

ERF 161, 13 MORTON STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: URBANEST ARCHITECTS (PTY) LTD ON BEHALF OF TRIPLE DAWN TRADING (PTY) LTD

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 eastern street building line from 4m to 0m and the south-western lateral building line from 2m to 0.710m, to accommodate the proposed covered stoep;
 - relax the south-western lateral building line from 2m to 0.710m, to convert the existing garage to a second dwelling and to allow for the construction of a braai area; and
 - relax the northern street building line from 4m to 2.5m, to accommodate the proposed covered stoep.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and Stanford Library, Queen Victoria Street, Stanford. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) on or before **Friday, 20 June 2025**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Town Planner, Mr. P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 161, MORTONSTRAAT 13, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: URBANEST ARCHITECTS (PTY) LTD NAMENS TRIPLE DAWN TRADING (EDMS) BPK

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 oostelike straatboulyn vanaf 4m na 0m en die suid-westelike lateraleboulyn vanaf 2m na 0.710m te verslap, om die voorgestelde onderdakstoep te akkommodeer;
 - die suid-westelike lateraleboulyn vanaf 2m na 0.710m te verslap, om die bestaande motorhuis in 'n tweede woning te omskep en om die konstruksie van 'n braai-area te akkommodeer; en
 - die noordelike straatboulyn vanaf 4m na 2.5m te verslap, om die voorgestelde onderdakstoep te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en Stanford Biblioteek, Queen Victoriastraat, Stanford. Enige skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) alida@overstrand.gov.za) bereik voor of op **Vrydag, 20 Junie 2025**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Stadsbeplanner, Mnr. P Roux** 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 Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 161,13 MORTON STREET, E-STANFORD, UMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: URBANEST ARCHITECTS(PTY) LTD EGAMENI LE TRIPLE DAWN TRADING (PTY)LTD

Isaziso sinikezelwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), sokuba isicelo sifunyenwe soku kulandelayo.

- ❖ **Unduluko** ngokwemigaqo yemithango yeCandelo 16(2)(b) walo Mthetho, ukuze
 - Kunyenyiswe umda wesakhiwo kwisitalato esisempuma ukusuka kwi 4 mitha ukuya kwi 0 mitha kunye naku mzantsi ntshona ukusuka kwi 2 mitha ukuya kwi 0.17 mitha, ukulungiselela isiphakamiso se varanda eyogqunyweyo.
 - Kunyenyiswe umda wesakhiwo kwisitalato esise mpuma ukusuka kwi 2 mitha ukuya ku 0.710 mitha, ukuguqula igaraji ekhoyo ibeyindawo yesibini yokuhlala kunye nokuvumela ukwakhiwa kwendawo yokojela; kunye
 - Kunyenyiswe umda wesakhiwo emantla kwisitalato ukusuka kwi 4 mitha ukuya ku 2.5mitha, ukulungiselela isiphakamiso sevaranda egqunyweyo.

Iinkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus nakwiThala leeNowadi lase-Stanfordi, Queen Victoria Street, eStanford Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi ko**Lwesihlanu, 20 Isilimela 2025**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba ku**Mcwangcisi weDolophu uMnu. P Roux** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongiyo ukufunda okanbhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo.



Motivation for Relaxation of Street Building lines and usage of existing cottage and garage.

1.

(A) Proposed Development.

Erf 616, no 13 Morton Street is in Stanford, Western Cape. It is within the Overstrand municipality district. The site contains an existing House and Outbuilding and is listed as a Grade III C Heritage Building.

The development encompasses an alteration and minor additions to a private dwelling.

Below is a description of the project

Existing house and New Outbuilding (No departures)

- The internal alterations are minor works that will not infringe or cause any offensive or insensitive changes to the existing external facades. None of the work proposed is in contravention to the town planning by-laws for the Overstrand.

Existing Outbuilding/cottage (Departures sought outlined below)

- Currently the existing outbuilding houses a double garage as well as a one-bedroom cottage (second dwelling) with a kitchen and bathroom.

Departure 1: Change of usage

- It is the owners' wish to change the internal garage to add additional accommodation to the existing cottage, thereby changing the entire outbuilding to a second dwelling of 93.4sq m. There will be a new vehicular gate next to the cottage that will provide space for four cars on the property adjacent to the existing cottage.
-

Departure 2: Relaxation of 4m street boundary line(a) to 0 meters

- The new off-street entrance and covered roof that is proposed for the outbuilding will be over the 4-meter street building line. The proposal resembles the typical street elevations of historical homes in Stanford. It will improve the streetscape and contribute to the general Long Market Street scape that has several homes with a similar 'relationship' with the street. See contextual examples/photos under item 2. of nearby properties highlighted on the Location plan. Refer to numbers as indicated on the locality plan. The Stanford heritage committee encourages and supports the reinstating of the historical street scape. (See enclosed letter)
- Note that the additional stoep and the larger stoep on the North façade are additional areas but the existing internal footprint of the cottage remains unchanged.

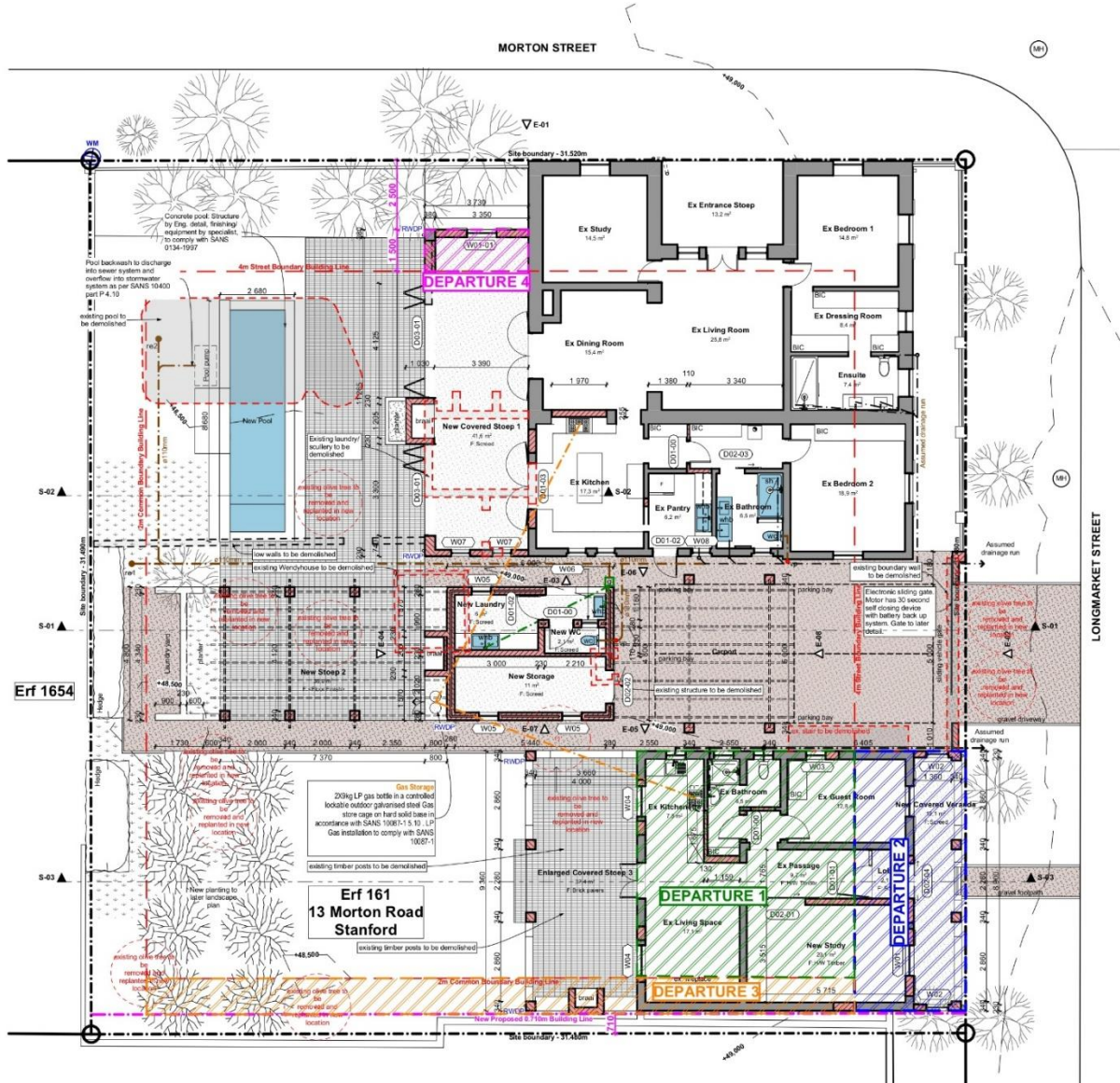
Departure 3: Relaxation of 2m side boundary line(b) to .710 m

- The second building line that requires 'relaxation' is the side building line (Southwest) of 2 meters. The existing outbuilding is currently over the 2-meter side building line. The neighbours of the adjacent property have indicated that they have no problem with the status of the current situation, nor adding the brick chimney for an external braai over the building line (see enclosed form signed)



Departure 4: Relaxation of 4m building line to 2.5m

- The building here is existing, already over the building line, but there is a proposed 'closing up' of the end façade under the lean-to roof.



L1003-01

Ground Floor

1:200

<p>Urbanest Architects Pty Ltd Unit A20, 5 Howe Street, Observatory +27 21 447 0244 www.urbanest.co.za</p>	<p>044 - House Young van Wyk Erf 161 13 Morton Street Stanford, Western Cape</p>			DRAWING TITLE	
	PROJECT NO.	DRAWING NO.	REVISION	<p>Departure Plan</p>	
	044	L1003		DRAWN BY: MF	CHECKED: MB
				SCALE: 1:200	DATE: 2025/03/05

NOTES: DIMENSIONS NOTED ON ARCHITECT'S DRAWINGS ARE FROM STRUCTURE AND NOT FINISHED SURFACE/MATERIALS, UNLESS OTHERWISE INDICATED.
All relevant details, levels, dimensions, setting out positions are to be checked prior to any work commencing and any discrepancies are to be brought to the attention of the Architect immediately.
The Architect accepts no responsibility for errors resulting from misinterpretation of the drawings.
All dimensions are given in millimeters unless otherwise noted.

Drawings are to be read in conjunction with Engineer's drawings.
Contractor to keep full set of drawings on site at all times.
The Contractor is responsible for the correct setting out of the building on site, with particular reference to boundaries and building lines.
Contractor and Engineer to verify all levels and dimensions on site and check same against Architect's drawings before commencing work.
Drawings may not be scaled. Use figured dimensions provided on drawing.
Large scale details to be used where available.
All shop drawings to be approved by architect before manufacture begins.

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(B) Character of the environment

The proposed alterations to the outbuildings will enhance the streetscape of the historical architectural character and conservation of village of Stanford. There is a strong emphasis on giving parking garages less importance and rather emphasize the relationship of the buildings to the streetscape by creating covered stoeps and entrances facing the street. This is in line with the Stanford Heritage Committee and OHACS policies which have both granted their approvals for this project.

(C) Desirability of the proposed utilisation

The utilisation of the property as a private dwelling remains unchanged.

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

N/A

(E) The impact of the proposed land Development on municipal engineering services.

The proposal does not require any additional engineering services, and neither are the existing services altered.

(F) Consideration of forward planning and land use documents

N/A

(G) Planning principles

N/A (All of below)

'Spatial justice'

Spatial sustainability'

'Efficiency'

'Spatial resilience'

'Good administration'



2. PHOTOS

Examples of similar streetscapes where historical dwellings are built over the front, street facing building line are in many areas around Stanford. Below are examples in the immediate area of erf 616. Note that some houses have not been renovated, but their inclusion is relevant since they are over the building line and will in due course be developed.

1. No 21 Morton Street



2. No 19 Morton Street



3. No 15 Morton Street



4. No 9 Morton Street



5. No 7 Morton Street



6. No 5 Morton Steet



7. No 3 Morton Street



8. No 36 Long Market Street



9. No 43 Long Market Street



10. No 40 Long Market Street



11. No 39 Long Market Street



12. No 37A Long Market Street



13. No 29 Long Market Street



14. No 32 Short market Street



15. No 34 Short Market Street



16. No 38 Short Market Street



13 Morton road:



Existing double garage on erf 616.



Proposed Alteration.

Since the town of Stanford has been given heritage conservation status, it is our belief that this intervention should be encouraged to maintain and re-instate the historical integrity of the typical streetscape.

Because of the overwhelming precedent of the historical streetscape of Stanford, where the front stoep is on/over the building line and gives direct access to the dwelling behind, we appeal to you to consider this departure as a necessary action to re-instate the historical value and heritage of the town.

Kind regards / Yours sincerely,

A handwritten signature in black ink, appearing to read "Minette Bell".

Minette Bell

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