

ERF 875, 14 PONTE HAUPT STREET, STANFORD, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: RG & CL ELFERINK

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 a departure in terms of Section 16(2)(b) of the By-Law, to relax the street building line from 4m to 1m and the lateral building lines from 2m to 0m, to accommodate a carport.

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 / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **Friday, 19 July 2024**, 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 875, PONTE HAUPTSTRAAT 14, STANFORD, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: RG & CL ELFERINK

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

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae 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 / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **Vrydag, 19 Julie 2024**, 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 875, 14 PONTE HAUPT STREET, STANFORD, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: RG & CL ELFERINK

Isaziso sinikezelwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), sokokuba isicelo sifunyenwe sophambuko ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala, sokunyenyeswa komda wesakhiwo ongasesitalatweni ukususela kwi-4m ukuya kwi-1m kunye nemida yesakhiwo esecaleni ukususela kwi-2m ukuya kwi-0m, ukulungiselela ikhapoti.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus nakwiThala leeNcwadi laseStanfordi, Queen Victoria Street, eStanford Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi **kolwesiHlanu 19 uJulayi wama-2024**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **kuMcwangcisi 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.

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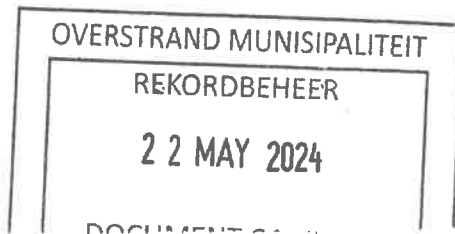


OVERSTRAND MUNICIPALITY

ERF 875, 14 PONTE HAUPT STREET, STANFORD



Date: 2024/04/03



TP-A Theart
(Svd Merwe)

2024-05-21

Motivation of proposed carport on ERF 875, 14 Ponte Haupt St, Stanford

(A) PROPOSED DEVELOPMENT

The proposed development is the addition of a carport that will be able to provide shade for two cars. This will be located between the existing garage and the road boundary so that cars are able to drive into and out of the carport. The property is only accessible from one road and the boundary of the property along that road is 4m long. This is a carport on private property so no additional traffic into or out of the area is envisaged.

Due to the shape of the site which is triangular with only a small (4m) street boundary we couldn't accommodate a double garage in the design and had to settle for a single garage. We do however often have guests as well as our own second car that are currently exposed to the elements, specifically the sun, and we would like to address that by building a carport between the garage and the street boundary. In order to accommodate a carport that will be able to shade two cars and because of the triangular shape of the property we need to apply for relaxation of the municipal building lines on the street boundary from 4m to 1m as well as on both side boundaries from 2m to 0m.

(B) CHARACTER OF THE ENVIRONMENT

There is no change in accommodation density and this is residential land so putting a carport onto the land is a common practice in Stanford. The location of the stand is not in the historical area of Stanford so there are no restrictions as regards historical nor conservation compliance. The addition of a carport would not impinge on any of the neighbours views nor on their privacy.

(C) DESIRABILITY OF THE PROPOSED UTILISATION

This is a residential plot within the Stanford municipal boundaries so it can't be used for anything else.

(D) INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT TO THE CONSIDERATION OF THE APPLICATION

No additional investigations have been carried out as they are not applicable to building a carport.

(E) THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES

There will be no impact on municipal services. The access to the property will be as it currently is and no additional traffic into nor out of the area is expected.

ANNEXURE B

(F) CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

This is not applicable as it is a carport on a private property.

(G) PLANNING PRINCIPLES

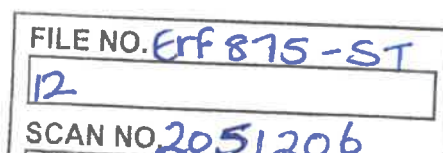
We want to build a carport. I can't see how any of these are applicable.

AMENDMENT, SUSPENSION OR REMOVAL OF RESTRICTIVE CONDITIONS

The application is to suspend the building line restrictions on the two side boundaries as well as the road boundary for the purpose of building a carport between the garage and the property boundary on the road. Due to the shape of the site which is triangular with only a small (4m) street boundary

TP

22 MAY 2024



we couldn't accommodate a double garage in the design and had to settle for a single garage. We do however often have guests as well as our own second car that are currently exposed to the elements, specifically the sun, and we would like to address that by building a carport between the garage and the street boundary. In order to accommodate a carport that will be able to shade two cars and because of the triangular shape of the property we need to apply for relaxation of the municipal building lines on the street boundary from 4m to 1m as well as on both side boundaries from 2m to 0m.



I have added a photograph of the current view from the street showing where we are proposing to build a carport. The carport will shade the grey paved area in the photograph once it is built.

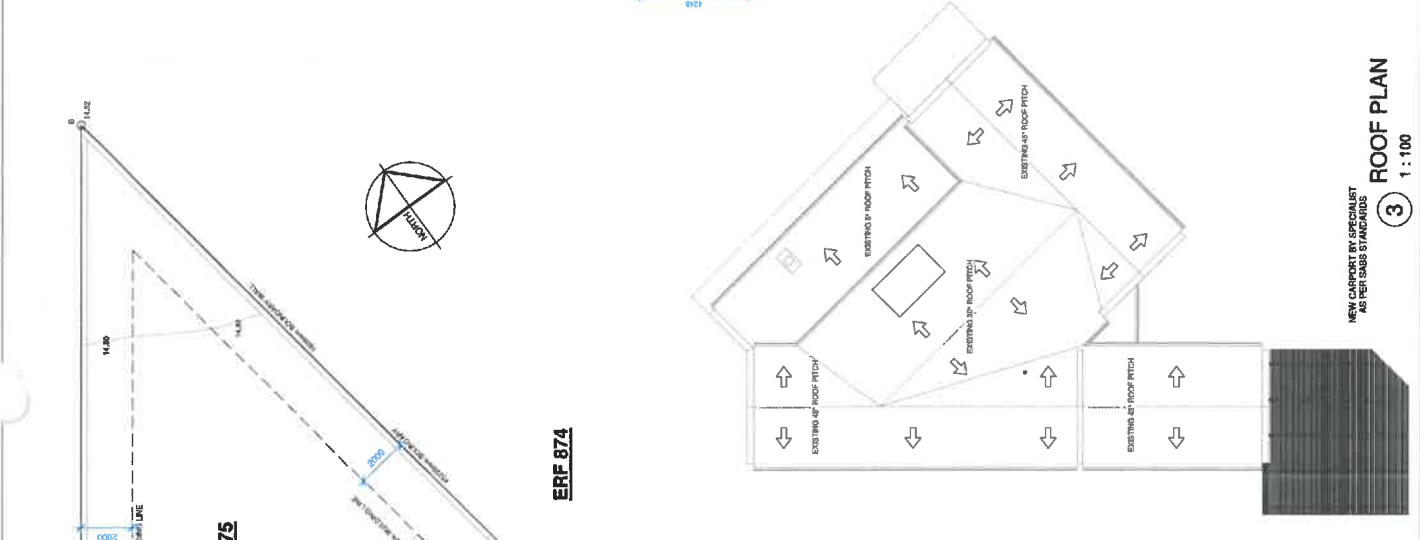
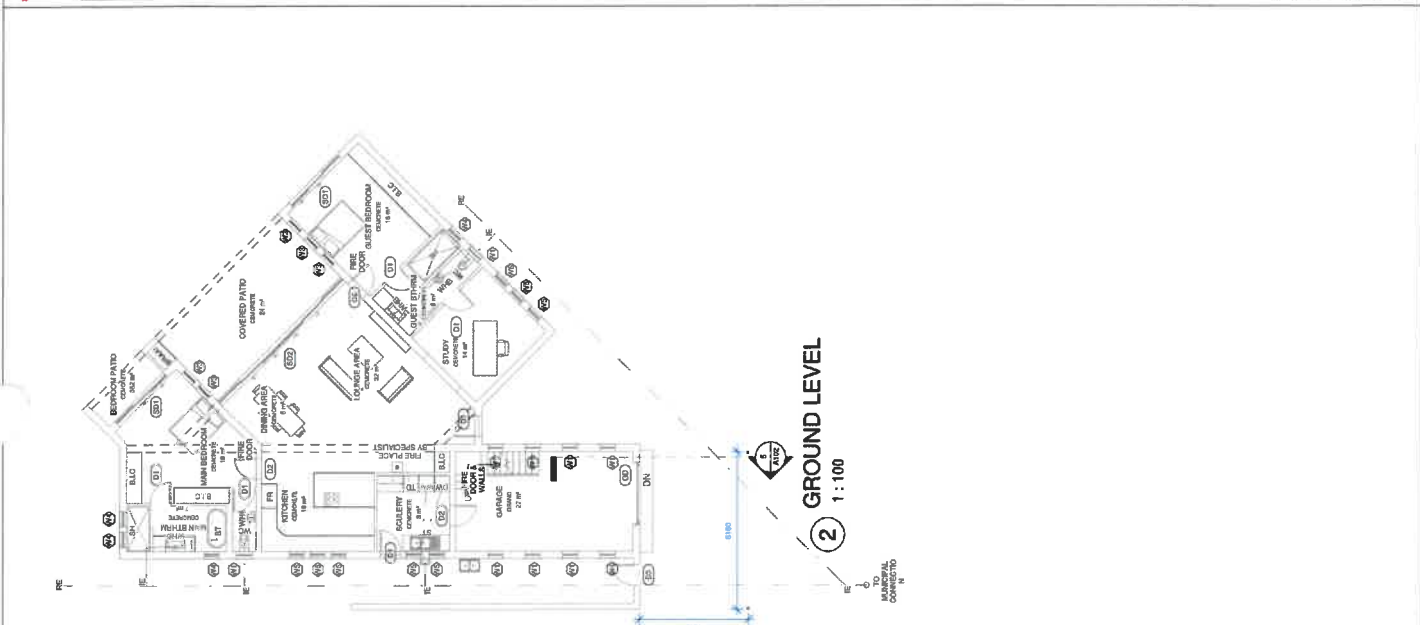
General Notes (Page 1 of 2)
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL BUILDING CODE (NBR) AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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Project number	1801
Date	09.02.2023
Drawn by	SA DRAUGHTING - KW
Checked by	SA DRAUGHTING - PH
Scale	1 : 100

**PROPOSED ADDITION TO
ERF 875 STANFORD**

**FOR MR & MRS ELFERINK
SITE, FLOOR & ROOF**



AREA SCHEDULE	
GROUND FLOOR	: 217m ²
NEW CARPORT	: 34,2m ²
TOTAL EXISTING	: 217m ²
TOTAL NEW	: 34,2m ²
STAND AREA	: 639m ²
F.A.R. SCHEDULE:	
F.A.R. - TOTAL FLOOR AREA OF STAND	= 0,28
PERMISSIBLE F.A.R.	=
COVERAGE SCHEDULE:	
TOTAL COVERAGE AREA OF STAND	: 217m ²
PERMISSIBLE COVERAGE	= 34%
PERMISSIBLE COVERAGE	= 50%

NEW CARPORT BY SPECIALIST AS PER SABS STANDARDS

3 1 : 100

