



ERF 3475, 31 ALHEIT STREET, KLEINMOND: APPLICATION FOR DEPARTURE: JCM BUILDING CONSULTING SERVICES ON BEHALF OF W JACOBS

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 eastern lateral building line from 2m to 0m to accommodate a proposed new carport.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town & Spatial Planning, Hermanus and at the Kleinmond Library, Fifth Avenue, Kleinmond. 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 / loretta@overstrand.gov.za) on or before **13 June 2025**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Ms. H van der Stoep** 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 3475, ALHEITSTRAAT 31, KLEINMOND: AANSOEK OM AFWYKING: JCM BUILDING CONSULTING SERVICES NAMENS W JACOBS

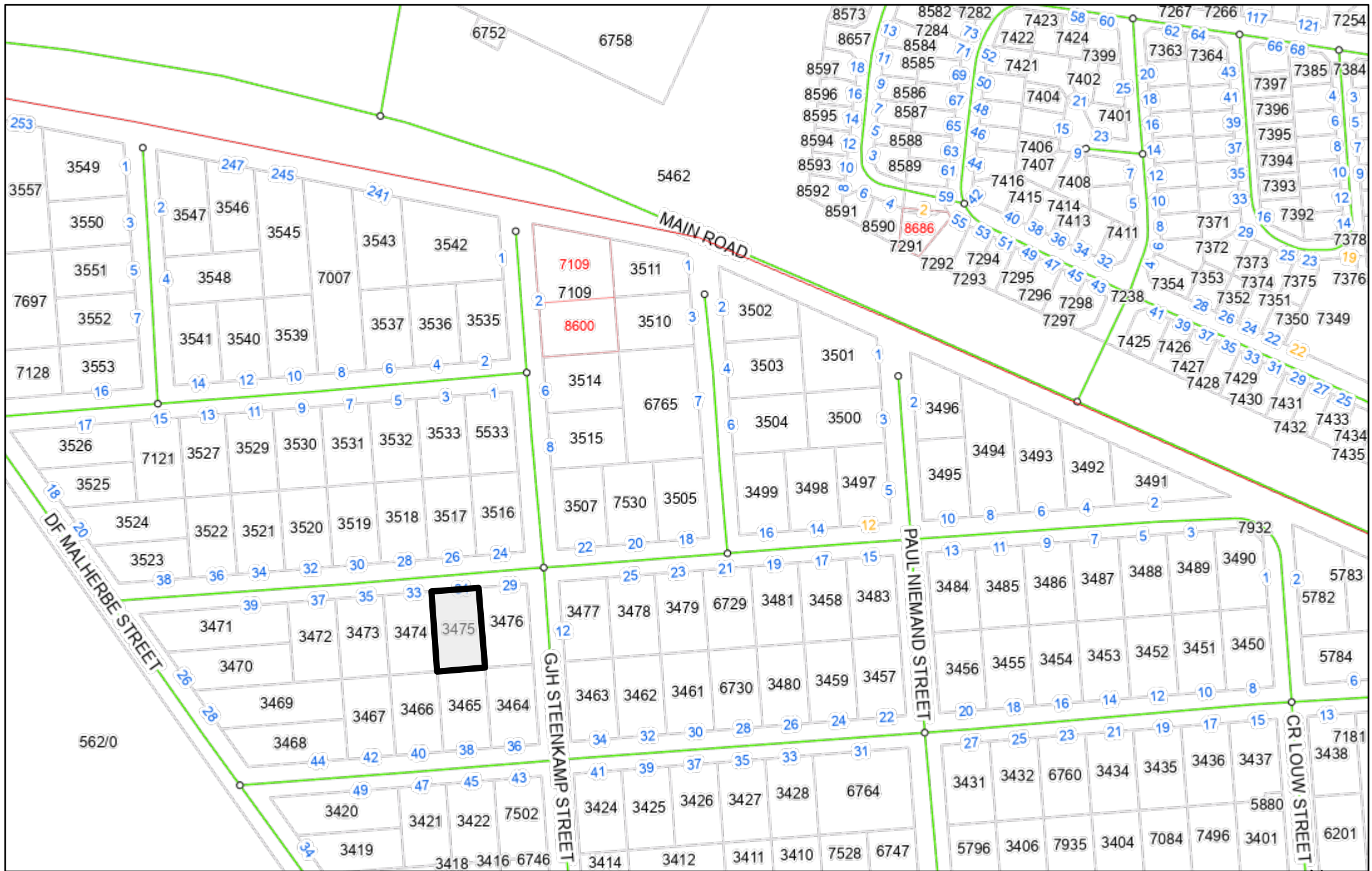
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is vir 'n **afwyking** ingevolge Artikel 16(2)(b) om die oostelike syboullyn vanaf 2m na 0m te verslap om 'n voorgestelde nuwe motorafdak te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning, Hermanus en by die Kleinmond Biblioteek, Vyfdelaan, Kleinmond. 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 / loretta@overstrand.gov.za) voor of op **13 Junie 2025**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** 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 3475, 31 ALHEIT STREET, E- KLEINMOND: ISICELO SONDULUKO: JCM BUILDING CONSULTING SERVICES EGAMENI LIKA W JACOBS

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokuba isicelo sifunyenwe sonduluko ngokwemiqathango yeCandelo 16(2)(b) sokunyenisa umda wesakhiwo okwicala lase mpuma ukusuka kwi 2 mitha ukuya kwi 0 mitha ukulingiselela isiphakamiso sekhaphothi entsha.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxsha okusebenza phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: UCwangciso lweDolophu, eHermanus kunye neThala leeNcwadi laseKleinmond, 5th Avenue, eKleinmond. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokuhambelana nezibonelelo zeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-**13 Isilimela 2025**, uchaze igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa kuMchwangcisi weDolophu, **UNksk. H van der Stoep** 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.



JCM BUILDING CONSULTING SERVICES

BUILDING PLANS – LAND USE APPLICATIONS – SUB DIVISION

16 Duncan Street, Parow Valley, Cape Town, 7500

Cell: 083 245 5702

Email: info@jcmwc.co.za

DATE: 03 April 2025

KLEINMOND MUNICIPALITY

Attention: Mrs H. Van Der Stoep – Town Planner

Re: ERF 3475 – 31 Alheit Street, Kleinmond

The above refers: Application for improvements to ERF 3475, 31 Alheit Street, Kleinmond.

I write on behalf of client, namely Mr Warren Jacobs, 31 Alheit Street, Kleinmond.

(A) PROPOSED DEVELOPMENT

The proposal is to extend the existing garage with an entertainment area but the entertainment area has a step back to where the new building line is. A carport will also be added to the residence for easy access and covering from the side for the owner. The lateral building line needs to be relaxed from 2m to 0m to accommodate a carport. With the new additions the coverage is 50% of the property.

(B) CHARACTER OF THE ENVIROMENT:

The proposed alterations are in accordance with the aesthetics of the existing building and the surrounding area. No impact in this regard will be affected as it will be for the personal use of the Owner.

(C) DESIRABLITY OT THE PROPOSED UTILISATION:

This investment is financed by the client for himself. The bank was very pleased with Mr Jacobs additions. Will make the property value of the grow more. This addition is also compatible with the existing surroundings.

(D) INVESTIGATIONS CARRIED OUT IN TERMS OF THE LAW WHICH ARE RELEVANT TO THE CONSIDERATION OF THE APPLICATION

All additions of the building are done with in the law. The carport is less than 1/3 of the property and the entertainment area in within the building lines.

(E) THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL SERVICES

- There will be no impact on the municipal services

(F) CONSIDERATION OF FORWARD PLANNING AND LANDUSE DOCUMENTS

- Not Applicable

(G) PLANNING PRINCIPALS

- Not Applicable

(H) IMPACT on HEALTH AND SAFETY:

The setback of the carport will be from 2m to 0m and will not have any impact the neighbour's safety. The new neighbour already specified to be willing to sign off on the new plan. The bank stated the new addition will give the property a new value after all the changes is done. The carport will also give the owner easy access to the property from the west side of the residence and helps with the cover against rain.

(I) IMPACT ON HERITAGE:

There will be no negative impact to the Heritage of the area or the property. We will attach the newly updated plan for your perusal.

I trust this meets with your favourable approval and await your confirmation.

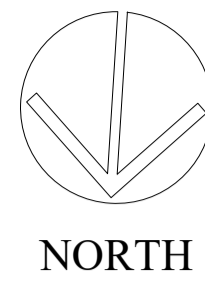
Please do not hesitate to contact me should you require any further information.

We always assure you of our best service and attention.

Yours faithfully,

Jackie Witbooi (Principal Lead)

Reg no: PAD 24750159



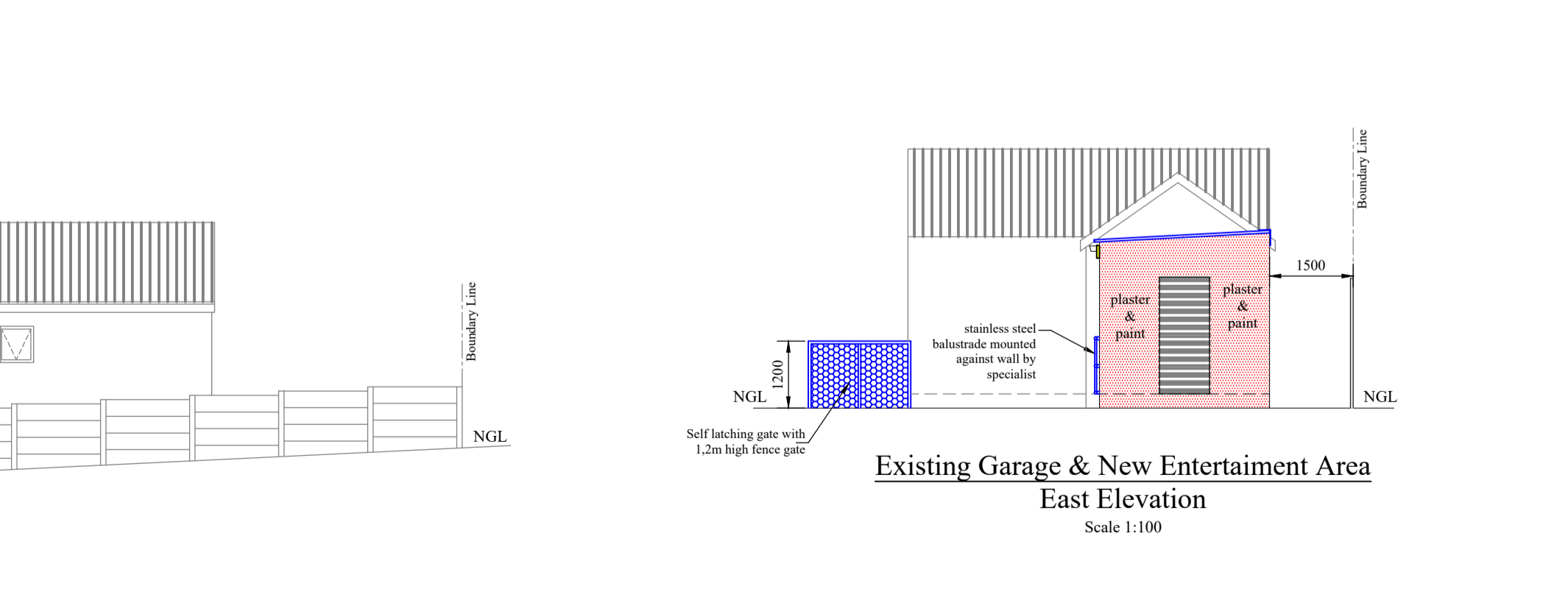
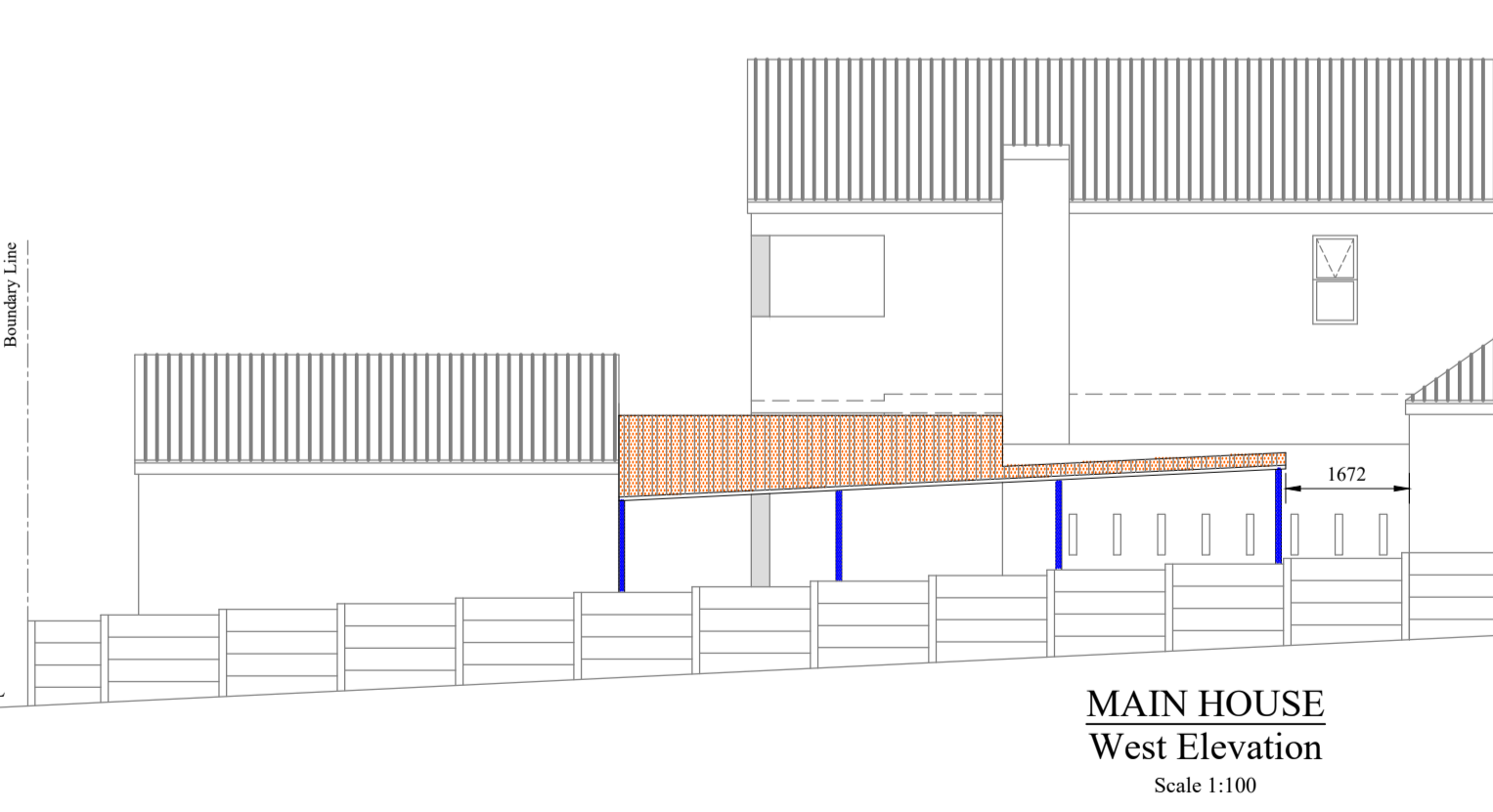
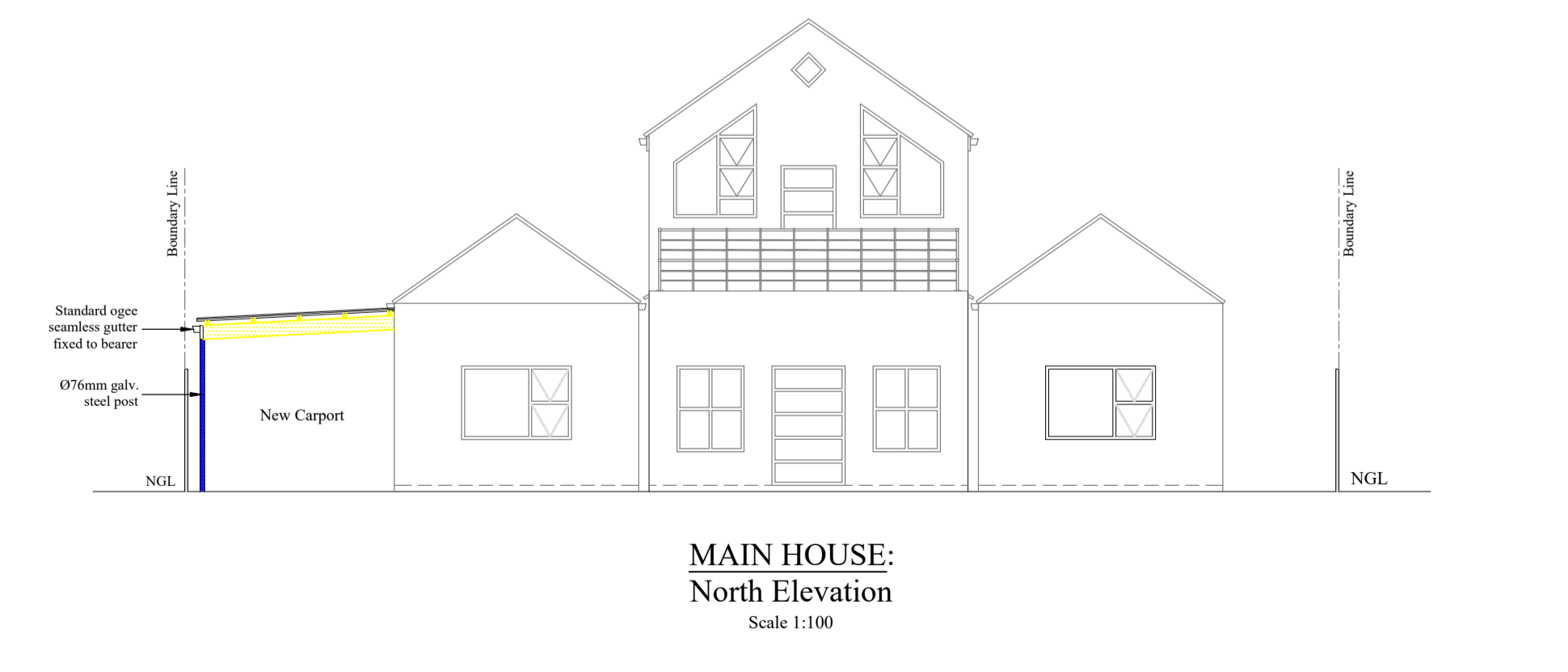
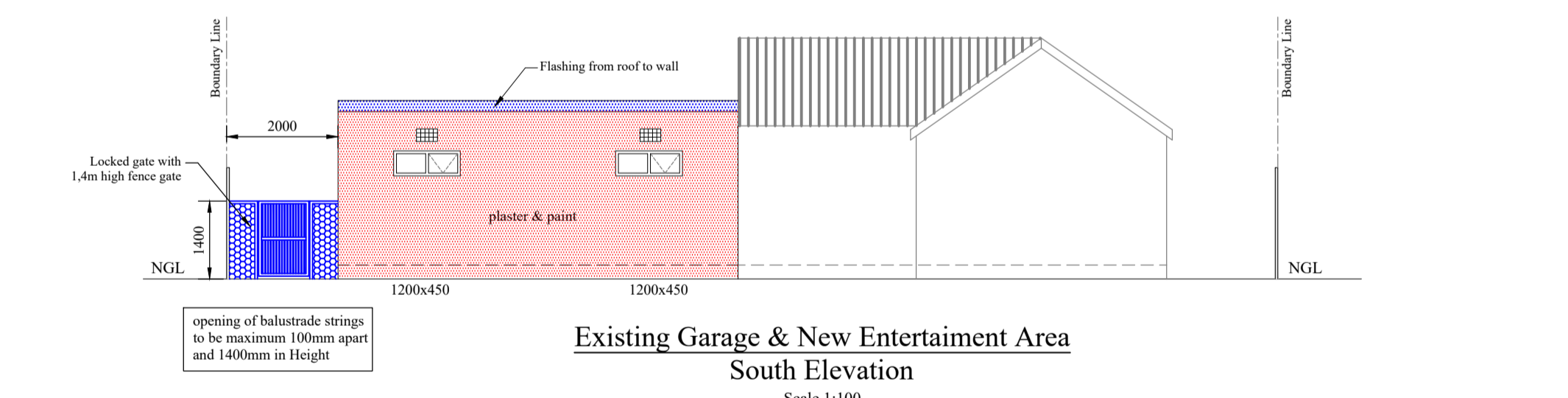
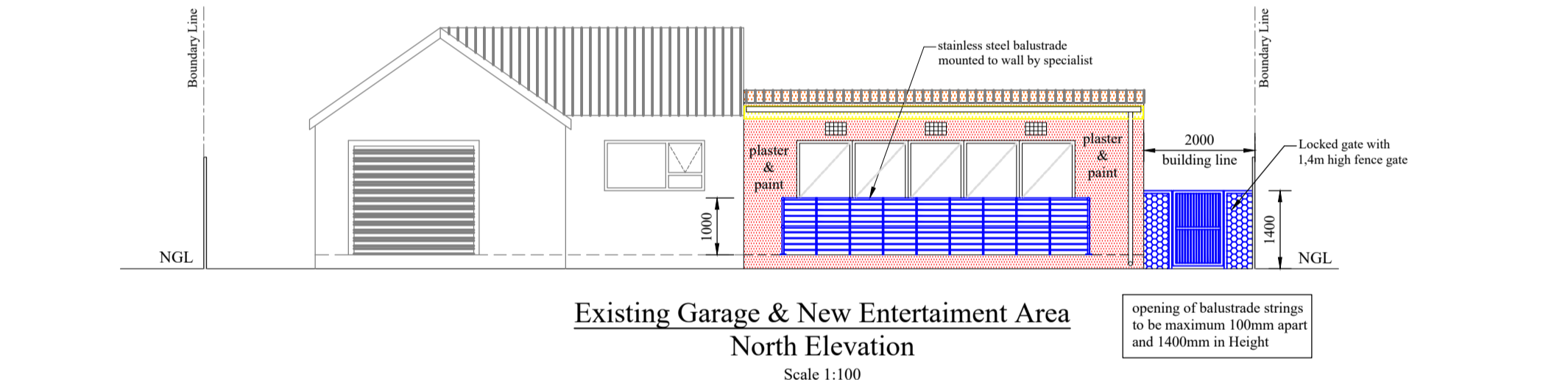
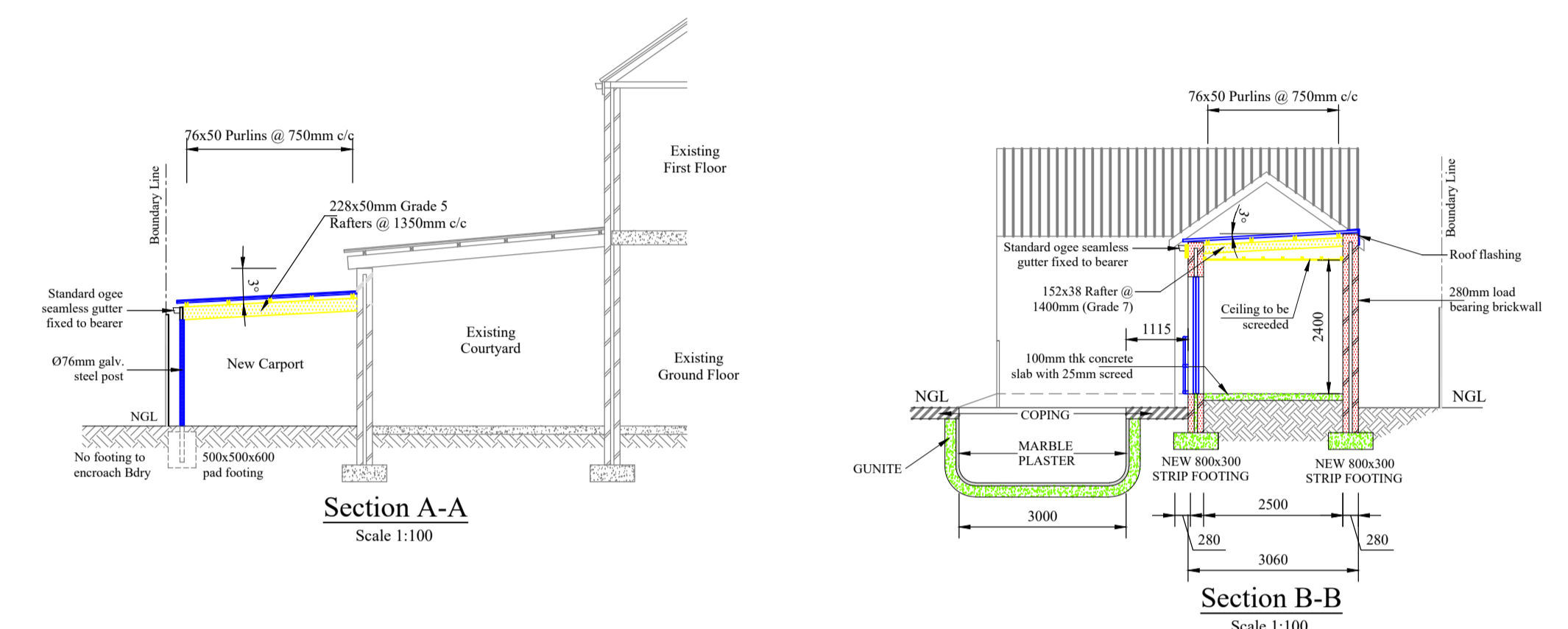
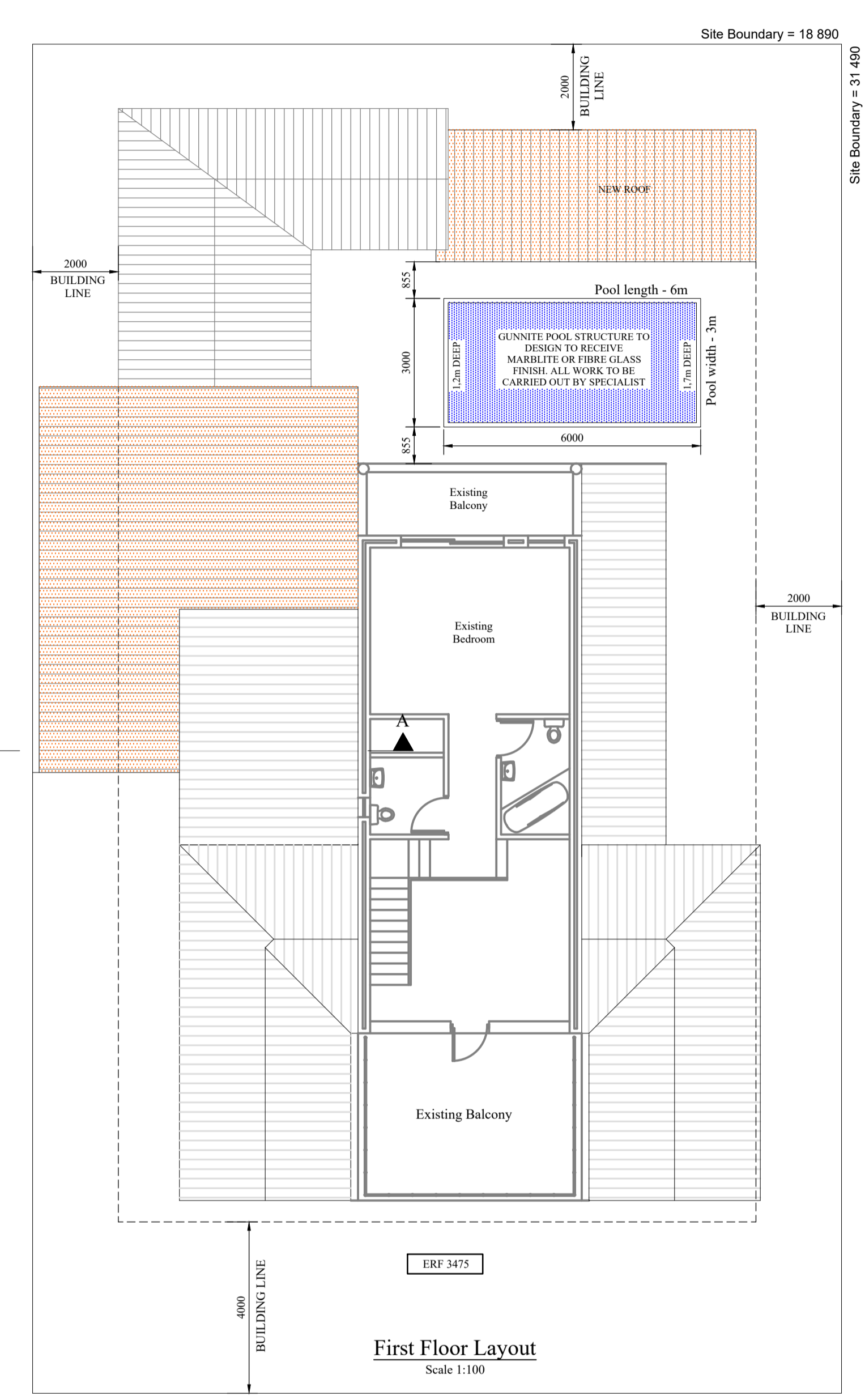
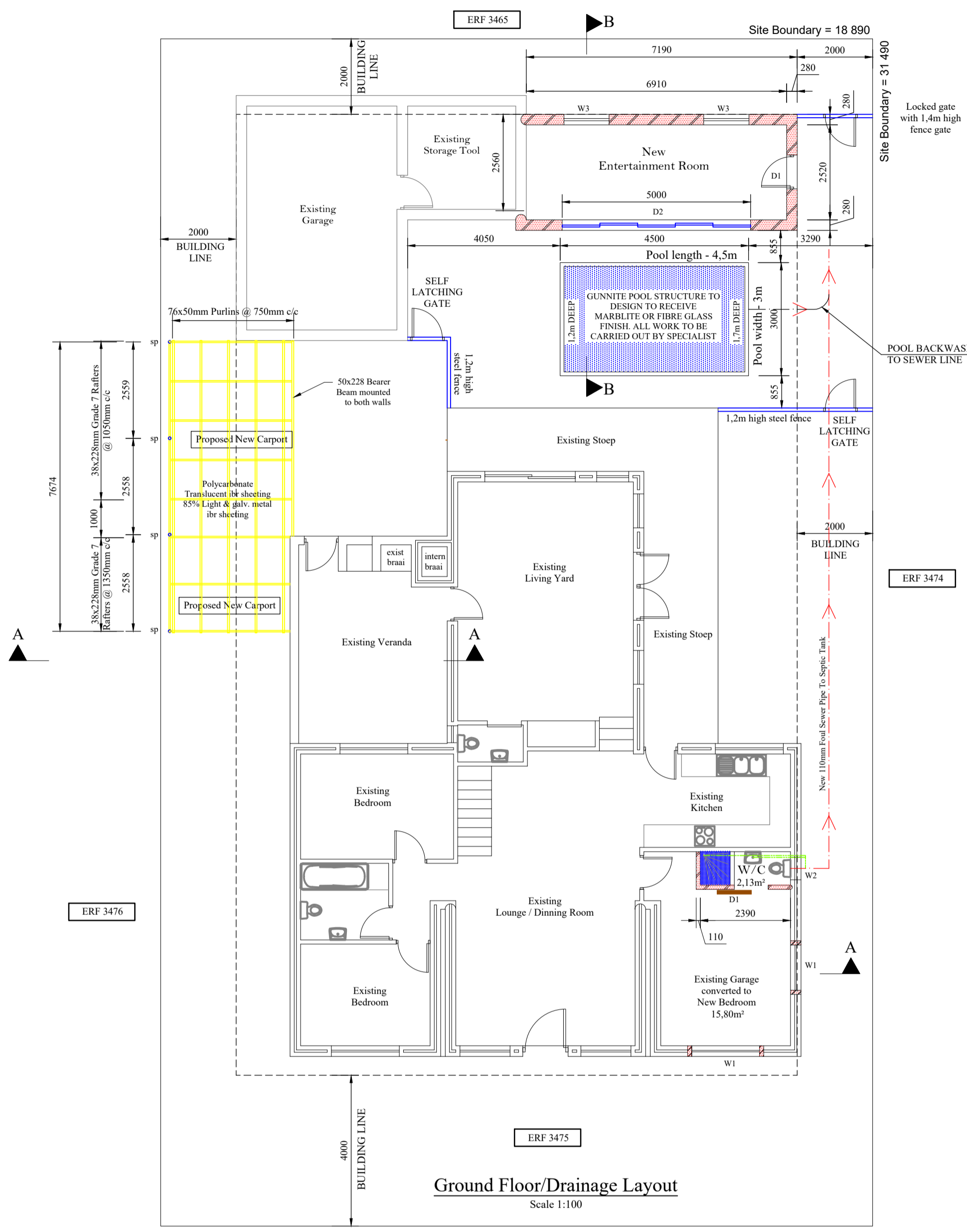
WINDOW & DOOR SCHEDULE

<p>W1 Top-hung aluminium powder coated window - white</p> <p>1.95m² (2 OFF)</p>	<p>W2 Top-hung aluminium powder coated window - white</p> <p>0.72m² (1 OFF)</p>	<p>W3 Top-hung aluminium powder coated window - white</p> <p>0.72m² (2 OFF)</p>
<p>D1 Top Hung - Internal Hollow Timber Door</p> <p>1.89m² (1 OFF)</p>	<p>D2 Top-hung aluminium powder coated stacker door - white</p> <p>10.50m² (1 OFF)</p>	

GENERAL OUTLINE SPECIFICATION:

1. ROOF:
 Carpet Roof @ a pitch of 3° polycarbonate & galv steel rbr roof sheets on 76x50 Purlin Rafters @ 870mm c/c fixed to 228x50 Rafters @ 1400mm c/c. Beater to be 228x50 fixed to steel post brackets. Steel post to be galv. Ø160x2.5mm chs.

2. EAVES, GUTTERS & DOWNPIPES:
 'Watertight' 'Ogee' pattern seamless & jointless standard gutters with 75mm dia. PVC white downpipes on 175x32 pvc fascia. Eaves as indicated eave lining to be 50x13mm clear pine T&G boarding with 38x38mm battens over. Fascia, exposed rafters and eaves.



DRAWING NO.	COVERAGE CALCULATIONS	CLIENT / OWNER	DRAWING DESCRIPTION	NOTES	SIGNATURES:	NEIGHBOUR SIGNATURES:	COMPANY																		
DWG. No. BP07-02-02/P1	<table border="1"> <tr><td>SITE AREA</td><td>594.85 m²</td><td>100%</td></tr> <tr><td>MAIN HOUSE: GROUND FLOOR EXTENSION + GARAGE</td><td>239.42 m²</td><td>40.2%</td></tr> <tr><td>NEW ENTERTAINMENT AREA</td><td>20.13 m²</td><td>3.4%</td></tr> <tr><td>NEW CARPORT AREA</td><td>24.66 m²</td><td>4.1%</td></tr> <tr><td>NEW SWIMMING POOL</td><td>13.50 m²</td><td>2.3%</td></tr> <tr><td>TOTAL AREA USED</td><td>297.71 m²</td><td>50.0%</td></tr> </table>	SITE AREA	594.85 m ²	100%	MAIN HOUSE: GROUND FLOOR EXTENSION + GARAGE	239.42 m ²	40.2%	NEW ENTERTAINMENT AREA	20.13 m ²	3.4%	NEW CARPORT AREA	24.66 m ²	4.1%	NEW SWIMMING POOL	13.50 m ²	2.3%	TOTAL AREA USED	297.71 m ²	50.0%	<p>OWNER: Mr W. Jacobs ADDRESS: 31 Aheit Street, Kleinmond</p>	<p>PROPOSED CARPORT ON ERF. 3475, KLEINMOND</p>	<p>GLAZING IN EXCESS OF 1m² OR WITHIN 500mm FROM FLOOR FINISH LEVEL, TO BE SAFETY GLAZED. (PART 5 OF THE SANS 10400)</p> <p>ALL BUILDING WORK TO BE EXECUTED IN STRICT ACCORDANCE TO ALL GIVEN DETAILS, SPECIFICATIONS AND DIMENSIONS. ALL WORKS TO CONFORM TO SABS 0400 NO RESPONSIBILITIES WILL BE ACCEPTED SHOULD CHANGES BE MADE WITHOUT PRIOR CONSENT.</p> <p>GENERAL NOTES - NO BUILDING WORK TO ENCOACH ADJACENT SITE BOUNDARIES. - ALL DIMENSIONS TO BE CHECKED ON SITE BY BUILDER BEFORE ANY BUILDING WORK COMMENCES. - WHERE NEW WORK DAMAGES OR RESULTS IN DAMAGE TO EXISTING WORK, THE BUILDER IS TO MAKE GOOD.</p>	<p>01 April 2025 DATE</p> <p>OWNERS SIGNATURE</p> <p>01 April 2025 DATE</p> <p>DRAUGHTSMAN SIGNATURE</p>		<p>PRINCIPAL LEAD: Mr J. Witbooi ADDRESS: 16 Duncan Street, Parow Valley, 7500 SACAP REG.: PAD24750159 CONTACT NUMBER: 083 245 5702</p>
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