

ERF 2438, 11 ALBATROS STREET, GANSBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS VAN HEERDEN ARCHITETURE (PTY) LTD ON BEHALF OF JJ & EL NELL

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 northern lateral building line from 2m to 1.091m, to accommodate the proposed patio and stairs; and
 - relax the northern lateral building line from 2m to 1.846m to accommodate the proposed covered balcony.

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 **Thursday, 8 August 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 2438, ALBATROSSTRAAT 11, GANSBAAI, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: MNRE VAN HEERDEN ARCHITECTURE (EDMS) BPK NAMENS JJ & EL NELL

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 noordelike lateraleboulyn vanaf 2m na 1.091m te verslap, om die voorgestelde stoep en trappe te akkommodeer; en
 - die noordelike lateraleboulyn te verslap vanaf 2m na 1.846m, om die voorgestelde onderdak balkon 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 bepalinge 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 **Donderdag, 8 Augustus 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 2438, 11 ALBATROS STREET, GANSBAAI, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: MESSRS VAN HEERDEN ARCHITETURE (PTY) LTD EGAMENI LIKA-JJ & EL NELL

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

- ❖ **uphambuko** ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala:
 - ukunyenysiswa komda wesakhiwo esisecaleni elingasentla ukususela kwi-2m ukuya kwi-1.091m, ukulungiselela iphathiyo namanqwanqwa;
 - kunye nokunyenysiswa komda wesakhiwo osecaleni ukususela kwi-2m ukuya kwi-1.846m ukulungiselela ibhalkhoni enophahla ecetywayo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus nakwiThala leeNcwadi laseGansbaai, Main Road, eGansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi u**Lwesine, 8 uAgasti 2024**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba ku**Mcwangcisi oPhezulu weDolophu uMnu P Roux** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongiyo ukufunda okanbhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



05/06/2024

**ERF 2438
PERLEMOENBAAI**

*TP. N. Theak
(S. Ud n New)*

To whom this may concern

We want to apply for the following:

PROPOSED DEVELOPMENT

To permit the proposed additions and alterations

Ground Floor: new extension 11.04 m²
new patio 30.15 m²

First Floor: new extension 30.14 m²
new balcony 28.31 m²

FILE NO. <i>ET 2438</i>
<i>Perlemoenbaai</i>
SCAN NO. <i>02</i>
COLLABORATOR NO. <i>2058787</i>

DETERMINATION OF AN ADMINISTRATIVE PENALTY

The determination of an Administrative Penalty in terms of Section 90(3) of the Overstrand Municipality Amendment By-law on Municipal Land Use planning 2020 - **is not applicable as the client will remove the carport.**

Nature of Application in terms of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020:

Socio-Economic Impact

Only applicable to the value of the property.

Will only benefit the owner and household in respect of:

- Property value will increase
- New patio for entertainment area
- New bedroom for if family/friends visits
- Bedroom extension as owner requires more space
- Balcony as owner requires outdoor space and area to lounge in great weather

Desirability Impact

- The structure has no negative economic impact or negative social impact on the surrounding area.
- New extensions will be compatible with other houses in the neighbourhood who also has similar additions.
- No negative impact on external engineering services.
- No negative impact on safety, health and well-being of the surrounding community. New extensions will be secure to the existing dwelling.
- No negative impact on Heritage.
- No negative impact on biophysical environment.
- No negative impact on traffic, parking or access along the area.
- No negative impact on character of the area

Whether the imposition of Conditions can mitigate and adverse impact of the proposed use or development of land:

The land use is for private use by the owner for property improvement.

05 JUN 2024
JP

Encroachments

Relax the lateral building line from 2m to 1.091m to accommodate a patio/stair.
Relax the lateral building line from 2m to 1.846m to accommodate a covered balcony.

Scale and Nature of Encroachment

New extensions will maximize views by being aligned with the neighbouring houses on Erf 2437 and 2439. The impact to the views of the surrounding neighbours is not affected as their primary views are towards the northwestern direction. Also, the 3m balcony extension will have no negative impact on the privacy of the neighbours.



Figure 1. View from existing balcony of neighbours on Erf 2437



Figure 2. View from existing balcony of neighbours on Erf 2439

Environmental Management Overlay Zone: Coastal Protection Zone and Heritage Protection Overlay Zone

- No negative impact on the integrity of coastal ecosystems, ecosystem services, coastal dynamic processes and biodiversity within Coastal Reserves.
- No negative impact on public access for the enhancement of social, economic and recreational opportunities within the coastal environment.
- No negative impact on the character, sense of place and aesthetic value of coastal Property.
- No negative impact on appropriate controls for the protection of people, property, and economic activities within the coastal environment.

NO	REVISIONS	ISSUED TO CLIENT	DATE
1	MUNICIPAL		XX-XX-XXXX

Legal Note:
 - Please note that the legal liability of this plan expires after 3 years from date on plan.
 - This plan shall be held as specified.
 - Any other method of fabrication or detailing of spaces will release Van Heerden Architecture Pty Ltd of any legal liability.
 - All products carry a manufacturer's guarantee, and can't be guaranteed by Van Heerden Architecture Pty Ltd.
 - Any deviation from plans has to be reported to Van Heerden Architecture Pty Ltd before such deviation is applied, and a new altered plan has to be completed before any deviation may be made. Making any changes concerning this plan is a offence.
 - All other work has to comply with SANS 10400 and NHBRC regulations.

PROJECT DETAILS:
NEW ADDITIONS & ALTERATIONS FOR
MRS LIBBET SMIT

PROPERTY DETAILS:
ERF 2438, GANSBAAI



VAN HEERDEN ARCHITECTURE
 SHDP 21A, Boulevard Square, Cor of Brackenford Blvd & Protea road, Protea Heights, Brackenford
 REG. NO. 20160449807
 Pieter van Heerden
 072 396 3070
 pieter@vhm.co.za

SACAP 11994
 SMAT 32642

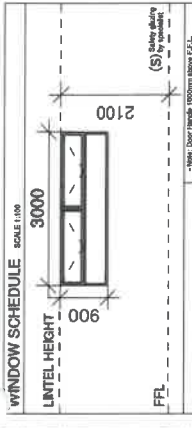
DRAWING STATUS CODES:
 A: Design - B: Marketing - C: Municipal - D: Tender - E: Construction - F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS, NATIONAL ELECTRICAL REGULATIONS, ADHERE TO - CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES. - FINISHES PRESENTED ARE TO BE USED AS A GUIDE. - REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECTURAL TECHNOLOGIST AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL OF THIS DRAWING IS THE PROPERTY OF VAN HEERDEN ARCHITECTURE (PTY) LTD. AND COPYRIGHT IS RESERVED.

DESIGNED	PIET VAN HEERDEN
DRAWN	L. STERNBERG
CHECKED	PIET VAN HEERDEN
SCALE	As indicated
DATE	25 Apr 2024 09:55:23

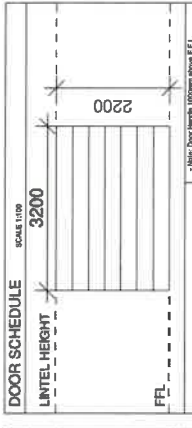
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 DRAWINGS No: **2023-1316-C05**
 REVISION: **1**

MUNICIPAL APPROVAL



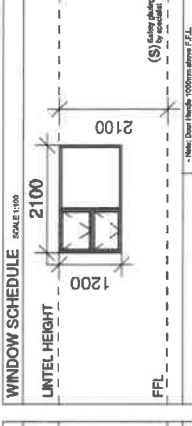
Window Schedule
 All Aluminium windows & doors to conform to the latest edition of the AMASA. Windows to be designed for a wind pressure of 1000 Pa. Terse category 2 and glass designation N2.

Window Schedule	W4
Number required	REFER TO DRAWING
Opening direction	Top Hung
Frame/Threshold	Aluminium (Powdercoated)
Finish	To match existing
Window Area	2.19m²



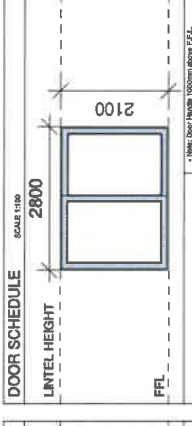
Door Schedule
 All doors & windows to be constructed in accordance with the latest edition of the AMASA. Windows to be designed for a wind pressure of 1000 Pa. Terse category 2 and glass designation N2.

Door Schedule	D3
Number required	REFER TO DRAWING
Opening direction	Garage Door
Frame/Threshold	Timber (Vernisbad)
Finish	To match existing
Window Area	NA



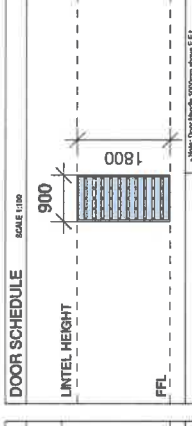
Window Schedule
 All Aluminium windows & doors to conform to the latest edition of the AMASA. Windows to be designed for a wind pressure of 1000 Pa. Terse category 2 and glass designation N2.

Window Schedule	W3
Number required	REFER TO DRAWING
Opening direction	Top Hung
Frame/Threshold	Aluminium (Powdercoated)
Finish	To match existing
Window Area	2.14m²



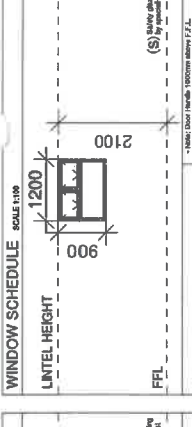
Door Schedule
 All doors & windows to be constructed in accordance with the latest edition of the AMASA. Windows to be designed for a wind pressure of 1000 Pa. Terse category 2 and glass designation N2.

Door Schedule	D2
Number required	REFER TO DRAWING
Opening direction	Sliding Door
Frame/Threshold	Aluminium (Powdercoated)
Finish	To match existing
Window Area	4.47m²



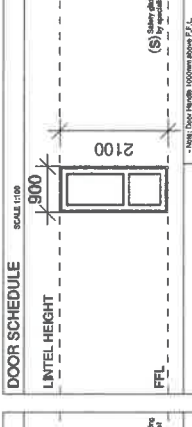
Door Schedule
 All Aluminium windows & doors to conform to the latest edition of the AMASA. Windows to be designed for a wind pressure of 1000 Pa. Terse category 2 and glass designation N2.

Door Schedule	D5
Number required	REFER TO DRAWING
Opening direction	Sliding Door
Frame/Threshold	Aluminium (Powdercoated)
Finish	To match existing
Window Area	NA



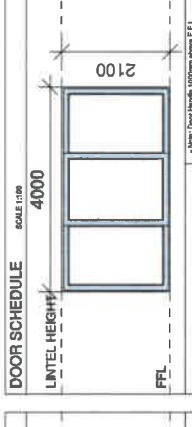
Window Schedule
 All Aluminium windows & doors to conform to the latest edition of the AMASA. Windows to be designed for a wind pressure of 1000 Pa. Terse category 2 and glass designation N2.

Window Schedule	W2
Number required	REFER TO DRAWING
Opening direction	Top Hung
Frame/Threshold	Aluminium (Powdercoated)
Finish	To match existing
Window Area	0.83m²



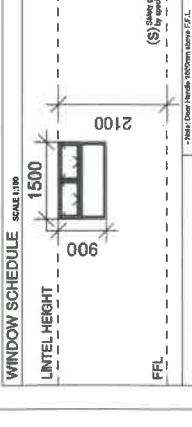
Door Schedule
 All doors & windows to be constructed in accordance with the latest edition of the AMASA. Windows to be designed for a wind pressure of 1000 Pa. Terse category 2 and glass designation N2.

Door Schedule	D1
Number required	REFER TO DRAWING
Opening direction	Sliding Door
Frame/Threshold	Aluminium (Powdercoated)
Finish	To match existing
Window Area	1.05m²



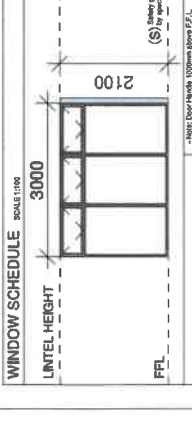
Door Schedule
 All Aluminium windows & doors to conform to the latest edition of the AMASA. Windows to be designed for a wind pressure of 1000 Pa. Terse category 2 and glass designation N2.

Door Schedule	D5
Number required	REFER TO DRAWING
Opening direction	Sliding Door
Frame/Threshold	Aluminium (Powdercoated)
Finish	To match existing
Window Area	6.49m²



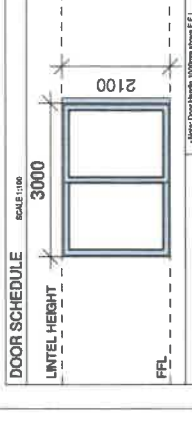
Window Schedule
 All Aluminium windows & doors to conform to the latest edition of the AMASA. Windows to be designed for a wind pressure of 1000 Pa. Terse category 2 and glass designation N2.

Window Schedule	W1
Number required	REFER TO DRAWING
Opening direction	Top Hung
Frame/Threshold	Aluminium (Powdercoated)
Finish	To match existing
Window Area	1.05m²



Door Schedule
 All doors & windows to be constructed in accordance with the latest edition of the AMASA. Windows to be designed for a wind pressure of 1000 Pa. Terse category 2 and glass designation N2.

Door Schedule	D4
Number required	REFER TO DRAWING
Opening direction	Sliding Door
Frame/Threshold	Aluminium (Powdercoated)
Finish	To match existing
Window Area	4.84m²



Door Schedule
 All Aluminium windows & doors to conform to the latest edition of the AMASA. Windows to be designed for a wind pressure of 1000 Pa. Terse category 2 and glass designation N2.

Door Schedule	D4
Number required	REFER TO DRAWING
Opening direction	Sliding Door
Frame/Threshold	Aluminium (Powdercoated)
Finish	To match existing
Window Area	4.84m²

Fenestration Calculations:
SANS10400_2021_ED2
Table 4 & Annex E.1
GLASS AREA / FLOOR AREA

Ground Storey plan:
 12.71m² glass area / 82.89m² floor area
 15.33%

First Storey plan:
 28.01m² glass area / 176.77m² floor area
 15.85%

Glass description:
 Single, Clear
 Thermal Break U-value range 5.6 - 4.3
 Thermal Break SHgc range 0.77 - 0.51

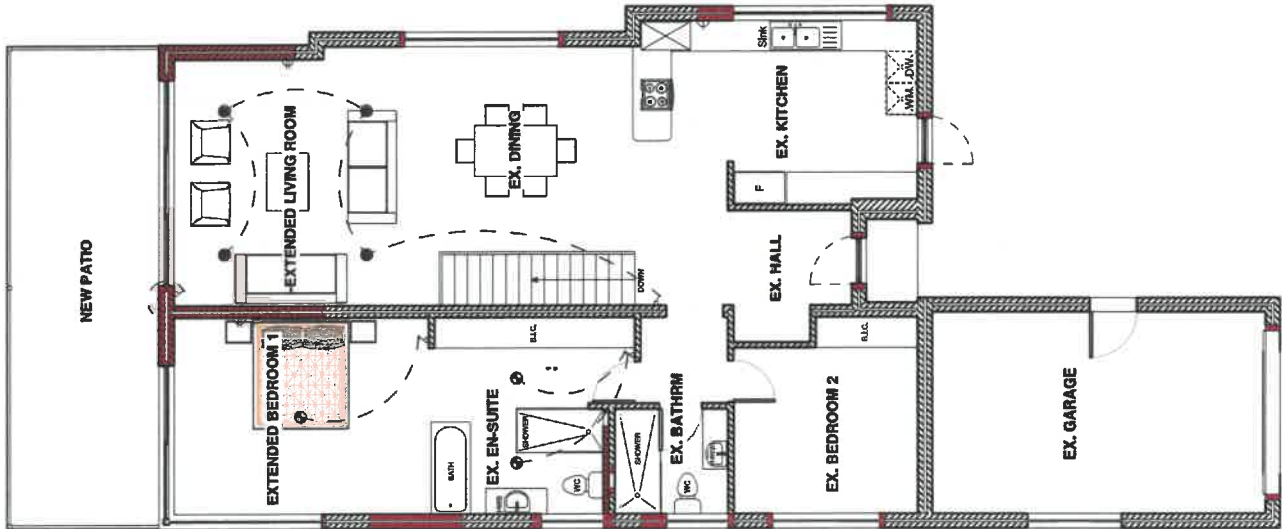
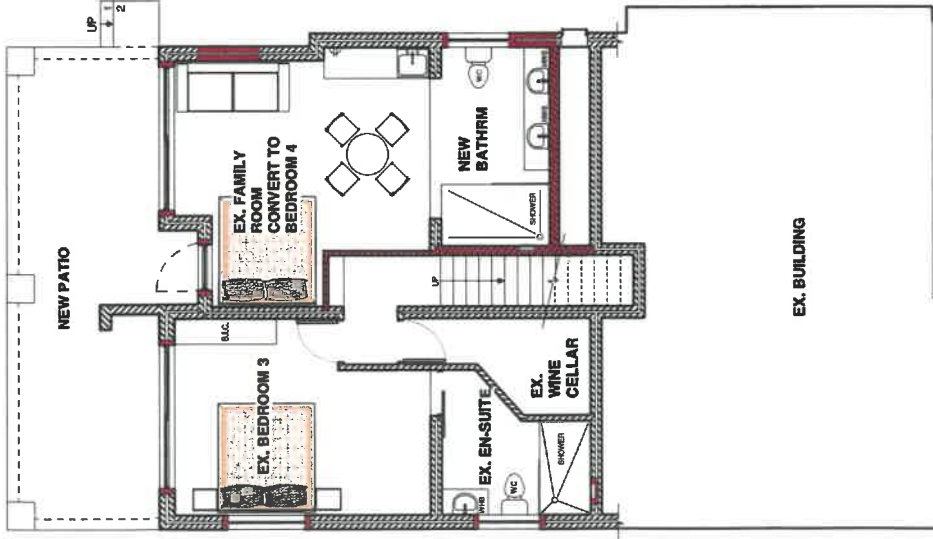
Therefore any solution complies with the U value (W/m² K) and SHgc

Note: All fenestration products must comply with SANS 613

ELEC. PLAN - GROUND FLOOR ELEG. PLAN - FIRST FLOOR

1:100

1:100



LIGHTING CALCULATIONS:

SANS10400_2021_ED2
Energy Demand: (H4)
EXTENDED BEDROOM 1
 Allowed: 4W/sqm.a (annual/year)
 Floor Area = 38.86m²
 4W/sqm.a x 38.86m² (Floor area) = 155.44W (Max. Allowed)
 3 x Ceiling Light at 5w per fitting = 15watts
 Total watts for lights = 15W
 (Actual) or 15W / 38.86m² = 0.39W/m²
EXTENDED LIVING ROOM
 Allowed: 4W/sqm.a (annual/year)
 Floor Area = 25.98m²
 4W/sqm.a x 25.98m² (Floor area) = 103.92W (Max. Allowed)
 4 x Downlights at 5w per bulb = 20watts
 Total watts for lights = 20W
 (Actual) or 20W / 25.98m² = 0.77W/m²

Electrical Legend:

	Single Lever Switch Height: 1200mm AFFL unless otherwise specified.
	Double Lever Switch Height: 1200mm AFFL unless otherwise specified.
	Single Socket Power Outlet/ Plug Height: 300mm AFFL unless otherwise specified.
	Double Socket Power Outlet/ Plug Height: 300mm AFFL unless otherwise specified.
	Ceiling Light Fixed to Ceiling/ Bulkhead or Concrete Slab.
	Recessed Down Light Fixed to Ceiling or Concrete Slab.
	Wall Mounted Light Fixed to wall.

NO	REVISIONS	DATE
1	MUNICIPAL	XI-XX-XXXX

Local Work:
 - Please note that the legal liability of this plan expires after 5 years from date on plan.
 - All products specified here to be installed as specified.
 Any other method of installation or deviation from specs will require Van Heerden Architecture Pty Ltd or any other relevant authority's approval.
 All products carry a manufacturer's guarantee, and can't be guaranteed by Van Heerden Architects (Pty) Ltd.
 Any deviation from plans has to be reported to Van Heerden Architects Pty Ltd before such deviation is applied, and a new set of plans has to be prepared before any deviation may be made. Making any changes contradicting this plan is a offence.
 - All building work has to comply with SANS 9400 and NHBRC regulations.

PROJECT DETAILS:
NEW ADDITIONS & ALTERATIONS FOR
MRS LIBBET SMIT

PROPERTY DETAILS:
ERF 2438, GANSBAAI

OWNERS SIGNATURES
 ARCHITECTURAL TECHNOLOGIST P/W VAN HEERDEN

 SACAP Reg No: 11094

VAN HEERDEN ARCHITECTURE
 SHOP 21A, Boulevard Square, Opp of Brachemill Blvd & Protea road, Protea Heights, Brachemill
 REG. NO. 201603498807
 P/te van Heerden
 072 598 5070
 pvan@vhm.co.za

SACAP T1004
 SAMAT 32642

DRAWING STATUS CODES:
 A: Design - B: Marketing - C: Municipal - D: Tender - E: Construction - F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATION AND MUNICIPAL BYLAWS) MUST BE STRICTLY COMPLIED WITH AND ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES. FIGURES DIMENSIONS AND LARGE SCALE DETAILS TAKES REFERENCE TO THE DRAWING DIMENSIONS. REFER ANY ARCHITECTURAL TECHNOLOGIST AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF VAN HEERDEN ARCHITECTURE (PTY) LTD. AND COPYRIGHT IS RESERVED.

DESIGNED	P/W van HEERDEN
DRAWN	L. STEPHANUS
CHECKED	P/W van HEERDEN
SCALE	As Indicated
DATE	25 Apr 2024 09:55:45

SCALE / SHEET SIZE: 1:100 / A1
 DRAWINGS No: **2023-1316-C05**
 REVISION **1**

MUNICIPAL APPROVAL