Munisipaliteit • U-Masipala • Municipality
OVERSTRAND

ERF 3832, 4 JACOBUS GELDENHUYS STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: CH AND HW POOL

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 and Driëhoek regulations for the following:
  - relax the north-western lateral building line from 2m to 0m to accommodate the proposed double garage, and
  - relax the south-eastern lateral building line from 2m to 1.32m to accommodate the proposed boat garage/ store room.

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 **27 June 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 3832, JACOBUS GELDENHUYS STRAAT 4, ONRUSTRIVIER, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: CH & HW POOL

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 en die Driëhoek regulasies vir die volgende:
  - verslapping van die noord-westelike syboulyn van 2m na 0m om die voorgestelde dubbeldeur motorhuis te akkommodeer, en
  - verslapping van die suid-oostelike syboulyn van 2m na 1.32m om die voorgestelde boot motorhuis/ stoor kamer te akkommodeer.

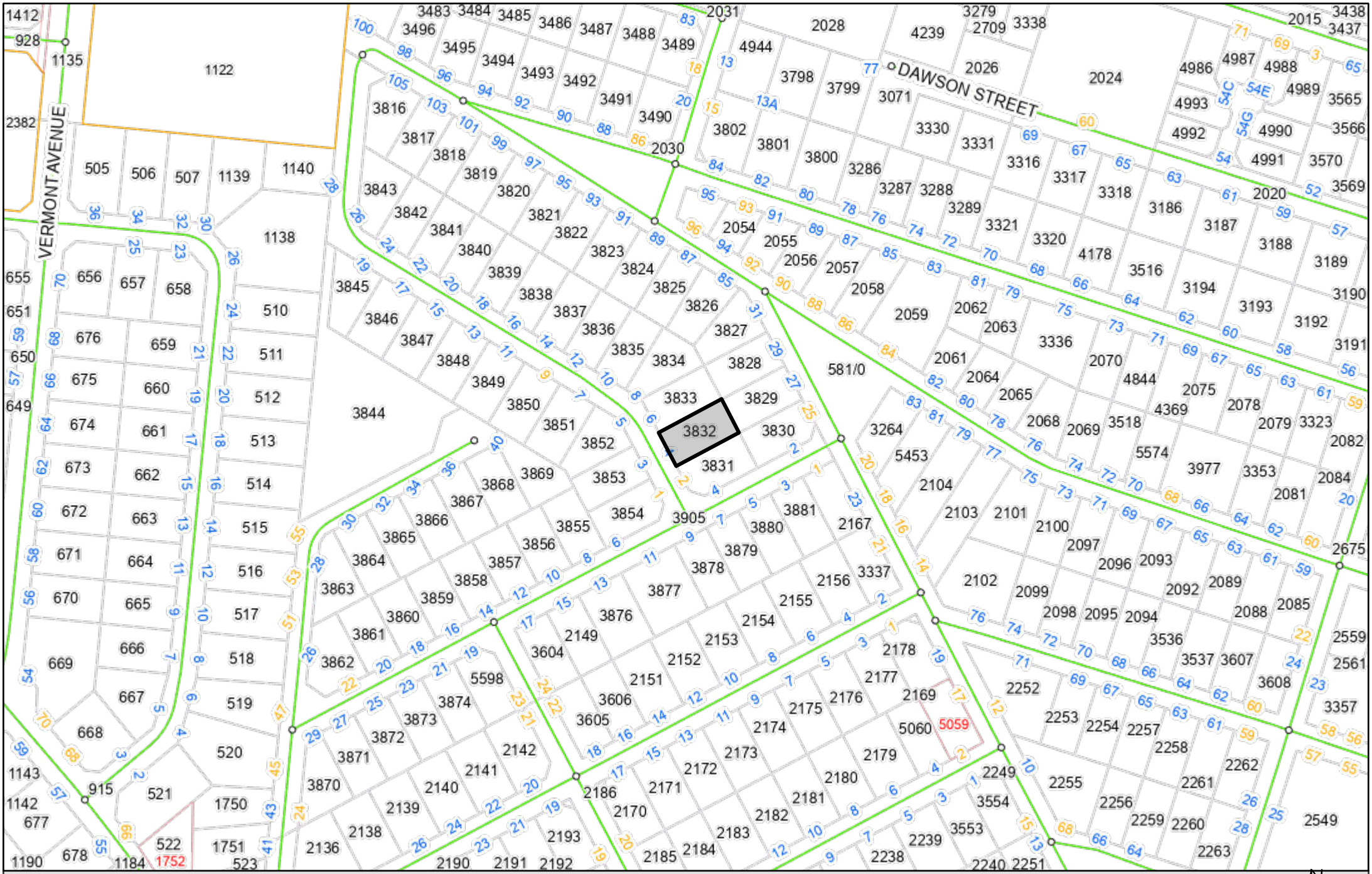
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (e) loretta@overstrand.gov.za) voor of op **27 Junie 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 3832, 4 JACOBUS GELDENHUYS STREET, ONRUSTRIVIER, UMASIPALA OKUMMANDLA WASE OVERTSTRAND: ISICELO SOPHAMBUKO: CH AND HW POOL

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

- **Uphambuko** ngokwemiqathango ye Candelo lama 48 waloMthetho kunye nommiselo we Driehoek ngoku kulandelayo
  - Ukunyenyiswa komda wesakhiwo ecaleni emntla ntshona ukusuka kwi 2 mitha ukuya kwi0 mitha ukulungiselela isiphakamiso segaraji enamacango amabini kunye
  - Ukunyenyiswa komda wesakhiwo ecaleni kumzantsi mpuma ukusuka kusuka kwi 2 mitha ukuya kwi 1,32 mitha ukulungiselela isiphakamiso segaraji ye phenyane/igumbi lokugcina.

Iinkcukacha eziphelelelyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus nakwiThala leeNcwadi laseGansbaai, Main Road, eGansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uyilwayo kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus /(e)loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla koLwesihlanu **27 Isilimela 2025**, unike igama lakho, idilesi neenkcukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba ku**Mnu H.Olivier** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



OVERSTRAND MUNICIPALITY

Locality Map

ERF 3832, 4 JACOBUS GELDENHUYS STREET, ONRUSTRIVIER

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Date: 2025/04/23

Motivational report for Erf 3832 Onrus River (as per Annexure B)

General information:

(A) Proposed development:

1. Description: Building a single story, 2-bedroom house (2 bathrooms) with an open plan kitchen/living area, study, and a braai area. One double garage and one single garage.
2. Intent of the application:
   2.1. To apply for the encroachment of the 2m side building line with 0.680 meter on the boundary of Erf 3831, allowing a space of 1.32 m between the erf boundary and the building and
   2.2. To apply for the encroachment of the 2m side building line with 2.0 meter on the boundary of Erf 3833.
3. The encroachment application is for a garage/boat storage on the boundary with erf 3831 and for a double garage on the side boundary of Erf 3833.
4. The accessibility of the property in respect of the existing urban development and infrastructure that's applicable to this development on Erf 3832 will not be affected by this application as the encroachments are well within the property (see site plan encroachment measures 6.940 meter from the street boundary).

(B) Character of the Environment:

1. The Characteristics and changes to the building will be in line with the surrounding buildings in the area and there will be no change to the density caused by this encroachment.
2. The land use of the surrounding properties will still stay residential causing no negative impact to the surrounding residential buildings and will not affect the size (m^2) of this property or any adjoining properties.
3. No Historical or conservation/natural areas will be affected by this encroachment.
4. The development will not have any negative impact on the area and should increase the value of properties in the area.

   Adjoining Property
5. The privacy of the neighbours was considered with the design as no windows were allowed in the walls abutting the neighbouring boundaries in respect of their privacy.
6. The immediate adjoining properties are single story buildings thus this development will be in line with the buildings on the next-door properties and will be in line with the current street scenes.
7. This encroachment will not affect any views or sunlight of the adjacent erven 3831, 3833, 3829 as there is already a 2.1m fence wall on all the boundaries of these properties restricting their side and back views.
8. One of the buildings on Erf 3831 are also bordering on the boundary (Afdak) wall of Erf 3832 and another building is less than 1m from the boundary wall with no additional view restrictions.

(C) Desirability of the proposed Utilization:

1. The property is Situated well within the urban residential area of Onrusrivier and the proposed utilization of this property will only be utilize as a single residence.
2. As this property is situated in an Urban residential area surrounded by existing dwellings, the property will not have an influence on the characteristics of the area.

3. The proposed /current utilization of the property will add a positive value to the adjacent properties and will be in line with the neighbouring buildings.

(D) Investigations Carried out in terms of other Laws which are relevant to the consideration of the application

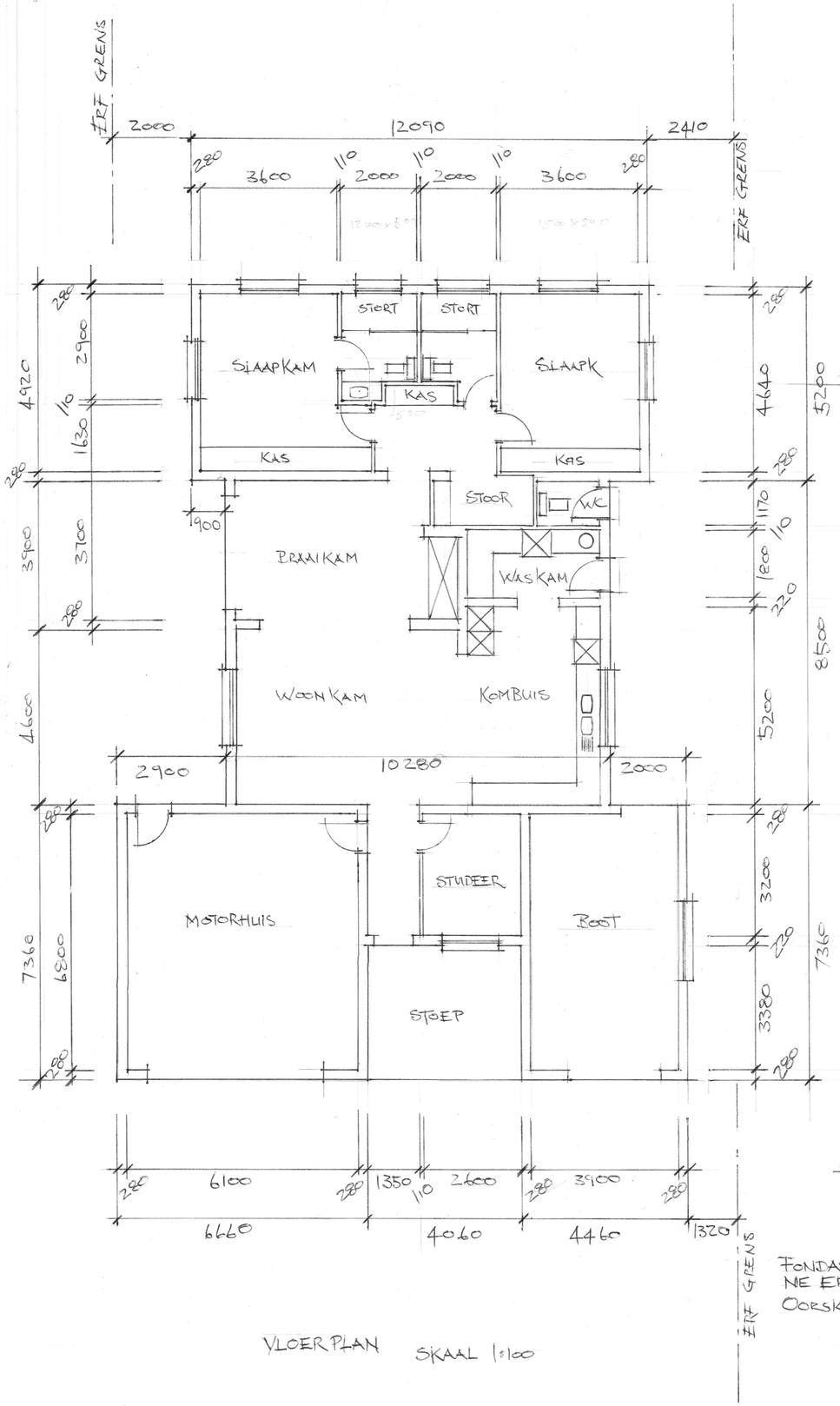
This development will not be in contradiction with any Act that's applicable to this project.

(E) The Impact of the proposed Land Development on Municipal Engineering services:

1. As this will be a new development, the standard water, electricity and sewage services will be required as is applicable to residences.
2. Rainwater tanks will be added to the development to reduce water consumption from the municipality system.

(F) Consideration of Forward Planning and Land use Documents
The scale of the application is too small to impact on Policy Documents.

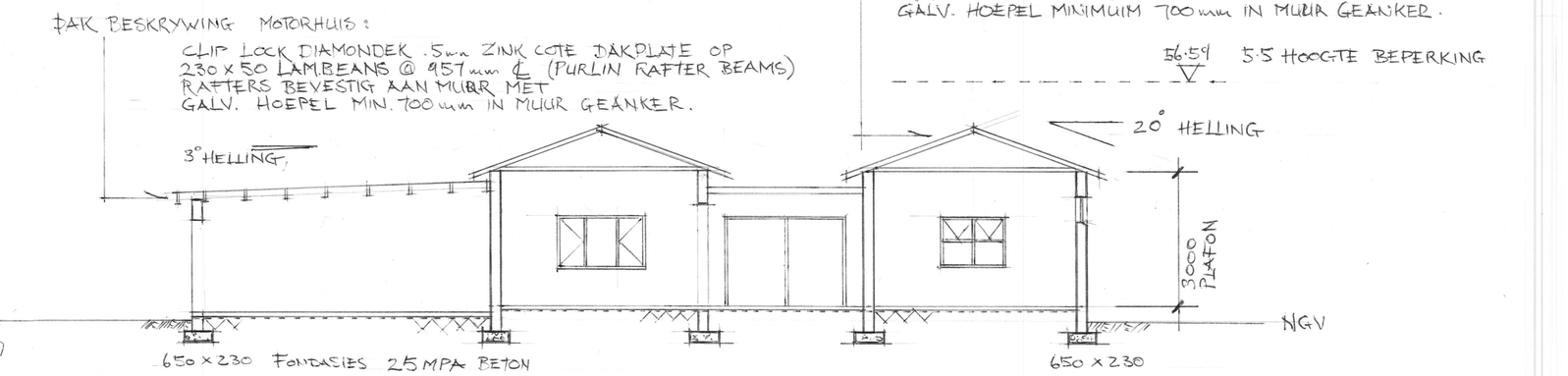
(G) Planning Principals
The scale of the application is too small to impact on Policy Documents.



VLOERPLAN SKAAL 1:100

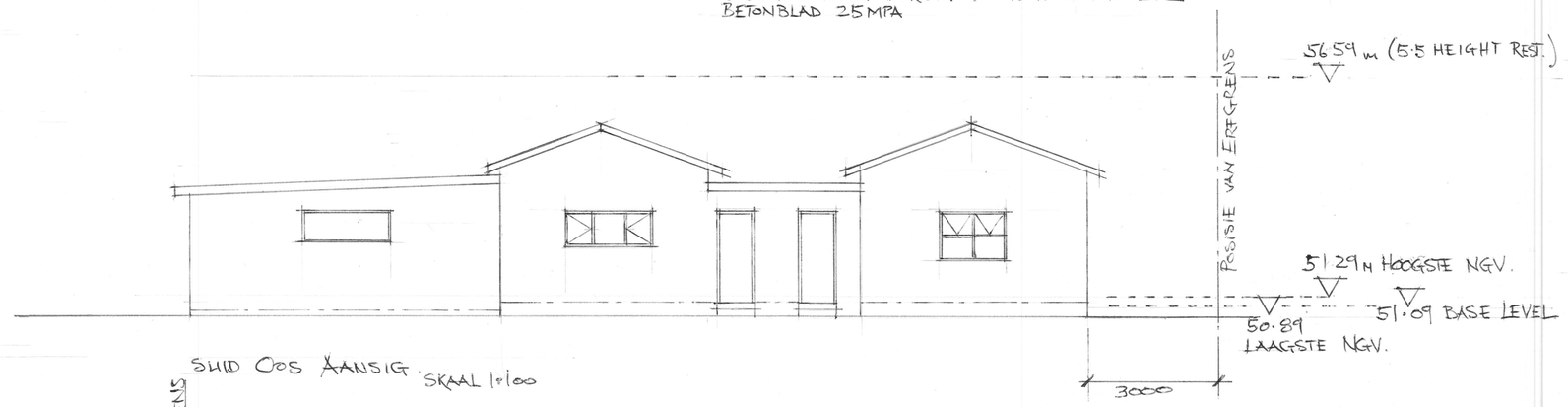
DAK BESKRYWING:
CLIP LOCK DIAMONDEK .5mm ZINK COTE DAKPLATE OP
75×50 mm PURLINS @ 500mm ℄ OP
114×35 mm INGENIEURS KAPPE
KAPPE BEVESTIG AAN MURE MET
GALV. HOEPEL MINIMUIM 700mm IN MURA GEANKER.

DAK BESKRYWING MOTORHUIS:
CLIP LOCK DIAMONDEK .5mm ZINK COTE DAKPLATE OP
230 x 50 LAMBEANS @ 957mm ℄ (PURLIN RAFTER BEAMS)
RAFTERS BEVESTIG AAN MURE MET
GALV. HOEPEL MIN. 700mm IN MUUR GEANKER.



SNIT AA
SKAAL 1:100

VLOER BESKRYWING
100mm BETONBLAD OP
250 MIC DPM OP
SKOON VULLING VERDIG VOLGENS INGENIEUR
BETONBLAD 25MPA

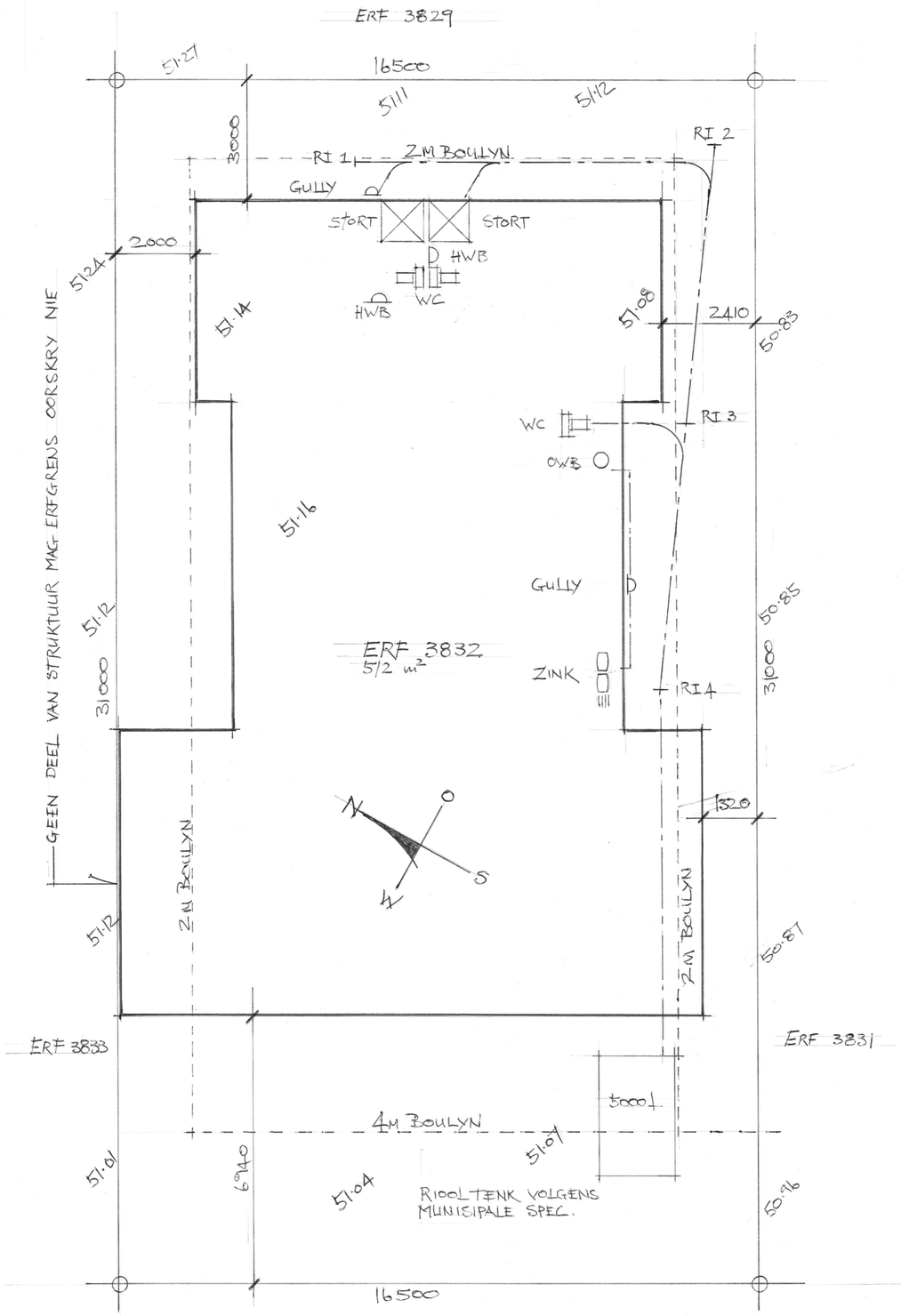


SUID OOS AANSIG SKAAL 1:100

SUID WES AANSIG SKAAL 1:100

VOORGESTELDE WOONHUIS OP
ERF 3832
JACOBUS GELDENHYUS STRAAT 4
ONRUS
7201
EIENAAR : C.F. POOL & H.W. POOL

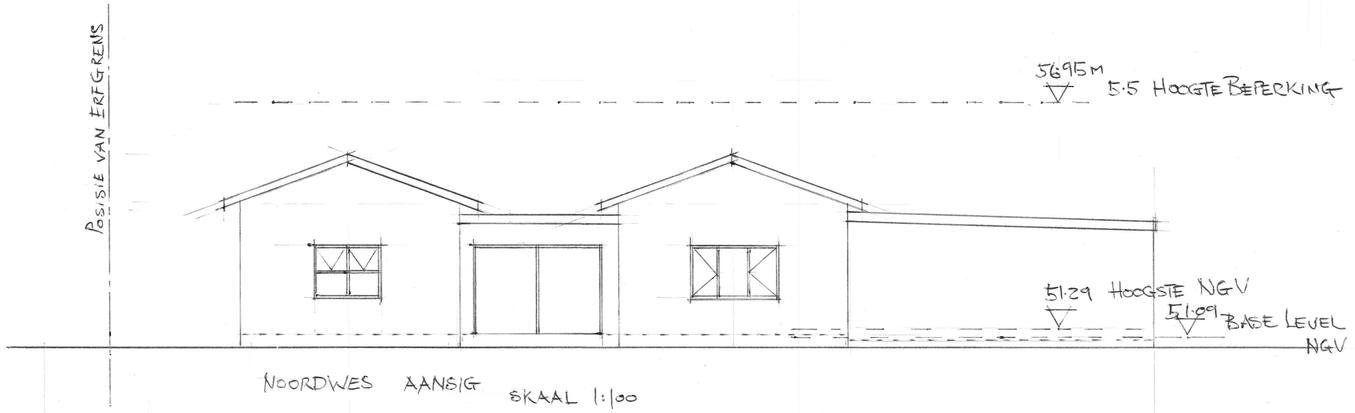
PLANNE GETEKEN DEUR:
SA STRAUSS
REG. No. ST 1738



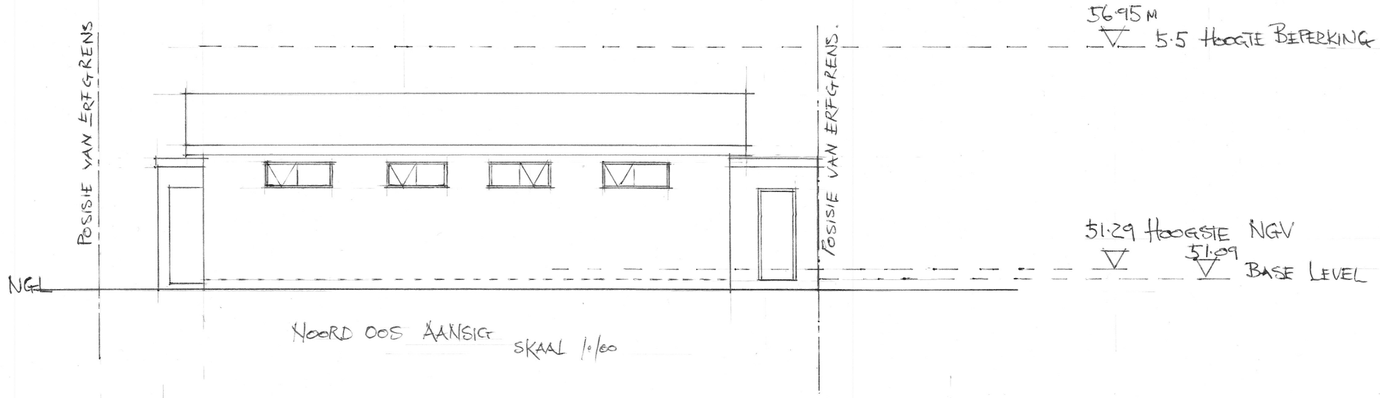
TERREIN PLAN

SKAAL 1:100

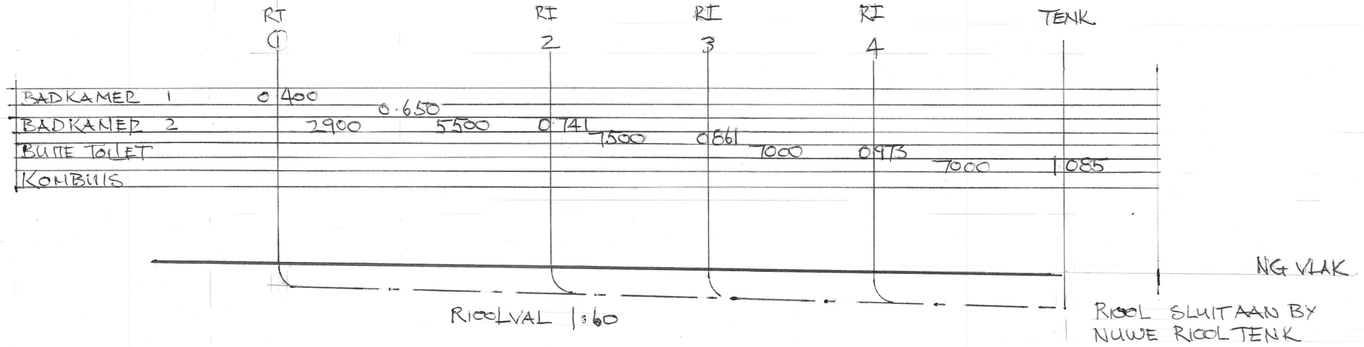
JACOBUS GELDENHUIS STRAAT 4



NOORDWES AANSIG SKAAL 1:100



NOORD OOS AANSIG SKAAL 1:100



RIOOLVAL 1:60

RIOOL SLUIT AAN BY NUWE RIOOLTENK VOLGENS MUNISIPALE VOORSKRIF.

OPPERVLAKTE BEREKENINGE:

ERF OPPERVLAKTE	512 m²
MOTORHUIS	49 m²
BOOT/STOOR	33 m²
WOONHUIS OPPER.	150 m²
PORTAAL/STUDEER.	14 m²
TOTAL OPPERVLAK.	246 m²
DEKKINGS OPP.	48%

PLANNE GETEKEN DEUR
S.A. STRAUSS
REG. No. ST 1738