



ERF 1313, 329 MAIN ROAD, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: M VENTER

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 consent use in terms of Section 16(2)(o) of the By-Law to accommodate a fifth bedroom in the existing guesthouse.

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 **11 October 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 1313, HOOFWEG 329, EASTCLIFF, HERMANUS: OVERSTRAND MUNISIPALE AREA: AANSOEK VIR VERGUNNINGSGEBRUIK: M VENTER

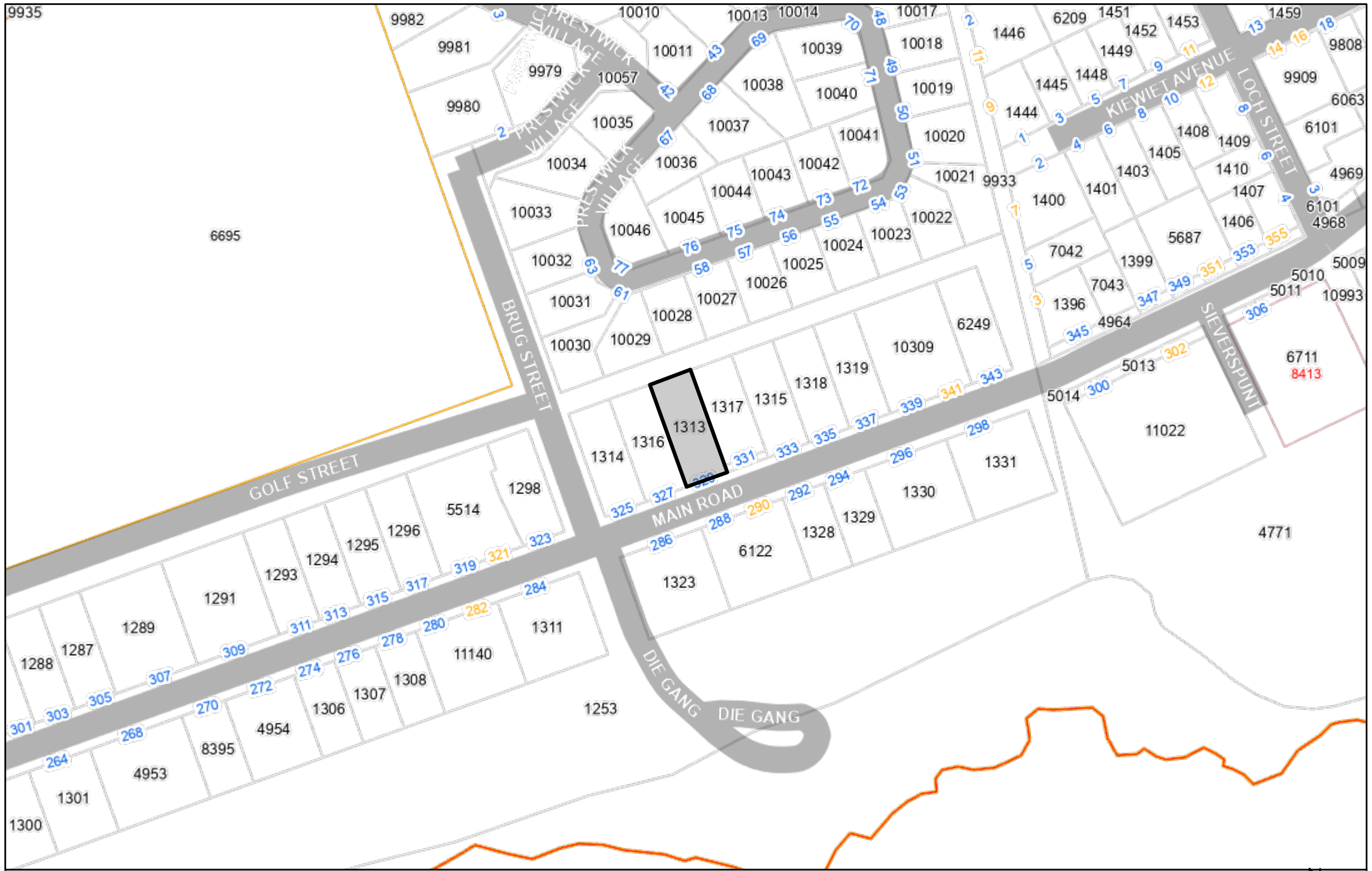
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening om 'n vyfde slaapkamer in die bestaande gastehuis te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende woensdae 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 **11 Oktober 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.

IZIZA 1313, 329 MAIN ROAD, EASTCLIFF, E-HERMANUS, U-MASIPALA WASE-OVERSTRAND: ISICELO SOKUSEBENZISA IMVUME: M VENTER

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo womasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala. 2020 (uMthetho kaMasipala), sokokuba isicelo sifunyenwe ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala ukulungiselela igumbi lamandwendwe lesihlanu kwisakhiwo sabandwendweli esikhoyo.

Iinkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: UCwangciso lweDolophu, e-Paterson Street, e-Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokuhambelana nezibonelelo zeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi kuka-**11 eEyedwarha 2024**, uchaze igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa kuMchwangcisi weDolophu, **UMnzn. 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.



Amendment Application of Consent Use

Overstrand Municipality

Town Planning Department: Hermanus

PO Box 20

Hermanus

7200

Application for an amendment of the consent use of a residential dwelling as a Guest House according to the provisions of the Overstrand Integrated Zoning scheme

Background

Erf 1313 Hermanus is 892m in extent and is held by title deed number 65194/2017. A restrictive title deed condition exists with regards to a notarial deed of servitude (restraint). The changes to the single resident dwelling as set out in this application will have little or no impact on the environment. This is an *application for an amendment* of the existing consent use as a Guest House.

Existing Development

The existing dwelling's first floor is already being utilized as a 4 bedroomed Guest House (Consent use approved in January 2019). The ground floor consists of three bedrooms, a living area, and a kitchen. The owners are the only permanent occupants of the 7 bedroomed house and occupy one of the bedrooms on the ground floor as the managing couple.

Parking is available on site and the property is easily accessible from the existing road infrastructure.

Character of The Environment

The property is in an already developed residential neighborhood and surrounded by numerous guesthouses, lodges, and B&B's. The proposed amendment for the consent use is wholly compatible with the surrounding area.

Motivation for the Amendment

The 4 bedrooms for which consent use was approved (January 2019), are all situated on the first floor of the Guest House. Several guests prefer to stay on the ground floor and not to use the stairs. The addition of a 5th bedroom, situated on the ground floor, will alleviate the current situation.

This amendment will not have any negative impact on the operation of the Guest House, the surroundings or any adjacent properties.

There is sufficient parking for the additional room (indicated on the attached parking layout).

Desirability of The Proposed Utilization

The zoning of erf 1313 will remain unchanged. The property is in a residential area and cannot be used for agriculture, mining, and recreation. The proposed amended usage change won't have any adverse effect on the properties in the area. The current development is adjacent to The Hermanus Golf Club and within walking distance of the cliff path and Walker Bay. Fernkloof Nature Reserve is approximately 1,5km from the erf and a popular tourist destination. This proposed amendment will enhance the tourism potential of the local area and add to the economic growth of Hermanus and the rest of the Overstrand. It is envisaged that the development will have numerous benefits for the surrounding property owners including positive property values.

The Impact on The Municipal Engineering Services

All services, i.e. water, sewerage, electricity and refuse removal already exist and there will be no changes in the service capacities required.

Consideration of Forward Planning and Land Use Documents

The Overstrand Spatial Development Framework 2006 earmarks the area for residential purposes and the zoning of erf 1313 will remain unchanged.

Planning Principles

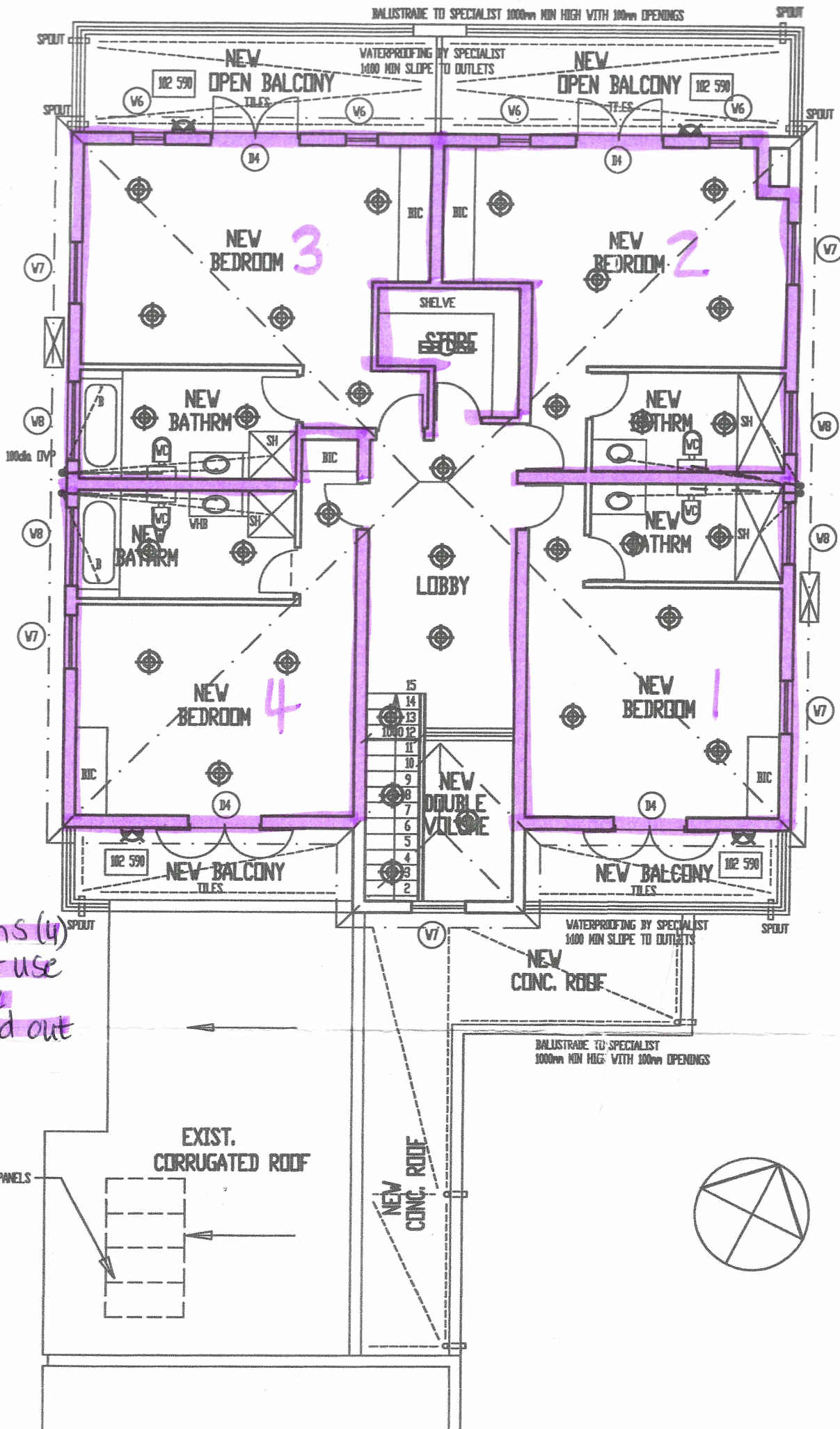
- 'Spatial Justice' cannot be directly linked to this application but will be redressed by the provision of employment opportunities to previously disadvantaged individuals. With growing unemployment this development will alleviate the problem. Employed individuals will also broaden the tax base of the region.
- 'Spatial Sustainability' is supported in the sense that it facilitates development within the urban area thereby limiting the need for urban sprawl and encouraging the optimal use of

existing urban land and services. No additional pressure will be placed on the existing transport system and accessibility to the property is adequate. Parking will be provided on the current development.

- 'Efficiency' is supported by the efficient use of existing resources and infrastructure with minimum negative financial, social, economic, and environmental impacts. The use of a structure as both a dwelling and an income generator contributes to the efficient use of urban land. Further efficiencies are created by utilizing a heat pump, water saving devices, intentional recycling, and effective planning of the new development. An installed solar generated electricity back up system also leads to efficient use of renewable energy.
- 'Spatial Resilience' principles do not have a direct relevance on this application.

Conclusion

The amended consent use will fit in with the existing surrounding land uses in the area and will contribute to the growing economy and tourist industry of Hermanus and the Western Cape.



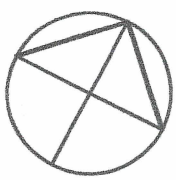
Existing rooms (4) with consent use and which are currently rented out (First Floor)

4 X 1486x75mm SILAR PANELS @ 5 deg. INCLINATION

EXIST. CORRUGATED ROOF

NEW CONC. ROOF

BALUSTRADE TO SPECIALIST 1000mm MIN HIGH WITH 100mm OPENINGS

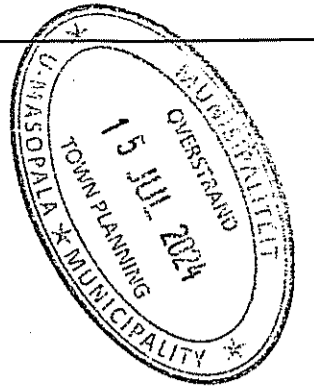
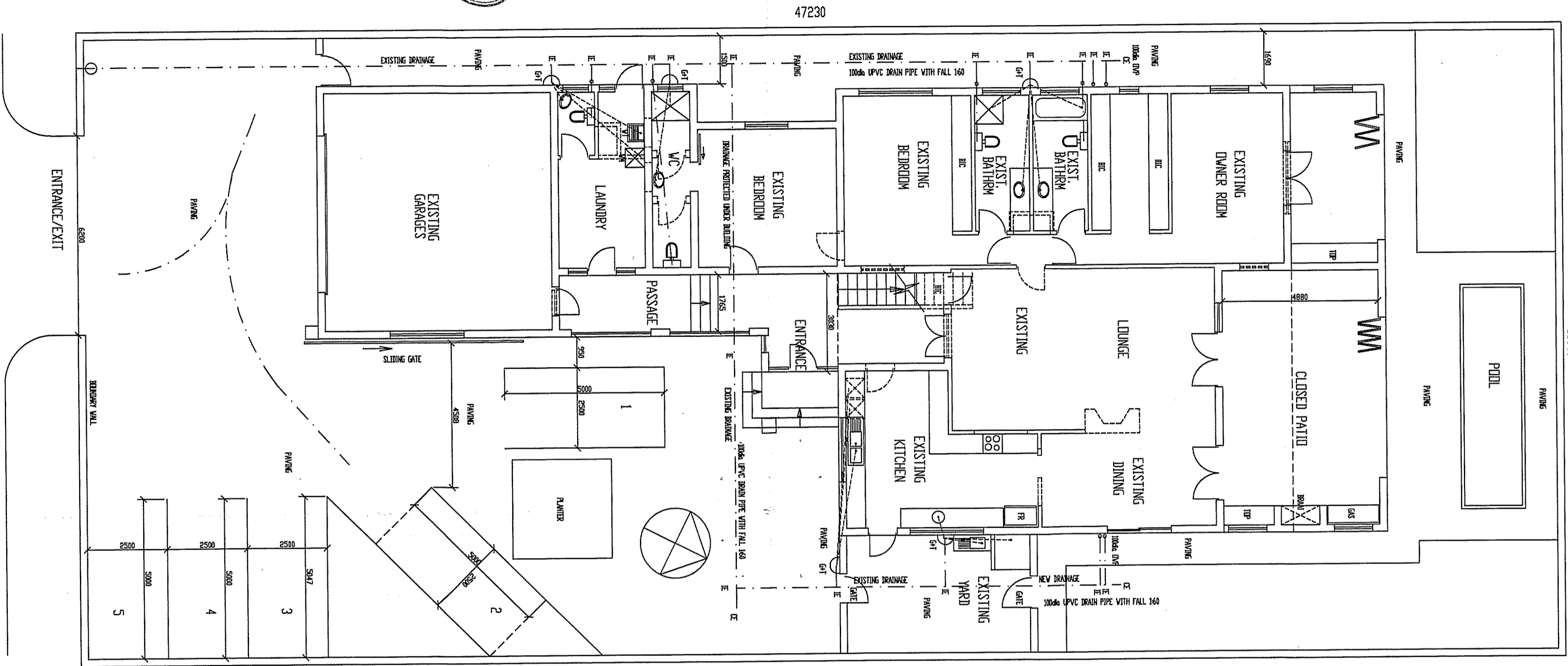


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ALL DIMENSIONS TO BE CHECKED ON SITE.
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AREA SCHEDULE:

STAND AREA: 892 SQM
TOTAL AREA: 527 SQM
GROUND FLOOR: 372 SQM
COVERAGES: 42 %

AREA OF STAND	REQUIRED	ALLOWED %	ACTUAL %
COVERAGES			42%
FAR			0,6
GUEST PARKING	5		5



SITE/GROUND FLOOR PLAN
Scale 1:100

PROJECT DESCRIPTION:
GUEST HOUSE FOR MR. & MRS. VENTER
DN ERF 1313
HERMANUS

A Enslin Archi Designs

SCALE: STUDY
MIDDLE OF PLAN
METER DIMENSIONS ONLY

DRAWING DESCRIPTION:
SITE PLAN

designed by:	documented by:
A. ENSLIN	A. ENSLIN
client approval:	date drawn:
	29/06/24