

**ERF 2442, 55 ROOS STREET, ONRUSTRIVIER: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF 4 BERE FAMILIE TRUST**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for the following:

- **departure** in terms of Section 16(2)(b) of the By-Law to relax the following:
  - ✚ northern street building line from 4m to 1,78m to accommodate the proposed amendments to the existing dwelling.
  - ✚ western street building line from 3m to 2,1m to accommodate the proposed amendments to the existing dwelling on ground floor level.
  - ✚ eastern lateral building line from 2m to 0,57m to accommodate the proposed amendments to the existing dwelling on ground floor level.
- **determination of an administrative penalty** in terms of Section 16(2)(q) for the unauthorised building line encroachments of the existing covered stoep/patio with braai, living room fireplace, bedroom extension, scullery door and bathroom window.

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](mailto:landuse@overstrand.gov.za)) on or before **14 August 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 2442, ROOSSTRAAT 55, ONRUSTRIVIER: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: INTERACTIVE STADS- EN STREEKS BEPLANNING OFFICE NAMENS 4 BERE FAMILIE TRUST**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir die volgende:

- **afwyking** ingevolge Artikel 16(2)(b) van die Verordening om die volgende te verslap:
  - ✚ noordelike straatboulyn vanaf 4m na 1,78m om die voorgestelde wysigings aan die bestaande woning te akkomodeer.
  - ✚ westelike straatboulyn vanaf 3m na 2,1m om die voorgestelde wysigings aan die bestaande woning op grondvloer te akkomodeer.
  - ✚ oostelike syboulyn vanaf 2m na 0,57m om die voorgestelde wysigings aan die bestaande woning op grondvloer te akkomodeer.
- **bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) vir die ongemagtigde boulynoorskrydings van die bestaande onderdak stoep/patio met braai, sitkamerkaggel, slaapkamer-uitbreiding, opwaskamerdeur en badkamerfenster.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende woensdae 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 / [landuse@overstrand.gov.za](mailto:landuse@overstrand.gov.za)) voor of op **14 Augustus 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 Bepalings 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.*

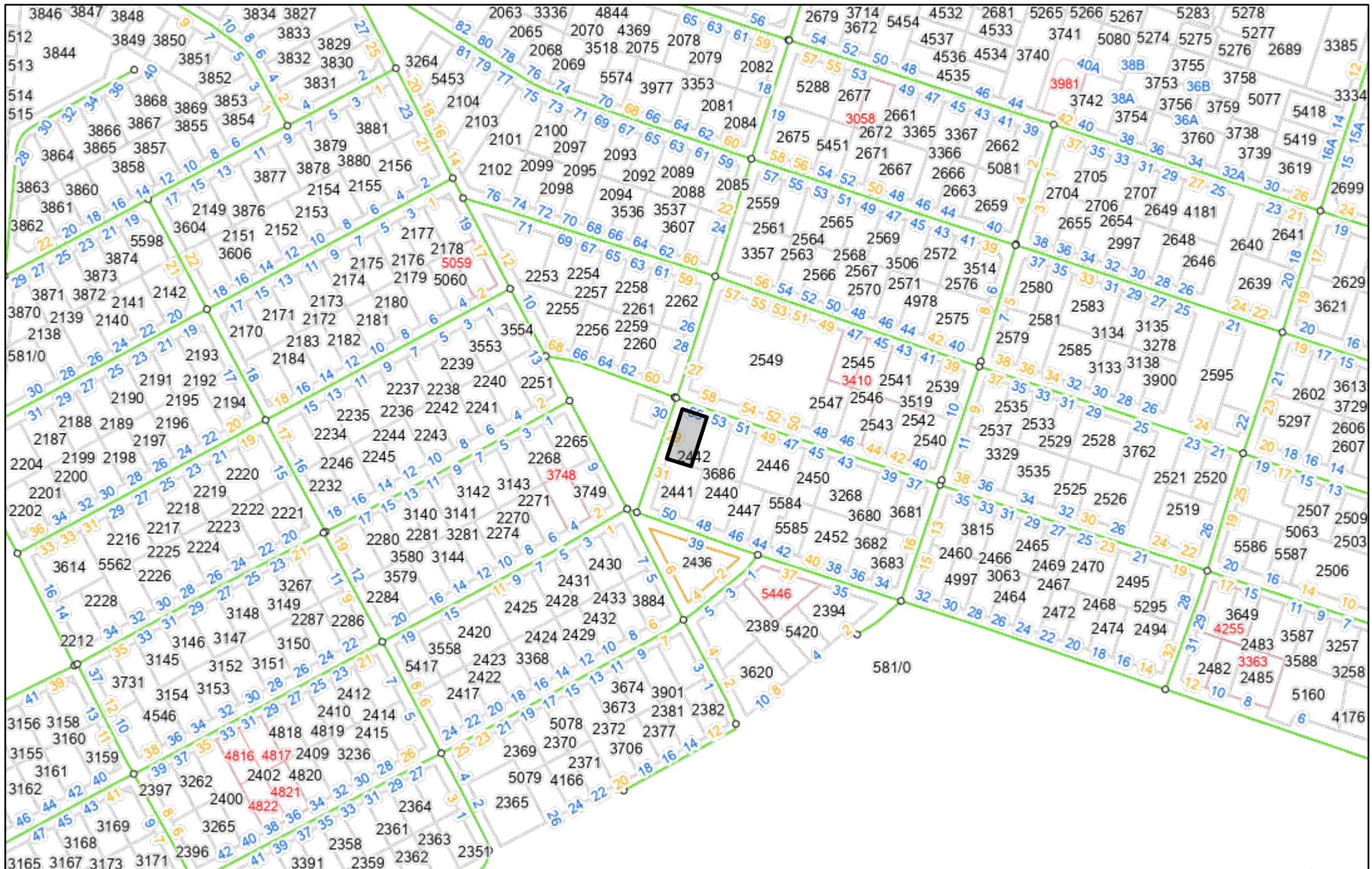
**ISIZA 2442, 55 ROOS STREET, ONRUSTRIVIER: ISICELO SOKUNYENYISWA NOKUGQITYWA KWESOHLWAYO: ABAKWA-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LABAKWA- 4 BERE FAMILIE TRUST**

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa nokuCetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe isicelo sezi zinto zilandelayo:

- **ukunyenysiswa** ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala ukuze kunyenysiswe oku kulandelayo:
  - ✚ umgca wesakhiwo okwicala elingasemntla ukusuka ku-4m ukuya ku-1.78m ukulungiselela utshintsho kwindlu esele ikhona.
  - ✚ umgca wesakhiwo okwicala elingasentshona ukusuka ku-3m ukuya ku-2.1m ukulungiselela utshintsho kumgangatho osezantsi kwindlu esele ikhona.
  - ✚ umgca wesakhiwo okwicala elingasempuma ukusuka ku-2m ukuya ku-0.57m ukulungiselela utshintsho kumgangatho osezantsi kwindlu esele ikhona.
- **ukugqitywa kwesohlwayo emasibhatalwe** ngokumayela neCandelo 16(2)(q) ngenxa yokugqitha kumgca wokwakha ngaphandle kwemvume ngokumayela neveranda eyogquniweyo, iziko elikwigumbi lokuhlala, ukwandiswa kwegumbi lokulala, umnyango wekhitshi nefestile yegumbi lokuhlambela.

Inkcazelo epheleleyo mayela noku kucetywayo ziafumaneka ukuze ihlolwe phakathi evekini phakathi ko 08:00 no 16:30 kwiSebe: Town and Spatial Planning e-16 Paterson Street, Hermanus nakwiwebhusayithi kamasipala kule linki ilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi izimvo ezibhaliweyo zingangeniswa ngokwezibonelelo zeCandelo 51 neCandelo 52 loMthetho kaMasipala (16 Paterson Street, Hermanus / (e) [landuse@overstrand.gov.za](mailto:landuse@overstrand.gov.za)) ngaphambi okanye ingadlulanga **14 Agasti 2026**, ubhale igama lakho, idilesi, iinkcukacha zoqhagamshelwano, umdla kwisicelo nezizathu zokufaka izimvo zakho. Imibuzo ngefowuni ingabhekiswa **kuMnu. H. Olivier** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvula. Nabani na ongakwaziyo ukufunda okanye ukubhala angatyelela iSebe: leTown and Spatial Planning apho igosa lakwamasipala liza kumnceda ukuze afake amagqabaza akhe.

*Nceda uphawule ukuba ngokumayela noMthetho Wokukhuselwa kweNkcazelo yoBuqu (POPIA), uza kungena kwinkqubo yokuthatha inxaxheba koluntu ibe ngenxa yoko uyavuma ukuba igama, ifani yakho, iinkcukacha zakho zoqhagamshelwano namagqabaza akho angadizwa / asetyenziswa kwinkqubo (yokufaka isicelo).*



OVERSTRAND



MUNICIPALITY

Locality Map

ERF 2442, 55 ROOS STREET, ONRUSTRIVIER



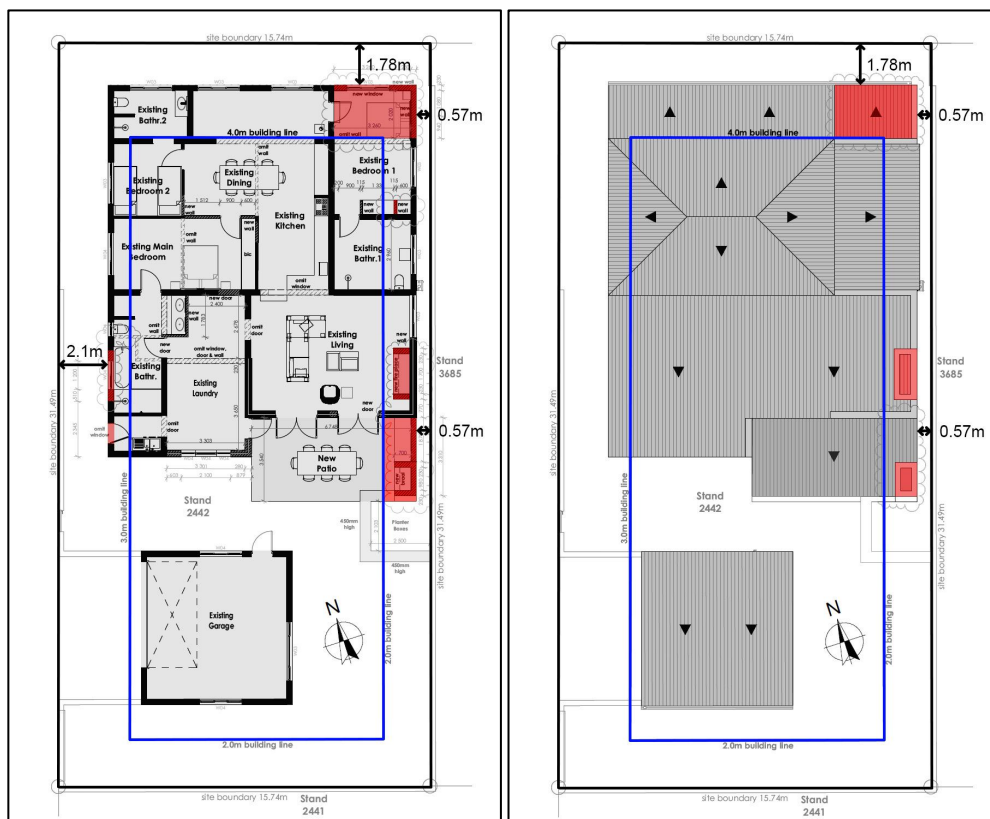
Date: 2025/02/10



# ERF 2442 ONRUSRIVIER, HERMANUS

55 Roos Street

## Building line departure application and the determination of an administrative penalty



Andre Wiehahn Pr Pln A/927/1996  
B Art et Sc (Town and Regional Planning)  
Cell phone: 082 466 0490  
E-mail: info@iatrp.co.za

February 2026

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## Annexure

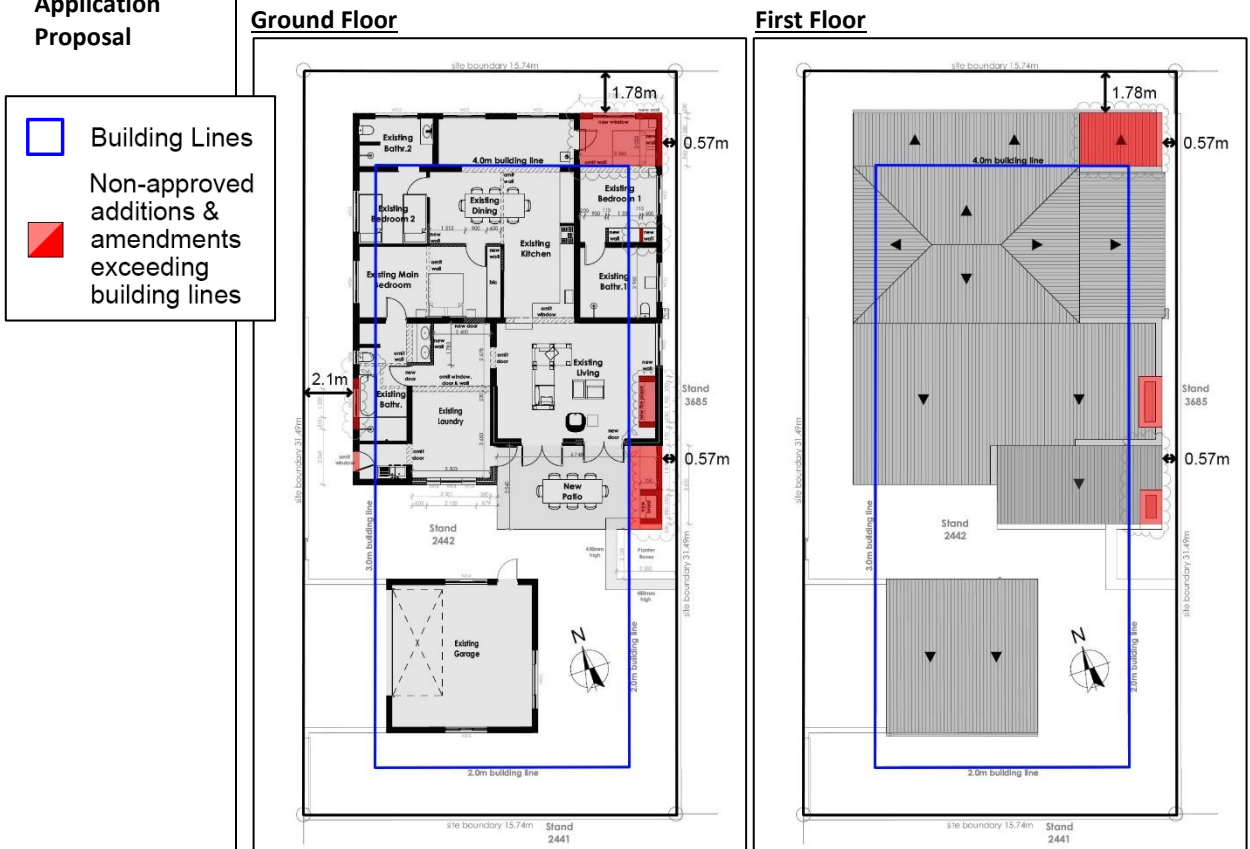
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# 1. Introduction

<p><b>a. Brief</b></p> <p>Refer to <b>Annexure B</b> for the Power of Attorney.</p>	<p>Interactive Town and Regional Planning was appointed by the owner of the property, 4 Bere Familie Trust, to prepare and submit an application for building line departures and the determination of an administrative penalty on Erf 2442, Onrusrivier in terms of the relevant legislation.</p>
<p><b>b. Background</b></p>	<p>The application area consists of a 496m<sup>2</sup> single residential erf in the Onrusrivier residential suburb, located on the corner of Roos and Douglas Streets. The property accommodates an existing approved single storey dwelling with an existing approved separate double garage.</p> <p>The existing dwelling house includes amendments that have not yet been approved.</p>

<p><b>c. Development Objective &amp; Application Proposal</b></p>	<p>The application objective is to obtain approval for encroachments of the building line of the existing dwelling house.</p>
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**Figure 1: Application illustration**

Subsequently the **application proposal** is for:

- A departure to relax the northern street zoning scheme building line from 4m to 1.78m to allow for the existing dwelling house.
- A departure to relax the western street zoning scheme building line from 3m to 2.1m to allow for the existing dwelling house.
- A departure to relax the eastern side zoning scheme building line from 2m to 0.57m to allow for the existing dwelling house.
- The determination of the administrative penalty.

## 2. The Application

<b>a. Analysis: Title Deed</b>	The Conveyancer Monica Korf issued a certificate confirming that <b>no</b> restrictive title deed conditions exist against the proposal on Erf 2442 Onrus.					
<b>b. Analysis: Development Criteria:</b>  The development parameters for Erf 2442 Onrusrivier, Hermanus as per the Overstrand Zoning Scheme Regulations, 2015, read with the subject title deed are summarised as follows:	<b>Parameters</b>		<b>Existing Zoning Scheme Requirements:</b>	<b>Proposed</b>	<b>Comments</b>	
	<b>Zoning</b>		Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Consistent	
	<b>Primary Use</b>		Day care centre, dwelling house, guest rooms, home occupation, second dwelling unit;	Dwelling house	Consistent	
	<b>Consent Uses</b>		Crèche, green house, guest house, house shop, institution, place of instruction, place of worship, residential building, tourist accommodation.	None	Consistent	
	<b>Coverage</b>		50%	30%	Consistent	
	<b>Height</b>		8m	8m	Consistent	
	<b>Building lines</b>		<b>Street</b>	4m North 3m West	<b>1.78 North 2.1m West</b>	<b>Application includes a departure</b>
			<b>Side</b>	2m	<b>0.57m East 2m South</b>	<b>Application includes a departure</b>
<b>Parking</b>		Dwelling house: 2 bays	Dwelling house: 2 bays	Consistent		
<b>c. Application:</b>  The application form is attached as <b>Annexure A</b> .	Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for: <ul style="list-style-type: none"> <li>• A departure to relax the northern street zoning scheme building line from 4m to 1.78m to allow for the existing dwelling house in terms of Chapter IV, Section 16(2)(b).</li> <li>• A departure to relax the western street zoning scheme building line from 3m to 2.1m to allow for the existing dwelling house in terms of Chapter IV, Section 16(2)(b).</li> <li>• A departure to relax the eastern side zoning scheme building line from 2m to 0.57m to allow for the existing dwelling house in terms of Chapter IV, Section 16(2)(b).</li> <li>• The determination of an administrative penalty to allow for existing non-approved structures in terms of Chapter IV, Section 16(2)(q).</li> </ul>					

### 3. Contextual Site Information

a. Property Description	Property	Extent	Title Deed	Registered Owner
	Erf 2442 Onrusrivier	496m <sup>2</sup>	T21546/2022	4 Bere Familie Trust

Refer to Annexure E for the SG Diagrams, Annexure C for the Title Deed of Erf 2442 Onrusrivier.

The following Surveyor General Plans reflect the application site:

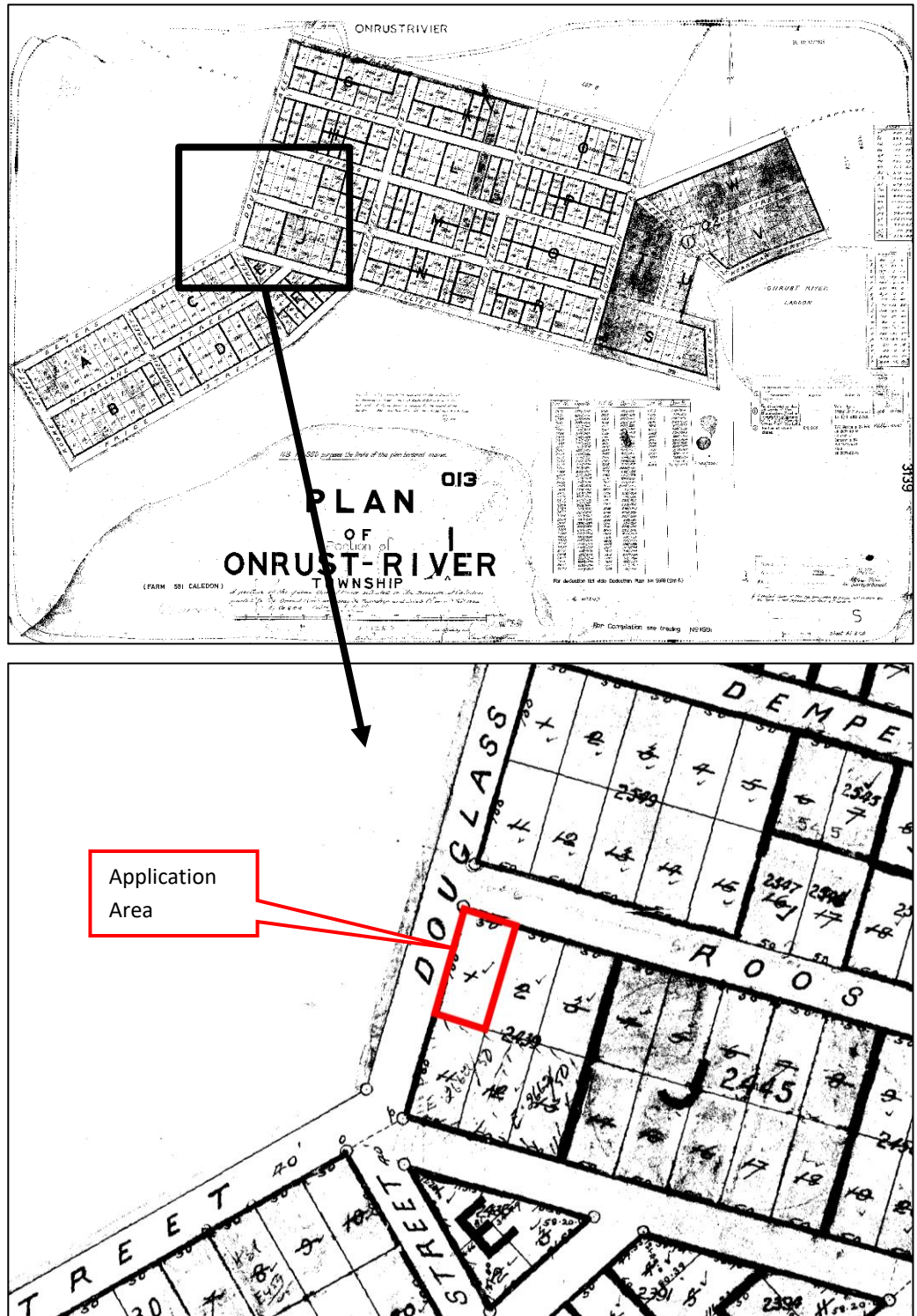


Figure 2: Extracts of the Surveyor General Plans of the application site

**b. Location:**

For the Locality Plans refer to Annexure F.

**Regional Context:**

Within the regional context, the application area is located within Onrusrivier residential suburb. Onrusrivier is located approximately 5km west of the Hermanus CBD.

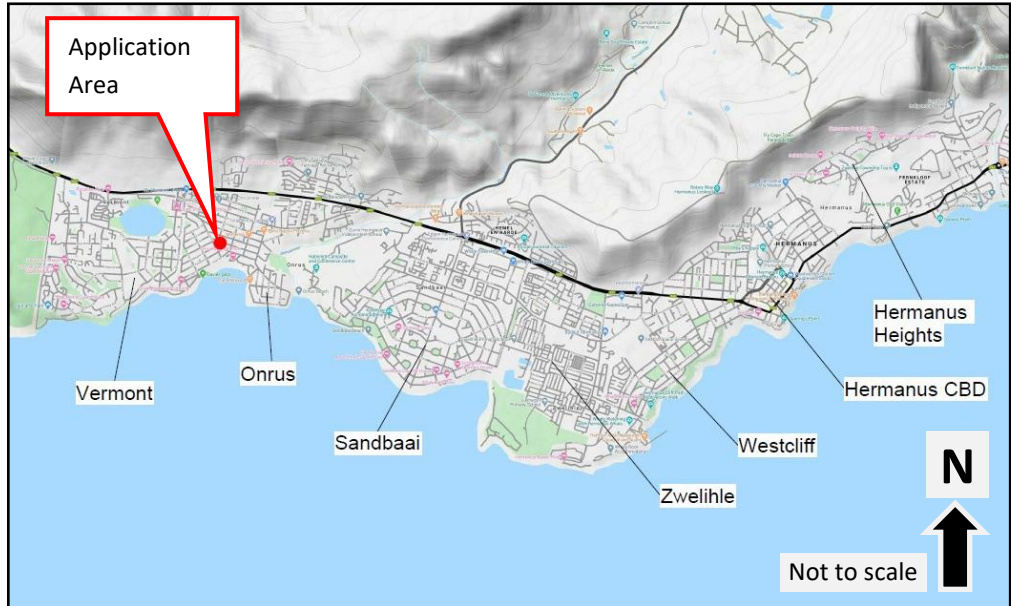


Figure 3: Locality Plan – Regional Context

**Local Context:**

Within the local context the application area consists of a residential erf within Onrusrivier that forms part of the larger Hermanus West area. The application area is located at number 55 Roos Street.

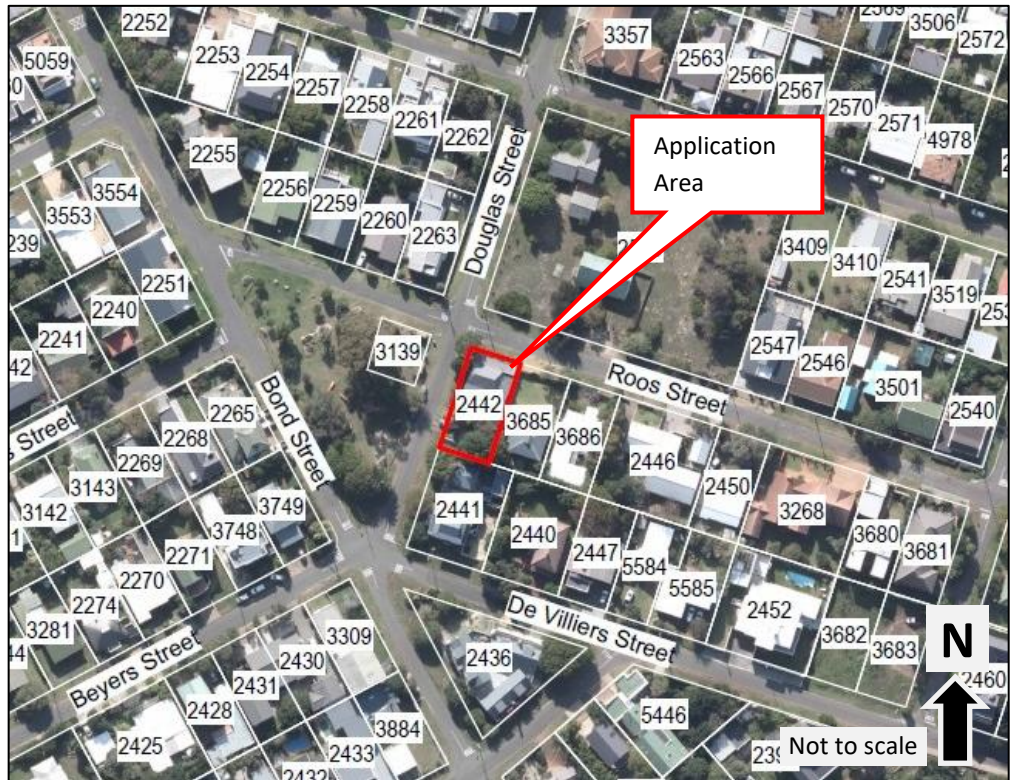


Figure 4: Locality Plan – Local Context

**c. Land Use:**  
 Refer to the Land Use Plan attached as **Annexure H**.

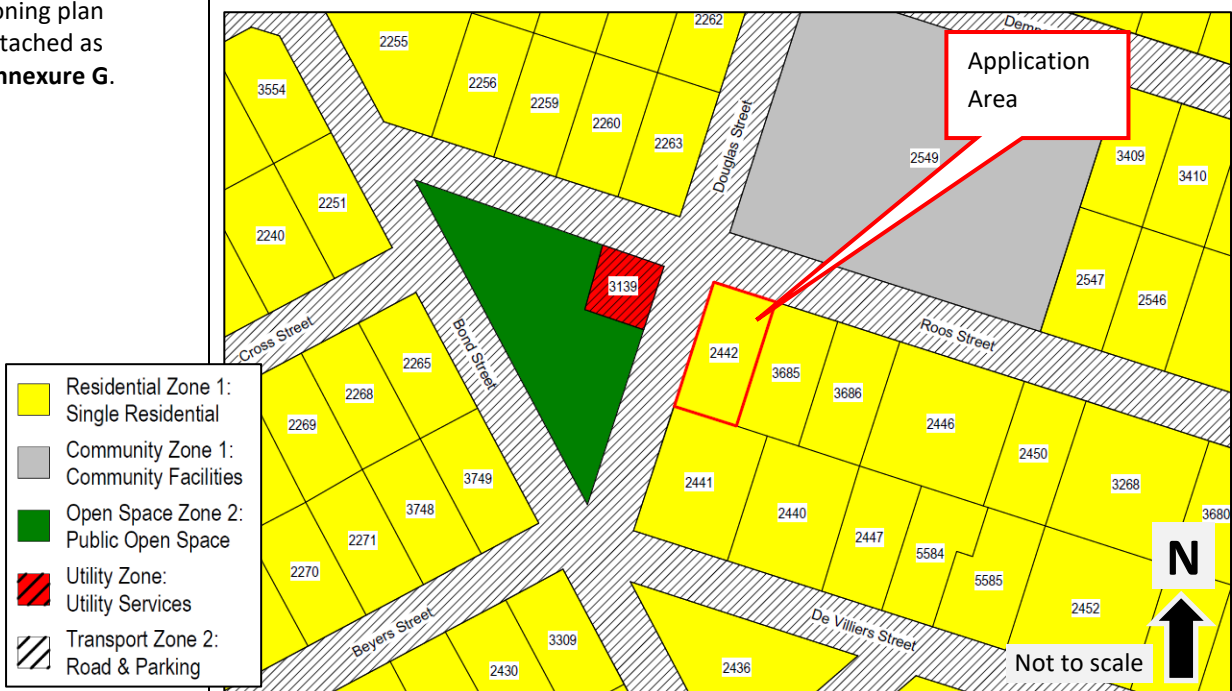
The application area accommodates a dwelling house on the property. The surrounding land-uses are single residential dwellings, community facilities public open space and utility services. No change in land use is proposed. The application proposal is **consistent** with the land use of the area.



**Figure 5: Aerial Image illustrating the residential land-use activities of the application area and surrounding properties**

**d. Zoning:**  
 Refer to the Extract of Hermanus Zoning plan attached as **Annexure G**.

The application area, Erf 2442, Onrusrivier is zoned Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone 1, Community Zone 1, Open Space Zone 2 and Utility Zone. No change in zoning is proposed. The application proposal is **consistent** with the zoning of the area.



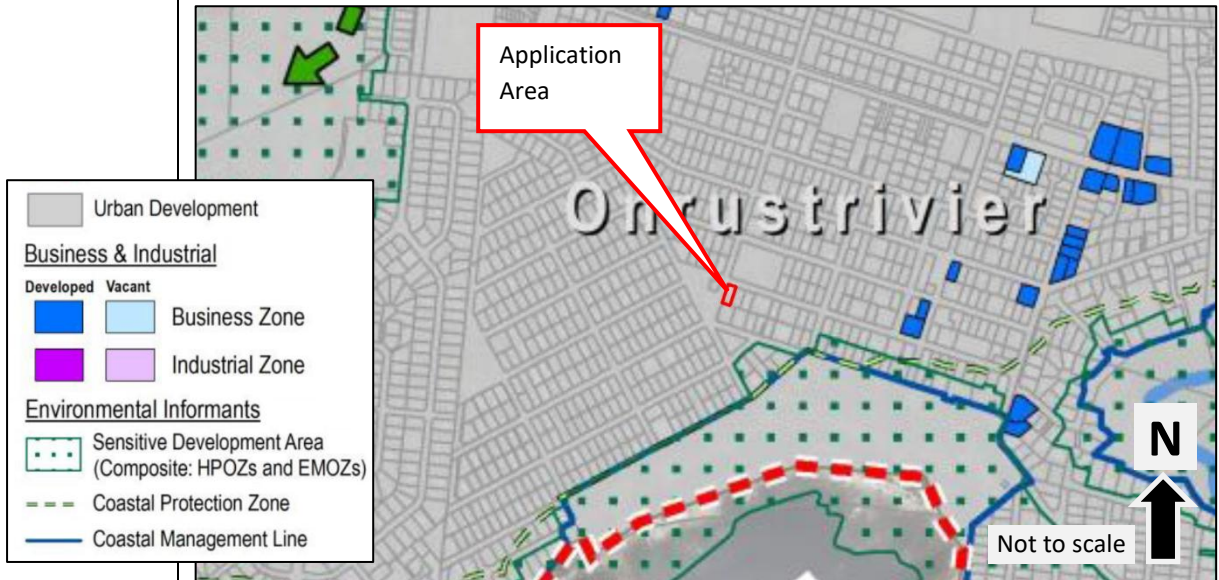
**Figure 6: Extract from the Overstrand Municipality: Online zoning viewer**

**e. Spatial Planning Policy**

The following policy guidelines from the following relevant policy documents are applicable to the application area.

**i. Overstrand Municipal Spatial Development Framework, 2020**

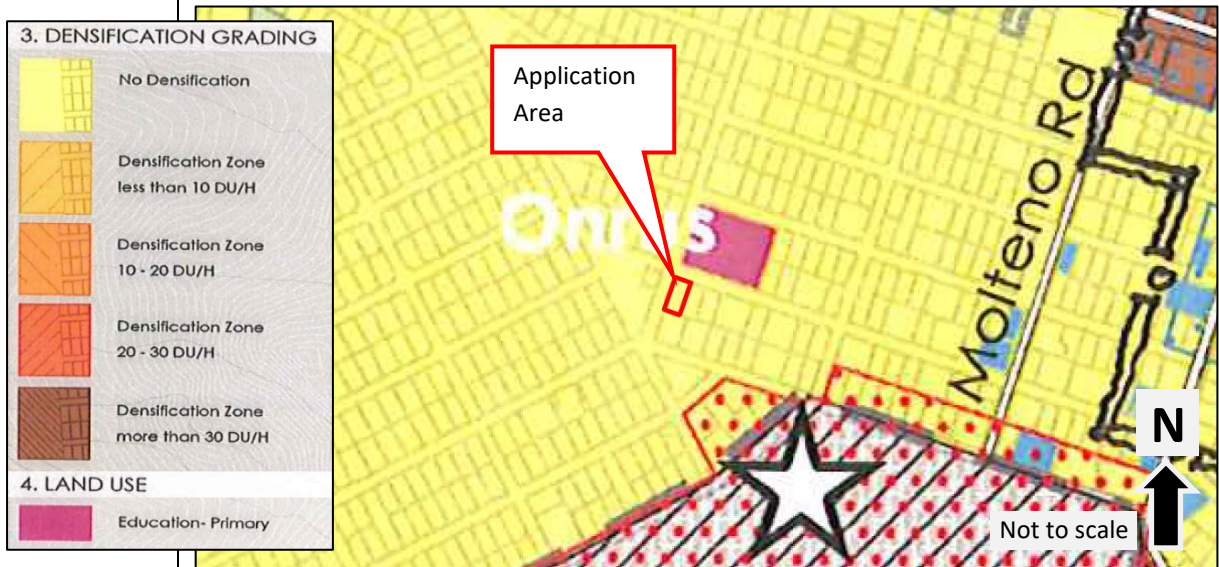
In terms of the Overstrand Municipal Spatial Development Framework, the application area is within an Urban Development area.



**Figure 7: Overstrand Municipal Spatial Development Framework, 2020 extract**

**ii. Overstrand Municipality Spatial Growth Management Strategy – 2010 (OMSGMS)**

In terms of the Overstrand Growth Management Strategy, the application area falls within a “No Densification” Zone. No densification is proposed.



**Figure 8: Extract from the Overstrand Municipality: Growth Management Strategy**

**Conclusion:**

The application is therefore **consistent** with both the Overstrand Municipal Spatial Development Framework, 2020 and the Overstrand Municipality Spatial Growth Management Strategy, 2010.

## 4. Motivation

### Motivation for the application:

Refer to **Annexure K** for the As-built building plan

#### a. Introduction and Background

The application area located at number 55 Roos Street accommodates an existing single storey dwelling house and an existing separate double garage.

Amendments have been made to the existing dwelling by a previous owner which have not yet been approved.

#### b. Proposal

The application objective is to legalise former additions to the existing dwelling house exceeding building lines.

Application is therefore fore building line departures and the determination of an administrative penalty.

#### Building line departures

Application includes the following:

- A departure to relax the northern street zoning scheme building line from 4m to 1.78m.
  - A bedroom was extended up to 1.78m from the street boundary. The existing dwelling was approved and constructed 1.78m from the street boundary and the bedroom extension is in line with the existing approved dwelling. The bedroom extension is only on the ground floor, therefore not impacting on privacy, views or light of the surrounding properties. The bedroom extension does not impact on services or access around the property as it is in line with the existing approved property. The bedroom extension improves the functionality of the house.
- A departure to relax the western street zoning scheme building line from 3m to 2.1m.
  - The approved window was replaced by a laundry door and a smaller window was installed in the bathroom, both 2.1m from the road. The amendments are in the wall and on the ground floor and are barely if at all visible from the road. There is no impact on privacy. The amendments improve the functionality of the dwelling without impact on the surrounding properties.
- A departure to relax the eastern side zoning scheme building line from 2m to 0.57m.
  - A bedroom was extended in line with the existing approved dwelling 0.57m from the eastern side boundary. The bedroom extension is on the ground floor and no additional windows facing east were added, thus not impacting on the privacy of the neighbouring property. Due to the bedroom extension being on the ground floor, it does not impact on views or light of neighbouring properties. The bedroom extension is in line with the existing dwelling and therefore does not impact on space for services or access. Since the bedroom extension is in line with the existing bedroom approved at 0.57m from the boundary, there will be no additional impact in terms of land use.
  - A covered stoep with a braai was constructed in line with the existing dwelling, 0.57m from the eastern side boundary. The braai and wall enclose the patio on the eastern side, providing additional privacy in relation to the neighbouring property. The addition being on the ground floor does not impact on light or views. Since the braai and covered patio is in line with the existing approved building, it does not impact on service lines or access. The covered stoep with a braai is also approximately 4.5m from the neighbouring dwelling house, which is consistent with the character of the area and therefore potential impacts are limited.
  - A fireplace was constructed within the exiting living room against the eastern external wall. Only the chimney of the fireplace is externally visible. The chimney

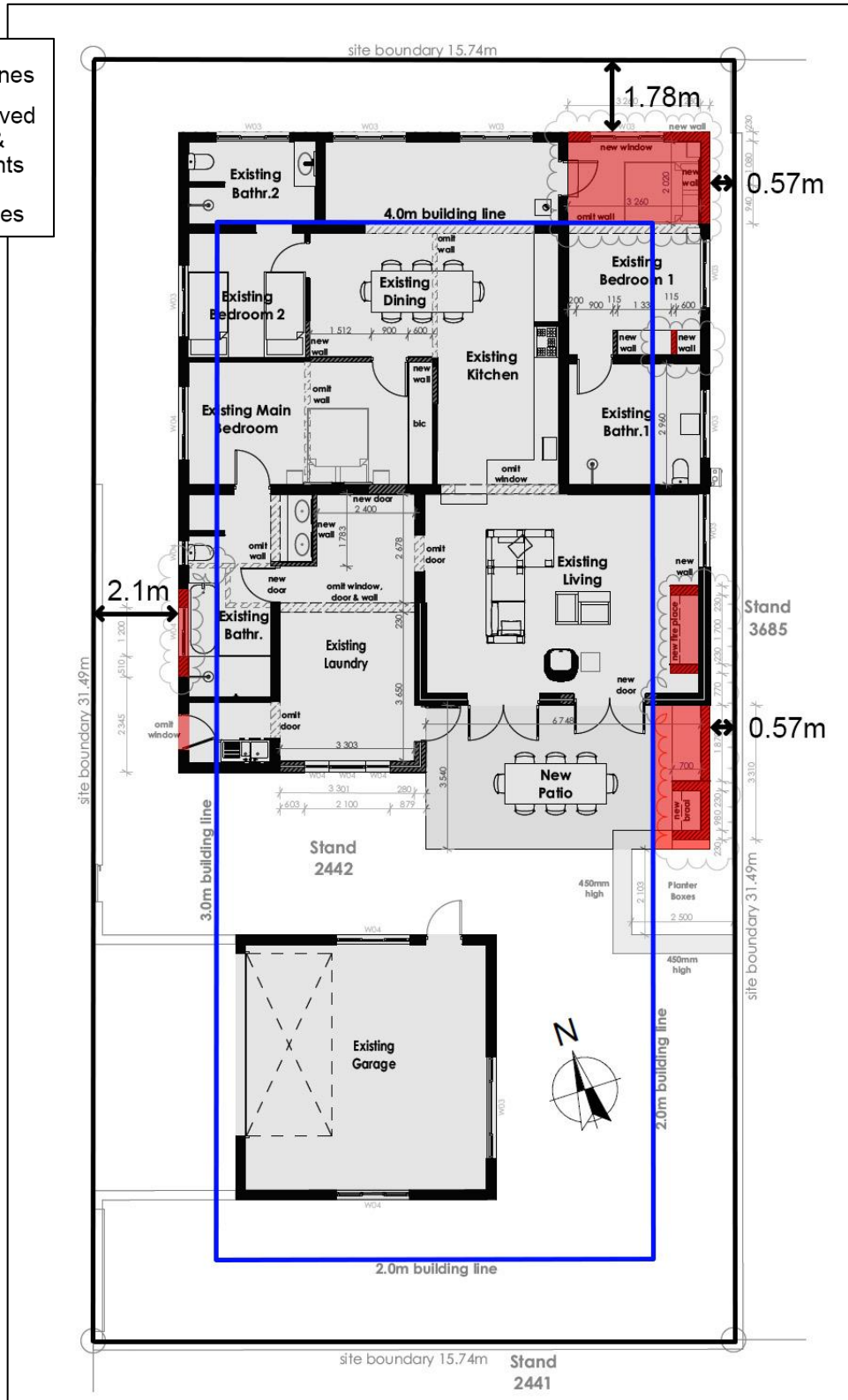
is approximately 4.5m from the neighbouring building, which is consistent with typical distances between neighbouring single residential buildings.

- An internal cupboard wall was constructed. The cupboard wall is internal without a change in land use and therefore does not impact on surrounding properties.

Here below are plans showing the building line departure applications:

**Ground Floor Plan**

Building Lines  
 Non-approved additions & amendments exceeding building lines



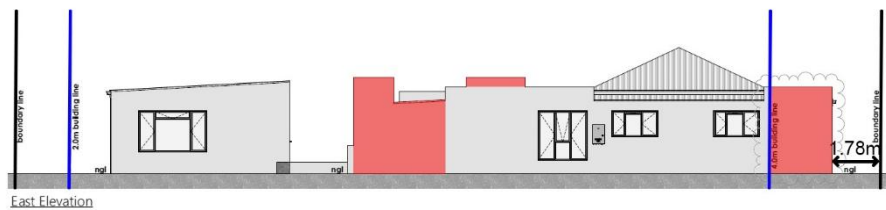
**Roof Plan**

- Building Lines
- Non-approved additions & amendments exceeding building lines



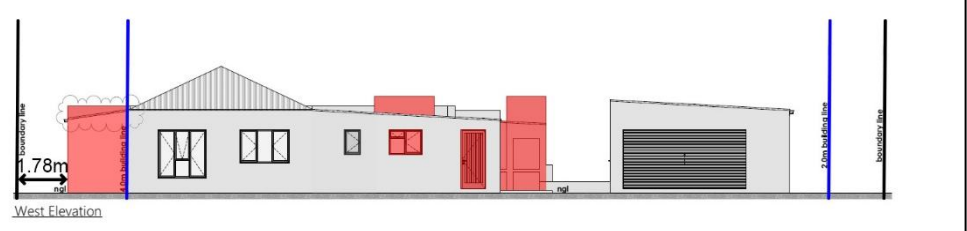
**Eastern Elevation**

- Building Lines
- Non-approved additions & amendments exceeding building lines



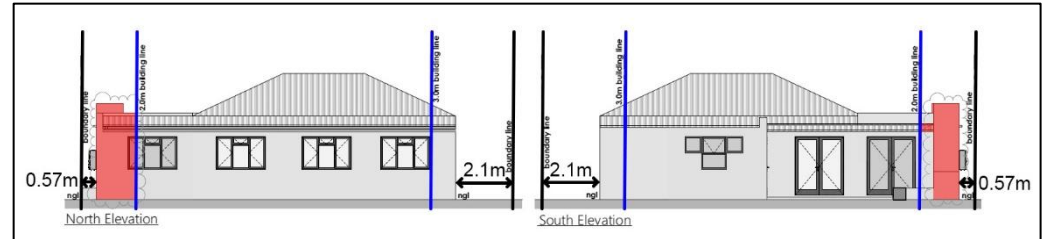
**Western Elevation**

Building Lines  
 Non-approved additions & amendments exceeding building lines



**Northern Elevation**

**Southern Elevation**



**Figure 9: Building Plan illustrations**

**The determination of an administrative penalty.**

Application includes the determination of an administrative penalty to allow for existing structures exceeding building lines which are as follows:

- Covered stoep with a braai.
- Living room fireplace
- Bedroom extension
- Scullery door
- Bathroom window

The following information with regards to the administrative penalty is provided as required according to Chapter X, Section 90(3):

(a) The nature, duration, gravity and extent of the contravention;

A covered stoep with a braai, living room fireplace, bedroom extension, scullery door and bathroom window were constructed on the ground floor by previous owners exceeding building lines without the required approvals. Since the dwelling amendments were done by previous owners, the details thereof are not known.

(b) The conduct of the person (allegedly) involved in the contravention;

The unapproved amendments were done by a previous owner.

(c) Report by a quantity surveyor in matters of unauthorised building/construction;

No report by a quantity surveyor has been obtained, but will be provided on the request of the municipality.

(d) Whether the unlawful conduct was stopped

Since the application includes the legalisation of the existing structures, the existing structures still stand.

(e) Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law

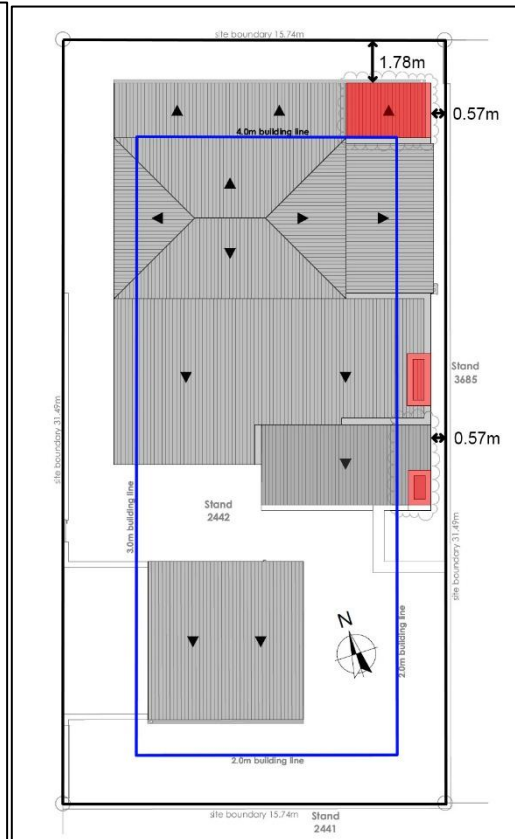
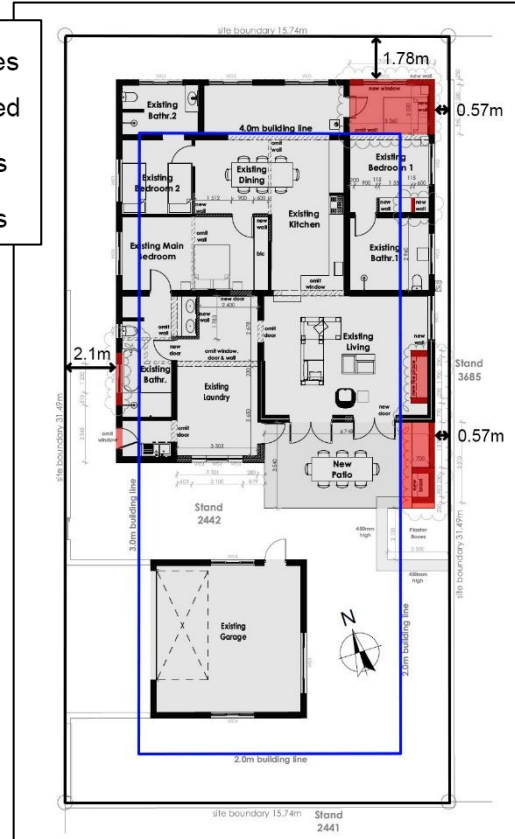
We are not aware of any previous contraventions other than stated in this application.

Here below are plans showing the existing amendments and additions not yet approved.

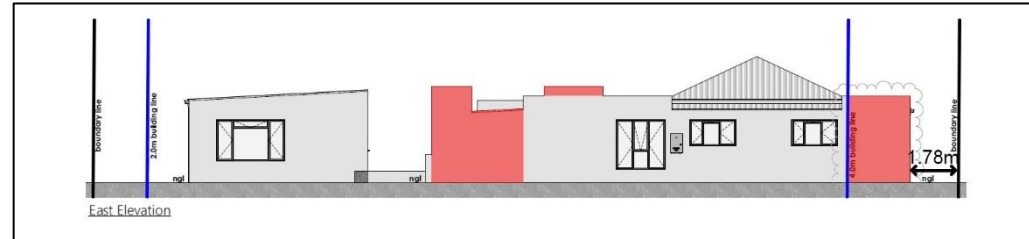
**Ground Floor**

**Roof**

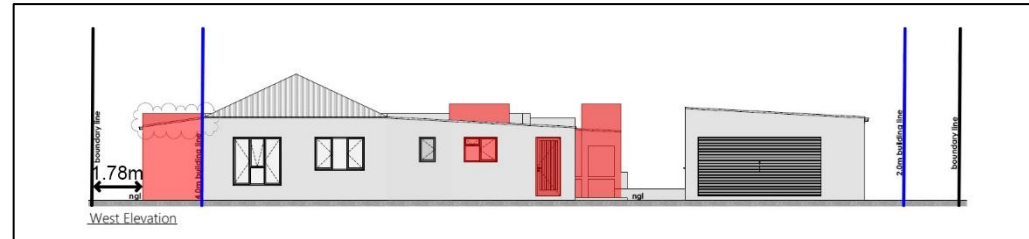
Building Lines  
 Non-approved additions & amendments exceeding building lines



**Eastern Elevation**

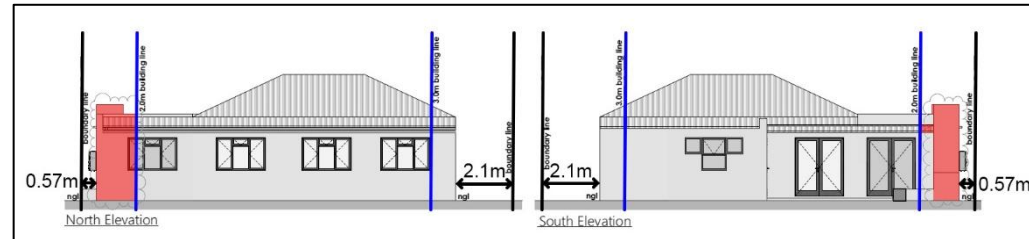


**Western Elevation**



**Northern Elevation**

**Southern Elevation**



**Figure 10: Administrative penalty illustrations**

The areas exceeding building lines not yet approved totals **14.7m<sup>2</sup>** and are as follows:

- Patio with braai: 5.1m<sup>2</sup>
- Living room fireplace: 1.5m<sup>2</sup>
- Laundry door: 0.2m<sup>2</sup>
- Bedroom extension: 7.5m<sup>2</sup>
- Bathroom window: 0.4m<sup>2</sup>

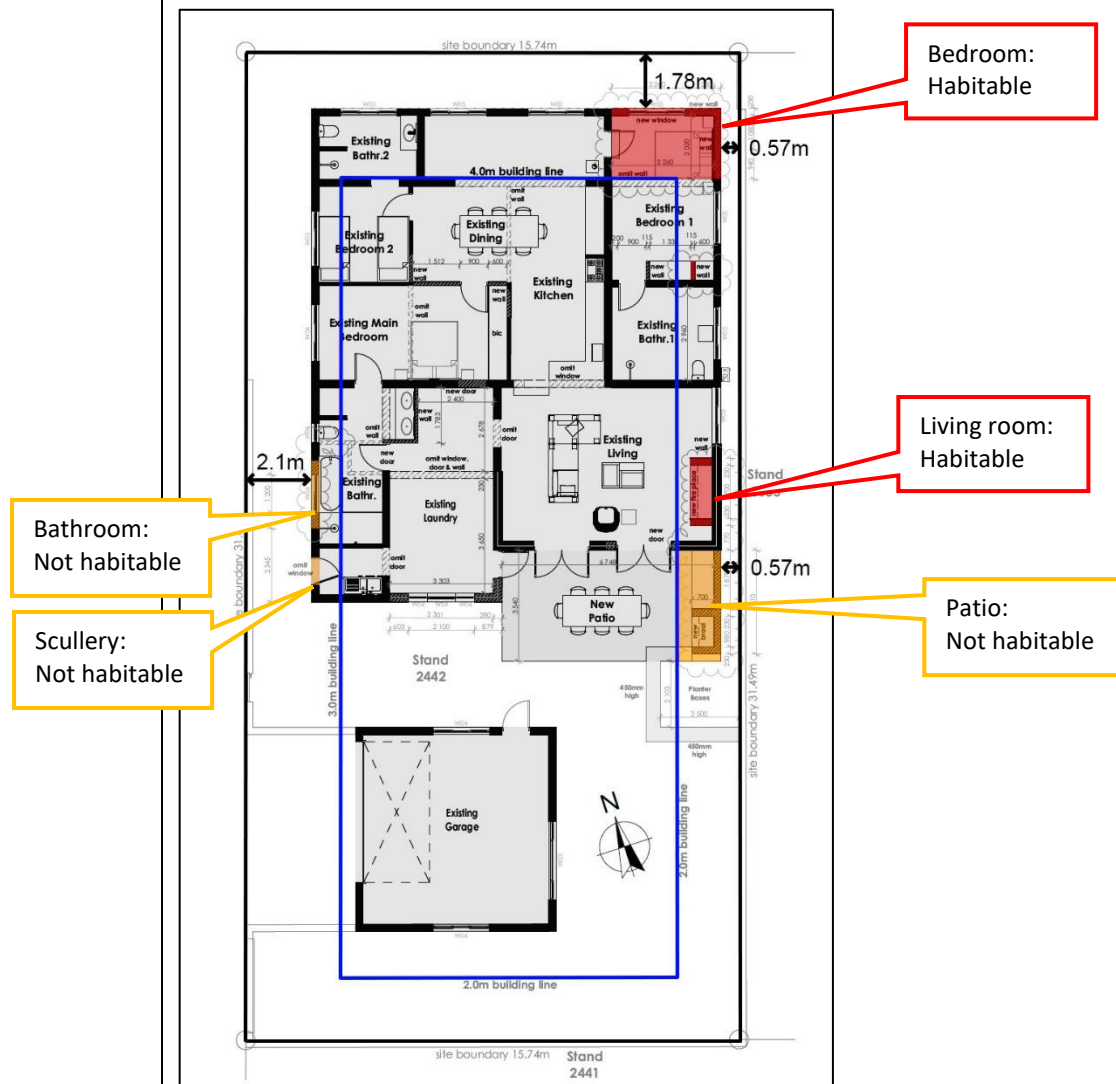
The living room, bathroom and laundry uses are approved.

The bedroom land use was approved, but expanded.

The bathroom window is smaller than approved.

A door was installed in the laundry instead of a window.

The patio, bathroom and laundry are not habitable areas.



**Figure 11: Habitable versus non-habitable spaces illustration**

**c. Desirability**

- The application proposal is in accordance with the relevant spatial planning legislation for the area.
- The application proposal is functional and improves the quality of life for the residents.
- Retaining the existing dwelling will maintain and protect the value of the property.
- The additions are in line with the existing approved dwelling wall and are not closer to the neighbouring property than the existing dwelling.

#### d. Planning Principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 1) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

##### **Possible results of the development**

The proposal will not in any way contribute to perpetuation of past apartheid spatial development imbalances as it only relates to amendments and additions to an existing dwelling house.

The application proposal is **consistent** with **spatial justice**.

- 2) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

##### **Possible results of the development**

The application proposal only relates to the development of a single residential erf and does not impact on agricultural land, environmentally sensitive and biodiversity rich areas, or scenic and cultural landscapes.

The application proposal can thus be deemed to be **spatially sustainable**.

- 3) **Spatial Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

##### **Possible results of the development**

The application proposal does not impact on spatial structure or travel distances as it relates to the development of a single residential property.

The application proposal is **consistent** with the **efficiency principle**.

- 4) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

##### **Possible results of the development**

The application proposal will not impact on the ability to resist, absorb and accommodate economic and environmental shocks since it only relates to additions and amendments of an existing dwelling house.

The application proposal is **consistent** with the principle of **spatial resilience**.

- 5) **Good Administration** which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.

##### **Possible results of the development**

Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the relevant government tiers and the general public to participate in the eventual decision-making process.

The application proposal is **consistent** with the principle of **good administration**.

## 5. Conclusion

The application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities.

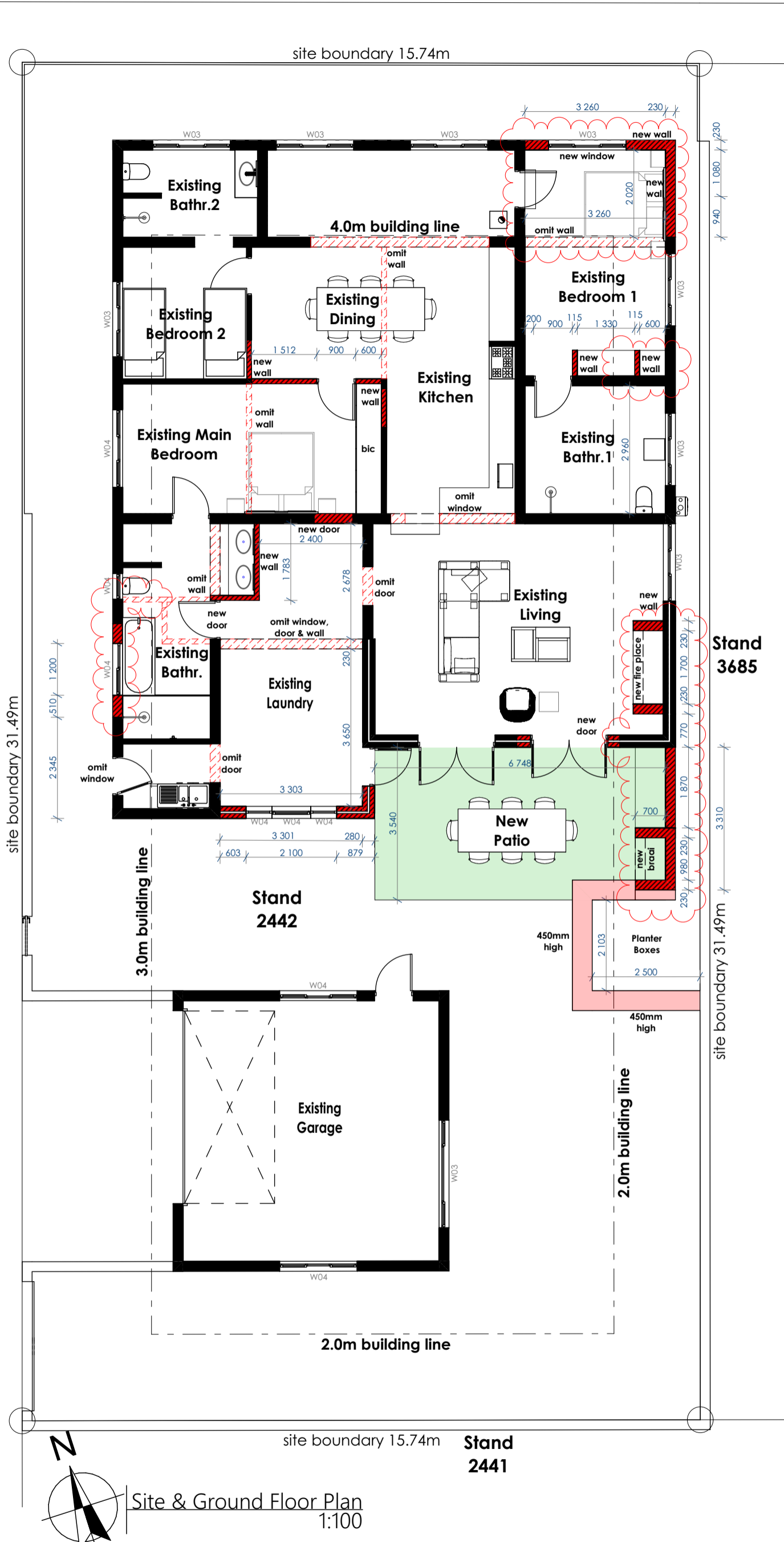
The proposed extension of the existing garage, is considered the most logical, efficient and optimal position on the property for accommodating two vehicles. No material impact on the relevant neighbouring properties or on the adjacent street are foreseen either.

It is therefore recommended that the application **be approved** in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, as follows:

- A departure to relax the northern street zoning scheme building line from 4m to 1.78m to allow for the existing dwelling house in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the western street zoning scheme building line from 3m to 2.1m to allow for the existing dwelling house in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the eastern side zoning scheme building line from 2m to 0.57m to allow for the existing dwelling house in terms of Chapter IV, Section 16(2)(b).
- The determination of an administrative penalty to allow for existing non-approved structures in terms of Chapter IV, Section 16(2)(q).

ROOS STREET

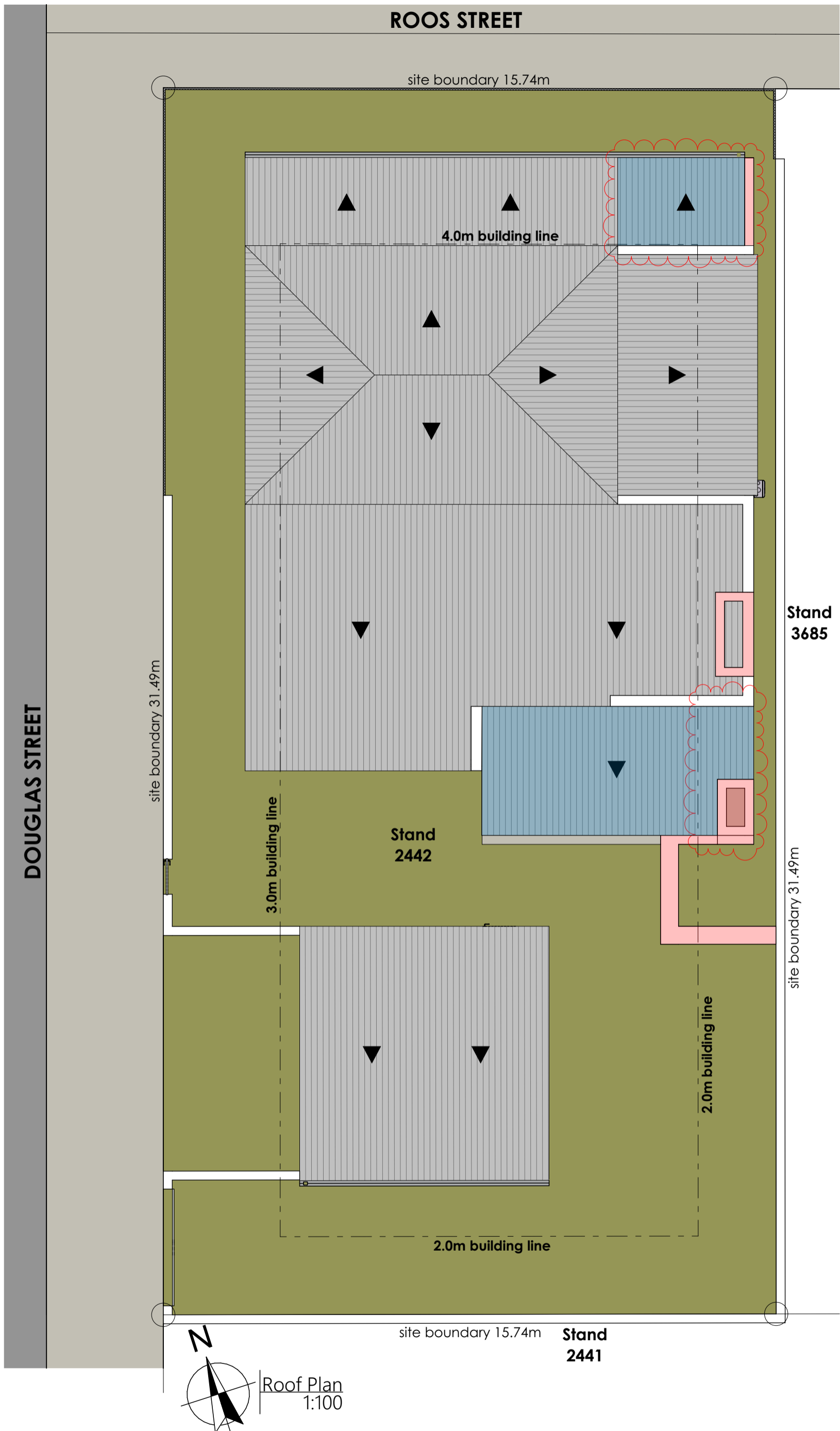
DOUGLAS STREET



Site & Ground Floor Plan  
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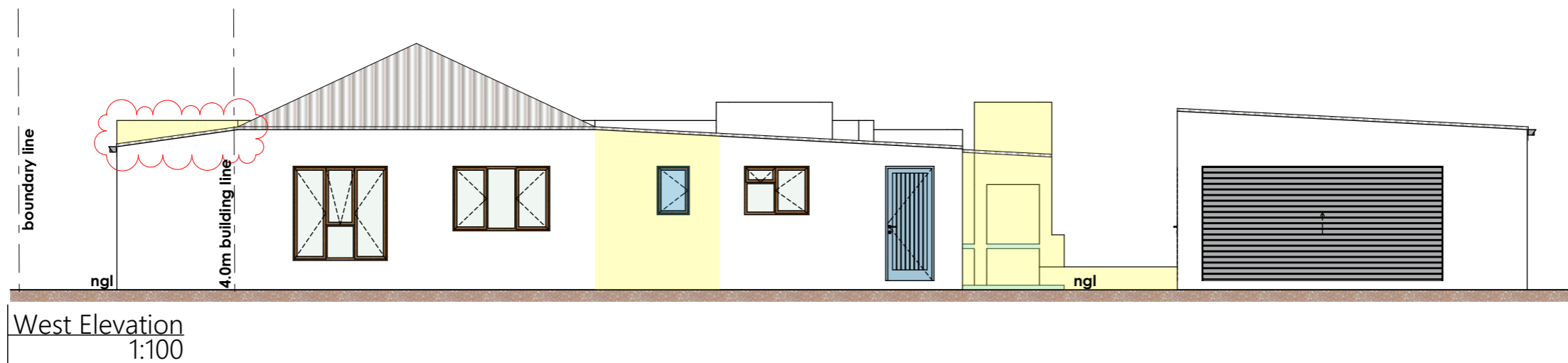
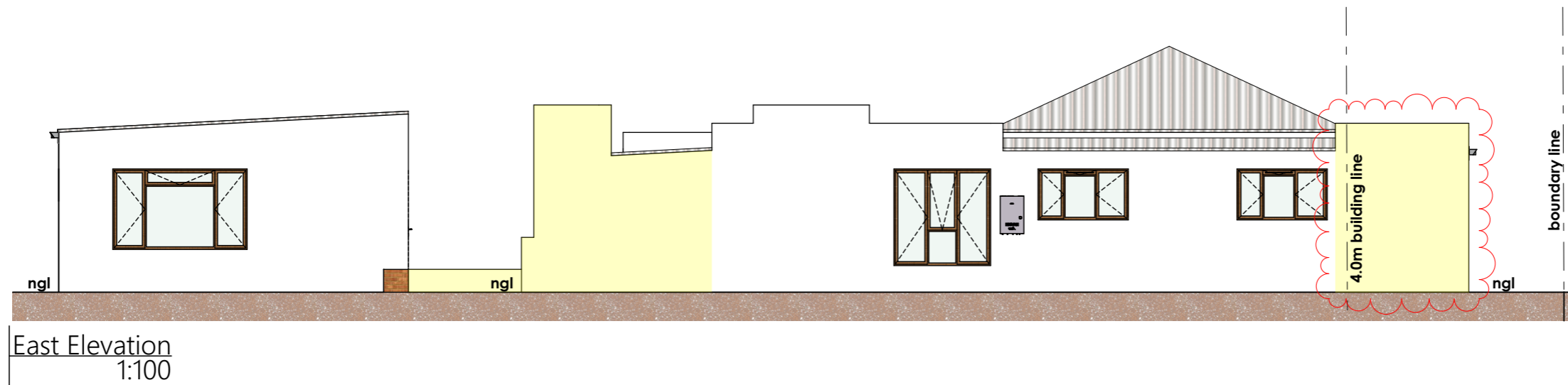
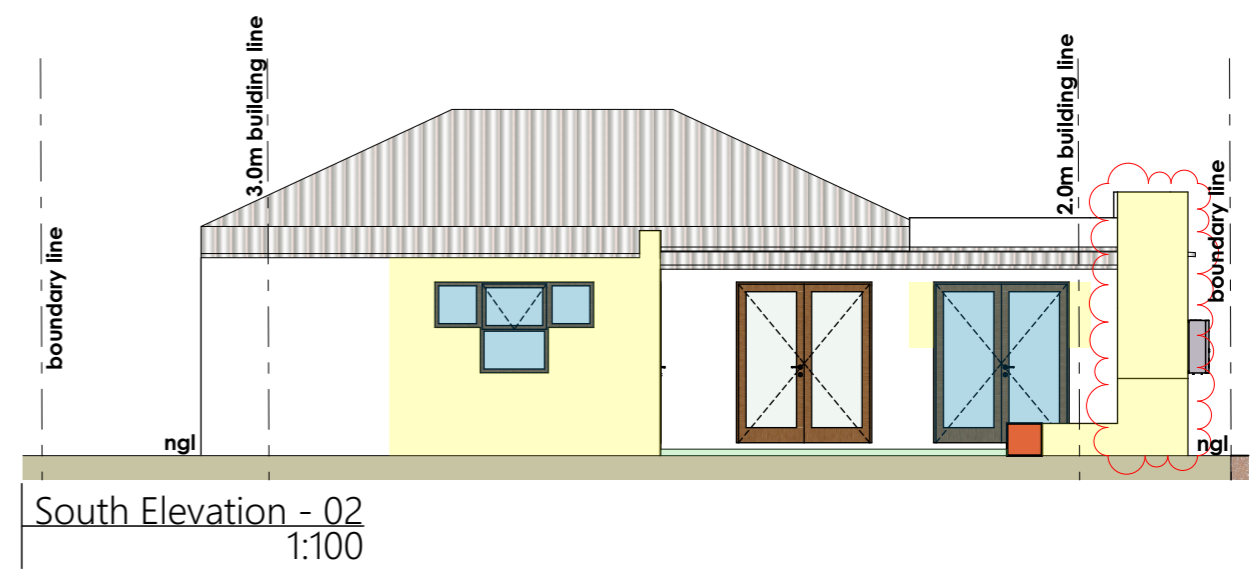
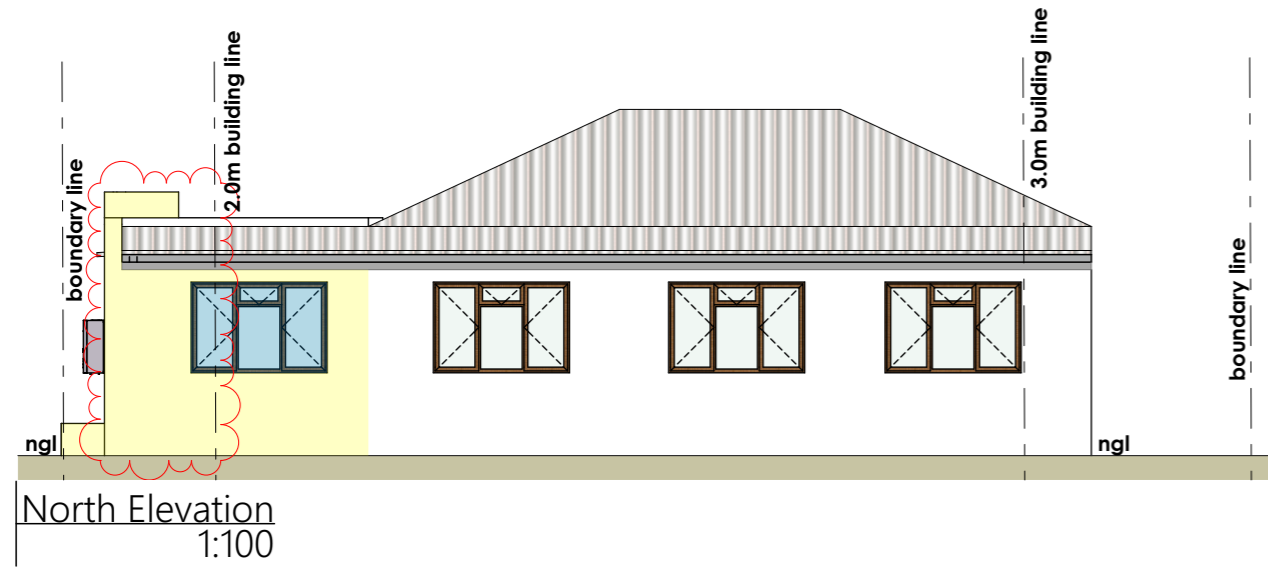
House De Beer | Ground Floor Plan

Thursday, 15 January 2026



# House De Beer | Roof Plan

Thursday, 15 January 2026



# House De Beer | Elevations

Thursday, 15 January 2026