ERF 1527, 9 CAPE ROBIN CRESCENT, VERMONT: APPLICATION FOR DEPARTURE: L STREICHER

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 a departure in terms of Section 16(2)(b) to relax the street building line from 4m to 1,044m and 2,956m respectively to accommodate a carport.

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 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 / loretta@overstrand.gov.za) on or before **28 January 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Town Planner, **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 1527, CAPE ROBINSINGEL 9, VERMONT: AANSOEK OM AFWYKING: L STREICHER

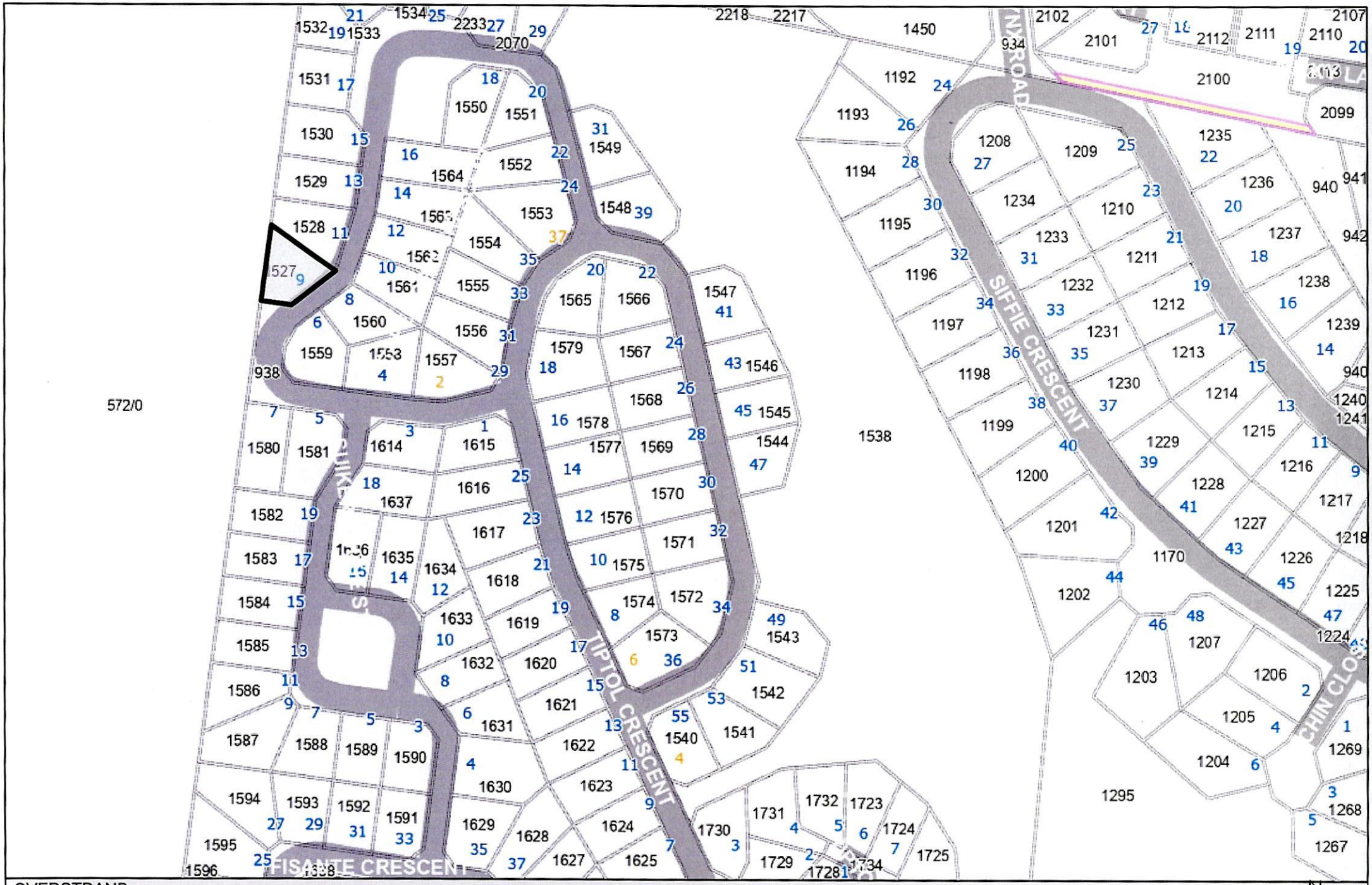
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is ingevolge Artikel 16(2)(b) om die straatboulyn vanaf 2m na onderskeidelik 1,044m en 2,956m te verslap om 'n motorafdak te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae 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 / loretta@overstrand.gov.za) voor of op **28 Januarie 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr. H Olivier** 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.

ERF 1527, 9 CAPE ROBIN CRESCENT, VERMONT: ISICELO SOPHAMBUKO: L STREICHER

Isaziso sinikezwe ngophathelelene neCandelo 48, loMthetho oLungisiweyo kaMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba kufunyenwe isicelo sokuphambuka ngokwemiqathango yeCandelo 16(2)(b) sokunyenyiswa komda wesakhiwo kwicala elingasesitratweni, ukususela kwi-4m ukuya kwi-1,044m kunye nesi-2,956m ngokulandelelana kulungiselelwa ulwakhiwo lwekapoti.

Iinkcukacha ezipheleleyo ngesi sindululo ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi yes-i08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi **komhla, wama-28 kuJanuwari 2022**, unike igama lakho, idilesi neenkcukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **uMnu H. Olivier** kule nombolo 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.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FISANTE CRESCENT
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Overstrand Municipality

Town Planning

16 Paterson Street

Hermanus

7200

2 December 2021

To whom it may concern,

RE: Application for Departure Erf 1527 – 9 Cape Robin Crescent, Vermont 7201 –

Letter of Motivation

I hereby apply for a permanent departure to the extent of 1.044 m from the 4 m border line, and 2.956 m from the border, from the provisions of the zoning in terms of section 16(2) (b).

On the direct side of the carport, I don't have neighbour's directly next to this section, and will never have. However, I have attached two neighbours' letters with this application the two properties and owners opposite my premises who can see this section I am applying for. From enclosed confirmation letters my other neighbours have no objections in respect of the carport.

My property is situated in a street in Vermont that is not busy and not a lot of movement, and traffic regarding vehicles that this carport would not have a negative effect on the area or vehicles in the Vermont area.

Getting this departure will make it easier for my vehicles to be kept safe and under roof, during day and night, and allow vehicles to pass in our quiet street in Cape Robin Crescent. It will still allow my neighbours to get in and out of their properties without any space issues or difficulties. Therefor the neighbours will still have fully accessibility to their properties with no delays or problems. It will not have any effect on the current infrastructure and the road and services currently in place in Cape Robin Crescent. Even if there are additional traffic in our crescent this will not affect the traffic negatively.

My property is situated next to the Nature Reserve (Hoek van die berg), on the back side of the car port, I don't and will never have any new neighbour's because this is a Nature Reserve, and the look and feel of the carport still fit into the surroundings, and it keeps the natural feel of our buildings in the area.

This will not have a negative effect on the environment, no trees, plants need to be removed etc. And it will not have a negative effect on the bird life or the animals in this area surroundings.

It will not have a negative spatial development or imbalance, and access with still be place with no hassle or troubles. It uplifts the look of the property and the area as well as the security of the property and surroundings. This will optimise the space in front of the property and to secure vehicles in front of the property, so that the traffic can flow easy in this crescent we are living in. Pedestrians will still be able to walk their dogs and to use the walkways in front of the property with no delays or issues.

It is important to note that the explanations below are not legislative definitions, but rather an attempt at exploring each development principle

'SPATIAL JUSTICE', refers to the need to redress the past apartheid spatial development imbalances and aim for equity in the provision of access to opportunities, facilities, services, and land. In the broadest sense, it seeks to promote the integration of communities and the creation of settlements that allow the poorest of the poor to access opportunities. In a spatially just settlement, opportunities and access are provided to those whose historical access and opportunities have been impeded by the practice of apartheid spatial planning. Land development procedures must include provisions that accommodate access to, and facilitation of, security of tenure and the incremental upgrading of informal areas.

'SPATIAL SUSTAINABILITY' essentially refers to a sustainable form of development. A part of this means promoting less resource consuming development typologies that promote compaction, pedestrianisation and mixed-use urban environments which allow for the development of a functional public transport system and space economy. 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.

'EFFICIENCY' refers to the need to create settlements that optimise the use of space, energy, infrastructure, resources, and land. Inherent in this statement is the need to promote densification and urban (as opposed to suburban) development typologies. This also has to do with the manner in which the settlement itself is designed and functions, which should reduce the need to travel long distances to access services, facilities and opportunities.

Efficiency also refers to decision making procedures which are designed to minimise negative financial, social, economic, or environmental impacts. In addition, efficiency refers o the need for development application procedures that are efficient and streamlined.

'SPATIAL RESILIENCE' in the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e., communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial Resilience also refers to the requirement for flexibility in spatial plans, policies, and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies and land use management systems should enable the communities to be able to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner, which includes the preservation and restoration of essential basic infrastructure and functions, but also adaptation to ensure increased residence in terms of future shocks (United Nations Office for Disaster Risk Reduction, 2009).

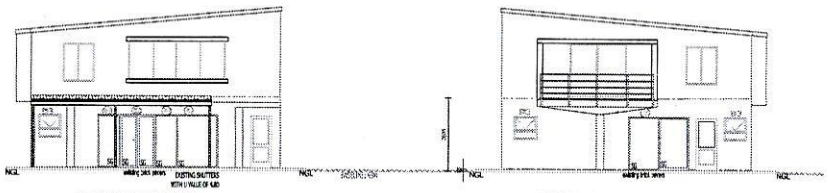
'GOOD ADMINISTRATION' in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role-players ensure a joint planning approach is pursued. Furthermore, it is critical that decisions made in terms of land use planning seek to minimise the negative financial, social, economic, and environmental impacts of a development. Furthermore, 'good administration' in the context of land use planning, refers to a system which is efficient, well run and where the timeframe requirements are adhered to.

Kind Regards,

Lorette Streicher

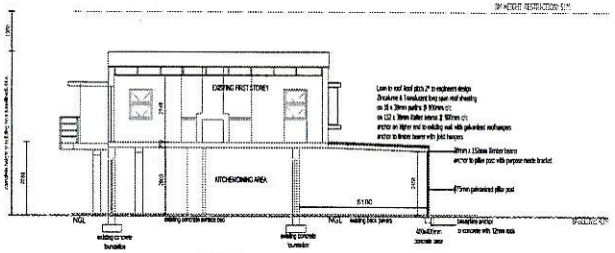
(Owner 9 Cape Robin Crescent, Vermont 7201)

083 238 5064

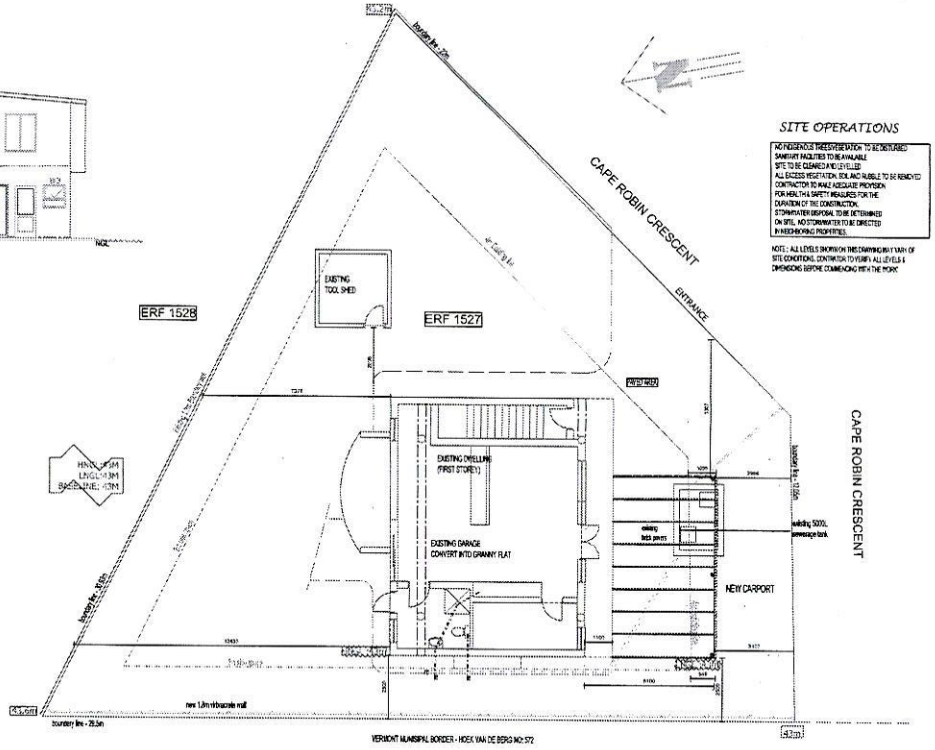


SOUTH ELEVATION
SCALE 1:100

NORTH ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

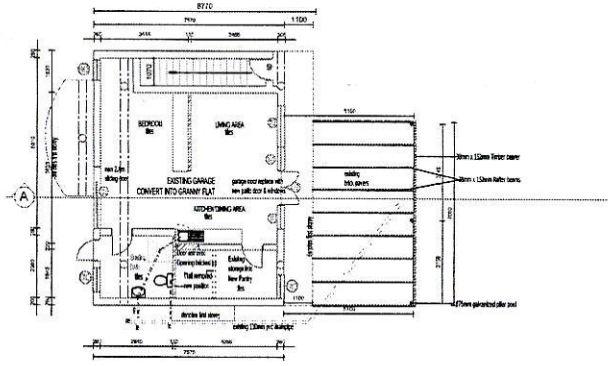


SITE PLAN
SCALE 1:100

SITE OPERATIONS

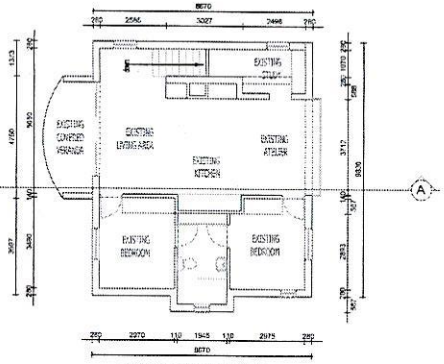
NO INDIGENOUS TREES/VEGETATION TO BE DISTURBED
SANITARY FACILITIES TO BE AVAILABLE
SITE TO BE CLEANED AND LEVELLED
ALL EXCESS VEGETATION, SOIL AND RUBBLE TO BE REMOVED
CONTRACTOR TO MAKE ADEQUATE PROVISION
FOR HEALTH & SAFETY MEASURES FOR THE
DURATION OF THE CONSTRUCTION.
STORMWATER DISPOSAL TO BE DETERMINED
ON SITE. NO STORMWATER TO BE DIRECTED
IN NEIGHBOURING PROPERTIES.

NOTE: ALL LEVELS SHOWN ON THIS DRAWING ARE TO BE VERIFIED BY
SITE CONDITIONS. CONTRACTOR TO VERIFY ALL LEVELS &
DIMENSIONS BEFORE COMMENCING WITH THE WORK



GROUND STOREY LAY-OUT
SCALE 1:100

CARPORT LAY-OUT
SCALE 1:100



FIRST STOREY LAY-OUT
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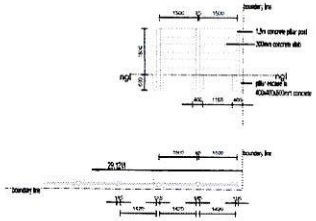

VIBRACRETE WALL LAY-OUT
SCALE 1:100

WINDOW & DOOR SCHEDULE & FENESTRATION CALCULATION ALUMINIUM FRAMING

Storey Level	No	Type	Qty	Glazing Element Size Width	Height	Area	Glazing Element Rating Type of Glazing	U-value	SHGC	Sector Orientation	Shading (P)	(H)	(G)	PH	Solar Exposure Factor (E)	Proposed Conductance	SHG
GROUND STOREY	EW3	EXISTING	1	0.900	0.900	0.810	SINGLE CLEAR	5.60	0.77	SOUTH	1.100	0.900	0.000	1.222	0.220	4.54	0.24
GROUND STOREY	W1	SOLID GLASS PANEL	2	0.900	2.100	3.780	SINGLE CLEAR	4.80	0.77	SOUTH	1.100	2.100	0.000	3.524	0.880	16.14	0.84
GROUND STOREY	W2	SOLID GLASS PANEL	1	1.595	2.100	3.350	SINGLE CLEAR	4.80	0.77	SOUTH	1.100	2.100	0.000	3.524	0.880	14.28	0.85
GROUND STOREY	D2	PATIO DOOR	1	1.370	2.100	2.877	SINGLE CLEAR	4.80	0.77	SOUTH	1.100	2.100	0.000	3.524	0.880	13.81	0.78
GROUND STOREY	EW1	EXISTING	2	0.900	0.900	1.620	SINGLE CLEAR	5.60	0.77	NORTH	0.100	0.900	0.000	0.111	0.650	9.07	0.81
GROUND STOREY	D1	SLIDING	1	2.400	2.100	5.040	SINGLE CLEAR	5.60	0.77	NORTH	0.100	2.100	0.000	0.048	0.842	23.22	3.23
			7													89.06	6.76
CONSTANTS		Total nett floor area - Ground storey				64.51M2											
		Ground storey					permissable		achieved	available							
Conductance	2.4kW	Conductance					90.02		89.86	-0.16	DESIGN COMPLY WITH SANS 10400 XA						
SHGC	0.180	SHGC					6.36		6.767	-1.60							

GENERAL NOTES

1. READ THIS DRAWING IN CONJUNCTIONS WITH THE ENGINEERS, LAND SURVEYOR OR OTHER SPECIALISTS DRAWING & DETAILS WHICH EVER MAY BE APPLICABLE
2. THE CONTRACTOR SHALL NOTIFY THE LOCAL COUNCIL AT LEAST 24 HOURS IN ADVANCE OF COMMENCING ANY SECTION OF WORK
3. SHOULD ANY DISCREPANCY EXIST BETWEEN ANY DIMENSIONS AND/OR DETAILS AND/OR THE SPECIFICATION THE OWNER SHALL BE NOTIFIED WITHOUT DELAY AND HE WILL TAKE THE FINAL DECISION
4. ALL STIPULATIONS OF THE LOCAL AUTHORITY AND/OR STATUTORY BODY WITH RESPECT TO CONSTRUCTION AND/OR THE SITE AND THE LIKE, SHALL BE STRICTLY ADHERED TO.
5. ONLY WRITTEN DIMENSIONS AND/OR LEVELS SHALL BE USED
6. BOUNDARY BEACONS TO BE EXPOSED & DEMARKED
7. ALL WORK MUST BE CARRIED OUT STRICTLY IN ACCORDANCE TO DIMENSIONS GIVEN.

CONSTRUCTION NOTES

THE CONSTRUCTION OF :
FLOORS TO COMPLY WITH SANS 2001-CC1 (STRUCTURAL) & SANS 2001 - CC2 (MINOR WORKS)
WALLS TO COMPLY WITH SANS 2001- CM1 (MASONARY WALLING) & SANS 2001 - EM1 (CEMENT PLASTER)
ROOF TIMBER TO COMPLY WITH SANS 2001-CT2
FOUNDATION - CONCRETE STRENGTH NOT LESS THAN 10MPA
INSTALLATION OF :
GLAZING TO COMPLY WITH SANS 2001 - CG1\10 & SANS 10400 N
SAFETY GLAZING TO COMPLY WITH SANS 10137 & SANS 1263-1
GLAZING CERTIFICATE TO BE OBTAIN FROM SUPPLIER
ELECTRICAL COMPONENTS BY QUALIFIED ELECTRICIAN
PLUMBING & DRAINAGE BY QUALIFIED PLUMBER
TO COMPLY WITH SANS 1200 LB (BEDDING) &
SANS 1200 LB (SEWERS)
MATERIALS, PIPES, FITTINGS, COMPONENTS
TO COMPLY WITH SANS 10252-2

DRAINAGE NOTES:

ONLY A SUGGESTED LAY-OUT.
THE POSITIONING OF IC, GULLEYS, RE AND DRAINPIPES TO BE DETERMINE ON THE SITE BY A QUALIFIED PLUMBER.
IC'S TO ALL BENDS & JUNCTIONS IN SOIL & WASTE PIPES.
IC'S TO BE MARKED AT GROUND LEVEL IN PAVED AREAS.
WASTE PIPES & FITTINGS TO BE ACCESSIBLE ALONG ENTIRE LENGTH FOR CLEANING PURPOSES.
P & S TRAPS TO BE PROVIDED AT ALL SANITARY FITTINS.
ALL DRAINS PASSING UNDER BUILDINGS TO BE ENCASE IN 6:3:1 CONCRETE 150MM THICK AND WASTE PIPES TO BE SLEEVED.
NO BENDS & JUNCTIONS TO OCCUR BENEATH FLOOR SLABS
DRAINS TO BE 110MM DIA PVC PIPES LAID TO A MIN FALL 1:60
UNVENTED DRAINS NOT TO EXCEED 6M IN LENGHT
PIPES SIZE; BATH, SHOWER & SINK : 50MM DIA BASIN: 38MM DIA
WC & SVP : 110MM DIA
ALL HOT WATER PIPES TO BE
INSULATED WITH A MATERIAL WITH A R-VALUE OF 1

OCCUPATION CLASSIFICATION : H 4

TOWN PLANNING REQUIREMENTS

	EXISTING	NEW	COVERAGE
FIRST STOREY	88.37m2		88.37m2
COVERED VERNDA	6.53m2		6.53m2
GARAGE INTO GRANNY FLAT	67.7m2		
TOOL ROOM	9m2		9m2
CARPORT		29m2	29m2
TOTAL	171.60m2	29m2	132.9m2
ERF SIZE : 501m2			26.5%

PROJECT

NEW ADDITIONS: B'WALL & CARPORT
CONVERT GARAGE INTO GRANNY FLAT
ON ERF 1527, CAPE ROBIN CRESCENT,
VERMONT

CLIENT

LORETTA STREICHER

DRAWING :

GROUND STOREY LAY-OUT
FIRST STOREY LAY-OUT
SECTION A-A
ELEVATIONS
SITE PLAN
BOUNDARY WALL DETAILS

DATE	10/06/2021	PLAN NO:	VER1527/2021
REVISED		SHEET NO :	1 OF 1

Rmlla Charlier
SACAP D1653
R/Arch/Draught
Cell 0824[illegible]
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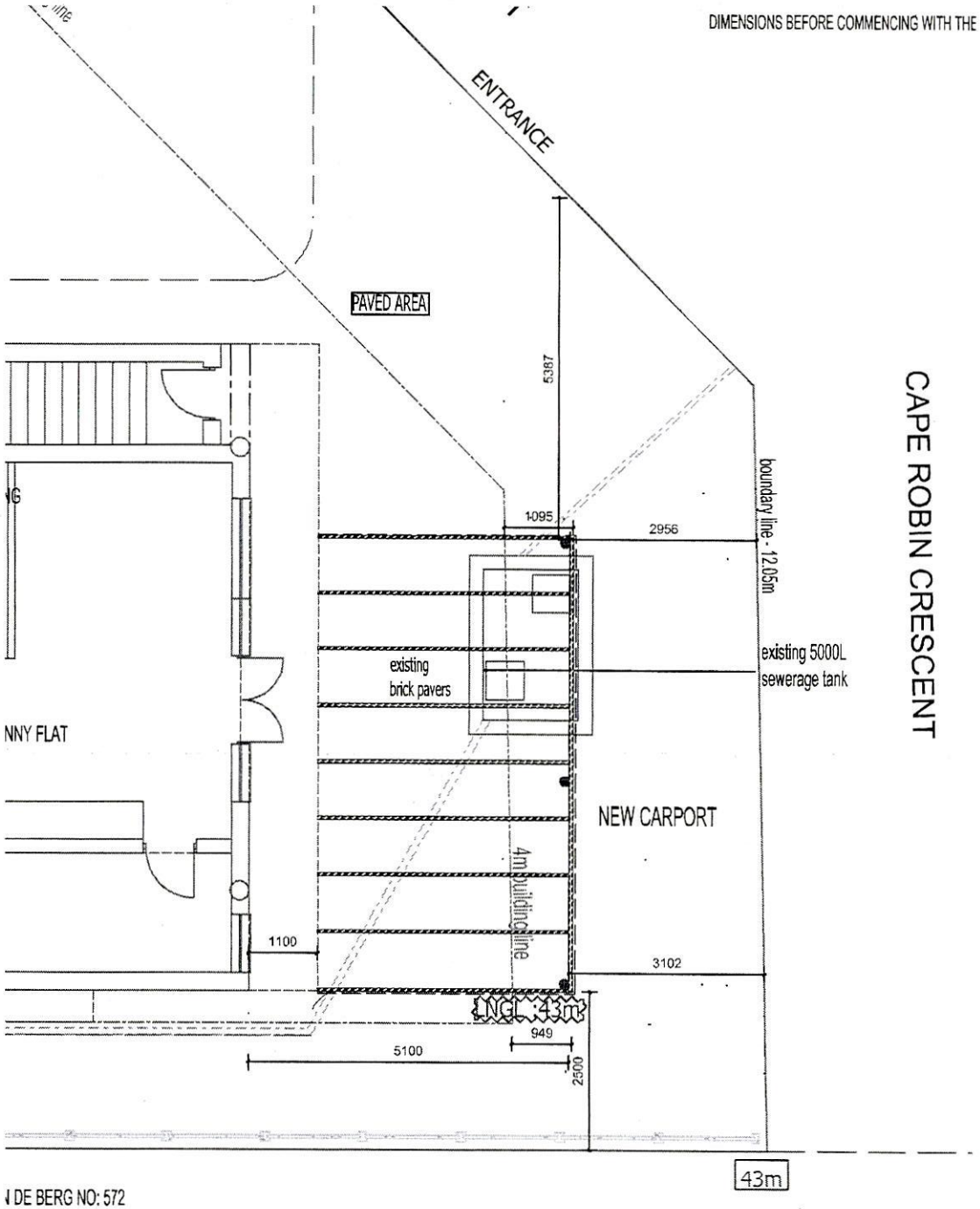
DIMENSIONS BEFORE COMMENCING WITH THE



CAPE ROBIN CRESCENT

N DE BERG NO: 572

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