



ERF 1220, 17 PROTEA ROAD, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: GERHARD LOOTS ARCHITECTURE ON BEHALF OF C LUBNER

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, applicable to Erf 1220, Eastcliff, has been received in terms of Section 16(2)(b) of the By-Law for the relaxation of the 2m building line to 0m in order to accommodate a new outbuilding.

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 comments must be in writing to reach the Municipality (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) on or before **11 October 2024**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. 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 1220, 17 PROTEA RYLAAN, EASTBAAI, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK VIR AFWYKING: GERHARD LOOTS ARGITECTURE NAMENS C LUBNER

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek, van toepassing op Erf 1016, Sandbaai ingevolge Artikel 16(2)(b) ontvang is vir die verslapping van die 2m boulyn na 0m ten einde 'n nuwe buitegebou 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. Enige kommentaar op die voorstel moet skriftelik wees en die Munisipaliteit bereik (Patersonstraat 16, Hermanus / (e) alida@overstrand.gov.za) voor of op **11 Oktober 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. 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 1220, 17 PROTEA ROAD, EASTCLIFF, E-HERMANUS, U-MASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO:GERHARD LOOTS ARCHITECTURE EGAMENI LIKA C LUBNER

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo womasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala. 2020 (uMthetho kaMasipala), sokokuba isicelo esisetyenziswa kwi-Siza-1220 sifunyenwe ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala ukuze kunyenyiswe umda wesakhiwo ngee-mitha eziyi-2m ukuya kwi-mitha eziyi-0m ukulungiselela isakhiwo esitsha.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: UCwangciso lweDolophu, 16 Paterson Street, e-Hermanus / (e) alida@overstrand.gov.za ngomhla okanye ngaphambi komhla ka **11 eEyedwarha 2024**, uchaze igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa kuMcwangcisi weDolophu, **UMnz. P Roux** 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.

It is my pleasure to provide you with a report in support of the proposed development of this dwelling in terms of the Overstrand Municipality Land Use Scheme (2020).

Departure applied for:

1. Departure from the 9m permissible length of outbuildings within the 2m building line:

- a. Relevant by-law: 16(2)(b).
- b. If this matter needs to be advertised, please handle the same on our behalf.

Description of the above Departure:

2. It has been brought under my attention by Mr. Petrus Roux that there is a 9m permissible length for outbuildings where over the 2m building lines. For that reason, he required a departure application to be submitted.
3. The existing outbuilding to the South-Eastern side of the property has also been built over the 2m building line ... and it has a total length of 7.070m. This building does have approved building plans.
4. The proposed new Garage on the North-Eastern Boundary will have a total length of 6.448m and is of single Garage width.
5. Thus, the total length of the outbuildings where over the 2m building line will be $7.070\text{m} + 6.448\text{m} = 13.518\text{m}$.
6. The above total length for the outbuildings where over the 2m building line thus exceeds the permissible 9m as per the zoning scheme.

7. The proposed new Garage will not exceed the permissible 3.5m total building height. A total building height of 3.5m has been indicated on the submitted building plans, which is in line with the zoning scheme.
8. The purpose and use of the building will be a Garage, with a small section (or wall) allocated for accommodation of tools and equipment required for the upkeep of the property.

I motivate my application as follows:

1. The adjacent property's owners (Messrs David & Anthony Haggie) have given their consent in this regard.
2. All houses surrounding the subject property will be unaffected. The proposed new Garage will be in place of an existing illegally built Tool Shed, which will be demolished.
3. The neighbours have lived with the abovementioned Tool Shed for many years and never objected in this regard. They have also given their written consent for the erection of the new Garage as per the submitted building plans as they are happy that the proposed Garage will not negatively affect them.
4. The proposed Garage will be built in place of an existing smaller Store Room, which have been demolished.
5. The application is in line with the development parameters listed for SR1 use in the abovementioned Overstrand Municipality Land Use Scheme (2020).
6. The application also complies to both SPLUMA and LUPA.
7. There are no title deed restrictions obstructing the proposed development.

The following considerations are relevant to the assessment under subsection (2)(d) of the desirability of the proposed use or development of land:

SPLUMA (2013):

1. In terms of Chapter 2 (Development Principles and Norms and Standards) and Chapter 6 (Land Use Development) of SPLUMA (2013) the municipality has been empowered to consider and approve the departure applied for.
2. Our application is in **no** way in conflict with SPLUMA (2013).

LUPA (2014):

1. Our application is in line with the land use (zoning by-laws) of the property (Single Residential 1) and thus not in conflict with Chapter 4 – Part 1 – Permitted utilisation of land - Point 30 or any other part relating to use rights under the current zoning of the property.

Our application is thus desirable and in line with LUPA (2014).

The following considerations are relevant to the assessment under subsection (2)(d) of the desirability of the proposed use or development of land:

1. SOCIO-ECONOMIC IMPACT.

The development will ensure that local contractors and sub-contractors get much needed short term employment. Building materials will also be sourced locally. In turn, the contractors will buy food and drinks from shops in the area. The proposed additions to the house will thus contribute to create much needed economic relief for the local community.

2. COMPATIBILITY WITH THE SURROUNDING USES.

The proposal does not involve a change in character of the subject property or neighbourhood. It is a construction in place of an existing Store Room. Therefore, the proposal is compatible with existing Single Residential 1 uses.

3. IMPACT ON THE EXTERNAL ENGINEERING SERVICES.

The proposal is for a Garage which does not require any additional services. It will thus cause **no** additional impact on the external engineering services.

4. IMPACT ON THE SAFETY, HEALTH AND WELLBEING OF THE SURROUNDING COMMUNITY.

There is no negative impact in this regard. The application falls entirely within the development rights of the subject property and consent from the neighbours have been received.

5. IMPACT ON HERITAGE.

The building is older than 60 years. A HWC Permit has been applied for.

6. IMPACT ON THE BIOPHYSICAL ENVIRONMENT.

The proposal has no impact in this regard. No trees or vegetation are affected.

7. TRAFFIC IMPACTS, PARKING, ACCESS AND OTHER TRANSPORT RELATED CONSIDERATIONS.

1. No existing on-site parking for the development will be affected. There is no negative impact in this regard.

8. WHETHER THE IMPOSITION OF CONDITIONS CAN MITIGATE AN ADVERSE IMPACT OF THE PROPOSED USE OR DEVELOPMENT OF LAND.

No imposition of conditions should be relevant.

CONCLUSION

The proposal on the subject site won't affect any adjacent property or public traffic in any way. The above application is in line with the trend witnessed in the area. The proposal also falls within the existing rights of the property and is thus desirable in the context of development in the area.

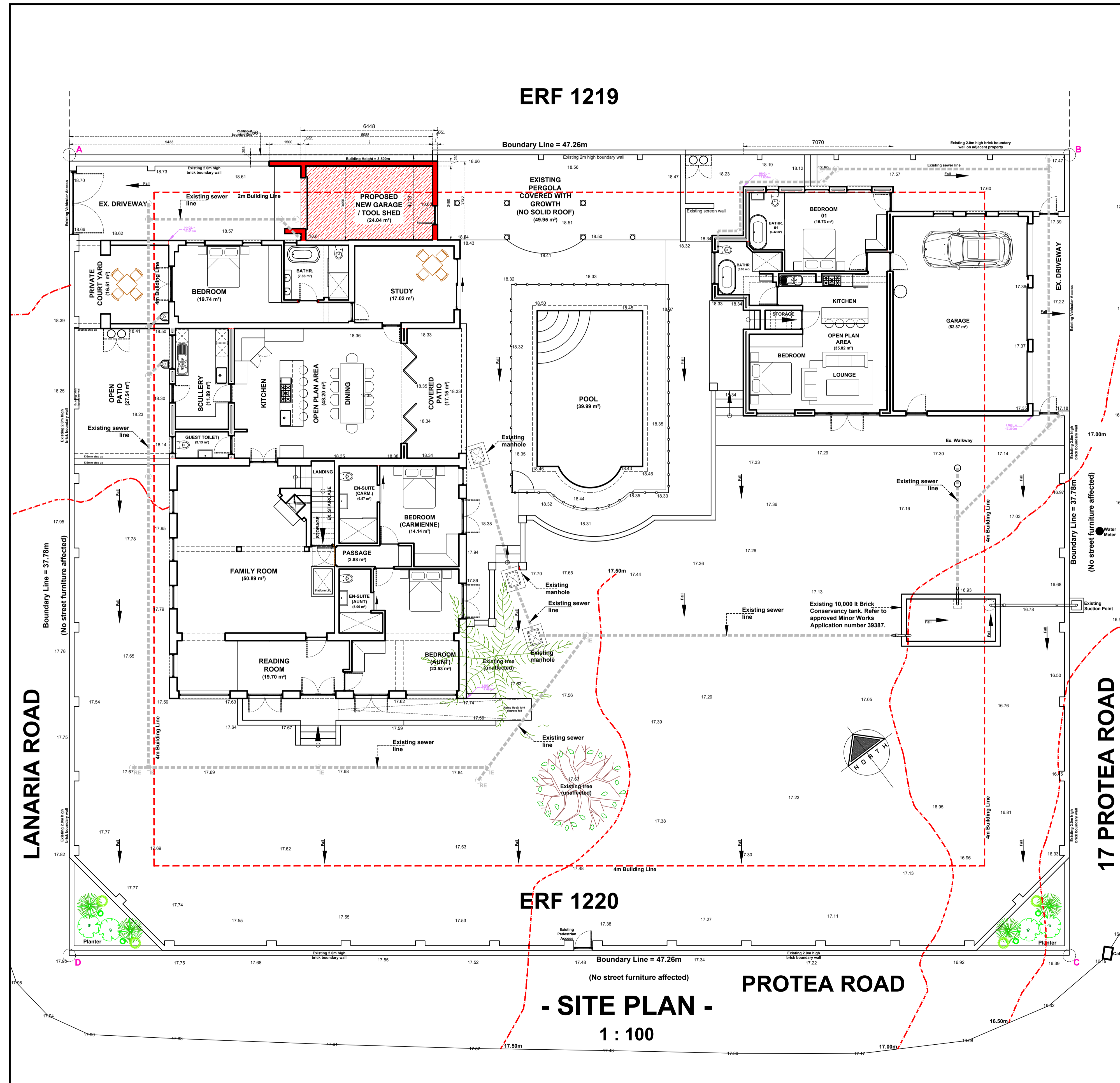
I trust you will find the above in order.

Yours sincerely,

.....

Gerhard J. Loots

ERF 1219



ERF 1220

PROTEA ROAD

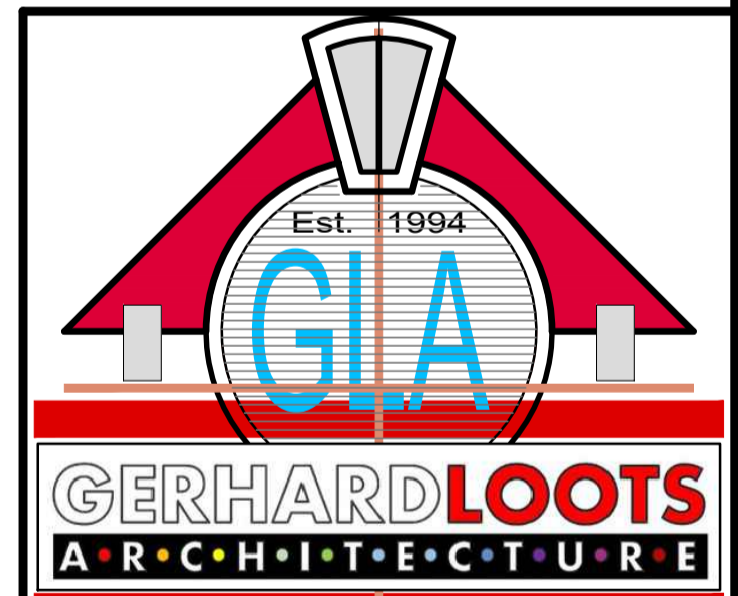
- SITE PLAN -
1 : 100

Townplanning Schedule:

Zoning of Erf:	Single Residential 1	
Area of Erf:	1784.00	
Existing ST1 Building Area:	440.31	
Existing ST2 Building Area:	108.29	
Existing ST3 Floor Area:	0.00	
Total Existing Building Area:	548.60	
Demolition ST1 Building Area:	0.00	
Demolition ST2 Building Area:	0.00	
Demolition ST3 Floor Area:	0.00	
Total Demolition Building Area:	0.00	
Proposed ST1 Building Area:	24.04	
Proposed ST2 Building Area:	0.00	
Proposed ST3 Floor Area:	0.00	
Total Proposed New Building Area:	24.04	
Total ST1 Building Area (old & new):	464.35	
Total ST2 Building Area (old & new):	108.29	
Total ST3 Building Area (old & new):	0.00	
Total Building Area (old & new):	572.64	
Coverage:		
Permissible in terms of Zoning Scheme:	50%	892.00 m ²
Existing:	25%	440.31 m ²
Demolished:	0%	0.00 m ²
Added:	1%	24.04 m ²
Proposed Coverage (After construction):	26%	464.35 m ²
Departure Required?	No	
Floor Space Index (FSI):		
FSI Permissible in terms of Zoning Scheme:	N/A	N/A m ²
Max. Floor Space Permissible in terms of Zoning Scheme:	N/A	N/A m ²
Existing:	0.31	548.60 m ²
Demolished:	0.00	0.00 m ²
Added:	0.01	24.04 m ²
Proposed FSI (All):	0.32	572.64 m ²
Departure Required?	No	
Parking Bays:		
Required for dwelling:	2	Bays
Required for Second Dwelling:	1	Bay
Total parking bays required:	3	Bay
Provided:	4	Bays
Departure Required?	No	
Building Lines:		
Street - SE:	PERMISSIBLE 4.000m	PROVIDED IN PROPOSAL >4.000m
Street - SW:	4.000m	>4.000m
Street - NW:	4.000m	>4.000m
Rear:	2.000m	0.298m
Departure Required?	Yes	
Building Heights:		
Permissible to top of wallplate:	PERMISSIBLE N/A	PROVIDED IN PROPOSAL N/A
Permissible base level to top of roof:	8.000m	3.500m
Permissible within 2m Common Boundaries:	N/A	N/A
Outbuildings within 2m Common Boundaries:	3.500m	3.500m
Departure Required?	No	
Boundary Walls:		
Permissible above existing GL:	PERMISSIBLE 2.100m	PROVIDED IN PROPOSAL 2.100m
Departure Required?	No	

PROJECT DRAWING LIST

Project #	Dwg #	Description
2024 - 004	1	Site Plan / Town Planning Table
	2	Proposed First Storey Plan Layout
	3	Proposed Roof Plan
	4	Elevations / Section AA
	5	Electrical Plan
	6	Door Schedule
	7	SANS 10400 XA Energy Calculations
	8	Specifications



Gerhard J. Loots (PrArchT 24750372)
SACAP Practice Reg No: TG102508161
067 881 2307 / gloods@gmail.com

Cape Peninsula * Boland * Overberg * Southern Cape

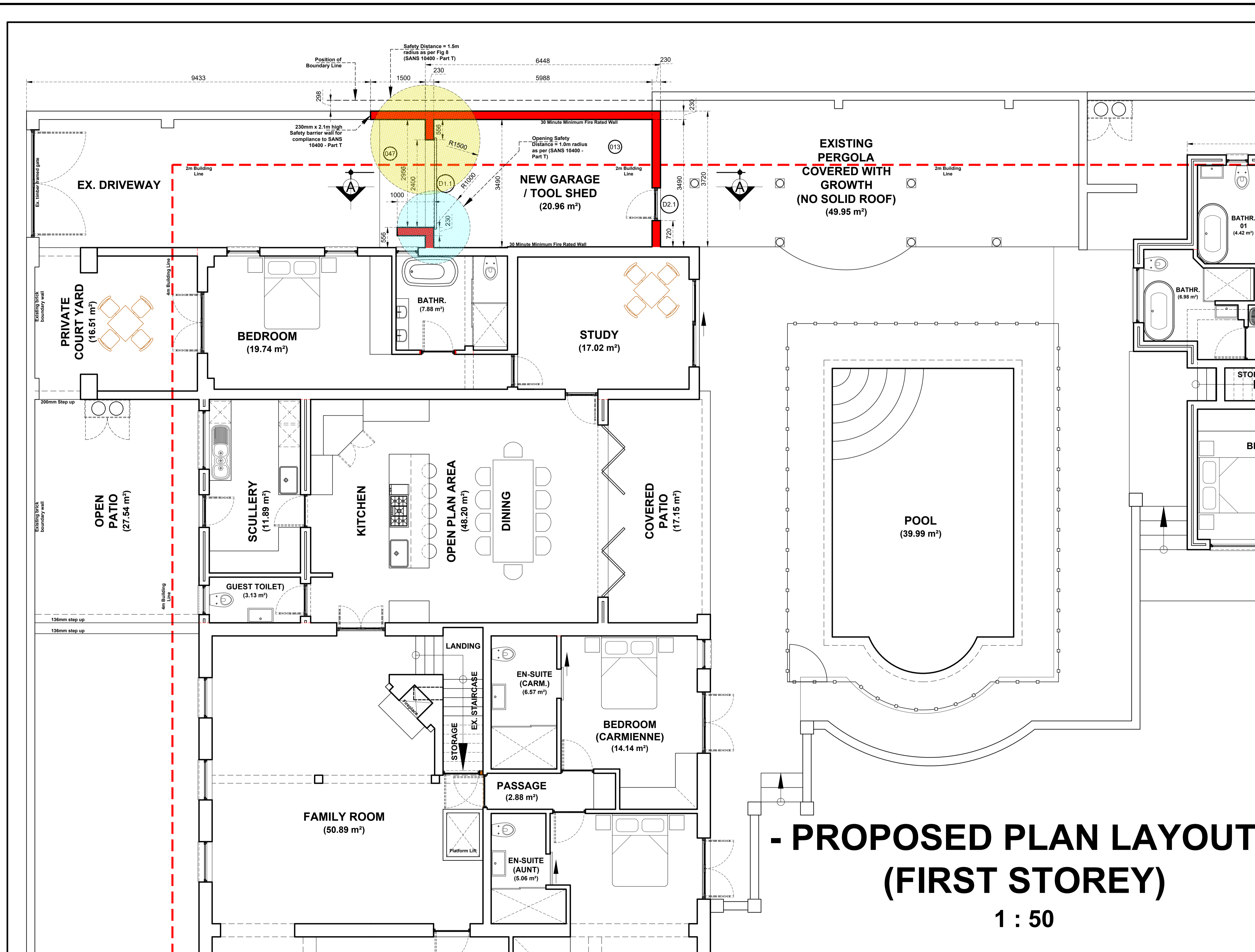
HOUSE CHRISTINA LUBNER:
PROPOSED ADDITIONS,
ERF 1220,
17 PROTEA ROAD,
EASTCLIFF,
HERMANUS.

BDM SUBMISSION PLANS
(Sheet 01 of 08)

Scale: AS SHOWN Date: 23 - 02 - 2024
Drawing Number: 2024 - 004 - 001



- HOUSE LUBNER - PROPOSED ADDITIONS TO EX. DWELLING - ERF 1220 - 17 PROTEA ROAD - HERMANUS -



- PROPOSED PLAN LAYOUT (FIRST STOREY)

1 : 50

- HOUSE LUBNER - PROPOSED ADDITIONS TO EX. DWELLING - ERF 1220 - 17 PROTEA ROAD - HERMANUS -

GERHARD LOOTS ARCHITECTURE

Gerhard J. Loots (PrArchT 24750372)
 SACAP Practice Reg No: TG102508161
 067 881 2307 / gloods@gmail.com

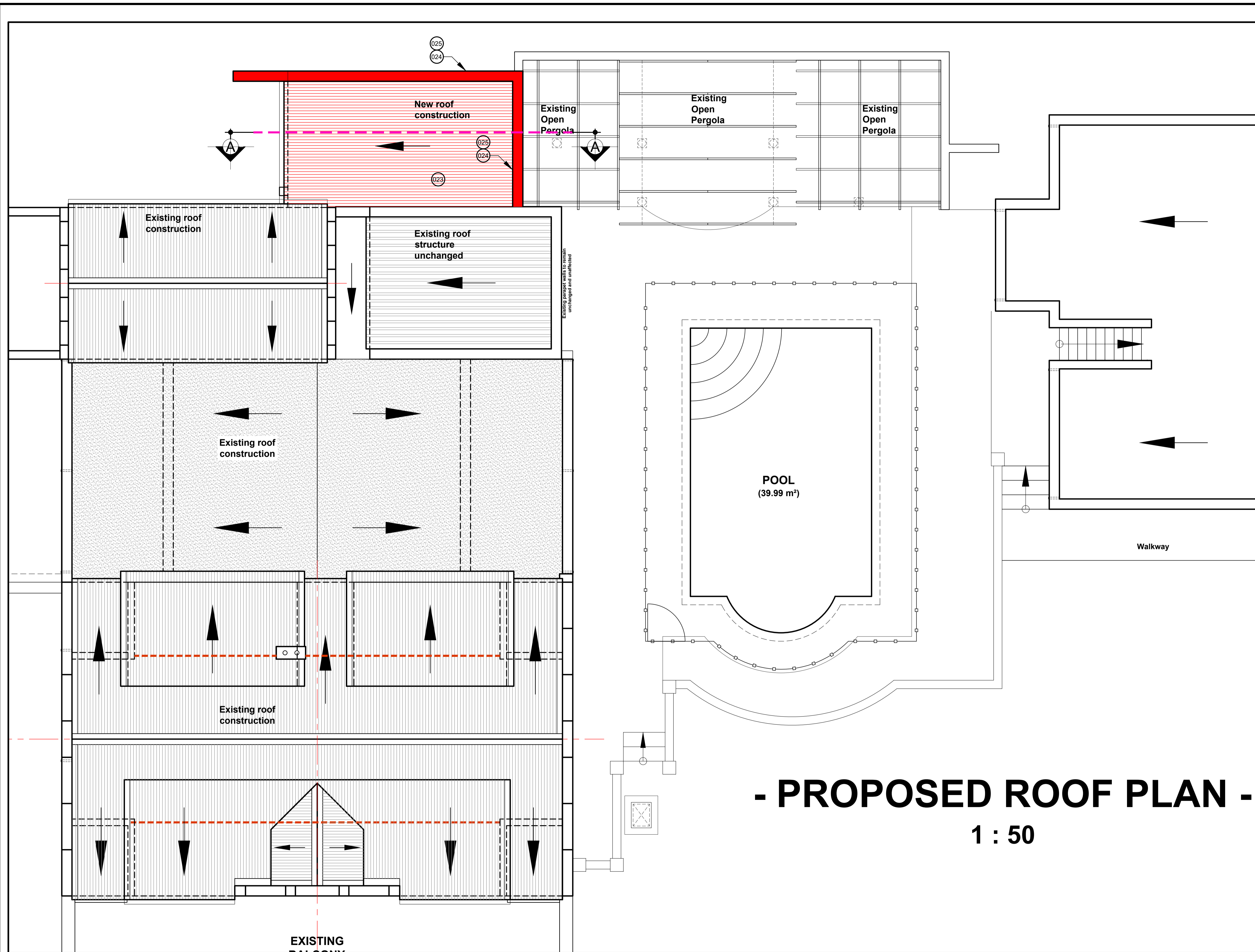
Cape Peninsula • Boland • Overberg • Southern Cape

HOUSE CHRISTINA LUBNER:
 PROPOSED ADDITIONS,
 ERF 1220,
 17 PROTEA ROAD,
 EASTLUFF,
 HERMANUS.

BDM SUBMISSION PLANS
 (Sheet 02 of 08)


Scale:	AS SHOWN	Date:	23 - 02 - 2024
Drawing Number:	2024 - 004 - 002	Rev:	-

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
 GERHARD JOSEPH LOOTS
 13:00 PM (Africa/Johannesburg) on 11 Aug 2023



- PROPOSED ROOF PLAN -
1 : 50

- HOUSE LUBNER - PROPOSED ADDITIONS TO EX. DWELLING - ERF 1220 - 17 PROTEA ROAD - HERMANUS -



GERHARD LOOTS
ARCHITECTURE

Gerhard J. Loots (PrArchT 24750372)
SACAP Practice Reg No: TG102508161
067 881 2307 / gloods@gmail.com

Cape Peninsula * Boland * Overberg * Southern Cape


PROJECT:
HOUSE CHRISTINA LUBNER:
PROPOSED ADDITIONS,
ERF 1220,
17 PROTEA ROAD,
EASTCLIFF,
HERMANUS.

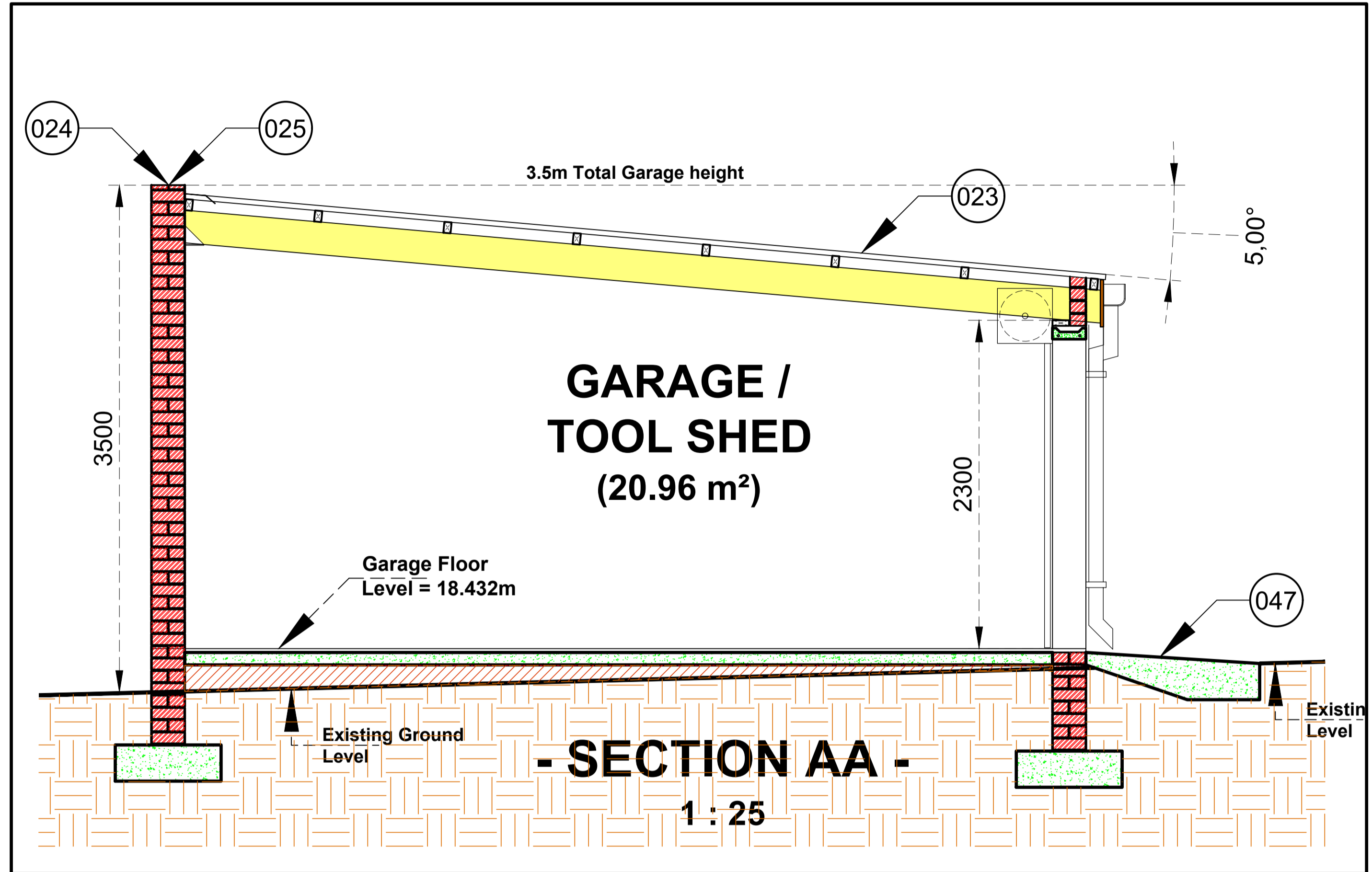
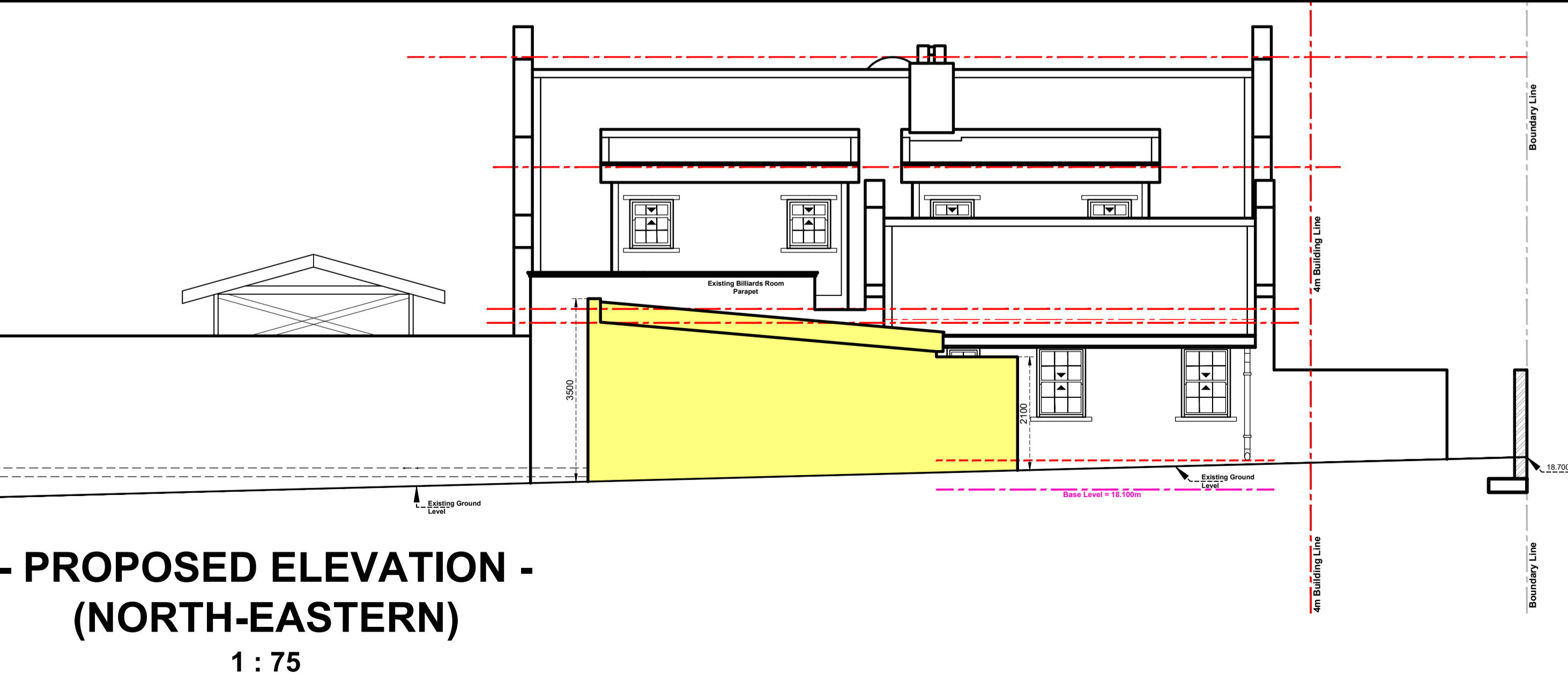
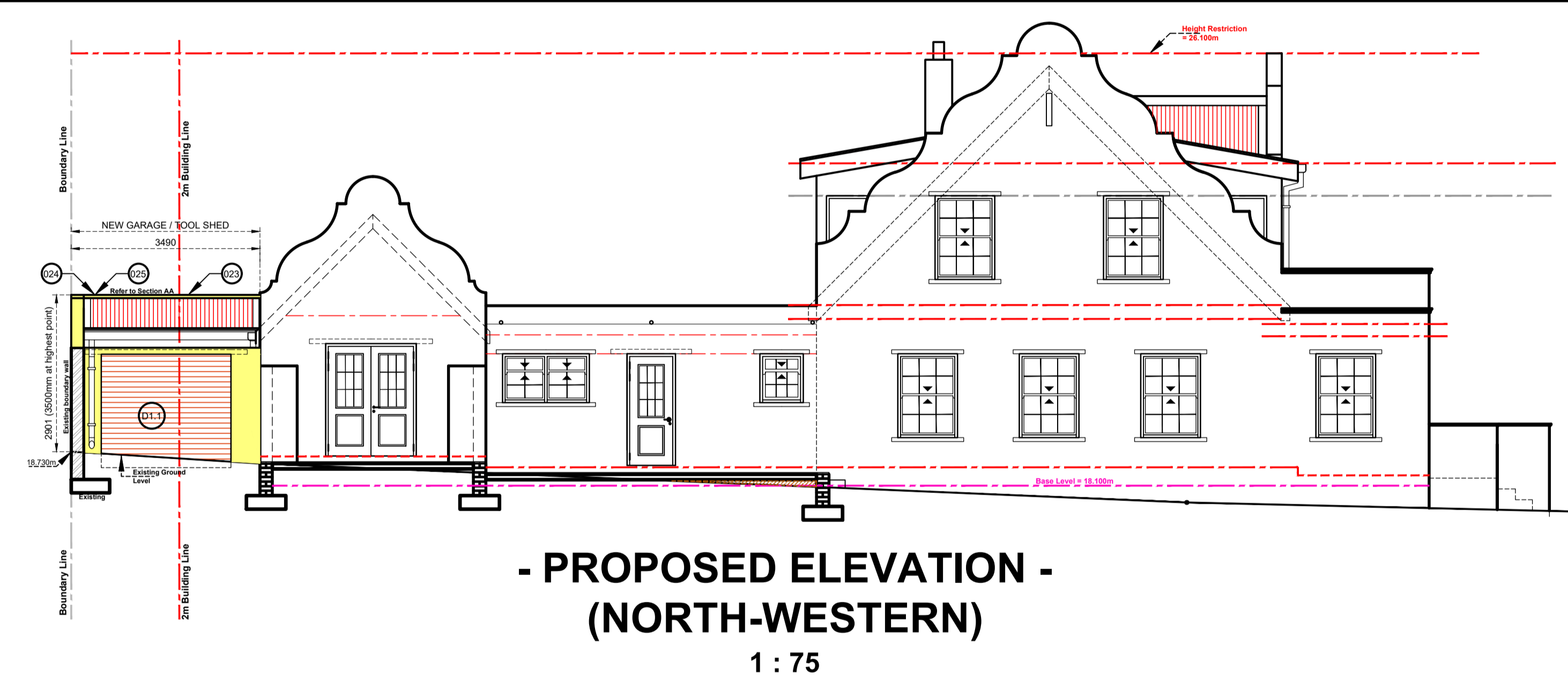
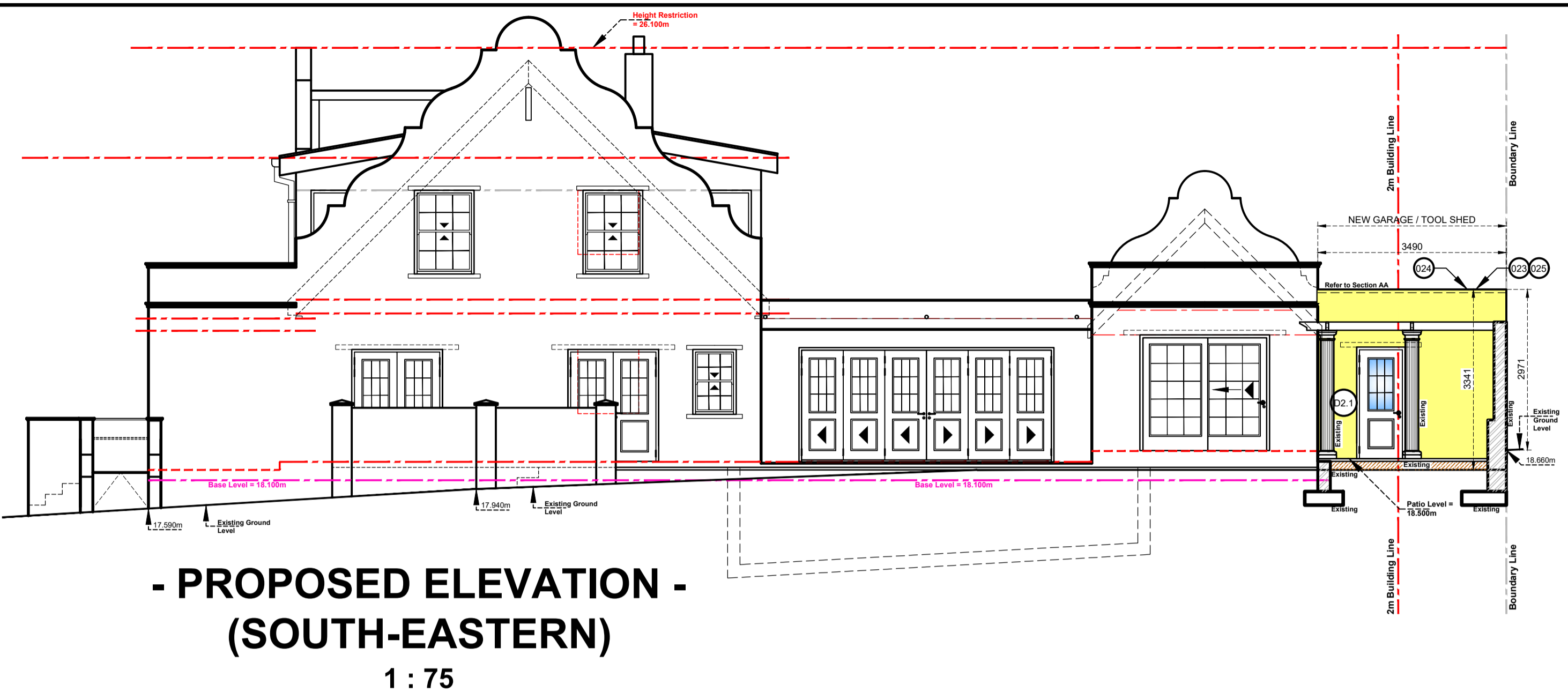
Author: [Signature]

DESCRIPTION:
BDM SUBMISSION PLANS
(Sheet 03 of 08)

<small>Scale:</small> AS SHOWN	<small>Date:</small> 23 - 02 - 2024
<small>Drawing Number:</small> 2024 - 004 - 003	<small>Rev:</small> -

PROFESSIONAL ARCHITECTURAL
TECHNOLOGIST
GERHARD JOSEPH LOOTS
13:00 PM (Africa/Johannesburg) on 11 Aug 2023





- HOUSE LUBNER - PROPOSED ADDITIONS TO EX. DWELLING - ERF 1220 - 17 PROTEA ROAD - HERMANUS -

GERHARD LOOTS
ARCHITECTURE

Gerhard J. Loots (PrArchT 24750372)
SACAP Practice Reg No: TG102508161
067 881 2307 / glhoots@gmail.com

Cape Peninsula * Boland * Overberg * Southern Cape

HOUSE CHRISTINA LUBNER:
PROPOSED ADDITIONS,
ERF 1220,
17 PROTEA ROAD,
EASTCLIFF,
HERMANUS.

BDM SUBMISSION PLANS
(Sheet 04 of 08)

Scale:	AS SHOWN	Date:	23 - 02 - 2024
Drawing Number:	2024 - 004 - 004	Rev:	-

PROFESSIONAL ARCHITECTURAL
TECHNOLOGIST
GERHARD JOSEPH LOOTS
13:00 PM (Africa/Johannesburg) on 13 Aug 2024