



OVERSTRAND MUNISIPALITEIT
ERF 454, ANDRIES PRETORIUSSTRAAT 21,
SANDBAAL: AANSOEK OM BEPALING VAN
'N ADMINISTRATIEWE BOETE, OPHEFFING
VAN BEPERKENDE
TITELAKTEVOORWAARDES EN AFWYKING :
PLAN ACTIVE (nms RF SANTANA)

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoek van toepassing op Erf 454, Sandbaai, naamlik:

1. Die bepaling van 'n Administratiewe Boete ingevolge Artikel 16(2)(q) van die Verordening vir 'n onwettige grondgebruik en strukture wat die toepaslike boulyne oorskry sonder die nodige Munisipale goedkeuring;
2. Opheffing ingevolge Artikel 16(2)(f) van die Verordening van beperkende titelaktevoorwaardes C.(a), C.(c) en C.(d) soos vervat in Titelakte T55849/2018 ten einde die bestaande tweede wooneenheid te akkommodeer, asook in lyn te wees met die primêre regte en ontwikkelingsreëls soos vervat in die toepaslike Soneringskema-regulasies;
2. Afwyking ingevolge Artikel 16(2)(b) van die Verordening vir die volgende:
 - a. die verslapping van die agterboulyn vanaf 2m na $\pm 1,0m$ om die bestaande wendy tipe huis te akkommodeer;
 - b. die verslapping van die agterboulyn vanaf 2m na $\pm 0,970m$ om 'n gedeelte van die bestaande tweede wooneenheid te akkommodeer;
 - c. die verslapping van die suidelike syboulyn vanaf 2m na $\pm 0,940m$ om 'n gedeelte van die bestaande tweede wooneenheid te akkommodeer;
 - d. die verslapping van die noordelike syboulyn vanaf 2m na $\pm 1,230m$ om 'n gedeelte van die bestaande braaikamer te akkommodeer; en
 - e. die verslapping van die noordelike syboulyn vanaf 2m na $\pm 1,0m$ om 'n gedeelte van 'n voorgestelde pizza-oond te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende woensdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus.

Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) bereik voor of op **5 Maart 2021**, met u naam, adres, kontakbesonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. H. Boshoff** by 028-3138900. Die Munisipaliteit mag weier om kommentare 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 formuleer.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, **HERMANUS**, 7200

Munisipale Kennisgewing Nr. 10/2021

OVERSTRAND MUNICIPALITY
ERF 454, 21 ANDRIES PRETORIUS STREET,
SANDBAAL: APPLICATION FOR THE
DETERMINATION OF AN ADMINISTRATIVE
PENALTY, REMOVAL OF RESTRICTIVE TITLE
DEED CONDITIONS AND DEPARTURE: PLAN
ACTIVE (obo RF SANTANA)

Notice is hereby given in terms of Section 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of the following applications applicable to Erf 454, Sandbaai namely:

1. The determination of an Administrative Penalty in terms of Section 16(2)(q) of the By-Law for an illegal land use and structures that encroach the relevant building lines without the necessary Municipal approvals;
2. Removal, in terms of Section 16(2)(f) of the By-Law, of restrictive title deed conditions C.(a), C.(c) and C.(d) as contained in Title Deed T55849/2018 in order to accommodate the existing second dwelling unit, as well as to be in line with the primary rights and development rules as contained in the relevant Zoning Scheme Regulations;
3. Departure in terms of Section 16(2)(b) of the By-Law for the following:
 - a. the relaxation of the rear building line from 2m to $\pm 1,0m$ to accommodate the existing wendy type garden shed;
 - b. the relaxation of the rear building line from 2m to $\pm 0,970m$ to accommodate a portion of the existing second dwelling unit;
 - c. the relaxation of the southern lateral building line from 2m to $\pm 0,940m$ to accommodate a portion of the existing second dwelling unit;
 - d. the relaxation of the northern lateral building line from 2m to $\pm 1,230m$ to accommodate a portion of the existing braai room; and
 - e. the relaxation of the northern lateral building line from 2m to $\pm 1,0m$ to accommodate a portion of a proposed pizza oven.

Detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus.

Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **5 March 2021**, quoting your name, address, contact details, interest in the application and the reasons for comments. Telephonic enquiries can be made to the **Town Planner, 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 in order to formalize their comment.

Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Municipal Notice No. 10/2021

UMASIPALA WASE-OVERSTRAND
ISIZA ESINGU-ERF 454, 21 ANDRIES PRETORIUS
STREET, SANDBAAL: ISICELO ESIIKHELELA
IPENALTHI YOKUBHALISA, UKUSHENXISWA
KWEEMKO EZIYIMIQOBO KWITAYITILE YOBUNINI
NOKWAHLULA: NGABAKWAPLAN ACTIVE
(egameni likaRF SANTANA)

Kukhutshwe isaziso ngokwemiba yeSolotya lama-47 nelama-48 Ngesihlomelo soMthethwana kaMasipala wase-Overstrand esingezicwangciso Zokusetyenziswa koMhlaba kaMasipala ku2020 (uMthethwana) ngokufunyanwa kwezi zicelo zisebenza kwisiza esingue- Erf 454, eSandbaai ezaziwa ngolo hlobo:

1. Ukuqikelelwa kwePenalithi(umdlwiwo) Yemiba Yokubhalisa ngokweSolotya 16(2)(q) loMthethwana omayela nokusetyenziswa komhlaba ngokungekho mthethweni kunye nezakhiwo eziphumela ngaphaya kwemigca yesakhiwo ngaphandle kwemvume efunekayo nesemthethweni ethi ivunyelwe nguMasipala;
2. Ukushenxiswa, ngokwemiba yeSolotya le-16(2)(f) loMthethwana, iimeko eziyimiqobo kwitayitile yobunini C.(a), C.(c) noC.(d) njengoko ziqukathwe kwiTayitile Yobunini ezibwa T55849/2018 ukuze kulungiselelwe iyunithi yesibini yokuhlala eseyikhona, ukuze zihambelane ngokungqamene namalungelo asisiseko kunye nemithetho yophuhliso njengoko iqukathwe kwiMiqathango YeSkim Sokucanda Kwakhona (Zoning Scheme Regulations) engqamene nayo;
3. Ukwahlula ngokweSolotya le16(2)(b) loMthethwana kule miba ilandelayo:
 - a. ukunyeniswa komgca wesakhiwo kwicala elingasemva ukusuka kwimitha ezi-2m ukuya kwimitha e- $\pm 1,0m$ ukulungiselela ishedhi engathi yindlwana yokudlala eseyikhona;
 - b. ukunyeniswa komgca wesakhiwo osemacaleni ukusuka kwizimitha ezi-2m ukuya kwimitha ezi- $\pm 0,970m$ ukulungiselela inxalenye yeyunithi yokuhlala eseyikhona;
 - c. ukunyeniswa komgca wesakhiwo omelene necala elisemazantsi ukusuka kwimitha ezi-2m ukuya kwimitha ezi- $\pm 0,940m$ ukulungiselela inxalenye yendawo yokuhlala eyiyunithi yesibini eseyikhona;
 - d. ukunyeniswa komgca wesakhiwo omelene necala elisemantla ukusuka kwimitha ezi-2m ukuya kwimitha ezi- $\pm 1,230m$ ukulungiselela inxalenye eligumbi lokoja inyama/lokubhraya; kunye
 - e. nokunyeniswa komgca omelene necala elisemantla ukusuka kumgca ozimitha ezi-2m ukuya kwimitha- $\pm 1,0m$ ukulungiselela inxalenye isiphakamiso sokwakha i-oveni yokubhaka ipitsa.

linkcukacha ezimayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku eziphakathi evekini phakathi kwentsimbi ye8:00 neye-16:30 kwiSebe: Izicwangciso ngeDolophu kwa-16 Paterson Street, eHermanus.

Naziphina izimvo mazibhalwe phantsi zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama5 ku**Matshi ka2021**, uchaze igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa ku**Mcwangcisi ngeDolophu, Mnu. H. Boshoff** kwa-028-313 8900. Umasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabanina ongakwazi ukufunda nokubhala angahambela ISebe LeziCwangciso ngeDolophu apho igosa likamasipala liza kumnceda afake izimvo zakhe ngokusemthethweni.

Umlawuli kaMasipala, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Inothisi kaMasipala Nom. 10/2021