

ERF 464, 25 INGANG STREET, DE KELDERS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MG VAN BREDa

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 south-western and north-eastern lateral building lines from 2m to 1.57m, to accommodate a bedroom with en-suite bathroom and existing balcony wall on the property; and
- ❖ **determination of an administrative penalty** in terms of Section 16(2)(q), to accommodate the existing balcony wall.

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, 24 May 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.

ERF 464, INGANGSTRAAT 25, DE KELDERS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MG VAN BREDa

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 suid-westelike en noord-oostelike lateraleboulyne vanaf 2m na 1.57m te verslap, om 'n slaapkamer met en-suite badkamer en bestaande balkonmuur te akkommodeer; en
- ❖ **bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) van die Verordening, om die bestaande balkonmuur te akkommodeer.

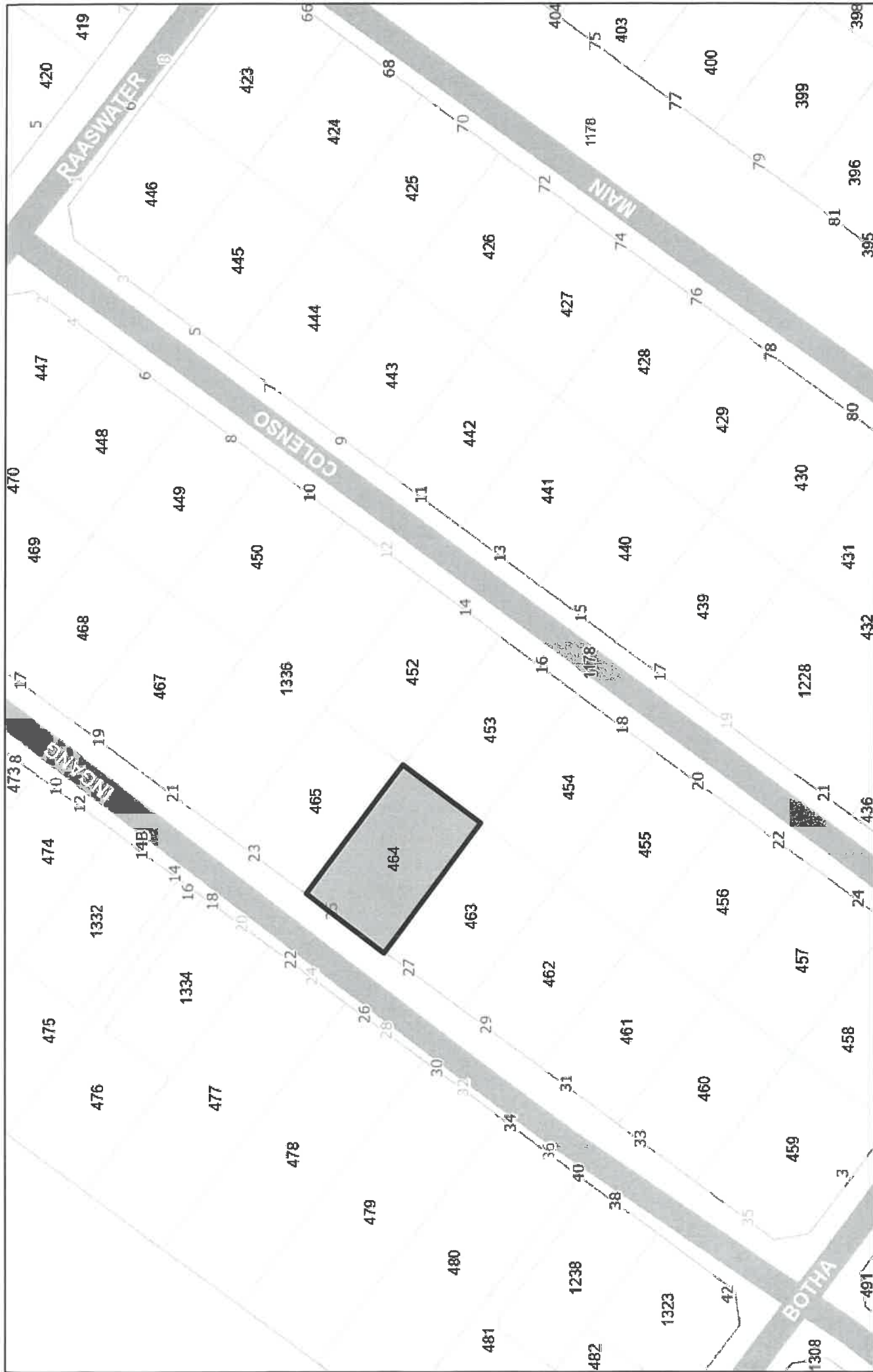
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **Vrydag, 24 Mei 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** 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 464, 25 INGANG STREET, DE KELDERS, UMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO NOKUMISELWA KWESOHLWAYO SOLAWULO: MG VAN BREDa

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

- ❖ **uphambuko** ngokwemiqathango yeCandelo 16(2)(b) sokunyeniswa komda osecaleni ongasezantsi entshona lesakhiwo nosentla empuma ukususela kwi-2m ukuya kwi-1.57m, ukulungiselelwa ukwakhiwa kwegumbi lokulala elinegumbi lokuhlambela ngaphakathi kulo kunye nodonga osele lukho lwebhalkhoni kwipropati; kunye
- ❖ **ukumiselwa kweso hlwayo solawulo** ngokwemiqathango yeCandelo 16(2)(q), ukulungiselela udonga osele lukho lwebhalkhoni.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure yesi-08:00 neye-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 kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wangolwesiHlanu 24 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 SW van der Merwe** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe



Property: Erf 464 – De Kelders
Owner: Mrs MG van Breda

A: PROPOSED DEVELOPMENT

There is an existing garage built on the previously approved building line of 1.57m. I hereby apply for relaxation of the southwestern and north-eastern lateral building lines from 2m to 1.57m to accommodate a proposed first floor bedroom addition and the enlargement of the first-floor balcony. In addition, application is made for determination of an administrative penalty to accommodate the existing enlargement balcony.

The proposed 2m building line for the alterations will not allow the owner to make optimal use of their planned room space. The additional floor will accommodate a bedroom with en-suite bathroom that will be used by the owner when their children and grandchildren are visiting.

B: CHARACTER OF ENVIRONMENT

The new build will have no impact on the character of the environment as the area consists of holiday homes, a few permanent residents and open plots.

C: DESIRABILITY:

The structures has no negative economic impact or negative social impact on the surrounding area. It also has no negative impact on compatibility with surrounding uses & no negative impact on external engineering services. It has no negative impact on safety, health well-being of the surrounding community nor on heritage. It further has no negative impact on biophysical environment, traffic, parking or accesses along the area.

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

NA

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

I do not anticipate any problems as all the services are already provided for.

F: CONSIDIRATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

NA

G: PLANNING PRINCIPLES

NA

15 MAR 2024

ADMINISTRATIVE FINE: Spatial-planning By-Laws Overstrand Mun Article 90 (3)

- (a) The nature and duration, gravity and extent of the contravention:
 - There is also a proposed terrace enlargement from 2m to 1.57m. Structurally it made sense to enlarge the terrace to line up with the existing pillar. Aesthetically this also fits and compliments the original design.
- (b) The conduct of the person involved in the contravention
 - MG van Breda
- (c) Whether the unlawful conduct was stopped
 - No
- (d) Whether the person allegedly involved in the contravention has previously contravened this By-Law or previous planning Law.
 - No

Erf 453

Bestaande 1.8m hoë grensmuur 18.89m Erfgrens

1.57m titelakte boulyn

2m Skema boulyn

110mm riool
vanaf EV

HNGV -0.06

Verleng 110mm
rioolpyp na buite
gebou

Verwyder
deur

Motorhuis

Verwyder dak en
giet nuwe
betonvloer oor
motorhuis

2780

Verwyder muur

Beskerf 110mm
pyp in 300x300mm
betonboks

8160

Bestaande 1.8m hoë grensmuur

Bestaande 1.8m hoë grensmuur

31.485m Erfgrens

Intlooptas

En Suite

Waskamer

WC

Kombuis

Slaapkamer

Leefkamer

Eetkamer

Stoep omskep in Sonkmaer

D3

D3

D3

LNGV -1.035

Swembad

1.57m Titelakte boulyn

2m Skema boulyn

4.72m Titelakte boulyn

4m Skema boulyn

Erf 464

2m Skema boulyn

1.57m Titelakte boulyn

Bestaande 1.8m hoë grensmuur

31.485m Erfgrens

Erf 463

Legende

- Nuwe Steenwerk
- Nuwe Houtwerk
- Nuwe Riaal
- Nuwe Staal
- Nuwe Fondasies / Beton

Oppervlakkies :

Grondverdieping :	126.79m ²
Motorhuis :	23.04m ²
Motorhuis vergroting :	4.59m ²
Nuwe GV aanbouling :	12.55m ²
Eerste verdieping :	82.68m ²
Balkon :	43.45m ²
Nuwe Balkon vergroting :	0.68m ²
Nuwe EV aanbouling :	39.43m ²
Erf :	595.00m ²
Dekking :	28.06%

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Lid van SAJT : S07023

Beskrywing :

Voorgestelde Aanbouling vir
Mev M van Breda
Erf 464, Ingangstraat 25,
De Kelders,
Overstrand Munisipaliteit.

Plan nagaan deur :
JLS Gerlcke Datum :

JLS Gerlcke

Okkupasie SANS10400 :

H4

Tekening : Terreinplan

Doel : Munisipale goedkeuring

Projek # : 2/25/VB/24

Skaal : 1:100 A3

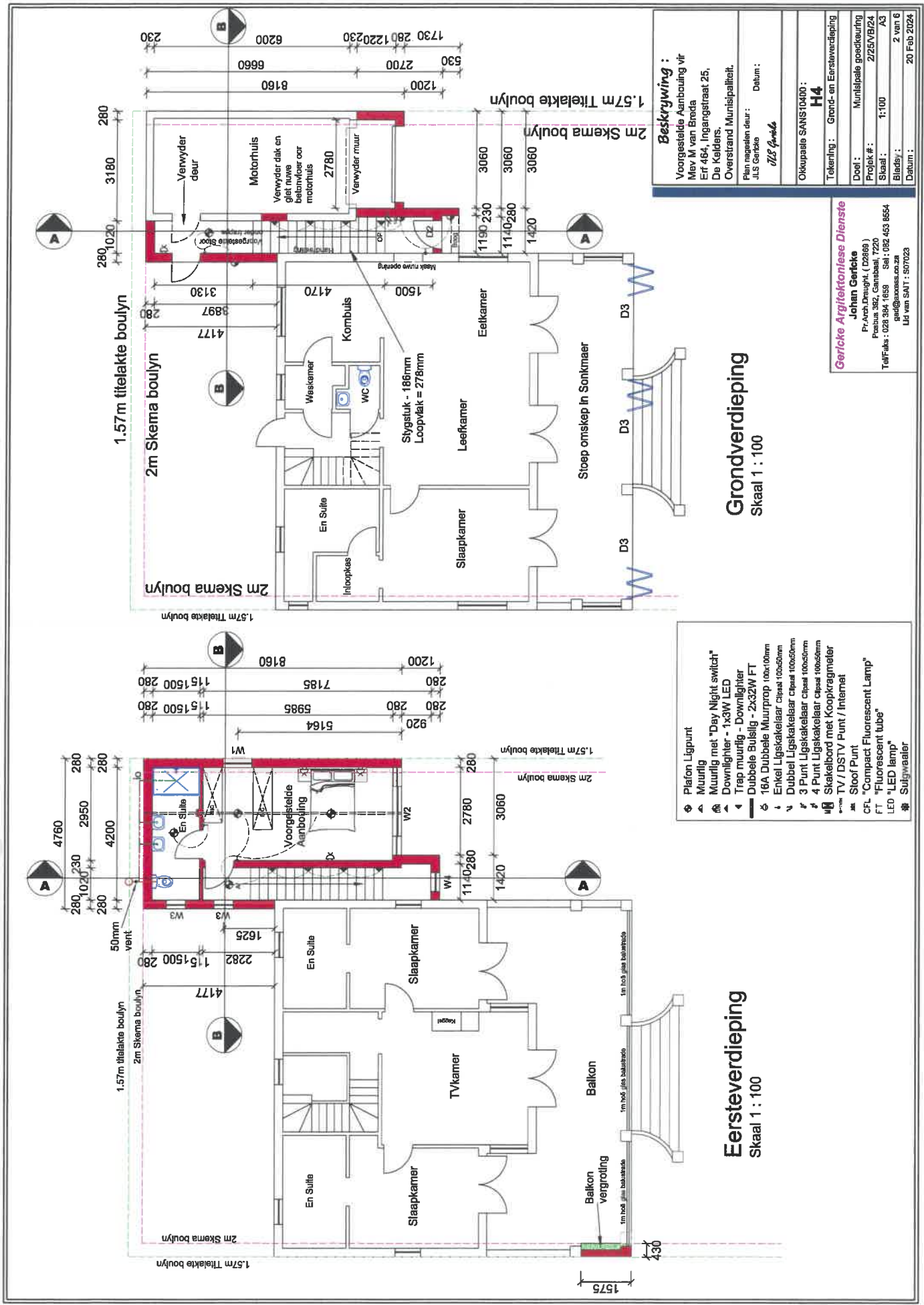
Bladsy : 1 van 6

Datum : 20 Feb 2024

Ingangstraat 25

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Beskrywing :
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Plan nageleën deur :
JLS Gerike
i/s JLS Gerike

Datum :
20 Feb 2024

Okkupaale SANS10400 :
H4

Tekening : Grond- en Eerste verdieping
Doel : Munisipale goedkeuring
Projek # : 2/25N/B/24
Skaal : 1:100
Bladsy : 2 van 6
Datum : 20 Feb 2024

Grondverdieping

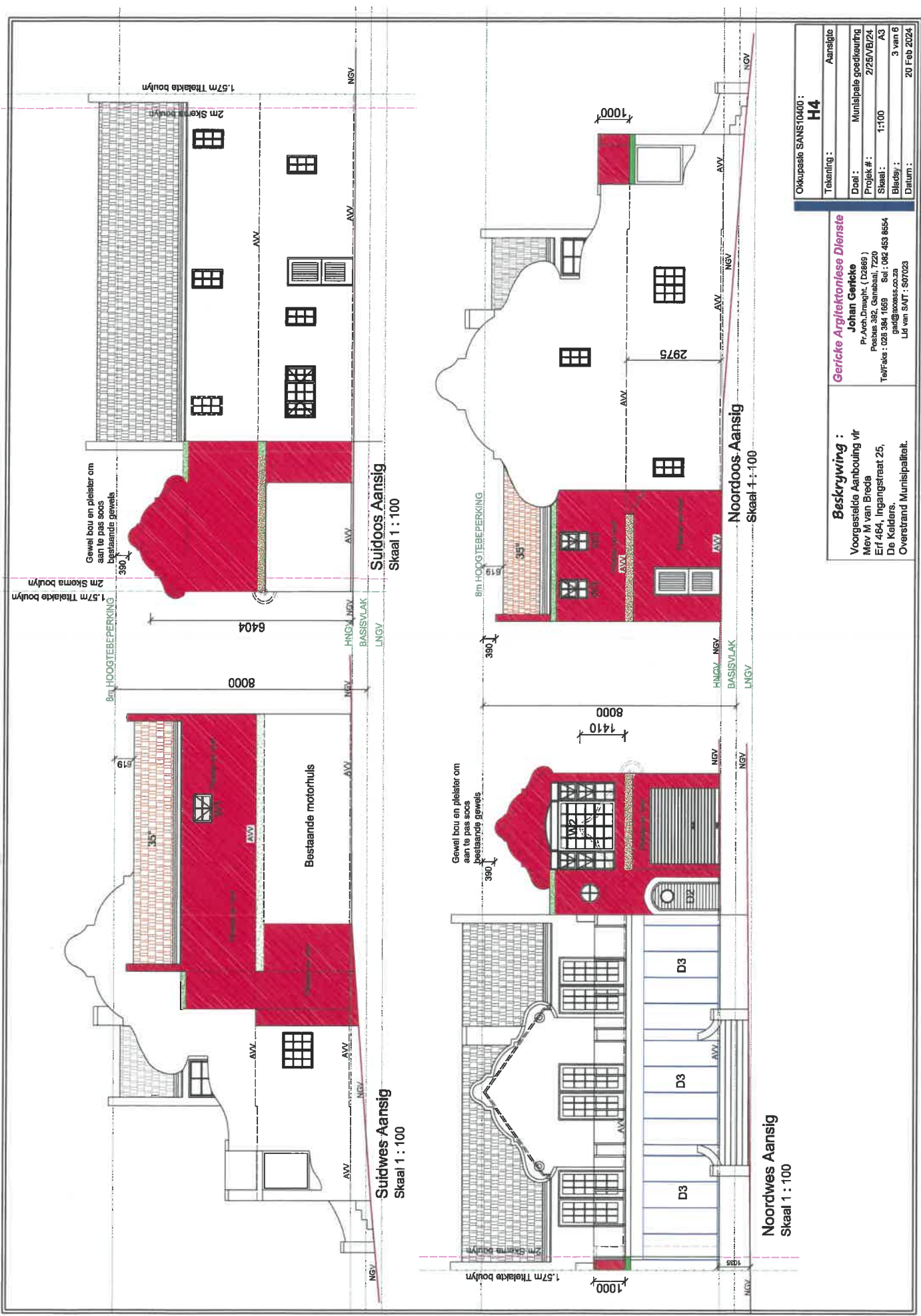
Skaal 1 : 100

Eerste verdieping

Skaal 1 : 100

- Plafon Ligpunt
- Muurlig
- Muurlig met "Day Night switch"
- Downlighter - 1x3W LED
- Trap muurlig - Downlighter
- Dubbele Buislig - 2x32W FT
- 16A Dubbele Muurprop 100x100mm
- Enkel Ligskakelaar Cipaal 100x50mm
- Dubbel Ligskakelaar Cipaal 100x50mm
- 3 Punt Ligskakelaar Cipaal 100x50mm
- 4 Punt Ligskakelaar Cipaal 100x50mm
- Skakelbord met Koopkrugmeter
- TV / DSTV Punt / Internet
- Sloof Punt
- CFL "Compact Fluorescent Lamp"
- FT "Fluorescent tube"
- LED "LED lamp"
- Suifgwealer

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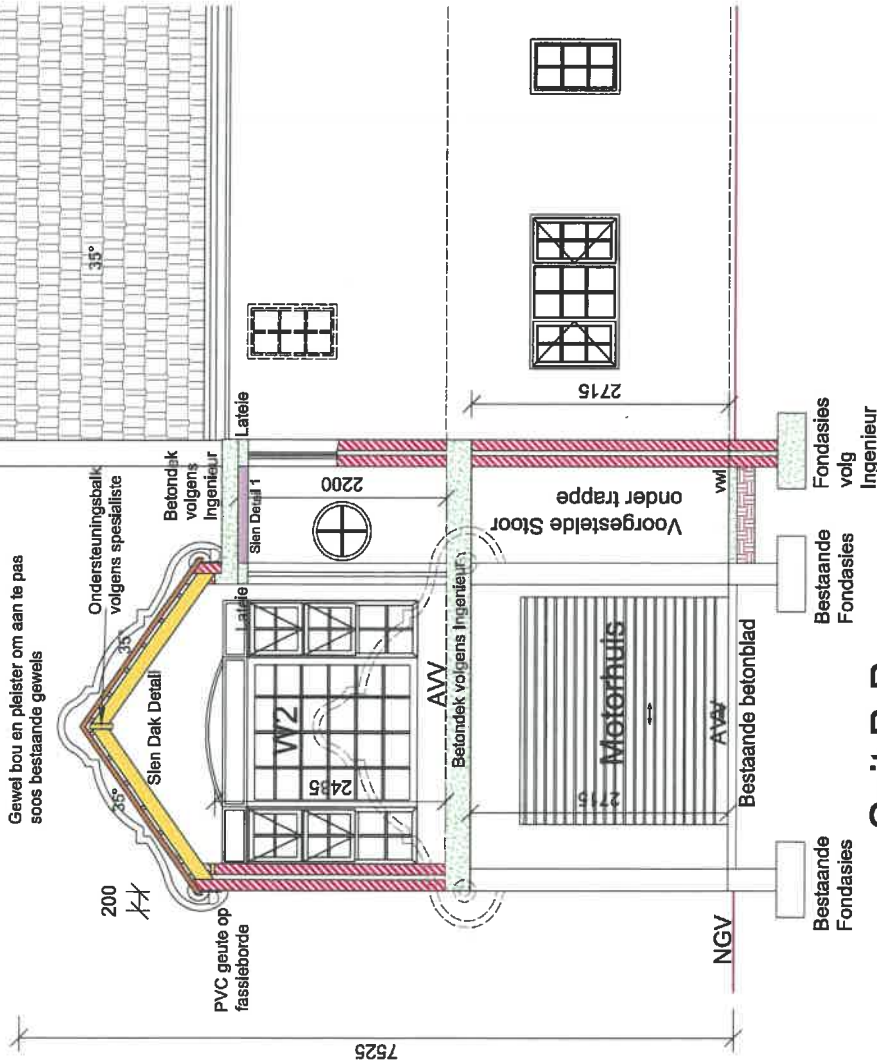
Okkupasie SANS10400 : H4	
Tekening :	Aansigto
Doel :	Munisipale goedkeuring
Projek # :	2725/VB/24
Skaal :	1:100 A3
Bladsy :	3 van 6
Datum :	20 Feb 2024

Beskrywing :
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Beton dakteels soos bestaande op 38x38mm
battens teen 320mm s/s op "reflective foil" op
drabalk teen 760mm s/s op 114x38mm
Muurplaat volgens SANS 10400 Deel L.

Gewel bou en pleister om aan te pas
soos bestaande gewels



Snit B-B
Skaal 1 : 50

FFL

Betonblad volgens Ingenieur

80mm Isoboard Insulasie vasgeheg
aan betonblad soos per voorskrifte

Detail 1

Betonblad Insulasie Detail

Skaal 1:25

Betonblad Insulasie :

200mm Soliede betonblad	0,03
Buitelug (7m/s)	0,06
25mm Scream	0,14
175mm Solied beton	3,33
Isoboard (80mm)	0,16
Binnelug	3,72
Total R-value	

Direction of flow of heat for Zone 4 : Up
Min R-Value Needed : 3.7
Therefore insulation complies.

Okupasie SANS10400 :

H4

Tekening :	Snit B-B en Detail
Doel :	Munisipale goedkeuring
Projek # :	2/25/VB/24
Skaal :	A3
Bladsy :	4 van 6
Datum :	20 Feb 2024

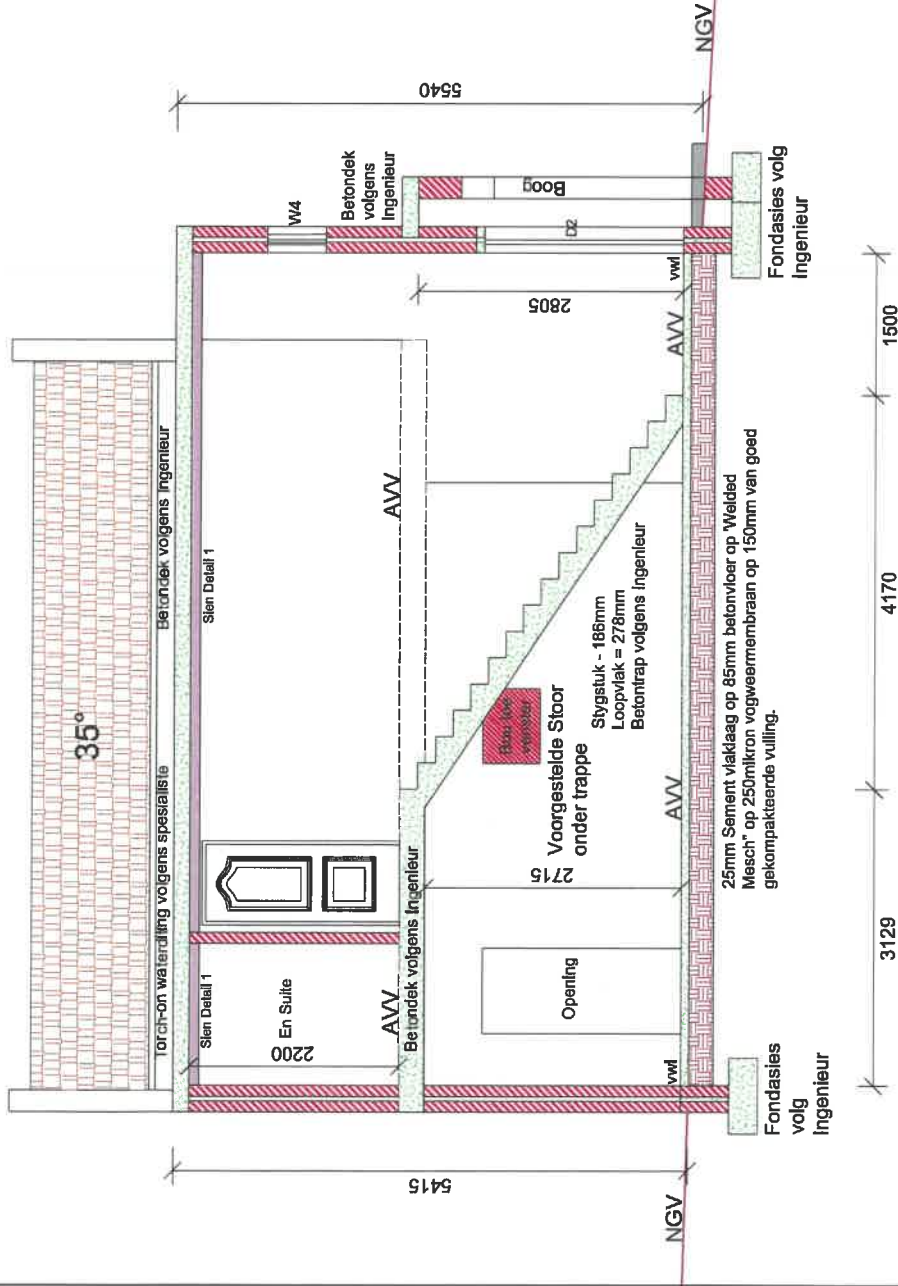
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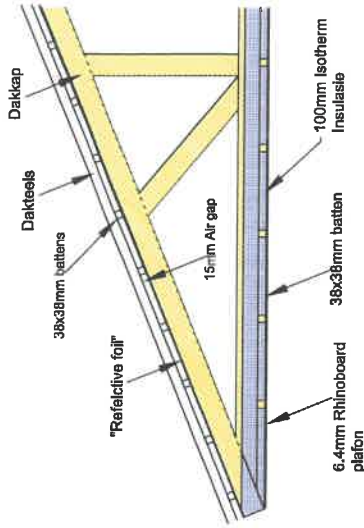
Beskrywing :

Voorgestelde Aanbouling vir
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De Kelders.
Overstrand Munisipaliteit.

Beton dakteels soos bestaande op 38x38mm battens teen 320mm s/s op "reflective foil" op drabalk te 760mm s/s op 114x38mm Muurplaat volgens SANS 10400 Deel L.



Snit A-A
Skaal 1 : 50



Dak Insulasie Detail
Skaal 1:25

Dak Isolatie :

Roof 12° to 35° grade met horisontale plafon en beton dakteels

Outdoor air film (7m/s)	0,03
Roof tiles	0,06
Roof air space (non-reflective)	0,18
Rhinoboard (6.4 mm)	0,06
Indoor air film (still air)	0,11
Total R-value	0,44

Rigting van vloei van hitte vir sone 4 : Op
Min R-waarde benodig : 3.7
Dak soos hierbo R-waarde = 0.44
"Radenshield reflective foil laminate" : R-waarde = 1.36
3.7 - 0.44 - 1.36 = 1.90 (nodig vir isolasie)
R van insulasie = 1.90 x 0.046W/m.K (SANS204 Table 10)
R = 0.087
Dus "100mm Isotherm" insulasie nodig.

Okkupasie SANS10400 :

H4

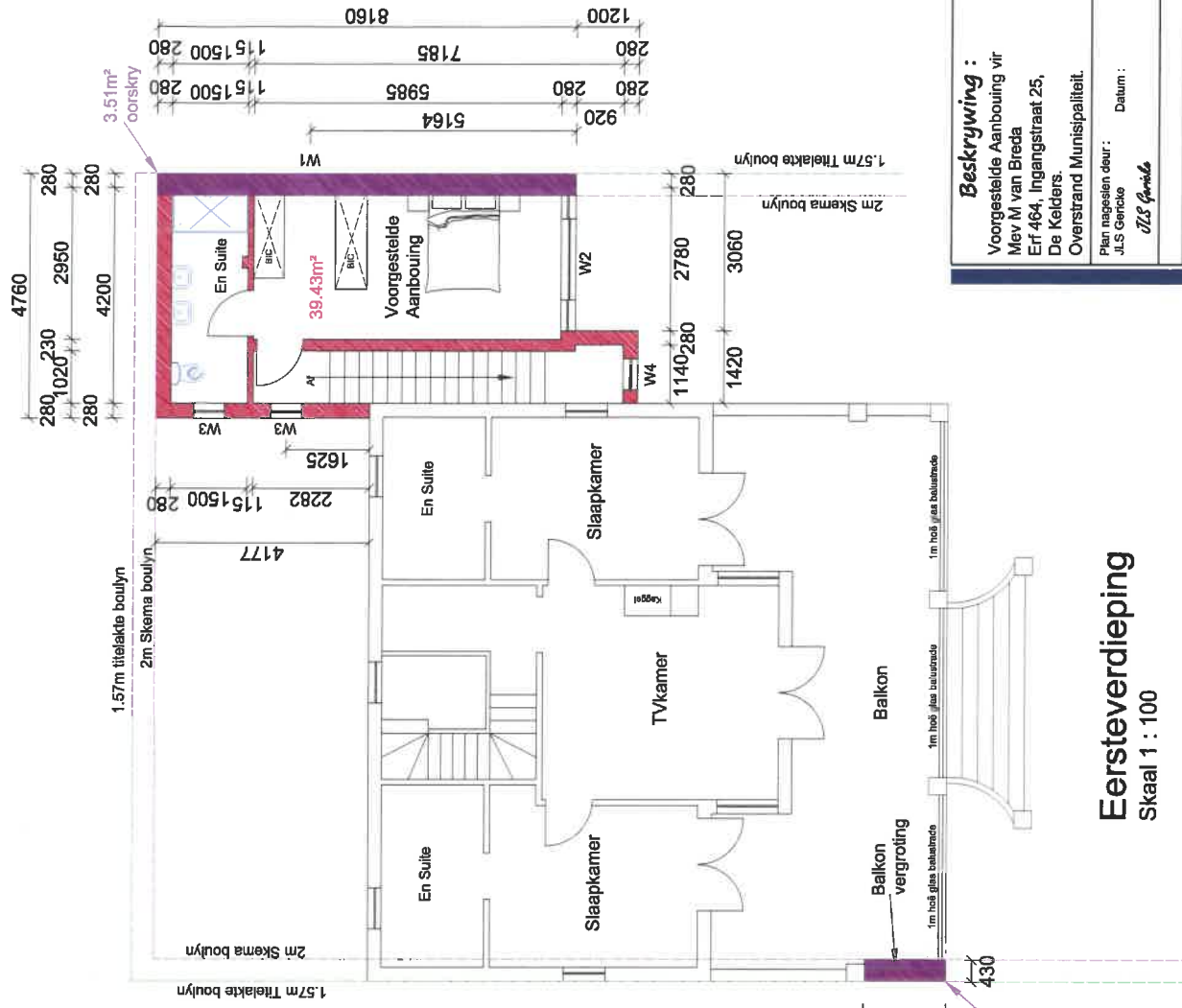
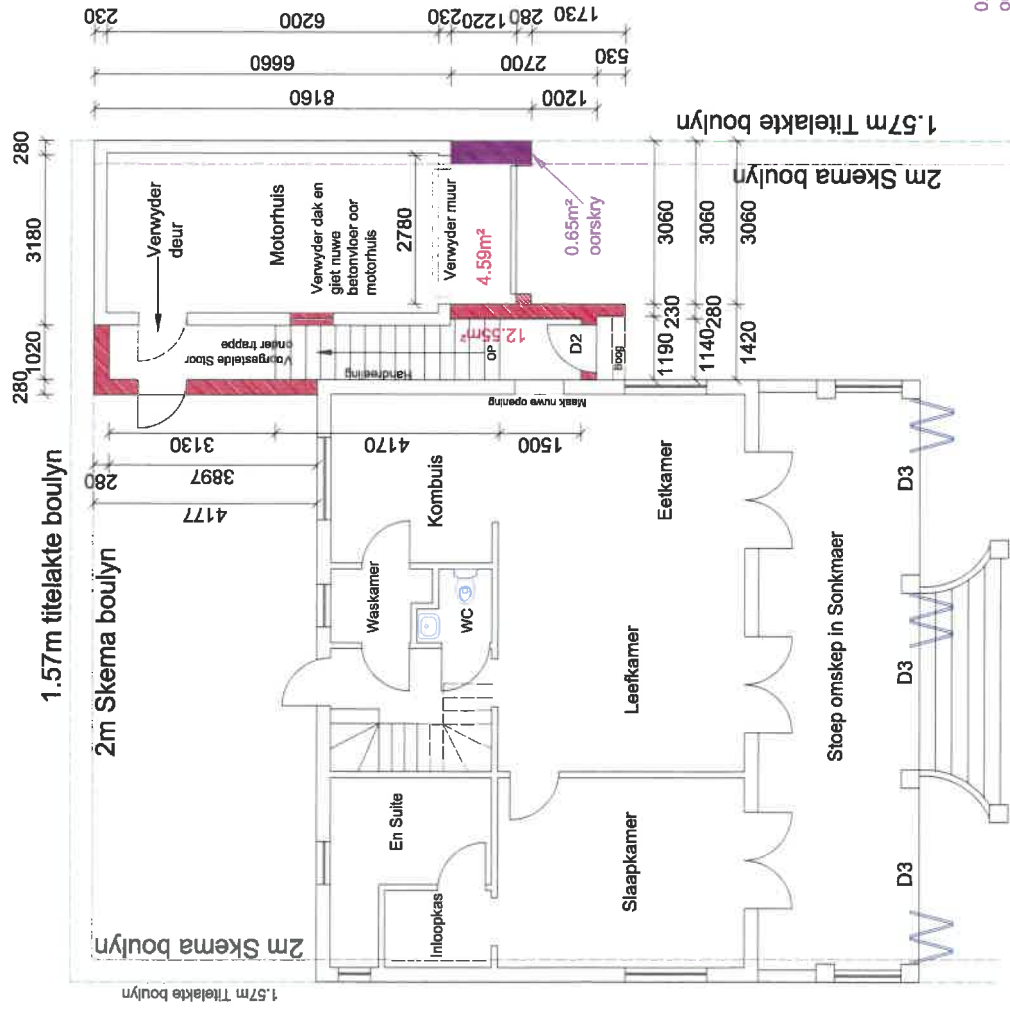
Tekening :	Snit A-A en Detail
Deel :	Munisipale goedkeuring
Projek # :	2/25/VB/24
Skaal :	A3
Bladnr :	5 van 6
Datum :	20 Feb 2024

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Plan nagelees deur :
J.L.S. Gericke
Datum :
07/02/2024

Okupasie SANS10400 :
H4

Tekening : Grond- en Eerste verdieping
Oorskrifingsoppervlakte
Doel : Munisipale goedkeuring
Projek # : 2725/VB/24
Skaal : 1:100
Bladsy : 2 van 6
Datum : 20 Feb 2024

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