ERF 4928, 14 TENTH AVENUE, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF JP LOUBSER

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 the following:

- **Departure** in terms of Section 16(2)(b) of the By-Law in order to:

  - relax the western street building line from 3m to 0m to accommodate the existing carport and covered braai which will be enclosed;
  - relax the northern lateral building line from 2m to 1,2m to accommodate the existing carport;
  - relax the eastern lateral building line from 2m to 1,2m to accommodate the existing covered drying yard, and
  - relax the eastern lateral building line from 2m to 1,2m to accommodate the proposed extension of the dwelling including a balcony, bedroom, bathroom and internal wall.

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning at 16 Paterson Street, Hermanus and on the municipal webpage at the following link https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ . 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 / landuse@overstrand.gov.za) on or before **4 December 2026,** quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Ms. Y. Macala** 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 & Spatial Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 4928, TIENDELAAN 14, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: INTERACTIVE TOWN & REGIONAL PLANNING NAMENS JP LOUBSER

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is vir die volgende:

- **Afwyking** ingevolge Artikel 16(2)(b) van die Verodening ten einde die:

  - westelike straatboulyn vanaf 3m na 0m te verslap om die bestaande motorafdak en onderdak braai , wat toegebou wordte akkommodeer,
  - noordelike syboulyn vanaf 2m na 1,2m te verslap om die bestaande motorafdak te akkommodeer.
  - oostelike syboulyn vanaf 2m na 1,2m te verslap om die bestaande onderdak stoep te akkommodeer.
  - oostelike syboulyn vanaf 2m na 1,2m te verslap om die aanbouing tot die bestaande woning wat insluit 'n balkon, slaapkamer en iterne muur te akkommodeer.

- **Bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) van die Verodening.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Hermanus en op die munisipale webtuiste by die volgende skakel https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/. 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 / landuse@overstrand.gov.za) voor of op **4 Desember 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Ms. Mr. Y. Macala** 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: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 4928, 14 TENTH AVENUE, VOËLKLIP, HERMANUS, KUMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOKUNYENYISWA NOKUGQITYWA KWESOHLWAYO: ABAKWA-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LIKA-JP LOUBSER

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 ukuba kufunyenwe isicelo sezi zinto zilandelayo:

- **Ukunyenyiswa** ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala ukuze kwenziwe oku kulandelayo::

  - relax ukunyenyiswa komgca wesakhiwo okwicala elingasentshona ukusuka ku-3m ukuya ku-0m ukulungiselela indawo yokumisa imoto esele ikho kunye nendawo yokojela eyogqonyuweyo neza kubiyelwa;
  - ukunyenyiswa komgca wesakhiwo kwicala elingasemntla ukusuka ku-2m ukuya ku-0m ukulungiselela indawo yokumisa imoto esele ikhona;
  - ukunyenyiswa komgca wesakhiwo kwicala elingasempumaukusuka ku-2m ukuya ku-1.2m ukulungiselela indawo eseyadini yokomisa eyogqunyiweyo kunye
  - nokunyenyiswa komgca wesakhiwo kwicala elingasempuma ukusuka ku-2m ukuya ku-1.2m ukulungiselela ibhalkhoni, igumbi lokulala, igumbi lokuhlambela nodonga langaphakathi.

- **Ukugqitywa kwesohlwayo** ngokumayela neCandelo 16(2)(q) loMthetho kaMasipala.

linkcukacha ezipheleleyo mayela noku kucetywayo ziyafumaneka ukuze ihlolwe phakathi evekini phakathi ko 08:00 no 16:30 kwiSebe: Town and Spatial Planning at 16 Paterson Street, Hermanus nakwiwebhusayithi kamasipala kule linki ilandelayo https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ . Naziphi na izimvo ezibhaliweyo zingokungeniswa ngojuhambelana neCandelo 51 neCandelo 52 loMthetho kaMasipala (16 Paterson Street, Hermanus / landuse@overstrand.gov.za) ngaphambi okanye ingadlulanga **4 kaDisemba 2026**, ubhale

igama lakho, idilesi yakho neenkcukacha zoqhagamshelwano, umdla wakho kwisicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingadluliselwa **kuNkszn. Y, Macala** ku-028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe lakwaTown & Spatial Planning apho igosa lakwamasipala liya kumnceda afake amagqabaza akhe okuhlomla.



Local Context

A4 Scale 1 : 2000

PROJECT

Erf 4928 Voëlklip, Hermanus

TITLE

Locality Plan
Local Context

Application Area

N

INDEMNITY

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CLIENT

DRAWN BY	CHECKED BY	DATE
JM	AW	2026/01/30

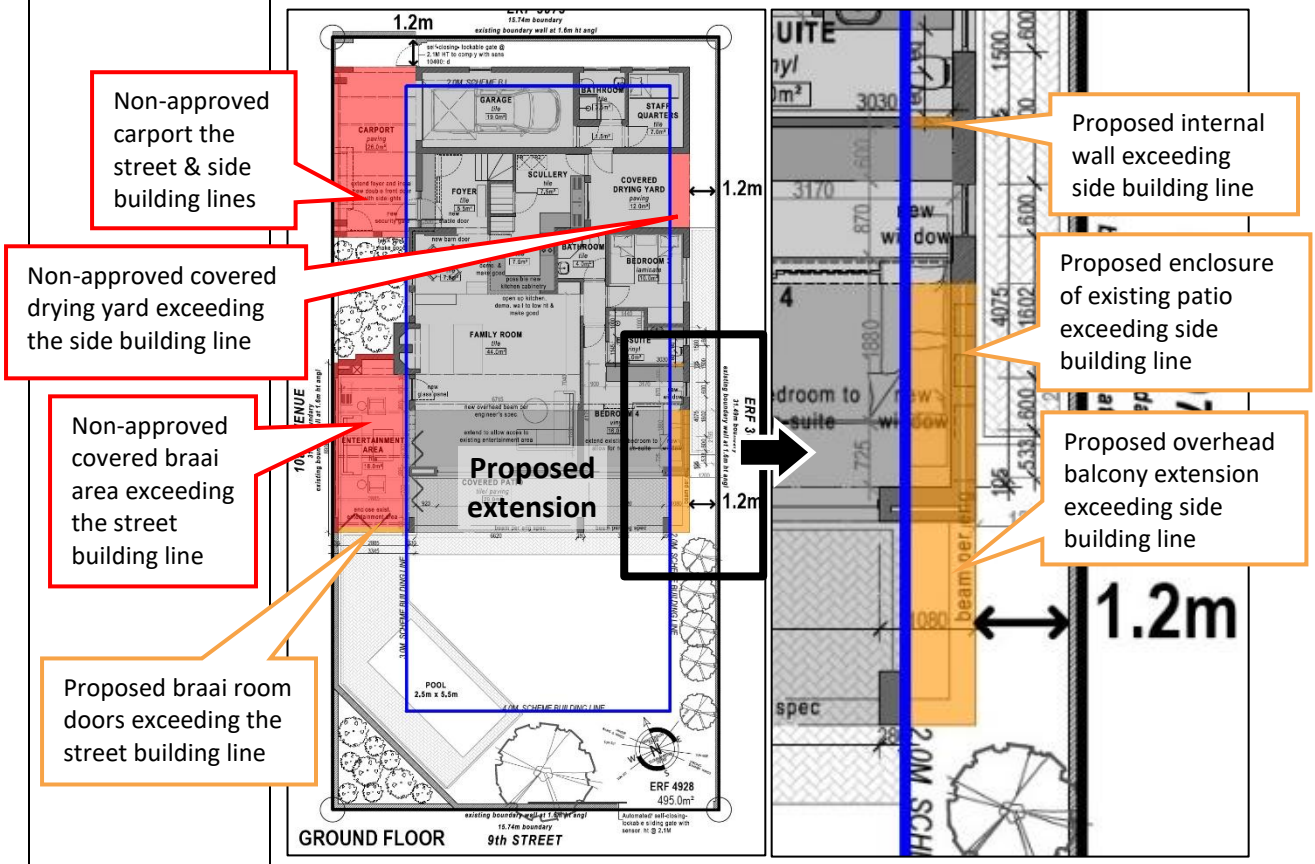
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DRAWING NUMBER
Rev 1

InterActive Town & Regional Planning

Andre Wiehahn Pr Pln A/927/1996
B Art et Sc (Town and Regional Planning)
Telephone 028 312 1668
Cell phone: 082 466 0490
E-Mail: wiehahn.a@gmail.com

1. Introduction	
a. Brief Refer to **Annexure B** for the Power of Attorney.	Interactive Town and Regional Planning was appointed by the owners of the property Jacobus Petrus Loubser to prepare and submit an application for a building line departure and the determination of an administrative penalty for Erf 4928, Voëlklip in terms of the relevant legislation.
b. Background	The application area accommodates a dwelling house where several additions were built without the necessary authorisations by the previous owners. These include a carport and covered braai area on the western street boundary, as well as a covered drying yard exceeding the eastern side boundary building line.

c. Development Objective & Application Proposal	The **development objective** is to legalise the contravening structures (i.e. carport, covered braai area and drying yard) as well as to allow for additions to the dwelling house, exceeding building lines. The existing ground floor patio is proposed to be enclosed, and the ground floor patio and first floor balcony of the dwelling house are inter alia proposed to be extended southwards. The covered braai area is proposed to be enclosed to create a braai and entertainment room. The plan below shows the proposed additions with notations of areas where the building line are exceeded:  **Figure 1: Proposed additions illustration** Subsequently the **application proposal** is for: • A departure to relax western street building line from 3m to 0m to allow for an existing covered braai area which is proposed to be enclosed as well as an existing carport on the street boundary. • A departure to relax the northern side building line from 2m to 1.2m to allow for an existing carport. • A departure to relax the eastern side building line from 2m to 1.2m to allow for an existing covered drying yard, and the proposed extension of a dwelling including a balcony, bedroom, bathroom and internal wall. • The determination of an administrative penalty for the existing carport, covered drying yard and covered braai area exceeding building lines.

2. The Application

a. Analysis: Title Deed

Refer to **Annexure D** for the Conveyancer Certificate.

The conveyancer Amelia Galvin from Virtual Lawyers provided a conveyancer certificate confirming that no title deed conditions exist which restricts the development proposal.

b. Analysis: Development Criteria:

The development parameters for Erf 4928 Hermanus as per the Overstrand Municipality Land Use Scheme, 2020 are summarised as follows:

Parameters		Existing Zoning:	Proposal:	Comments
Zoning		Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Consistent
Primary Use		Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering	Dwelling house	Consistent
Consent Uses		Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture	None	Consistent
Coverage		50%	±45%	Consistent
Height		8m	±9m (previously approved)	Consistent
Building lines	**Street**	4m south 3m west	4m south 3m east for dwelling **0m west for carport and covered braai area**	**Application includes a departure**
	Side	2m	**1.2m** (partially previously approved)	**Application includes departures**
Parking		Dwelling house: 2 bays	Dwelling house: 2 bays	Consistent

c. Application:

The application form is attached as **Annexure A**.

Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020:

- A departure to relax western street building line from 3m to 0m to allow for an existing covered braai area which is proposed to be enclosed as well as an existing carport on the street boundary in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the northern side building line from 2m to 1.2m to allow for an existing carport in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the eastern side building line from 2m to 1.2m to allow for an existing covered drying yard, and the proposed extension of a dwelling including a balcony, bedroom, bathroom and internal wall in terms of Chapter IV, Section 16(2)(b).
- The determination of an administrative penalty for the existing carport, covered drying yard and covered braai area exceeding building lines in terms of Chapter IV, Section 16(2)(q).

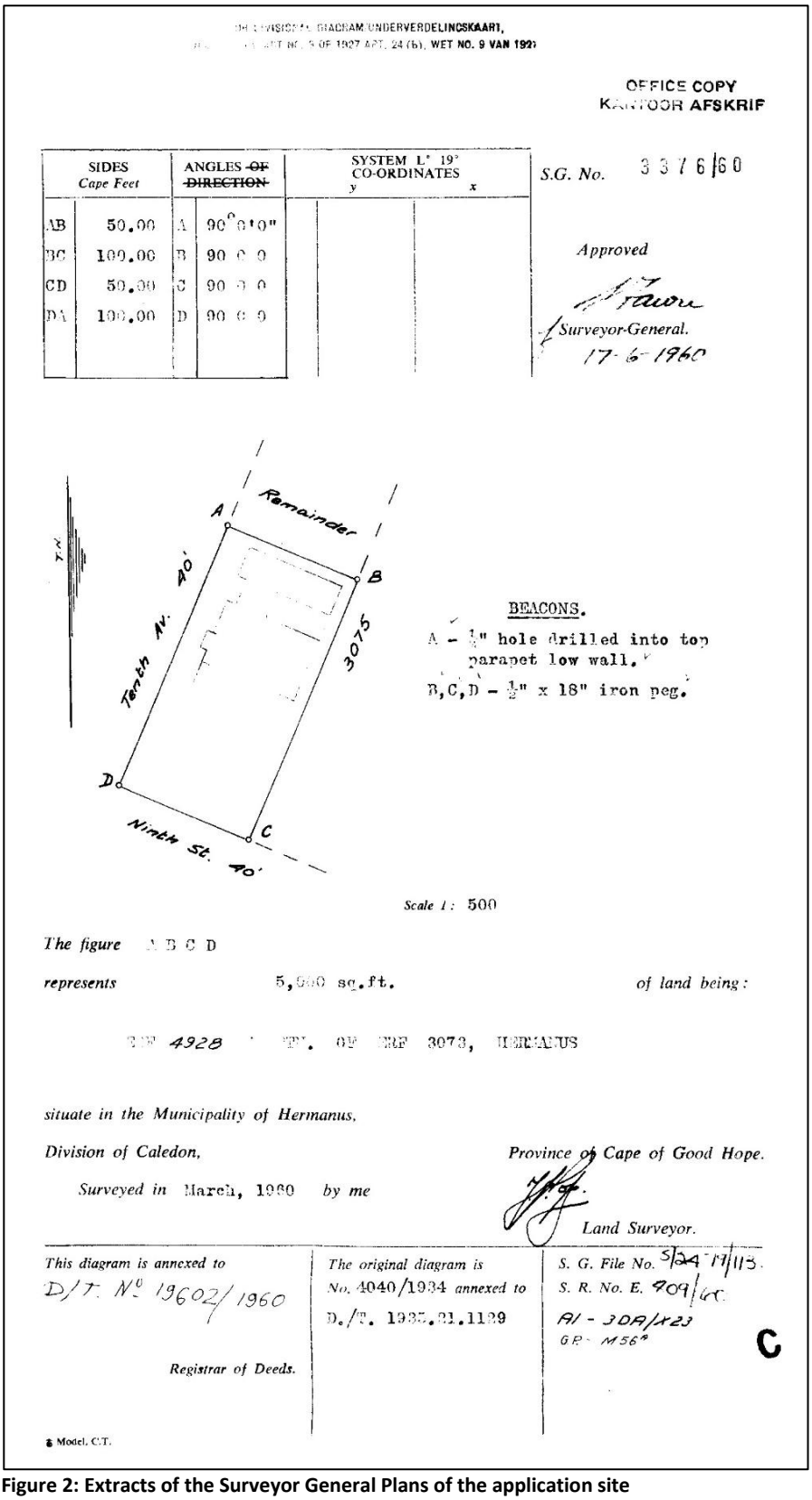
3. Contextual Site Information

a. Property Description

Refer to **Annexure E** for the SG Diagrams, **Annexure C** for the Title Deed of Erf 4928 Voëlklip.

Property	Extent	Title Deed	Registered Owner
Erf 4928 Voëlklip, Hermanus	495m²	T55069/2021	Jacobus Petrus Loubser

The following Surveyor General Plans reflect the application site:



DIAGRAM/ONDERVERDELINGSKAART,
WET NO. 9 OF 1927 ART. 24 (5), WET NO. 9 VAN 1927

OFFICE COPY
KANTOOR AFSKRIF

SIDES Cape Feet		ANGLES ~~OF DIRECTION~~		SYSTEM L° 19° CO-ORDINATES y	x
AB	50.00	A	90°0'0"		
BC	100.00	B	90 0 0		
CD	50.00	C	90 0 0		
DA	100.00	D	90 0 0		

S.G. No. 3376/60

Approved

Surveyor-General.
17-6-1960

BEACONS.
A – ½" hole drilled into top parapet low wall.
B,C,D – ½" x 18" iron peg.

Scale 1: 500

The figure A B C D
represents 5,000 sq.ft. of land being:

ERF 4928 PT. OF ERF 3073, HERMANUS

situate in the Municipality of Hermanus,
Division of Caledon, Province of Cape of Good Hope.

Surveyed in March, 1960 by me

Land Surveyor.

This diagram is annexed to D/T. No. 19602/1960

Registrar of Deeds.

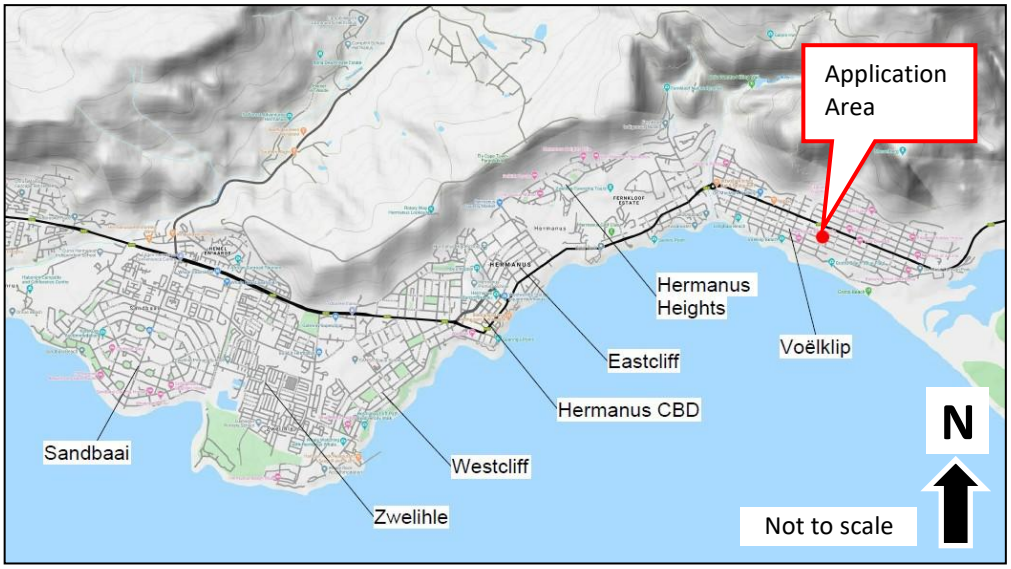
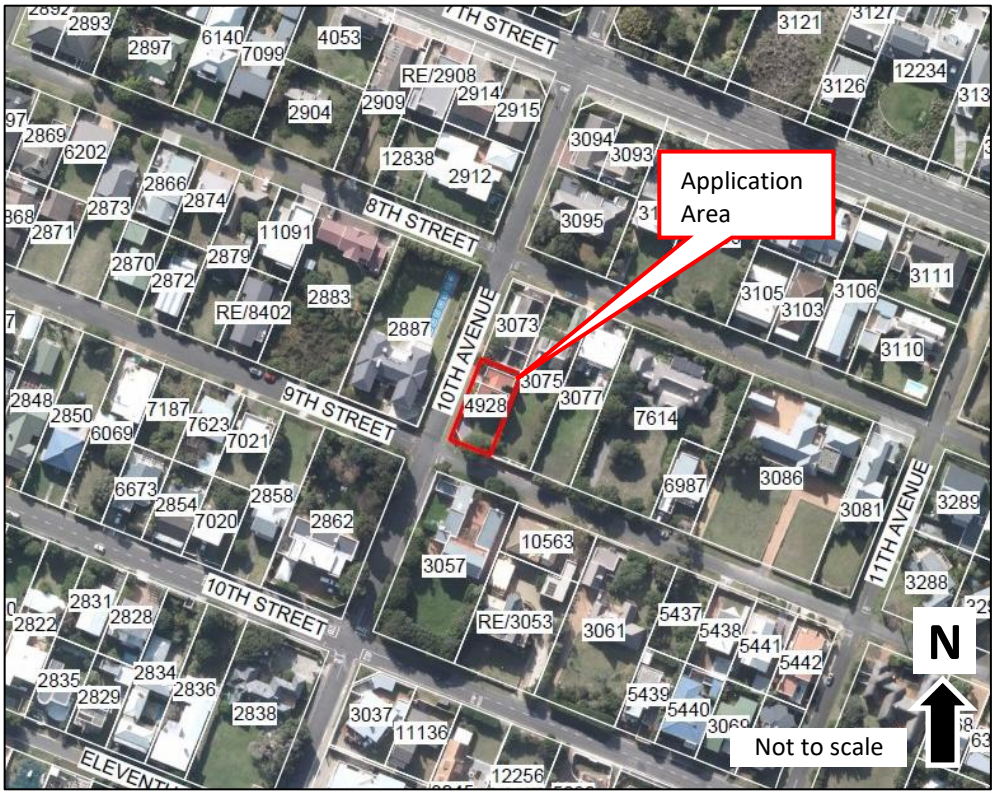
The original diagram is No. 4040/1934 annexed to D./T. 1935.21.1129

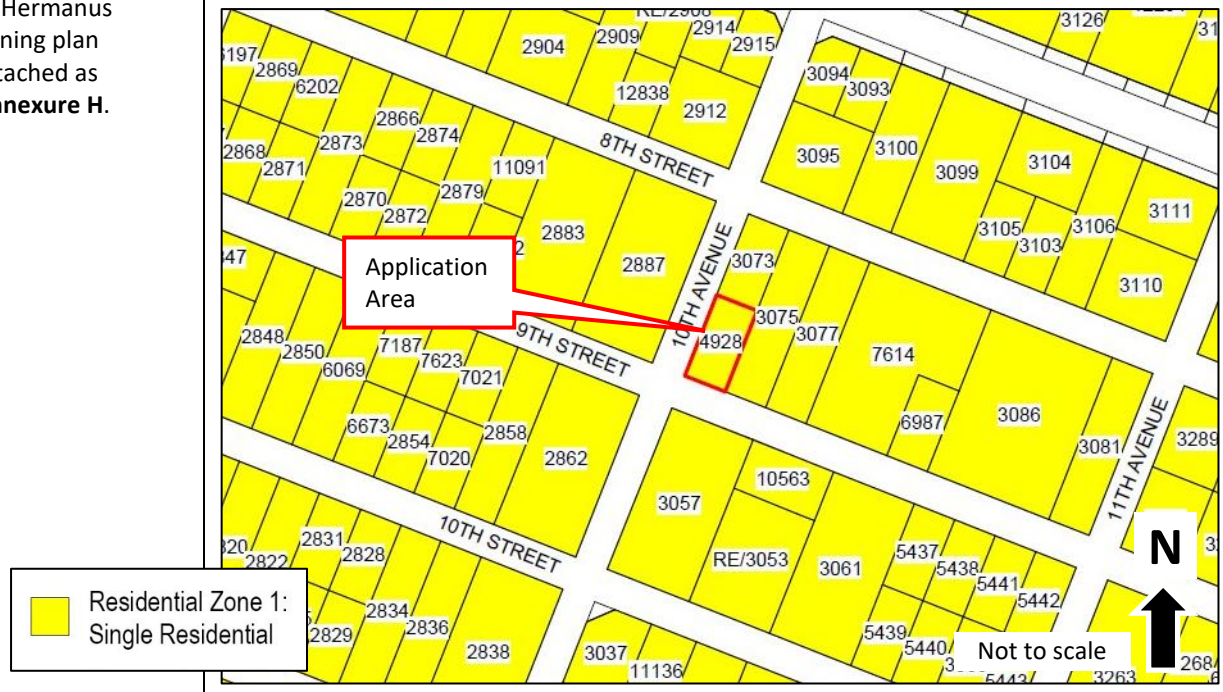
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Model. C.T.

Figure 2: Extracts of the Surveyor General Plans of the application site

b. Location: For the Locality Plans refer to **Annexure F**	**Regional Context:** Within the regional context, the application area is located within Voëlklip residential suburb. Voëlklip is located on the Eastern side of Hermanus.  **Figure 3: Locality Plan – Regional Context**
	Local Context: Within the local context the application area is located at number 14 Tenth Avenue.  **Figure 4: Locality Plan – Local Context**

c. Land Use: Refer to the Extract of Hermanus Zoning plan attached as **Annexure G**.	The application area accommodates a dwelling house on the property. The surrounding land-uses consist of single residential dwellings. No change in land use is proposed. The application proposal is **consistent** with the land use of the area.  **Figure 5*:* Arial Image illustrating the residential land-use activities of the application area and surrounding properties**
d. Zoning: Refer to the Extract of Hermanus Zoning plan attached as **Annexure H**.	The application area, Erf 4928, Voëlklip is zoned Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone 1: Single Residential as well. No change in zoning is proposed. The application proposal is consistent with the zoning of the area.  **Figure 6: Extract from the Overstrand Municipality: Online zoning viewer**

e. Laws and policies relevant to the consideration of the application and forward planning and land use documents	The following policy is applicable to the application area. **i. Overstrand Municipal Spatial Development Framework, 2020** The SDF is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, cities, towns and residential areas. The application area falls within an Urban Development area and within the Urban Edge. <u>The application is consistent with the Overstrand Municipal Spatial Development Framework, 2020.</u>



Figure 7: Spatial Development Framework 2020 Spatial Proposals Plan extract

ii. Overstrand Municipality Growth Management Strategy, 2010

The Overstrand Growth Management Strategy defines, explains, and uses densification as a growth management tool to positively redress and counteract the effects of urban sprawl to promote the longer-term sustainability of the Overstrand Municipality and its sub-regions environmental quality.

The application area is within an area earmarked for 10 to 20 Dwelling Units Per Hectare Densification Zone.

No further densification is applicable to this application.

<u>The application is thus consistent with the Overstrand Municipality Growth Management Strategy, 2020.</u>

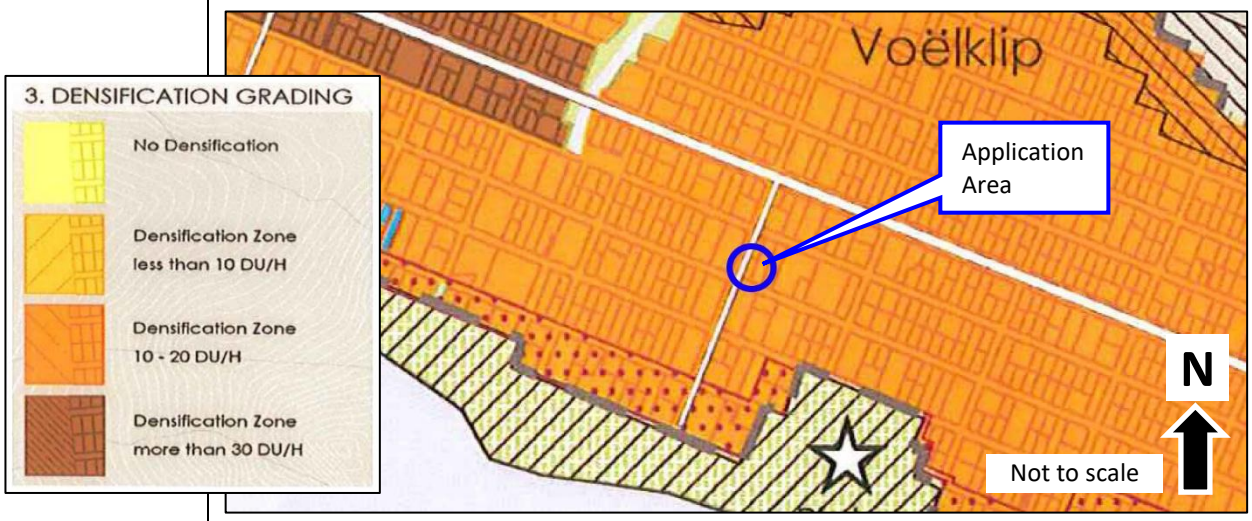


Figure 8: Overstrand Municipality Growth Management Strategy, 2010 extract

4. Motivation

Motivation for the application:

Refer to **Annexure I** for the Building Plan

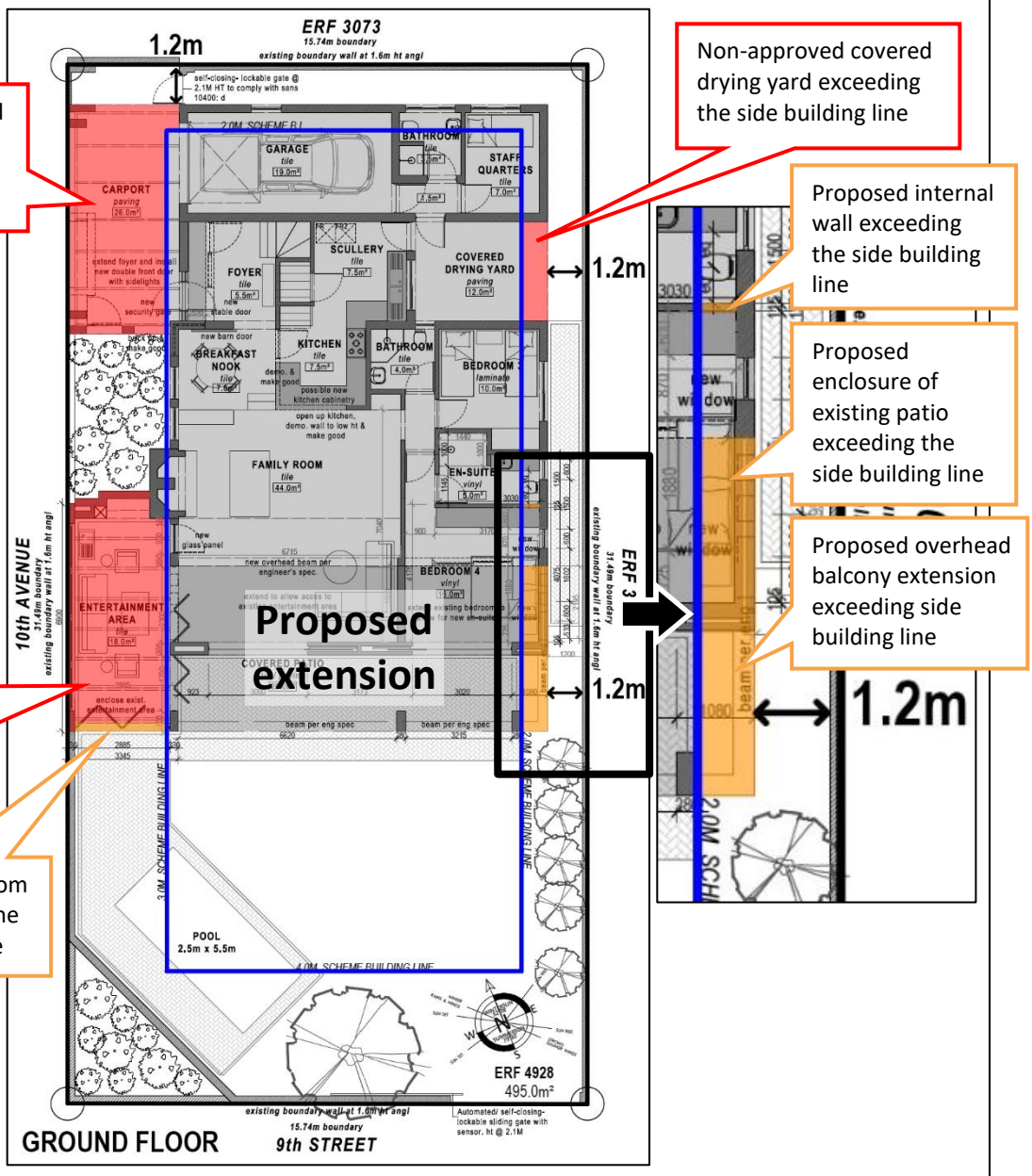
a. Introduction and Background

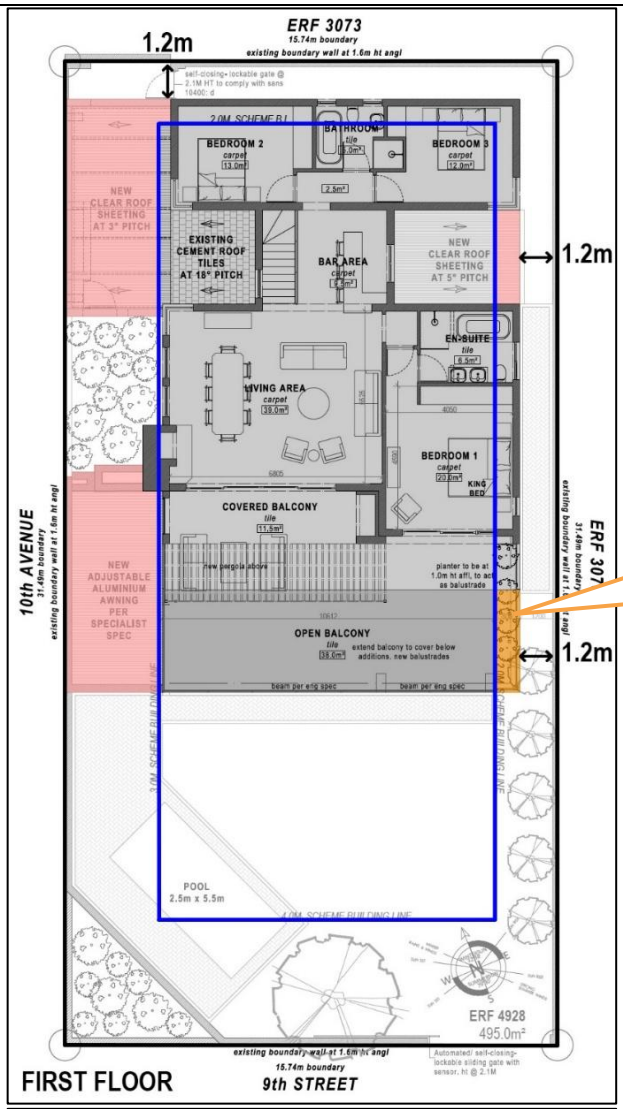
The application area accommodates an existing dwelling house within the residential suburb, Voëlklip. The current owners purchased the property in 2021. The owners discovered that the carport and covered braai area exceeding the western building line and covered drying yard exceeding the eastern building line were not approved by the previous owners.

b. Proposal

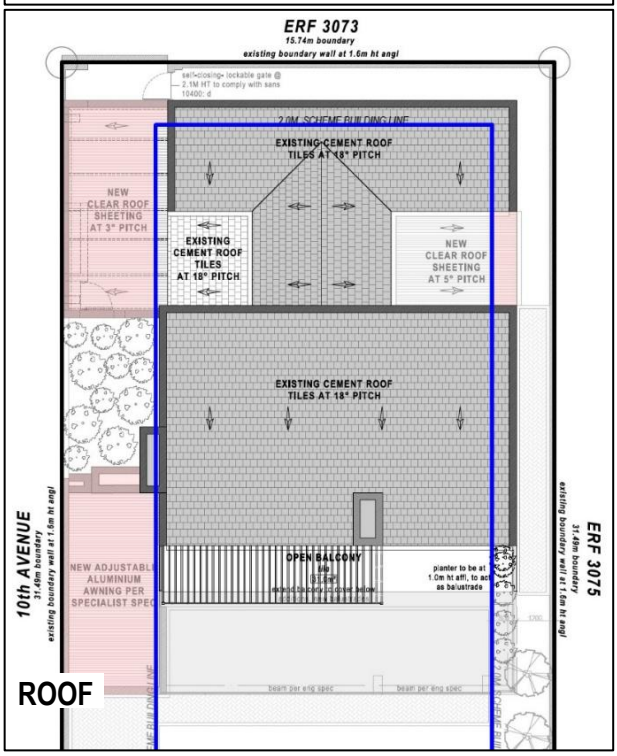
The **development objective** is to legalise the contravening carport, covered braai area and covered drying yard on the application area as well as to allow for additions the dwelling house exceeding building lines which includes an internal wall and the enclosure of the existing patio on the ground floor and extension of the first floor balcony to extend the dwelling house to the south, as well as the enclosure of the existing braai area.

The plan here-below shows the proposed additions with notations of areas where the building line are exceeded:





Proposed balcony extension planter exceeding the side building line



Elevations

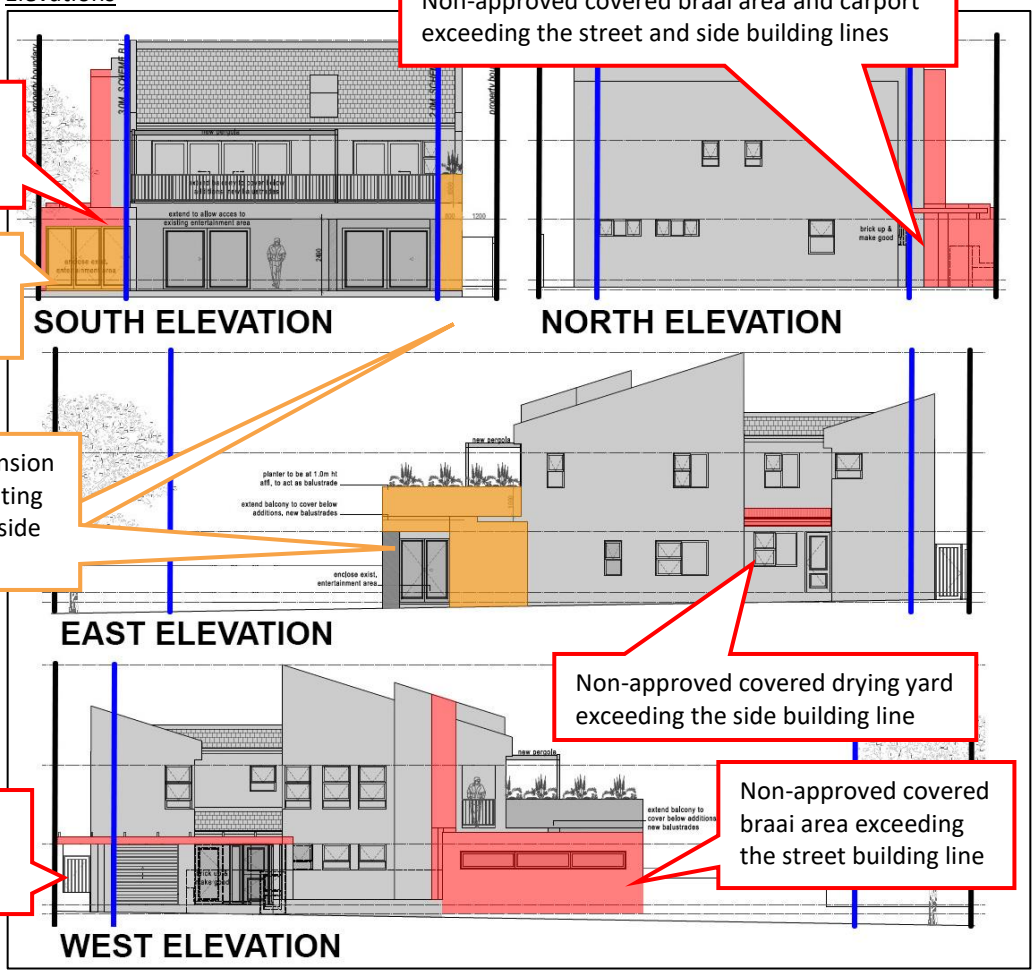


Figure 9: Application proposal illustrations

Subsequently application is made for:

- A departure to relax western street building line from 3m to 0m to allow for an existing covered braai area which is proposed to be enclosed as well as an existing carport on the street boundary.
- A departure to relax the northern side building line from 2m to 1.2m to allow for an existing carport.
- A departure to relax the eastern side building line from 2m to 1.2m to allow for an existing covered drying yard, and the proposed extension of a dwelling including a balcony, bedroom, bathroom and internal wall.
- The determination of an administrative penalty for the existing carport, covered drying yard and covered braai area exceeding building lines.

Departures for the existing non-approved carport exceeding the street & side building lines

The existing carport was approved as a pergola, but a roof was added to the pergola without the required approvals by previous owners. The carport is on the street boundary and 1.2m from the northern side boundary.

The carport is approximately 2.5m in height with a width along the street of approximately 7m. The coverage on the dwelling including the carport is less than 50%, thus being consistent with the zoning scheme coverage requirements.

There is no gate between the carport and the road and will therefore not cause any traffic obstruction when entering or departing the application area.

	The carport does also not affect access to the driveway and will not have an impact on services. The carport has a neat flat roof and is on the ground floor, thus not impacting on views, light or privacy of surrounding properties. The carport is made of a neat brick structure, matching the rest of the dwelling house in terms of colour and architecture. The openings under the carport as well as the planters adjacent to the carport softens the street façade of the application area as opposed to a solid wall and gate, thus not having a more imposing façade as other properties in the area. The existing carport is 1.2m from the northern boundary and the property to the north also has a carport on the street boundary approximately 2.5m from the application area carport. As several carports and garages on or close to the street boundary are found in the vicinity of application area. The application proposal is therefore considered consistent with the character of the area. The carport provides shade to vehicles, reducing vehicle wear and tear, use comfort and improving energy efficiency. The carport also provides protection from rain when accessing vehicles as well as the dwelling front door, thus improving the functionality of the application area. <u>Departure for the existing non-approved covered drying yard exceeding the side building line</u> A covered drying yard was constructed over the side building line without the required approvals. The covered drying yard is in line with the approved dwelling, 1.2m from the eastern side boundary line. The covered drying yard is not visible from the road and does not impact on the character of the area. The subject area is located between approved buildings and does not impact the views, privacy or light of neighbouring properties. The area does not impact on access. It is used as a drying yard and protects clothing from potential rain, thus improving the functionality of the property. <u>Departure for the existing non-approved covered braai area exceeding the street building line</u> A braai area was constructed on the street boundary without the required approvals. The braai area has a brick frame, is covered by a pergola and is open on two sides thus being considered an outdoor entertainment use. The braai area has non-opening windows on the street boundary at the same height as the top of the boundary wall. The braai area is on the ground floor and does not impact on views, privacy or light of neighbouring properties. <u>Proposed additions exceeding the side building line</u> The following additions exceeding street and side building lines are proposed. • enclosure of the braai area • balcony extension planter • enclosure of existing patio • internal wall to move a bedroom and create a bathroom <u>Departure for proposed braai and entertainment room</u> A braai area was constructed on the western street boundary by previous owners.

	The braai area is proposed to be enclosed by adding a roof to the pergola and adding glass doors to the openings to create a braai and entertainment room. The braai area to be enclosed is a habitable area on the street boundary. The enclosure of the existing braai area will not result in additional impact as the land uses will remain similar. The braai area has non-opening windows facing the road, thus creating an interactive interface with the road. The braai area consists of a neat brick structure in the same architecture as the carport and dwelling house. The braai and entertainment room is on the ground floor adjacent to the road, thus not impacting on views, light or privacy of neighbouring properties. The braai and entertainment room does not impact on services. The braai and entertainment room improves the amenity and functionality of the application area. <u>Departure for a proposed balcony extension planter</u> The first floor balcony is proposed to be extended to the south with a planter on the eastern side exceeding the building line, creating a physical buffer between the stoep and the neighbouring property to the east. Since the part of the stoep extension exceeding the building line is just a planter, the building line departure does not impact on the privacy of the neighbouring property. The proposed balcony planter exceeding the eastern side building line is 1.2m from the eastern boundary which is in line with the existing approved dwelling and being a neat, aesthetic and practical design. The proposed first floor balcony exceeding the building line improves the amenity of the application area. <u>Departure for the proposed enclosure of the existing patio</u> The existing patio proposed to be enclosed, is on the ground floor, not impacting on views, privacy or light of the surrounding properties. The patio to be enclosed allows for a bedroom to be moved approximately 2.2m south, making provision for a bathroom to be added between the two bedrooms, and does not result in additional habitable areas, exceeding the eastern building line, but rather the moving of the habitable area approximately 2.2m south. The moving of the bedroom and adding a bathroom will therefore not result in additional impact. The proposed patio enclosure encroaches on the eastern building line and is 1.2m from the boundary. It aligns with the approved dwelling and features a neat, functional and aesthetic design. The proposed enclosure of the existing patio exceeding the building lines improves the functionality of the application area. <u>Departure for a proposed internal wall</u> The internal wall will not be visible and will therefore not impact on the character of the area. The internal wall allows for an additional bathroom in the dwelling house exceeding the eastern side building line. Bathrooms are not habitable areas, thus not creating an additional use impact. The proposed bathroom and associated internal wall exceeding the building lines also improves the functionality of the application area.

Determination of an administrative penalty

Due to the existing carport, braai area and covered drying yard exceeding zoning scheme building lines without the required approvals, the application is for a determination of an administrative penalty in terms of Chapter IV, Section 16(2)(q) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020, as follows:

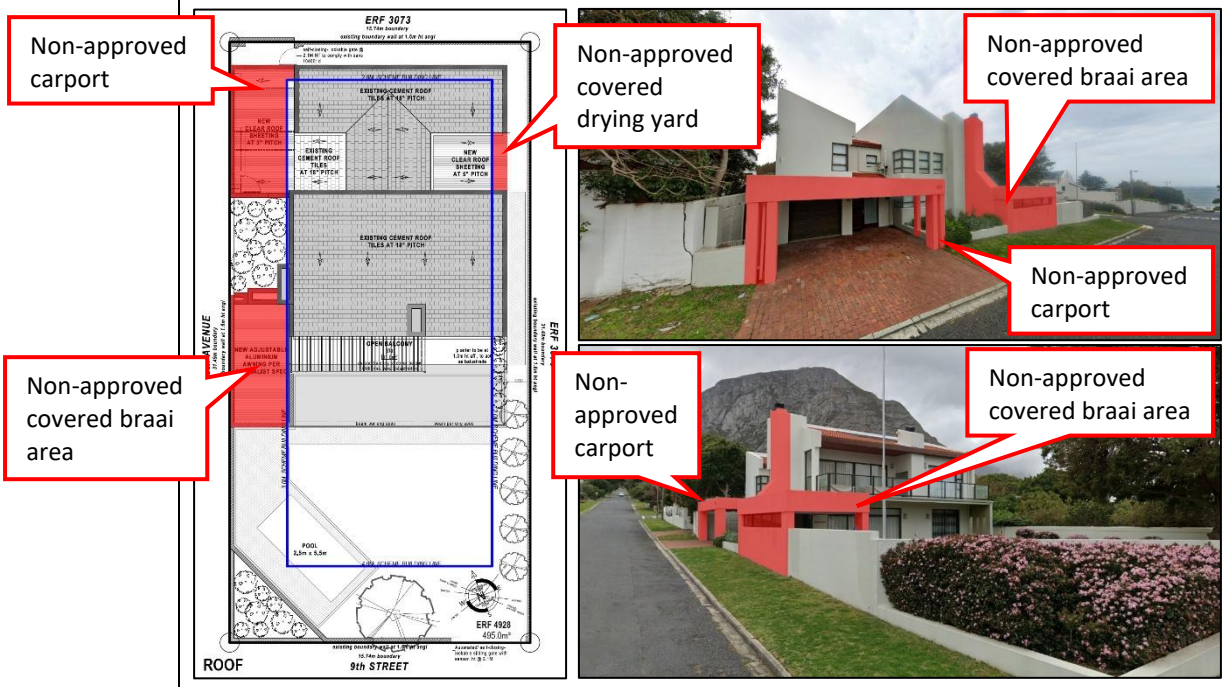


Figure 10: Illustrations of non-approved structures exceeding building lines

The following information with regards to the administrative penalty is provided as required according to Chapter X, Section 90(3):

(a) The nature, duration, gravity and extent of the contravention;

A carport, braai area and covered drying yard was built up to the street boundary by previous owners in approximately 2001.

The carport exceeding the building line has an area of approximately 21m^2, the covered braai area exceeding the building line is approximately 21.5m^2 and the covered drying yard exceeding the building line is approximately 2.4m^2.

(b) The conduct of the person (allegedly) involved in the contravention;

The structures exceeding building lines were constructed by previous property owners and therefore the details are not known.

(c) Report by a quantity surveyor in matters of unauthorised building/construction;

The quantity surveyor MS Consult provided as cost estimate for the structures exceeding building lines with a total cost of R 269,935.48.

(d) Whether the unlawful conduct was stopped

The existing carport, braai area and covered drying yard still stand as application is made for building line departure to legalise the existing structures.

(e) Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law

We are not aware of any contraventions by the existing owner.

c. Desirability

The application proposal is considered desirable for the following reasons:

- The application proposal is considered compatible with the character of the area.
- The application proposal does not negatively impact on the neighbouring properties in terms of privacy, light, views, noise or safety.
- The legalisation of the existing structures is the most resource efficient solution to the existing structures that exceeds the street and side building lines.
- The application proposal improves the functionality and amenity of the application area.

d. Planning Principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

1) Spatial Justice which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

   Possible results of the development
   The application proposal relates to structure additions on a single residential property and will not impact on spatial justice.

   The application proposal is **consistent** with **spatial justice**.

2) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

   Possible results of the development
   The application proposal relates to existing structures on an existing developed single residential property and will not impact on valuable agricultural land, environmentally sensitive or biodiversity rich areas, scenic or cultural landscapes.

   The application proposal is **consistent** with **spatial sustainability**.

3) **Spatial Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

   Possible results of the development
   The application proposal does not affect land use, the layout or structure of the town and will therefore not impact on spatial justice.

   The application proposal is **consistent** with the **efficiency principle.**

4) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

   Possible results of the development
   The application proposal is for the amendment of a dwelling unit and will not impact on spatial resilience.

   The application proposal is **consistent** with the principle of **spatial resilience**.

5) **Good Administration** which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.

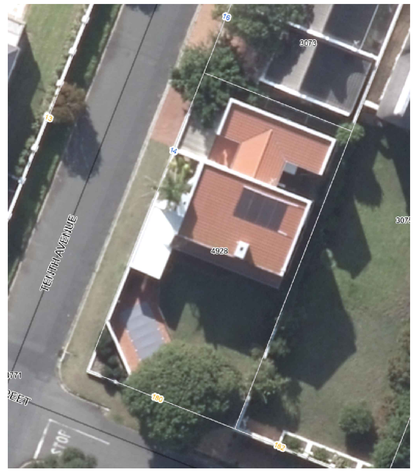
	Possible results of the development Consultive practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the Government and the general public to participate in the eventual decision-making process. The application proposal is **consistent** with the principle of **good administration**.

5. Conclusion

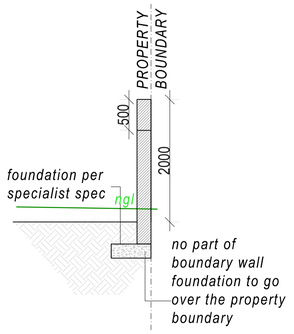
The application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities.

It is therefore recommended that the application **be approved** in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020:

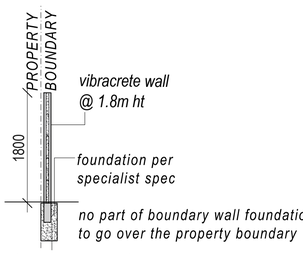
- A departure to relax western street building line from 3m to 0m to allow for an existing covered braai area which is proposed to be enclosed as well as an existing carport on the street boundary in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the northern side building line from 2m to 1.2m to allow for an existing carport in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the eastern side building line from 2m to 1.2m to allow for an existing covered drying yard, and the proposed extension of a dwelling including a balcony, bedroom, bathroom and internal wall in terms of Chapter IV, Section 16(2)(b).
- The determination of an administrative penalty for the existing carport, covered drying yard and covered braai area exceeding building lines in terms of Chapter IV, Section 16(2)(q).

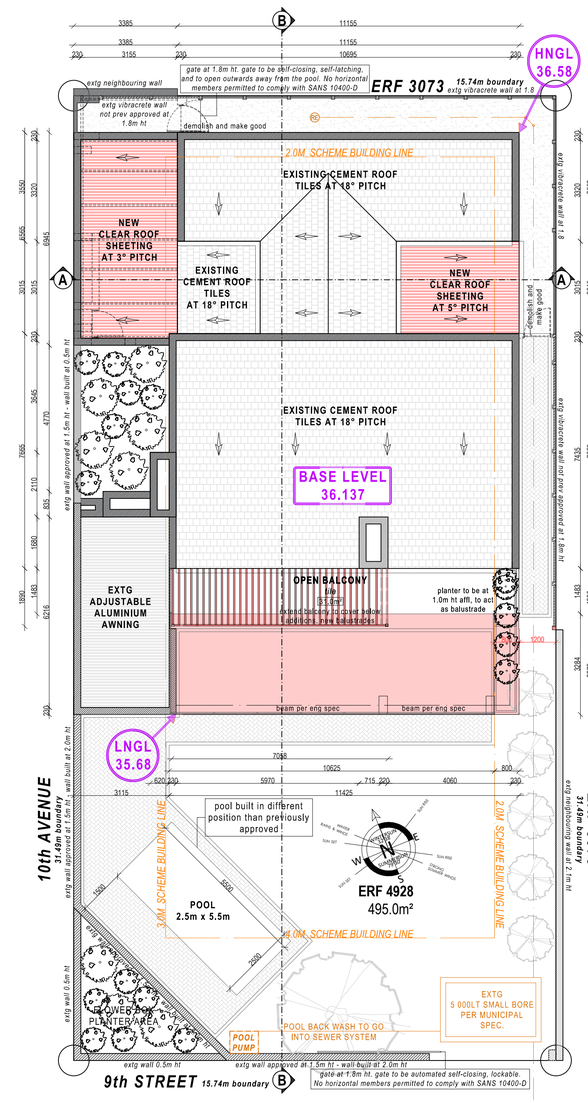


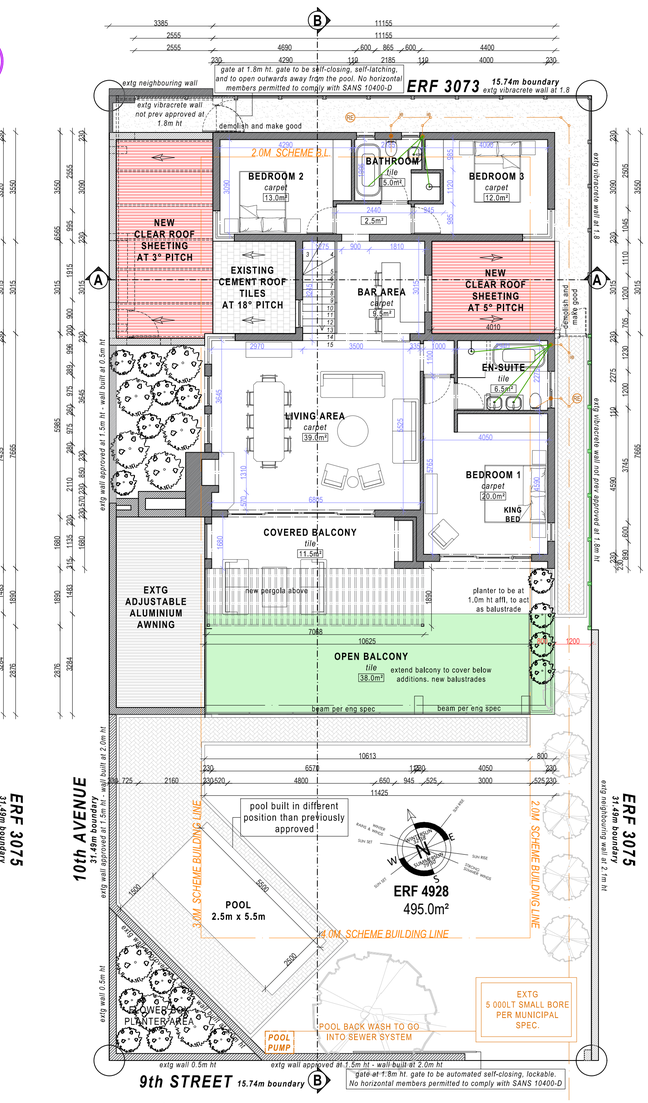
SITE LOCALITY PLAN | NTS

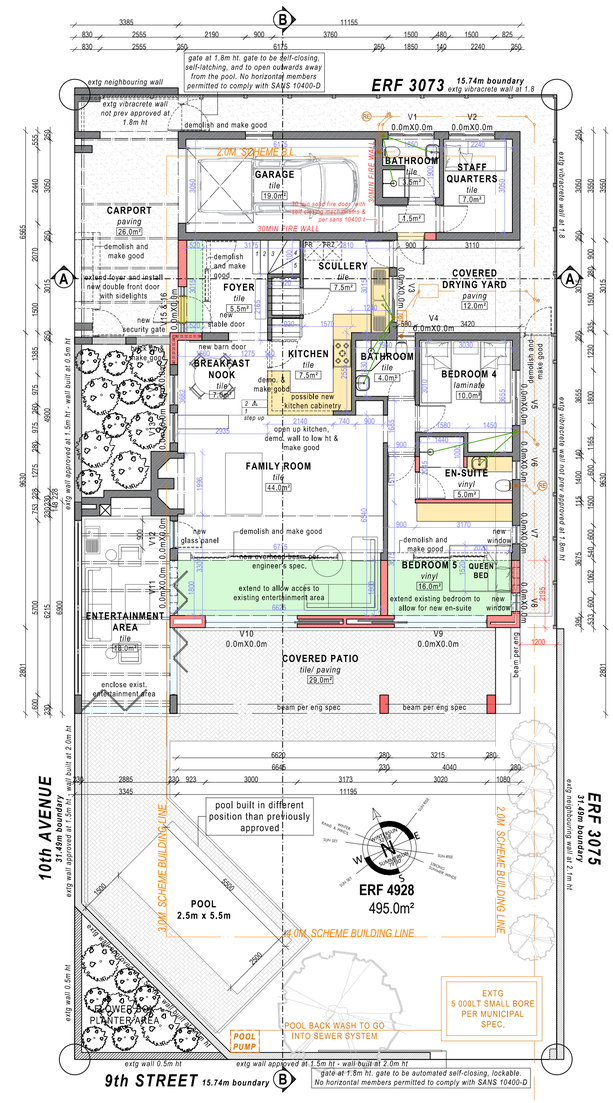


SECTION B-B | BOUNDARY WALL | scale 1:50









BUILDING NOTES:
All work to comply with SANS 10400 and Building regulations. All works to be in accordance with local municipal authorities' regulations. Figured dimensions to be taken in preference to scaled dimensions. All levels and dimensions to be checked on site before building work commences. Contractors shall be deemed to have acquainted themselves with site conditions prior to commencement of work.

LEVELS: Levels and dimensions: The building are to be laid out and erected in the position and to the levels as indicated on the plan & site layout plan.
The contractor, sub-contractors and suppliers must verify all dimensions and levels on-suite before commencing any work.

Land surveyor to confirm all boundary pegs and to check all levels before construction commences.
Top soil shall be removed from the area to be build upon, all grading levelling to be done by contractor.

MATERIALS: Material used in the erection of a building shall be suitable for the purpose for which it is to be used.

TIMBER: All timber used in the erection of a building shall be treated against termite and wood borer attack and fungal decay in accordance with the requirements of SANS 10005 and shall bear the product certification mark of a body certified by the south african national accreditation system.

BUILDING ELEMENTS: The construction of any building element shall be such that building element as constructed does not comprise the design intent of any design solution that satisfies the design requirement of a functional regulation.

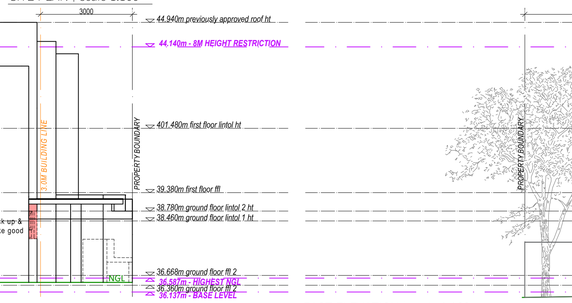
FINISH FLOOR LEVEL: Finished floor level of dwelling to be min. of 255mm above back of footway level at sewer connection. It is recommended that garage floor level min of 170mm above back of footway level at driver entrance if any.

OTHER: Floors in any laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal must comply with sans 10400 J.
Any combustible material to be 200mm away from chimney flue.
The requirements of the national by-laws and any other applicable authority must be complied with. The builders must comply with the NHBRC by-laws.

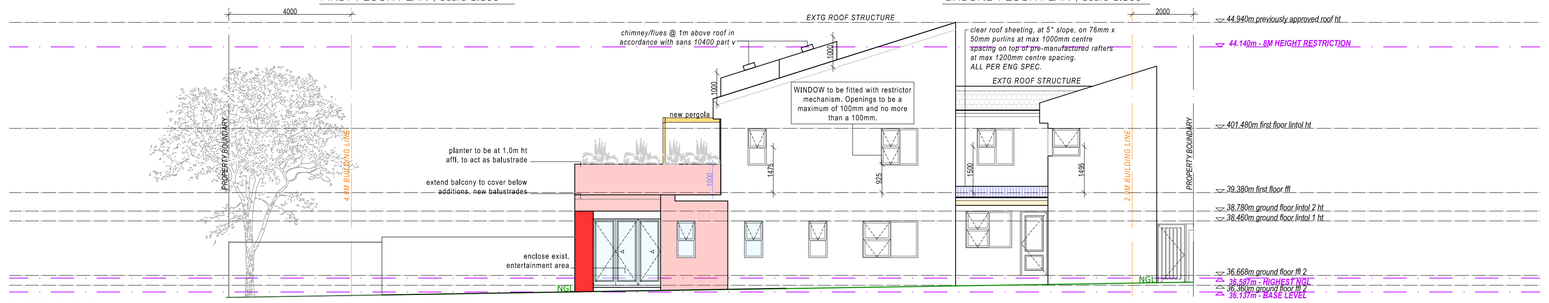
All reinforced concrete slabs and stairs are to be cast strictly to structural engineer's specifications and details.
All stairs are to be reinforced concrete with risers not exceeding 180mm and treads not less than 195mm wide.

PAINT: All painted colours to external side of dwelling must first be applied to wall with a 1sqm sample and be approved by client before applying to wall.

SITE PLAN | scale 1:100

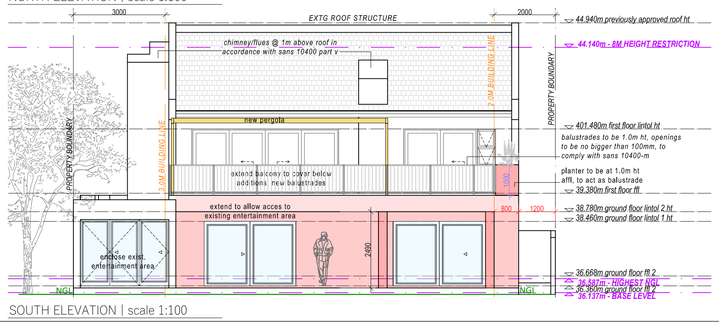


FIRST FLOOR PLAN | scale 1:100

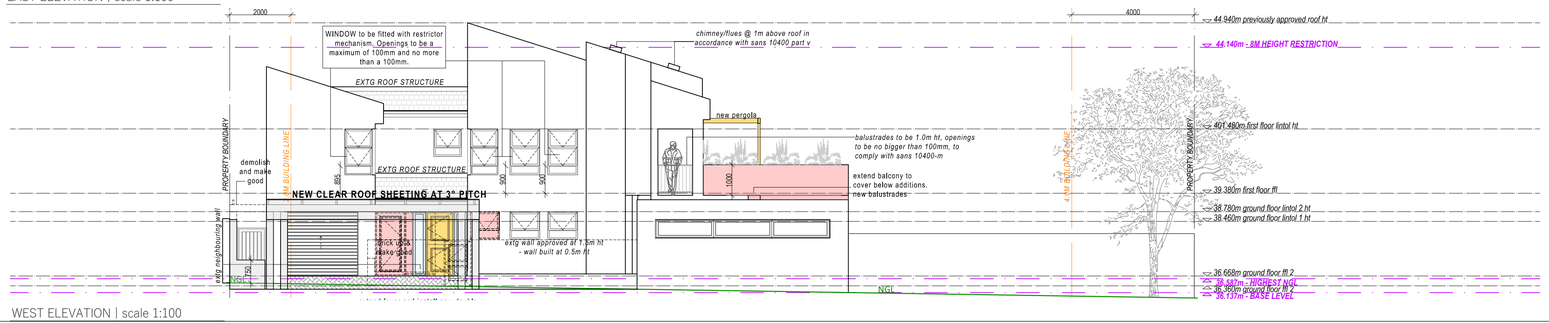


GROUND FLOOR PLAN | scale 1:100

NORTH ELEVATION | scale 1:100



EAST ELEVATION | scale 1:100



SOUTH ELEVATION | scale 1:100

WEST ELEVATION | scale 1:100

SURFACE AREA

ERF SIZE	=	495.0m²
GARAGE	=	21.3m²
CARPORT	=	23.4m²
STAFF QUARTERS	=	16.8m²
ENTERTAINMENT AREA	=	22.6m²
COVERED PATIO	=	33.7m²
DRYING YARD	=	12.0m²
GROUND FLOOR	=	134.7m²
FIRST FLOOR	=	128.0m²
COVERED BALCONY	=	11.5m²
OPEN BALCONY	=	55.9m²
TOTAL SURFACE AREA	=	**459.9m²**
TOTAL ADDITIONS	=	27.5m²

PROJECT
HOUSE LOUBSER | ERF 4928
14 10th Avenue
Voelklip, Hermanus
7200

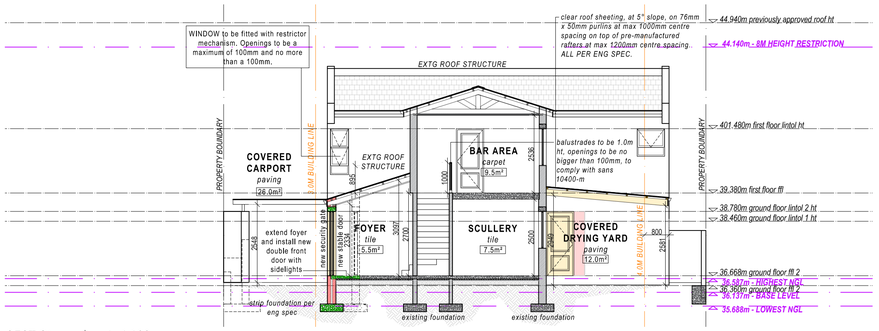
Owner: LOUBSER

ADDITIONS & ALTERATIONS

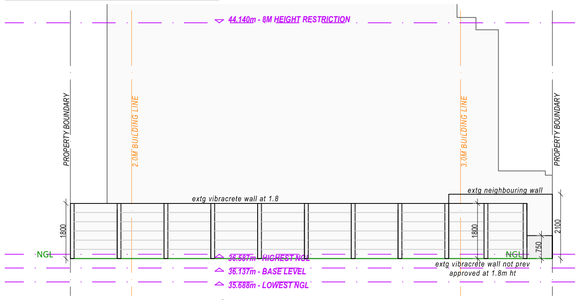
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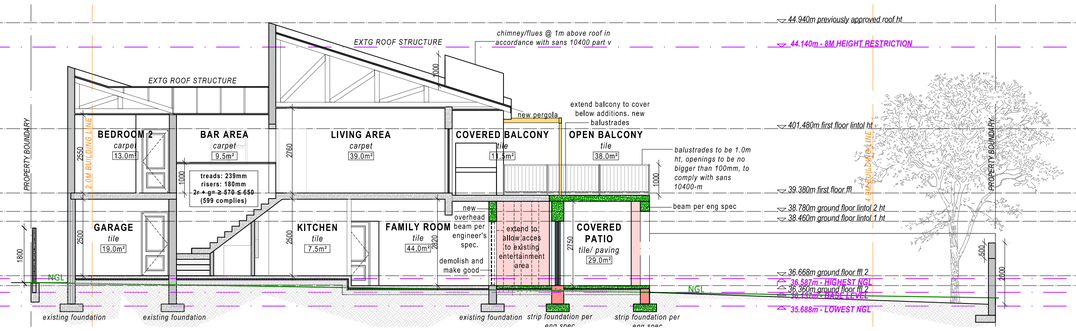
DRAWING
site plan, site locality plan, ground floor plan, first floor plan, elevations, boundary wall section
scale: see labels .
do not scale when printing (A1)
DATE 16 APRIL 2026
DWG NO 2614
REV 01
DRAWN SE + MVG CHECKED JB
signed: date:
FOR INFORMATION page 1/2

DESIGNATELJEE
(+27) 072 856 6994 | JANESKE@DESIGNATELJEE.CO.ZA
8 FISANT CRESCENT . SANDBAAI . HERMANUS . 7200
WWW.DESIGNATELJEE.CO.ZA
DIRECTORS: JANESKE BRITS . PAD 42957824 (SACAP)
HANNES COETZEE . PR ARCH T 71467 (SACAP)



SECTION A-A | scale 1:100

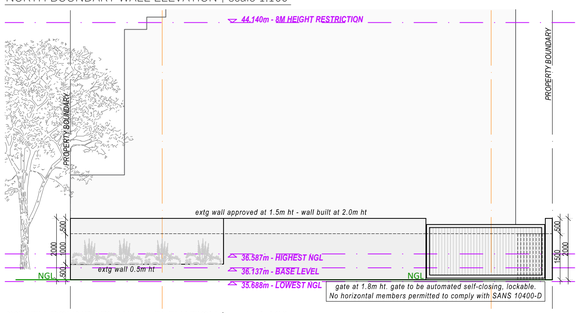




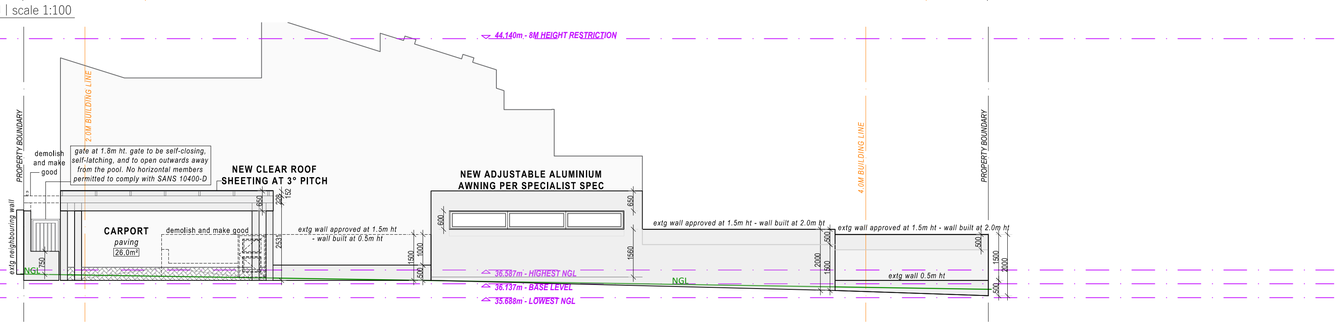
SECTION B-B | scale 1:100



NORTH BOUNDARY WALL ELEVATION | scale 1:100



EAST BOUNDARY WALL ELEVATION | scale 1:100



SOUTH BOUNDARY WALL ELEVATION | scale 1:100

WEST BOUNDARY WALL ELEVATION | scale 1:100

HOUSE LOUBSER | ERF 4928 | VOELKLIP HERMANUS

SANS 10400 XA CALC 2021

FENESTRATION % CALCULATION

AREA OF GLAZING ELEMENT (m²)	27,98
NETT FLOOR AREA (Excl GARAGE) (m²)	193
GLAZING/ NETT FLOOR AREA	**14,50%**
U-VALUE SOLUTION: ANY SOLUTION required	**≤20%**

NO GLAZING ELEMENT TO HAVE LOW-E GLAZING

1.1 HORIZONTAL CEILING + METAL CLADDING (GROUND FLOOR)

DBL SIDED RADENSHIELD	0,75
135mm KNAUF INSULATION:	3,38
9,5mm RHINOBOARD	0,05
TOTAL R-VALUE	**4,18**
Req = 3.7 R-Value = COMPLIES	

1.2 CONCRETE SLAB (GROUND FLR)

CODE VALUE (F3 TABLE)	0,38
50mm STONE CHIP	0,5
60mm LAMBDABOARD	2,5
180mm CONCRETE SLAB (2300KG/M3)	0,125
BITUMEN FELT (WATERPROOFING)	0,1
INDOOR AIR FILM	0,11
TOTAL R-VALUE	**3,785**
Req = 3.7 R-Value = COMPLIES	

SHGC

SHGC MAX ALLOWANCE : SHADED	ANY SOL
SHGC MAX ALLOWANCE : NON-SHADED	ANY SOL

ROOM/STOREY DESCRIP.		Net Floor Area (m²)	116	Max. allowable Conductance U-VALUE	ANY SOLUTION	
GROUND FLOOR		Climatic Zone	2	Max. allowable Solar Heat Gain	ANY SOLUTION (SHADED)	ANY SOLUTION (NON-SHADED)

SIZES OF GLAZING ELEMENTS | **CONDUCTANCE** | **SOLAR HEAT GAIN**

ID. Window Door	WINDOW DOOR	Orientation	Glazing Element Width	Height	A m²	Glass Type 1 to 8	Glass Description	U U-Value	COMPLIANCE	P Hor. dim shade devise If lintol to shade device	H Vert dim base of glazing element to bot shade device	TABLE 3 MULTIPLIER (PG19)		SHADED ELEMENT	S SHGC	COMPLIANCE
EXTG	V3	SE	1,5	1,2	1,80	1	SNGL - CLEAR (ALLUM)	5,5	PREVIOUSLY APPROVED	4,01	1,38	0,54	0,7452	SHADED ELEMENT	PREVIOUSLY APPROVED	PREV APPROVED
EXTG	V4	NE	0,59	0,9	0,53	1	SNGL - CLEAR (ALLUM)	5,5	PREVIOUSLY APPROVED	3,015	1,4	0,54	0,756	SHADED ELEMENT	PREVIOUSLY APPROVED	PREV APPROVED
EXTG	V5	SE	1,8	1,2	2,16	1	SNGL - CLEAR (ALLUM)	5,5	PREVIOUSLY APPROVED	0,1	3,02	0,54	1,6308	NONE	PREVIOUSLY APPROVED	PREV APPROVED
EXTG	V6	SE	0,6	1,2	0,72	1	SNGL - CLEAR (ALLUM)	5,5	PREVIOUSLY APPROVED	0,1	6,2	0,54	3,348	NONE	PREVIOUSLY APPROVED	PREV APPROVED
NEW	V7	SE	0,6	1,2	0,72	1	SNGL - CLEAR (ALLUM)	5,5	ANY SOLUTION	0,1	3,02	0,54	1,6308	NONE	ANY SOLUTION	ANY SOLUTION
NEW	V8	SE	0,6	1,2	0,72	1	SNGL - CLEAR (ALLUM)	5,5	ANY SOLUTION	0,1	3,02	0,54	1,6308	NONE	ANY SOLUTION	ANY SOLUTION
NEW	V9	SW	3,02	2,1	6,34	1	SNGL - CLEAR (ALLUM)	5,5	ANY SOLUTION	2,8	2,75	0,54	1,485	SHADED ELEMENT	ANY SOLUTION	ANY SOLUTION
NEW	V10	SW	3	2,1	6,30	1	SNGL - CLEAR (ALLUM)	5,5	ANY SOLUTION	2,8	2,75	0,54	1,485	SHADED ELEMENT	ANY SOLUTION	ANY SOLUTION
NEW	V11	NW	1,8	2,1	3,78	1	SNGL - CLEAR (ALLUM)	5,5	ANY SOLUTION	2,885	2,75	0,54	1,485	SHADED ELEMENT	ANY SOLUTION	ANY SOLUTION
NEW	V12	NW	0,9	2,1	1,89	1	SNGL - CLEAR (ALLUM)	5,5	ANY SOLUTION	2,885	2,75	0,54	1,485	SHADED ELEMENT	ANY SOLUTION	ANY SOLUTION
EXTG	V13	NW	0,975	0,9	0,88	1	SNGL - CLEAR (ALLUM)	5,5	PREVIOUSLY APPROVED	0,1	2,1	0,54	1,134	NONE	PREVIOUSLY APPROVED	PREV APPROVED
EXTG	V14	NW	0,975	0,9	0,88	1	SNGL - CLEAR (ALLUM)	5,5	PREVIOUSLY APPROVED	0,1	2,1	0,54	1,134	NONE	PREVIOUSLY APPROVED	PREV APPROVED
NEW	V15	NW	0,3	2,1	0,63	1	SNGL - CLEAR (ALLUM)	5,5	ANY SOLUTION	3,385	2,1	0,54	1,134	SHADED ELEMENT	ANY SOLUTION	ANY SOLUTION
NEW	V16	NW	0,3	2,1	0,63	1	SNGL - CLEAR (ALLUM)	5,5	ANY SOLUTION	3,385	2,1	0,54	1,134	SHADED ELEMENT	ANY SOLUTION	ANY SOLUTION
					27,98	m²										

XA CALCULATIONS

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TOTAL ADDITIONS	= 27.5m²

PROJECT
HOUSE LOUBSER | ERF 4928
14 10th Avenue
Voelklip, Hermanus
7200

Owner: LOUBSER

ADDITIONS & ALTERATIONS

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DRAWING
sections, boundary wall elevations, xa calculations

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DESIGNATELJEE
(+27) 072 856 6994 | JANESKE@DESIGNATELJEE.CO.ZA
8 FISANT CRESCENT, SANDBAAI, HERMANUS, 7200
WWW.DESIGNATELJEE.CO.ZA
DIRECTORS: JANESKE BRITS . PAD 4295782 4 (SACAP)
HANNES COETZEE . PR ARCH T 71467 (SACAP)