



ERF 2257, 65 DEMPERS STREET, ONRUSTRIVIER: APPLICATION FOR DEPARTURE: CS ARCHITECTURE ON BEHALF OF AS HAVENGA

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) of the By-Law to relax the street building line from 4,0m to 3,20m and the western lateral building line from 2,0m to 1,0m to accommodate a proposed new garage.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning at 16 Paterson Street, Hermanus and on the municipal webpage at the following link <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. 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 / (e) landuse@overstrand.gov.za) on or before **9 October 2026**, 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 Division: Town and Spatial Planning where a municipal official will assist them in order to formalize their comment.

Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.

ERF 2257, DEMPERSTRAAT 65, ONRUSTRIVIER: AANSOEK OM AFWYKING: CS ARCHITECTURE NAMENS AS HAVENGA

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om **afwyking** ingevolge Artikel 16(2)(b) van die Verordening ontvang is om die straatboulyn te verslap vanaf 4,0m na 3,20m en die westelike syboulyn vanaf 2,0m na 1,0m om 'n voorgestelde nuwe motorhuis te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Hermanus en op die munisipale webtuiste by die volgende skakel <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. 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 / (e) landuse@overstrand.gov.za) voor of op **9 Oktober 2026**, 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** 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 Afdeling: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede openbaar gemaak mag word.

ISIZA 2257, 65 DEMPERS STREET, ONRUSTRIVIER: ISICELO SOKUHAMBA: CS ARCHITECTURE EGAMENI LE-AS HAVENGA

Isaziso ngoko ke sinikezelwa ngokwemiqathango yeCandelo lama-48 loMthetho kaMasipala wase-Overstrand oLungisiweyo woCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 sokuba isicelo sifunyenwe ukuze kuhanjwe ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala sokuphungula umgca wesakhiwo sesitalato ukusuka kwi-4,0m ukuya kwi-3,20m kunye nomgca wesakhiwo osecaleni osentshona ukusuka kwi-2,0m ukuya kwi-1,0m ukuze kulungiselelwe igaraji entsha ecetywayo.

Inkcazelo ephelileyo mayela noku kucetywayo ziafumaneka ukuze ihlolwe phakathi evelini phakathi ko 08:00 no 16:30 kwiSebe: Town and Spatial Planning e16 Paterson Street, Hermanus nakwiwebhusayithi kamasipala kule linki ilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi na izimvo ezibhaliweyo zimelwe zingeniswe ngokumayela nezibonelelo zeCandelo 51 neCandelo 52 laloMthetho kaMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngaphambi okanye ungadlulanga umhla **we9 Oktobha 2026**, ubhale igama lakho, idilesi neenkukacha ziqhagamshelwano, umdla kwisicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabhekiswa **kuMnu. H. Olivier** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angatyelela iSebe: leTown and Spatial Planning apho igosa lakwamasipala liza kumnceda ukuze afake amagqabaza akhe.

Nceda uqaphele ukuba ngokwemiba yoMthetho Okhusela Ingxelo Yomnyu Ngamnye (POPIA), uza kube ugena kwinkqubo yoluntu ngoko ke uyavuma kwaye uvumela ukusetyenziswa kwegama lakho, ifani yakho, iinkukacha zakho noluvo(nezimvo) zakho zingadizwa/ zingasetyenziswa kwinkqubo yesi (sicelo).





Collin Sherriff Architecture
60 Via Appia
Somerset West
7130

19 June 2026

The Director: Planning & Building Development Management
P O Box 20
HERMANUS, 7200

Dear Sir/Madam

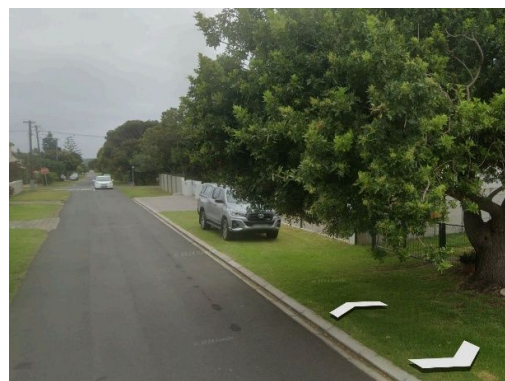
MOTIVATION: ERF 2257, ONRUS RIVER

We wish to motivate the application for a permanent departure on a building line encroachment in terms of Section 16(2)(b) pertaining to the property situated at 65 Dempers Street, Onrus River.

Proposed development

The existing property does NOT have a garage, and the application is to provide one. Due to the positioning of the existing structure, the proposed garage will encroach on the street building line and the lateral south east building line.

The effect of adding a garage will ease traffic in Dempers Street, as the owner's vehicle will be parked off street. Currently the owner parks his vehicle on the verge of the street. Dempers Street is narrow and barely allows two vehicles to cross normally. With vehicles parked on the verge of the street, traffic flow is compromised, as shown in the photo on the right.



The proposed new garage will not adversely affect the neighbouring property, as a similar departure has previously been approved for a neighbouring property. The owner of 63 Dempers Street was previously allowed to encroach on the street building line with a double-storey structure, as shown in the photo on the right.



The departure on the southeast lateral building line is necessary for both practical and aesthetic reasons. In order to leave an established tree on the municipal verge, entry to the property should ideally be as far to the left of the property as possible, making the departure both practical and protective of the existing tree.

The existing house was originally built within the 0.94m title deed lateral building line restriction (at 1m from the boundary to be exact). Aesthetically it will look odd to move the proposed garage outside of the existing wall lines and will not complement the architectural ambience of the streetscape.

Our application is for the following:

- Relaxation of the 4m street building line to 3,20m and;
- Relaxation of the 2m lateral building line to 1m to accommodate the proposed new garage.

Character of the Environment

The application does not require a change in land use or accommodation density. Providing a garage off street, in fact, benefits security for the area by removing stationary vehicles from casual access. It is a known fact that vehicles parked ON STREET attract criminality. Statistics show that theft out of motor vehicles, malicious damage to vehicles and even motor theft cases are far more prevalent in vehicles parked ON street, rather than vehicles locked in secure garages.

Desirability of the proposed utilization

The property will remain zoned for single residential housing with no potential of alternative use.

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

No prior investigations were carried out as none are needed or relevant to the addition of a garage.

The impact of the proposed land development on municipal services

The proposed departure will have no impact on municipal services. The proposed garage is a non-habitable space which will not generate sewer, water or waste management other than the existing household.

Consideration of forward planning and land use documents

The proposed departure will have no impact on current or future spatial development frameworks.

Planning principles

The policies, principles and planning and development norms and criteria as set out in section 16 of the Spatial Planning and Land Use Management Act and chapter VI of the Land Use Planning Act were regarded and the proposed application is in compliance with these.

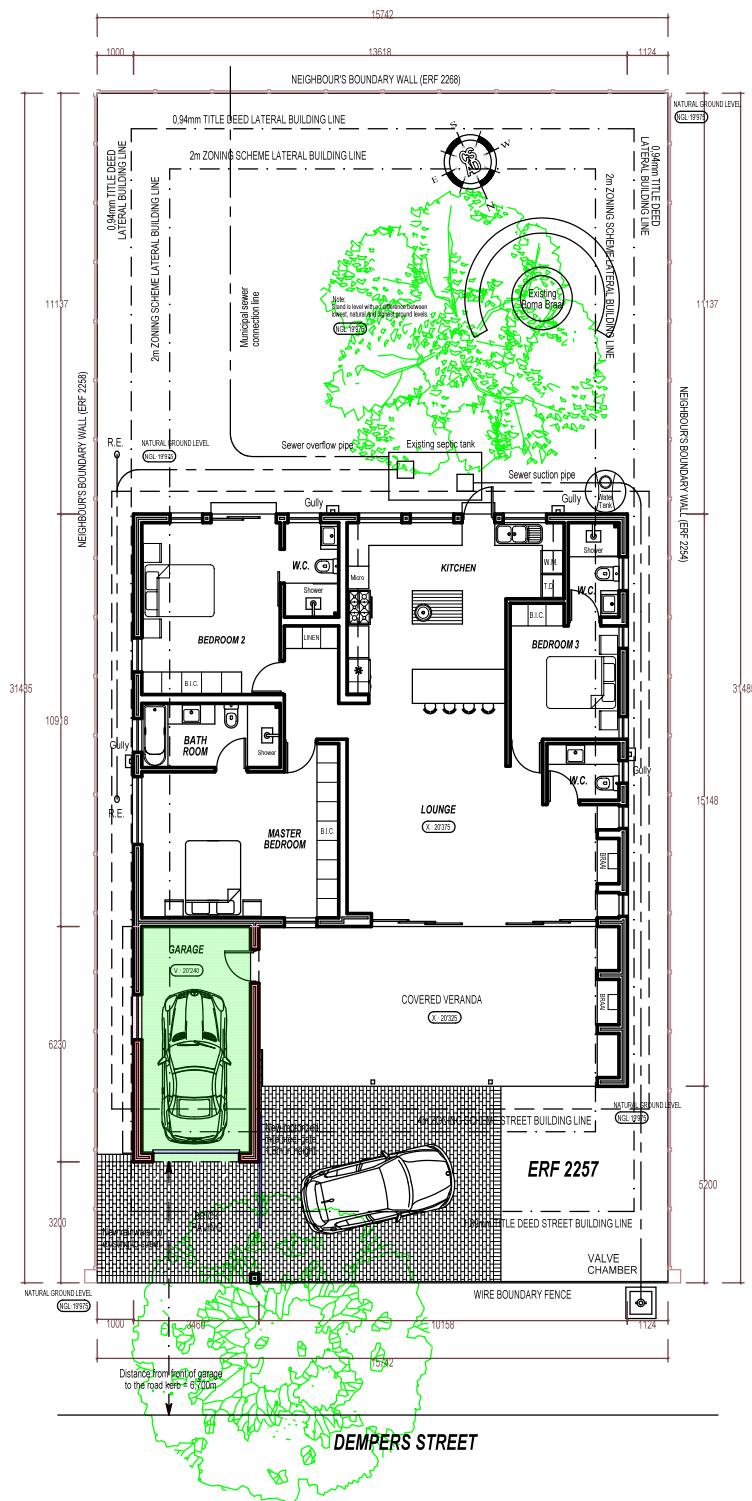
Your kind consideration in this regard will be highly appreciated.

Yours truly,



COLLIN SHERRIFF
PRINCIPAL (Pr.Arch.D) (LSD)

**SIMPLIFIED BUILDING PLANS
FOR NEIGHBOURS' CONSENT
A4 FORMAT**



PROPOSED SITE PLAN OUTLAY

PLAN NO. A489/26/02 (Page 1 of 2)

DATE: 2026-06-19

SCALE 1 : 200

**PROPOSED ADDITION FOR
Mr. HAVENGA ON ERF 2257
65 DEMPERS STREET, ONRUS RIVER**



**COLLIN SHERRIFF
ARCHITECTURE**

(B.Tech.; M.A.Arch.; Pr. Arch.D.)

CELL: 083-571-7158

E-MAIL: collins@tiscali.co.za

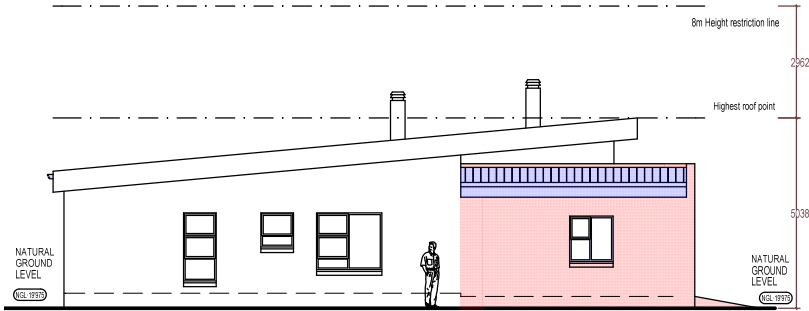
60 VIA APPIA
SOMERSET WEST
7130

www.csad.co.za

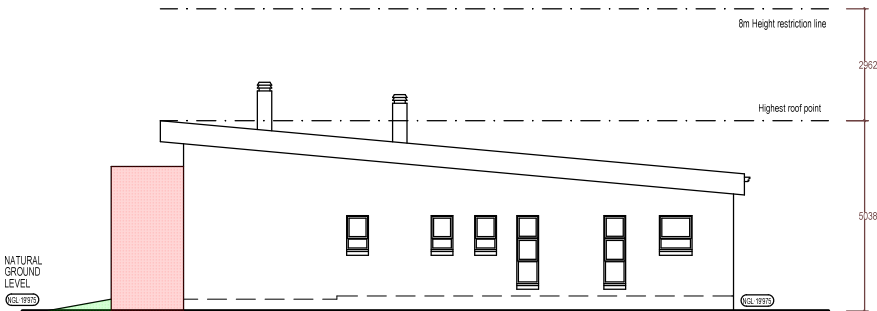
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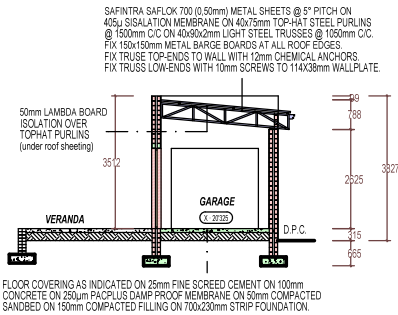
PROPOSED NORTH EAST ELEVATION



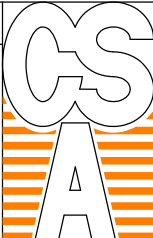
PROPOSED SOUTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION



GARAGE SECTION



FOR OFFICIAL USE

NOTES

FLOOR CONSTRUCTION

ROOF CONSTRUCTION

STORM WATER

SEWERAGE

GENERAL

SECTION 16(2)(b) PERMANENT DEPARTURE APPLICATION

BUILDING LINE RELAXATIONS	Existing	Proposed	Relaxation required
- NORTH EAST - STREET	4,00 m	to 3,20 m	0,80 m

PROPOSED NORTH WEST ELEVATION

PROPOSED SOUTH EAST ELEVATION

PROPOSED NORTH EAST ELEVATION

PROPOSED FLOOR PLAN DETAIL

PROPOSED ROOF PLAN DETAIL

PROPOSED SITE PLAN OUTLAY

WINDOW & DOOR SCHEDULE

ZONING	SINGLE RESIDENTIAL ZONE 1 CONVENTIONAL HOUSING (SR1)
AREA FACTORS	ERF SIZE 495.64 m² FLOOR FACTOR (Max. 1.00 allowed) 0.34 COVERAGE (Max. 90% allowed) 34.34% FLOOR SPACE (Max. 1930m² allowed) 170.24 m² EXISTING GROUND STOREY FLOOR SPACE 148.68 m² NEW GARAGE FLOOR SPACE 21.56 m² TOTAL COVERED FLOOR SPACE 170.24 m²

SYMBOLS AND LEGENDS	
CENTER FILAMENT LIGHT	
220v-240v DOWN LIGHT	
WALL LIGHT	
FLORESCENT LIGHT	
LIGHT SWITCH	
16A SOCKET (300mm over FFL)	
16A SOCKET (1m over FFL)	
20mmØ PVC CONDUIT BOX	
REQUIRED FLOOR LEVEL	(V.00'000)
EXISTING FLOOR LEVEL	(X.00'000)
WINDOW & DOOR NUMBERS	(W01) (D01)

REVISION DETAILS	DESCRIPTION	REFERENCE DRAWING No.
2026-06-06	FIRST CONCEPT PRESENTATION TO CLIENT	A489/26/01
2026-06-19	MUNICIPAL SUBMISSION	A489/26/02

CS ARCHITECTURE

Registered with the S A Council for the Architectural Profession
Registered with the Cape Institute for Architects

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DRAWING No.	A489/26/02	DRAWN BY	CS	2026-06-19
		CHECKED BY		
PROPOSED ADDITION FOR Mr. HAVENGA ON ERF 2257 65 DEMPERS STREET, ONRUS RIVER		SCALE	1: 100	SHEET NO. 1 OF 1
SIGNATURE : Registered owners		Collin Sheriff Pr. Arch.D (L50) D0149	0X208/2487923	