



ERF 1620, 17 TIPTOL CRESCENT, VERMONT: APPLICATION FOR DEPARTURE: CHW ARCHITECTS & INTERIOR ON BEHALF OF MJ & C BASSON

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a **departure** in terms of Section 16(2)(b) to relax the southeastern lateral building line from 2m to 1,05m to accommodate a proposed external stair and the northwestern lateral building line from 2m to 1,43m to accommodate a proposed fireplace.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 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) loretta@overstrand.gov.za) on or before **3 May 2024**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **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 1620, TIPTOLSINGEL 17, VERMONT: AANSOEK OM AFWYKING: CHW ARCHITECTS & INTERIOR NAMENS MJ & C BASSON

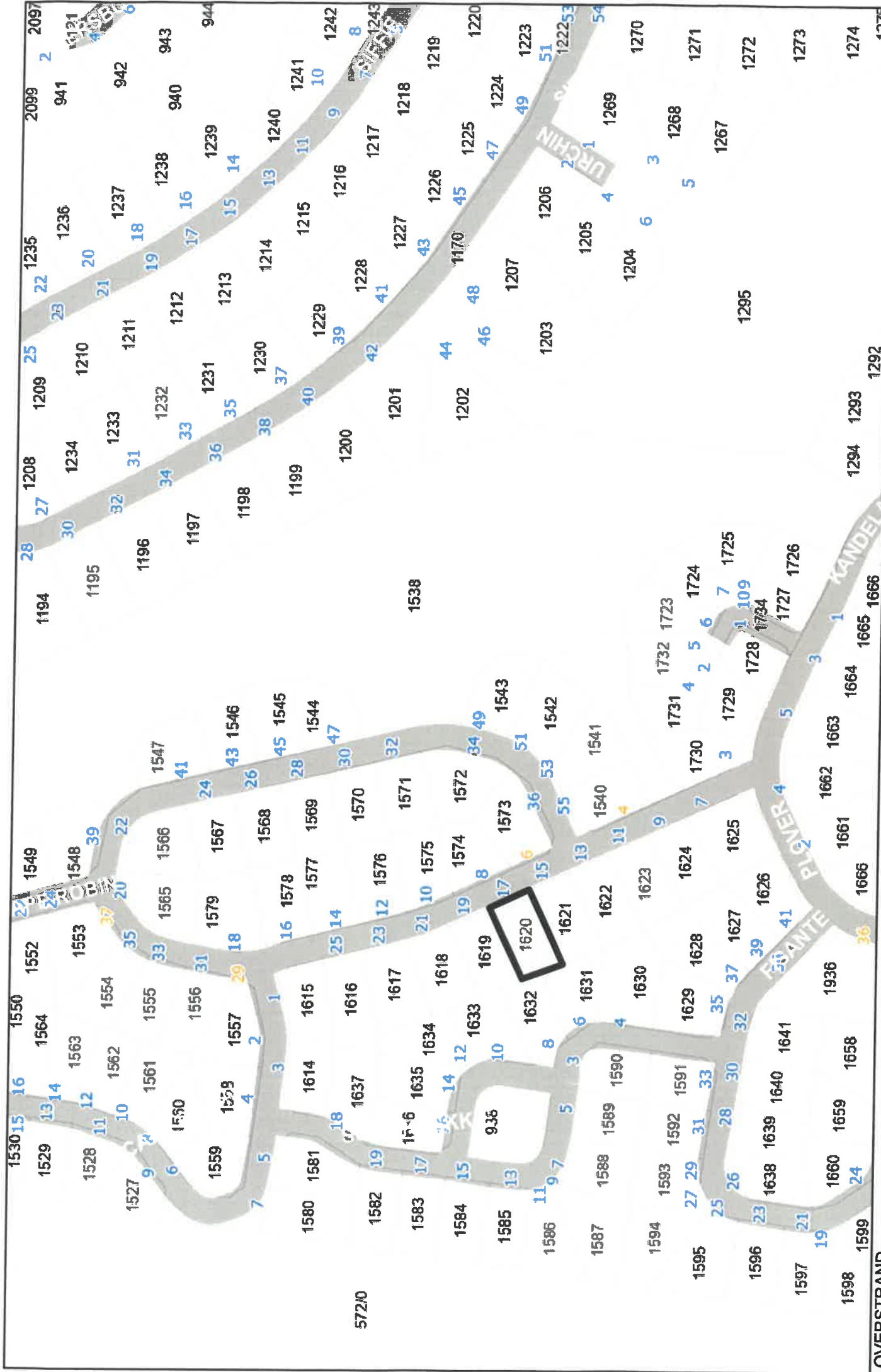
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om **afwyking** ingevolge Artikel 16(2)(b) ontvang is om die suidoostelike syboulyn vanaf 2m tot 1,05m te verslap om 'n voorgestelde buitetrapp te akkommodeer en om die noordwestelike syboulyn vanaf 2m tot 1,43m te verslap om 'n voorgestelde kaggel 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) loretta@overstrand.gov.za) voor of op **3 Mei 2024**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. H Olivier** at 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.

ERF 1620, 17 TIPTOL CRESCENT, VERMONT: APPLICATION FOR DEPARTURE: CHW ARCHITECTS & INTERIOR ON BEHALF OF MJ & C BASSON

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwanciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe **sophambuko** ngokwemiqathango yeCandelo 16(2)(b) kulungiselelwa ukunyenysiswa komda ongasentla ngasentshona osecaleni lesakhiwo ukususela kwi-2m ukuya kwi-1,05m ukulungiselela ulwakhiwo olucetywayo lwamanqwanqwa angaphandle kunye nomda ongasentla ngasentshona osecaleni lesakhiwo ukususela kwi-2m ukuya kwi-1,43m ukulungiselela ulwakhiwo olucetywayolwedawo yokubaswa komlilo

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwanciso lweDolophu, Paterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-3 uMeyi 2024**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **kuMnu 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.



ARCHITECTS & INTERIOR

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NHBRC No: 3000172826 SACAP No: 5850 - Professional Architect



20/02/2024

MOTIVATION FOR ERF 1620, 17 TIPTOL CRESCENT, VERMONT:

1.) BUILDING LINE DEPARTURE:

NORTH WEST ELEVATION – 2m to 1.43m

SOUTH EAST ELEVATION – 2m to 1.05m

Property description	Erf 1620
Property address	17 Tiptol Crescent, Vermont
Application components / description	Application is for a building lines departure for the North West Elevation and South East Elevation
Site extent	535m ²
Current zoning	Single residential 1
Current land use	Dwelling house
Overlay zone applicable	None
PHRA or SAHRA heritage	None
Public participation outcome summary	tbc

PROPOSED DEVELOPMENT:

Mr and Mrs Basson are the owners of erf 1620, Vermont. Erf 1620 is zoned as a SR1 and is located in a residential area in Vermont. They would like to build their new propose dwelling. They would like to have a second dwelling/granny flat of 60.50m, on the first floor, added to their site for their daughter, who would live there. To access this flat on the first floor, we had to add stairs, which are located over the building line on the South East Elevation. Thie stairs is 950mm over the building line. The North West elevation building line departure is for their fireplace. The fireplace is 570mm over the building line. The owners do not want to change their area size and layout of the dwelling, as well as the accessibility to the Granny flat, and therefore decided to an application for building line departure.

AREAS:	EXT
NEW GROUND FLOOR	198m ²
NEW FIRST FLOOR	126m ²
• (TOTAL FLAT SIZE)	60.50m ²
NEW COVERED BRAAI ROOM	32.78m ²
NEW COVERED STORE AREA	2.97m ²
NEW COVERED STOEP	3.23m ²
NEW STOEP	6.09m ²
NEW POOL	15m ²
NEW BOUNDARY WALL LENGTH	17m
ERF SIZE	535m ²
TOTAL COVERAGE SOM	239.30m ²
COVERAGE	44.73%
TOTAL NEW	369.07m ²

Managing Director: CASPER H. WILLEMSE PR Arch B Arch

26 FEB 2024

CHARACTER OF THE ENVIRONMENT:

ERF 1620 is a single residential 1 zoning. The surrounding erf's are also single residential zonings, and therefore have compatibility to the environment.



SITE VIEW –
ERF 1620



SITE WITH OTHER
SINGLE
RESIDENTIAL
SURROUNDINGS.

DESIRABILITY OF THE PROPOSED UTILISATION:

The dwelling will have a second dwelling, that will be used by a family member. This additional dwelling/granny flat will have an economical influence in the future, as this will make the property have a higher property value.

INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT TO THE CONSIDERATION OF THE APPLICATION:

N/A

THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES:

It will be a normal dwelling, just like the other single residential dwellings in the area.

According to section 99, detail of the criteria is:

- Socio-economic impact: no impact
- Compatibility with surrounding uses: yes, applicable
- Impact on engineering services: the services of this dwelling will connect to services on the street
- Impact on safety, health and wellbeing of surrounding community: no impact
- Impact on heritage: no impact
- Impact on biophysical environment: no impact
- Impact on traffic, parking, access and other transport related considerations: no impact.

CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS:

This land use application is therefor only for a building line relaxation:

NORTH WEST ELEVATION – 2m to 1.43m: to allow stepped out fireplace for aesthetical reasons.

SOUTH EAST ELEVATION – 2m to 1.05m: to allow stairs to the flat on the first floor. It is not possible to do the stairs within the building line.

PLANNING PRINCIPLES:

N/A

The proposed dwelling would have no effect of the road structure, infrastructures or traffic in the surrounded area.

We ask that you would look into this request and hope this motivational report have your approval.

A handwritten signature in black ink, appearing to read 'Casper H. Willemse', with a long, sweeping underline.

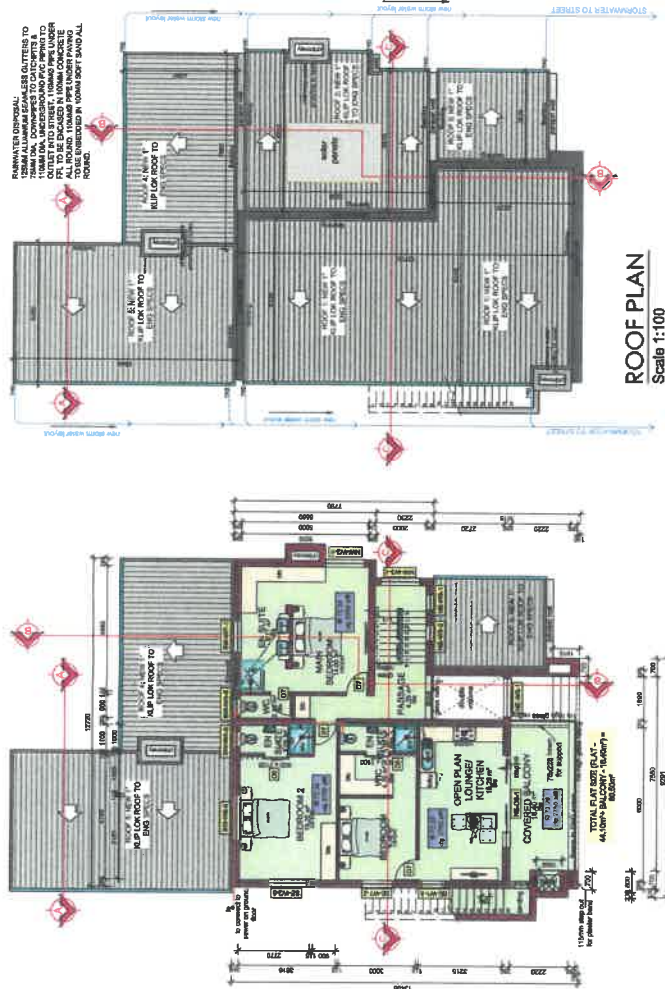
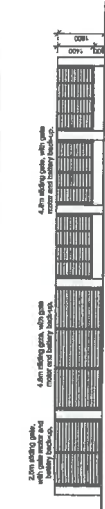
Casper H. Willemse

Owner of Casper Willemse Architects/City Planning Consultants

3000-040 column
to enmesh
boundary tie
foundations not
to enmesh
boundary tie
foundations not to
enmesh boundary
tie

BOUNDARY WALL SECTION

Scale 1:100



ROOF PLAN
Scale 1:100

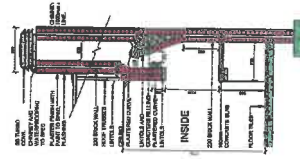
FIRST FLOOR PLAN
Scale 1:100



NORTH WEST ELEVATION
Scale 1:100



NORTH EAST ELEVATION
Scale 1:100



BRAAI DETAIL
Scale 1:100



NORTH EAST ELEVATION
Scale 1:100

AREAS:	EXT
NEW SECONDARY ELOCH	11862
NEW FIRST FL LOOR	13662
NEW FINISH FLOOR	50.000
NEW COVERED BEAM ROOM	52.763
NEW COVERED STORE AREA	2.360
NEW COVERED STONE	3.732
NEW STONE	4.106
NEW ROCK	1592
NEW BOUNDARY WALL LENGTH	1706
NEW SITE	236.500
NEW COVERAGE ROOM	44.738
NEW COVERAGE	265.070
TOTAL NEW	

[illegible]

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 Mobile: 083 290 7969 N-IBRC reg: 3000172659
 e-mail: info@chweiribach.co.za
 1 Joronica street, vredehoek heights, brackenford
 post net suite 80 private reg # 1, brackenford, 7561

MR & MRS BASSON	PROPOSED NEW BUILDING	SR1	1710 TIFLOT CRESCENT VERMONT	PLANS ELEVATIONS DETAILS	26 FEB 2024
MR	PROJECT	OFF NUMBER	INTER ADDRESS	REFERENCE	ENTRY DATE
		1620			

NAME L. THEART, MDC	DATE 1-100	A1	DATE 08-02-2024	REVISION M1
REVISION NUMBER: 1428/MC8/100				

Statutory : ground floor

Storey: FIRST FLOORNatural Environment Control

POOL PUMP

ALL LIGHTS TO BE LED ENERGY
SAVING AND GAURENTEED
BY ELECTRICAL CONTRACTOR.



GROUND FLOOR
ELECTRICAL LAYOUT

Scale 1:100

[illegible]

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Row	Description	Date
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TOTAL NEW	669.07m ²
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Office: 087 673 5797 / 021 981 0785 SACAP msg: 0800
Mobile: 083 270 7868 NHRC msg: 3000173028
e-mail: info@chirechtspraak.nl to 28
! japonica street, vriedhof heilige, beaerfel
post net calls 80 private bag a 1, beaerfel, 7581
www.chirechtspraak.nl

AGENT:
MR & MRS BASSON

PROJECT:	PROPOSED NEW
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BUILDING	
DIMENSIONS	
AREA	

7 TIPTON CRESCENT

VERMONT SAVINGS

PLANS FENESTRATION

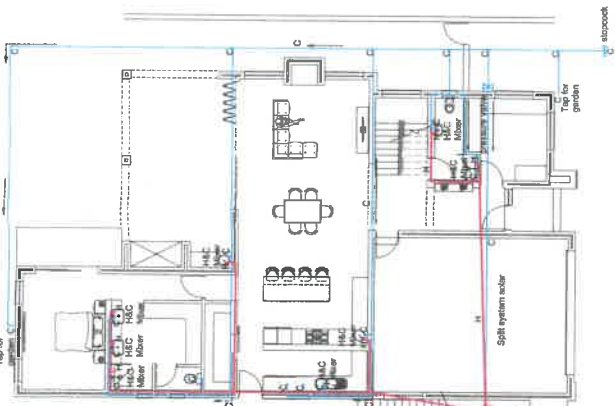
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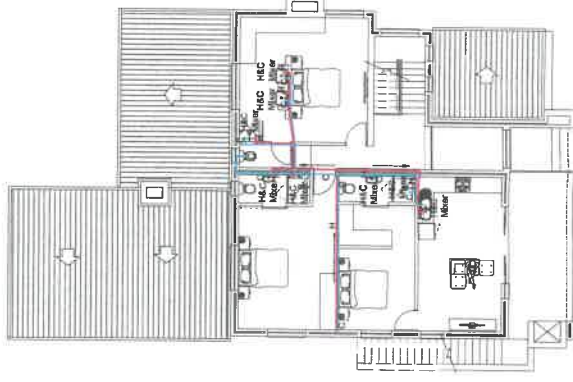
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FILE	A1	DATE	09-02-2024
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REVISION			

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GROUND FLOOR WATER
LAYOUT PLAN
Scale 1:100



**FIRST FLOOR WATER
LAYOUT PLAN**
Scale 1:100

DAILY DEMAND FOR HOT & COLD WATER PER DAY		
CODE	Q	DOMESTIC USE MAX 6 PEOPLE
SH	1K	32-50L, p.d./p.d./person Total 240L, p day
WC	1K	15-20L, p.d./p.d./person Total 100-120L, p day
ST	1K	CH2B48-6-12L, water/plant/pot/day 150L, p.d./p.d./person 44L, p.d./p.d./person
AWB	2Z	20-30L, p.d./p.d./person (30gpcap/d) Total 240L, p.d./p.d./person
BT(bath)	1X	90-180L, p.d./p.d./used 90-180L, p.d./p.d./used once a week
WM	1K	30L, p.d./p.d./person 30L, p.d./p.d./person
DW	1K	30L, p.d./p.d./person 30L, p.d./p.d./person
Food prep pump	1X	18-22L, p.d./p.d./person Total 22L, p.d./p.d./person
TOTAL L		Ave of 580L, p.d./p.d./person

[illegible]

**FIRST FLOOR
ELECTRICAL LAYOUT**
Scale 1:100

[illegible]

ELECTRICAL LEGEND	
	Downward light switch (0.3m x 400mm)
	Upward light switch (0.3m x 400mm)
	1-way down directional light switch (0.3m x 400mm)
	1-way up directional light switch (0.3m x 400mm)
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	19-way light switch (0.3m x 400mm)
	20-way light switch (0.3m x 400mm)

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D7	x6	D8	x3	D9	x1
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PAINT: Paints are made of pigments, binders, fillers, and colorants. A pigment is a finely divided, insoluble substance that gives color to the paint. Binders are the materials that hold the pigment particles together and to the surface being painted. Fillers are the materials that are added to the paint to improve its properties. Colorants are the materials that give the paint its color. The most common pigments used in paint are titanium dioxide, zinc oxide, and iron oxides. Binders are typically made of polymers, such as acrylics, epoxies, and polyurethanes. Fillers are often made of minerals, such as silica, calcium carbonate, and talc. Colorants are typically made of organic dyes and pigments.

[illegible][illegible][illegible]

FRONT ELEVATION

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2100

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[illegible]

[illegible]

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SOUTH EAST ELEVATION

Architectural drawing showing the South East Elevation of a building. The drawing includes dimensions for the elevation, such as 20'0" and 16'0". The drawing is labeled "SOUTH EAST ELEVATION".

[illegible]

Scale 1:100

[illegible]

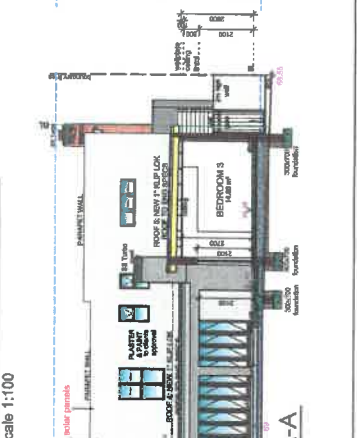
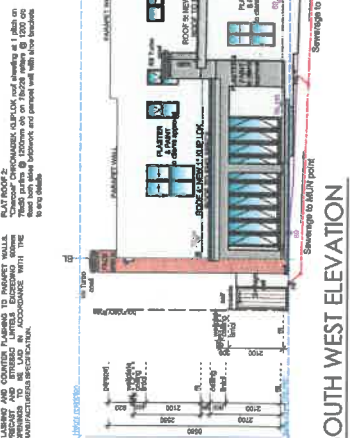
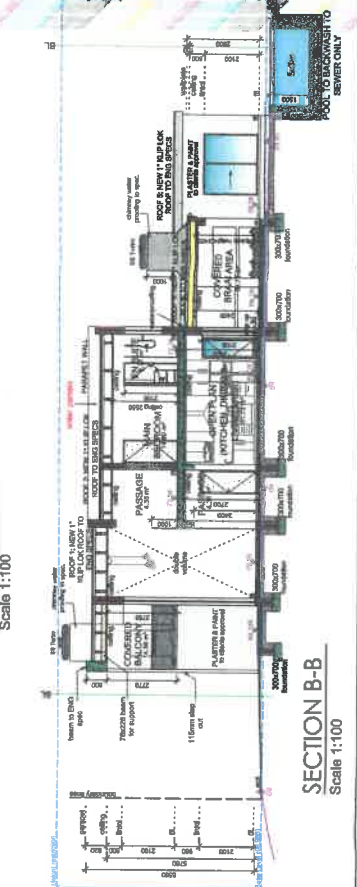
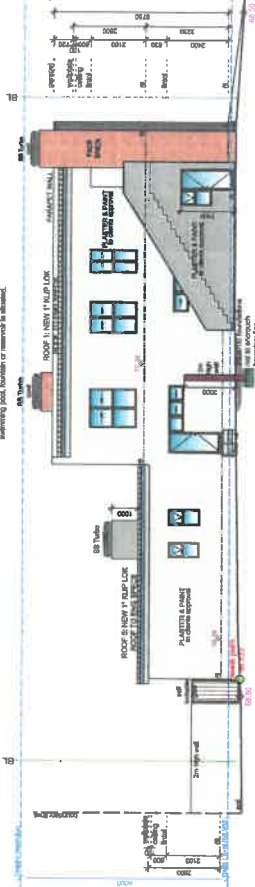
IN 1975, manufacturers were first made aware of the need for a new type of flooring material for use in hospitals, particularly in intensive care units, where the need for a durable, easy-to-clean, and non-slip surface was paramount. The first product to be developed was a vinyl composition tile (VCT) with a non-slip surface. This was followed by a range of other products, including linoleum, which was also developed for use in hospitals. The first product to be developed was a vinyl composition tile (VCT) with a non-slip surface. This was followed by a range of other products, including linoleum, which was also developed for use in hospitals.

[illegible]

Figure 16 is a perspective view of a building facade. On the left, there is a large, red brick chimney. The chimney has the words "FIRE BRICK" and "18 IN. DIA." written on it. To the right of the chimney is a series of blue-tinted windows. The windows are labeled "18 IN. DIA." and "18 IN. DIA.".

[illegible][illegible][illegible][illegible]

POOL TO BACKWASH TO
SEWER ONLY



AREAS:		EXT
NEW GROUND FLOOR		138sq2
NEW FIRST FLOOR		178sq2
NEW ATTIC FLOOR		80.38sq2
NEW COVERED PORCH ROOM		24.78sq2
NEW COVERED STORE AREA		2.91sq2
NEW COVERED DECK		3.23sq2
NEW STEP		0.02sq2
NEW PETS		1.9sq2
NEW BOUNDARY WALL LENGTH		17m
FIRE SIZE		53sq2
TOTAL COVERAGE ROOM		228.30sq2
COVERAGE		64.23%
TOTAL NEW		590.07sq2



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