

ERF 3283, 6 ARUM STREET, ONRUST RIVER: APPLICATION FOR DEPARTURE: AG & MM VEITCH

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 in terms of Section 16(2)(b) of the By-Law for a departure to relax the northern lateral building line from 2m to 0,8m to accommodate a proposed change of use from a garage to a pool room and making the outbuilding interleading with the dwelling.

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 / (f) 028-313 2093 / (e) loretta@overstrand.gov.za) on or before **7 February 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. 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 3283, ARUMSTRAAT 6, ONRUSTRIVIER: AANSOEK OM AFWYKING: AG & MM VEITCH

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ingevolge Artikel 16(2)(b) van die Verordening ontvang is vir 'n afwyking om die noordelike syboullyn vanaf 2m na 0,8m te verslap om 'n voorgestelde gebruiksverandering vanaf motorhuis na ontspanningsvertrek te akkommodeer en ook die buitegebou intertoeganklik met die woning te maak.

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 / (f) 028-313 2093 / (e) loretta@overstrand.gov.za) voor of op **7 Februarie 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. 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 3283, 6 ARUM STREET, ONRUST RIVER: ISICELO SOPHAMBUKO: AG & MM VEITCH

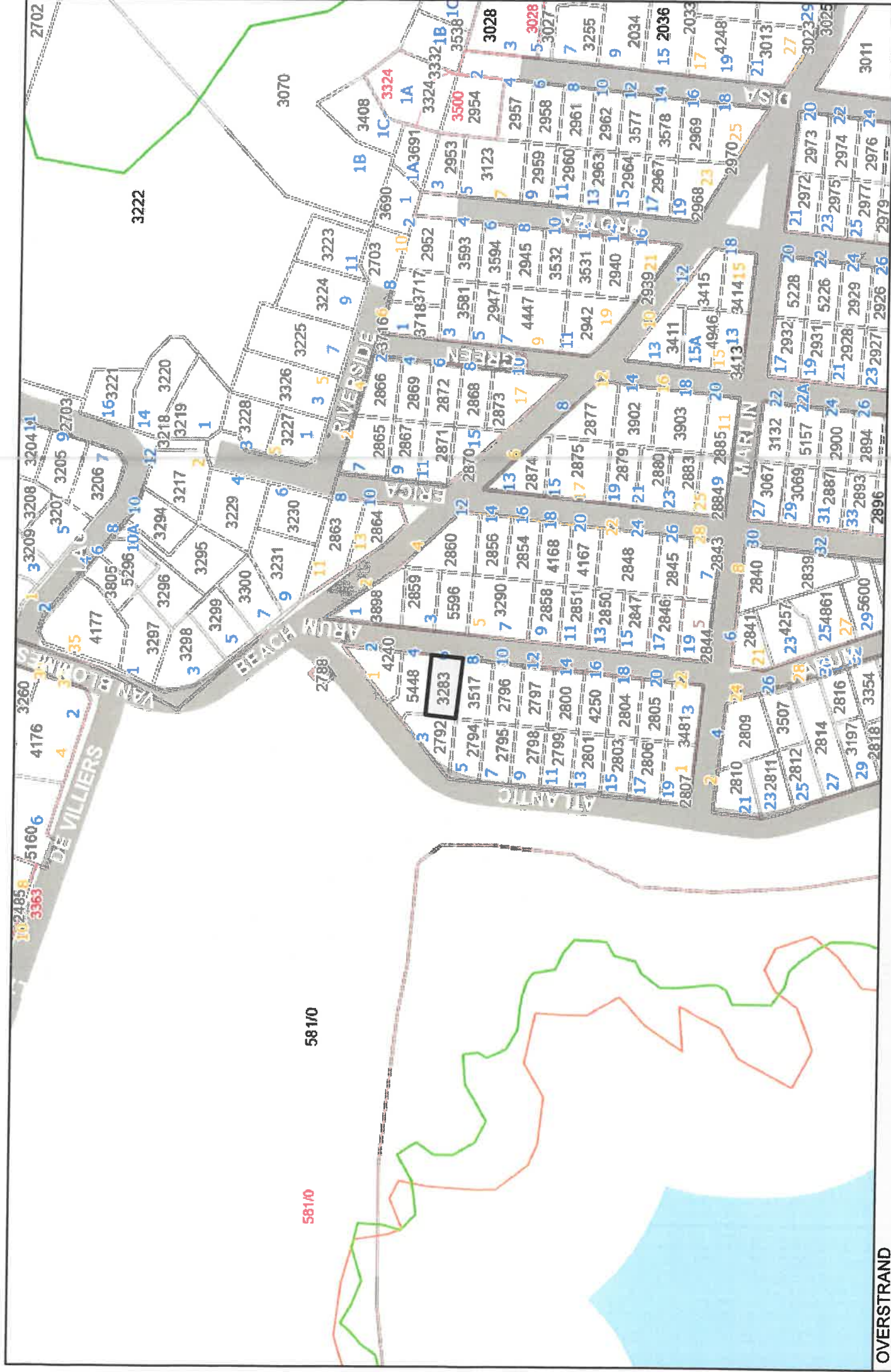
Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo womasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala. 2020 (uMthetho kaMasipala), sokokuba isicelo sifunyenwe ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala sophambuko kunyenyiswa umda osecaleni lesakhiwo ngasentla ukususela kwi-2m ukuya kwi-0,8m kulungiselelwa ukuguqulwa kosetyenziso ekubeni yigaraji ibe ligumbi ledama lokuqubha nokwenziwa kwesakhiwo esingaphandle esikhokhelela kwisakhiwo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kamasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngolu suku okanye ngaphambi komhla **wama-7 uFebhuwari 2024**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungafonela **kuMnu. H. Olivier** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

Tel: 028 313 8900 | Fax: 028 313 2093 | E-mail: loretta@overstrand.gov.za

PO Box 20 | HERMANUS 7200

www.overstrand.gov.za



Locality Map

ERF 3283, 6 ARUM STREET, ONRUSTVRIËR

Date: 2023/10/16



TP-A Theart
(Holivier)
BARRY GOULD ARCHITECT

architecture • landscapes • interior design

P.O. Box 7, Elgin, 7180

Tel/Fax: 021 848 9788

OVERSTRAND MUNISIPA

REKORDBEHEER

24 OCT 2023

DOCUMENT CONTR

OVERSTRAND MUNICIPA

ERF 3283, ONRUS RIVIER

APPLICATION FOR PERMANENT DEPARTURE – BUILDING LINE RELAXATION

MOTIVATIONAL REPORT:

My Client is the owner of ERF 3283, Onrus Rivier, located at 6 Arum Street, Onrus Rivier.

The property is a single dwelling, first built pre 1990. The original buildings were a single storey dwelling house and a separate garage. The garage encroaches over the 2.0m side building line.

In December 1990 plans were approved for a flat above the garage, and this was built.

In February 2023 plans were approved for alterations and additions including an upper level. Building is currently underway.

(A) PROPOSED DEVELOPMENT

My Client wishes to make better use of the unbuilt portions of the property. They wish to use the driveway area for a swimming pool as it is located on the northern / sunny side of the property.

At the same time, they wish to utilize the Garages as a Living Area / Pool Room.

Because the Garages have been built over the building line, changing the use to a Living Area / Pool Room necessitates applying for a permanent departure to relax the building from 2.0m to 0.8m.

(B) CHARACTER OF THE ENVIRONMENT

The existing house and surrounding properties are single dwelling houses, many of which are double storey.

The area does not fall within an historical conservation area.

Many of the properties in the area, including Erf 3283, have stands of mature milkwood trees.

The proposed change of use is within an existing building.

It does not increase the footprint on the property.

It does not threaten the existing milkwoods.

(C) DESIRABILITY OF THE PROPOSED UTILISATION

The existing driveway that serves the garage is the only available open area on the property.

It faces north and is well suited for use as leisure activities. The owner wishes to build a swimming pool in this area.

Barry Gould Architects cc 1990/006579/23 • Member B.G.Gould Arch (SA), B Arch (UCT), M I Arch, SAIA, CIA • VAT 433 010 6321

24 OCT 2023

FILE NO. Erf 3283-HON

SCAN NO.

The use of the garages as a Pool Room is compatible with the residential nature of the property and will not have a negative impact on the immediate neighbours.

The immediate neighbours are:

P H Steyn ERF 2792

H Gressel ERF 5448

Both have had sight of the proposal and do not object to it.

(E) THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES

The proposed change of use takes place within an existing building – there are no additional bathrooms or kitchen and therefore will have no impact on the provision of Municipal Engineering Services.

The position of the existing driveway access to the property is unchanged although the use of the existing garages will fall away. There is sufficient space for parking for at least 3 cars on the property.

The proposed change of use will have no impact on the traffic flow in Arum Street.

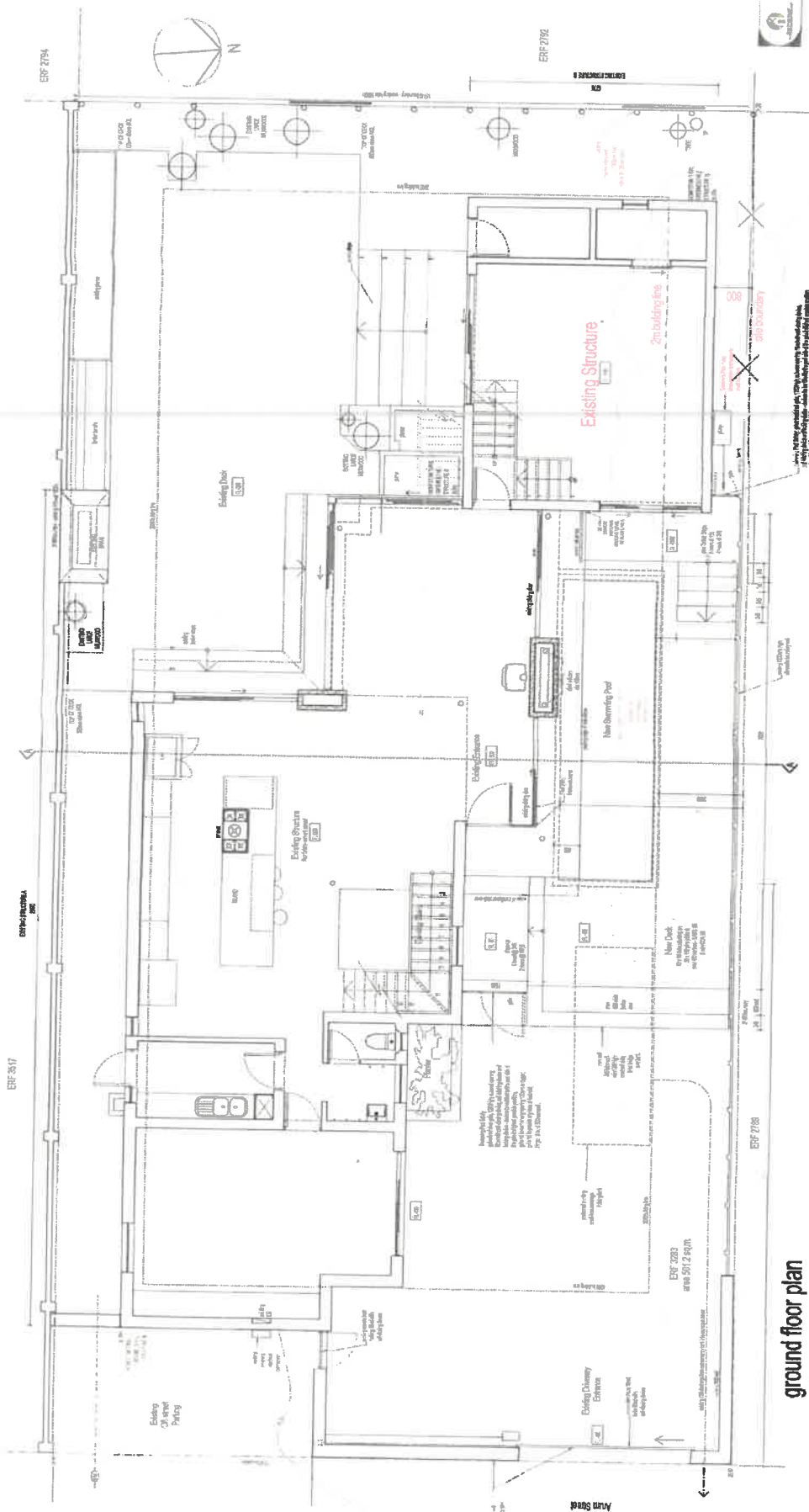
(F) CONSIDERATION OF FORWARD PLANNING AND LANDUSE DOCUMENTS

The change of use / permanent departure takes place within an existing building footprint. The existing building contravenes the existing zoning scheme as it encroaches 1.2m over the 2.0m side building line. This necessitates the application for permanent departure to relax the 2.0m building line to 0.8m.

Yours sincerely,



BARRY GOULD



ground floor plan
Scale 1:100

Determination of EXISTING STRUCTURE	Determination of EXISTING STRUCTURE
DATE: 27/07/2023	DATE: 27/07/2023
AREA: 27%	AREA: 27%
COVERAGE = 35%	COVERAGE = 35%
EXISTING FLOOR AREA: 118 sqm	EXISTING FLOOR AREA: 118 sqm
NEW FLOOR AREA: 80 sqm	NEW FLOOR AREA: 80 sqm
TOTAL: 198 sqm	TOTAL: 198 sqm
EXISTING FLOOR AREA: 118 sqm	EXISTING FLOOR AREA: 118 sqm
NEW FLOOR AREA: 80 sqm	NEW FLOOR AREA: 80 sqm
TOTAL: 198 sqm	TOTAL: 198 sqm
EXISTING FLOOR AREA: 118 sqm	EXISTING FLOOR AREA: 118 sqm
NEW FLOOR AREA: 80 sqm	NEW FLOOR AREA: 80 sqm
TOTAL: 198 sqm	TOTAL: 198 sqm



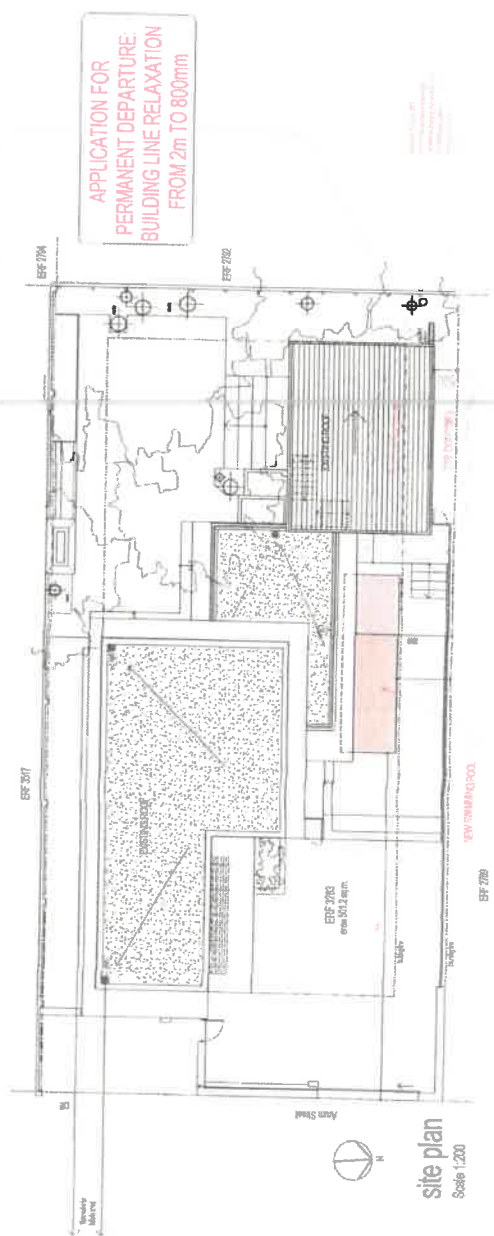
OWNER: *M. M. M. M.*
ARCHITECT: *Barry Gould*
Barry Gould Architects
Barry Gould Architects
Barry Gould Architects

FOR MUNICIPAL SUBMISSION
PURPOSES ONLY
NOT FOR CONSTRUCTION
31 July 2023

BARRY GOULD ARCHITECTS
ARCHITECTS - INTERIORS - EXTERIORS - INTERIOR DESIGN
P.O. Box 7, Boksburg, 1020
Tel: 011 835 1111
www.bga.co.za

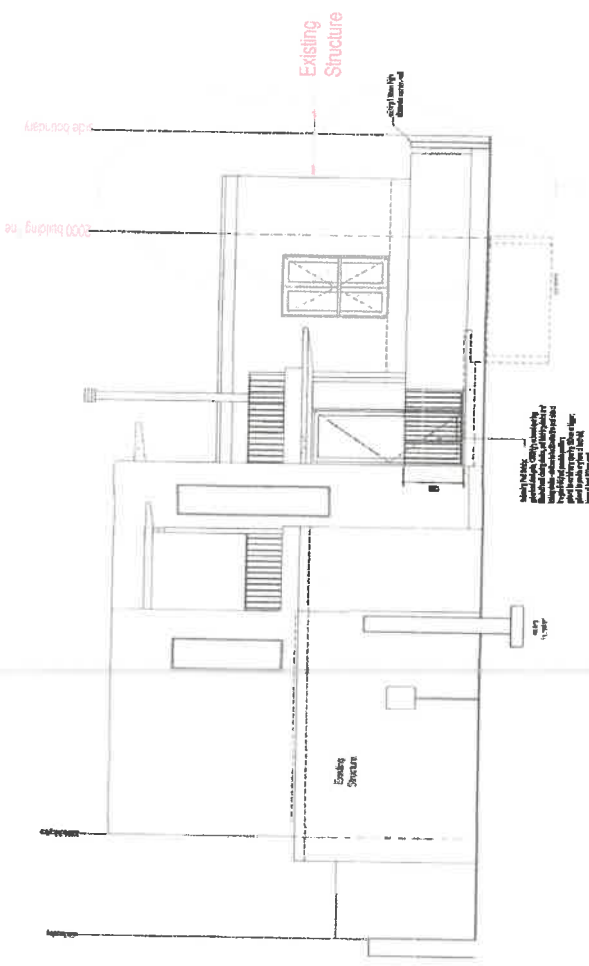
PROJECT: ERF 2283, CARLUS RIVER
NEWSWIMMING POOL
TO EXISTING DWELLING FOR
ALAN & MARTHA VITCH
TITLE: GROUND FLOOR PLAN

Drawn by: *M. M. M. M.*
Checked by: *M. M. M. M.*
Date: 27/07/2023
Scale: 1:100
Project: ERF 2283



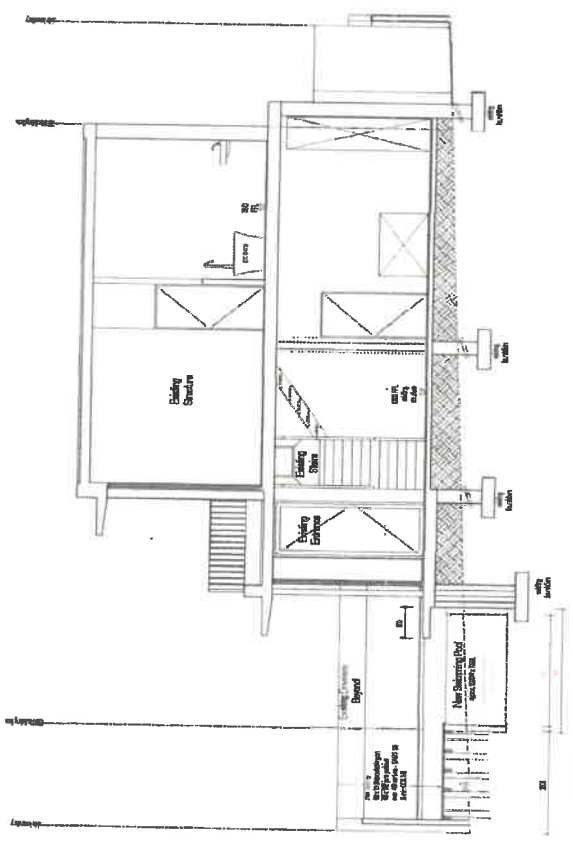
APPLICATION FOR
PERMANENT DEPARTURE
BUILDING LINE RELAXATION
FROM 2m TO 800mm

site plan
Scale 1:200

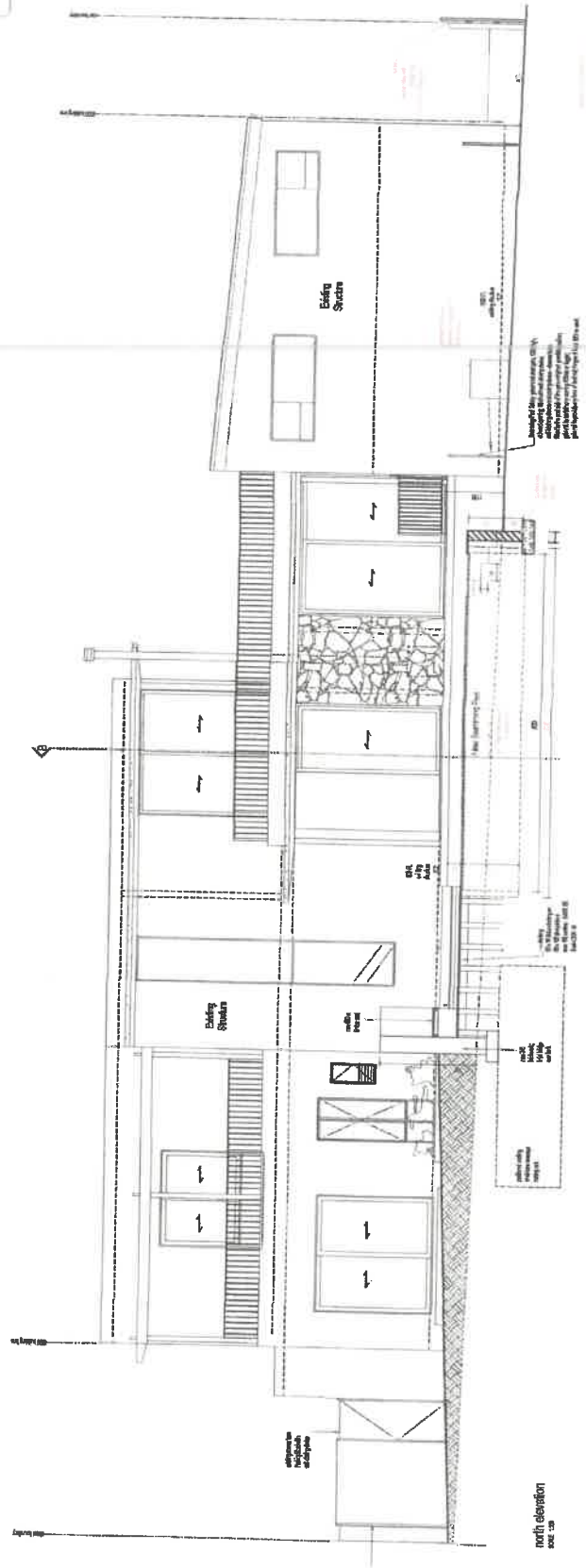


east (street) elevation
sheet 1/2

APPLICATION FOR
PERMANENT DEPARTURE:
BUILDING LINE RELAXATION
FROM 2m TO 800mm



section AA
sheet 1/2



north elevation
sheet 1/2



OWNER: **WUOLAH**
ARCHITECT: **Barry Goodold**
Barry Goodold Pty Ltd
SICOP Reg. No. 241

FOR MUNICIPAL SUBMISSION
PURPOSES ONLY
NOT FOR CONSTRUCTION
31 July 2023

BARRY GOODOLD ARCHITECT
ARCHITECTURE - INTERIOR DESIGN
P.O. Box 1, Scone, NSW 2340
Telephone: 02 6592 2222

Project: **ERF 3283, CARLS RIVER**
**NEWSWIMMING POOL
TO EXISTING BUILDING FOR
ALAN & MARTHA VEITCH**
SECTION A-A
ELEVATIONS