



ERF 1095, 23 BIETOU STREET, VERMONT: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: M VERHAVE

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 the following:

- **departure** in terms of Section 16(2)(b) to exceed the maximum height of a boundary wall from 2,1m to an approximate maximum of 2,3m to accommodate the existing boundary walls on the southwestern and northeastern boundaries.
- **determination of an administrative penalty** in terms of Section 16(2)(q) for the unauthorised land use to accommodate the existing boundary wall.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning at 16 Paterson Street, Hermanus. 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 / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **22 November 2024**, 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 Town and Spatial Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 1095, BIETOU STRAAT 23, VERMONT: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: M VERHAVE

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

- **afwyking** ingevolge Artikel 16(2)(b) om die maksimum hoogte vir 'n grensmuur te oorskrei vanaf 2,1m tot 'n benaderde maksimum van 2,3m om die bestaande grensmure op die suidwestelike en noordoostelike grense te akkommodeer.
- **bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) vir die ongemagtigde grondgebruik om die bestaande grensmuur te akkommodeer.

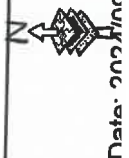
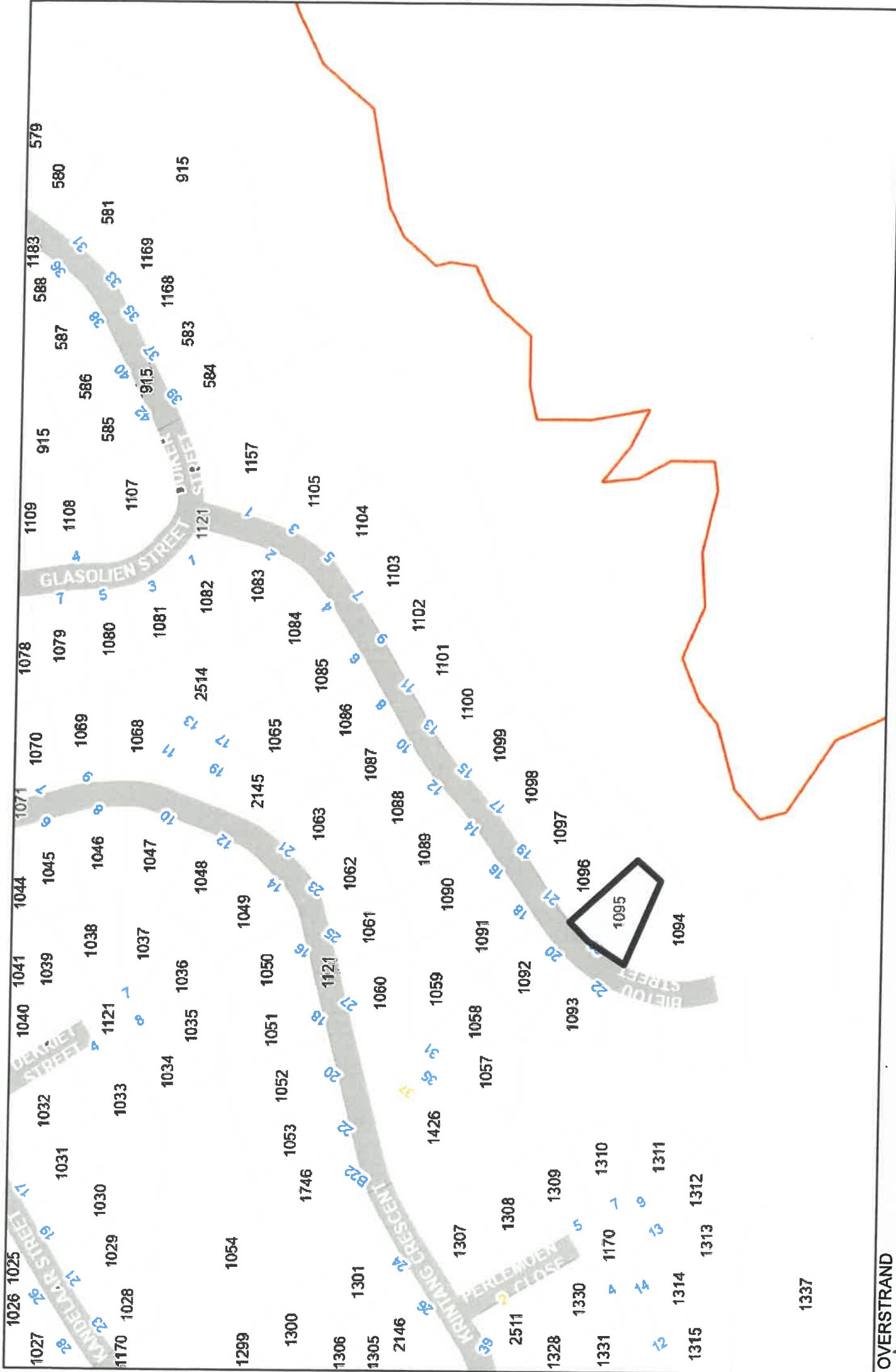
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **22 November 2024**, 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** at 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 Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 1095, 23 BIETOU STREET, E-VERMONT: ISICELO SOPHAMBUKO NOKUMISELWA KWESOHLWAYO SOLAWULO: M VERHAVE

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala woLungiso loMthetho kaMasipala kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokuba isicelo sifunyenwe soku kulandelayo:

- **uphambuko** kwimiqathango yeCandelo 16(2)(b) ukogqitha ubude bobude bodonga lomda ukusuka kwii-mitha eziyi-2,1m ukuya kubude obumalunga nee-mitha eziyi-2,3m, ukukhawulelana neendonga zemida ekhoyo kumzantsi-ntshona nomntla-mpuma.
- **ukumiselwa** kwesohlwayo solawulo ngokwemigaqo yeCandelo 16(2)(q) lokusetyenziswa komhlaba olungagunyaziswanga, ukukhawulelana nodonga olukhoyo lomda.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: UCwangciso lweDolophu, ePaterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokuhambelana nezibonelelo zeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-**22 Novemba 2024**, uchaze igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa kuCwangciso lweDolophu, u-**Mnu. H. Olivier** kule nombolo yomnxeba 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.



Locality Map
Erf 1095, 23 Bietou Street, Vermont



MOTIVATIONAL REPORT.

A) Proposed development

We built the boundary wall higher than the 2.1 metres stipulated because it borders on a greenbelt and provides a bit more privacy and protection by being higher. We are applying to keep the wall at the current height. (The wall is 'stepped' and therefore the height from the ground varies between 2.3 metres and 2.25 metres).

B) Character of the environment

There is no impact on the environment as there is no immediate neighbour on the other side of the boundary wall, just a greenbelt.

C) Desirability of the proposed utilisation

There is no impact on the neighbourhood and doesn't affect anybody.

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

Not applicable

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

Not applicable

F) Consideration of forward planning and land use documents

The scale of the boundary wall is too small to have an impact on the environment.

G) Planning principles

Spatial justice – not applicable

Spatial sustainability – not applicable

Efficiency – it will be costly to break down the wall to lower it to 2.1 metres, since it has no impact on the surrounding environment and is therefore more efficient to keep it as is.

Spatial resilience – not applicable

Good administration – the municipality follows a good public participation process.

