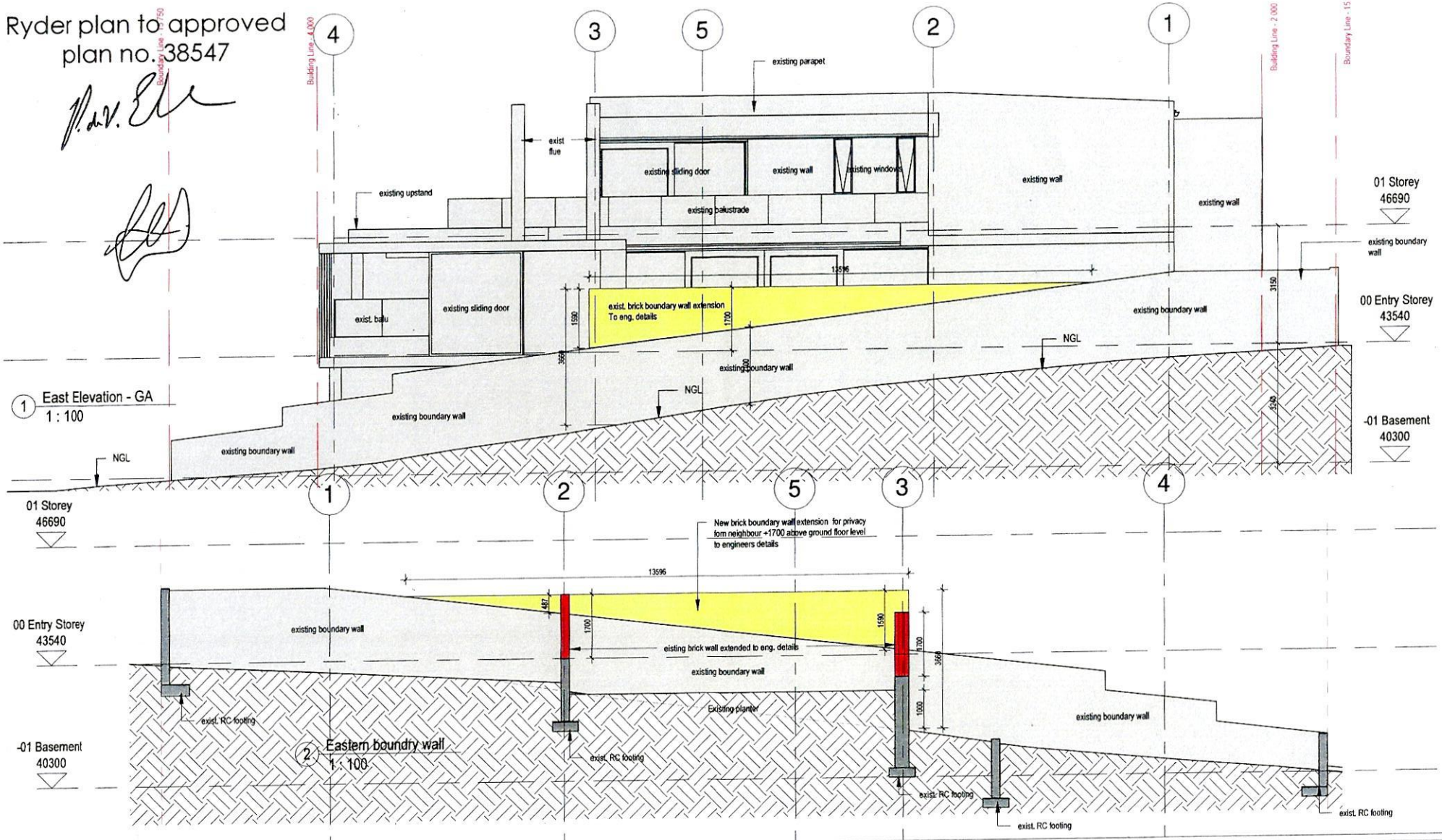
Scale: 1 : 100 @ A3

Drawing No.: **202002 - KMM - 0 - DW - A - 422-100**

Rev.:

GENERAL NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE
PRIOR TO MANUFACTURING OF DOORS/WINDOWS

Ryder plan to approved plan no. 38547



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Project:	House Krige
Location:	40 Krige St, Onrus
Client:	Onrus Trust

Revisions

REV.	DATE	DESCRIPTION

Drawing:	Elevation & Section
Issued for:	LUMS
Proj. No.:	202002
Date:	2014/03/25
Scale:	1 : 100 @ A3
Drawing No.:	202002 - KMM - 0 - DW - A - 423-100
Rev.:	19 NOV 2021