

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 May 2015
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

8. ERF 3406, 70 MAIN ROAD, ONRUS RIVER, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : E SREVER

3406 HON (2748)

H Olivier

(028) 313 8900

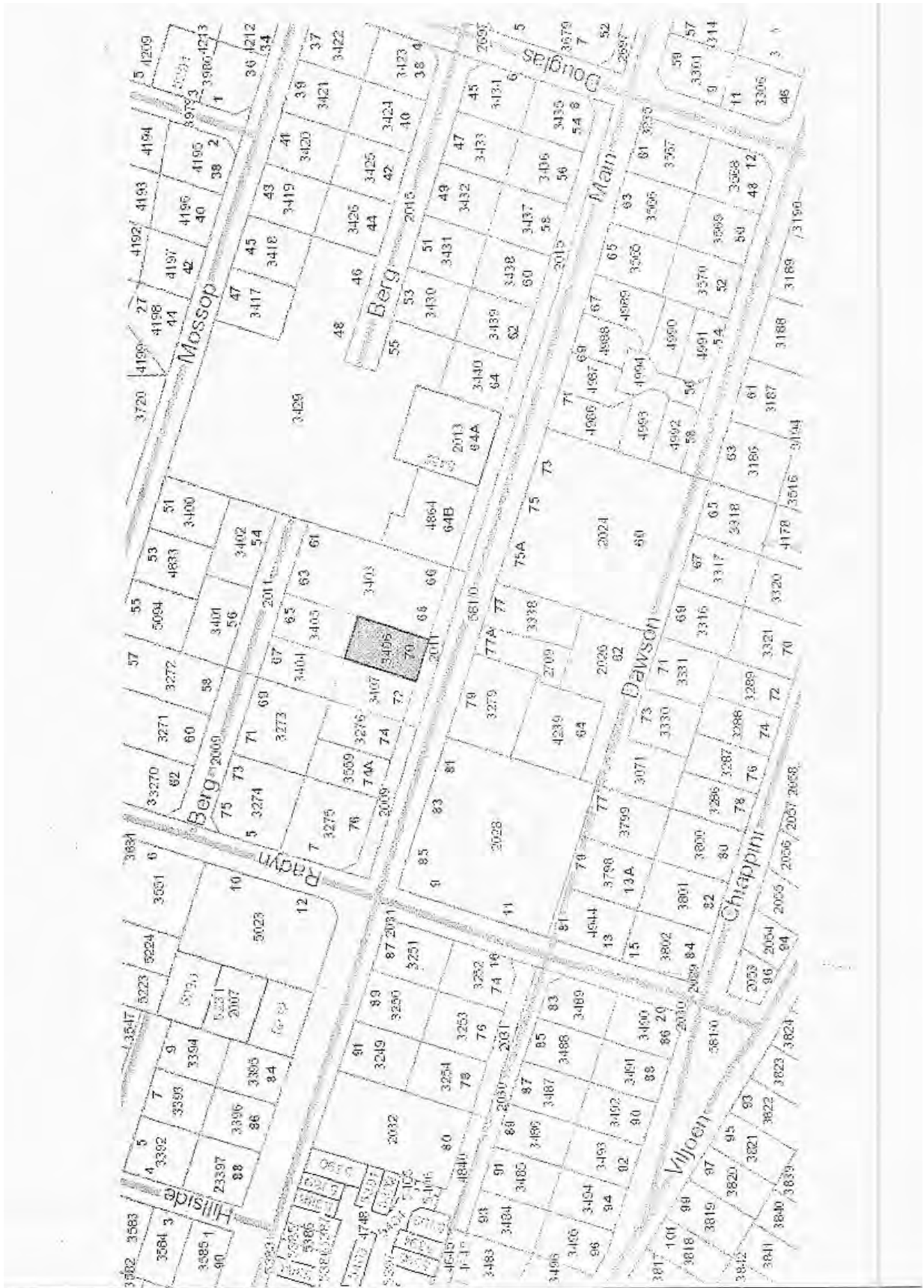
Hermanus Administration

25 February 2015

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 3406, Onrus River, in order to legalise the use change of an portion of the dwelling 1,2m from the western lateral boundary and accommodate an existing built braai to the same distance from such boundary, to relax the 2m rear boundary to 0,44m to accommodate an existing staircase and also new storage areas, and also to relax the eastern lateral building line from 2m to 0,88m to accommodate an extension to the existing garage and the roof cover over the first floor balcony and screen that was constructed, **be approved**, subject to the following conditions:
 - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (c) that this approval is only for the relaxation of building lines indicated on Plan No. 48-09/14 dated 10 October 2014, which was submitted with the application;
 - (d) that the total size of all windows in an elevation closer than 1m from a property boundary not exceed 5m² to the satisfaction of the Fire Department;
 - (e) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage, and
 - (f) that any other structures not indicated on the architects plan, be removed.

2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.



PROPOSAL
 ARCHITECTURAL AND ENGINEERING SERVICES FOR THE DESIGN AND CONSTRUCTION OF THE ST. JOHN'S BAPTIST CHURCH, 75 MAIN STREET, BOSTON, MASSACHUSETTS. THE ARCHITECTURAL AND ENGINEERING SERVICES WILL INCLUDE THE PREPARATION OF ARCHITECTURAL AND ENGINEERING DRAWINGS, PERFORMING ALL NECESSARY CALCULATIONS, AND OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOSTON AND THE STATE OF MASSACHUSETTS. THE ARCHITECTURAL AND ENGINEERING SERVICES WILL BE PROVIDED ON A LUMP SUM BASIS. THE ARCHITECTURAL AND ENGINEERING SERVICES WILL BE PROVIDED ON A LUMP SUM BASIS. THE ARCHITECTURAL AND ENGINEERING SERVICES WILL BE PROVIDED ON A LUMP SUM BASIS.

Coverage Calculations

PERMITS	100%
DESIGN	100%
CONSTRUCTION	100%
INSURANCE	100%
LEGAL	100%
MARKETING	100%
OPERATIONAL	100%
MAINTENANCE	100%
REPAIRS	100%
RENOVATIONS	100%
DEMOLITION	100%
CONSTRUCTION	100%
INSURANCE	100%
LEGAL	100%
MARKETING	100%
OPERATIONAL	100%
MAINTENANCE	100%
REPAIRS	100%
RENOVATIONS	100%
DEMOLITION	100%

ARCHITECTURAL FIRM
 ST. JOHN'S BAPTIST CHURCH
 75 MAIN STREET
 BOSTON, MASSACHUSETTS 02109
 TEL: 617-552-1234
 FAX: 617-552-1234
 WWW: WWW.STJOHNSCHURCH.COM

Delivery Address
 Project Name: St. John's Baptist Church
 75 Main Street
 Boston, MA 02109

Client
 St. John's Baptist Church
 75 Main Street
 Boston, MA 02109

Project Address & Annotations
 75 Main Street
 Boston, MA 02109

Drawn by
 48-0914

Scale
 1/8" = 1'-0"

Date
 10.10.2014

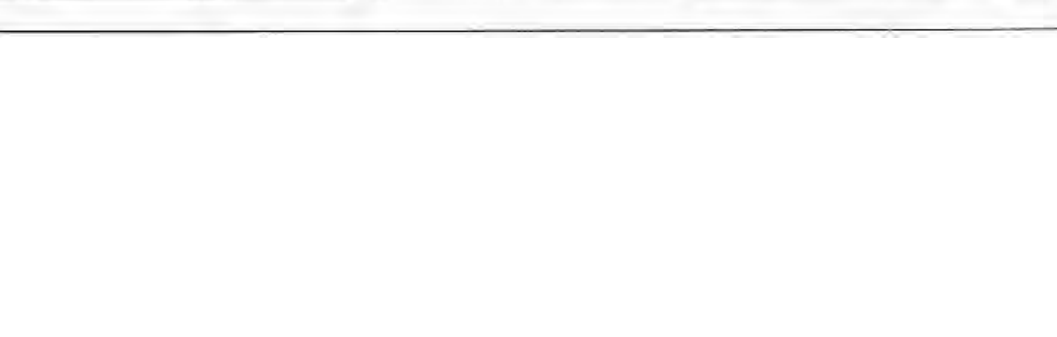
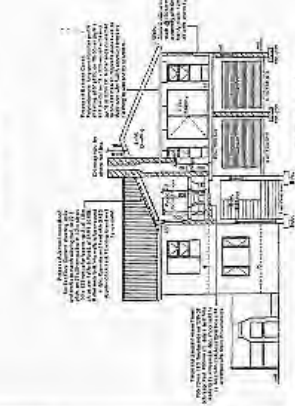
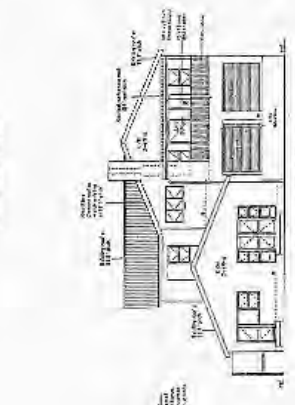
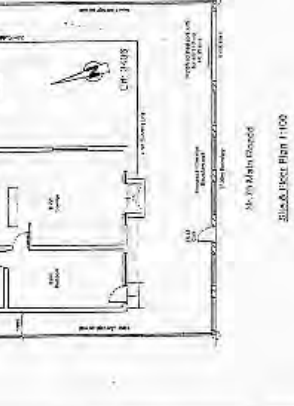
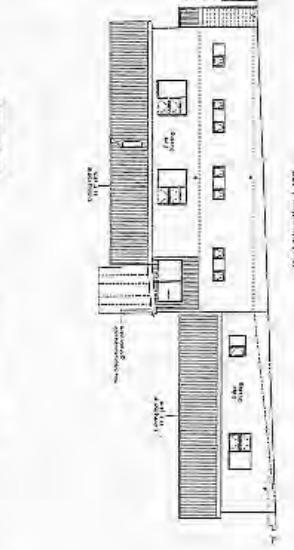
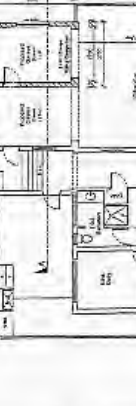
Sheet
 1 of 1

INDEX
 SHEET NO. 48-0914
 SHEET TITLE: ST. JOHN'S BAPTIST CHURCH
 SHEET DATE: 10.10.2014

REVISIONS
 NO. DESCRIPTION
 1. INITIAL DESIGN
 2. PERMITS
 3. CONSTRUCTION

GENERAL NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BOSTON AND THE STATE OF MASSACHUSETTS CODES AND REGULATIONS.
 2. THE ARCHITECTURAL AND ENGINEERING SERVICES WILL BE PROVIDED ON A LUMP SUM BASIS.
 3. THE ARCHITECTURAL AND ENGINEERING SERVICES WILL BE PROVIDED ON A LUMP SUM BASIS.

SECTION 1:00
 Section 1:00
 Section 1:00



ST. JOHN'S BAPTIST CHURCH
 75 MAIN STREET
 BOSTON, MASSACHUSETTS 02109

Engelbrecht & Scorgie Architectural Office

CK 84/37260/23



48 Main Road
PO Box 181
Onrus River
7201
Tel : (028) 316-3294
Fax : (028) 316-2200

The Town Planner
Overstrand Municipality
P O Box 20
HERMANUS
7200

Dear sir/madam

DEPARTURE : Mr & Ms STREVER : ERF 3406 : 70 MAIN ROAD, ONRUSRIVER

On behalf of my client, Mr E Strever, I hereby apply for a departure of the following building lines :

Lateral building line (western side) from 2m to 1,2m
Lateral building line (eastern side) from 2m to 0,880m
Rear building line from 2m to 0,410m

Reasons / Motivation

The buildings were designed, approved and constructed in the era of the Onrust Municipality when the applicable building line was still 900mm. The erf is zoned business and the front portion of the buildings was used for business premises. It has recently been converted into a residential component and usage change therefore forms part of this departure. There were also slight modifications made to the buildings during the construction process which were never reflected on a ryder plan:

- Lateral building line (western side) relaxed from 2m to 1,2m in order to accommodate the following :
 - A free-standing braai
 - The usage change of an office (previously utilized as such in the bakery) into a bedroom
- Lateral building line (eastern side) relaxed from 2m to 0,880m in order to accommodate the following :
 - The existing garage was enlarged underneath the overhead first floor areas
 - Storage areas created behind the garage
 - First floor balcony has been roofed and a screen wall constructed as a wind break from the south easterly winds
- Rear building line relaxed from 2m to 0,410m in order to accommodate the following :
 - The storage areas created behind the garage form part of the originally approved footprint, but are slightly closer to the rear building line than as shown on the approved drawings
 - The access stairs leading up to the first floor were also approved on the original drawings, but are now closer to the rear building line than that shown on the approved drawings

No new structures are been applied for within the lateral and rear building lines. This departure is for the legalisation of the existing transgressions.

I trust you will consider my client's application and I look forward to future correspondence.

Yours sincerely

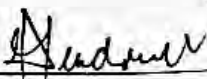
Brandon Scorgie

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTMENTURE: ERF 3406, ONRUS RIVER**

Electricity	:	Escom
Water	:	In order
Sewer	:	In order
Stormwater	:	In order
Roads and traffic	:	In order

Conditions:

1. that only the standard water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
2. that stormwater be allowed to discharge through Erf 3406, Onrus River, unobstructed.



DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

25/11/2014

DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 May 2015
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

9. ERF 834, 13 SCHNEIDER STREET, SANDBAAI, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : GD VAN ZYL

834 HSB (2737)

H Olivier

(028) 313 8900

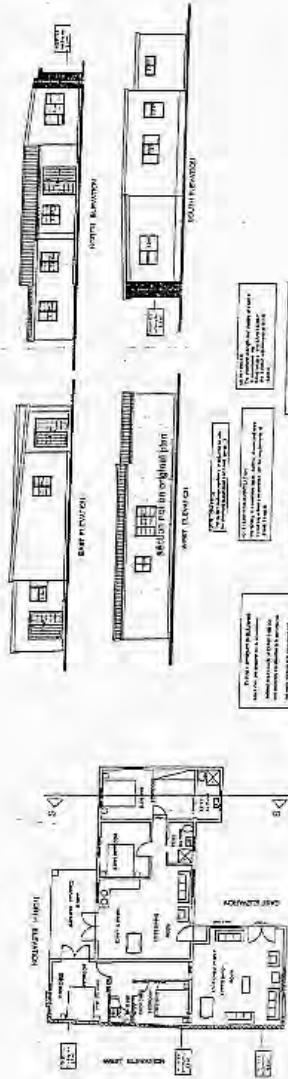
Hermanus Administration

24 February 2015

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 834, Sandbaai, to relax the northern lateral building line from 2m to 1m to legalize an existing family room and bedroom, **be approved**, subject to the following conditions:
 - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (c) that this approval is only for the relaxation of the building line indicated on Plan No. 2014/10137, which was submitted with the application;
 - (d) that the family room and bedroom encroaching the building line be made interleading with the main dwelling, to the satisfaction of the Senior Manager : Town Planning;
 - (e) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage, and
 - (f) that all the conditions in the Service Report (attached as Annexure D), be complied with.

2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.



SCALE: 1:100

1. The building is to be constructed of brick with a tiled roof.

2. The building is to be constructed of brick with a tiled roof.

3. The building is to be constructed of brick with a tiled roof.

4. The building is to be constructed of brick with a tiled roof.

5. The building is to be constructed of brick with a tiled roof.

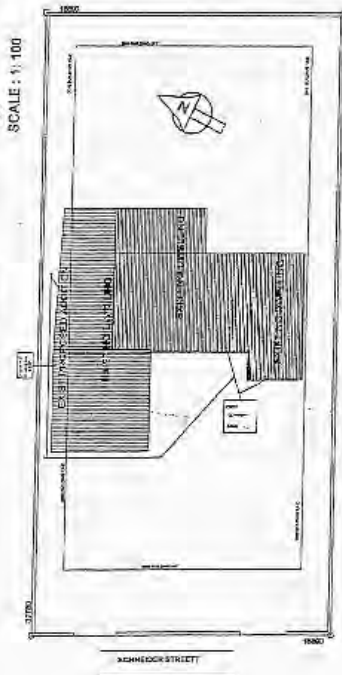
6. The building is to be constructed of brick with a tiled roof.

7. The building is to be constructed of brick with a tiled roof.

8. The building is to be constructed of brick with a tiled roof.

9. The building is to be constructed of brick with a tiled roof.

10. The building is to be constructed of brick with a tiled roof.



SCALE: 1:100

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2. The building is to be constructed of brick with a tiled roof.

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9. The building is to be constructed of brick with a tiled roof.

10. The building is to be constructed of brick with a tiled roof.

PROJEKT
 Garage & Speicher
 Umgebaut in Wohn- & Schlafzimmer

PROJEKTANT
 CAP-LOW DESIGN
 RUSCHENBERGSTRASSE 100
 80479 MÜNCHEN
 TEL: 089 49511253
 WWW.CAP-LOWDESIGN.COM

PROJEKTNUMMER
 123456789

PROJEKTZEITRAUM
 1. 2023/01/01 - 2023/01/31
 2. 2023/02/01 - 2023/02/28
 3. 2023/03/01 - 2023/03/31
 4. 2023/04/01 - 2023/04/30
 5. 2023/05/01 - 2023/05/31
 6. 2023/06/01 - 2023/06/30
 7. 2023/07/01 - 2023/07/31
 8. 2023/08/01 - 2023/08/31
 9. 2023/09/01 - 2023/09/30
 10. 2023/10/01 - 2023/10/31
 11. 2023/11/01 - 2023/11/30
 12. 2023/12/01 - 2023/12/31

PROJEKTLEITER
 CAP-LOW DESIGN

PROJEKTMITGLIEDER
 CAP-LOW DESIGN

PROJEKTSTADIUM
 1. 2023/01/01 - 2023/01/31
 2. 2023/02/01 - 2023/02/28
 3. 2023/03/01 - 2023/03/31
 4. 2023/04/01 - 2023/04/30
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 8. 2023/08/01 - 2023/08/31
 9. 2023/09/01 - 2023/09/30
 10. 2023/10/01 - 2023/10/31
 11. 2023/11/01 - 2023/11/30
 12. 2023/12/01 - 2023/12/31

PROJEKTSTADIUM
 1. 2023/01/01 - 2023/01/31
 2. 2023/02/01 - 2023/02/28
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 12. 2023/12/01 - 2023/12/31

SCALE: 1:100

PROJEKT
 GARAGE & SPEICHER
 UMGEBAUT IN WOHN- & SCHLAFZIMMER

CAP-LOW DESIGN
 RUSCHENBERGSTRASSE 100
 80479 MÜNCHEN
 TEL: 089 49511253
 WWW.CAP-LOWDESIGN.COM

OWNER
 HOUSE NUMBER
 884 SANDHOLZ
 30149 16/37

Mnr. Gerrit Diederik van Zyl

Epos : vanzylgd@gmail.com

Huis Botes

Posbus 1652

Kroonstad

9500

16 Oktober 2014

Die Stadsbeplanning

Overstrand Munisipaliteit

Posbus 20

Hermanus

7200

Die Stadsbeplanner

Motivering : Erf no 834 Sandbaai : Verslapping van boulyn

Hiermee doen ek aansoek om die verslapping van die sv boulyn op die bogenoemde erf vanaf 2meter na 1meter om die volgende redes:

1. dat die woning afgebrand het en herbou was en dat daar moontlik afgewyk is vanaf die oorspronklike voetspore (footprint) van die oorspronklike fondasie .
2. hierdie verandering plaasgevind het tydens die leeftyd van my vader wat nou oorlede is.
3. die afwyking geen moontlike impak die bure en omliggende bure het nie .
4. dat geen aansluiting , hetsy kragkabels of rioolsaansluitings op die betrokke oorskryde gedeelte van toepassing is nie.
5. die visuele impak op die buurt nie versteurd is nie

6. die feit dat die erf omhein is , die impak op die buurt versag
7. die koste implikasies om die hele gedeelte te sloop my finansiële sal ruineer.
8. ek geen klagtes vanaf die omliggende bure ontvang het aangaande die oorskryde gedeelte nie .
9. ek bereid is om gehoor te gee na voorstelle van die stadsbeplanner en uitvoering daaraan te gee

Ek hoop dat u my motivering goedgunstiglik sal aanvaar.

Die uwe

P.J.van Zyl

(pp)

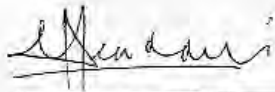


**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 834, SANDBAAI (2737)**

Electricity : In order
Water : In order
Sewer : In order
Stormwater : In order
Roads and traffic : In order

Conditions:

1. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
2. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the developer's cost;
3. that no on-street parking be allowed;
4. that stormwater be allowed to discharge through Erf 834, Sandbaai, unobstructed.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

18/2/2015

DATE

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
19 May 2015
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

**10. ERF 2097, 71 VILJOEN STREET, ONRUS RIVER, OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : ML & SMM PREW**

2097 HON (2738)

H Olivier

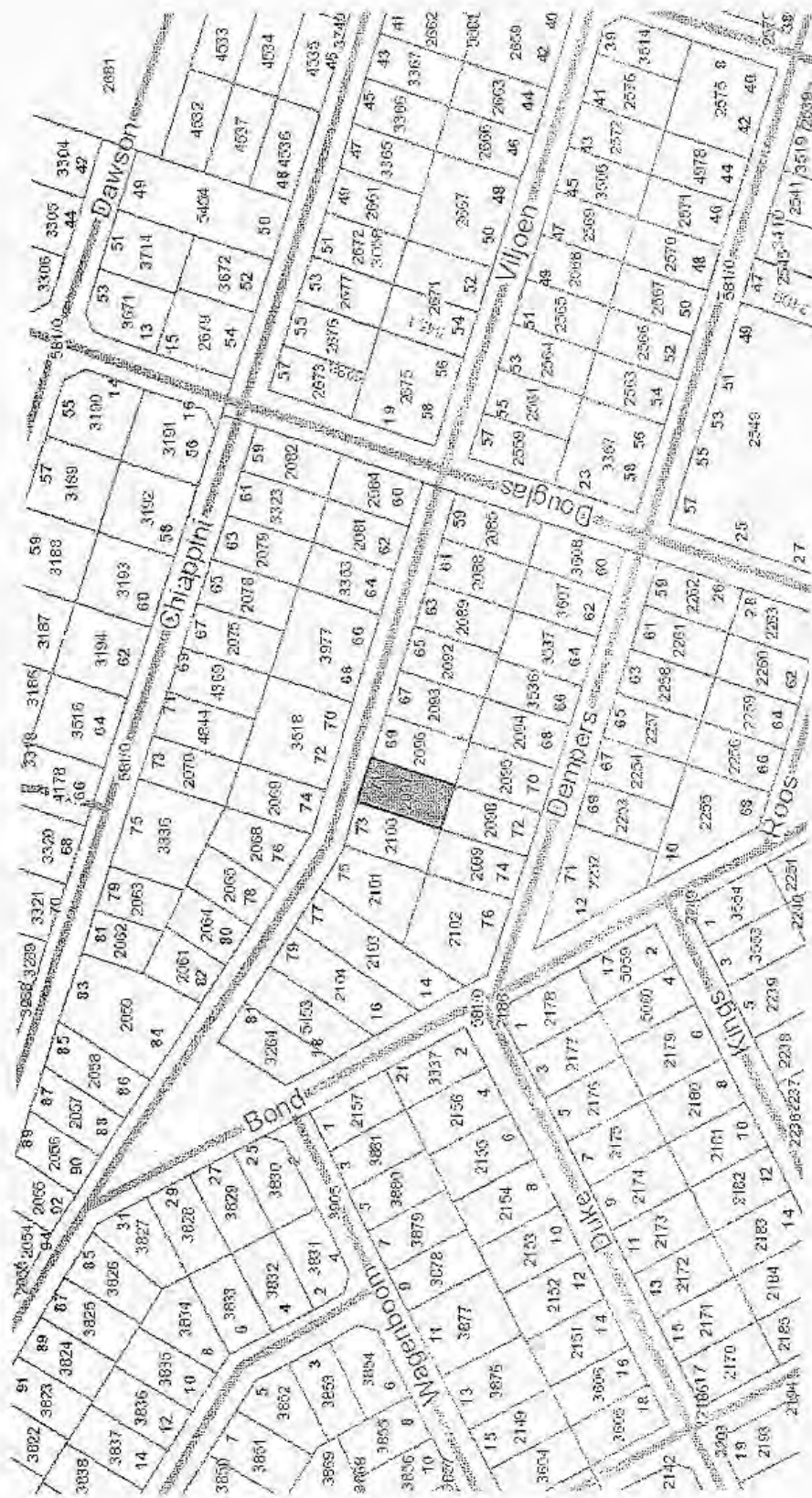
(028) 313 8900

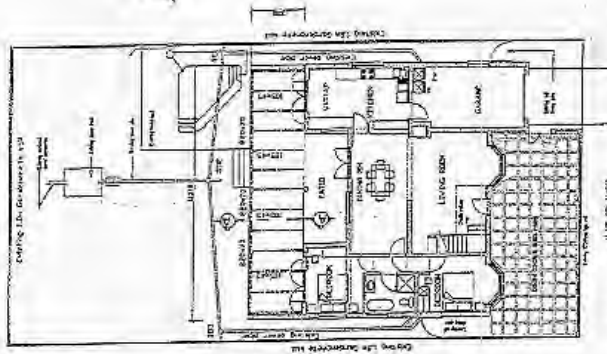
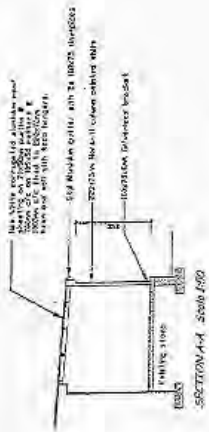
Hermanus Administration

6 March 2015

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 2097, Onrus River, in order to relax both 2m lateral building lines to 1,085m to accommodate a roof structure constructed over a pergola and patio, **be approved**, subject to the following conditions:
 - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (c) that this approval is only for the relaxation of building lines indicated on Plan No. 14113/01 submitted with the application, and
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage.

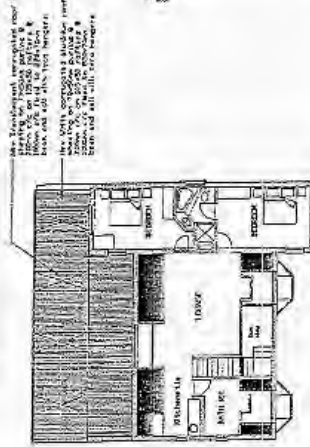




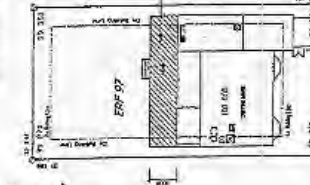
PLAN - Ground floor - Scale 1/100



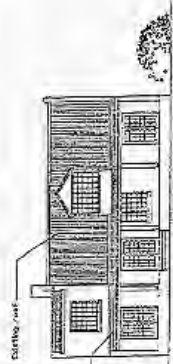
WEST ELEVATION Scale 1/100



PLAN - First floor - Scale 1/100



PLAN - Second floor



NORTH ELEVATION Scale 1/100

Area of
Floor
Area covered above
Roof
Doubly

100' x
40' x
4000' x
3700'

KEY PLAN

KE ENGINEERS
 1400 1/2 STREET
 PHOENIX, ARIZONA
 PHONE 252-1100

ARCHITECT
 1400 1/2 STREET
 PHOENIX, ARIZONA
 PHONE 252-1100

PROPOSED ROOF OVER EXISTING
 EXTERIOR PORCH
 PLANS & ELEVATIONS

DATE: 11/15/23
 DRAWN BY: J. W. B. JR.
 CHECKED BY: J. W. B. JR.
 SCALE: AS SHOWN

NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF KE ENGINEERS

KEY PLAN Scale 1/20

15 Oktoberber 2014

Ons verw: 07116A03

Vir Aandag: Mnr Henk Olivier

OVERSTRAND MUNISIPALITEIT
 Posbus 20
HERMANUS
 7200

Meneer,



DE VOSSTRAT 57

POSBUS 379
 WORGESTER
 6593

Tel: 023 247 2332
 Faks: 065 610 3933
 Sel: 082 757 9158

E-Mail: keontworp@rivweb.co.za

MOTIVERING VIR VERSLAPPING VAN BOULYN: Erf 2097, ONRUS

Aansoek word hiermee gedoen vir die verslapping van die karthoulyn van 2m na 1,085m om die reeds opgerigte permanente dakstruktuur oor die vorige Pergola en Patio te wetig.

1. Die vorige Eienaar Mnr Frans Groeneweg, nou oorlede, het die dakstruktuur met die aangrensende Eienaars bespreek en hul mondelingse goedkeurings verkry. (Sien ook epos aan u gestuur)
2. Die dakstruktuur het geen effek of invloed op die aangrensende bure se eiendomme verander nie aangesien dit oor die bestaande stoep en binne die bestaande skermure aangebring was.

U gunstige oorweging sal waardeer word.

Die uwe

K. Engelbrecht