

**ERF 3294, 203 EIGHTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS PIETERHUIZEN PLANNING ON BEHALF OF M ROTHMAN**

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, to:
  - ❖ relax the street building line from 4m to 3.05m to accommodate alterations on the existing ground floor and the existing first floor (including balcony); and
  - ❖ relax the western lateral building line from 2m to 1.2m, to accommodate the existing lower ground floor, the existing ground floor and portions of the proposed first floor (balcony, planter and lounge area); and
- ❖ **determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law, to accommodate existing structures on the property.

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 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) 0283132093/ (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **Friday, 21 June 2024**, quoting your name, address and contact details, interest in the application and 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 3294, AGTSTESTRAAT 203, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MNRE PIETERHUIZEN PLANNING NAMENS M ROTHMAN**

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, om:
  - ❖ die straatboulyn vanaf 4m na 3.05m te verslap, om verbeteringe op die bestaande grondvloer en bestaande eerste vloer (balkon ingesluit), te akkommodeer; en
  - ❖ die westelike lateraleboulyn vanaf 2m na 1.2m te verslap, om die bestaande onderste grondvloer, die bestaande grondvloer en gedeeltes van die voorgestelde eerste verdieping (balkon, "planter" en leefarea) te akkommodeer; en
- ❖ **bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) van die Verordening, om bestaande strukture op die eiendom te akkommodeer.

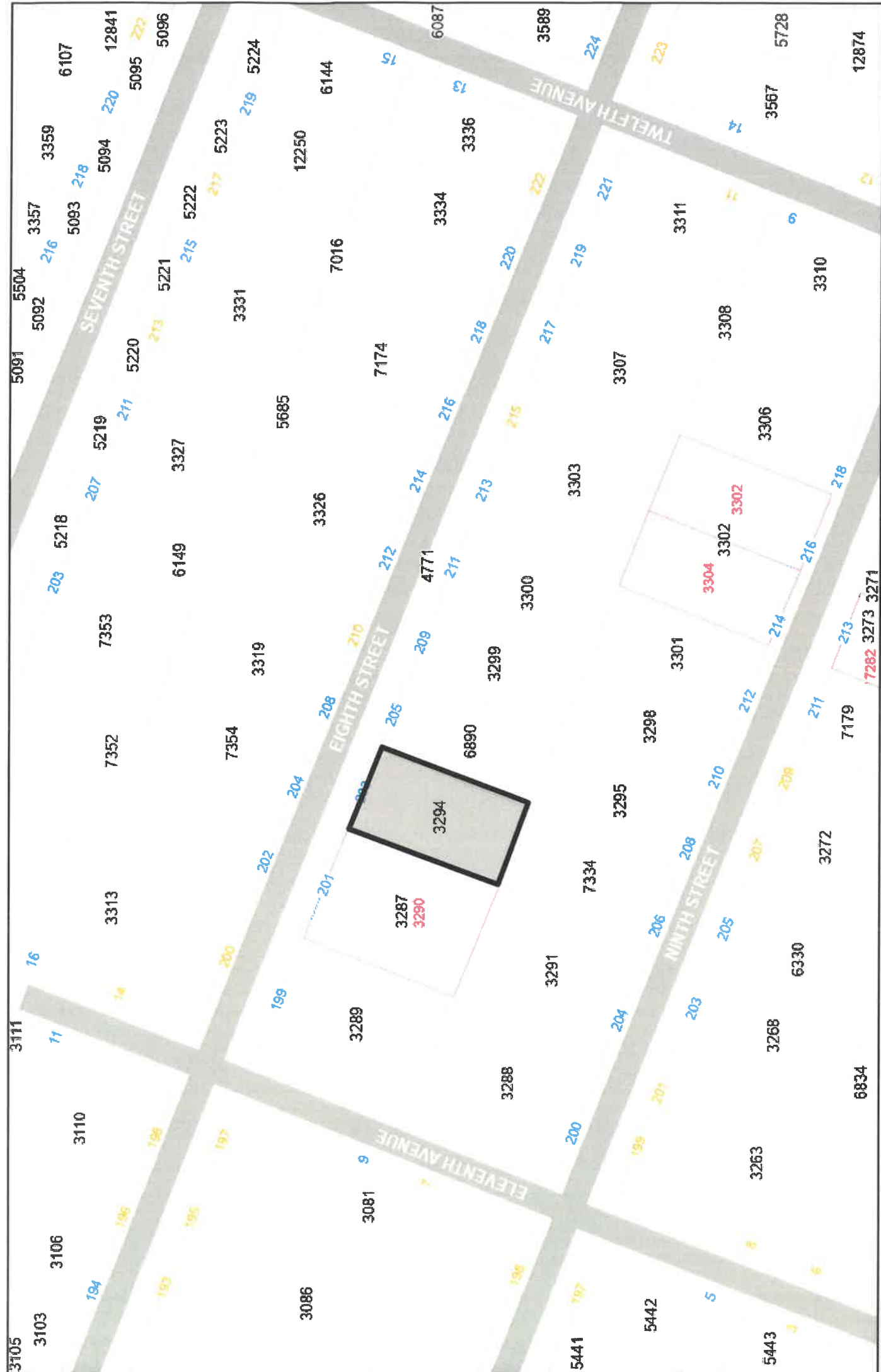
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) voor of op **Vrydag, 21 Junie 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.

**ISIZA 3294, 203 EIGHTH STREET, VOËLKLIP, HERMANUS, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: MESSRS PIETERHUIZEN PLANNING EGAMELI LIKA- M ROTHMAN**

Isaziso siyanikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), sokokuba isicelo sifunyenwe kulungiselelwa oku kulandelayo:

- ❖ **uphambuko** ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala, lokuba:
  - ❖ kunyenyiswa umda wesakhiwo osesitalatweni ukususela kwi-4m ukuya kwi-3.05m ukulungiselela ukuguqulwa komgangatho osezantsi wesakhiwo kunye nomgangatho wokuqala wesakhiwo (kubandakanywa ibhalkhoni); kunye
  - ❖ nokunyenyiswa komda wesakhiwo osecaleni langasentshona ukususela kwi-2m ukuya kwi-1.2m, ukulungiselela komgangatho ophantsi osele ukho, umgangatho ophantsi wesakhiwo osele ukho kunye nezahluozomgangatho wokuqala ezicetywayo (ibhalkhoni, isityalo esinabayo kunye nommandla wegumbi lokuhlala); kunye
- ❖ **nokumiselwa kwesohlwayo solawulo** ngokwemiqathango yeCandelo 16(2)(q) loMthetho kaMasipala, ukulungiselela izakhiwo esele zikho kwipropati.

linkcukacha ezipheleleyo mayela nesi sindululo ziyafumaneka ukuze zihlolve kwiintsuku zaphakathi evekini ukusukela phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, 16 Paterson Street, Hermanus. Nabani na onezimvo ezibhaliweyo angazingenisa ngokwezibonelelo zeCandelo lama-51 nelama-52 loMthetho kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093/ (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye phambi **21 uJuni 2024**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingathunyelwa ku**Mcwangcisi weDolophu, Mnu P Roux** kule nombolo 028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe loCwangciso lweDolophu apho igosa likamasipala liza kumnceda aqulunqe izimvo zakhe.



ERF 3294, 203 EIGHT STREET, VOELKLIP, HERMANUS

## 1. INTRODUCTION AND APPLICATION REQUIRED

The purpose of this report is to motivate the building line departures required to enable the regulation of the existing alterations (to the existing ground- and lower ground floors) and the existing addition of a first floor to the dwelling house on Erf 3294 Hermanus (hereafter referred to as "the Property").

This report will also assist in the *Determination of an Administrative Penalty* deemed necessary by the Overstrand Municipality for building work infringing on the Overstrand Municipality Land Use Scheme, 2020 (hereafter referred to as "the Zoning Scheme"). In support of this motivation report and in line with the *Minimum Supporting Documentation Required* for town planning applications (as issued by the Overstrand Municipality Town Planning Department), the following documents are attached:

Annexure A:	Application Form
Annexure B:	Administrative Penalty Application Form
Annexure B:	Power of Attorney
Annexure C:	Locality Plan
Annexure D:	Copy of Deed of Transfer
Annexure E:	Surveyor General Diagram
Annexure F:	Site Survey
Annexure G:	Site Development Plan
Annexure H:	Application Fees Proof of Payment
Annexure I:	Building Cost Report (QS Report)

## 2. THE PROPERTY

### 2.1 Ownership and Title Deed

Erf 3294 Hermanus is registered in the name of the *Minette Roothman* (hereafter referred to as "the Owner"), measures 497m<sup>2</sup> in extent, and is held by Deed of Transfer No. T.44082/2017 – see **Annexure D**, attached, for a copy of the title deed. The owner of the property has duly authorised *Wilhelm Esterhuizen of Pieterhuizen Planning (Pty) Ltd* to submit the required land use applications to the Overstrand Municipality. The Power of Attorney is attached to this report as **Annexure B**.

### 2.2 Locality and Context

With reference to the **Locality Map**, Figure 1 below and attached as **Annexure C**, the property is situated in eastern outskirts of the residential seaside town of Hermanus. Hermanus could be described as a major resort centre with

seaside villages Onrus and Vermont (to the west) serving as ancillary residential areas for the town. The name “Hermanus” was shortened from “Hermanus Pietersfontein” in 1904 when a municipality for the area was proclaimed. Hermanus Pietersfontein was the name given to this seaside area by Caledon farmers, due to its farming potential which was discovered by Herman Pieters (a farmhand hailing from the Netherlands).



Figure 1 Locality Map of the Property

The Aerial Photograph, Figure 2 below, illustrates that the property gains vehicular and pedestrian access at 203 8<sup>th</sup> Street and is situated in a residential area on the slopes of “Die Mond Se Kop” running down to “Grotto Beach”.

The property is further bounded by Remainder Erf 1338 (to the west), Erf 6890 (to the east) and Erf 7334 (to the south). Although the aerial photograph illustrates the existing dwelling house as is, it should be noted that the redevelopment of the dwelling house has been completed.



Figure 2 Aerial Photograph of the Property

**2.3 Title Deed Considerations**

As mentioned, the property is held by Deed of Transfer No. T.44082/2017. Perusal of the said deed confirmed that a 3.05m street boundary setback is prescribed by restrictive title deed condition C(iii). The proposed alterations and additions will not contravene this restrictive title deed condition. A conveyancer certificate has been requested by the Overstrand Municipality and has been submitted on 29 September 2022.

**2.4 Surveyor General Documents**

The Surveyor General Diagram (S.G. No. 1343/1944), Figure 3 below and attached to this report as Annexure E, illustrates the cadastral identity of the Property.

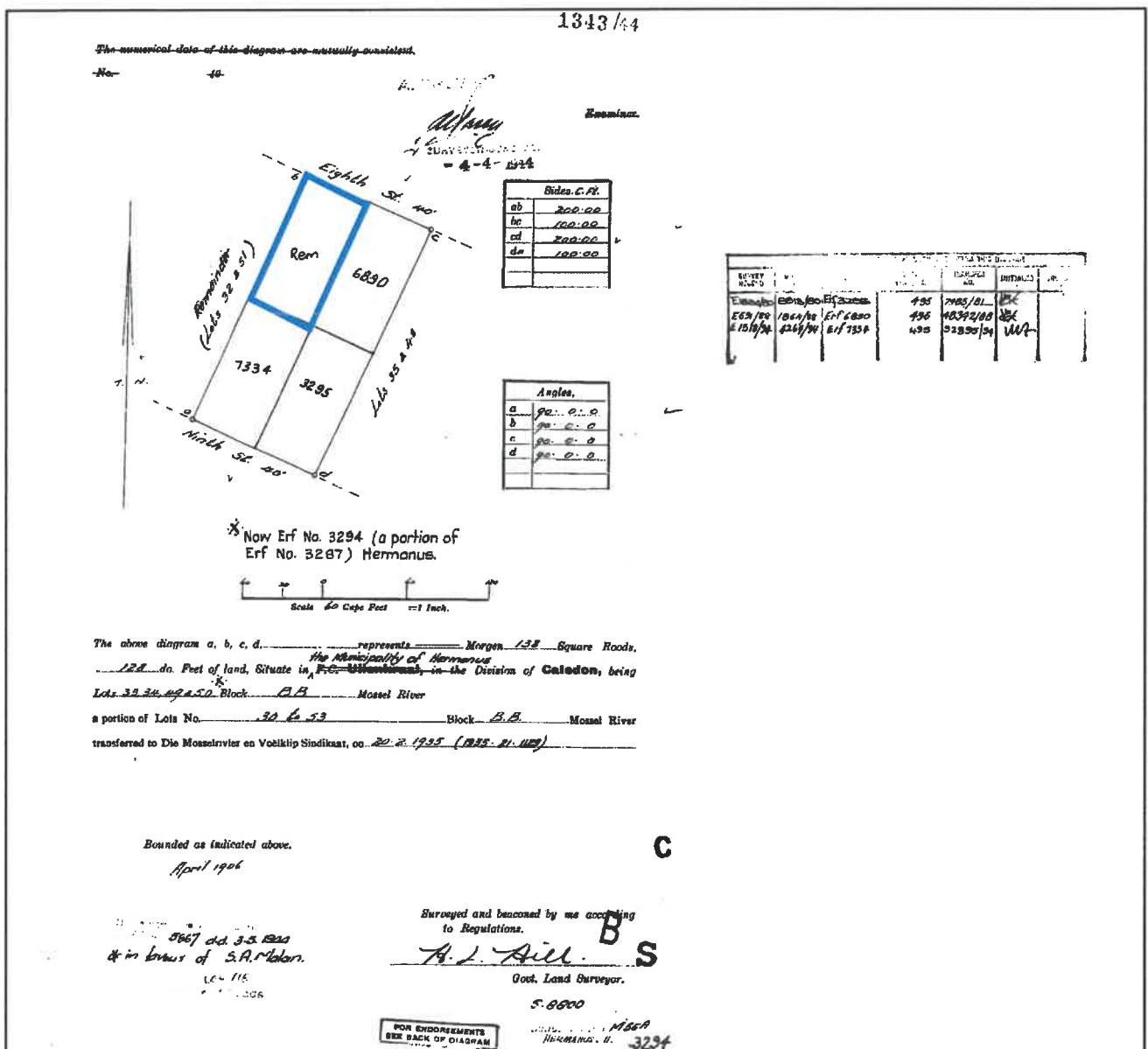


Figure 3 Surveyor General Diagram



## 2.5 Zoning

The zoning of properties situated in the Overstrand Municipal Area is regulated in terms of the Overstrand Municipality Land Use Scheme, 2020 (hereafter referred to as “the Zoning Scheme”), being Schedule 2 of the By-Law. Figure 4 below is an extract of the Overstrand Municipality’s **Zoning Map**, indicating the property zoned Residential Zone 1: Single Residential SR1.

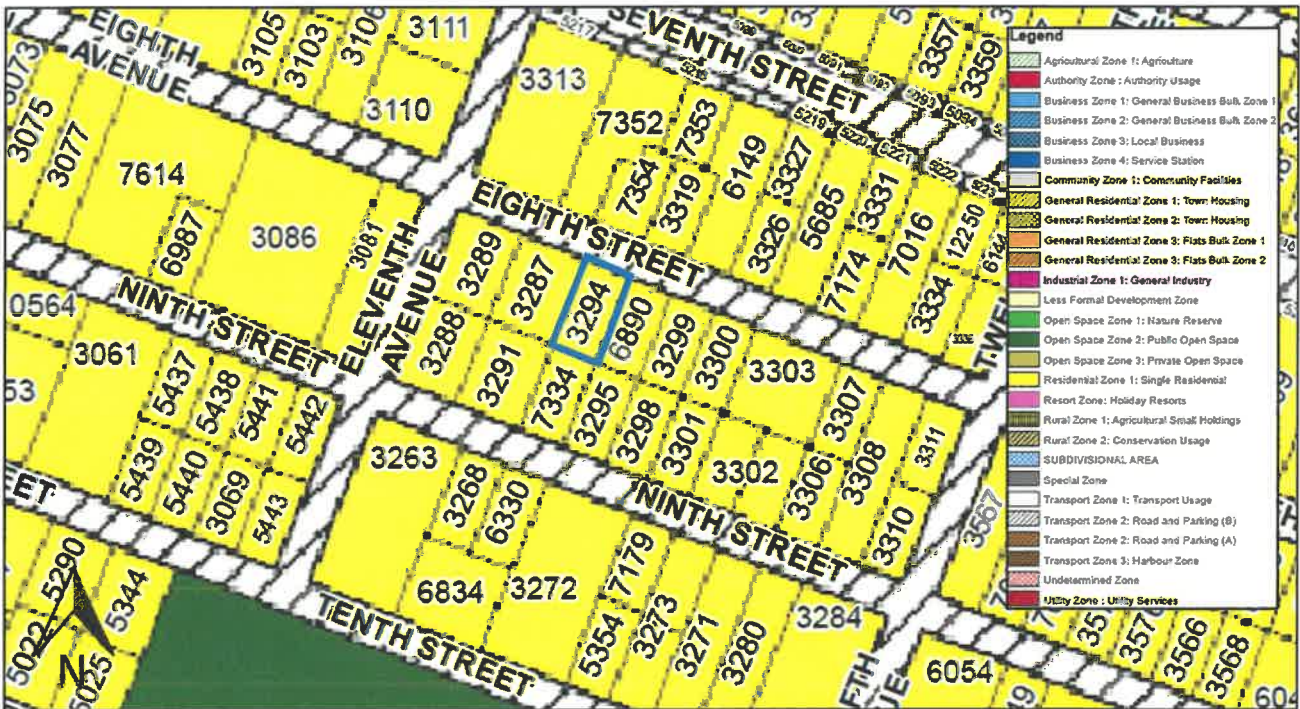


Figure 4 Extract of the Zoning Map

The following land uses and development parameters, in terms of the Zoning Scheme, are applicable to the property:

ERF 3294 HERMANUS   RESIDENTIAL ZONE 1   497M <sup>2</sup>	
Land Uses / Development Parameters	Zoning Scheme Permissions
Primary Uses	Crèche, <b>Dwelling House</b> , Guest Rooms, Home Occupation, Second Dwelling Unit, and Self-Catering.
Consent Uses (Consent Use Application Required)	Day Care Centre, Green House, Guest House, House Shop, Institution, Place of Instruction, Place of Worship, Residential Building, and Intensive Horticulture.
Coverage	50% (248.5m <sup>2</sup> )
Street Boundary Building Lines	4m
Common Boundary Building Lines	2m
Height	8m from Base Level to the top of the structure.
Parking:	
- Dwelling House	2 Bays

Table 1 Zoning Scheme Land Uses and Development Parameters

## 2.6 Existing Development

The property was developed with a dwelling house comprising of a lower ground floor level and a ground floor level with a pitched roof. The ground floor level is situated on the topographical level of 8<sup>th</sup> Street with vehicular and pedestrian access to the Property being obtained from this public street.

The existing dwelling house was developed in line with the street boundary building line as per restrictive title deed condition C(iii) being 3.05m and a suspected common boundary building line being 1.2m. It should be noted that the pitch of the exiting roof was at 42.69 above mean sea level – see **Annexure F**, attached, for the survey done on the existing house.



Figure 5 Google Street View of the Dwelling House prior to its redevelopment, from 8<sup>th</sup> Street – Dated October 2013

Construction work has been done and the dwelling house was redeveloped. With reference to the Site Development Plan, *Drawing Number TZ-05-2020 REV 5* dated 12/10/2023 prepared by *Tim Ziehl Architects* and attached to this report as **Annexure G**, the developed additions and alterations included the following:

### Lower Ground Floor Level:

- The addition of a new internal stair to the ground floor level from the existing entertainment room.
- Minor adjustments to the positioning of exterior windows and exterior/interior doors.
- The addition of an external stair from the ground floor to the lower ground floor on the western side of the dwelling house.
- The addition of a new outside shower area on to the lower ground floor on the eastern side of the dwelling house.
- The removal of plaster from the existing walls to expose the existing brickwork. The existing brickwork was also “refurbished” and painted white.



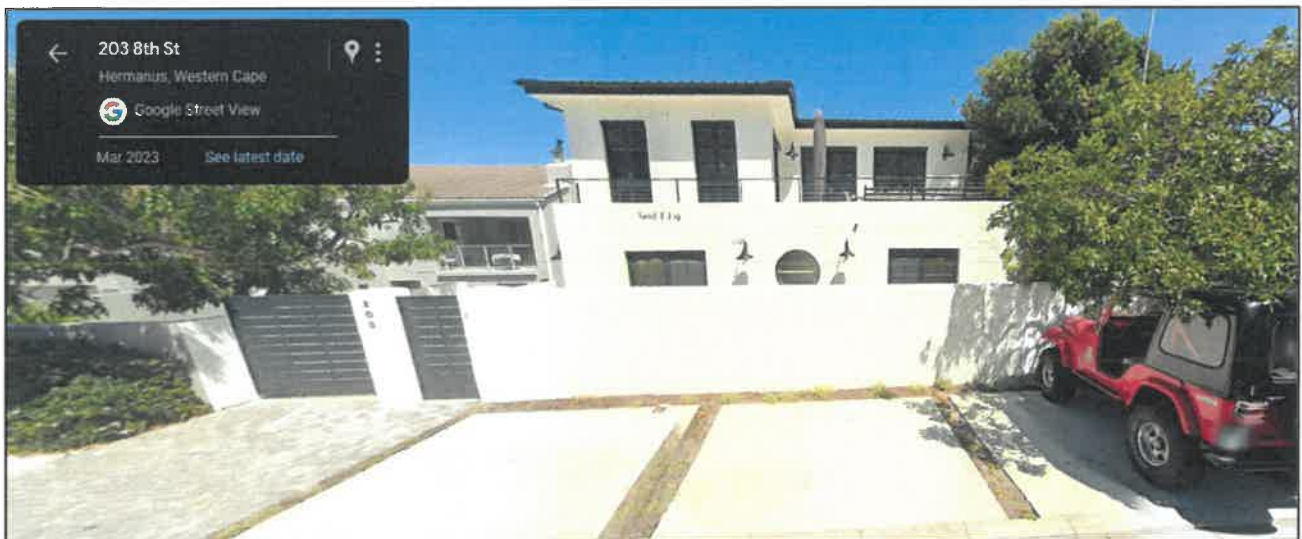
**Ground Floor Level:**

- Alterations to the existing internal layout that resulting in this floor to comprise of four bedrooms, three full bathrooms, one guest bathroom (toilet and sink) and an open plan living area.
- Minor adjustments to the positioning of exterior windows and exterior/interior doors.

**The New First Floor:**

- An additional floor that will accommodate a new kitchen with open plan living area, a new open balcony on the northern side of the dwelling house, and a new covered balcony/braai room on the southern side of the dwelling house.

The renovated dwelling house presents as a double storey building when observed from 8<sup>th</sup> Street and a three-storey building when observed from the south. The perceived three-storey building is as a result of the slope of the property.



**Figure 6 Google Street View of the Dwelling House after its redevelopment, from 8<sup>th</sup> Street – Dated March 2023**

**3. ASSESSMENT OF PROPOSED DEVELOPMENT**

To assess the existing development, cognisance should be taken of the identified relevant restrictive title deed condition, the existing development as well as the land uses and development parameters pertaining to properties zoned Residential Zone 1 as per the Zoning Scheme.

Accordingly, the proposed additions and alterations is assessed in Table 2 below:



**ERF 3294 HERMANUS | RESIDENTIAL ZONE 1 | 497M<sup>2</sup>**

Land Uses / Development Parameters	Zoning Scheme Permissions	Restrictive Title Deed Conditions	Existing Development	Proposal / Existing
Primary Uses	Dwelling House	None	Dwelling House	Dwelling House
Consent Uses (Consent Use Application Required)	N/A		N/A	
Coverage	50% (247.5m <sup>2</sup> )	None	33.8% (168m <sup>2</sup> )	33.8% (168m <sup>2</sup> )
Street Boundary Building Lines	4m	3.05m	3.05m	Lower Ground Floor: >4m *1Ground Floor: 3.05m (Departure) First Floor: 4m with Balcony: 3.05m
Eastern Common Boundary Building Lines	2m	None	>2m	Lower Ground Floor: >2m Ground Floor: >2m First Floor: >2m
Southern Common Boundary Building Lines	2m	None	>2m	Lower Ground Floor: >2m Ground Floor: >2m First Floor: >2m
Western Common Boundary Building Lines	2m	None	1.2m	*2Lower Ground Floor: 1.2m *2Ground Floor: 1.2m *3First Floor: 1.2m
Height	8m from Base Level to the top of the structure.	None	<8m	<8m from Base Level (35.15m AMSL) to top of Roof
Parking: - Dwelling House	2 Bays	None	Sufficient.	2 Bays

**Table 2 Assessment of Proposed Development**

With reference to the (\*#) – numbering in Table 3, above, the following should be noted:

- \*1: *The existing ground floor of the proposed dwelling house is setback from the street boundary with 8<sup>th</sup> Street by 3.05m, in line with restrictive title deed condition C(iii).*
- \*2: *The existing lower ground floor of the proposed dwelling house is setback 1.2m from the western common boundary of the Property. The proposed entrance steps leading from the ground floor level to the lower ground floor level is lower than 1m above the EGL of the Property and is therefore allowed within the western common boundary setback – in line with Chapter 16.1(iii) of the Zoning Scheme.*
- \*3: *A portion of the proposed first floor is at 1.2m from the western common boundary of the Property. The proposed eaves of the roof on the first floor do not protrude more than 1m from the wall of the dwelling house and is therefore allowed within the western common boundary setback – in line with Chapter 16.1(v) of the Zoning Scheme.*



#### 4. APPLICATIONS

From the information provided throughout this report and since the redevelopment of the dwelling house has been done prior to the approval of the applications required, it is identified that the following formal applications are required on Erf 3294 Hermanus:

In terms of Section 16(2)(q): For the **determination of an administrative penalty** as a result of building work concluded prior to the approval of land use applications.

In terms of Section 16(2)(b): For a **permanent departure** from Chapter 6.1.2(b)(i) of the Overstrand Municipality Land Use Scheme, 2020, to allow for the building on the existing ground floor and the proposed balcony on the first floor to be 3.05m in lieu of 4m from the street boundary of the property with 8<sup>th</sup> Street.

For a **permanent departure** from Chapter 6.1.2(b)(ii) of the Overstrand Municipality Land Use Scheme, 2020, to allow for the existing lower ground floor, the existing ground floor and portions of the proposed first floor (balcony, planter, and lounge area) of the building to be 1.2m in lieu of 2m from the western common boundary with Erf 1338 Hermanus.

#### 5. ADJUDICATION AND MOTIVATION

##### 5.1 Motivation for the Determination of an Administrative Penalty Application

Section 90 of the By-Law sets out the criteria for when the determination of an administrative penalty application is required as well as the information required in the event of such application. Table 3, below, provides the information required as stipulated in Section 90 of the By-law.

Section of By-law	Information Required	Property Specific Information
Section 90(3)(a)	The nature, duration and extent of the contravention.	<p>The dwelling house was redeveloped with alteration to the lower ground- and ground floors as well as the addition of a first floor. The ground floor and first floor encroach the street boundary building line by 0.95m and all three floors encroach the western common boundary building lines by 0.8m – See Figure 7 on page 11 below.</p> <p>The redevelopment of the dwelling house was finalised no longer than a year ago and the applications was submitted to the municipality prior in April 2022 already.</p>

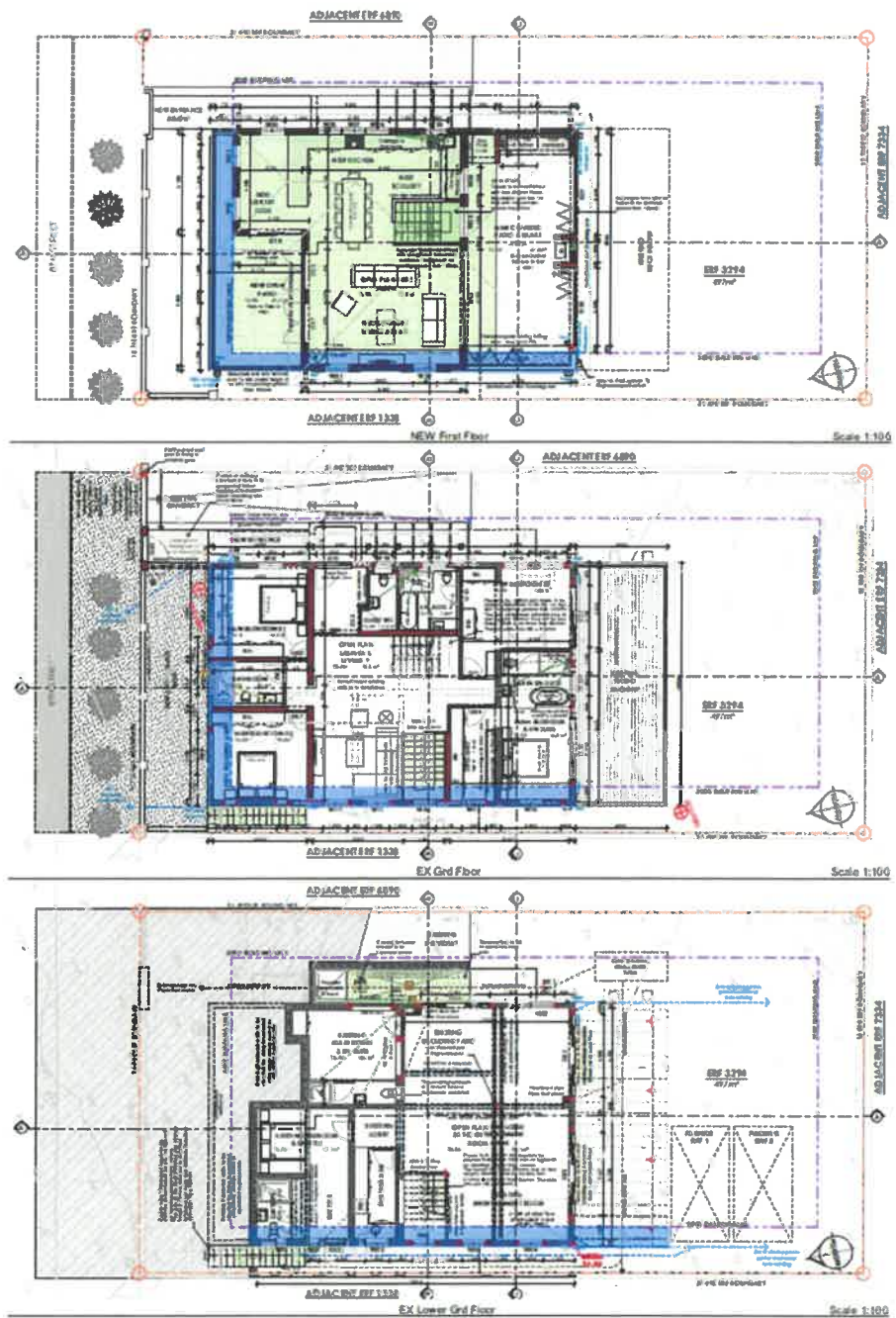


Figure 7 Extent of Redeveloped Dwelling House that encroach on the building lines of the Property

It should, however, be noted that the original dwelling house encroached on the street boundary and western common boundary with 0.95m and 0.8m respectively. Thus, it is reasonable to argue that the encroachment only involves the portions of the new first floor that encroach the boundary lines.

Section 90(3)(b)	The conduct of the person involved.	The redevelopment of the dwelling house was done by the owner of the property prior to the approval of the land use applications.
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Section 90(3)(c)	A quantity surveyors report on the cost involved for the unauthorised building work.	The estimated costs involved with the building work that encroach on the building lines of the property, as obtained by <i>Tim Ziehl Architects</i> from <i>QS+ Quantity Surveyors</i> , are calculated to be <b>R403 437.95</b>  It is, however, reiterated that only the new first floor resulted in additional encroaching of the building lines. See <b>Annexure I</b> for the Quantity surveyors report.
Section 90(3)(d)	Whether the unlawful conduct was stopped.	The redevelopment of the dwelling house has been completed.
Section 90(3)(e)	Whether the person has previously contravened the By-Law.	To our knowledge, this is the first contravention.

**Table 3 Determination of an Administrative Penalty**

## 5.2 Motivation for the Street Boundary Building Line Departure

As mentioned in this report, the existing dwelling house was set back 3.05m from the street boundary with 8<sup>th</sup> Street – in line with restrictive title deed condition C(iii). Chapter 6.1.2(b)(i) of the Zoning Scheme provides for a street boundary building line of 4m.

The developed alterations and additions require a departure from the 4m street boundary building line, as prescribed in the Zoning Scheme, to enable the existing (altered) ground floor level to be at 3.05m from the street boundary.

It should be noted that the altered lower ground floor level will be set back further than 4m from the street boundary. The habitable space on the proposed first floor will also be set back 4m from the street boundary, except for a portion of the balcony (measuring 0.95m). It is argued that the proposed departure for the portion of the balcony on the first floor will not have a material impact on the existing built environment or the surrounding property owners since it is still set back 3.05m from the street boundary of the property.



### 5.3 Motivation for the Common Boundary Building Line Departure

As mentioned in this report, the existing ground floor and lower ground floor levels of the building is set back 1.2m from the western common boundary of the property with Erf 1338 Hermanus. As a result of the alterations proposed to the two mentioned floors, it is required to apply for a departure from the 2m building line provision as set out in Chapter 6.1.2(b)(i) of the Zoning Scheme. It is argued that the alterations proposed to these floors will not result in any impact on the existing built environment or the existing rights enjoyed by the surrounding property owners.

A portion of the habitable space of the proposed first floor are within the 2m Zoning Scheme building line setback. This portion will partially accommodate the new living area and balcony of the dwelling house. Two small (1.05m) windows are proposed on this portion of the building. It is argued that due to the position and the character of the building on Erf 1338, the approval of this departure will have no material impact on the surrounding built environment, or the rights enjoyed by the owner of Erf 1338 Hermanus.

The proposed planter on the first floor of the building will also form part of this departure application since it is more than 500mm from the wall of the building. This is seen as a decorative, non-habitable feature and will not have an impact on the owner of Erf 1338 Hermanus. It is argued, in contrary, that the planter will soften the marginal impact of the first-floor departure by resulting in the building being set back 2m for a large portion along this common boundary.

### 5.4 Motivation in Terms of Section 65 of the By-Law

Section 66 of the By-Law relates to the adjudication of applications submitted in terms of the By-Law. The application required, as set out in Section 5 of this report, are assessed in Table 4 below, against the general criteria for the consideration of applications as set out in Section 65(1) of the MPBL:

Assessment of Applications in terms of Section 66(1) of the By-Law	
Section 65(1) Criteria	Assessment of Proposal
a. Application submitted in terms of the By-law.	The applications are submitted in terms of Section 15(2)(b) of the By-law.
b. Procedure followed in processing the application.	To be decided.
c. Desirability of land use	<p>The land use will remain that of residential and is in line with the current zoning of the property. The reasons for the desirability of the applications may be summarised as follows:</p> <ul style="list-style-type: none"><li>- The approval of the applications will not have a material negative impact on the surrounding properties. This is due to the land use (residential) being in character with the immediate surrounding area.</li><li>- The existing rights of the surrounding neighbours will not be significantly impacted in a negative way.</li></ul>

	- The proposed land use will not negatively impact the existing infrastructure in the area.
d. Comment in response to public participation.	<b>No objections were received during the public participation process.</b>
e. Applicants' response to comments received.	Not Applicable.
f. Investigations in terms of other laws.	Not Applicable.
g. Written assessment by planner.	To be done by the Overstrand Municipality.
h. Municipality IDP and SDF	Aligned.
i. Local SDF	N/A
j. Applicable policies for decision making	Aligned.
k. Provincial SDF	Aligned.
l. Regional spatial development framework.	N/A
m. National policies, norms, and criteria.	N/A
n. Section 42 of the Spatial Planning and Land Use Management Act.	The application is considerate towards the requirement and provisions of Section 42 of the Spatial Planning and Land Use Management Act.
o. Chapter VI of the Land Use Planning Act	<p><b>Spatial Justice:</b> Aligned. The proposal includes an opportunity for the optimal utilisation of land within a desired location.</p> <p><b>Spatial Sustainability:</b> Aligned. It will also contribute to the promotion of land development in a location that will limit urban sprawl.</p> <p><b>Efficiency:</b> Aligned. This application entails the utilisation of existing infrastructure on an optimal level. The proposal will allow for the efficient utilisation of the resources on the property.</p> <p><b>Good Administration:</b> The approval of this application will be in the best interest of the Overstrand Municipality.</p> <p><b>Spatial Resilience:</b> Through the approval of this application, there will be no material negative impact on the surrounding area; nor would there be any additional risk to the resilience of human residents in the area.</p>



p. Applicable provisions of the zoning scheme	As motivated, the proposed development is in line with the provisions of the Zoning Scheme. Where not, application is made in terms of the By-Law to depart from the provisions of the Zoning Scheme.
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Table 4 Motivation of the Applications

## 6. CONCLUSION

The applications have been made in terms of Section 16(2) of the By-Law for permanent departures to allow the alterations and additions of the recently redeveloped dwelling house on the Property. The approval of the required applications will allow for the regularisation of the building work which allowed for the effective utilization of the property without having a material impact on the existing built environment or the rights enjoyed by the surrounding property owners. It is therefore recommended that these applications should be approved.

PIETERHUIZEN PLANNING (PTY) LTD

7 April 2022 (As amended 19 May 2022, 8 February 2023, 17 October 2023, and 12 March 2024)





