



ERF 2871, 11 ERICA STREET, ONRUSTRIVIER: APPLICATION FOR DEPARTURE: INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF S LOUW

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 following:

- northern lateral building line from 2m to 1,66m to accommodate a proposed new window.
- northern lateral building line from 2m to 1,0m to accommodate a proposed chimney.
- rear building line from 2m to 1,19m to accommodate a proposed new window and the conversion (change of use) of the existing garage into a second dwelling unit.
- southern lateral building line from 2m to 0m to accommodate a proposed new garage.
- southern lateral building line from 2m to 0,98m to accommodate a proposed new window and sliding door and to accommodate the conversion (change of use) of existing garage into a second dwelling unit.

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 **30 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 2871, ERICASTRAAT 11, ONRUSTRIVIER: AANSOEK OM AFWYKING: INTERACTIVE STADS- EN STREEKBEPANNING NAMENS S LOUW

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 volgende te verslap:

- noordelike syboullyn vanaf 2m na 1,66m te verslap om 'n voorgestelde nuwe venster te akkommodeer.
- noordelike syboullyn vanaf 2m na 1,0m te verslap om 'n voorgestelde skoorsteen te akkommodeer
- agterboullyn vanaf 2m na 1,19m te verslap om 'n voorgestelde nuwe venster te akkommodeer, en om die omskakeling (gebruiksverandering) vanaf die bestaande motorhuis in 'n tweede wooneenheid te akkommodeer.
- suidelike syboullyn vanaf 2m na 0m te verslap om 'n voorgestelde nuwe motorhuis te akkommodeer.
- suidelike syboullyn vanaf 2m na 0,98m te verslap om 'n voorgestelde nuwe venster en skuifdeur te akkommodeer, en om die omskakeling (gebruiksverandering) vanaf die bestaande motorhuis in 'n tweede wooneenheid 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 / landuse@overstrand.gov.za) voor of op **30 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.

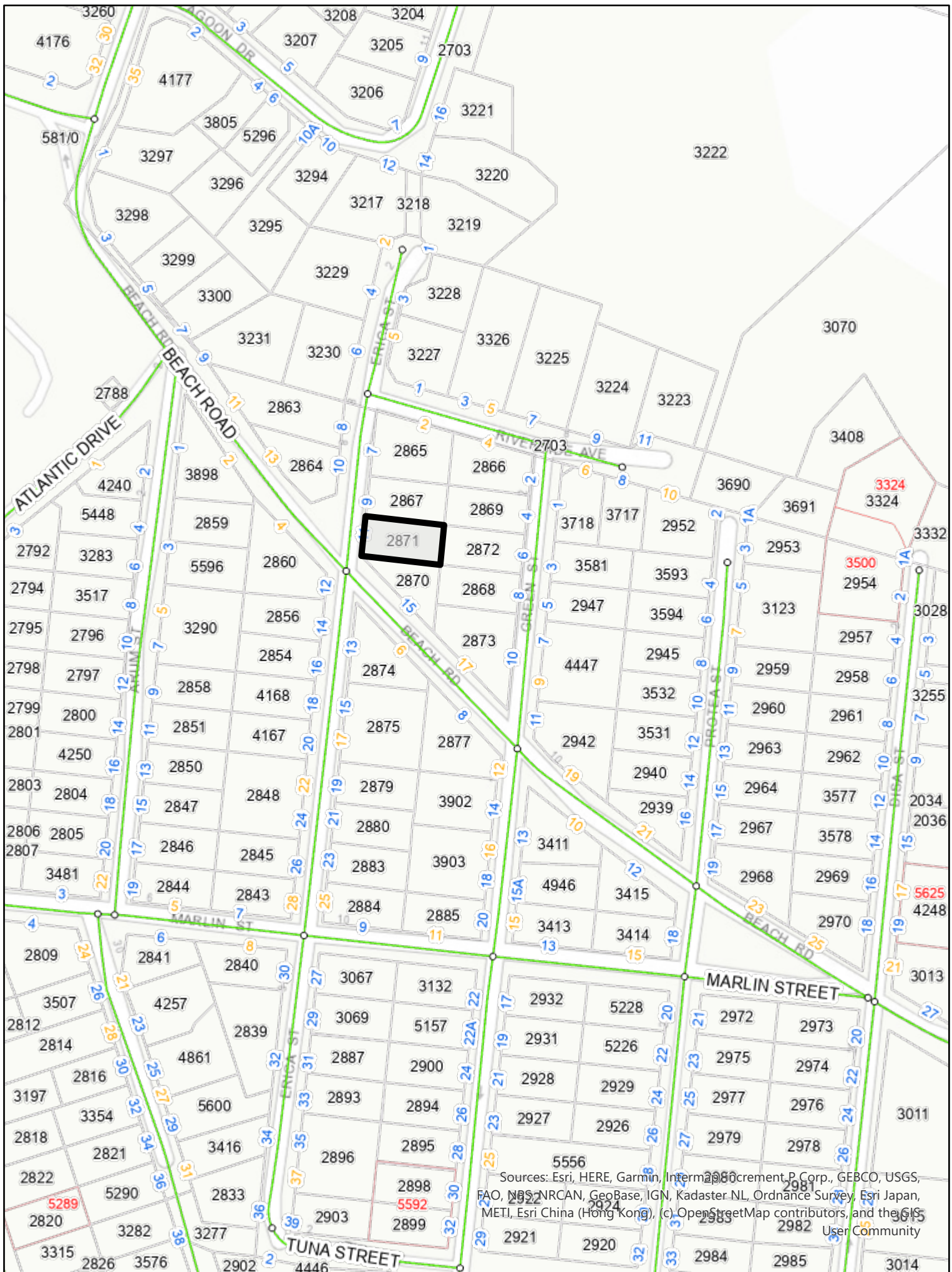
ISIZA 2871, 11 ERICA STREET, ONRUSTRIVIER: ISICELO SOKUNYENISWA: ABAKWA-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LIKA-S LOUW

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho ka-2020 woMasipala wase-Overstrand ongokuSetyenziswa nokuCetywa koMhlaba kaMasipala ukuba kufunyenwe isicelo sokunyeniswa ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala ukuze kunyenyswe oku kulandelayo:

- umgca wesakhiwo okwicala elingasemntla ukusuka ku-2m ukuya ku-1,66m ukulungiselela ifestile entsha ecetywayo.
- umgca wesakhiwo okwicala elingasemntla ukusuka ku-2m ukuya ku-1,0m ukulungiselela itshimini ecetywayo.
- umgca wesakhiwo okwicala elingasemva ukusuka ku-2m ukuya ku-1,19m ukulungiselela ifestile entsha ecetywayo nokuguqula (ukutshintsha ukusebenzisa) igaraji ibe yindlu yesibini yokuhlala.
- umgca wesakhiwo okwicala elingasemzantsi ukusuka ku-2m ukuya ku-0m ukulungiselela igaraji entsha ecetywayo.
- umgca wesakhiwo okwicala elingasemva ukusuka ku-2m ukuya ku-0,98m ukulungiselela ucango lweglasi oluvulwa ngokutyhilizwa nokuguqula (ukutshintsha ukusebenzisa) igaraji ibe yindlu yesibini yokuhlala.

Iinkcukacha ezipheleleyo mayela noku kucetywayo ziyafumaneka ukuze ihlolwe phakathi evelini 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) ngaphambi okanye ingadlulanga **30 Okthobha 2026**, ubhale igama lakho, idilesi, iinkcukacha zozhagamshelwano, umdla kwisicelo nezizathu zokufaka izimvo zakho. Imibuzo ngefowuni ingabhekiswa ku**Mnu. 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 uphawule ukuba ngokumayela noMthetho Wokukhuselwa kweNkcazelo yoBuqu (POPIA), uza kungena kwinkqubo yokuthatha inxaxheba koluntu ibe ngenxa yoko uyavuma ukuba igama, ifani yakho, iinkcukacha zakho zozhagamshelwano namagqabaza akho angadizwa / asetyenziswa kwinkqubo (yokufaka isicelo).



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NGS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

OVERSTRAND



MUNICIPALITY

Locality Map

Erf 2871, 11 Erica Street, Onrustvriër

Date: 2026/05/28



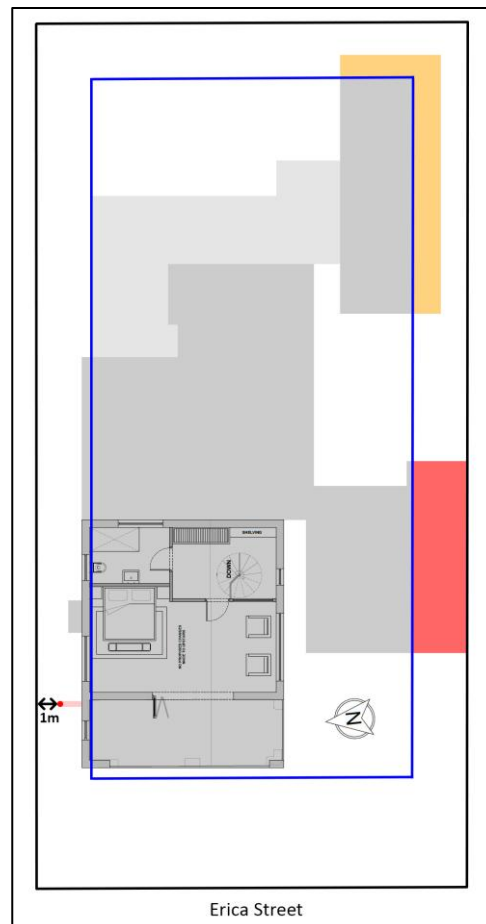
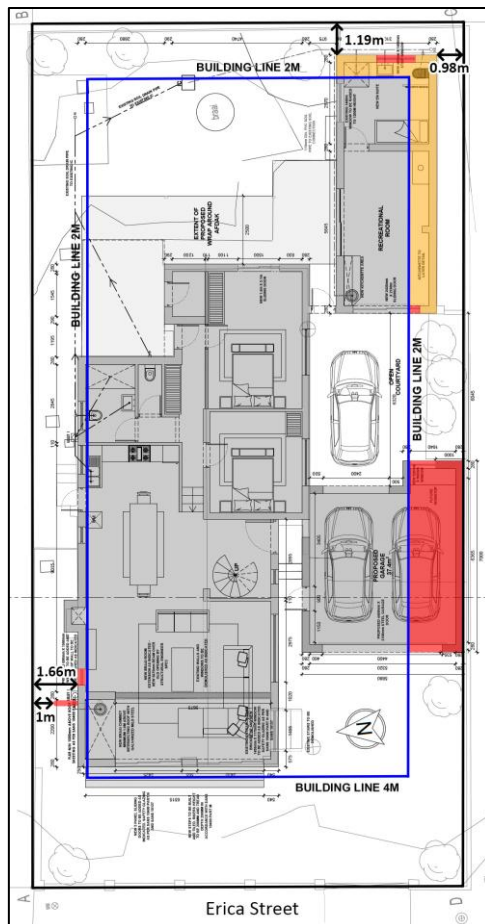


ERF 2871 ONRUS, HERMANUS

11 ERICA STREET

Building line departure application

July 2026



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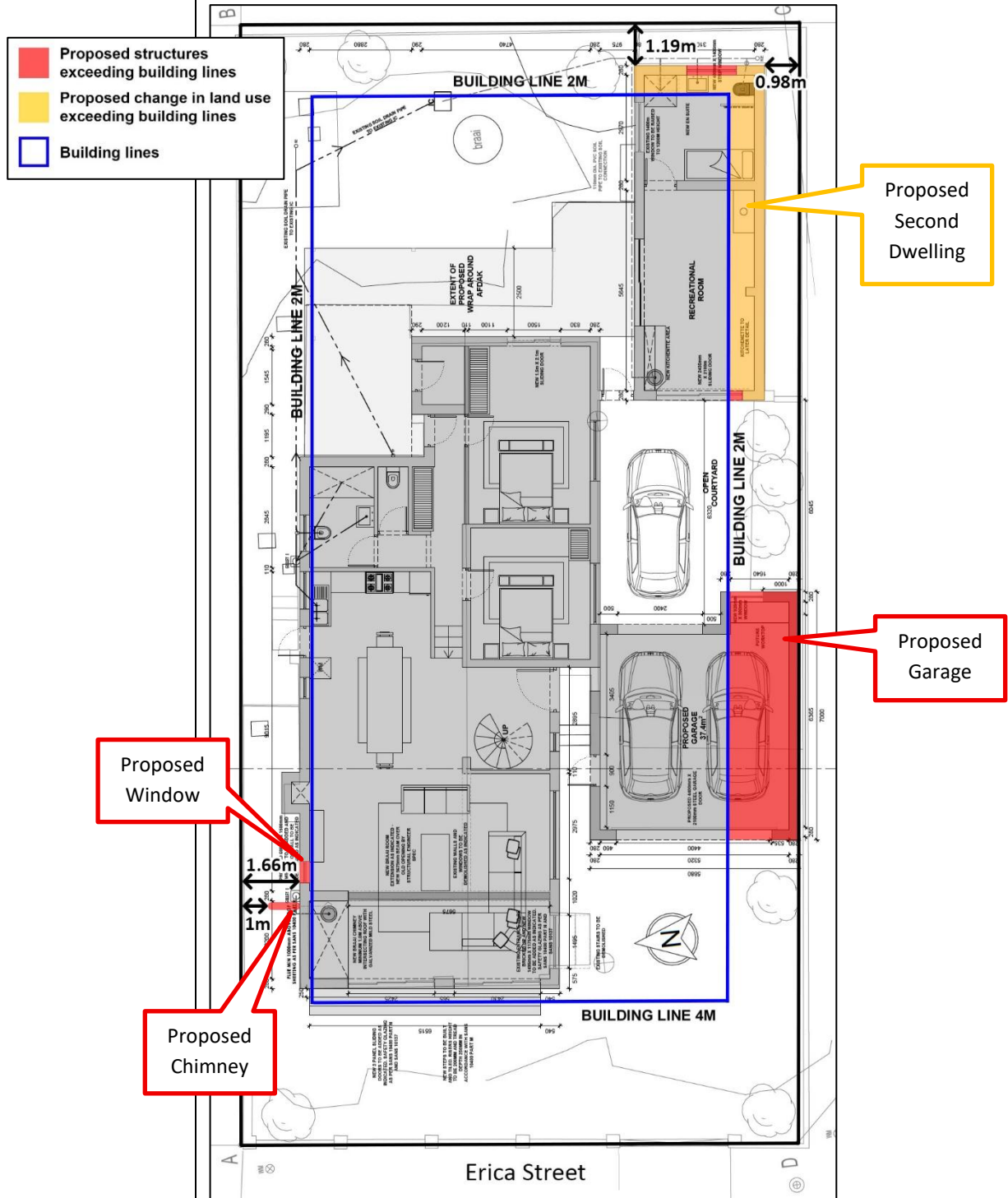
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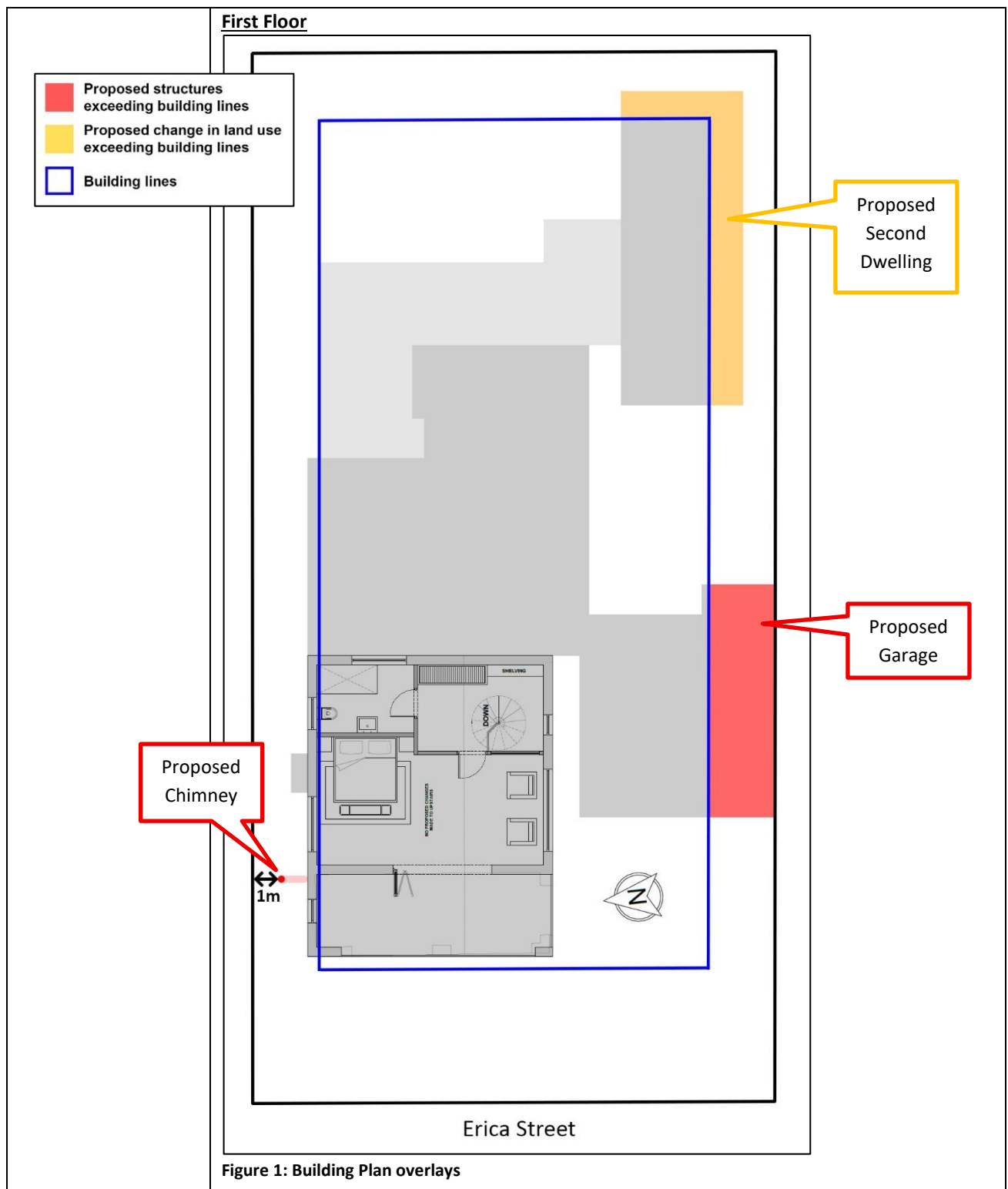
1. Introduction

a. Brief Refer to Annexure B for the Power of Attorney.	The application is made for Erf 2871, located at 11 Erica Street in Onrus within the jurisdiction of the Overstrand Municipality. The property is developed with a single residential dwelling and is zoned Single Residential Zone 1 (SR1) in terms of the applicable zoning scheme.
b. Background, Development Objective & Application Proposal	The property owners intend to construct a new garage, convert the existing garage into a second dwelling unit, install an additional window in the existing living room, and construct a chimney to accommodate a braai. These proposed alterations and additions encroach the prescribed building lines. In terms of the Overstrand Municipality Zoning Scheme, side and rear building line setbacks of 2m apply along the relevant property boundaries. The proposed alterations encroach over these building lines and therefore requires a departure approval in terms of the Overstrand Municipal Land Use Planning By-Law, 2020. It is noted that certain elements of the proposed structure, such as roof overhangs, may be considered permissible encroachments in terms of the zoning scheme, provided that no structural supports extend beyond the building line. The current application is therefore limited only to those elements of the proposal that constitutes a building line encroachment and require formal approval. The development objective of the application proposal is to improve the functionality and usability of the existing residential property through internal alterations and appropriately scaled additions that better accommodate the needs of the property owners, while remaining compatible with the surrounding residential neighbourhood. The application proposal: • Does not involve a change in zoning • Will remain consistent with the residential character of the area Subsequently the application proposal is for: • A departure to relax the northern side building line from 2m to 1.66m to allow for a proposed window. • A departure to relax the northern side building line from 2m to 1m to allow for a proposed chimney. • A departure to relax the rear building line from 2m to 1.19 m to allow for a proposed window and the conversion of the existing garage into a second dwelling unit. • A departure to relax the southern side building line from 2m to 0m to allow for the development of a proposed garage. • A departure to relax the southern side building line from 2m to 0.98 m to allow for a proposed window and a proposed sliding door and the conversion of existing garage into a second dwelling unit.

Figure 1 shows that the application area forms part of an existing development and subject to specific architectural guidelines- see attached.

Ground Floor





2. The Application

a. Analysis: Title Deed	The Conveyancer Ameila Galvin from Virtual Lawyers issued a certificate confirming that no restrictive title deed conditions exist against the proposal on Erf 2871, Onrus.			
b. Analysis: Development Criteria: The development parameters for Erf 2871 Onrus, Hermanus as per the Overstrand Zoning Scheme Regulations, 2015, read with the subject title deed are summarised as follows:	Parameters	Existing Zoning Scheme Requirements:	Proposed	Comments
	Zoning	Residential Zone 1: Single Residential	Single Residential (SR1)	Consistent
	Primary Use	Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering.	Dwelling house, second dwelling unit	Consistent
	Consent Uses	Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture.	None	Consistent
	Coverage	50%	41.25%	Consistent
	Height	8m	8m	Consistent
	Building lines	Street	4m	Consistent
		Side	1.19m (east) 1m (north) 0m (south)	Application includes building line departures
	Parking	Dwelling house: 2 bays	Dwelling house: 2 bays	Consistent
c. Application: The application form is attached as Annexure A .	Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for: - A departure to relax the northern side building line from 2m to 1.66 m to allow for a proposed window in terms of Chapter IV, Section 16(2)(b). - A departure to relax the northern side building line from 2m to 1m to allow for a proposed chimney in terms of Chapter IV, Section 16(2)(b). - A departure to relax the rear building line from 2m to 1.19 m to allow for a proposed window and the conversion of the existing garage into a second dwelling unit, in terms of Chapter IV, Section 16(2)(b). - A departure to relax the southern side building line from 2m to 0m to allow for the development of a proposed garage in terms of Chapter IV, Section 16(2)(b). - A departure to relax the southern side building line from 2m to 0.98 m to allow for a proposed window and a proposed sliding door and the conversion of the existing garage into a second dwelling unit, in terms of Chapter IV, Section 16(2)(b).			

3. Contextual Site Information

a. Property Description

Property	Extent	Title Deed	Registered Owner
2871 Onrus	496m ²	T51434/2013	Sonja Louw

Refer to
Annexure E for the
SG Diagrams,
Annexure C for the
Title Deed of Erf
2871 Onrus.

The following Surveyor General Plans reflect the application site:

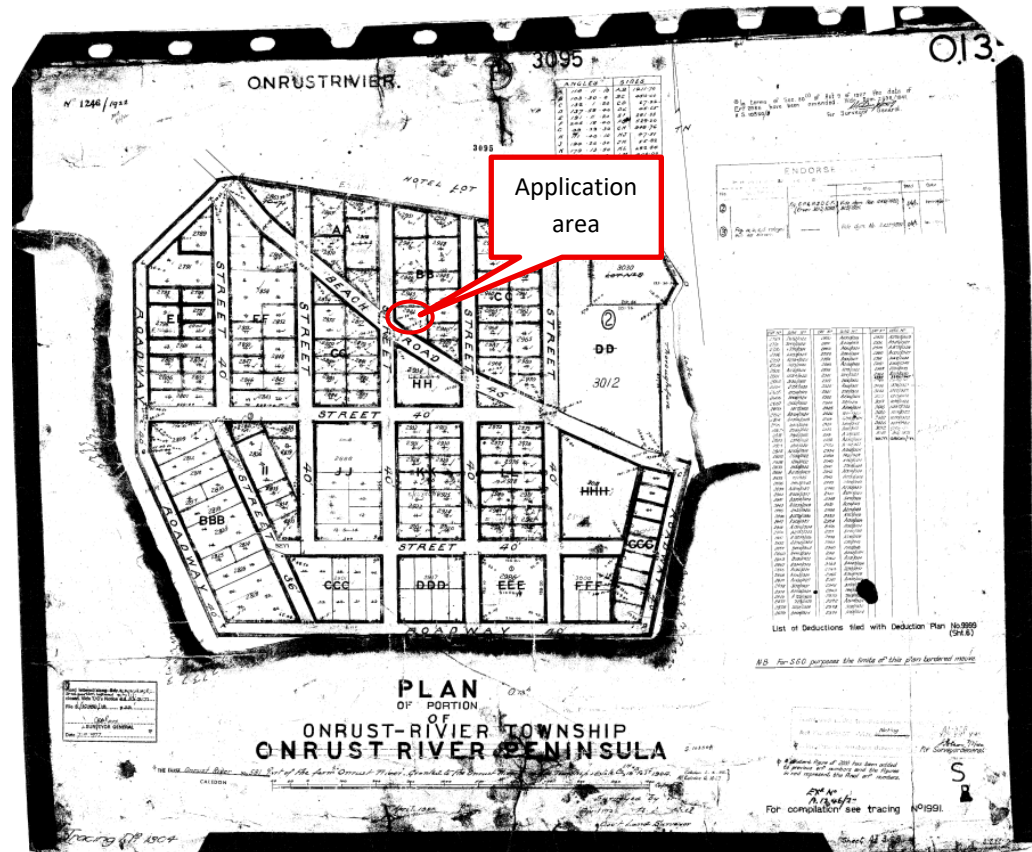


Figure 2: Extracts of the Surveyor General Plans of the application site

b. Location:

For the Locality
Plans refer to
Annexure F.

Regional Context:

The application area is regionally located in the coastal community of Onrus that forms part of the greater Hermanus area within the jurisdiction of the Overstrand Municipality.

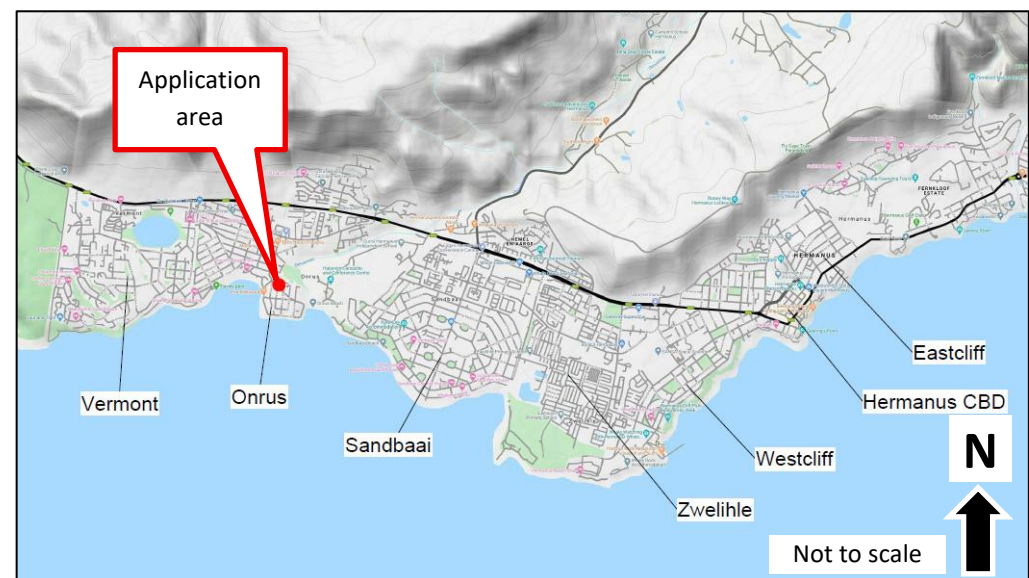


Figure 3: Locality Plan – Regional Context

	Studying Figure 3, Onrus is situated approximately 6 km west of Hermanus along the R43 regional route. The region primarily consists of established residential neighbourhoods that are reinforced by local commercial facilities, public amenities, and recreational open spaces that are linked with the coastal environment. Consequently, the application area is a component of a well-established urban residential area within the broader Hermanus settlement. Local Context: The application site is situated at 11 Erica Street, Onrus, within a well-established single residential neighbourhood.  Figure 4: Locality Plan – Local Context The surrounding properties are primarily developed with residential dwellings, which is in accordance with the existing zoning and residential character of the area. Erica Street is a local residential access street serving the surrounding properties. The application area is currently developed with a singles residential dwelling house. The proposed developments will stay in line with the local residential land use and character because it will remain within the primary land use rights of the property.
c. Land Use: Refer to the Land Use Plan attached as Annexure H.	The application area, Erf 2871, is located within an established residential area of Onrus within the jurisdiction of the Overstrand Municipality. The property is currently developed with a single residential dwelling house and outbuilding. As can be seen on Figure 5, the surrounding properties are predominantly developed single residential dwelling houses, reflecting the established residential character of the neighbourhood. No commercial or industrial land uses occur within the immediate vicinity of the application area.



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

The proposal involves a second dwelling unit and the development of a garage. The proposed structures will remain consistent with the existing residential land use pattern of the area.

The proposal is compatible with the surrounding land uses and the established residential character of the area.

d. Zoning:

Refer to the **Zoning Scheme** attached as **Annexure D**.

The application area, Erf 2871, Onrus, is zoned **Single Residential Zone 1 (SR1)**. The surrounding properties are zoned Single Residential Zone 1 as well. No change in zoning is proposed. The application proposal is consistent with the zoning of the area. Single Residential Zone 1 permits the use of land primarily for a dwelling house, second dwelling unit and associated residential structures, including ancillary structures: garages & carports.

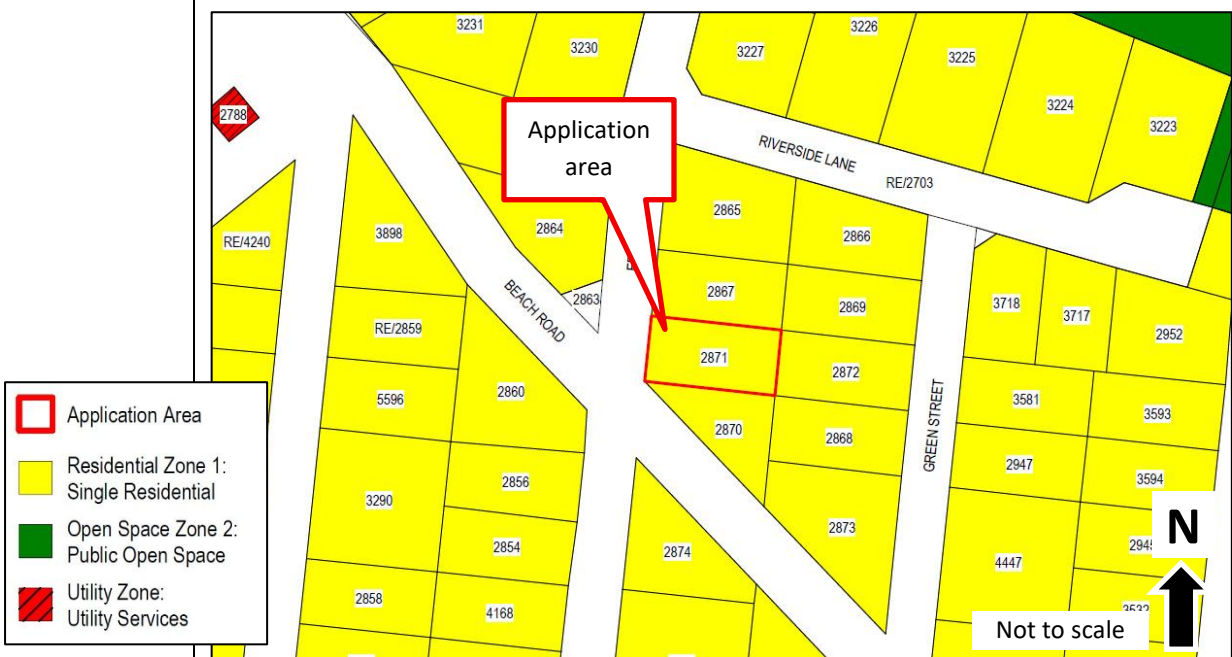
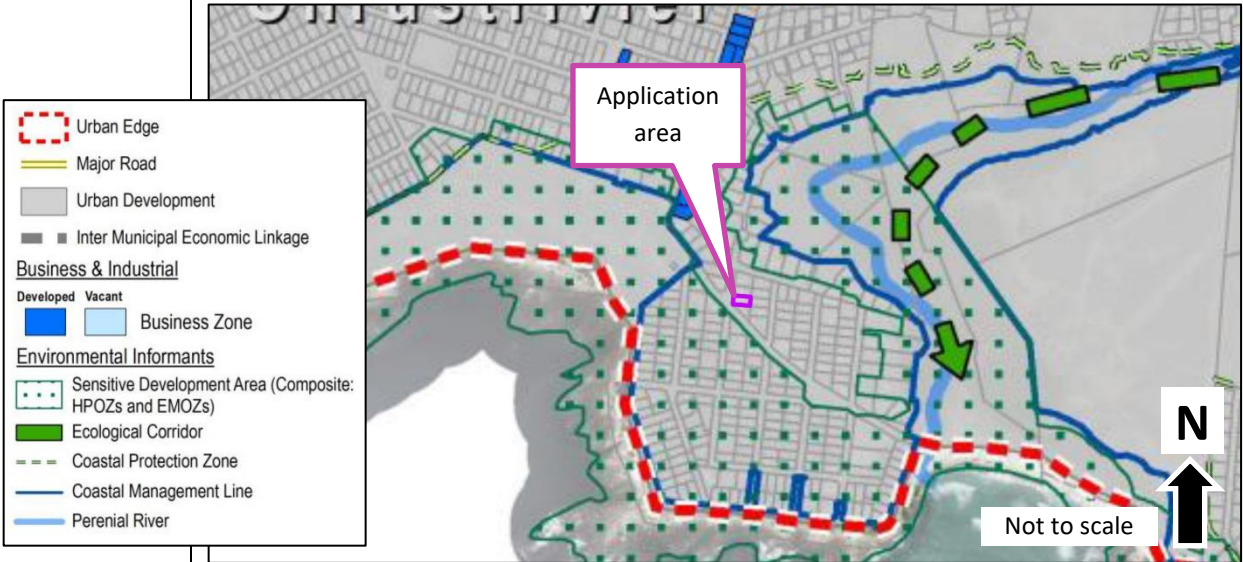


Figure 6: Extract from the Overstrand Municipality: Online zoning viewer

	Studying Figure 6, it is noted that the surrounding properties are predominately zoned Single Residential Zone 1. The application does not propose a change in zoning. The application proposal is consistent with the zoning of the area.
e. Spatial Planning Policy Refer to the Overstrand Municipal Spatial Development Framework attached as Annexure G.	The following policy guidelines from the following relevant policy documents are <u>applicable</u> to the application area. i. Overstrand Municipal Spatial Development Framework - 2020 In terms of the Overstrand Municipal Spatial Development Framework (SDF), the application area is within an Urban Development area. The application proposal does not involve: • A change in zoning • An expansion of the urban footprint • A subdivision or consolidation of land • A change of spatial structure The application proposal relates to building line departures for a proposed second dwelling unit and a garage which is consistent with Urban Development.  Figure 7: Overstrand Municipal Spatial Development Framework, 2020 extract The application proposal remains consistent with the objectives of the SDF and does not conflict with any spatial structuring elements identified for the area. ii. Overstrand Municipality Spatial Growth Management Strategy – 2010 In terms of the Overstrand Municipality Spatial Growth Management Strategy, the application area forms part of the established urban settlement where residential development is supported within the existing development footprint. The application area is within a No-Densification area in terms of the Growth Management Strategy, Hermanus West Plan. The application proposal includes a second dwelling unit which is a primary use on the application area, thus no densification beyond the existing land use rights is proposed.

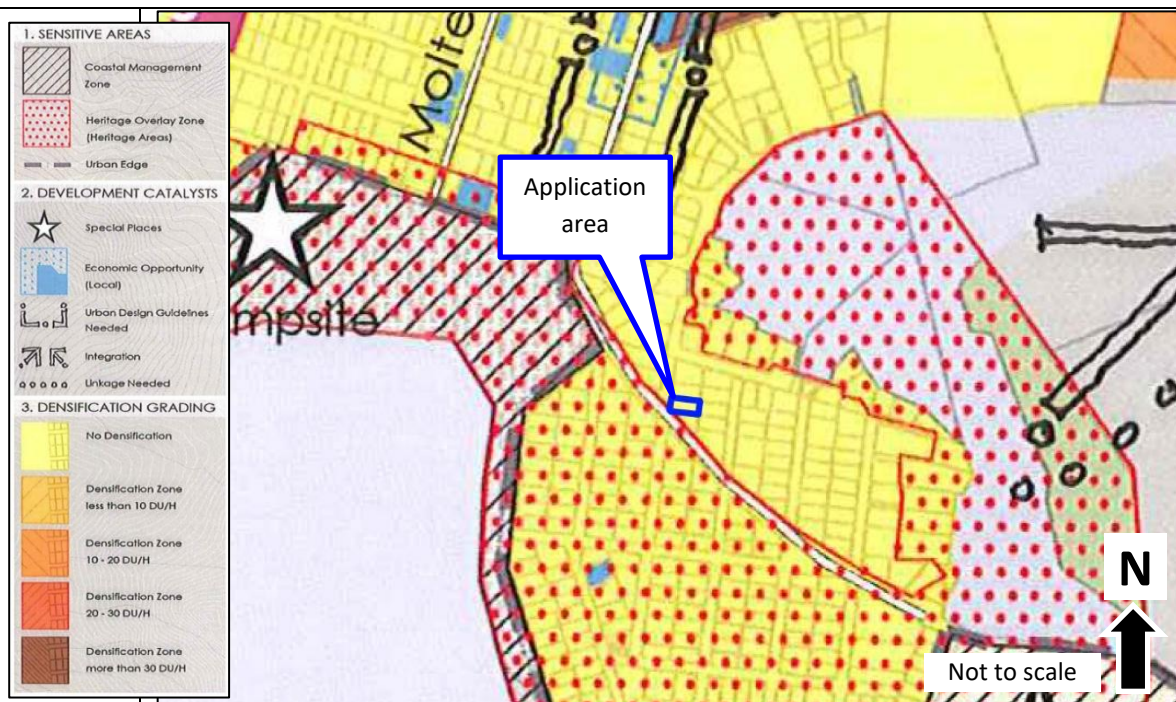


Figure 8: Extract from the Overstrand Municipality: Growth Management Strategy

The application proposal does not conflict with the objectives of the Growth Management Strategy and remains consistent with the approved development framework.

iii. Compliance with the Municipal Policy and Development Guidelines

The application proposal does not conflict with the applicable spatial planning policies, zoning scheme provisions or development guidelines of the Overstrand Municipality.

The application proposal does not:

- Introduce a change in zoning
- Involve a subdivision or consolidation of land
- Expand the existing urban footprint
- Undermine the intent of the municipal planning framework or the prescribed building line

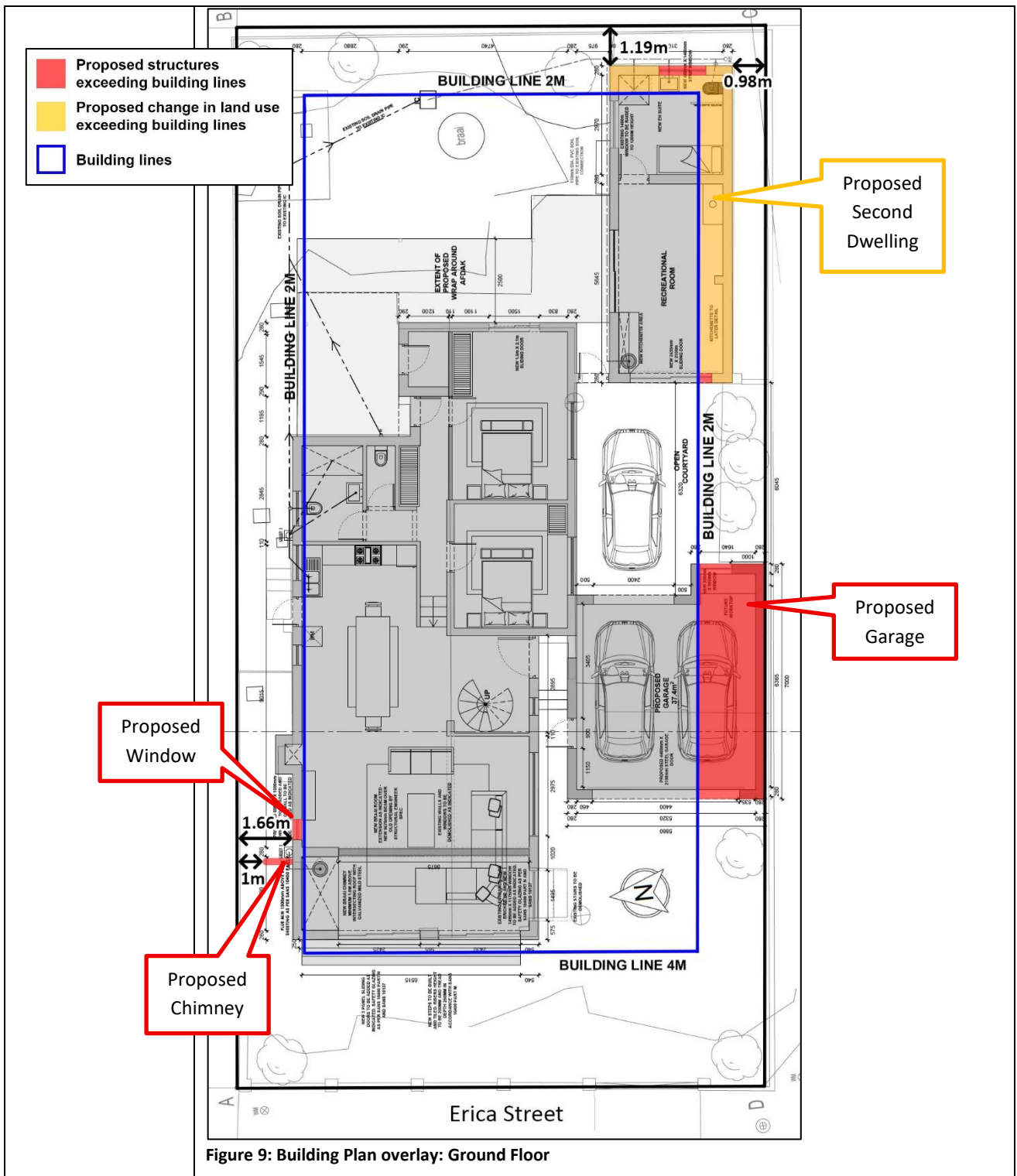
The required building line departures are considered minor in extent and are not expected to negatively impact adjoining properties or the broader streetscape. The application proposal remains consistent with the architectural character of the surrounding neighbourhood and represents a minor relaxation of a developments parameter.

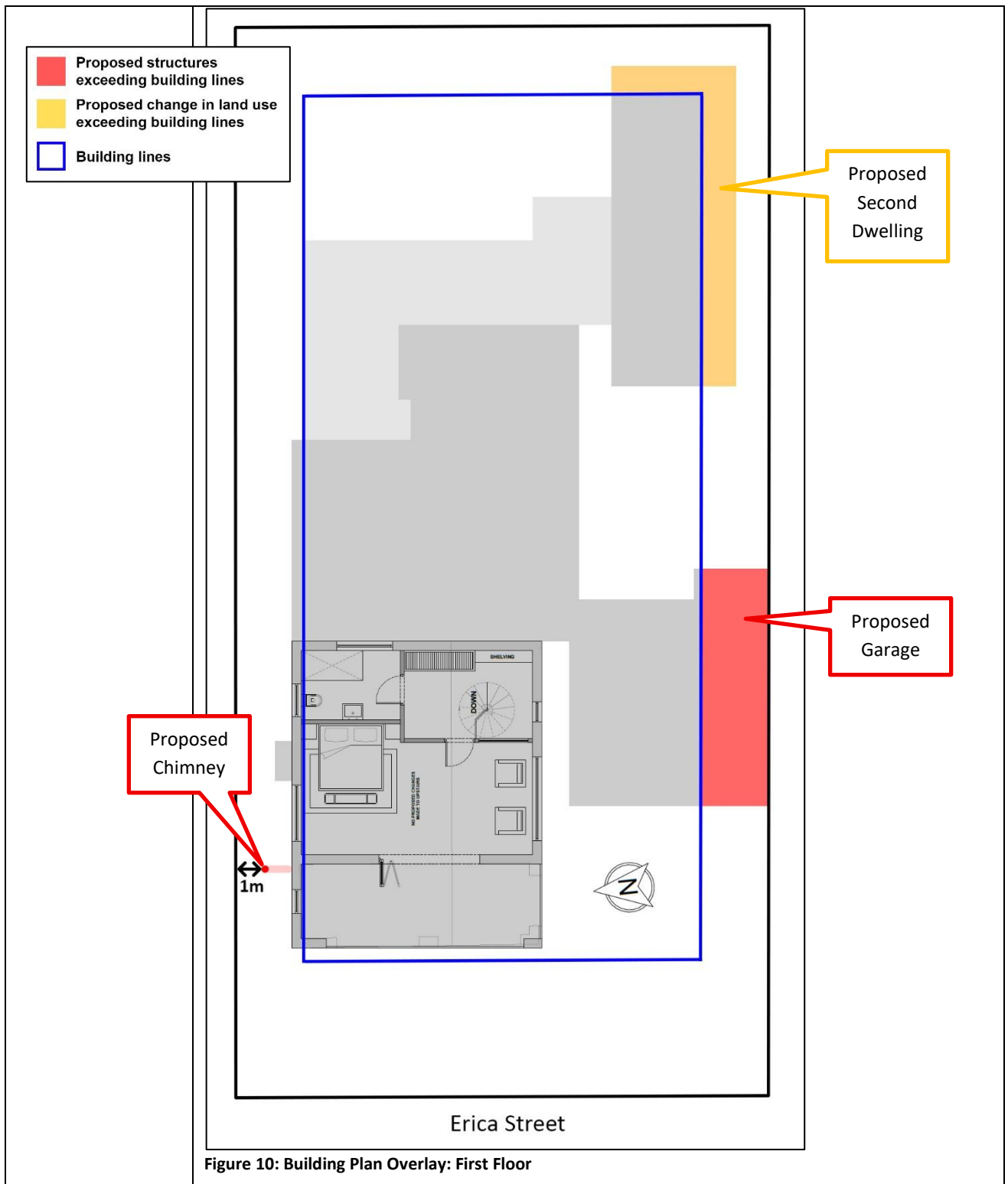
Conclusion:

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

4. Motivation	
Motivation for the application: Refer to Annexure I for the proposed building plans	a. Introduction and Background The application relates to Erf 2871, located in Onrus, within the jurisdiction of the Overstrand Municipality. The property currently accommodates a single residential dwelling and outbuilding. The surrounding area is characterised by low-density single residential dwellings, consistent with the existing zoning and the established character of the neighbourhood. b. Proposal The property owners propose alterations and additions to the existing dwelling house to improve the functionality and usability of the property. The proposals includes the conversion of the existing garage to a second dwelling unit, as well as the construction of a new garage that encroaches over the applicable prescribed building lines. The construction of a garage will provide for the required covered parking for vehicles associated with the dwelling. The need for the double garage arises from practical considerations related to the functionality of the property and the protection of vehicles from environmental elements. Due to the spatial configuration of the existing structures and the layout of the property, portions of the proposed development encroach over the prescribed 2m side and rear building lines applicable to the erf. The extent of the encroachments has been minimised as far as reasonably possible and remains limited in nature. The proposal has been designed to remain compatible with the surrounding built form and residential character of the area. The proposal has been designed to minimise the extent of the encroachment, and where possible, elements such as roof overhangs have been considered in accordance with the permissible encroachments provided for in the applicable zoning scheme. The application does not involve a change in zoning or subdivision of land and the proposed uses are consistent with the existing primary rights of the application area. Both the garage and second dwelling unit are on the ground floor and with a flat roof, thus not impacting the views, light or privacy of the neighbouring properties. The second dwelling unit is 27m² in extent thus being relatively small in scale and is respectively 0.98m and 1.19m from the side boundaries, thus allowing for access around the second dwelling for maintenance, services and a fire safety buffer. No second dwelling windows or doors are proposed within 1m of the boundary. The second dwelling unit also improves spatial efficiency and supporting densification while being consistent with the character of the area. The proposal also includes a proposed window on the ground floor 1.66m from the northern side boundary and a chimney flue pipe 1m from the northern side boundary. The window allows more light into the living room, thus improving the amenity thereof. The proposed window is on the ground floor, thus not impacting the privacy of the neighbouring property. The window is 1.66m from the boundary, thus still allowing for a fire safety buffer. The chimney is proposed as part of a proposed braai, which is to be offset from the wall, up to 1m from the northern side boundary to avoid intersecting with the existing roof. The proposed chimney flue pipe runs from the ground floor past the second storey roof with a height of approximately 7.5m above base level. Being 1m from the boundary, and having an opening over 7.5m high, a fire safety buffer is still being provided. The proposed chimney flue pipe has a diameter of approximately 20cm, thus being minimal in scale, thus not adding significant bulk or impacting on light of the neighbouring property. The proposed braai and associated chimney improves the amenity of the application area.

	The application proposal relates to alterations and additions to the existing single residential dwelling on Erf 2871, Onrus. The proposal includes the conversion of the existing garage into a second dwelling unit, as well as the development of a new garage, a proposed window and a proposed chimney that encroaches over the prescribed building lines. The required departures are limited in extent and relate to: • A departure to relax the northern side building line from 2m to 1.66m to allow for a proposed window. • A departure to relax the northern side building line from 2m to 1m to allow for a proposed chimney. • A departure to relax the rear building line from 2m to 1.19 m to allow for a proposed window and the conversion of the existing garage into a second dwelling unit. • A departure to relax the southern side building line from 2m to 0m to allow for the development of a proposed garage. A departure to relax the southern side building line from 2m to 0.98 m to allow for a proposed window and a proposed sliding door and the conversion of the existing garage into a second dwelling unit. The departures are considered minor in nature and do not represent substantial deviation from the prescribed development parameters applicable to applicable to the property. The proposal has been designed in a manner that minimises the extent of the encroachments as far as reasonably possible while still accommodating the functional requirements of the application area. The proposed alterations remain residential in nature and are compatible with the existing scale, form, and character of the surrounding neighbourhood.
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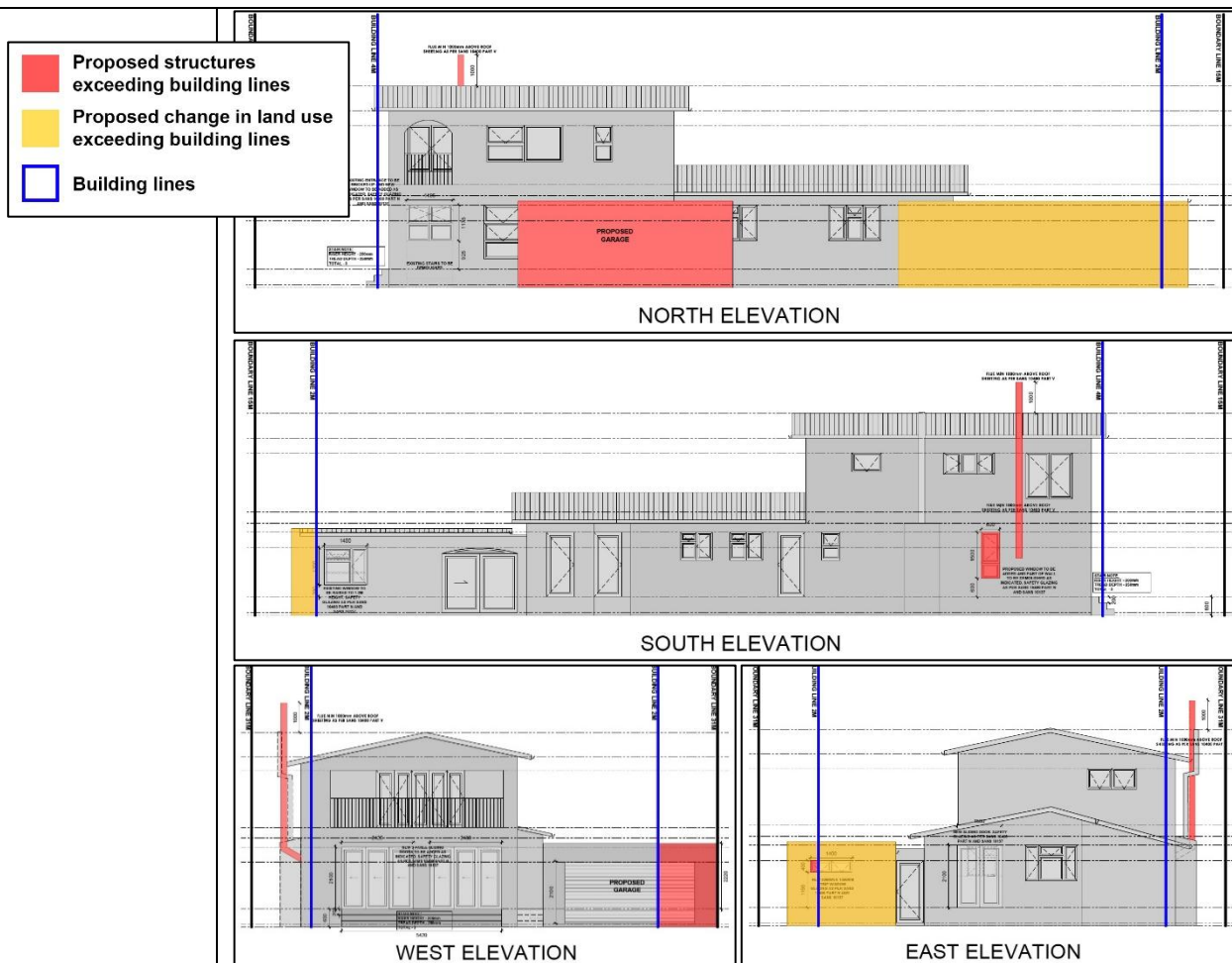


Figure 11: Building Plan Overlay: Elevations

Desirability

- The development is not expected to have any negative impact on adjoining properties.
- The structure is limited in scale and height and will not result in overlooking or loss of privacy to neighbouring properties.
- The proposal application does not set an undesirable precedent.
- The development will contribute positively to the maintenance and improvement of the property.
- The proposal application aligns with the principle of reasonableness in land use management.
- The proposed conversion of the garage into a second dwelling unit improves the functionality and usability of the application area while being consistent with the primary land uses of the application area.

c. Planning Principles

- 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 proposed development will have **no negative impact on spatial justice**, as it does not restrict access to land, services, or opportunities. The application relates to amendments and additions to a privately owned single residential property and does not affect the broader community or create any form of spatial exclusion.

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

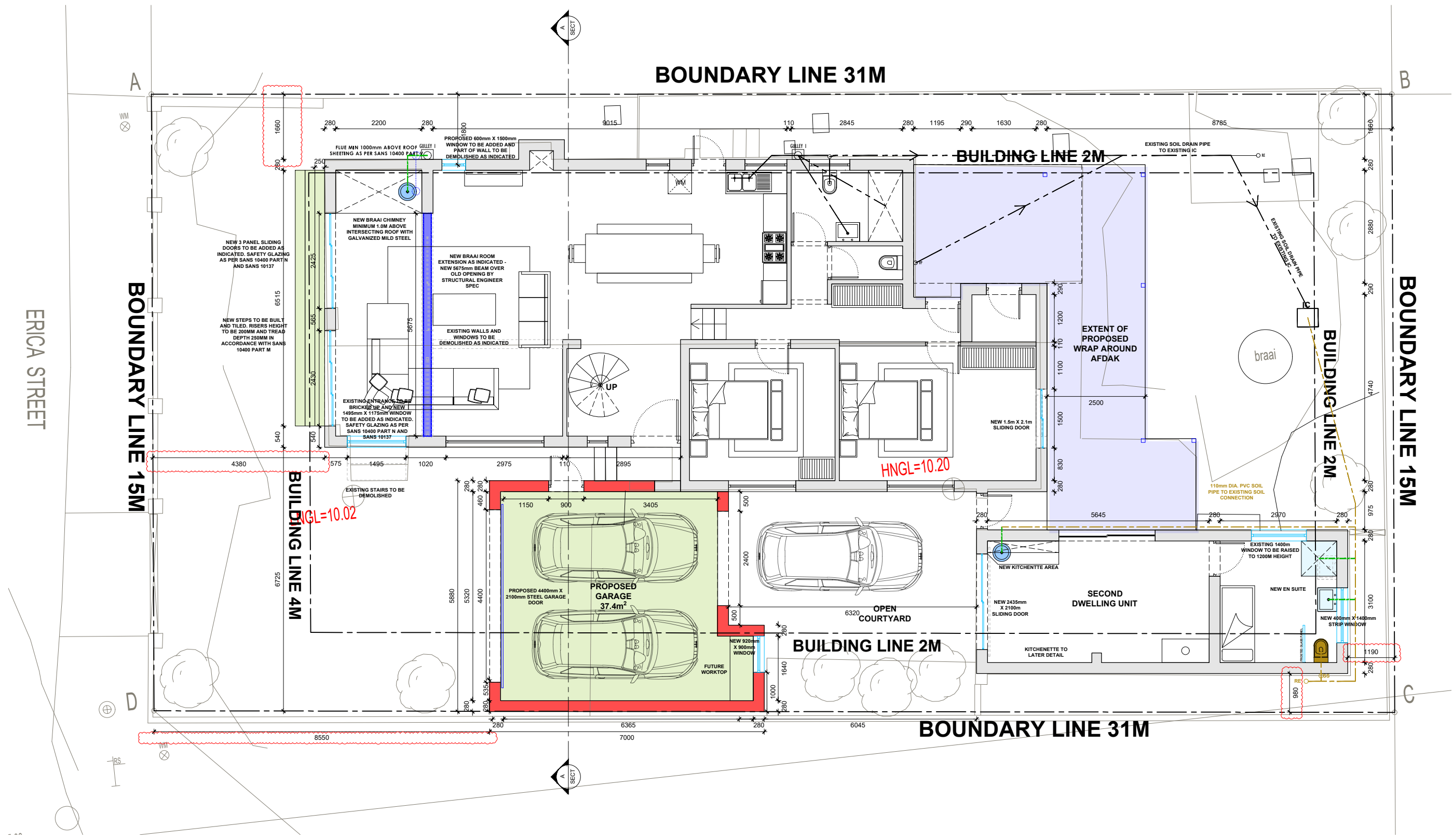
	2) Spatial Sustainability which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl. Possible results of the development The application proposal will have a neutral impact on spatial sustainability, as it does not contribute to urban sprawl, does not impact environmentally sensitive areas, and does not alter the existing settlement footprint. The development is contained within an already developed residential erf and represents alterations and additions to a developed single residential property. The application is consistent with the principle of spatial sustainability. 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 improves spatial efficiency by providing a second dwelling unit on the application area. 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 spatial resilience, as there are no risks or vulnerabilities in the alterations or the development of a garage. The garage may contribute positively by providing shade and protection for vehicles against environmental elements. The development does not affect the resilience of the are as it is minor in scale. 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 The application proposal supports good administration as it follows the Overstrand Municipality's requires statutory process for building line departures. There are no unclarities. The proposal is defined, limited in scope, and capable of being assessed efficiently without creating administrative complexity. Following the process demonstrates transparency, interdepartmental coordination and compliance with the applicable legislative framework. The application proposal is consistent with the principle of good administration.
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5. Conclusion

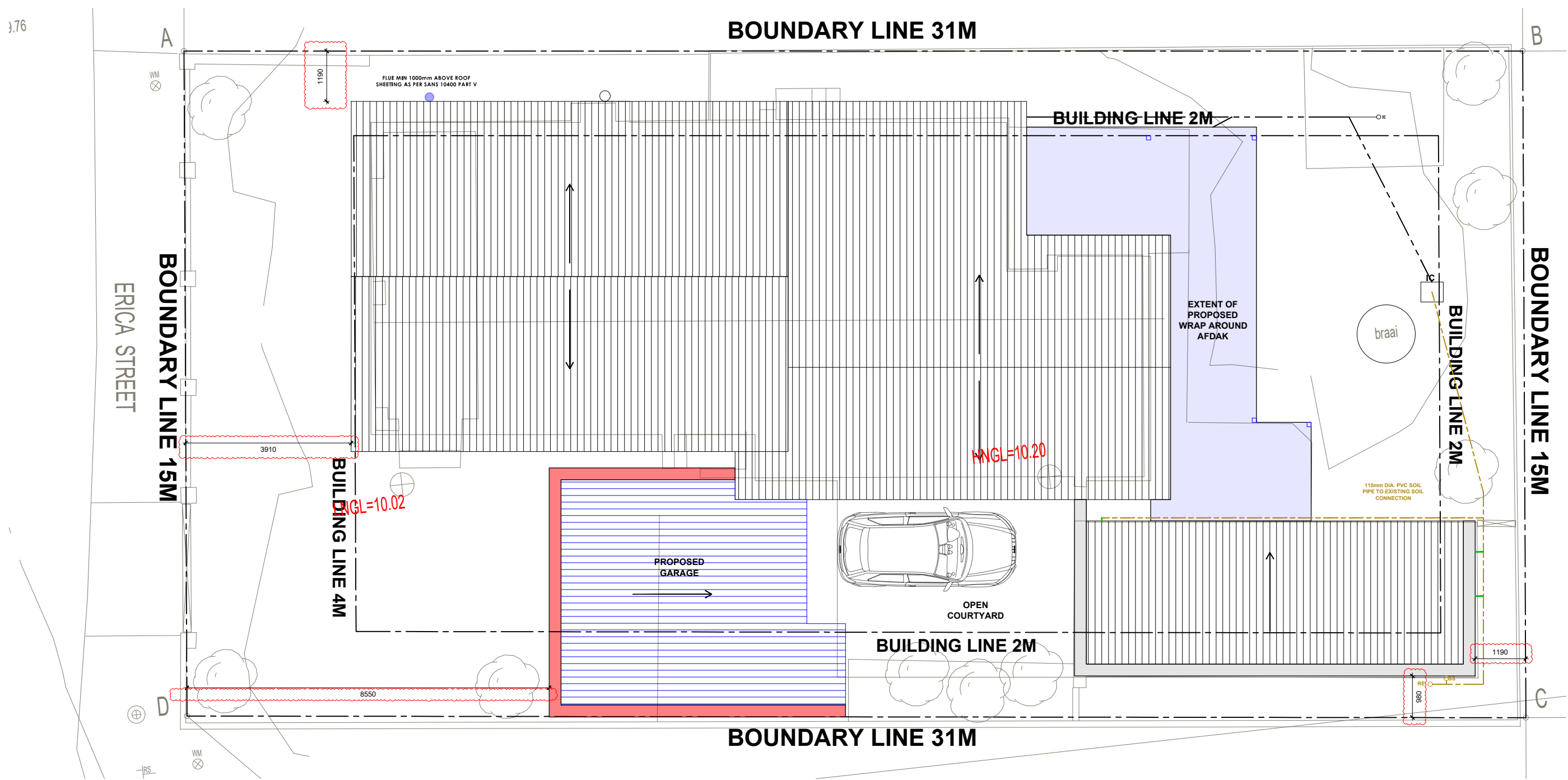
The application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities.

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:

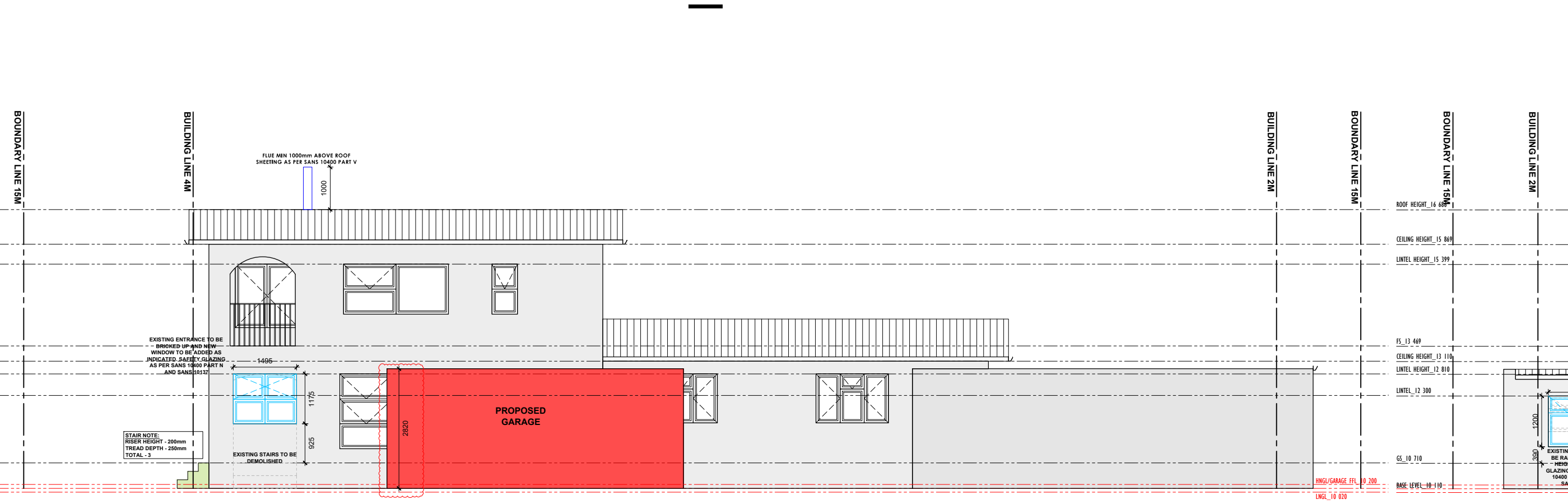
- A departure to relax the northern side building line from 2m to 1.66 m to allow for a proposed window in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the northern side building line from 2m to 1m to allow for a proposed chimney in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the rear building line from 2m to 1.19 m to allow for a proposed window and the conversion of existing garage into a second dwelling unit, in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the southern side building line from 2m to 0m to allow for the development of a proposed garage in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the southern side building line from 2m to 0.98 m to allow for a proposed window and a proposed sliding door and the conversion of existing garage into a second dwelling unit, in terms of Chapter IV, Section 16(2)(b).



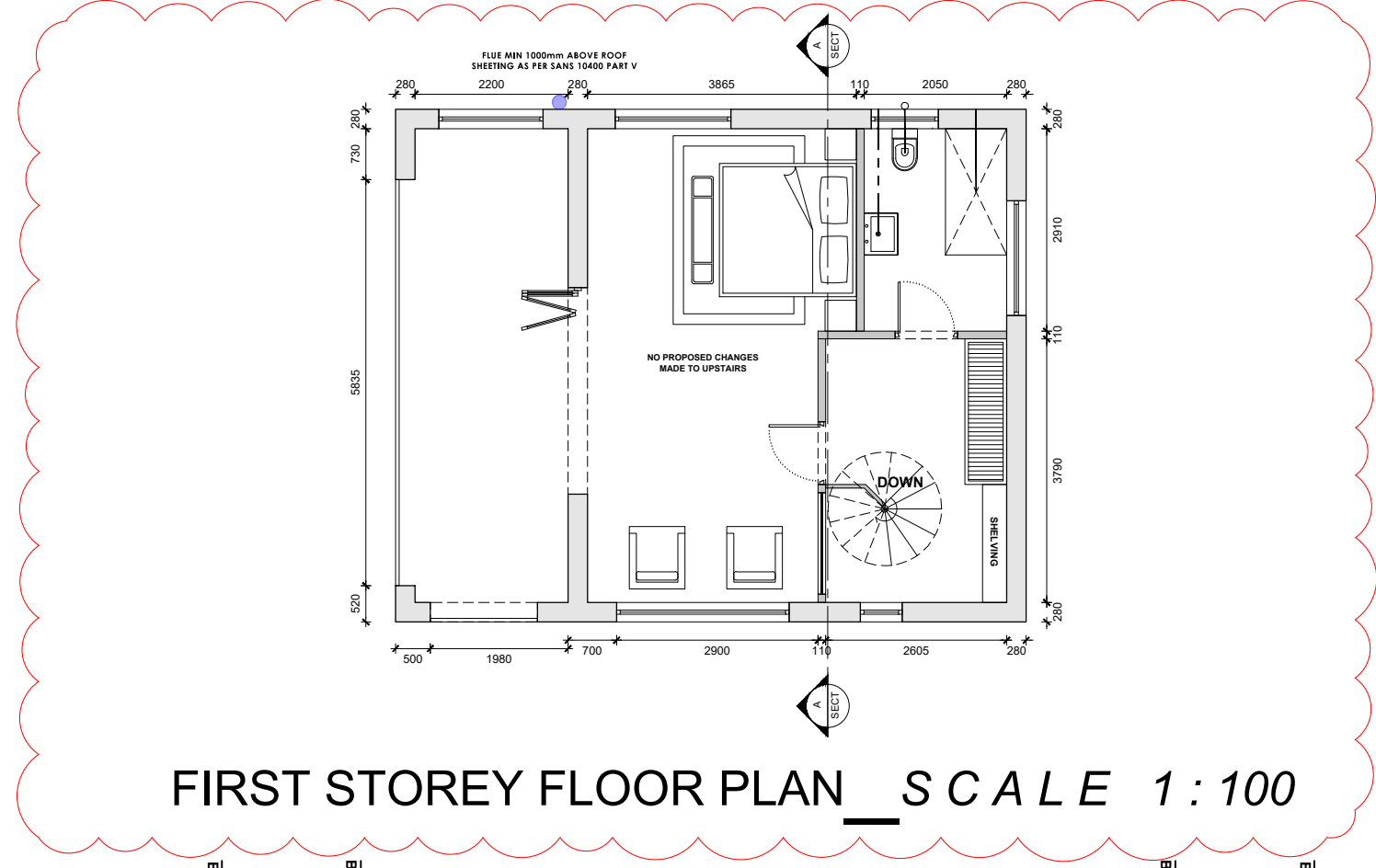
GROUND STOREY FLOOR PLAN _SCALE 1 : 100



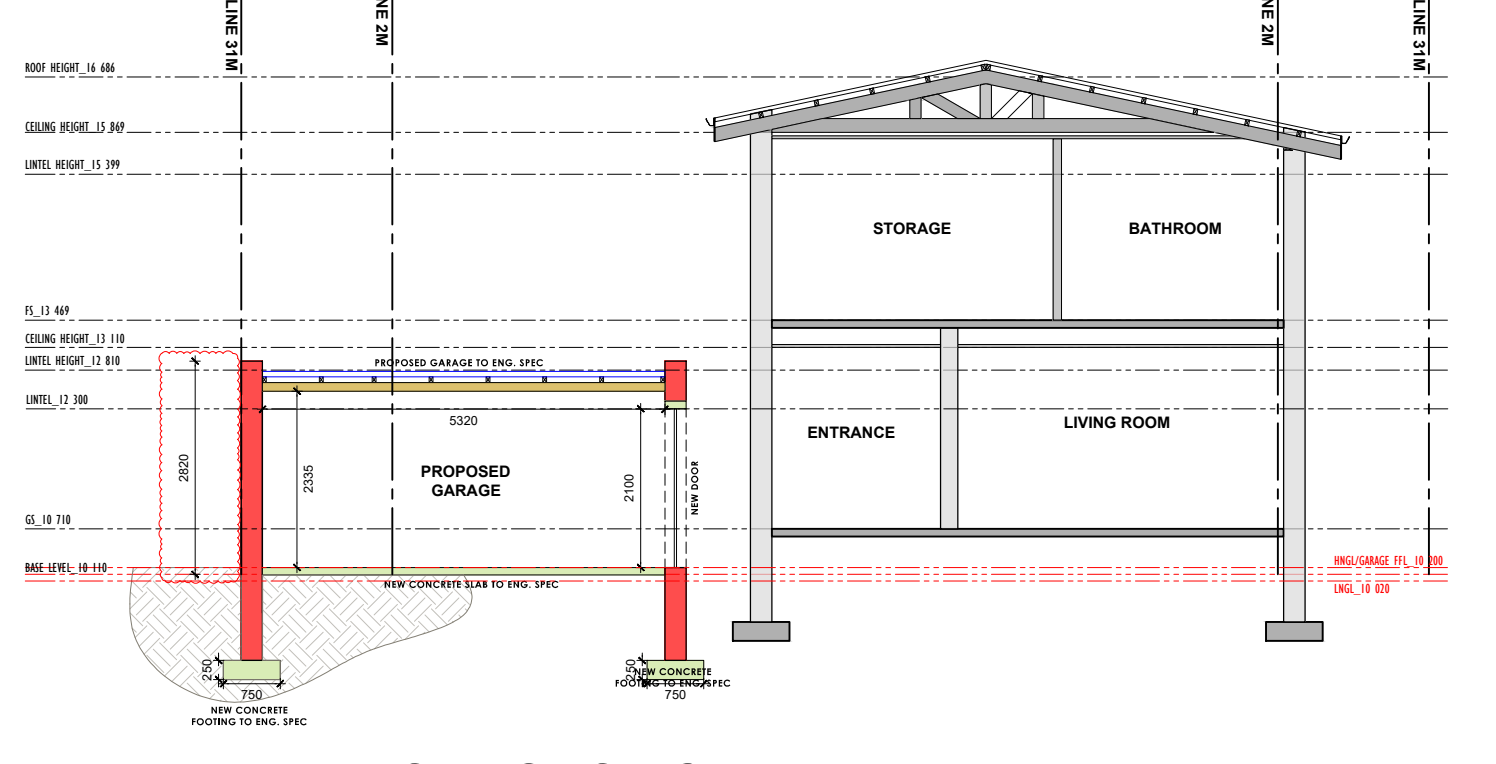
ROOF/SITE PLAN _SCALE 1 : 100



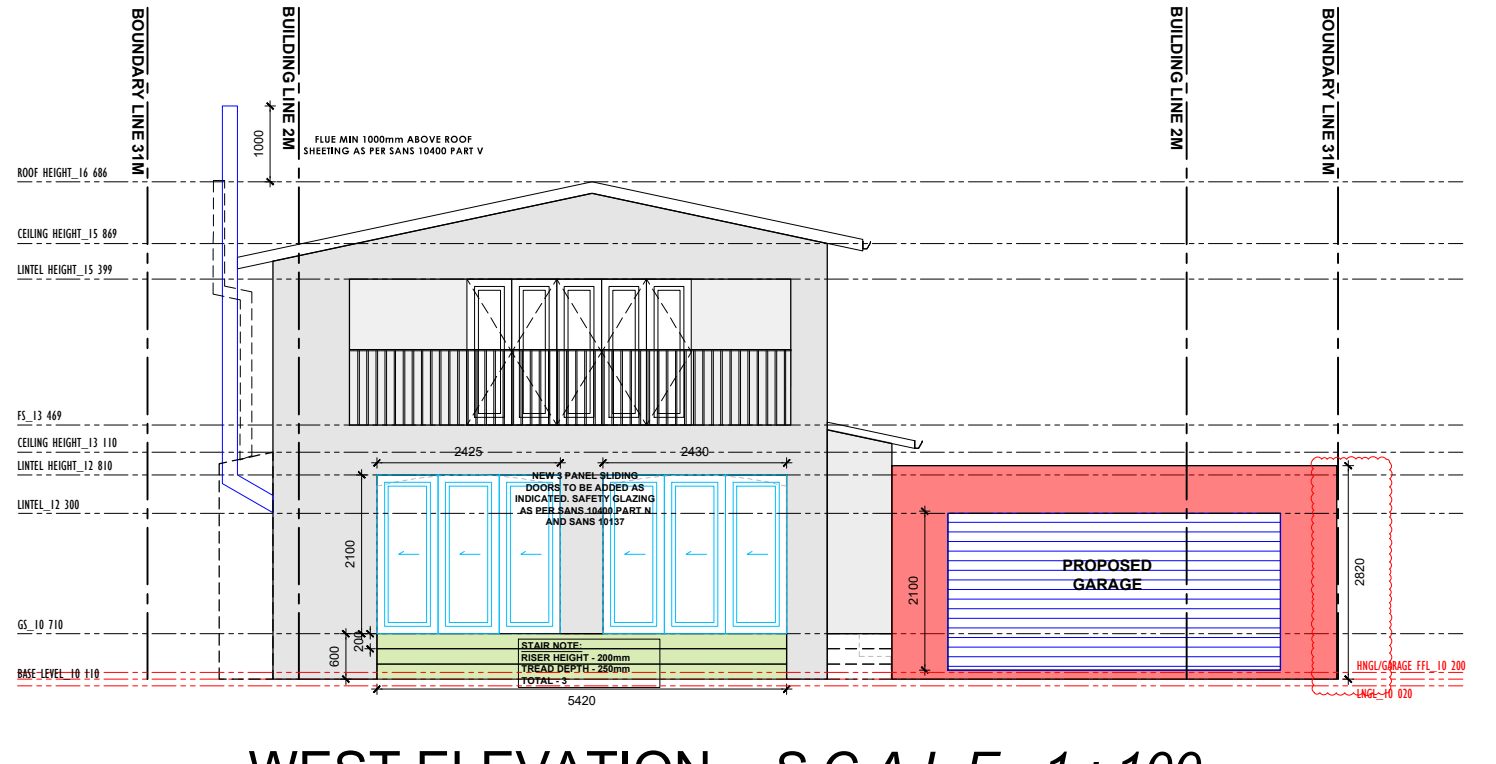
NORTH ELEVATION _SCALE 1 : 100



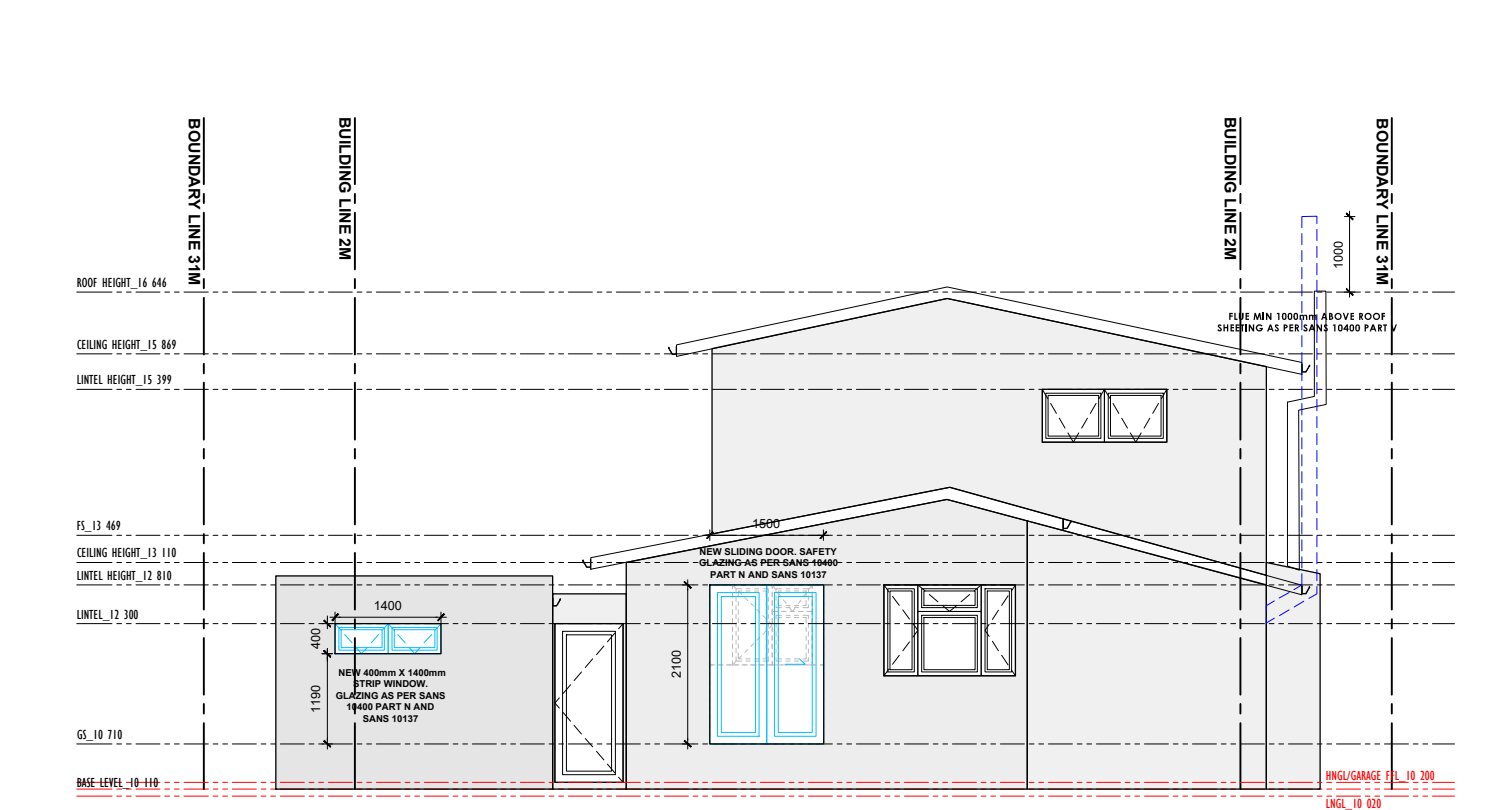
FIRST STOREY FLOOR PLAN _SCALE 1 : 100



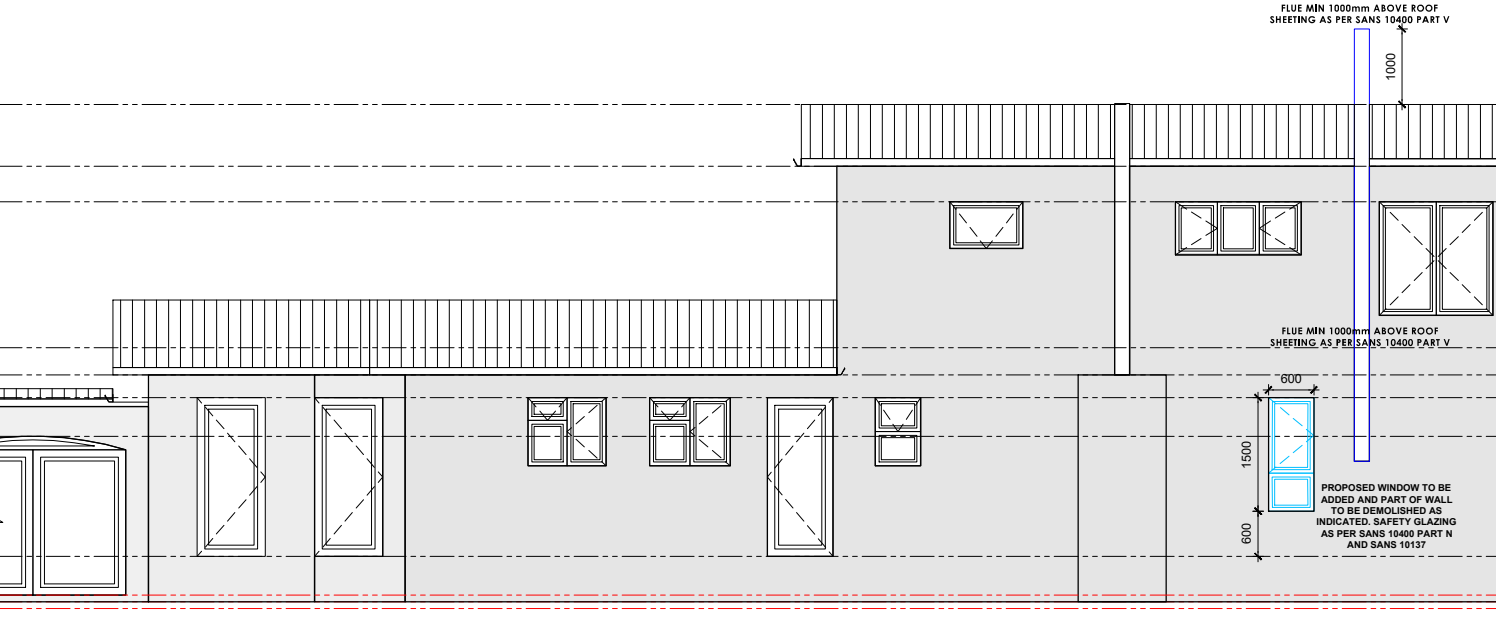
TYPICAL SECTION _SCALE 1 : 100



WEST ELEVATION _SCALE 1 : 100



EAST ELEVATION _SCALE 1 : 100



SOUTH ELEVATION _SCALE 1 : 100

SITE AREA	497
ZONING	SR1
PERMITTED FLOOR FACTOR	N/A
PERMITTED COVERAGE	50%
MAXIMUM FLOOR SPACE	N/A
MAXIMUM HEIGHT	8
MAXIMUM WALL/PLATE	N/A
STREET BUILDING LINE	4
COMMON BUILDING LINE	2
REAR BUILDING LINE	2

EXISTING DWELLING FLOOR SPACE	134
RECREATIONAL ROOM	34
PROPOSED GARAGE	37
TOTAL FLOOR SPACE	205
PROPOSED COVERAGE	41.25%

GENERAL NOTES:

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORKS

FIGURED DIMENSIONS ARE TO TAKE PREFERENCE TO SCALING. ALL DISCREPANCIES ON DRAWINGS OR INTENDED VARIATIONS FROM DRAWINGS ARE TO BE CLEARED WITH THE PROJECT MANAGER BEFORE COMMENCING

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH REGULATIONS AS LAID DOWN IN THE NATIONAL BUILDING REGULATIONS.

ALL EXISTING MATERIAL REMAINS THE PROPERTY OF THE OWNER UNLESS OTHERWISE STATED.

REVISION RECORD		
REV	DATE	DESCRIPTION
No.	DRAWN	

ISSUED FOR INFORMATION ONLY

grow architecture

ARCHITECTURE
PROJECT MANAGEMENT

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087 702 7619 | 082 681 4454

PROJECT:
HOUSE BRAAM AND SONJA LOUW

LOCATION:
11 ERICA STREET, ONRUS

ERF: 2871

DRAWING:
PROPOSED FLOOR PLAN, TYPICAL SECTION & ROOF PLAN

DATE: 2026 06 24	DRAWN: KHS
SCALE: AS INDICATED	DWG. No. 101
OWNER'S SIGNATURE:	REV: 12
	ARCH. SIGNATURE: