



ERF 1016, 85 MAIN ROAD, SANDBAAI, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: J THERON

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, applicable to Erf 1016, Sandbaai, has been received in terms of Section 16(2)(b) of the By-Law for the following:

- Relaxation of the western lateral building line of the property from 2.0m to 0m to accommodate a garage.

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. Any comments must be in writing to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) on or before **19 April 2024**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to the Town Planner, **Mr. H Boshoff** 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 1016, HOOFSTRAAT 85, SANDBAAI, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK VIR AFWYKING: J THERON

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek, van toepassing op Erf 1016, Sandbaai ingevolge Artikel 16(2)(b) ontvang is vir die volgende:

- Verslapping van die westelike laterale boulyn van die eiendom vanaf 2.0m na 0m om 'n motorhuis 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 wees en die Munisipaliteit bereik (Patersonstraat 16, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) voor of op **19 April 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr. H Boshoff** 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 Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 1016, 85 MAIN ROAD, SANDBAAI, HERMANUS, KUMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: J THERON

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) sokokuba isicelo, esisebenza kwiSiza 1016, eSandbaai, sifunyenwe ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala ukulungiselela okulandelayo:

- Ukunyeniswa komda ongasentshona osecaleni lesakhiwo sepropati ukususela kwi-2.0m ukuya kwi-0m ukulungiselela igaraji.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: UCwangciso lweDolophu, ePaterson Street, eHermanus. Naziphi na izimvo kufuneka zibhalwe ze zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) ngomhla okanye phambi komhla **19 kuEpreli 2024**, unike igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo, ngokunjalo nezizathu zokunika izimvo. Imibuzo ngomnxeba inakho ukuthunyelwa kuMchwangcisi weDolophu. **uMnu H Boshoff** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifunyenwe emva komhla wokuvalwa. Nawuphi na umntu ongakwaziyo ukufunda nokubhala unakho ukutyelela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kubanceda ukulungiselela ukuqulunqa kwezimvo zabo

PROPOSED BUILDING LINE DEPARTURES

ERF 1016

Sandbaai

Hermanus

DIVISION:

Hermanus

Overstrand Municipality

MOTIVATION REPORT

1. Background:

Mrs.J.Theron, the owner of ERF 1016 Sandbaai Hermanus has applied for the building line departure of the subject property.

It is the intention of the owner of ERF 1016 Sandbaai Hermanus to construct additions and make alterations to the original house established on the property by adding one garage, see attached the latest building plans. There will be no windows facing the lateral side of the garage .There will be one window and 2 sliding doors on the east side of the property.

In terms of the Overstrand Land Use Scheme, the municipality may approve the construction of a structure used for the housing of vehicles that encroaches onto the side- and rear building lines, provided that the written consent from the immediate neighbours is obtained. The written consent from the immediate neighbours, could

not be obtained and thus the reason for the application for departure.

The subject property is in extend and is held by Title Deed Number:
T 034762/10

2. Property description

The subject property is situated at 85 Mainroad, Sandbaai Hermanus. Erf: 1016 Sandbaai, Hermanus is situated in a single residential area. Please refer to the enclosed plan. The subject property is currently used for residential property and purpose.

3.Existing structures encroaching the lateral building line

The following 3 existing structures,

- 1 6m x 3m Wendy House,
- 1 5mx5m Shade
- 1 5m x 5 m Shade,

Which encroach the southern lateral building line will be demolished.

4. Proposed building Line departures

Overstrand Scheme Regulations stipulate that a 4m street building line and a 2m lateral and rear building line apply to.

The owner of the subject property intends to construct the following additions to the existing dwelling situated on the subject property:

Ground and only floor: One Garage

The building line departures can be summarised as follow:

Relaxing of the rear building line from 2m to 0m on the boundary to accommodate the 1 garage on the ground and only floor.

The front door, facing the street will be an automated garage door with the same look than the existing other garage doors, no windows facing the boundary wall side and 1 window together with 2 glass sliding doors facing the east side which is in the back yard.

The reason for the alterations is to enlarge the existing house to accommodate the owner oldest teenager son that is currently staying at the property to create more space for studying and living, because the existing bedroom inside the house is getting to small for the current needs.

The proposed line departures will have no negative impact on the property or nearby properties values or the current residential character of the greater Sandbaai area.

Services:

All services on the subject property already exist. Additional services are not required.

Title Deed:

There is no bond registered against the subject property ERF 1016 Sandbaai, Hermanus.

With regards to the above mentioned application it will be appreciated if the council will consider the application.

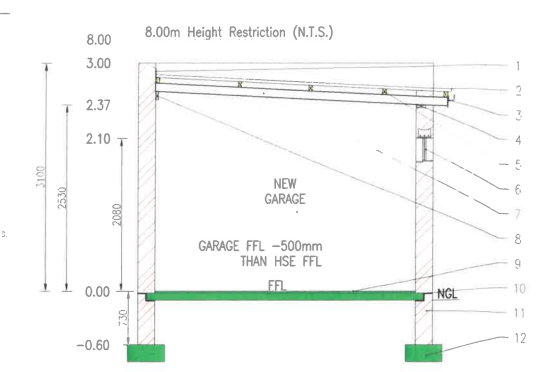
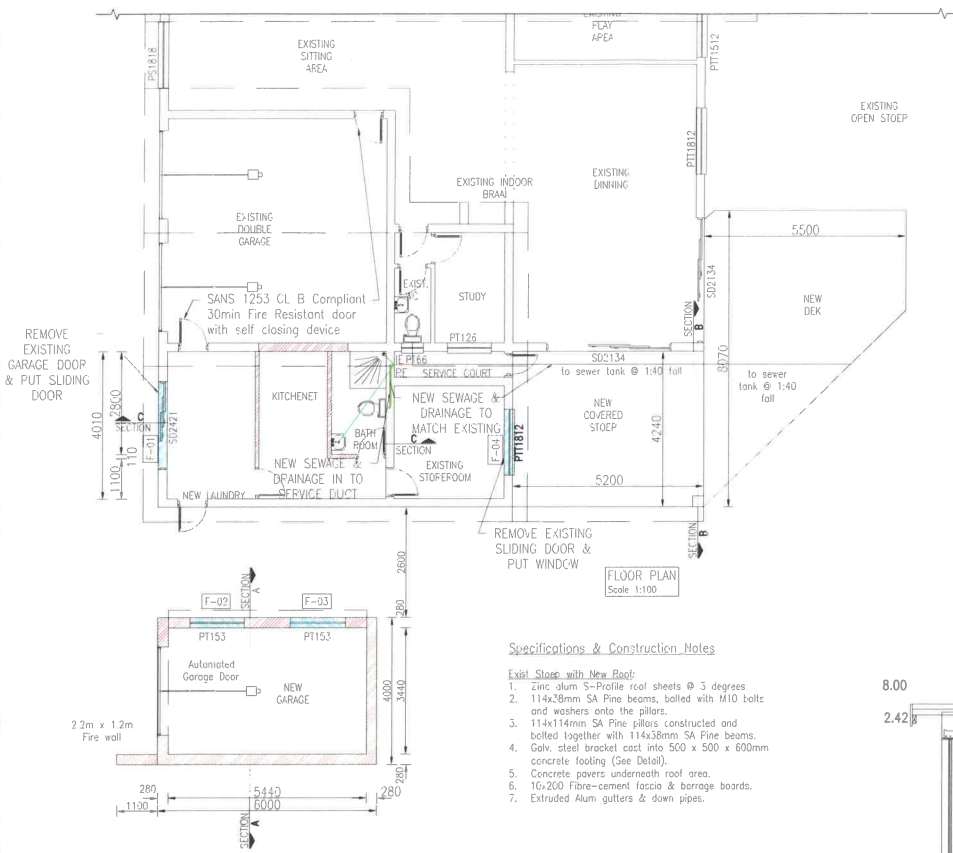
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J.Theron

Owner

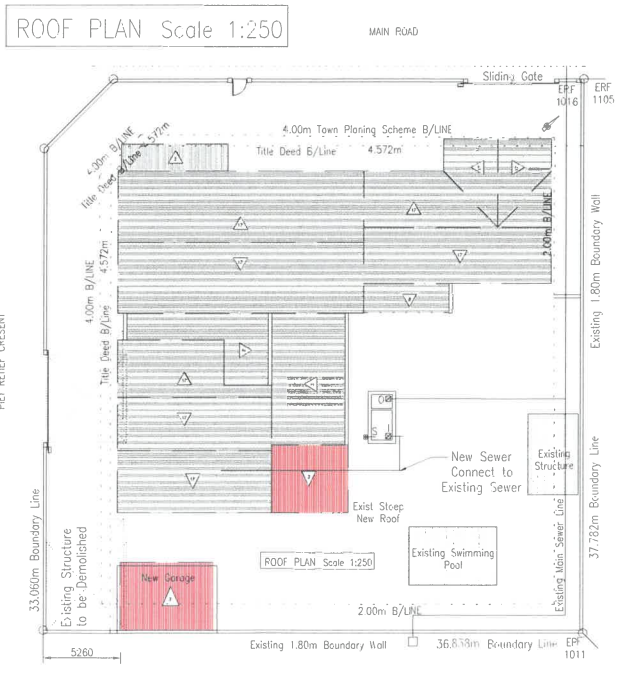
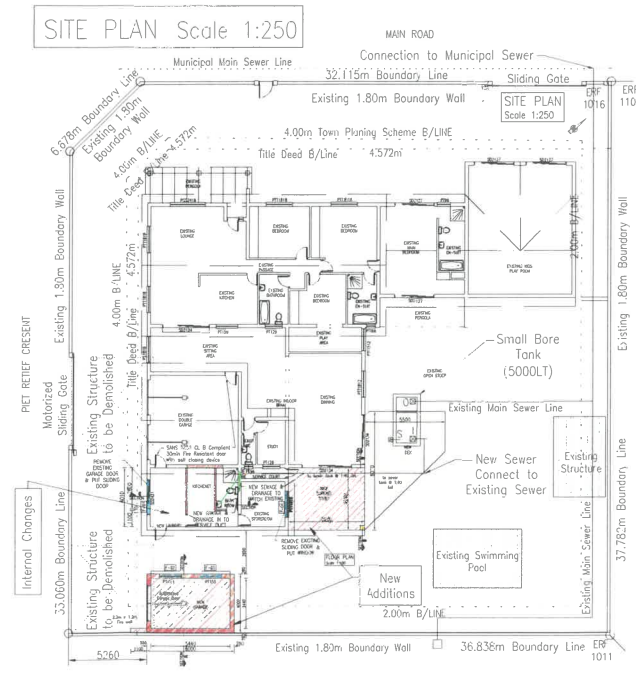
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Date



- Specifications & Construction Notes**
- New Garage:**
1. OS Flashing
 2. Zinc alum S-Profile roof sheets @ 3 degrees
 3. PVC Gutters & Downpipes
 4. 114x38mm GS SABS SA Pine Wall plate
 5. 75x50mm GS SABS SA Pine Furlins
 6. Kenzo Type Alum Windows
 7. 114x38mm GS SABS SA Pine beams
 8. 114x38mm GS SABS SA Pine Beam
 9. 25mm Grano
 10. SABS DPC
 11. SABS Bricked Wall (Plastered and Painted)
 12. 600-250mm Concrete footing to Engineer's Specs.

- GENERAL AND REGULATORY SPECIFICATIONS**
- GENERAL**
1. In terms of the National Building Regulations (SANS10400) and Standards Act (Act 103 of 1977) as amended, the construction of the works on these drawings can only commence once approval in writing from the Local Authority is obtained.
 2. All materials used in the construction of the works indicated on these drawings shall either be SABS / SANS approved or have an South Africa Agreement Certificate unless otherwise stated.
 3. No deviations from the Local Authority approved building plans shall be allowed unless approved by the Local Authority prior to construction.
 4. The Contractor shall comply and adhere to all National Building Regulations and the National Buildings Act, Standards, Ordinances, Environmental Requirements and Municipal By Laws, prior to the construction period and during the construction period.
 5. All service connection positions to be indicated by the Local Municipality prior construction.
- CONSTRUCTION**
- The building / buildings on these drawings were designed according to the Deemed-to-Satisfy requirements of SANS10400 (3rd edition) or by Rational Design demonstrating better or equal than the SANS10400 requirements.
- No deviation from the specifications will be allowed. - It is an offence in terms of the National Building Regulations and Building Standards Act (Act 103 of 1977) to deviate from any approved building plan.
- All demolition work shall be carried out as per Regulation E of the National Building Regulations and the Construction Regulations as issued in terms of The Occupational Health and Safety Act.
- All construction work shall be executed by the contractor in terms of the following requirements as per SANS10400 - Application of the National Building Regulations, unless otherwise stated.
- All geyser installations shall comply with Regulation X2 of the National Building Regulations.
- Solar geysers shall comply with SANS1307, SANS10106, SANS10254
 - Heat Pumps shall comply with ISO5149 and SANS1352
- All water reticulation system installations shall comply with SANS10252-1
- All electrical low voltage installations and wiring shall comply with SANS10142-1



- Specifications & Construction Notes**
- Roof Construction**
1. Zinc alum S-Profile roof sheets @ 17 degrees (Charcoal)
 2. 50x75 SA Pine furlins @ 1100 c/c max.
 3. 38x114 SA pine trusses/beam (Millec spec's)
 4. Sisolation 420 & 100mm Isotherm blanket on ceilings.
 5. 38x114 SA Pine Wall plate.
 6. Extruded Alum gutters & down pipes.
 7. 10x200 AC fascia.
- Brick - Cement - & Concrete work:**
8. Foundations 600x230 strip concrete: 15Mpa.
 9. 1:3 Cement/sand screed.
 10. 100mm concrete floor slab on 250micron dpc
 11. Anti-termite composted fill.
 12. Plastered hard fired ROK clay bricks with plaster bands.
 13. Brickwork every 4th layer.
 14. Pre-cast lintels over all openings.
 15. Window sills & plaster bands to detail
 16. 230x230 Brickwork footings.
- Ceilings:**
17. Crestone skimmed rhino board on 38x38 SA Pine battens, 100mm Iso-corniche.
- Floor cover:**
18. Ceramic Tiles/Carpet/Vynil by owner
- Window & Doors:**
19. Anodized Alum. Windows.
 20. External Doors: Alum. Charcoal - 3 Lever locks
 21. Internal Alum. Frames - 2 Lever locks
 22. Door Frames: Alum.
- Paintwork & Tiling:**
23. Dulux or similar approved. All paint colors to be HOA approved.
- Electrical:**
24. All electrical plug points, switch's, light's and any other fittings (position's inclusive) to owner specs.
 25. All electrical appliances for owner to specify if electrical contractor needs to supply and install.
 26. All electrical low voltage installations and wiring shall comply with SANS10142-1.
 27. Position & type of plugs & lights. Owners Choice
- General Notes:**
28. Owner responsible to inform & ensure that the building register the building contract at the HOA Chairman / Administrator and that the building deposit is being paid prior starting of the construction.
 29. A-Certified Engineers to sign off on foundation excavations and roof installation. Builder to inform the Engineer of inspection dates.



Site Area:	=1412.98 m ²
Exist Dwelling	= 428.56 m ²
Exist Garage	= 41.73 m ²
Exist Total	= 470.31 m ²
New Covered Stoop	= 24.12 m ²
New Garage:	= 24.00 m ²
New Total	= 48.12 m ²
New Alterations:	= 48.12 m ²
Gross Total	= 518.43 m ²
Coverage 1413/519	= 36.73 %

WINDOWS & PATIO DOORS		
An. Aluminum (Charcoal Epoxy)		
2	•	PT153
1	•	PT1812
1	•	SD2421

DRAWING LOG		
DATE	DESCRIPTION	BY
10/11/2023	DESIGN	HC
10/11/2023	DRAWN	HC
10/11/2023	REV	HC
10/11/2023	REV	HC
10/11/2023	REV	HC
10/11/2023	REV	HC
10/11/2023	REV	HC
10/11/2023	REV	HC
10/11/2023	REV	HC
10/11/2023	REV	HC

THE CONTRACTOR AND HIS SUB-CONTRACTORS MUST CHECK ALL RELEVANT DETAILS AND DIMENSIONS BEFORE COMMENCING ANY WORK ON SITE OR MANUFACTURING ANY COMPONENTS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY, WHO WILL MAKE A DECISION AND RECTIFY. WORK SHOULD ONLY BE CARRIED OUT ON DIMENSIONED FIGURES SHOWN & DRAWINGS SHOULD NOT BE SCALE. CONTACT THE ARCHITECT IMMEDIATELY IF ANY ADDITIONAL DIMENSIONS/INFORMATION ARE NEEDED. ALL WORK MUST BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS, SANS10400 & MUNICIPAL BYLAWS.

ANY CHANGES/DEVIATIONS ON THE DESIGN/DRAWINGS AS APPROVED BY THE MUNICIPALITY, MUST BE PRIOR APPROVED FOR COMPLIANCE TO THE NATIONAL BUILDING REGULATIONS, SANS10400, SANS10400-XA & MUNICIPAL BYLAWS BY THE ARCHITECT, PRIOR COMMENCING ANY OF SUCH CHANGES.

DRAWINGS AND DESIGNS ARE COPYRIGHT PROTECTED & REMAINS THE PROPERTY OF THE DESIGNER