



ERF 2100, 73 VILJOEN STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: ENGELBRECHT & SCORGIE ARCHITECTURAL OFFICE ON BEHALF OF PJ AND CMH STEPHAN

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) of the By-Law for the proposed change of use of the existing bedroom to a garage which is situated over the 2m lateral building line, 1m from the lateral boundary.

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) loretta@overstrand.gov.za) on or before **23 May 2025**, 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. 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 Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 2100, VILJOEN STRAAT 73, ONRUSTRIVIER, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: ENGELBRECHT & SCORGIE ARCHITECTURAL OFFICE NAMENS PJ EN CMH STEPHAN

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

Afwyking ingevolge Artikel 16(2)(b) van die Verordening vir die voorgestelde verandering van gebruik van die bestaande slaapkamer na 'n motorhuis wat oor die 2m syboullyn geleë is, 1m vanaf die sy grens.

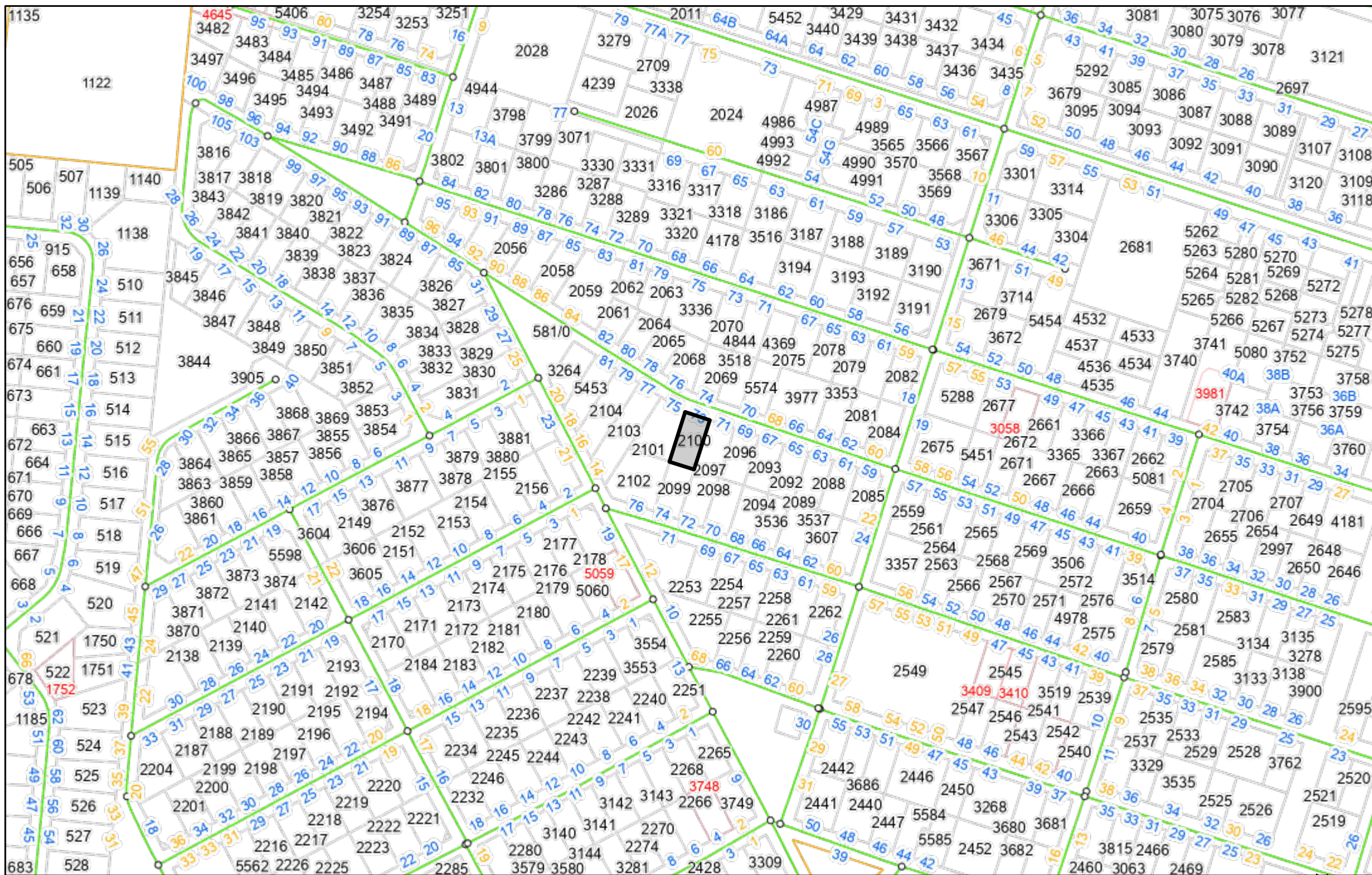
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (e) loretta@overstrand.gov.za) voor of op **23 Mei 2025**, 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. H Olivier** 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 2100, 73 VILJOEN STREET, ONRUSTRIVIER, UMASIPALA WASE OVERSTRAND: ISICELO SONDLUKO: ENGELBRECHT&SCORGIE ARCHITECTURAL OFFICE EGAMENI LIKA PJ KUNYE CMH STEPHAN

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokuba isicelo sifunyenwe soku kulandelayo:

Unduluko ngokwemigaqo yeCandelo 16(2)(b) waloMthetho malunga nesiphakamiso sotshintsho lokusetyenziswa kwegumbi lokulala elikhoyo libeyi garaji emiselwe ngaphaya kwe 2 mitha ecaleni kumda wesakhiwo, 1 mitha ukusuka kumda osecaleni

linkcukacha ezihambelana nesi siphakamiso ziyafumaneka kwiintsuku zaphakathi evekini ukuze zihlolwe phakathi kwentsimbi ye-08:00 ne- 16:30 kwiSebe: Izicwangciso ngeDolophu kwa16 Paterson Street, e-Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana kaMasipala ochazwe ngentla (16 Paterson Street, Hermanus / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi **23 Ucanzibe 2025** uchaze igama lakho, idilesi, neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa **kuMchwancisi weDolophu, uMnu. H.Olivier** kwa- 028-313 8900. UMasipala angala ukwamkela izimvo emva kokuvala. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe leziCwangciso zeDolophu acele igosa limncede ukufaka uluvo lwakhe ngokusemthethweni.



APPLICATION FOR A DEPARTURE:

ERF 2100, ONRUSTRIVIER

FEBRUARY 2025



CLIENTS:

PIETER STEPHAN/ENGELBRECHT & SCORGIE

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1 Preamble	1
1.2 Building Plans	1
1.3 Purpose of the Application	1
1.4 Pre-application Consultation	1
1.5 Applicant	1
1.6 Registered details	1
1.7 SG Diagram	1
2. CURRENT SITE DETAILS	2
2.1 Location	2
2.2 Current Zoning	2
2.3 current land use	2
2.4 Access	2
3. PROPOSED LAND USE APPLICATION	3
3.1 Purpose of the application	3
3.2 Application details	3
3.2.1 Departure	3
4. SECTION 59 OF THE LAND USE PLANNING ACT (ACT 3 OF 2014), AS WELL AS SECTION 7 OF SPLUMA (ACT 16 OF 2013)	3
5 SERVICES	4
5.1 Impact of the Proposal on Municipal Services	4
5.2 Traffic and Parking	4
6. CONCLUSION	4

2. CURRENT SITE DETAILS

2.1 LOCATION

The property is located on 73 Viljoen Street, Onrustrivier.

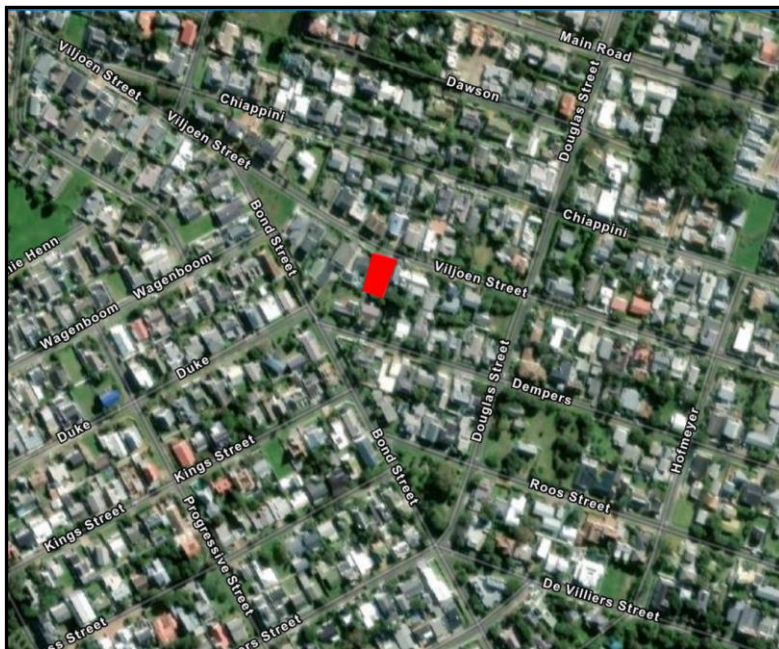


FIGURE 2: LOCATION OF PROPERTY

2.2 CURRENT ZONING

Erf 2100 is zoned Single Residential 1 according to the Overstrand Municipal Planning Bylaw, 2020.

2.3 CURRENT LAND USE



The property consists of a dwelling house, garage and a well-established garden.

FIGURE 3: CURRENT LAND USE

2.4 ACCESS

Access to erf 2100 is obtained from Viljoen Street, as shown

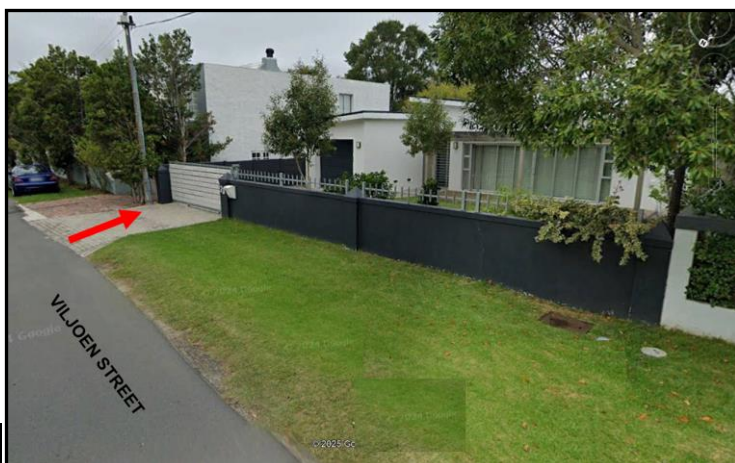


FIGURE 4: CURRENT ACCESS

3. PROPOSED LAND USE APPLICATION

3.1 PURPOSE OF THE APPLICATION

The purpose of the application is to request permission to utilize the existing bedroom 4, measuring approximately 3m X 3m i.e. 9m², for a garage.

3.2 APPLICATION DETAILS

The property requires the following application:

3.2.1 Departure

Application is made in terms of Section 16(2)(b) of the Overberg Municipal Land Use Planning Bylaw, 2020, for the following permanent departure.

3.2.1.1 Utilize the existing bedroom 4 on the property for a garage as per building plans submitted.

The adjoining and affected owner of erf 2097, has consented in writing to the departure, with the consent attached.

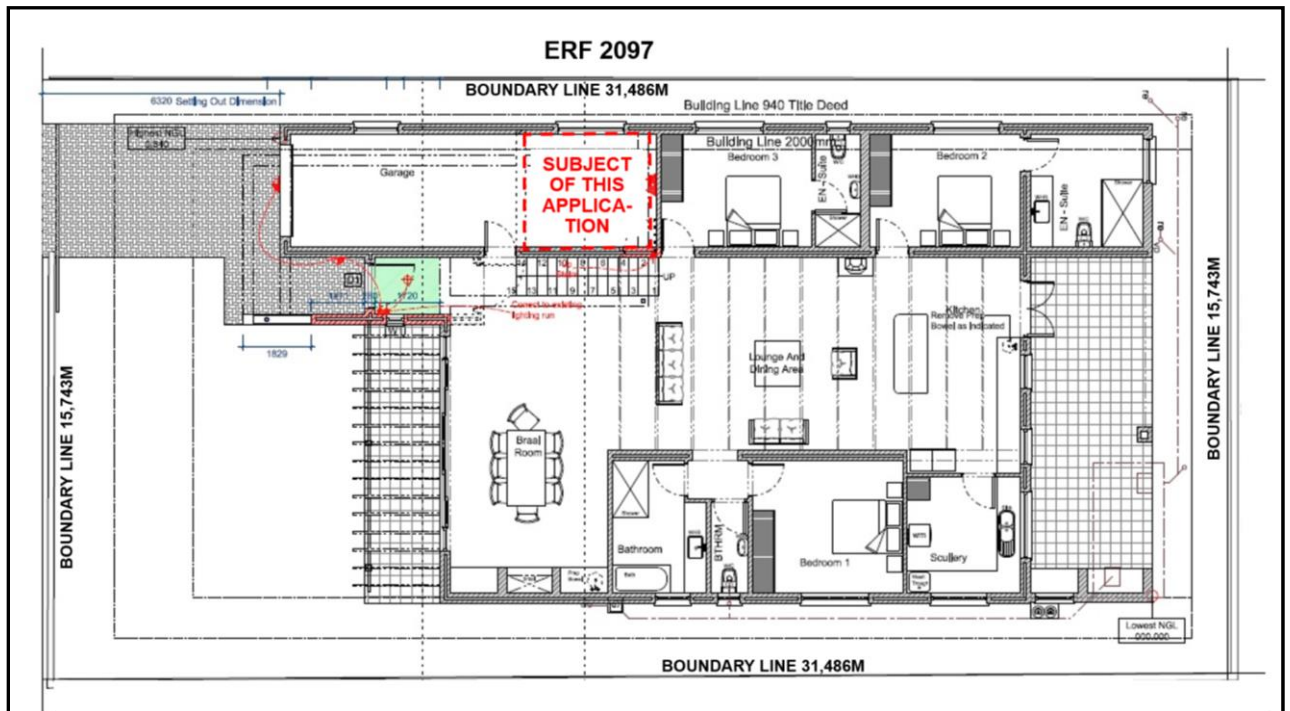


FIGURE 5: PERMANENT DEPARTURE

4. SECTION 59 OF THE LAND USE PLANNING ACT (ACT 3 OF 2014), AS WELL AS SECTION 7 OF SPLUMA (ACT 16 OF 2013)

The two documents stated above, contain a number of Land-Use Planning, as well as Land Development Principles regulating development of land under consideration:

These principles are as follows:

- Spatial injustice: Dealing with spatial imbalances of the past, regarding an exclusion of persons from access and use of land.
- Spatial sustainability: Promoting the development of land in a feasible and viable way
- Principle of efficiency: Deals with effective and economical use of land and resources.
- Good Administration: Involving all government entities for an integrated approach to the use of land.
- Spatial resilience: Refers to flexibility in spatial plans and land-use policies, resulting in maximising the exploitation of the potential of a property.

This office views none of these elements generally applicable to an application entertaining the nature such as the one under discussion, as no substantial redevelopment of land is at stake in this instance.

5 SERVICES

5.1 IMPACT OF THE PROPOSAL ON MUNICIPAL SERVICES

The impact is assumed to be zero as no new engineering services will be installed or any additional load deposited to the network as the proposal deals with only the conversion of an existing structure.

5.2 TRAFFIC AND PARKING

The impact is assumed to be zero as no new traffic and parking will be relevant as the proposal deals with an existing dwelling.

6. CONCLUSION

In view of the facts stated above, it is hereby requested that the permanent departure for erf 2100, Onrustrivier, in terms of Section 16 Section 16(2)(b) of the Overstrand Municipal Land Use Planning Bylaw, 2020 be granted to enable the relevant building plans be approved.

