

ERF 1753, 29 FIRST AVENUE, VOËLKLIP, HERMANUS: APPLICATION FOR DEPARTURE: TECHNO'ARCH ARCHITECTS ON BEHALF OF R LEAVER

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 relax the lateral building line from 2m to 1,807m in order to accommodate a lounge, scullery and pergola.

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 / alida@overstrand.gov.za) on or before **11 March 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Town Planner, **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 1753, EERSTELAAN 29, VOËLKLIP, HERMANUS: AANSOEK OM AFWYKING: TECHNO'ARCH ARCHITECTS NAMENS R LEAVER

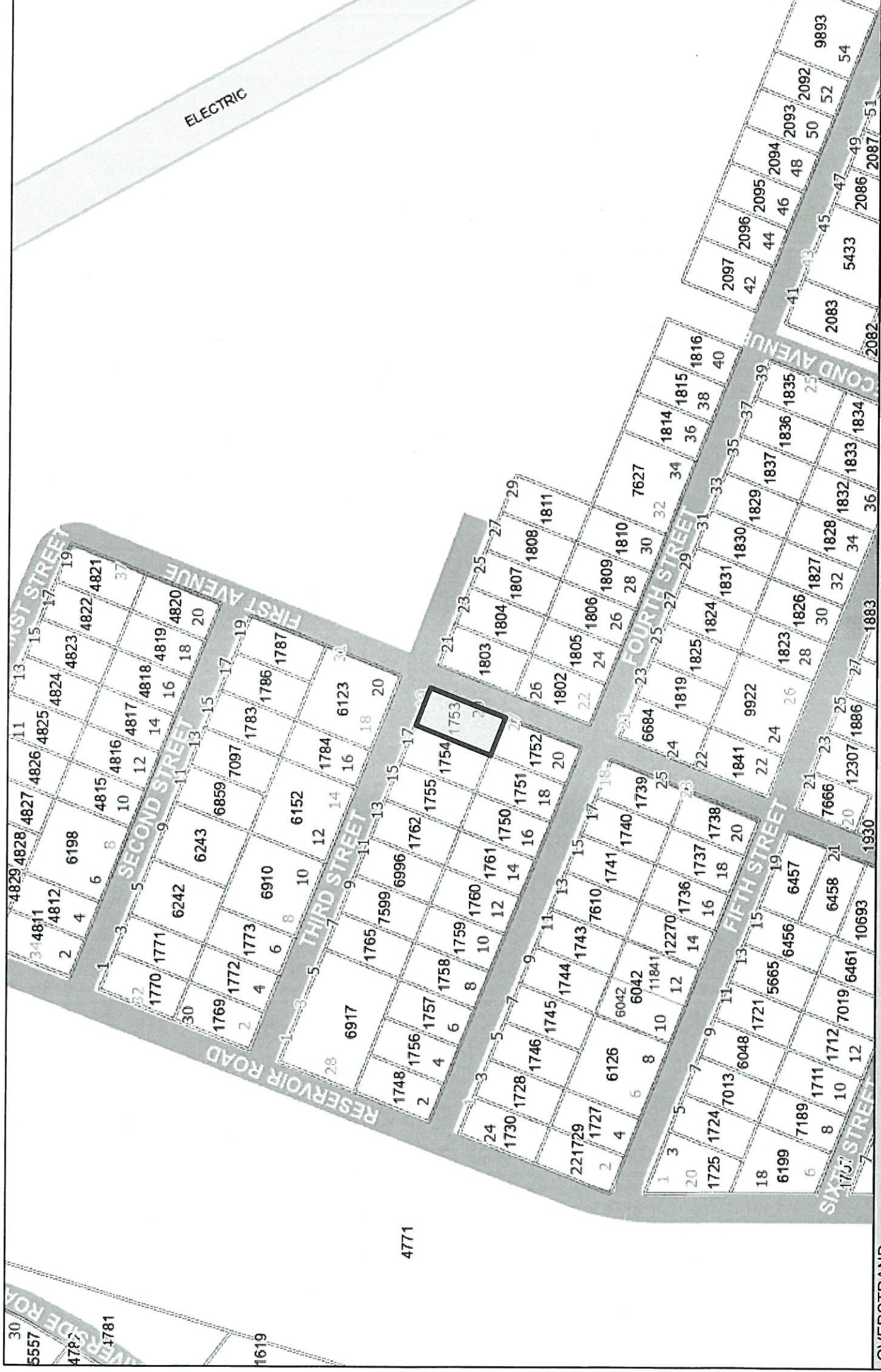
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is ingevolge Artikel 16(2)(b) om die laterale boulyn vanaf 2m na 1,807m te verslap ten einde 'n sitkamer, opwaskamer en pergola 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 / alida@overstrand.gov.za) voor of op **11 Maart 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **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 1753, 29 FIRST AVENUE, VOËLKLIP, EHERMANUS: ISICELO SOPHAMBUKO: TECHNO'ARCH ARCHITECTS EGAMENI LIKAR LEAVER

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo kaMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe sokuphambuka ngokwemiqathango yeCandelo 16(2)(b) sokunyenyiswa komda wesakhiwo esisecaleni ukususela kwi-2m ukuya kwi-1,807m ukulungiselela ulwakhiwo lwegumbi lokuhlala, igumbi lokuhlambela izitya kunye neepali ezidityaniswe ngamanqwanqwa ezinezityalo ezibhijelwe kuzo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, 16 Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho oYilwayo mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla **11 kuMatshi 2022**, 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 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.



4771

Locality Map
Erf 1753 Voëlkop



12/11/2021
(L. Olivier)

FILE NO:	Erf 1753
	Voelklip Hermanus
SCAN NO:	HVK 1753 ✓
COLLABORATOR NO:	1594855

Techno'arch
ARGITEKTE • ARCHITECTS

18 October 2021
Erf 1753, Voelklip, Hermanus

MUNICIPALITY HERMANUS

Department: Planning and Building Development Management

18 October 2021.

ERF 1753, 29 FIRST AVENUE, VOELKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA.
APPLICATION FOR BUILDING LINE ENCROACHMENT: TECHNO'ARCH ARCHITECTS ON
BEHALF OF DR. R. LEAVER.

1(A) The Proposed development entails a departure in terms of Section 16(2)(b) for the following:
- The lateral building line from 2 000mm to 1 807mm.
The Proposed relaxation on the lateral building line abutting Erf 1754 (193mm) will be used as a Lounge, Scullery and Pergola. All above will still fall under Occupation Classification H4 – Dwelling House.

Erf 1753 Voelklip Hermanus is 495 sq.m. in extent and is held by Title Deed no. T41965/87.

This Erf was developed in 1986 by the then owner Mrs. Norman. The initial dwelling was a single storey 2 Bedroom dwelling with 2 Bathrooms, Lounge, Dining Room and Kitchen and a single freestanding Garage. The current owner, Mr R. Leaver bought the property in 1987 and submitted plans in January 1990. The Garage was then altered to a Bedroom. A new Bedroom, Bathroom and Store were added to extend the outbuilding. An external shower was also added. In June 1990 Plans was submitted to extend the Lounge area and a Fireplace was added. A Pergola was also added to the new extension.

The existing Residential Dwelling comprises of a single storey dwelling with outbuilding including a single garage, with access from First Avenue as well as Third Street.

1(B) The proposed improvements and new extension is to create the spaces required for modern living for the Client and to provide a suitable layout for my Client's requirements with the area needed to accommodate his family and lifestyle for his retirement.

The new extension and Pergola which is 193mm over the current lateral building line follows the existing line of the existing building and aims to copy the character and ascetics of the existing building. The proposed extension to the lateral boundary will have no impact on the property owner of Erf 1754.

The proposed new coverage of Erf 1753 will be 39%.

1(C) This property is zoned as Residential 1 and will still be utilized as a Residential 1 property and the proposed alterations will increase the value of the property as well as the neighbouring properties.

1(D) The existing dwelling does not fall in a Heritage area and with utilization as a Residential 1 dwelling do not have any impact on any environmental issues.

1(E) This property will have no impact on any Municipal Engineering Services as it will remain Residential 1 for 1 family. The new extensions and building line encroachment has no affect on any structures, power lines or any other areas of neighbouring properties.

20 OCT 2021

1(F) The existing Land Use of Erf 1753 will remain the same and will fall within the Zoning Scheme of the Local Authority, Overstrand Municipality. The building adheres to the National Building Regulations.

1(G) Planning Principles

Spatial Justice: Not applicable.

Spatial Sustainability: Not applicable.

Efficiency: Not applicable.

Spatial Resilience: Not applicable.

Good Administration: Not Applicable.

See Attached Plans, Elevations, Section and Site Plan to show extend of the proposed alterations and extensions.

We hope that this application will be favourably considered.

Kind regards



Philip Fourie
for Techno'arch Architects

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