

**ERF 3268, 203 NINTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS MARCUS SMIT ARCHITECTS ON BEHALF OF AC BEUKES**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amended 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 in order to:
  - relax the western lateral building line from 2m to 1.25m to enclose part of the southern balcony with a new roof, and
  - relax the eastern lateral building line from 2m to 1.16m to enclose the existing covered balcony.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **9 February 2024**, quoting your name, address and contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to **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 3268, NEGENDESTRAAT 203, VOËLKLIP, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: MNRE MARCUS SMIT ARGITEKTE NAMENS AC BEUKES**

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 ten einde:
  - die westelike lateraleboulyn vanaf 2m na 1.25m te verslap om 'n gedeelte van die suidelike balkon met 'n nuwe dak toe te bou, en
  - die oostelike lateraleboulyn vanaf 2m na 1.16m te verslap om die bestaande onderdak balkon toe te bou.

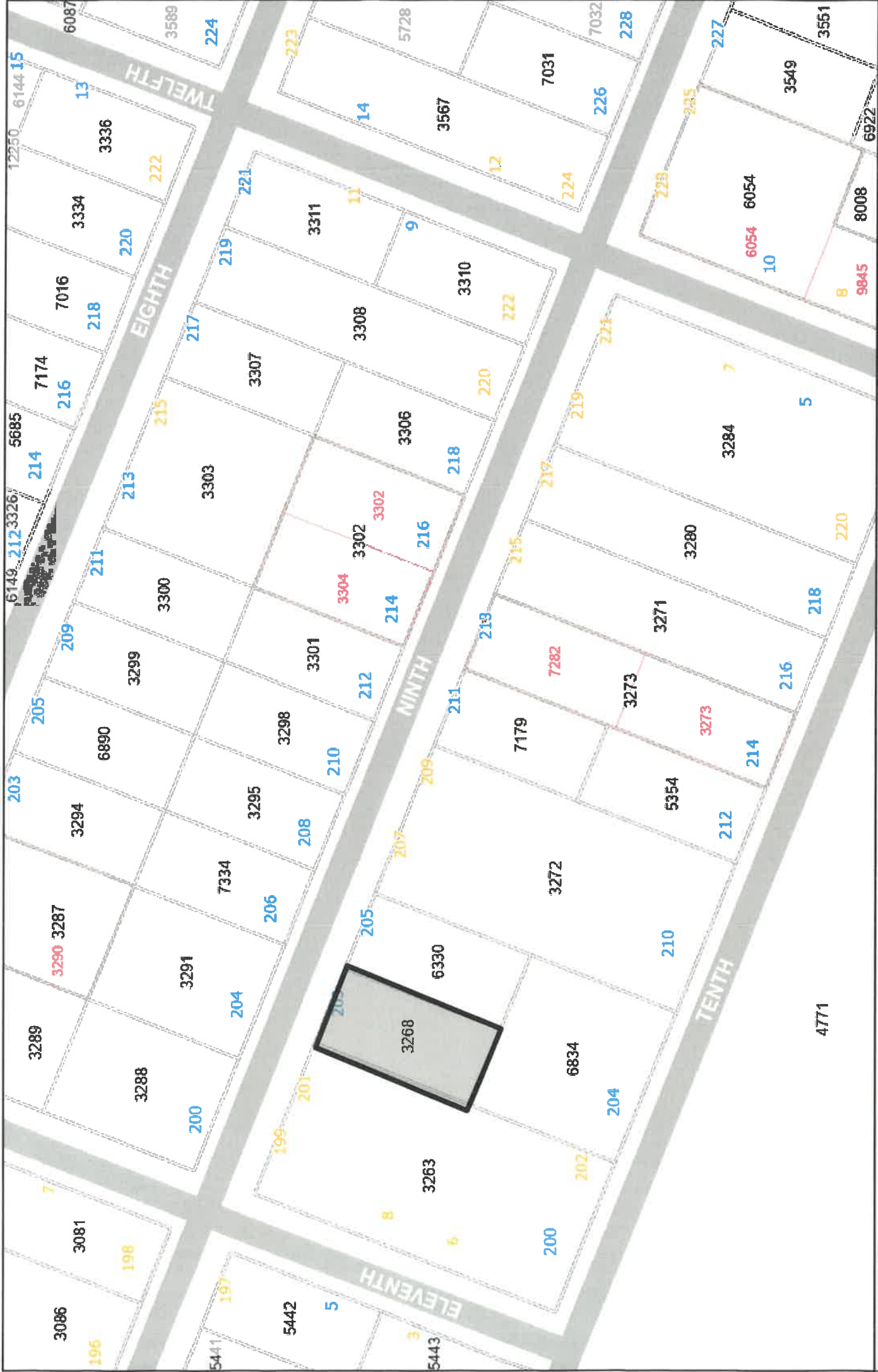
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by Stanford Biblioteek, Queen Victoriastraat, Stanford. Enige kommentaar op die voorstel moet skriftelik ingedien word ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **9 Februarie 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **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 3268, 203 NINTH STREET, VOËLKLIP, E-HERMANUS, KUMMANDLA WOMASIPALA WASE: ISICELO SOKUPHAMBUKA: MESSRS MARCUS SMIT ARCHITECTS EGAMENI LIKA AC BEUKES**

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho Otshintshiwewo woMasipala wase-Overstrand ongokuSetyenziswa nokuCetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe isicelo ngokumayela nepropathi engasentla, malunga noku kulandelayo:

- Uphambuko ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala ukuze:
- kunyenyiswe umda wesakhiwo osecaleni ongasentshona ukususela kwi-2m ukuya kwi-1.25m ukuze uvale indawo yebhalkhoni esemazantsi enophahla olutsha, kunye
  - kunyenyiswe umda wesakhiwo osecaleni ongasempuma ukusuka kwi-2m ukuya kwi-1.16m ukuze uvale ibhalkhoni ekhoyo egquniweyo

linkcukacha ngokwemiba yesi sindululo ziyafumaneka ukuze zihlolwe ngulowo nalowo ufuna ukuzifundela kwentsimbi yesi-08:00 ne-16:30 kwiCandelo: Zicwangiso ngeDolophu kwa-16 Paterson Street, Hermanus nakuManejala weNgingqi Main Road, Gansbaai. Naziphi na izimvo ezibhaliweyo zingangeniswa kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngokwezibonelelo zamaSolotyama-51 nama-52 laloMthethwana nge **9 uFebhuwari 2024** okanye ngaphambi, ukhankanye igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Imibuzo ngefowuni ingabhekiswa Umcwangcisi Wedolophu, **uMnu P Roux** ku-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvalela. Nabani na ongakwazi ukufunda okanye ukubhala angaya kwiCandelo leDolophu apho igosa likamasipala liza kumnceda avakalise izimvo zakhe ngokusemethethweni.



ERF 3268, 203 NINTH STREET, VOELKLIP, HERMANUS



# MARCUS SMIT ARCHITECTS

7 Bright Street • Somerset West • 7130 • RSA  
Tel No : (021) 852 1362 • Fax No: (021) 852 4040 • www.marcussmit.co.za  
Company Reg No : 2014/223121/07 • Vat No : 4830268373

DATE: 26 October 2023  
PROJECT: Braai Room & En-suite changes  
203 Ninth Street,  
Erf 3268  
Hermanus  
PROJECT No: 2020.01

TP-A Theart  
(Hollivier)

OVERSTRAND MUNISIPALITEIT

REKORDBEHEER

27 OCT 2023

DOCUMENT CONTROL

OVERSTRAND MUNICIPALITY

FILE NO.

Erf 3268

SCAN NO.

HVK

COLLABORATOR NO.

1936288

Phili

## MOTIVATION REPORT - REVISION A

Compiled in line with Section 66 of the Overstrand Municipality By-Law on Land Use Planning

### GENERAL INFORMATION: PROPOSED APPLICATION

The application is for enclosing part of two existing balconies: One for alterations to the Main Ensuite, the other for a Braai Room.

The existing home conformed to applicable building lines when it was built c.1988 This footprint is not being altered. Alterations are proposed in parts of the building that encroached the following building lines:

- o West side building line from 2m to 1,25m for Enclosing part of the Southern balcony with new roof, Sliding doors & wall.
- o East side building line from 2m to 1,16m for enclosing of existing balcony under existing roof,

### PROPOSED DEVELOPMENT

The application is for improvements to an existing house and entails:

- o Enclosing part of the Southern balcony with new roof, sliding doors & wall, all to match existing;
- o Enclosing Northeast covered balcony with infill walls and window to match existing.

The existing building is positioned over the 2m side building lines and parts of the above stated improvements are in these zones.

### IMPACT AND DESIRABILITY OF THE PROPOSAL

The mentioned alterations have no significant impact on the existing home, it's milieu nor the architectural grain of the residential area that this house is located in. No neighbours are negatively affected and the use of the residential property is not altered.

The alterations are inside the existing building footprint and do not sprawl further over the building lines. The design ties in with the existing architecture and raises the value of the home, which has a positive effect on the average for the area.

### CHARACTER OF THE ENVIRONMENT

The building is in a residential area and is in keeping with the urban grain and land use of the surrounding area. There is no impact or relevance to historical conservation worthy areas, natural assets, community facilities, street scenes and views.

- **DESIRABILITY OF THE PROPOSED UTILISATION**

As this is an existing home, the use and footprint of which will not change. It does not have any adverse influence on the surrounding property owners. Improvements are in line with the existing architecture.

- **INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT TO THE CONSIDERATION OF THE APPLICATION;**

To our knowledge, no acts are affected and the property has no Heritage value.

- **THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES**

As this is an existing home of average size for the area, the proposal does not affect any services - no additional services are required, hence no impact on the environment or Municipal Engineering Services. The existing vehicle access is unchanged. No additional traffic is caused since this is an existing building for a single family.

- **CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS**

The improvements are in line with the current land use and zoning scheme. No changes are foreseen or intended to the land use.

- **PLANNING PRINCIPLES**

**'SPATIAL JUSTICE':**

This is an existing single home, the use will not be altered. The proposal has no negative impact on Spatial justice.

**'SPATIAL SUSTAINABILITY':**

The proposal is for minor alterations to an existing building, inside the existing footprint. The house has no relevance to development typologies, compaction, pedestrianisation, urban environments, public transport or space economy.

**'EFFICIENCY':**

The proposal is for improvements to an existing building, inside the existing footprint. This is the most efficient option for this property. It has no financial, social, economical or environmental impact.

**'SPATIAL RESILIENCE':**

This is an existing single home, the use will not be altered. The proposal has no negative impact on Spatial resilience.

**'GOOD ADMINISTRATION':**

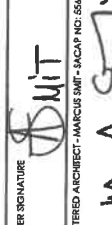
The proposal is for minor improvements to an existing building. The house has no impact on government planning practices or land-use planning since it is an existing residential dwelling.

- **AMENDMENT, SUSPENSION OR DELETION OF RESTRICTIVE CONDITIONS**

To our knowledge, apart from the building line departure applied for here, there is no restrictive condition as listed in Section 42 SPLUMA, No 16 of 2013 and Section 35 (4) of the Overstrand Municipality By-Law on Land Use Planning.

Revisions	Rev. no.	Date	Description

NOTES:  
 All dimensions to be checked on site before any work commences and discrepancies to architect.  
 Copyright reserved.

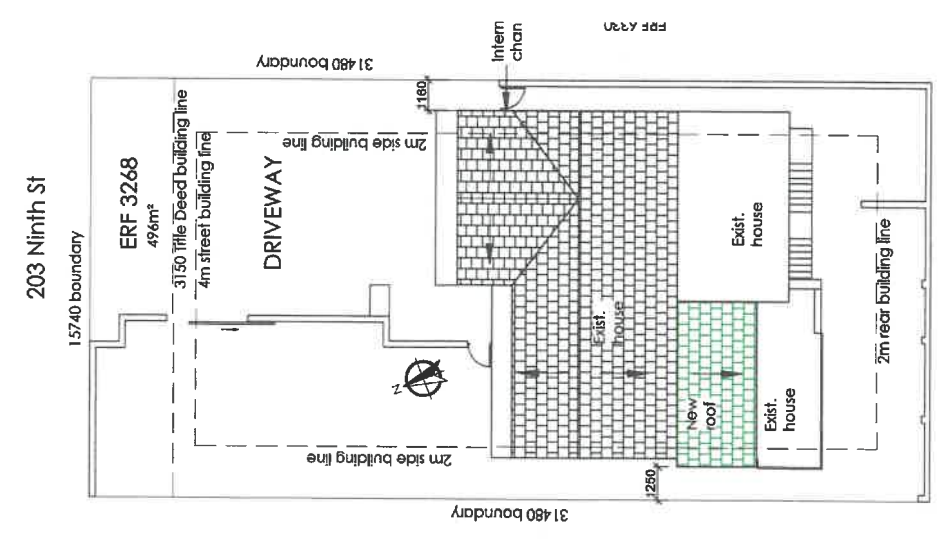
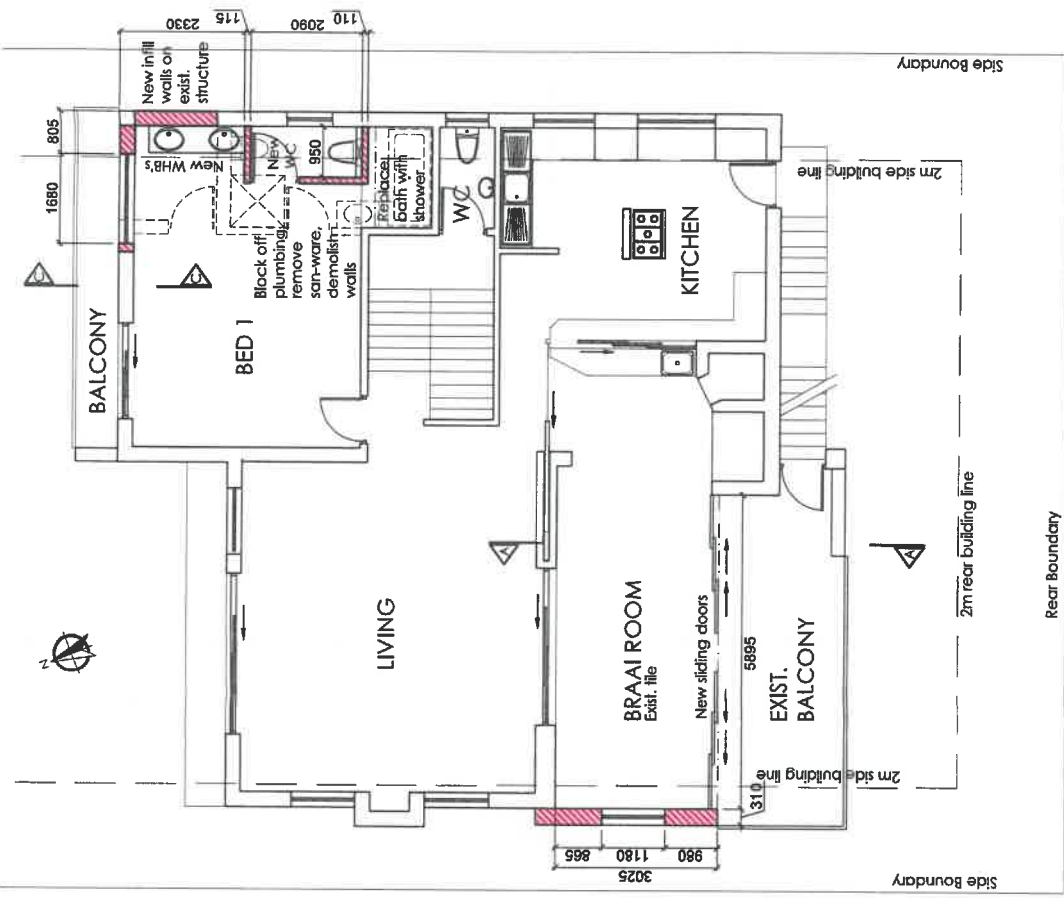
OWNER SIGNATURE  
  
 REGISTERED ARCHITECT - MARCUS SMIT - SACAP NO. 5564  
 DOCUMENT CONTROL STATUS  
**COUNCIL**  
 Which changed this drawing is not validated and should not be used.  
 Client  
 Mrs A. Beukes

Project  
 Braai Room & En-suite changes  
 203 Ninth Street,  
 ERF 3268  
 Heermans

Drawing  
 Site/Roof & Floor plans

Scale (A3)	Date	Drawn
A3-shown	2023-09-08	BS
Project No	Drawing No	Revision No
2020.01	800	-

MARCUS SMIT ARCHITECTS  
 175 WILSON STREET, WILSONS BAY, CAPE TOWN, SOUTH AFRICA  
 TEL: 021 780 2200  
 WWW.MARCUSMITARCHITECTS.CO.ZA



Revisions	
Rev. No.	Description

**NOTE:**  
 All dimensions to be checked on site before any work commences. Refer discrepancies to architect. Copyright reserved.

OWNER SIGNATURE   
 REGISTERED ARCHITECT - MARCUS SMIT - SACAP NO: 8564  
 DOCUMENT CONTROL STATUS  
**COUNCIL EXIST.**  
 Unless stamped this drawing is not validated and should not be used.

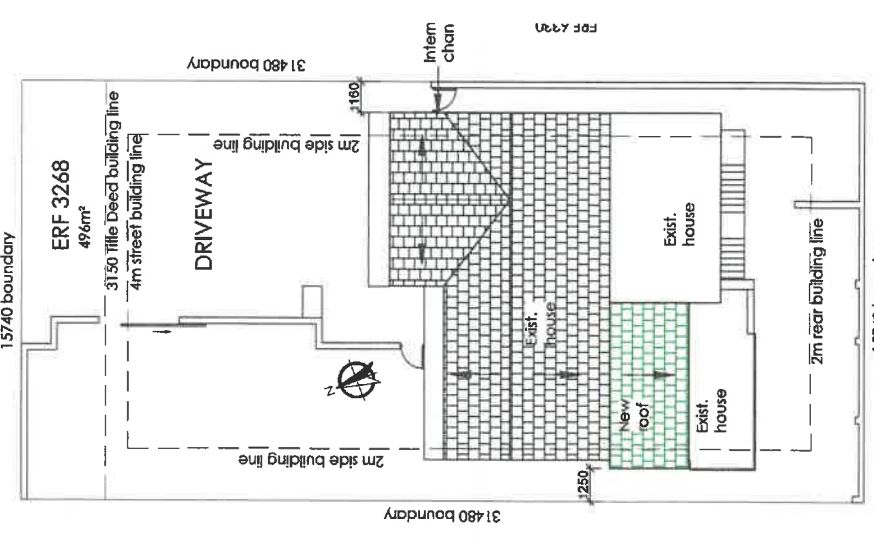
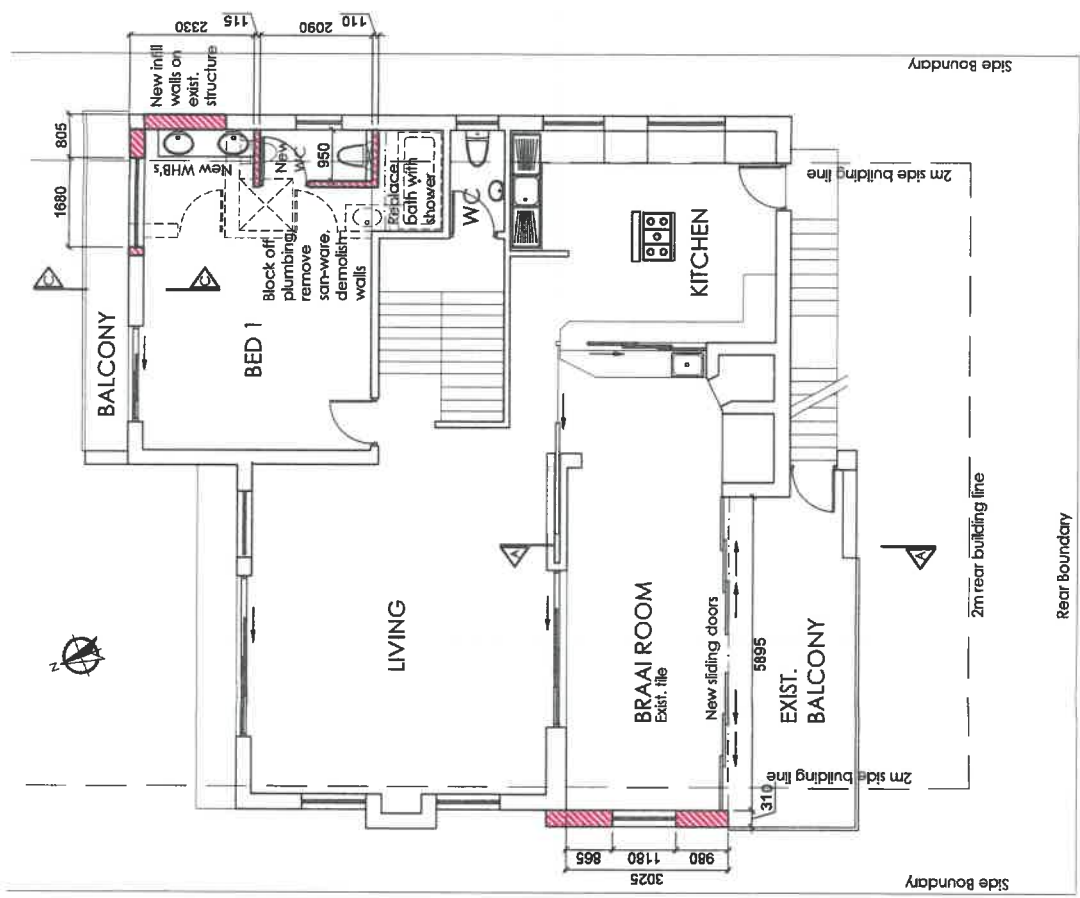
Client  
 Mrs A. Beukes

Project  
 Braai Room & ERF suite changes  
 203 Ninth Street,  
 Heermansburg

Drawing  
 Site/Roof & Floor plans

Scale (A3)	Date	Drawn
As shown	2025/09/08	BS
Project No	Drawing No	Revision No
2020.01	800	-

**MARCUS SMIT ARCHITECTS**  
 117 W. J. van der Merwe Street, Heermansburg, 7190.  
 Tel: 053 935 1111 | Email: info@marcus-smit.co.za



Rev. no.	Date	Description

NOTES:  
All dimensions to be checked on site before any work commences. Refer discrepancies to architect.  
Copyright reserved.

OWNER SIGNATURE  
*[Signature]*  
REGISTERED ARCHITECT - MARCUS SMIT - SACAP NO: 564

M. A. Smit  
DOCUMENT CONTROL STATUS  
**COUNCIL**

Unless stamped this drawing is not validated and should not be used.

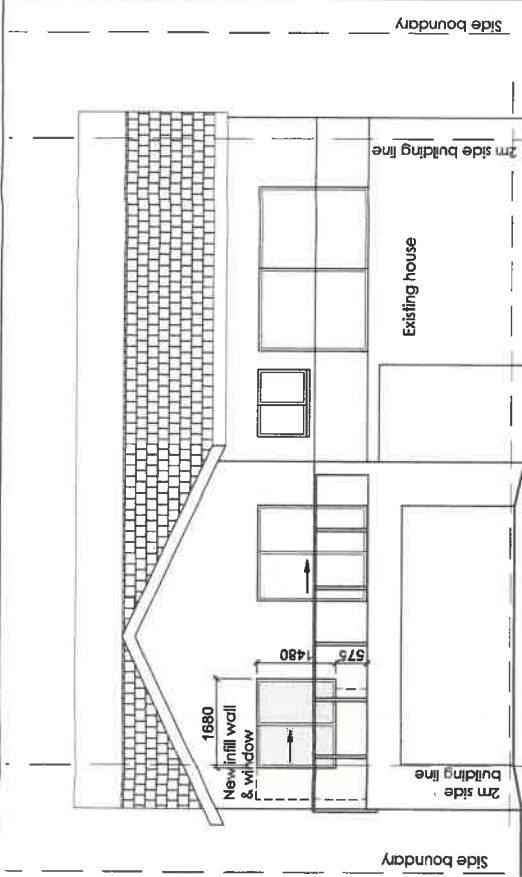
Client:  
Mrs A Beukes

Project:  
Broad Room & En-suite changes  
203 Ninth Street,  
Erft 3268  
Heimannus

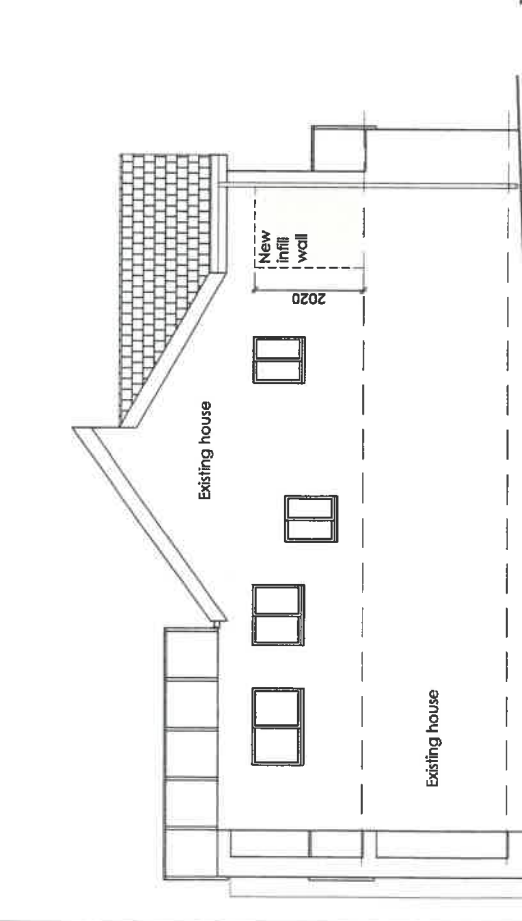
Drawing:  
Elevations

Scale (A3)	Date	Drawn
1:100	2024-09-08	BS
Project No	Drawing No	Revision No
2020.01	801	-

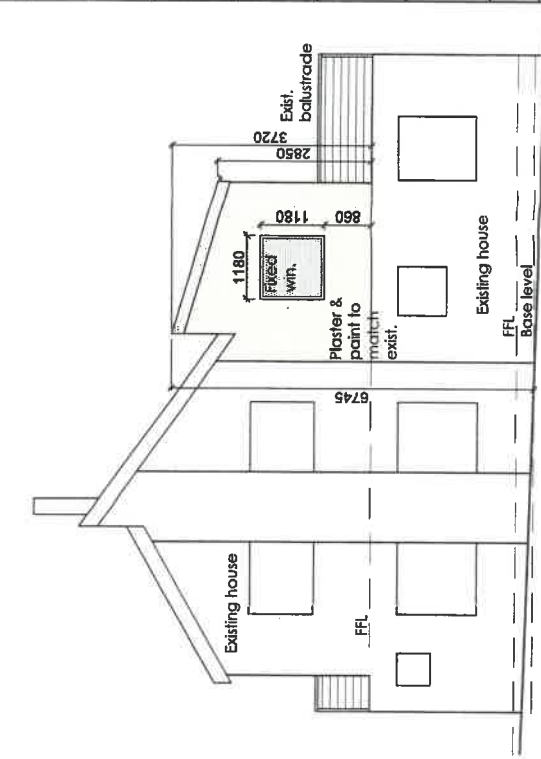
**MARCUS SMIT ARCHITECTS**  
T: 081 553 1111 | E: info@msa.co.za  
P.O. Box 1151, Sandown, 2013, Johannesburg  
© Marcus Smit Architects (Pty) Ltd 2024



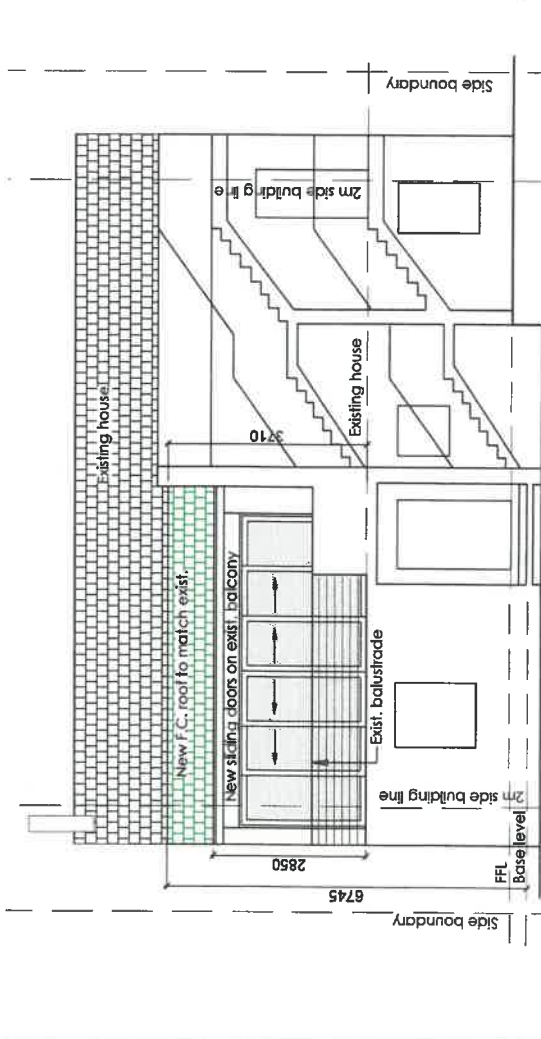
**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION**

