



PORTION 165 OF THE FARM BAARSCHERDERS BOSCH NO. 213, BREDASDORP DIVISION, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: JJ & AL NELL & RABIE

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 a departure in terms of Section 16(2)(b) of the By-Law, to relax the building line from 10m to 4m, to accommodate a proposed storage shed 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, Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai. 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) on or before **Friday, 13 December 2024**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Senior Town Planner, Mr. SW van der Merwe** 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.

GEDEELTE 165 VAN DIE PLAAS BAARDSCHERDRS BOSCH NR. 213, AFDELING BREDASDORP, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: JJ & AL NELL & RABIE

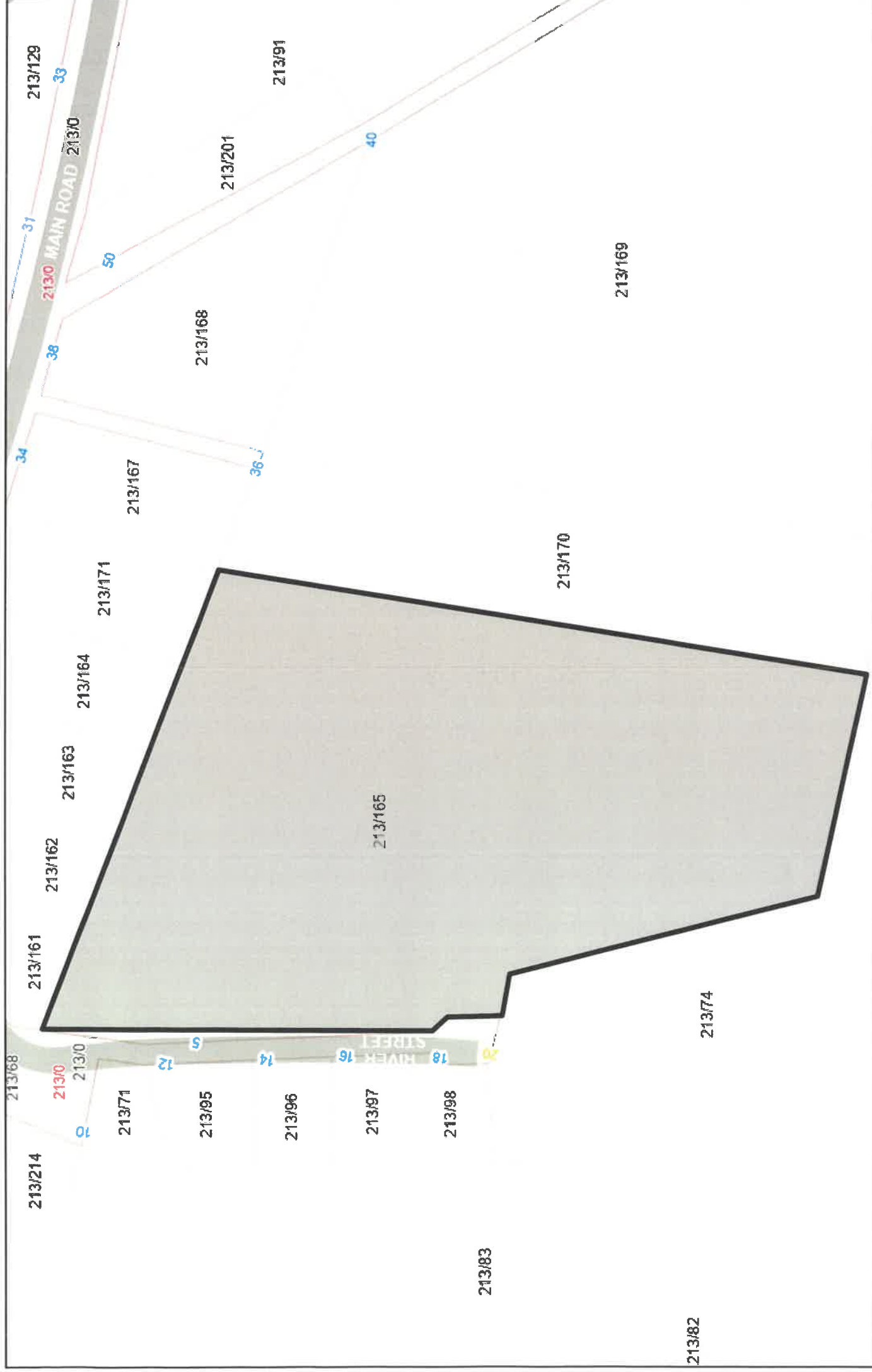
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir 'n afwyking ingevolge Artikel 16(2)(b) van die Verordening, om die boulyn te verslap vanaf 10m na 4m, om 'n voorgestelde stoor skuur 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 en Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **Vrydag, 13 Desember 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Senior Stadsbeplanner, Mnr SW van der Merwe** 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.

NXENYE 165, YE-FAMA I-BAARSCHERDERS BOSCH NO. 213, ICANDELO LE-BREDASDORP, KUMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: JJ & AL NELL & RABIE

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokuba isicelo sifunyenwe sophambuko ngokwemiqathango yeCandelo 16(2)(b) sokunyeniswa komda wesakhiwo ukusuka kwii-mitha eziyi-10m ukuya kwii-mitha eziyi-4m ukulungiselela ishedi ecetywayo yokugcina kwipropati.

linkcukacha ezipheleleyo 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 / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi kwango**Lwesihlanu, 13 EyoMnga 2024**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **kuMchwangcisi weDolophu oMkhulu, uMnu SW van der Merwe** 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.



PTN 213/165, BAARDSKEERSERS BOSCH

28 Main Road

Baardskeerdersbos

01/09/2024

Motivational Letter: Erf Portion 165 of Farm 213 Baardskeerdersbos

Location: 5 Rivierstraat, Baardskeerdersbos

Present Status: Vacant land with existing small-scale farming and existing ploughed land covering approximately 70% of the 4.2 hectares erf forming the edge of the urban area to the north and bordering farmland to the south and east.

- a) **Proposed Development:** It is proposed to build a small 18 m² shed for storage of farming implements and goods to facilitate continuing with existing farming activities. Access will be via the existing gate on Rivierstraat that links to the main road. Very little change in traffic volumes is foreseen. The proposal is to relax the building line from 10 m to 4m, which is the same as that of the adjoining residential plots which are all at 4m.
- b) **Character of the Environment:** the erf is surrounded by farming land to the south and east and large single residential plots of 3000 m² to the North and a dirt access road the west.
- c) **Desirability of the Proposed Utilisation:** the potential impact on the surrounding properties will be very limited and will not change from the present impact.
- d) **NEMA Not Applicable**
- e) **Impact of the Proposed Land Development on Municipal Engineering Services:** there are no Engineering Services on the land and none that cross the land. The development at a distance of about 105 m, is further than 95 m from the middle of Main Road, Baardskeerdersbos, the closest District Road.
- f) **Consideration of Forward Planning and Land Use:** The existing and proposed use is in line with the SDF and B'bos Area Plan. The land use classification is Agri 1
- g) **Planning Principals:** the SPLUMA and LUPA were considered. There are no land claims and because the land was first divided in only 1999 in the post Apartheid South Africa and there are no informal areas close by Spatial Justice is considered not to be a factor. The very limited scope and impact of the development are considered of no significant impact on Spatial Sustainability, Efficiency and Spatial Resilience.


Owner: J.J. Nel

28 Main Road, Baardskeerdersbos

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Cell: 084 511 0431



- GENERAL NOTES**
01. Drawings must not be scaled.
 02. All work and quality of materials must comply with the relevant standards.
 03. Location of construction must be in accordance with the approved site plan.
 04. Where any material is proposed to be used which is not specified in the contract documents, the contractor must obtain the approval of the Engineer in writing before using the same.
 05. All work must be carried out in accordance with the approved drawings.
 06. All work must be carried out in accordance with the approved drawings.

APPROVAL STAMPS

PRINSARCH
Private Architectural Studio

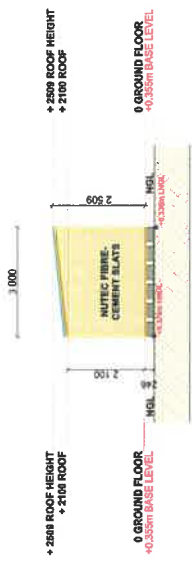
6, 1st/F, PRINSEDO ARCHITECTURAL DESIGN
ADDRESS: 171-175, Avenue 4, U.S. Bldg. 1/F
Tel: 852 237 2575 Fax: 852 237 2576
www.prinsarch.com.hk
prinsarch@gmail.com

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Kowloon
Hong Kong
7258

CLIENT DETAILS
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Louise Rabbe
11, Street Street, Sheung Wan, Hong Kong
Tel: 852 2522 2222
www.lahmeier.com.hk

PROJECT INFO
Drawing Number: **NEL-BBOS-24/21**
Level of Issue: **Final General I Stage**
Drawing Status: **Issued for Approval**
Project Description: **Address & Location**
Address: **232-234, Avenue 4, U.S. Bldg. 1/F, Sheung Wan, Hong Kong**
Drawing Scale: **As Shown**
Drawing Date: **23/04/2024**
Drawing No: **232-234/0006**
Drawing Title: **Architectural**
Number of pages: **2 of 2**

12m HEIGHT RESTRICTION



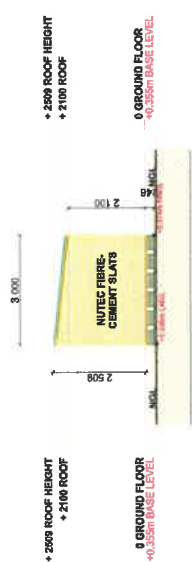
NORTH ELEVATION 1:100

12m HEIGHT RESTRICTION



EAST ELEVATION 1:100

12m HEIGHT RESTRICTION



SOUTH ELEVATION 1:100

12m HEIGHT RESTRICTION



WEST ELEVATION 1:100