



ERF 11017, 80 MITCHELL STREET, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF FJ STRAUSS

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) in order to:

- relax the street building line from 4m to 2.4m and the eastern lateral building line from 2m to 0m to accommodate the existing carport;
- relax the eastern lateral building line from 2m to 0.8m to accommodate the existing window and internal wall, and
- relax of the eastern building line from 2m to 0.8m for a change of use within an existing structure from garage to garden store and workroom; and

Determination of an administrative penalty in terms of Section 16(q) of the By-Law, to accommodate the existing structures.

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. 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) alida@overstrand.gov.za) on or before **15 November 2024**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **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 11017, MITCHELLSTRAAT 80, EASTCLIFF, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MNRE INTERACTIVE STADS- & STREEKSBEPLANNING NAMENS FJ STRAUSS

Kennis word hiermee gegee ingevolge Artikel 48, van die Overstrand Munisipaliteit Wysigings Verordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir die volgende:

Afwyking ingevolge Artikel 16(2)(b) ten einde:

- die straatboulyn van 4m tot 2.4m en oostelike lateraleboulyn van 2m tot 0m te verslap om die bestaande motorafdak te akkommodeer;
- die oostelike lateraleboulyn van 2m tot 0.8m te verslap om die bestaande venster en interne muur te akkommodeer, en
- die oostelike boulyn van 2m tot 0.8m te verslap vir 'n verandering van gebruik binne 'n bestaande struktuur vanaf motorhuis na tuinstoor en werkskamer; en

Bepaling van 'n administratiewe boete ingevolge Artikel 16(2)(q) van die Verordening om die bestaande strukture 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. 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) alida@overstrand.gov.za) voor of op **15 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 die **Stadsbeplanner, Mnr P Roux** 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 Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 11017, 80 MITCHELL STREET, EASTCLIFF, HERMANUS, KUMASIPALA WASE-OVERSTRAND: ISICELO SOKUNYENYISWA KUNYE NOKUGQITYWA KWESOHLWAYO: ABAKWA-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LIKA FJ STRAUSS

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho Ohlonyelweyo woMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe isicelo sezi zinto zilandelayo:

Ukuphambuka ngokumayela neCandelo 16(2)(b) ukuze kwenziwe oku kulandelayo:

- kunyenyiswe umgca wesakhiwo ongasesitalatweni ukusuka ku-4m ukuya ku-2.4m nomgca ongakwicala elingasempum ukusuka ku-2m ukuya ku-0m ukulungiselela indawo yokupakisha imoto esele ikhona.
- kunyenyiswe umgca wesakhiwo kwicala ukusuka ku-2m ukuya ku-0.8m ukuze kuvunyelwe ifestile nodonga lwangaphakathi olusele lukhona, kunye
- nokunyenyiswa komgca wesakhiwo kwicala elingasempuma ukusuka ku-2m ukuya ku-0.8m ukuze kutshintshwe isakhiwo esikhoyo esiyigaraji siyeke ukubayigaraji sibe yindawo yokugcina izinto zegadi nendlu yokusebenzela; kunye

Nokugqitywa kwesoahlwayo emasibhatalwe ngokumayela neCandelo 16(q) ukulungiselela izakhiwo esikhoyo.

linkcukacha ezipheleleyo mayela noku kucetyiweyo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi ko-08:00 no-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe kuMasipala ngokwezibonelelo zeCandelo 51 neCandelo 52 loMthetho kaMasipala ochaziweyo (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) ingadlulanga i- **15 eyeNkanga 2024**, ubhale igama lakho, idilesi neenkukacha zoqhagamshelwano, umdla wakho kwisicelo nezizathu zokubhala izimvo zakho. Imibuzo ngefowuni ingafakwa ku**Mcebi Dolophu, uMnu P Roux** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe lokuCeba Idolophu apho igosa lakwamasipala liya kumnceda afake amagqabaza okuhlomla.

#overstrand4all



1. Introduction

a. Brief

Refer to **Annexure B** for the Power of Attorney.

Interactive Town and Regional Planning is appointed by the owner of the property Frederick Jacobus Strauss to prepare and submit an application for building line departures and determination of an administrative penalty on Erf 11017, Eastcliff in terms of the relevant legislation.

b. Background, Development Objective & Application Proposal

The property was purchased in 2008 by the owners and building plans for amendments were approved in 2012. However, additional structures and building amendments were thereafter done in 2017 which has not yet been approved.

The **development objective** is thus to legalise the existing non-approved structures and land uses on the application area.

The non-approved existing structure & building amendment exceeding the zonings scheme building lines consists of a carport extension, window, an internal wall and a change of use from garage to storage area and workroom.

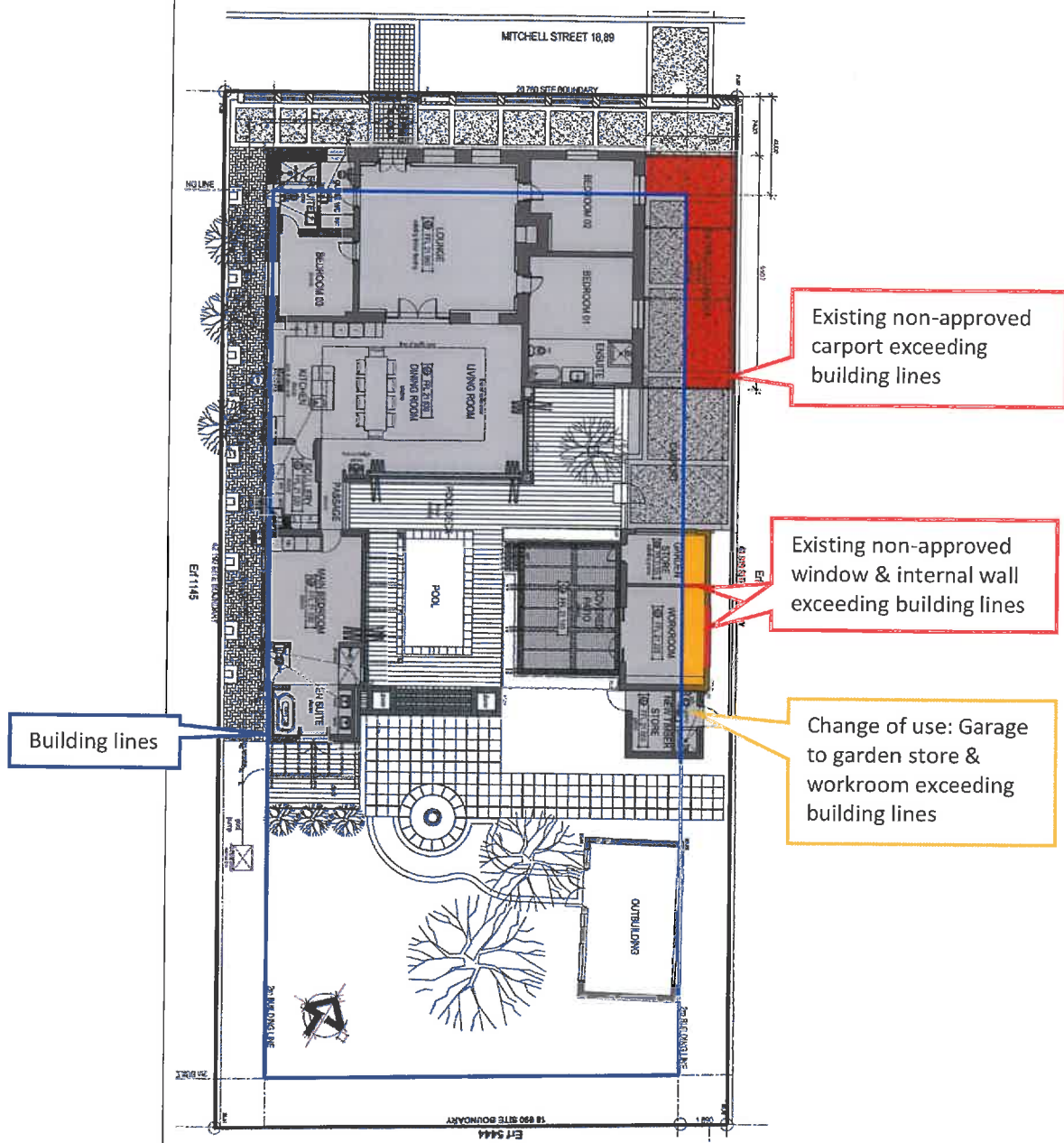


Figure 1: Application illustration

Subsequently the **application proposal** is for:

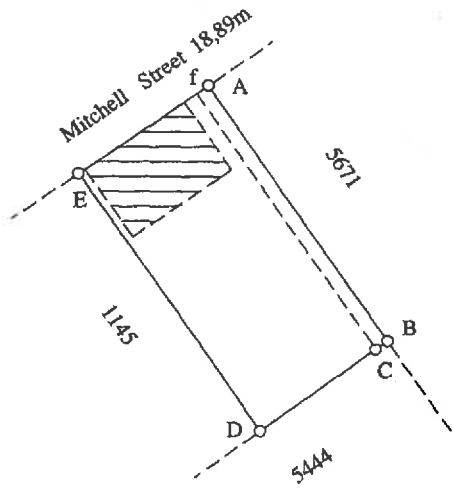
- A departure to relax the street building line from 4m to 2.4m to allow for an existing carport
- A departure to relax the eastern side building line from 2m to 0m to allow for an existing carport.
- A departure to relax the eastern side building line from 2m to 0.8m to allow for an existing non-approved window and internal wall.
- A departure to relax the eastern building line from 2m to 0.8m to allow for a change of use within an existing structure from garage to a garden store and workroom.
- Determination of an administrative penalty

2. The Application

<p>a. Analysis: Title Deed Refer to Annexure D for the Conveyancer Certificate.</p>	<p>The conveyancer Monica Korf from Virtual Lawyers provided a conveyancer certificate confirming that no title deed conditions exists which restricts the development proposal.</p>				
<p>b. Analysis: Development Criteria:</p> <p>The development parameters for Erf 11017 Hermanus as per the Overstrand Municipality Land Use Scheme, 2020 are summarised as follows:</p>	Parameters	Existing Zoning:	Proposal:	Comments	
	Zoning	Residential Zone 1: Single Residential	Residential Zone 1: Single Residential	Consistent	
	Primary Use	Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering	Dwelling house, Second dwelling unit, guest rooms & home occupation	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%	44%	Consistent	
	Height	8m	±5.1m	Consistent	
	Building lines	Street	4m	2.2m for dwelling (already approved) 0m for covered entrance 2.4m for carport	Application includes departures
		Side	2m	1.7 west for dwelling (already approved) 0m east for carport 0.8m east for garden storage & workroom 1m east for toilet	
		Rear	2m	>2m	
	Parking	Dwelling house: 2 bays Second dwelling: 1 bay	1 tandem bay (already approved)	Consistent	
<p>c. Definitions</p>	<p>“garage” means a building for the storage of one or more vehicles, which does not include a motor repair garage or service station but may include a <u>workspace for the owner’s hobby</u>;</p> <p>“outbuilding” means a structure, whether attached or separate from the main building, which is ancillary and subservient to the main building on a land unit and includes a building designed to be used for the garaging of motor vehicles, for <u>storage purposes</u> and any normal activities in so far as these are usually and reasonably required in the connection with the main dwelling as well as the accommodation of recreational activities such as a pool room, braai room, lapa and gazebo and the <u>practising of hobbies</u> (which may not cause a nuisance and/or disturbance and/or noise and/or damage to a neighbouring property or properties or premises); outbuildings are primary uses under each zoning except in open space zones where the Municipality may permit outbuildings should it be deemed necessary;</p>				

<p>d. Application:</p> <p>The application form is attached as Annexure A.</p>	<p>Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:</p> <ul style="list-style-type: none">• A <u>departure</u> to relax the street building line from 4m to 2.4m to allow for an existing carport in terms of Chapter IV, Section 16(2)(b).• A <u>departure</u> to relax the eastern side building line from 2m to 0m to allow for an existing carport in terms of Chapter IV, Section 16(2)(b).• A <u>departure</u> to relax the eastern side building line from 2m to 0.8m to allow for an existing window and internal wall in terms of Chapter IV, Section 16(2)(b).• A <u>departure</u> to relax the eastern building line from 2m to 0.8m to allow for a change of use within an existing structure from garage to a garden store and workroom in terms of Chapter IV, Section 16(2)(b).• <u>Determination of an administrative penalty</u> in terms of Chapter IV, Section 16(q).
---	---

3. Contextual Site Information

a. Property Description	Property	Extent	Title Deed	Registered Owner			
Refer to Annexure E for the SG Diagrams, Annexure C for the Title Deed of Erf 11017 Eastcliff.	Erf 11017 Hermanus	872m ²	T61509/2008	Frederick Jacobus Strauss			
The following Surveyor General Plans reflect the application site:							
SPRONK LAND SURVEYORS		OFFICE COPY					
COMPONENTS :		S. G. No. 6462/2007 APPROVED <i>Stoussberg</i> for Surveyor - General Date 21 JAN 2008					
1) The figure A B C f represents Erf 1151 Hermanus Vide Diagram No. 6274/1947 annexed D/T No. 1947 - 489 - 24407 2) The figure f C D E represent Erf 1149 Hermanus Vide Diagram No. 6273/1947 annexed D/T No. 1947 - 489 - 24407		 <p style="text-align: center;">Scale 1 : 750</p> <p>The figure A B C D E represents 872 square metres of land being ,</p> <p style="text-align: center;">ERF 11017 HERMANUS (Comprising 1 - 2 as above)</p> <p>situate in the Overstrand Municipality Administrative District of Caledon Province of the Western Cape Compiled in May 2005</p> <p>by me , <i>P.F. Spronk</i> P.F. Spronk (PLS 0779) Professional Land Surveyor</p> <table border="1" data-bbox="421 1675 1342 1868"> <tr> <td data-bbox="421 1675 730 1868"> This diagram is annexed to No. <i>T61509/2008</i> dated i.f.o. Registrar of Deeds </td> <td data-bbox="746 1675 1034 1868"> The original diagrams are as quoted above. </td> <td data-bbox="1050 1675 1342 1868"> File No. S.2479/60 S.R. No. Compiled Comp. AINW - 1164 (M3864) LPI C0130013 </td> </tr> </table> <p style="text-align: right;">Erf 11017 HERMANUS</p>			This diagram is annexed to No. <i>T61509/2008</i> dated i.f.o. Registrar of Deeds	The original diagrams are as quoted above.	File No. S.2479/60 S.R. No. Compiled Comp. AINW - 1164 (M3864) LPI C0130013
This diagram is annexed to No. <i>T61509/2008</i> dated i.f.o. Registrar of Deeds	The original diagrams are as quoted above.	File No. S.2479/60 S.R. No. Compiled Comp. AINW - 1164 (M3864) LPI C0130013					
Figure 2: Extracts of the Surveyor General Plans of the application site							

S

b. Location:

For the Locality Plans refer to Annexure F

Regional Context:

Within the regional context, the application area is located within the Eastcliff residential suburb, which forms part of Hermanus Central.

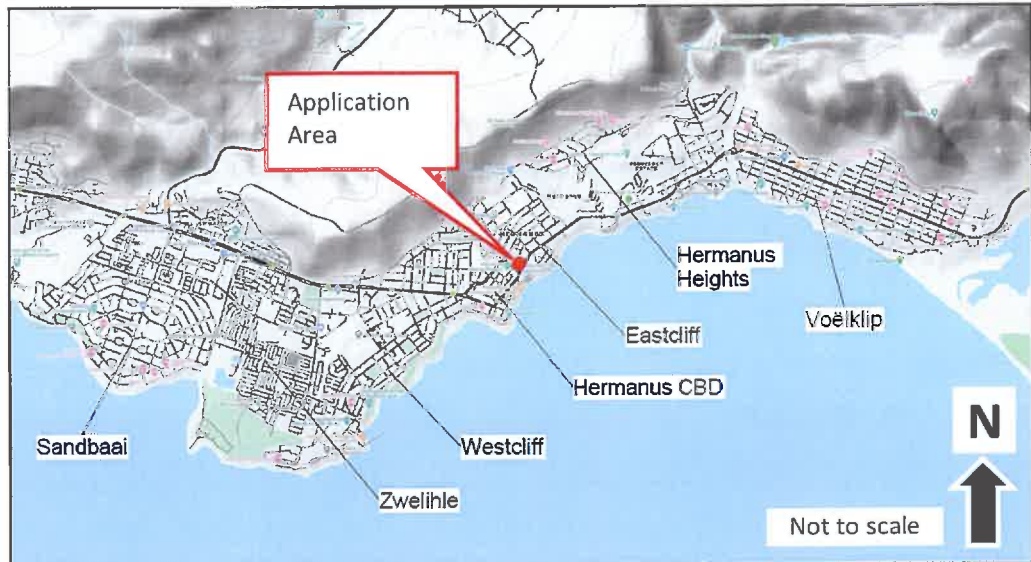


Figure 3: Locality Plan – Regional Context

Local Context:

Within the local context the application area consists of a single residential erf within Eastcliff. The application area is located at number 80 Mitchell Street.



Figure 4: Locality Plan – Local Context

c. Land Use:

Refer to the Extract of Hermanus Zoning plan attached as Annexure G.

The application area accommodates a dwelling house on the property. The surrounding land-uses consist of single residential dwellings. No change in land use is proposed. The application proposal is **consistent** with the land use of the area.



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

d. Zoning:

Refer to the Extract of Hermanus Zoning plan attached as Annexure H.

The application area, Erf 11017, Eastcliff is zoned Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone 1: Single Residential as well. No change in zoning is proposed. The application proposal is **consistent** with the zoning of the area.

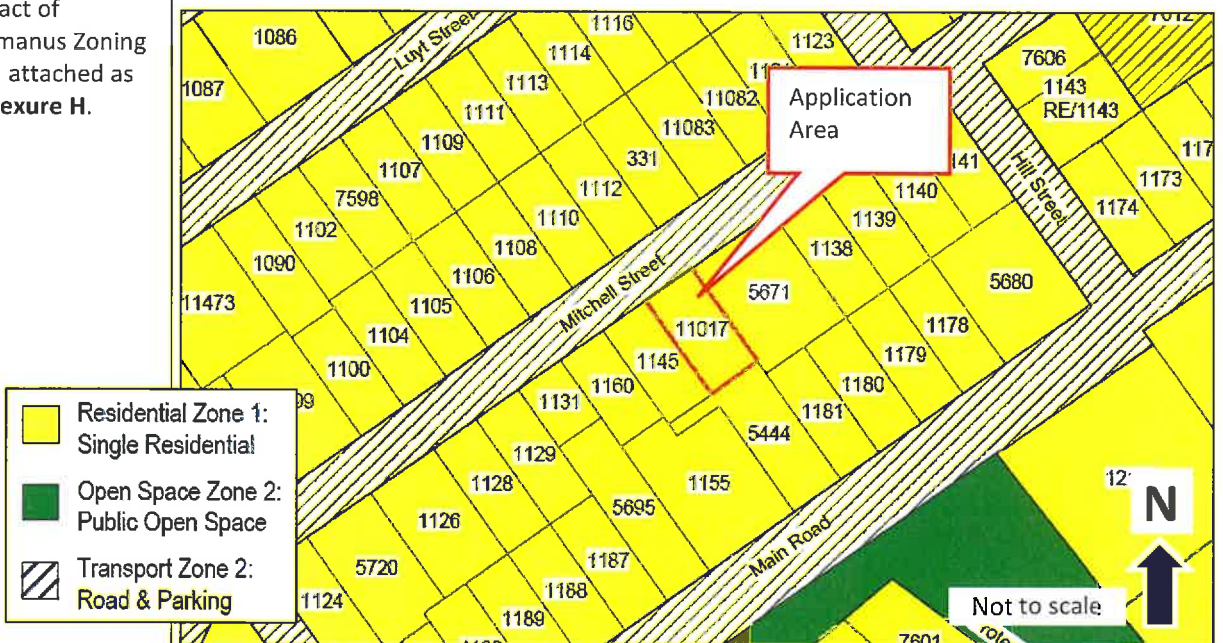


Figure 6: Extract from the Overstrand Municipality: Online zoning viewer

e. Laws and policies relevant to the consideration of the application and forward planning and land use documents

The following policies are applicable to the application area and the development proposal:

i. **Overstrand Municipal Spatial Development Framework, 2020**

The application area falls within an urban development area within the Urban Edge.

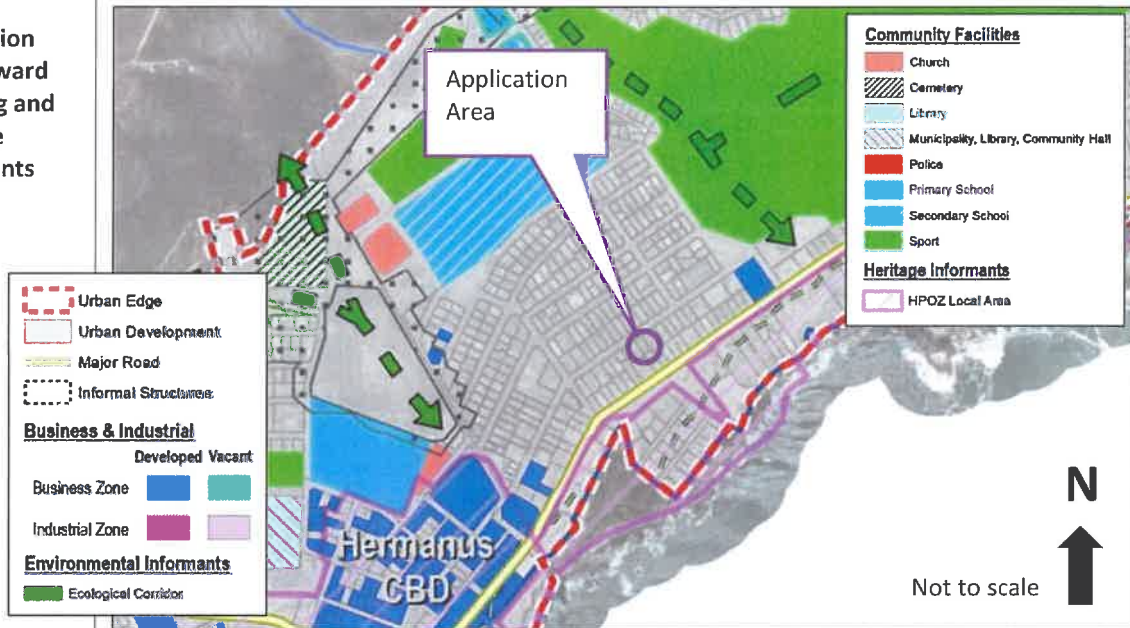


Figure 7: Spatial Development Framework 2020 Spatial Proposals Plan

The application is consistent with the Overstrand Municipal Spatial Development Framework, 2020.

ii. **Overstrand Municipality Growth Management Strategy, 2010**

The application area is within an area earmarked for Less Than 10 Dwelling Units Per Hectare Densification Zone. **No further densification** is applicable to this application.

The application is consistent with the Overstrand Municipality Growth Management Strategy, 2010.

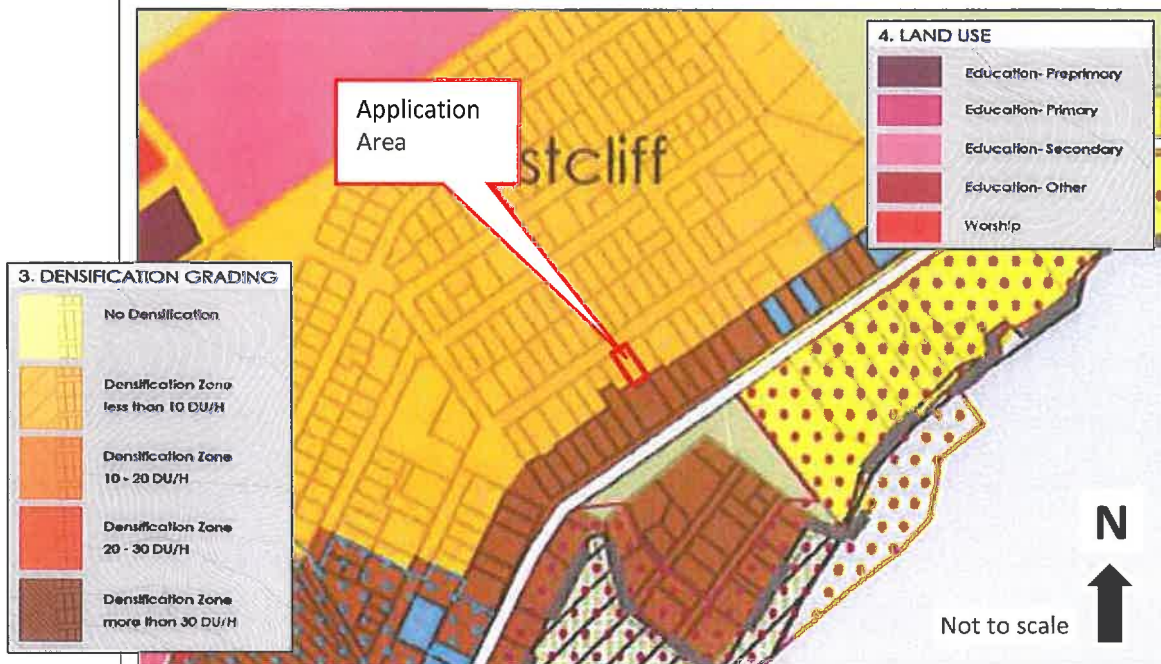


Figure 8: Extract from the Overstrand Municipality Growth Management Strategy, 2010 reflecting the envisaged land-uses for the area.

iii. **Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020**

The following conditions are applicable in when application is made to legalise non-approved structures and uses.

“90. Application for administrative penalty

- (1) *A person who is in contravention of this By-Law, and submits an application to rectify the contravention, must apply to the Municipality for the determination of an administrative penalty, provided that the Municipality has not obtained and issued a demolition directive in terms of Section 85 in respect of the land or building or part thereof concerned.*
- (2) *A person making an application contemplated in Subsection (1) must –*
 - (a) submit an application;*
 - (b) pay the prescribed fee;*
 - (c) provide the information contemplated in Subsections (3); and*
 - (d) comply with the duties of an applicant in Section 84.*
- (3) *The applicant must, to the satisfaction of the Municipality, provide the following information such as-*
 - (a) the nature, duration, gravity and extent of the contravention;*
 - (b) the conduct of the person (allegedly) involved in the contravention;*
 - (c) a report by a quantity surveyor in matters of unauthorised building/construction;*
 - (d) whether the unlawful conduct was stopped; and*
 - (e) whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.”*

Application for administrative penalty is made in accordance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for the existing contraventions of the zoning scheme and title deed building lines.

4. Motivation

Motivation for the application:

Refer to **Annexure I** for the Building Plan

a. Introduction and Background

The existing dwelling has several existing structures exceeding building lines which have been approved in or prior to 2012. Since the 2012 approvals a carport was constructed and the garage was converted in a garden store and a workroom which has not yet been approved.

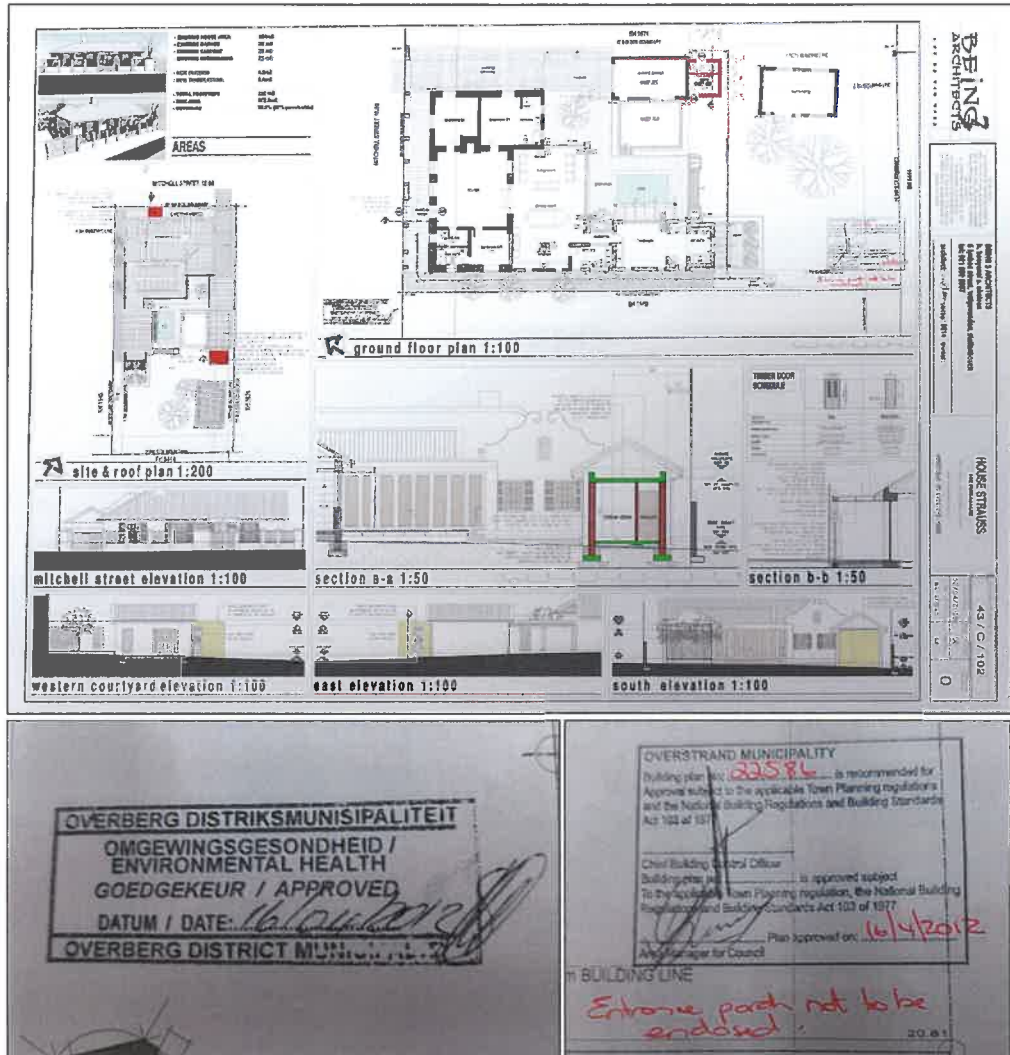


Figure 9: Approved building plans photos

b. Proposal

The **development objective** is to legalise the existing structures and land uses within the application area as shown in the following plan:

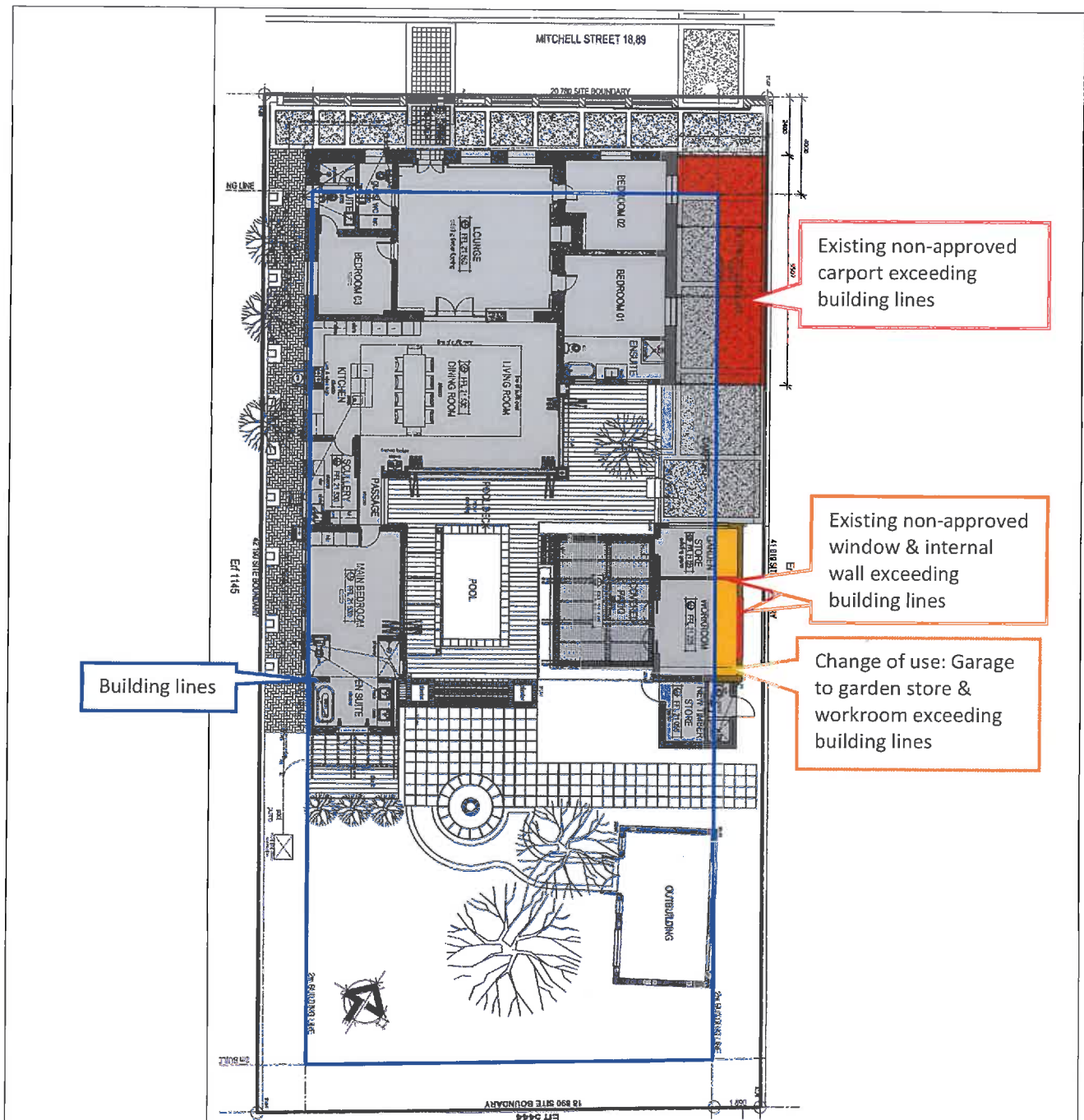


Figure 10: Application illustration

Subsequently the **application proposal** is for:

- A departure to relax the street building line from 4m to 2.4m to allow for an existing carport
- A departure to relax the eastern side building line from 2m to 0m to allow for an existing carport.
- A departure to relax the eastern side building line from 2m to 0.8m to allow for an existing window and internal wall.
- A departure to relax the eastern building line from 2m to 0.8m to allow for a change of use within an existing structure from garage to garden store and workroom.
- Determination of an administrative penalty

Street and side building line departures to allow for an existing carport extension

A carport has been extended on the side boundary up to 2.4m from the street. The dimensions of the additional unapproved carport are 2.8m in height, 9.5m deep and 3.7m wide.

In terms of Section 16.1 of the Overstrand Municipality Land Use Scheme, 2020, the carport is less than 3m in height and narrower than 6.5m. The carport is further than 5m from the street curb. The carport is only enclosed on the sides by buildings and boundary wall and has several openings. No rain is discharged onto the neighbouring property.

In terms of Section 16.1 of the Overstrand Municipality Land Use Scheme, 2020, the total carport (old and new portion) spans 15.2m on the property boundary, is more than 9m and more than a third of the 41.8m side boundary and thus requires a departure application.

Due to the existing buildings and lack of alternative accessible space on the property, the parking has to be tandem parking, thus the existing location of the carport is the only possible place for the carport.

The coverage of the property including the carport is less than 50%.

Access for safety services and potential civil services are unobstructed underneath the carport.

The existing carport improves the functionality of the application area, since it protects vehicles from sun, reducing wear and keeps the vehicles cooler for more comfortable use.

The carport is neat, is a neutral colour and is partially screened from the street by a gate as shown in figure 11 here-below. The carport also not protrude past the dwelling towards the street.



Figure 11: Photo of the carport

Side building line departure to allow for a window and an internal wall

A window and an internal wall was constructed within an existing outbuilding as part of its conversion from a garage to a garden store and workroom. The window is 0.8m from the eastern side boundary.

The window is relatively small, above eye level and on the ground floor and will therefore not impact on privacy of the neighbours.

The window provides natural light, thus reducing reliance on artificial lighting.

Existing non-approved window exceeding building lines

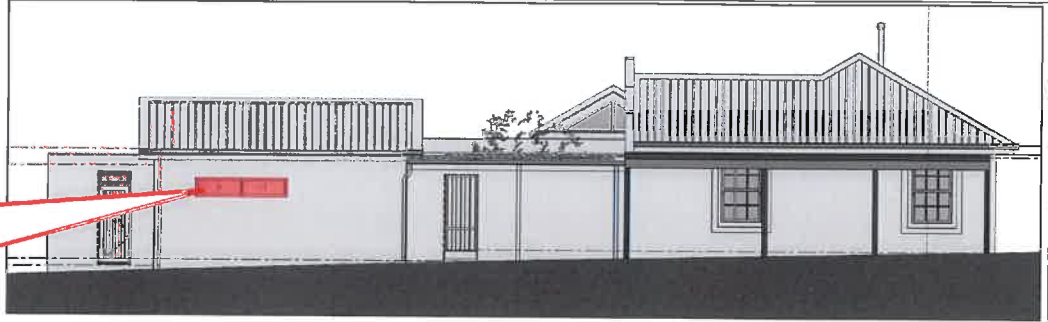


Figure 12: Eastern elevation

The internal wall serves to separate the garden storage area from the hobby workroom and will not impact on any neighbours.

Side building line departure to allow for a change of use from garage to a garden store and a workroom

A wall has been built inside the garage, splitting it into a garden store and a workroom, thus no longer being usable as a garage. The outbuilding is 0.8m from the eastern side boundary.

In terms of the Overstrand Municipality Land Use Scheme, 2020 a garage allows for workspace for the owner’s hobby and an outbuilding allows for storage and practicing of hobbies. The proposed uses have therefore been allowed within the existing building in terms of the said legislation.

The outbuilding is no longer functional as a garage and exceeds building lines, but the uses for storage and workspace for hobbies are retained.

The outbuilding is on the ground floor and does not impact on privacy or views of neighbours, access for civil services or access safety services.

Determination of an administrative penalty

The following information with regards to the administrative penalty is provided as required according to Chapter X, Section 90(3):

- (a) The nature, duration, gravity and extent of the contravention;
 The nature, duration, gravity and extent of the contravention has been described in detail in this motivation report and includes the following contraventions;
 The contraventions are consists of the extension of the carport, inserting a window in the outbuilding, building an internal wall in the outbuilding and converting the outbuilding from a garage to a garden store and workroom. According to our information obtained, the contraventions were executed between November 2016 and March 2017. The area of the carport exceeding the building lines is 25m² and the area of the outbuilding exceeding the building line is 7.8m²
- (b) The conduct of the person (allegedly) involved in the contravention;
 The property owner is willing to cooperate to rectify the contraventions.
- (c) Report by a quantity surveyor in matters of unauthorised building/construction;
 No report from a quantity surveyor is available, however the value of the contravention of 32.8m² at an average cost of R8000/m² (reference: www.localpros.co.za), equals R262,400.
- (d) Whether the unlawful conduct was stopped
 Due to the nature of the contraventions, the most practical, non-destructive and cost-efficient way to stop the unlawful conduct is by legalising the contraventions. In this regard the applicant/owner is in the process of applying for legalisation by means of this application.

(e) Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.

We are not aware of any other or previous contraventions of the property owner.

c. Desirability

- The existing structures and land uses do not negatively affect the privacy or views of neighbouring properties.
- The structures are neat and partially screened, thus having a limited visual impact.
- Access for safety and services still remains.
- The land uses remain practically the same.

d. Planning Principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 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 application is for the legalisation of existing structures and will therefore not impact on spatial justice.

The application proposal is **consistent** with the principle of **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 is an existing single residential property within the urban edge and will not impact on spatial sustainability.

The application proposal 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 legalisation of existing structures will not impact on spatial efficiency.

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 legalisation of the existing structures will not have an impact on spatial resilience.

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

Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the relevant government tiers and the general public to participate in the eventual decision-making process.

The application proposal is **consistent** with the principle of **good administration**.

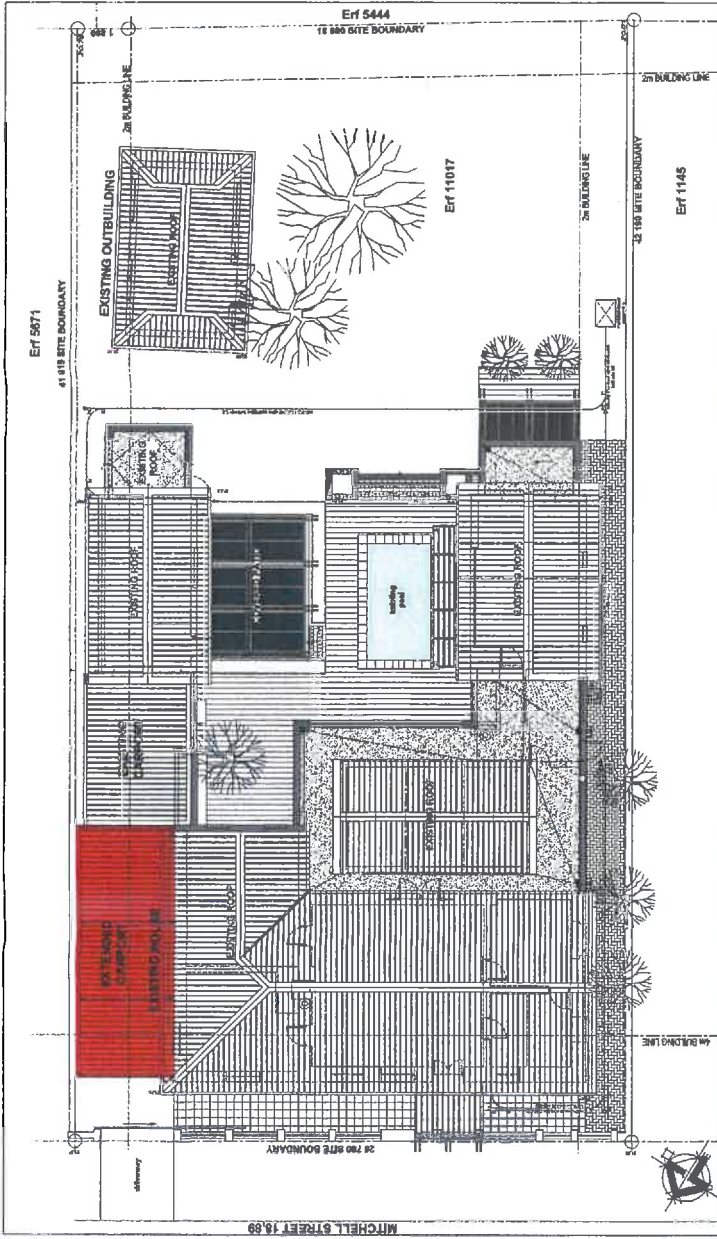
5. Conclusion

The application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities. Furthermore, the application proposal is considered to represent the optimal use of the application area to provide a satisfactory residential environment without causing any material negative impact on the surrounding environment.

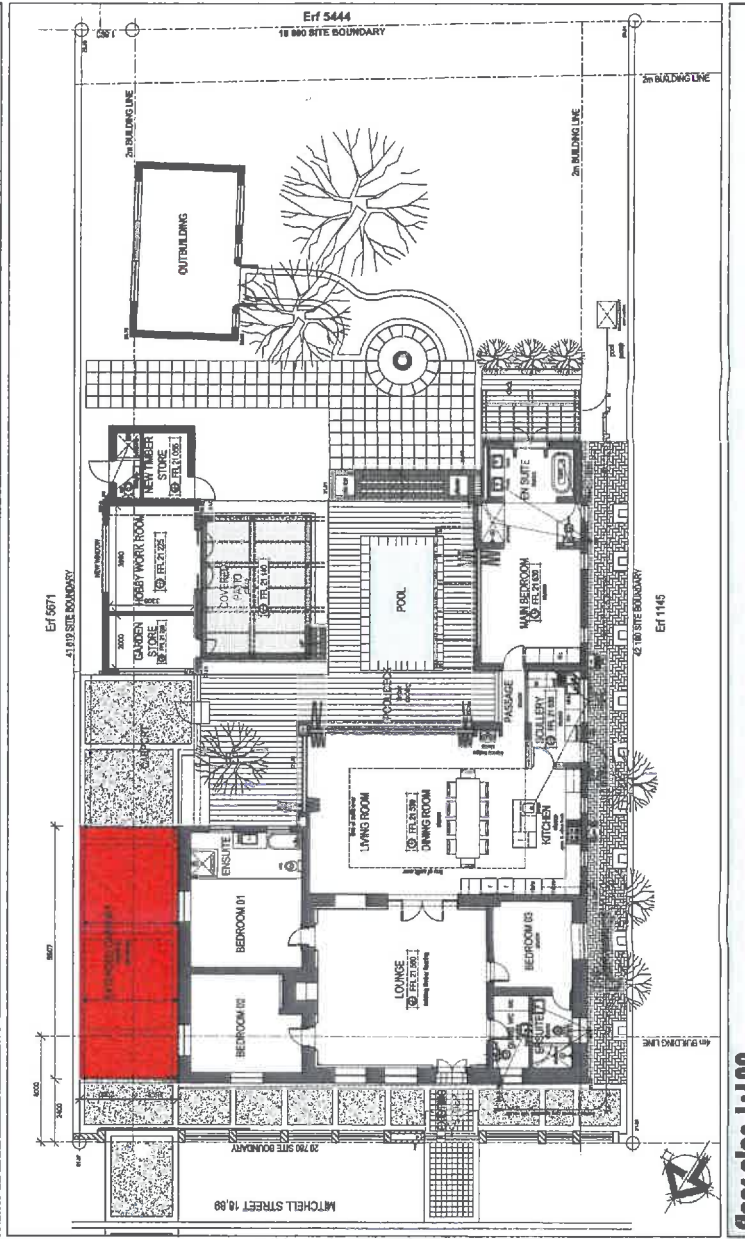
It is therefore recommended that the application **be approved** in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for the following:

- A departure to relax the street building line from 4m to 2.4m to allow for an existing carport in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the eastern side building line from 2m to 0m to allow for an existing carport in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the eastern side building line from 2m to 0.8m to allow for an existing window and internal wall in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the eastern building line from 2m to 0.8m to allow for a change of use within an existing structure from garage to a garden store and workroom in terms of Chapter IV, Section 16(2)(b).
- Determination of an administrative penalty in terms of Chapter IV, Section 16(q).

Date/Date	Author/Drawn	Project/Revision
JUNE 2023	SE	
Blad/Sheet	Checked	00
1:100	HB	



Site & roof plan 1:100

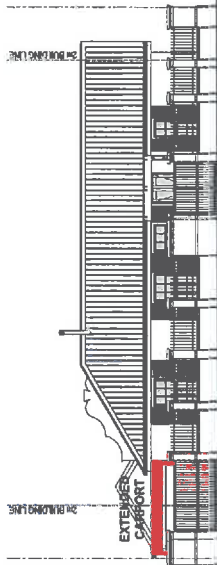


Roof plan 1:100

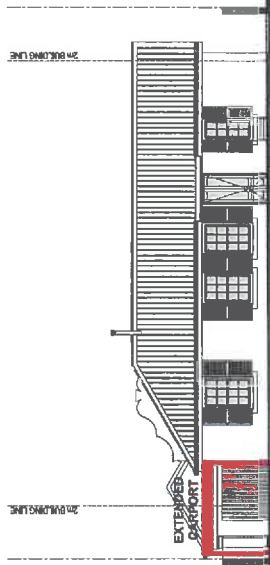
- EXISTING HOUSE
- EXISTING STORE & HOBBY WORK ROOM
- EXISTING OUTBUILDING
- EXISTING CARPORT
- EXTENDED CARPORT
- EXISTING PORCH & COVERED PATIO
- EXISTING POOL

- TOTAL FOOTPRINT
- SITE AREA
- COVERAGE

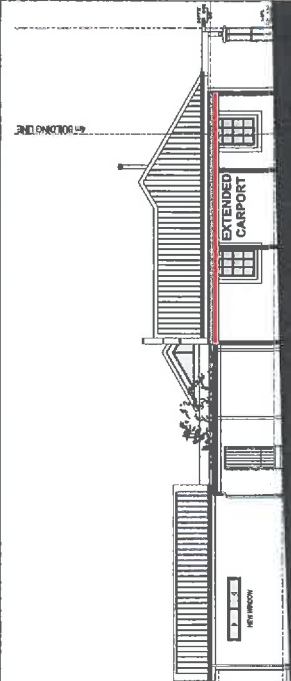
area



Mitchell Street elevation (north) 1:100



North elevation 1:100



North elevation 1:100

