



ERF 897, 16 GANET ROAD, VERMONT: APPLICATION FOR DEPARTURE: J MARAIS ON BEHALF OF SJ & NL KIRSTEN

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received in terms of Section 16(2)(b) of the By-Law for a **departure** to relax the street building line from 3m to 0m to accommodate a proposed new garage, and to relax the same building line from 3m to 2m to accommodate a change of use of the existing garage into a study and bathroom.

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 **30 August 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 897, GANETWEG 16, VERMONT: AANSOEK OM AFWYKING: J MARAIS NAMENS SJ & NL KIRSTEN

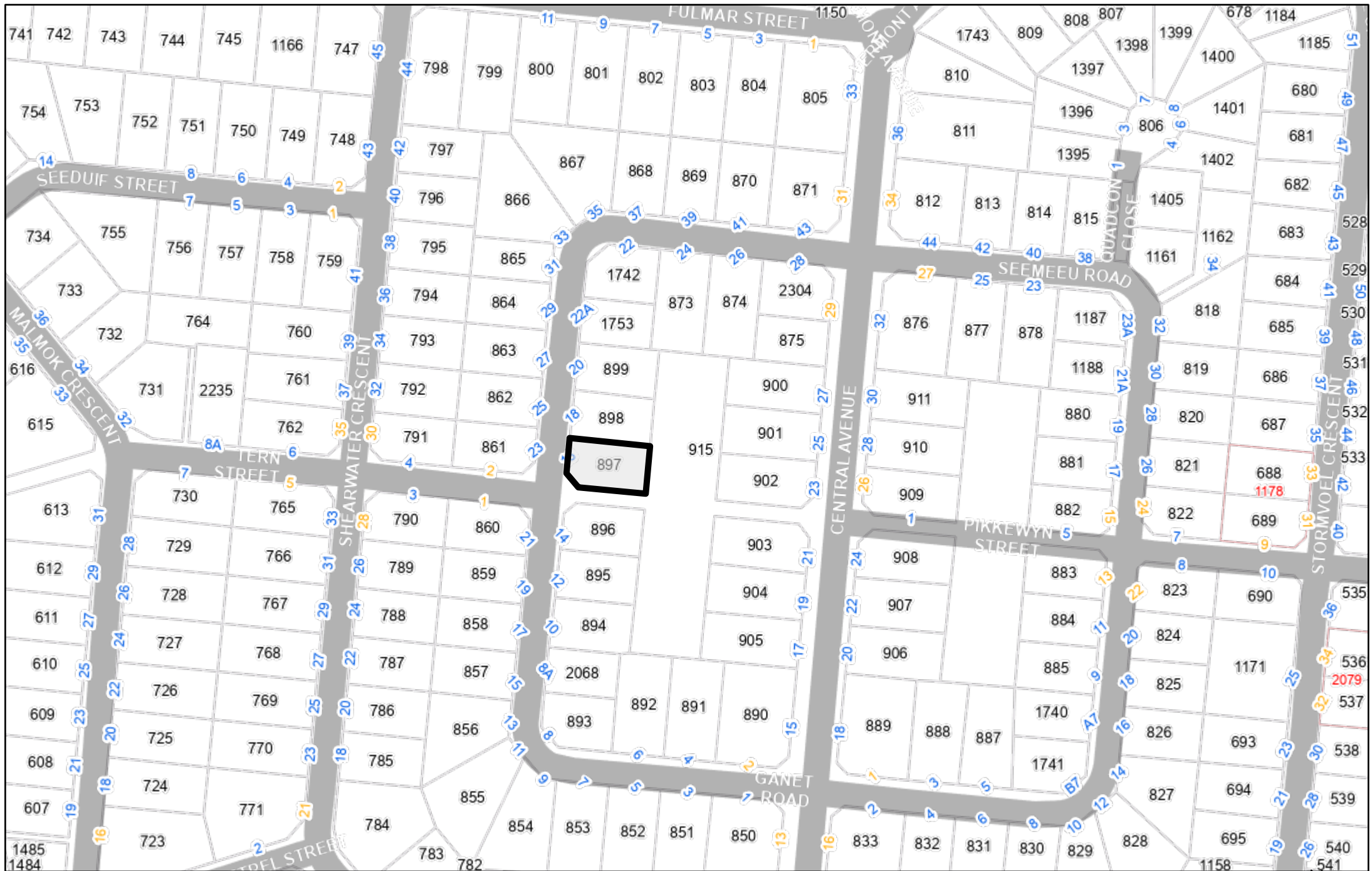
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ingevolge Artikel 16(2)(b) van die Verordening ontvang is vir 'n **afwyking** om die straatboulyn vanaf 3m na 0m te verslap om 'n voorgestelde nuwe motorhuis te akkommodeer, en om dieselfde boulyn vanaf 3m na 2m te verslap om 'n gebruikverandering van die bestaande motorhuis in 'n studeerkamer en badkamer 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 **30 Augustus 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.

ISIZA 897, GANETWEG 16, e-VERMONT: ISICELO SOPHAMBUKO: J MARAIS EGAMENI SJ & NL KIRSTEN

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo womasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala. 2020 (uMthetho kaMasipala), sokokuba isicelo sifunyenwe ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala sophambuko kunyenyiswa umda osecaleni lesakhiwo ukususela kwi-3m ukuya kwi-0m ukulungiselela utshintsho olucetywayo losetyenziso lwegaraji ekhoyo kwindawo yokuhlala yesibini. Kunye nokunyenyisa umgca wesakhiwo omnye ukusuka kwii-mitha ezi 3m ukuya kwii-mitha ezi 2m ukulungiselela utshintsho lokusetyenziswa kwe garaji ekhoyo ibe yindawo yokufunda kunye nge gumbi lokuhlambela.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: UCwangciso lweDolophu, ePaterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokuhambelana nezibonelelo zeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-**30 Agasti 2024**, uchaze igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa kuMchwangciso weDolophu, u-Mnu. H. Olivier kule nombolo yomnxeba 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.



JOHANN MARAIS DESIGNS

Motivational Letter:

To whom it may concern

(A) Proposed Development:

The relaxation of the 3m street building line on the Southwestern side of the property to 0m to accommodate a new garage; and to 2m to accommodate a change of use of the existing garage into an office and bathroom.

The relaxation of the street building line (splay) to Vermont Street from 4m to 3m to accommodate a proposed new garage.

There is already an existing garage (Which would be converted into a home office/study) on the property, and it was built over the 3m Southern Street building line making it 2m, the owner would like to keep the proposed new garage addition in the same line. The owner needs more garage storage space and require a double garage. Space on this property is very limited and the only and most logical position for the garage addition are as shown in conjunction the Proposed New Garage will be built on the boundary making the 3m Southern Street building line 0m. The relaxation of the Western Street building line (splay) to Vermont Street from 4m to 3m to accommodate a proposed new garage.

The Proposed New Garage addition will have no impact on any Urban, Main Road, other infrastructure, and additional traffic Development it is situated on the side boundary (Southern) of the property.

(B) Character of the Environment:

The proposed new garage addition won't have any negative affect on the environment and its surroundings. No views, privacy of neighbours or street scenes will be affected by the proposed new garage addition.

Director: Johann Marais

Brookdale 226, Somerset Lakes, Reunion Drive, 7130 / Cell: 084 034 4433

Email: maraisjohann107@gmail.com

JOHANN MARAIS DESIGNS

(C) Desirability of the Proposed Utilisation:

The proposed new garage addition won't have any effect on any of the items mentioned under part C.

(D) Investigations carried out in Terms of Other Laws which are relevant to the consideration of the Application:

This won't be applicable for the proposed new garage addition.

(E) The Impact of the Proposed Land Development on the Municipal Engineering Services:

The proposed new garage addition won't have any negative impact on any of the municipal engineering services.

(F) Consideration of the Forward Planning and Land Use Documents:

The proposed land use is in line with the relevant zoning scheme regulations.

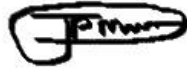
(G) Planning Principles:

The Proposed application is in compliance with the Section 42 of the spatial Planning and Land Use Management Act, 2013 (ACT 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)



JOHANN MARAIS DESIGNS

Handtekening: _____



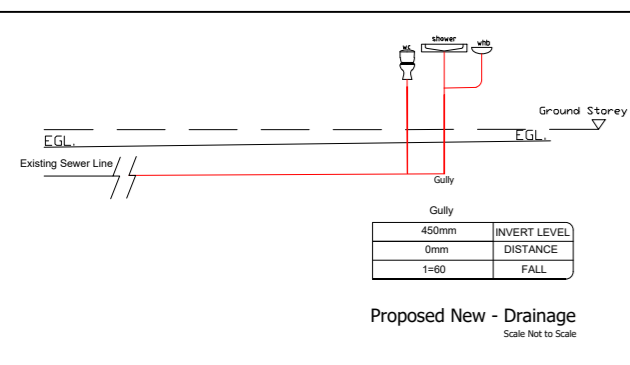
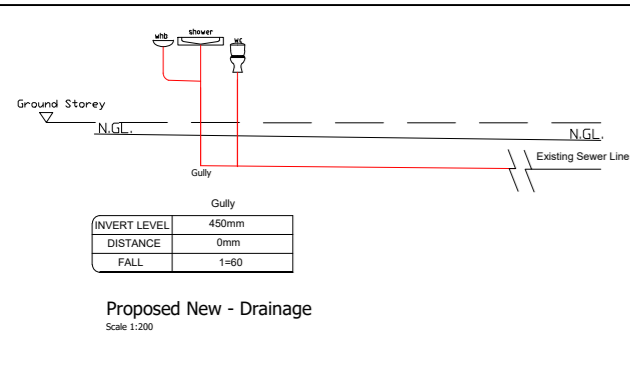
Datum: 20-05-2024



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WATER HEATING

| REQ | SOLG |
|---------------------------------------|------------------------------|
| 1. Heating | SANS 10400 table 3 |
| 2. Usage per person | SANS 1022 table 1 |
| 3. Daily consumption | (24h) 15000 - 230 |
| 4. Ambient inlet temperature | SANS 1022 table |
| 5. Design outlet temperature | 55°C |
| 6. ΔT | (4) 15°C - 23°C = 39°C |
| 7. ΔT | (4) 15°C - 23°C = 39°C |
| 8. Specific heat of water | 4.182 |
| 9. Specific heat of air | 1.005 |
| 10. Solar energy usage | (0.75) 200000000 = 150000000 |
| 11. Solar energy usage | (0.75) 200000000 = 150000000 |
| 12. Efficiency target = 50% of output | (12) 300000000 = 150000000 |
| 13. Error fact | 1.05 |

SOLAR MAX SYSTEM WILL CONTRIBUTE: 2547.02kWh
67% of the annual energy usage

Fenestration Calculation:

1.62 (W1 Window 1800x900) + 1.28 (Existing Window 1000x1200) + 0.4 (Existing Window 600x800) + 3.36 (Existing Door 1800x2100) + 3.36 (D1 1800x2100) + 1.28 (Existing Window 900x1400) + 1.28 (Existing Window 900x1400) + 0.54 (W2 Window 900x1400) + 0.54 (W2 Window 900x1400) + 1.62 (W3 Window 1800x900) + 1.28 (Existing Window 900x1400) + 1.28 (W4 Window 600x2100) + 1.89 (D4 900x2100) + 1.28 (W5 Window 600x2100) + 1.28 (W6 Window 600x2100) + 1.62 (Existing 1800x900)

Total = 25.68m²

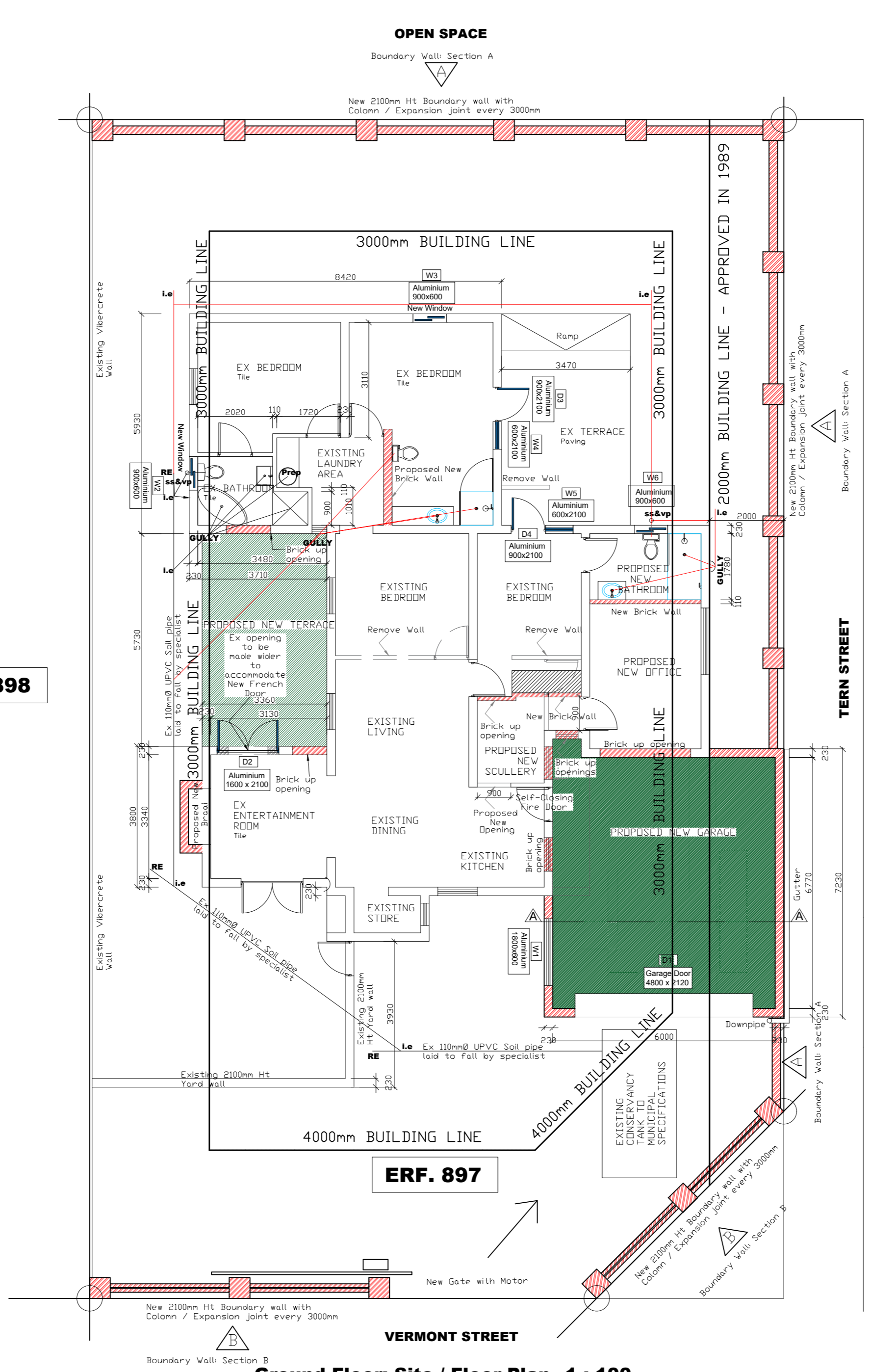
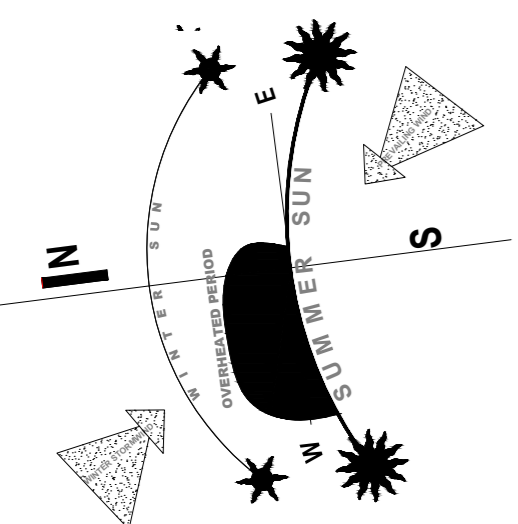
Floor Area: 200m²

25.68 = 12.84% (Less than the 20% Allowed)

- Building Envelope Requirements**
- All proposed work complies with SANS 10400 part XA.
 - All brickwork complies with SANS 1200.
- Roof**
- 160mm polyester blanket insulation to be used in the roof/ceiling structure achieving a total R value of 3.88, this exceeds the R value of 3.7 required in SANS 10400 part XA.

GROUND STOREY PLAN 1 : 100

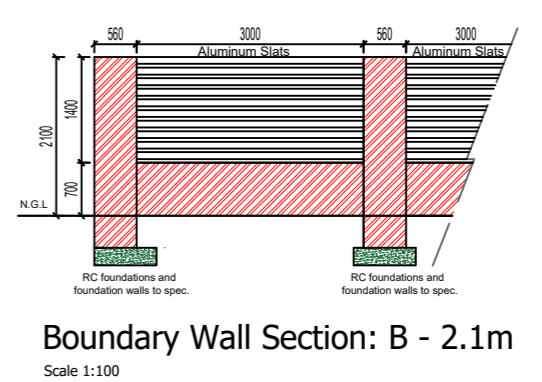
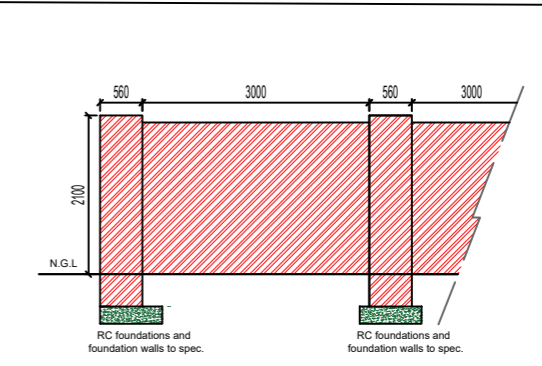
| | |
|------------------------------------------|---------------|
| EXISTING | 155m² |
| PROPOSED NEW GARAGE | 45m² |
| TOTAL | 200m² |
| PROPOSED NEW TERRACE | 19.2m² |
| PROPOSED NEW BOUNDARY WALL LENGTH | 53.4m |
| ERF AREA: 584.6m² | |
| COVERAGE: 37.50% | |



ERF. 896

ERF. 898

ERF. 897



- General Notes:**
- All work to be done in accordance with SANS 10400 practice for Brick Builders.
 - All work to comply with municipal, provincial and standard building regulations.
 - All timber V4 unless otherwise stated.
 - No part of building or boundary wall to encroach any boundary line.
 - Closed drainage systems to N.B.R.I Regulations.
 - Finish Floor Level to be confirmed on site by contractor

Floor:
100mm Concrete slab on 250 micron DPM on well compacted fill, compacted in layers not exceeding 150mm. Footing 600 x 230. To spec.

Walls:
External: 250mm clay brick cavity walls and galvanized wire ties at 2.5 per sqm of wall area. Cavities below floor level to be filled with solid concrete. Install prestressed concrete lintels over all openings with a minimum of 4 courses brickwork above.

Internal: 110mm Clay Brick Walls.

Roof (See Section):
Zinculum roof sheets on 76 x 50 purlin on exposed rafters. Sissilation in roof. Each rafter tied down with hoop iron wrapped around and nailed to stud. Colour to owner.

Glazing:
To doors and windows in excess 1m² or less than 500mm above F.F.L., window lower than 1800 above pitch line of stairs, shop fronts, access doors and side lights to be safety glass. All the above to be in accordance with SABS 0137. All Glazing to comply with SANS 10 400 - PART N

Carriage way crossing:
Existing

CLIENT:
RESIDENCE KIRSTEN

Proposed Alterations and Additions for:
ERF 897
CNR GANNET & TERN
VERMONT
OVERSTRAND

SCALE: AS SHOWN

DRAWING: Site / Floor Plan

DRAWING #: 060-001

DESIGNED BY: Johann Marais

DRAWN UP BY: Johann Marais

DATE: 01 July 2024

OWNERS SIGNATURE:

SUPERVISOR SIGNATURE: Johann Marais
Brookdale 226,
Somerset Lakes
Somerset West
7130

SACAP NO:
PAD33386631

Johann Marais
Designs