



ERF 3843, 26 JACOBUS GELDENHUYS STREET, ONRUSTRIVIER: APPLICATION FOR DEPARTURE: EP BASSON ON BEHALF OF THE TRUSTEES FOR THE TIME BEING OF CHALTER INVESTMENT TRUST

Notice is hereby given in terms of Section 48, read with Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a **departure** from the Driehoek Special Zone Regulations to relax the street building line from 4m to 3m and the lateral building line from 2m to 0,75m to accommodate a new double garage on the property.

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 **22 May 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 3843, JACOBUS GELDENHUYSSTRAAT 26, ONRUSTRIVIER: AANSOEK OM AFWYKING: EP BASSON NAMENS DIE TRUSTEES INDERTYD VAN CHALTER INVESTMENT TRUST

Kennis word hiermee gegee ingevolge Artikel 48, gelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is vir 'n **afwyking** van die Driehoek Spesialesone Regulasies om die straatboulyn te verslap vanaf 4m na 3m en die syboulyn vanaf 2m na 0,75m om 'n nuwe dubbelmotorhuis op die eiendom te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae 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 **22 Mei 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.

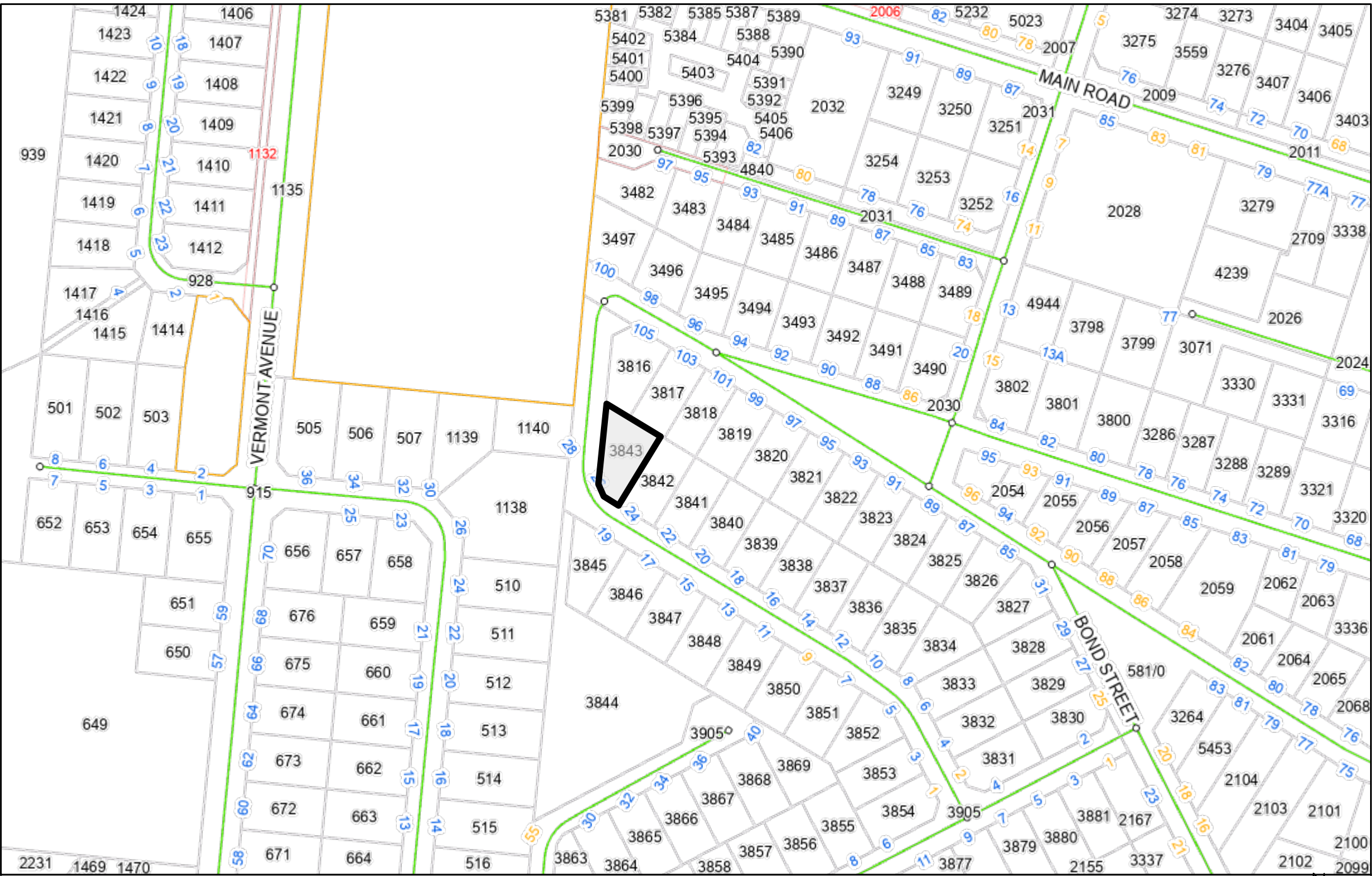
U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede openbaar gemaak mag word.

ISIZA 3843, 26 JACOBUS GELDENHUYS STREET, ONRUSTRIVIER: ISICELO SOKUHAMBA: I-EP BASSON EGAMENI LEE-TRUSTEES OKWANGOKU ELE-CHALTER INVESTMENT TRUST

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48, elifundwa kunye neCandelo 16(2)(b) loMthetho woLungiso loMasipala wase-Overstrand malunga noCwangciso loSetyenziso loMhlaba kaMasipala, ka-2020 sokuba kufunyenwe isicelo **sokuhamba** ukusuka kwiiMithetho yeNdawo eKhethekileyo yaseDriehoek ukuze kuncitshiswe umgca wesakhiwo sesitalato ukusuka ku-4m ukuya ku-3m kunye nomgca wesakhiwo osecaleni ukusuka ku-2m ukuya ku-0,75m ukuze kulungiselelwe igaraji entsha ephindwe kabini kwipropati.

Iinkcukacha eziphelileyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha eveki phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Ucwangciso lweDolophu noMmandla, eHermanus nakwiphapha lewebhusaythi likamasipala kwelikhonkco lilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi na izimvo ngesindululo mazingeniswe ngokubhaliweyo ngokwemigaqo yeCandelo lama-51 kunye nelama-52 loMthetho kaMasipala omiselweyo kuMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngaphambi okanye **wama-22 Meyi ka-2026**, ebonisa igama, idilesi neenkukacha zoqhagamshelwano, umdla kwisicelo kwakunye nezizathu zezimvo. Imibuzo ngomnxeba ingabhekiswa ku**Mnu. H Olivier** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo emva komhla wokuvula. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe: loCwangciso lweDolophu noMmandla apho aya kuthi ancediswe ligosa likamasipala ukuze anike izimvo zakhe ngokusesikweni.

Nceda uqaphele ukuba le miba imayela NoMthetho Okhusela Ingxalo Ngomntu(POPIA), uza kungena kwinkqubo yokawonkwonke ngolo hlobo ke uvumelana nokunika igama lakho nemvume yokusebenzisa igama lakho, ifani, iinkcukacha ofumaneka kuzo nokuhlomla izimvo eziza kudizwa/eziza kusetyenziswa kwinkqubo (yokufaka isicelo).



2025/02/24

Motivational letter

I Philip Basson the trustee of Chalther Investment Trust, owner of Erf 3843, no 26 Jacobus Geldenhuys st. Onrusrivier, want to depart from the Driehoek Special Zone Regulations for a departure to relax the street and lateral building lines. A new double garage and toilet will be build as per attached plan.

A) Proposed Development

The single garage, on the current approved plan, was changed to a bedroom and bathroom by the previous owners. These changes will be rectified on the new plan.

There is a serious need for a new double garage as per attached plan, including an outside toilet.

Alteration to Existing Town Planning application are; the street 4.0 meter building line encroachment to 3.0 meter building line, and the side / lateral 2.0m building line encroachment to 0.75 meter between erf 3817 & 3816 and my erf 3843.

The distance from the edge off the road to the 3.0 building line, where the garage will be build, will be 7.0 meter. There will be adequate space between of the new double garage to the street for cars to be moved / parked, without affecting the traffic in the street. (Regulation require minim of 4.0 meters);

Important information

- 1.0) This position for the new double garage is the only space available to fit on this stand;
- 2.0) Why can the double garage not be built on the 4.0 meter building line?
 - A) The border wall between the properties are in the way;
 - B) The window of the adjacent bathroom must be moved and
 - C) current drain system / gully must be moved;
- 3.0) The owners of erf nr. 3817 and erf nr. 3816 agreed to allow me to build over the current side 2.0 meter building line between the 3 stands;
- 4.0) There are already an entrance and parking made for cars on this side of the property (photo included);
- 5.0) This stand is very small and current building position makes it difficult to build the double garage on any side of existing house;
- 6.0) This development has a "special zoning" regulations, as it does not allow a double storey to be build and
- 7.0) This shape of this stand is not square; also contribute to the limit space for the new double garage to fit in.

Why Not build the new double garage, on the other side, that border erf 3842?

- 1.) The owner of erf 3842, don't want to give permission to build over the side 2.0 meter building line;
- 2.) The double garage will not fit in the remaining space, therefore street building line of 4.0 meter must also encroachment to 3.0 meter for this side of the house as well.
- 3.) There is already an entrance on the other site of the house and a second entrance will have to be created for the new double garage, apparently two entrances on a stand are not allowed by regulations;
- 4.) This entrance will be closed to the street that makes a sharp turn on this corner. It will be dangerous to enter / exit the street on the corner of the street ;
- 5.) There are two septic tanks underground, that have to be moved and
- 6.) This is the only area on the stand left for entertainment, garden and lawn;

B) Character of the environment

All the properties in the Driehoek Special Zone are used for residential purposes, therefore the character of the environment will stay the same.

The properties in the Driehoek Special Zone are all the about same sizes, therefore the accommodation density will stay the same. The neighbor house on erf 3816 have a garage next to my erf 3843 and their privacy or street view will not be affected. The neighbor house on erf 3817 have a wooden Greenhouse next to Erf 3843 and their privacy and street view will not be affected. (See photo included)

C) Desirability of the proposed utilization;

The current house does not have any garages at all. The current space is used for parking under a shade-net car port. (See photo included). Therefore the current use, for parking for this area does not change.

D) Investigation carried out in terms of laws which are relevant to the consideration of this application

This application does not influence the other laws such as the National Heritage Resource Act, Environmental Management: Air Quality Act, National Environmental Integrated Coastal Management Act, National Environmental Management Act, Sub division of Agricultural Land Act. Occupational Health and Safety Act, Waste and the national Water act, etc

E) The impact of the proposed land development on municipal engineering services,

The addition of the new double garage / toilet will not required more electricity, except 2 new light fittings. Current electricity supply is sufficient. The toilet will be connected to the current sewerage system. This toilet will only be used, for garden the service team, once every 2 weeks.

All engineering services are under the pavement between street and erf border, will not be affected. The current paving will be enlarge to allow for direct excess from the street into the new double garage and new paving will be done on the surfaces only.

F) Consideration of Forward Planning and Land use documents

All the properties in the Driehoek Special Zone are used for residential purposes. Current development plans does not change.

D) Planning Principals

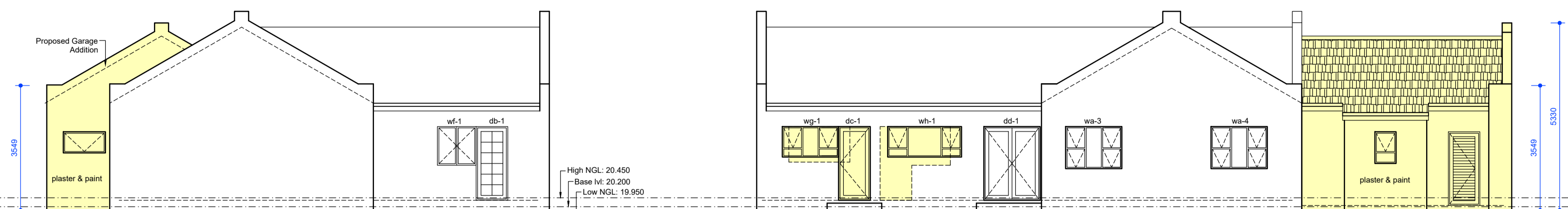
The application to depart from the Driehoek Special Zone Regulations for a departure to relax the street and lateral building lines, does not affect existing planning principles. Current development plans does not change.

I, Philip Basson, will be grateful if this application is successful and I thanking you in advance!



Evert Philippus Basson

8m Height Restriction: 28.200



SOUTH ELEVATION
SCALE 1:100

EAST ELEVATION
SCALE 1:100

SANS 10400 Part XA Compliance:

SANS 10400 4.4.5.4

Climatic Zone 2

Water heating: Solar water heaters for 50% demand of hot water.
(Supplied non-resistive means: complies)

Tiled Roof Assembly:

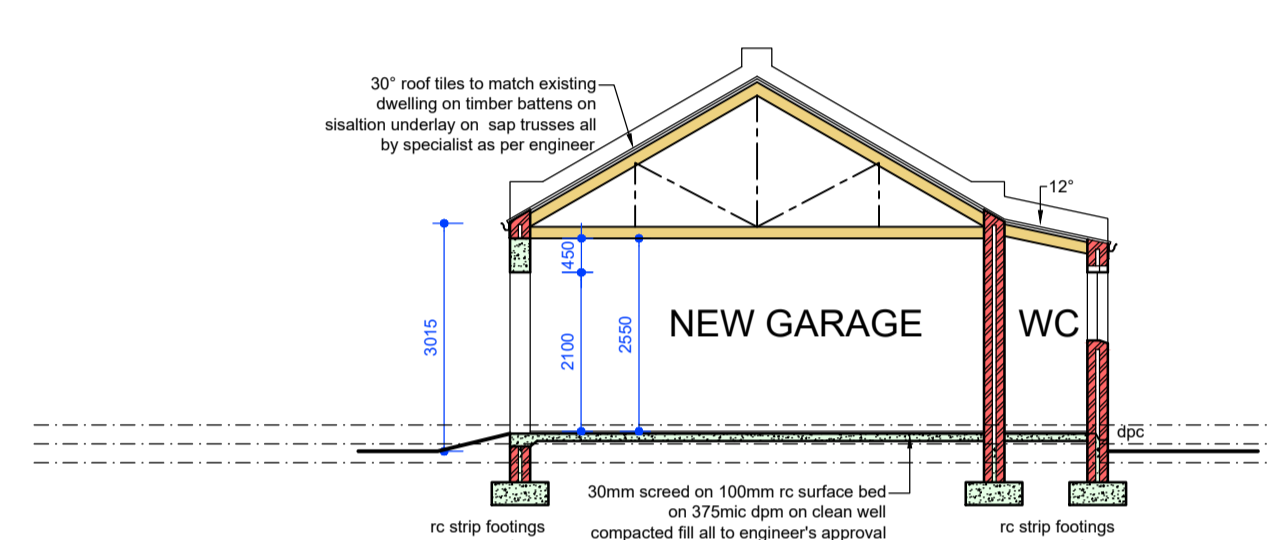
Moving Air R-value =	0.03
Roof tiles: R-value =	0.00
Roof space:	0.18
135mm isotherm R-value =	3.14
Sisalation =	1.30
6.4mm gyproc R-value =	0.030
Total R-value =	4.68 > 3.7 = complies

Orientation	Storey Level	Door/Win Number	Quantity	Width (m)	Height (m)	Area	Proposed Material and Glass
West	Ground Storey	WA1	1	1.6	1.2	1.92	All single
West	Ground Storey	WB1	1	2.1	1.4	2.94	All single
West	Ground Storey	DA1	1	2.6	2.1	5.46	All single
West	Ground Storey	WC1	1	2.2	1.5	3.3	All single
North	Ground Storey	WA2	1	2	1.2	2.4	All single
North	Ground Storey	WE1	1	1.1	0.9	0.99	All single
North	Ground Storey	WE2	1	1.1	0.9	0.99	All single
South	Ground Storey	WF1	1	1.1	1.1	1.21	All single
South	Ground Storey	DB1	1	0.9	2.1	1.89	All single
East	Ground Storey	WG1	1	1.65	0.85	1.4025	All single
East	Ground Storey	DC1	1	0.9	2.1	1.89	All single
East	Ground Storey	WH1	1	2.1	0.85	1.785	All single
East	Ground Storey	DD1	1	1.6	2.1	3.36	All single
East	Ground Storey	WA3	1	1.6	1.2	1.92	All single
East	Ground Storey	WA4	1	1.6	1.2	1.92	All single

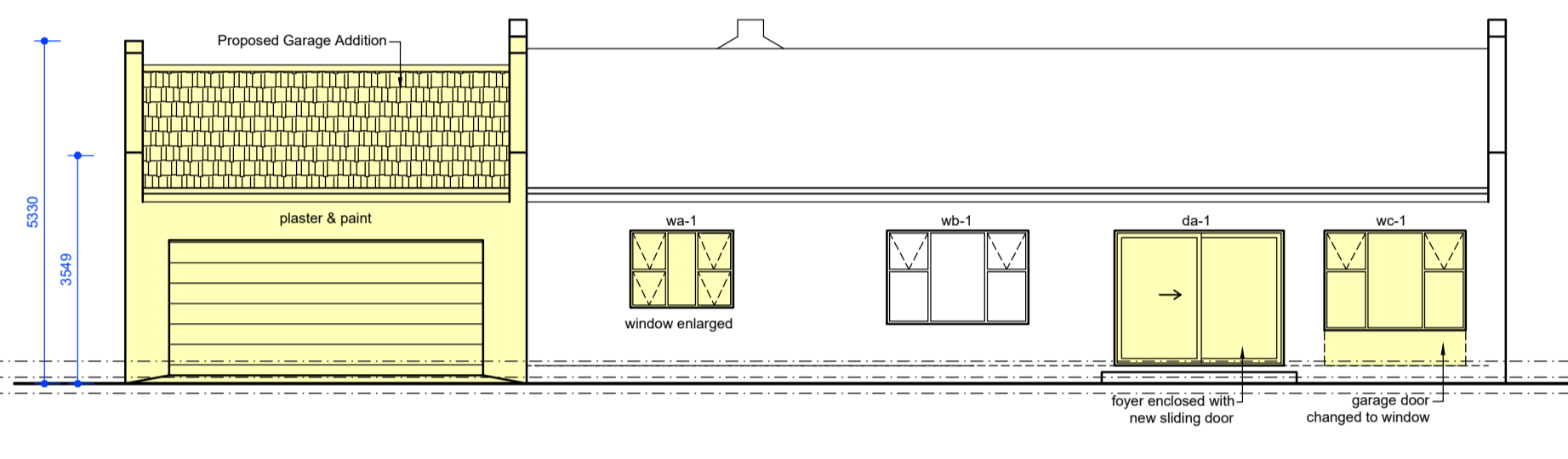
	Fenestration Area:	Storey Area:	Ratio:
Ground Storey:	33.517%	138.5	24.203%
First Storey:	0	0	0

GENERAL NOTES:

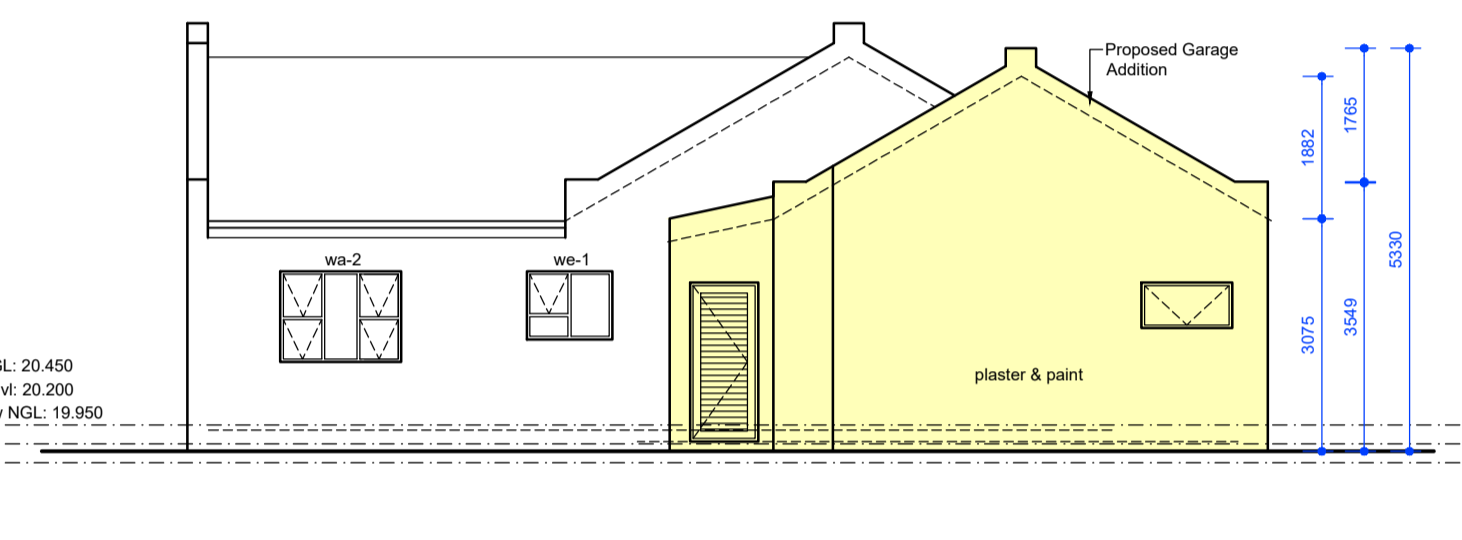
- FOUNDATIONS:**
To be taken to safe load bearing ground, and to structural engineer's design & spec following a geotechnical investigation. No footings to project beyond site boundary.
- WALLS:**
270: 110/50/110 Brick cavity wall construction: wall ties to be built in in accordance with SANS 10400. A minimum of 3 ties per m². All in accordance with SANS 10400. Weepholes to be provided to all external walls.
All openings in walls or wall supports up to 2700mm to have prestressed pc lintels over and 4 course brickwork & brickforce over or as per engineer, larger openings as per engineer.
- FLOORS:**
Plinth min 150mm above fgl. 30mm cementitious screed on 100mm concrete surface bed on 375mic. DPM on 50mm clean builders sand, on well compacted clean homogenous fill.
- BALUSTRADES:**
Around all openings with more than 600mm drop offs. All as per SANS 10400 Part m, min 1m high with max 100mm openings.
- WATER PROOFING:**
By specialist contractor.
- GLAZING:**
Site specs on fenestration calcs. All glazing to comply with requirements of SANS 10137 & SANS 10400 part N - Access doors and side lights - windows lower than 500mm from floor, windows lower than 1500mm above pitch line of stairs and shop fronts to be safety glass and clearly indicated as such on glass at eye level.
- CEILING:**
Ceilings as per energy calculations
- TIMBER:**
All construction timber is to be tanilith pressure treated grade 5 sa pine wrapped in pvc membrane when enters masonry work.
- ROOFS:**
As per sections & layouts. Rafters to adhere to table 5 part L of SANS 10400.
Rafters tied down min 600mm into brick walls with 30x1.2 galv hoop iron straps at each rafter. tiled roofs to have under batten 'coverland under-tile membrane'
- RAINWATER GOODS:**
Ensure sufficient height of plinths to prevent flooding. Site levels and surface drainage to be finally determined on site by contractor & to engineer's approval. Aluminium seamless gutters and downpipes.
- DRAINAGE:**
Under building to be encased in concrete as per rule pp24 of sans 10400.



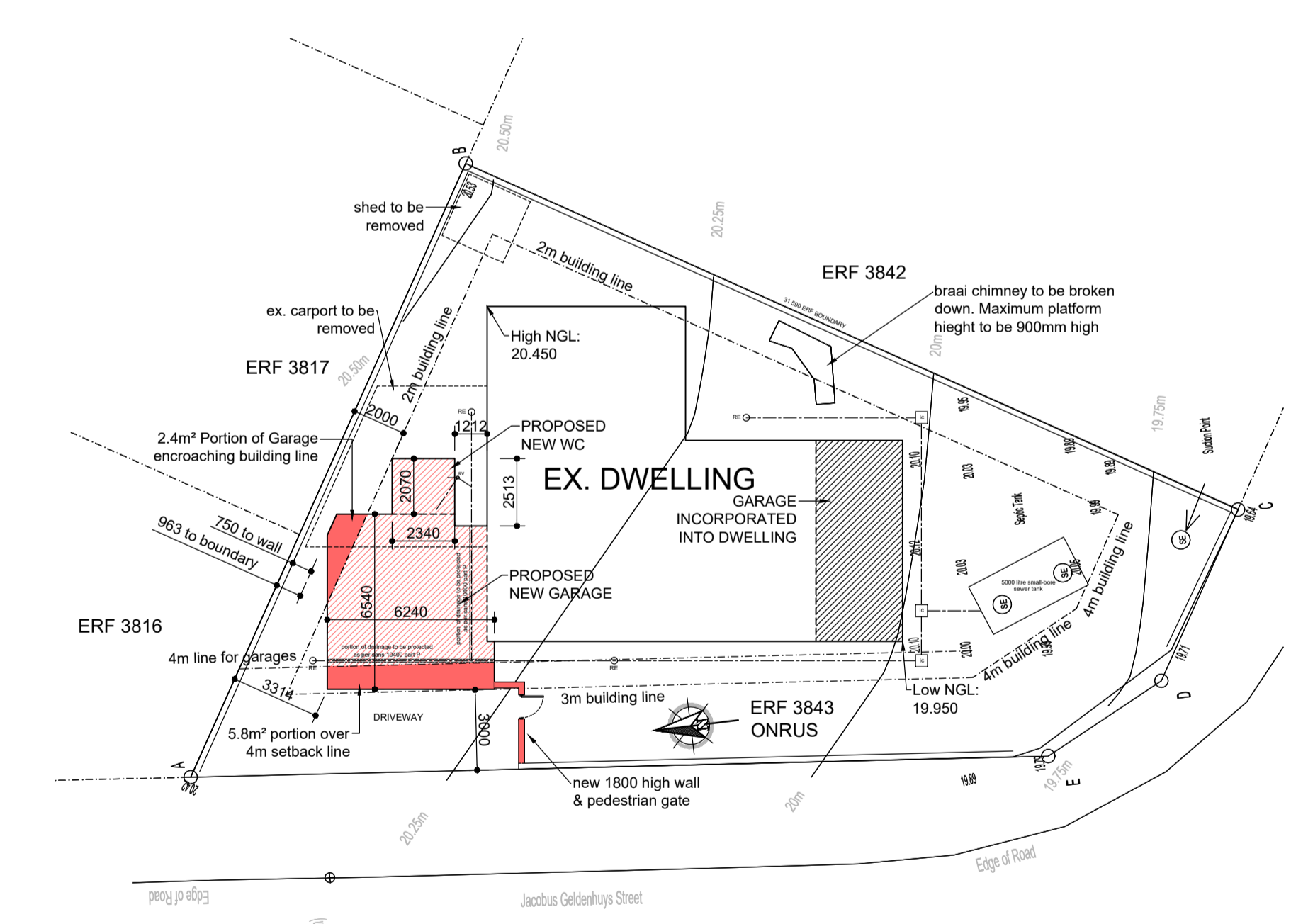
SECTION A-A
SCALE 1:100



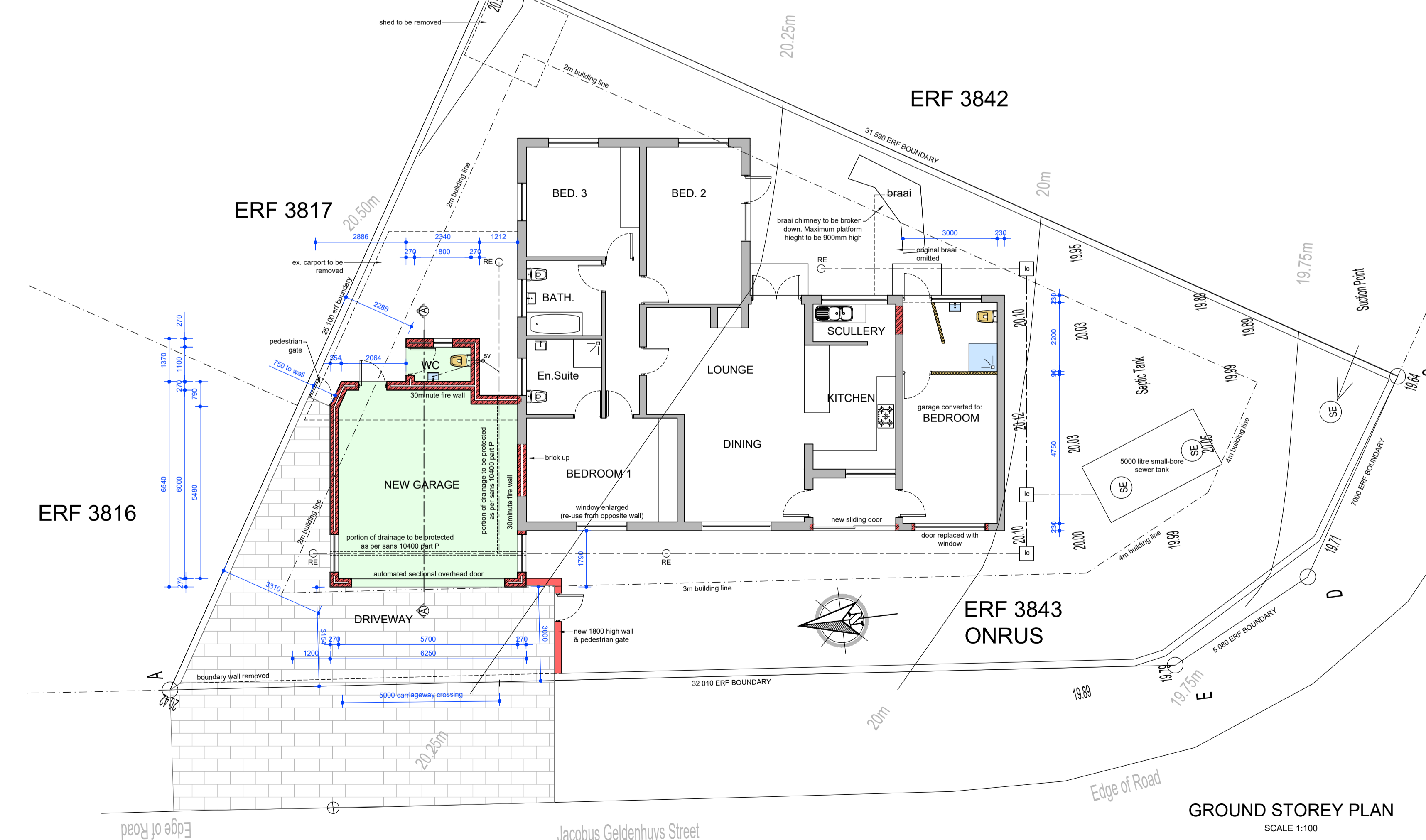
WEST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



SITE PLAN
SCALE 1:200



GROUND STOREY PLAN
SCALE 1:100

Areas:

ERf: XXXm²
Existing Cover: XXXm²
Additional cover: XXXm²
Cover: XXXm² = XX%

General Notes:

- This plan remains the property of The Author.
- This plan is not to be reproduced in any way without written consent of it's author
- These plans are for council approval purposes only. All dimensions to be checked on site before commencement of work
- Do not scale this plan, use written dimensions
- All work to be carried out in accordance with SANS 10400



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www.teamforsite.com

Project: House Basson
Alterations to Existing
Town Planning Application Only

Address:
26 Jacobus Geldenhuys st
Erf 3843, Onrus

Date: 18 March 2023
Drawing No: SAS-2023S Rev E
File Name: Basson_P

T Dillon (SACAP no.: D0231)

Client:
Sign