



ERF 4390, 290 THIRD STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS ENGELBRECHT & SCORGIE ARCHITECTURAL OFFICE ON BEHALF OF ZJH & A VAN TONDER

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 a **departure** in terms of Section 16(2)(b) of the By-Law, to relax the western lateral building line from 2.0m to 1.2m, to accommodate an extension of the existing living area on the first floor of the dwelling, by enclosing the first floor 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. 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 **Friday, 14 March 2025**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Town Planner, Mr. P Roux** 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 4390, DERDESTRAAT 290, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: MNRE ENGELBRECHT & SCORGIE ARCHITECTURAL OFFICE NAMENS ZJH & A VAN TONDER

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir 'n **afwyking** ingevolge Artikel 16(2)(b) van die Verordening, om die westelike lateraleboulyn te verslap vanaf 2.0m na 1.2m, om 'n aanbouing tot die bestaande leefarea op die eerste vloer van die woning te akkommodeer, deur die balkon op die eerste vloer toe te bou.

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 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 **Vrydag, 14 Maart 2025**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Stadsbeplanner, Mnr. P Roux** 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 4390, 290 THIRD STREET, VOËLKLIP, E-HERMANUS, UMASIPALA WASE-OVERSTRAND: ISICELO SONDULUKO: MESSRS ENGELBRECHT & SCORGIE ARCHITECTURAL OFFICE EGAMENI LIKA ZJH A VAN TONDER

Isaziso sinikezelwe ngokwemiqathango yeCandelo lama-48 loMthetho kaMasipala oLungisiweyo we-Overstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, wowama-2020 (uMthetho kaMasipala), sokuba isicelo sifunyenwe sesindululo ngokwemiqathango yeCandelo 16(2)(b) waloMthetho, Ukunyeniswa komda wesakhiwo bucala ukusuka ku2.0mitha ukuya ku 1.2mitha ukulungiselela ulwandiso lwendawo yokuhlala ekhoyo kumgangatho wokuqala wendawo yokuhlala, ngokuvala ibhalikhoni ekumgangatho wokuqala.

Inkukacha mayela nesindululo siyafumaneka ukuze sihlolwe phakathi evekini ngamaxesha omsebenzi ukusuka kwintsimbi ye08:00 ukuya kweye16:30 kwiSebe: Izicwangciso Zedolophu kwanombolo 16 Paterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi wama-**NgoLwesihlanu, 14 EyoKwindla 2025** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **Umcwangcisi Wedolophu uMnu. P Roux** 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 ngokusemthethweni.

1. INTRODUCTION TO THE DEPARTURE APPLICATION:

1.1 BACKGROUND:

The owners of the property, Mr. ZJH & Mrs. A. van Tonder has instructed Brandon Scorgie from the firm Engelbrecht & Scorgie Architectural office to apply for a building line departure from the Overstrand Municipality's Zoning Scheme Regulations. Refer to Annexure E for the enclosed Power of Attorney.

Erf 4390, referred to in this document as the application area, measures 495.67m² in extent and is held by Title Deed no. T000037616/2013. Refer to Annexure C for the enclosed Title Deed.

1.2 APPLICATION DETAIL:

1.2.1 PERMANENT SIDE AND REAR BUILDING LINE DEPARTURE APPLICATION:

The Overstrand Municipality's By-Laws on Municipal Land Use Planning, Chapter 4, Section 16(2)(b), 2020, states that an owner of an erf may apply to the Overstrand Municipality for a permanent departure from the provisions as stated in the Overstrand Municipality's Zoning Scheme Regulations; therefore, an application is made in terms of;

Section 6.1.2 (b)(ii) of the Overstrand Municipality's Zoning Scheme Regulations for the permanent departure of the side and rear building lines applicable to the application area.

According to the Overstrand Municipality's Zoning Scheme Regulations, the side and rear building lines is determined in accordance with the net erf area, as listed in the table below:

Net erf area:	Side and Rear building line
400m ² and greater	2.0m

1.3 PROPERTY DESCRIPTION, ZONING AND PROPERTY ANALYSIS:

1.3.1 PROPERTY DESCRIPTION:

The application area of 495.67m² in extent is situated in the Northern part of Voëlklip at number 290 Third Street. Refer to Annexure H for the enclosed Locality plan.

The application area is situated adjacent to similar type upmarket, average to large double or single storey dwellings that function either as permanent residences or holiday houses. All properties to the front, rear, and lateral sides of the application area are elevated due to the natural topography of this particular section of Voëlklip. These properties generally offer excellent views towards the Voëlklip Mountain Range in a Northern direction while providing good to fair views of the sea in a Southern direction.

The existing double storey dwelling on the application area is characterized by residential structures comprising typical family style living accommodation. The ground-floor level comprises a double volume entrance foyer, a double garage, a games / hobby room, a guest bedroom, two bathrooms, and a laundry area. The first-floor level comprises a kitchen, living room, three bedrooms, two bathrooms, with one bathroom being an en-suite, along with both a covered and uncovered patio, and an open balcony.



Refer to Annexure J and K for the enclosed drawings indicating the existing dwelling along with the proposed new additions and alterations, as discussed later in this Departure Application Document, on the application area.

The footprint of the existing dwelling on the application area along with the proposed new additions and alterations, as discussed later in this Departure Application Document, comprise the following:

AREA CALCULATIONS:

GROUND FLOOR AREA:

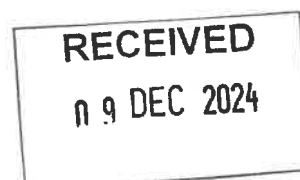
Existing double garage	= 53.40m ²
Existing covered ground floor entrance porch	= 26.85m ²
Existing ground floor dwelling area	= 110.03m ²
<u>Total ground floor area</u>	<u>= 190.28m²</u>

FIRST FLOOR AREA:

Existing first floor dwelling area	= 174.49m ²
Existing covered patio	= 19.01m ²
Existing open balcony	= 36.04m ²
New living room extension	= 13.53m ²
<u>Total first floor area</u>	<u>= 243.07m²</u>

COVERAGE CALCULATIONS:

Erf size	= 495.67m ²
Total coverage (m ²)	= 245.04m ²
Total coverage (%)	= 49.43%

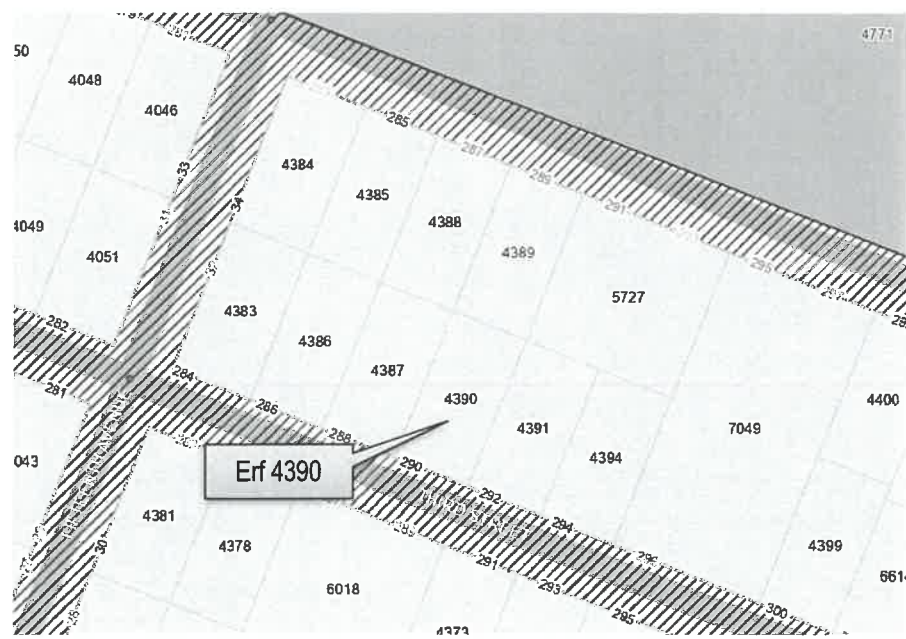


1.3.2 **ZONING:**

Erf 4390, the application area, has the following land use rights:

Erf number:	Zoning:
Erf 4390, Voëlklip, Hermanus	Residential Zone 1: Single Residential

All erven directly surrounding the application area are also zoned as Residential Zone 1: Single Residential erven, with the exception of Erf 4771, which is located North of the application area and zoned as Open Space Zone 1: Nature Reserve, and the surrounding roadway zoned as Transport Zone 2: Road and Parking. Please refer to the zoning map abstract provided below.



- Residential Zone 1: Single Residential
- Transport Zone 2: Road and Parking
- Open Space Zone 1: Nature Reserve

Figure 1: Zoning, an extract from the Overstand Public Viewer – NOT TO SCALE

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1.3.3 **PROPERTY ANALYSIS AS PER THE OVERSTRAND MUNICIPALITY'S ZONING SCHEME REGULATIONS:**

The development parameters for the application area as per the Overstrand Municipality Land Use Scheme, 2020 can be summarized as follows:

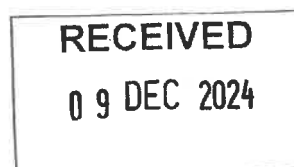
Design parameters:	Overstrand Municipality's Zoning Scheme Regulations:	Proposal:	Comments:
Zoning	Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Unchanged
Primary Use	Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self - catering	Dwelling house	Unchanged
Consent Use	Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture	None	Unchanged
Coverage	50%	49.43%	Unchanged
Height Restriction	8.0m	8.0m	Unchanged
Building lines	Street	4.0m	4.0m
	Lateral (West)	2.0m	1.2m
	Lateral (East)	2.0m	2.0m
	Rear	2.0m	2.0m
Parking	Dwelling house: 2 bays	Dwelling house: 2 bays	Unchanged

1.3.4 **PROPERTY ANALYSIS AS PER THE TITLE DEED OF THE APPLICATION AREA:**

Refer to Annexure C for the enclosed Title Deed for Erf 4390, Voëlklip, Hermanus

Title Deed No. T000037616/2013 was perused and there are no restrictive conditions that prohibits the proposals being made.

There is a bond registered against Erf 4390. Refer to Annexure D for the enclosed Bondholder's written consent letter.



2. CONTEXTUAL SITE INFORMATION:

2.1 LOCATION:

2.1.1 APPLICATION AREA WITHIN A REGIONAL CONTEXT:

Within a regional context, the application area is located in the Northern part of Voëlklip, Hermanus.

Refer to Annexure H for the enclosed Locality layout.

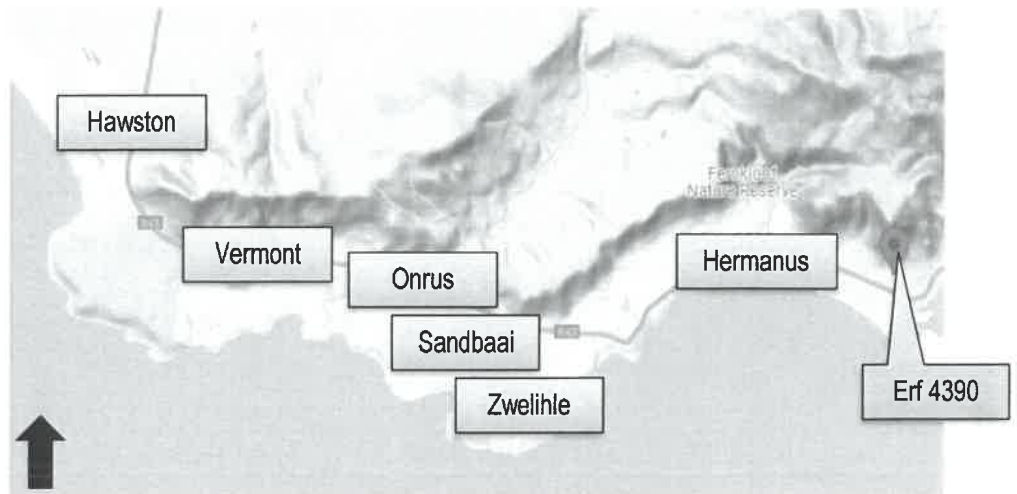


Figure 2: Erf 4390 within a Regional Context, an extract from Google Maps – NOT TO SCALE

2.1.2 APPLICATION AREA WITHIN A LOCAL CONTEXT:

Within a local context, the application area consists of a residential erf within Voëlklip. The application area is located at 290 Third Street, Voëlklip, Hermanus.



Figure 3: Erf 4390 within a Local Context, an extract from the Overstrand Public Viewer – NOT TO SCALE



3. **BACKGROUND AND INTRODUCTION TO THE APPLICATION AND THE ACTUAL APPLICATION:**

3.1 **BACKGROUND AND INTRODUCTION TO THE APPLICATION:**

Our firm, Engelbrecht & Scorgie Architectural Office, was appointed in the latter part of 2013 to prepare drawings for several additions and alterations to the existing dwelling on the application area.

Upon obtaining Municipal approval for the above-mentioned additions and alterations to the existing dwelling in December 2013, the project was put out to tender early in 2014. Following the formal tender process, the tenders received were significantly above our clients Mr. Z.J.H. and Mrs. A. van Tonder's budget, necessitating a complete redesign of the project.

At the beginning of the new year (2014), the Overstrand Municipality introduced new Zoning Scheme Regulations which included a more restrictive 2.0m Municipal Lateral and Rear Building Line.

In addition to completely redesigning the project to align with our client's budget, our services were then further expanded to include the preparation and submission of a Departure Application to obtain permission for the Overstrand Municipality to build within the "new", more restrictive 2.0m Municipal Lateral Building Line.

The above-mentioned Departure Application requested the following relaxations:

1. The relaxation of the Eastern Municipal Lateral Building Line from 2.0m to 1.6m respectively in order to accommodate additions and alterations within the "new", more restrictive 2.0m Eastern Municipal Lateral Building Line.
2. The relaxation of the Western Municipal Lateral Building Line from 2.0m to 1.2m respectively in order to accommodate additions and alterations within the "new", more restrictive 2.0m Western Municipal Lateral Building Line.

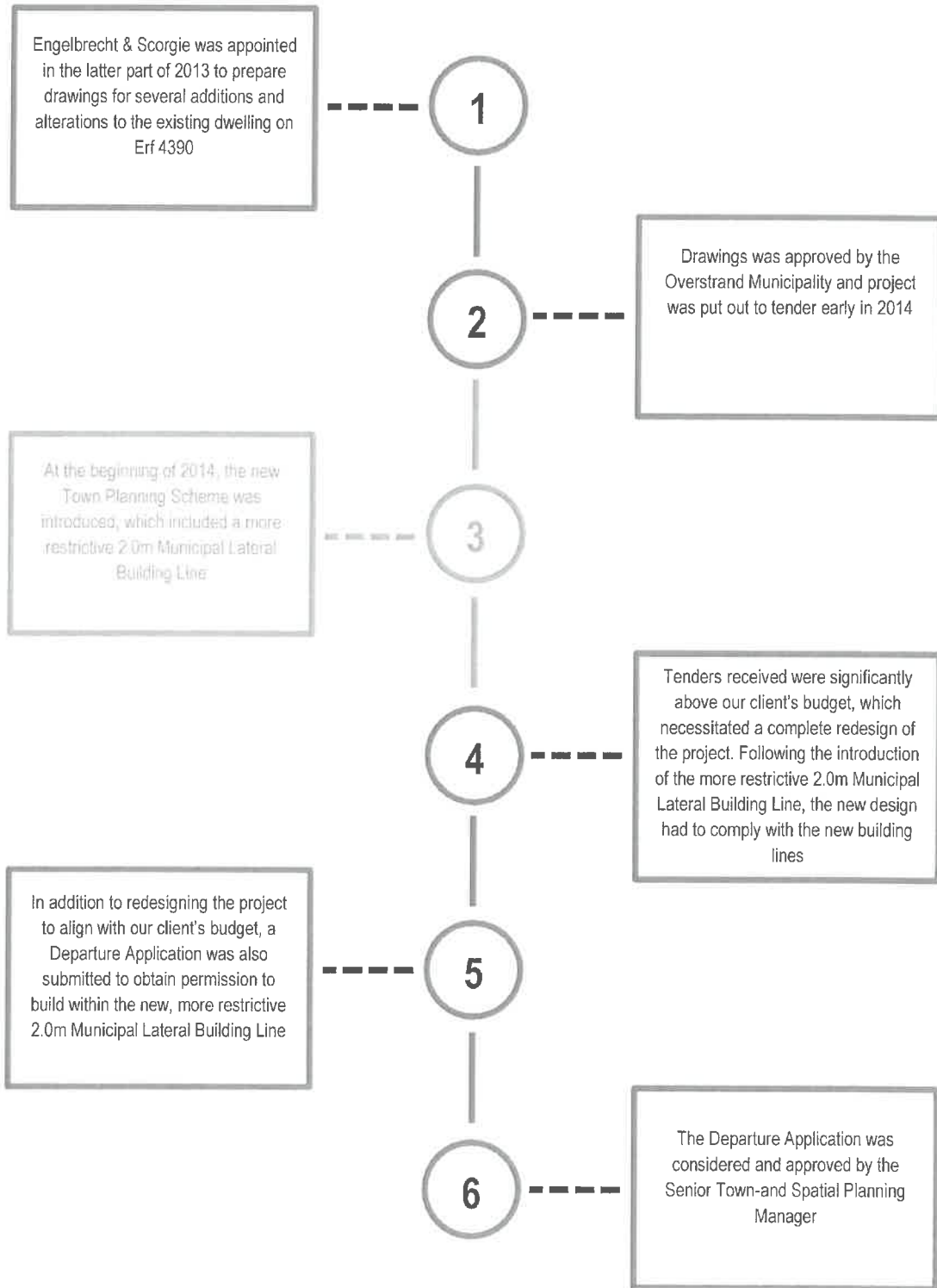
The subject submitted Departure Application was considered by the Senior Town-and Spatial Planning Manager and it was resolved *"that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 4390, Voëlklip, in order to relax the Eastern Lateral Building Line from 2.0m to 1.6m and the Western lateral Building Line from 2.0m to 1.2m respectively in order to accommodate additions and alterations on the property concerned, **be approved**, subject to the conditions as stated on the final decision letter."*

Refer to Annexure I for the enclosed previously submitted and approved drawings, and Annexure L for the previously submitted Departure Application.

Refer to the provided project history / background infographic for an explanation of the above-provided project history.

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PROJECT HISTORY / BACKGROUND INFOGRAPHIC



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After our client's resided in the property for several years, the existing dwelling on the application area required a few minor personal additions and alterations to better accommodate our client's needs and their associated lifestyle. Consequently, our firm, Engelbrecht & Scorgie Architectural Office, was reappointed in September 2024 to look into the possibility of enclosing the existing balcony on the first floor. This new enclosure would become part of the existing living area, thereby creating an extended living area.

In order to fulfill our client's requirements and achieve the architectural vision for the project, our services were further expanded to include the preparation and submission of a Departure Application to apply to the Overstrand Municipality for the permanent departure of the 2.0m Western Municipal Lateral Building Line on behalf of our client, Mr. Z.J.H and Mrs. A. van Tonder.

Refer to Annexure J and K for the enclosed drawings indicating the existing dwelling along with the proposed new additions and alterations on the application area.

3.2 THE ACTUAL APPLICATION:

PERMANENT LATERAL BUILDING LINE DEPARTURE APPLICATION:

As stated elsewhere in this Departure Application Document, the Overstrand Municipality's By-Laws on Municipal Land Use Planning, Chapter 4, Section 16(2)(b), 2020, state that an owner of an erf may apply to the Overstrand Municipality for a **permanent building line departure** from the provisions as stated in the Overstrand Municipality's Zoning Scheme Regulations; therefore, an application is made for:

The relaxation of the Western Municipal Lateral Building Line from 2.0m to 1.2m.

The subject relaxation is necessary to accommodate an extension of the existing living area on the first floor, which will encroach upon the 2.0m Western Municipal Lateral Building Line.

Refer to Annexure J and K for the enclosed drawings indicating the existing dwelling along with the proposed new additions and alterations on the application area.

4. GENERAL:

4.1 CHARACTER OF THE ENVIRONMENT IN GENERAL:

As mentioned, and highlighted throughout this Departure Application Document, the application area is situated within a well-established neighborhood of Hermanus, namely Voëlklip.

The initial dwelling on Erf 4390, the application area, along with the majority of the adjacent properties, was constructed to conform to the former 1.2m Municipal Lateral Building Lines.

Several surrounding and adjacent properties have undergone similar types of refurbishments over the years, where property owners have also submitted a Departure Application to the Overstrand Municipality to obtain permission to make changes within the current 2.0m Municipal Lateral Building Lines.

Due to the natural topography of this particular section of Voëlklip, all properties to the front, rear, and lateral sides of the application area are elevated. These properties generally offer excellent views towards the Voëlklip Mountain Range in a Northern direction, while providing good to fair views of the sea in a Southern direction.

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Voëlklip, and more specifically, this particular area in which the application area is situated, is renowned for its diverse range of different Architectural style and designs.

Third Street is located in the well-established neighborhood of Voëlklip in Hermanus, as mentioned above. This area does not have any historical architecture of conservation-worthy areas.

The surrounding and adjacent properties of the application area are all zoned as Single Residential even and have been developed with either single or double storey dwellings. These properties serve as either permanent residences or holiday houses.

4.2 EFFECTS THAT THE PROPOSED NEW DEVELOPEMNT WILL HAVE ON THE CHARACTER OF THE AREA, THE ENVIRONMENT, THE STREETScape, AND SURROUNDING PROPERTIES:

When determining the effects that the proposed new development will have on the character of the area, the environment, the streetscape, and surrounding properties, it is important to take note of the following:

- The initial dwelling on Erf 4390, the application area, along with the majority of the adjacent properties, was constructed to conform to the former 1.2m Municipal Lateral Building Line.
- A similar application was submitted to the Overstrand Municipality in 2014 which was approved by the Senior Town- and Spatial Planning Manager, Mr. S. Muller.
- The proposed new development on the application area that will encroach the 2.0m Western Municipal Lateral Building Line, constitute common residential components typically found on any residential property.
- The proposed new development on the application area that will encroach the 2.0m Western Municipal Lateral Building Line, do not have a greater visual impact than the existing dwelling on the application area,

With the above being said, it can be assured that the proposed new development on the application area:

- Will be unobtrusive to adjacent property owners and any passersby,
- Will not have a negative impact on the character of the area,
- Will not have a negative impact on the environment,
- Will not have a negative impact on the streetscape,
- Will not have a negative impact on any of the surrounding properties.

Refer to Annexure K and L for the enclosed drawings indicating the new proposed additions and alterations to the existing dwelling on the application area.

4.3 COMPATIBILITY AND IMPACT OF THE PROPOSED NEW DEVELOPMENT ON IMMEDIATE SURROUNDING PROPERTIES:

The compatibility and impact that the proposed new development will have on the immediate surrounding properties were assessed based on the following five factors:

- **Location and proximity:**
The position and proximity of the affected surrounding property in relation to the application area.
- **Land use compatibility:**
This revolves around evaluating how well the proposed new development on the application area aligns with the existing zoning and the current land use in the area.

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- **Views:**
This revolves around how the proposed new development on the application area might affect the visual landscape of the immediate surrounding properties.
- **Privacy:**
This revolves around evaluating how the proposed new development on the application area might affect the privacy of the immediate surrounding properties.
- **Gravity and visual aesthetics:**
This revolves around evaluating how the proposed new development on the application area will harmonize with the immediate surrounding properties.

During a pre-consultation meeting held on the 16th October 2024, with Mr. P. Roux at the Overstrand Municipality's Town Planning Offices, it was agreed that the proposed new development on Erf 4390, the application area, would impact only the property owner of Erf 4387, 288 Third Street.

The aerial photo below reveals the sole property affected by the proposed new development on the application area.

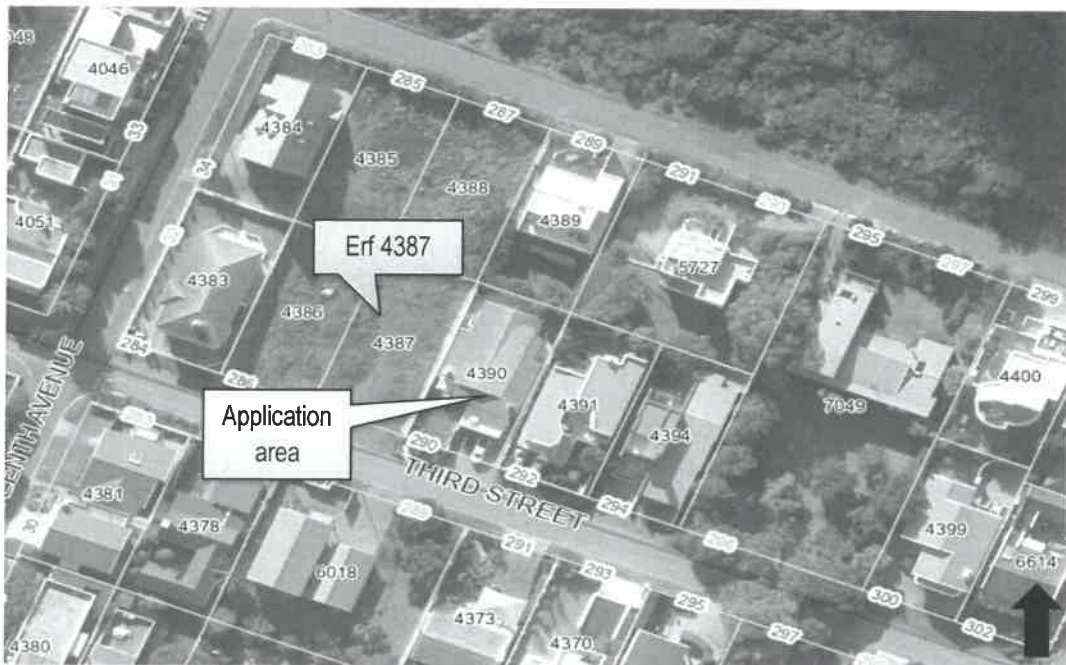
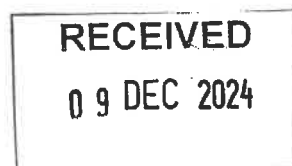


Figure 4: Potentially affected property owners, an extract from the Overstrand Public Viewer – NOT TO SCALE

4.3.1 Erf 4387, 288 Third Street, Voëlklip, Hermanus:

Erf 4387 is a vacant erf **located** directly to the West of the application area. The subject erf, Erf 4387 stands as one of the closest erven in proximity to the proposed new development on Erf 4390, the application area. The proximity of Erf 4387 surpasses that of any of the immediate surrounding properties.



Erf 4387 is zoned as Residential Zone 1: Single Residential and should the owner of the erf decide to develop the vacant land, the development must also be for residential purposes that must adhere to the relevant provisions outlined in the Overstrand Municipality's Zoning Scheme Regulations. Consequently, the proposed additions and alterations on the application area will align seamlessly with the existing **zoning** and the prevailing **land-use** within the area.

Due to the natural topography of this particular section of Voëlklip, all properties to the front, rear, and lateral sides of the application area are elevated. These properties generally offer excellent views towards the Voëlklip Mountain Range in a Northern direction, while providing good to fair views of the sea in a Southern direction. With this being said, should the owner of Erf 4387 decide to develop the vacant land, the subject development can be designed to capture optimal mountain views in a Northern direction and good sea views in a Southern direction. With this being said, the proposed new development on Erf 4390, the application area is located to the East of Erf 4387, ensuring that it will not affect any potential views or alter the visual landscape for the owners of Erf 4387.

The impact on **privacy** resulting from the new development on Erf 4390 in relation to the subject erf, Erf 4387, is considered negligible. This conclusion is based on the fact that there are no proposed window or door openings on the Western side of the new living room extension, ensuring privacy for the owners of Erf 4387, should they decide to develop the land.

When assessing the **gravity** and **visual aesthetics** of the proposed new development on Erf 4390, the application area, it is important to take note of the following:

- The proposed new development that will encroach the 2.0m Western Municipal Lateral Building Line, constitute **common residential components** typically found on any residential property.
- The proposed new development that will encroach the 2.0m Western Municipal Lateral Building Line will not have a greater **visual impact** than the existing dwelling on the application area,

In summary, it can be assured that the **gravity** of the proposed new development on the application area is considered negligible, as this seamlessly integrate with the existing residential context and enhance the **visual aesthetics** of the neighborhood as a whole.

4.4 IMPACT OF THE PROPOSED NEW DEVELOPMENT:

4.4.1 Economic impact:

The Overstrand Municipality's Land Zoning Scheme Regulations govern structures and the uses thereof on properties. The proposed new development on the application area, as highlighted throughout this Departure Application Document, form part of common residential components one would find on any typical residential erf. With this being said, the proposed new development on Erf 4390 will add value to the property on the application area as well as the area in which it is located.

4.4.2 Social impact:

The proposed new development on Erf 4390 will have no impact on the social status of the area in which the application area is located, as no negative impact on the social wellbeing of the surrounding properties is anticipated. As mentioned elsewhere in the Departure Application Document, the proposed development is compatible with the character of the area and will not negatively impact the rights of any of the adjacent properties in the area.

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4.4.3 Compatibility with surrounding land uses:

The application area is situated in an existing low-density residential area. The Departure Application does not pose to change the current zoning or the current land use of the application area, and therefore the current land use is compatible with the surrounding land uses.

As mentioned above, the surrounding properties are developed with single and double storey dwellings and the use of the surrounding properties is for permanent residences and holiday houses. The scale of the existing dwelling, and the scale of the proposed new development on the application area merge well with the scale of the surrounding dwelling in the immediate area.

4.4.4 Impact on Municipal Engineering services:

All services on the application area already exist.

The proposed new development on the application area will have no negative impact on the usage of the existing available municipal services, such as electricity, water, or sewerage, since no additional loading of the existing municipal services is needed.

4.4.5 Impact on health, safety and the wellbeing on the surrounding community:

The proposed new development on the application area will have no impact on the general safety and wellbeing of the surrounding community.

4.4.6 Impact on heritage and heritage value:

Erf 4390, the application area, is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality's Heritage Overlay Zone, has no grading, and has no heritage value.

4.4.7 Impact on traffic, parking and access:

Access to the existing garage established on the application area will remain unchanged.

The land use of the property will remain the same and therefore the impact on the traffic flow and parking in the area will remain unchanged.

5 PLANNING PRINCIPLES

Policies, principles, planning, development norms, and criteria as set out in Section 42 of the Spatial Planning and Land Use management Act (SPLUMA) and Chapter VI of the Land Use Planning Act (LUPA) were considered and the proposed Departure Application is in compliance with this. The principles are defined and recorded below:

5.1.1 Spatial justice:

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.

The primary objective of this application is to enable the owner of Erf 4390, the application area, to obtain approval for the proposed new additions and alterations to the application area. With this being

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said, it is important to note that it is not predicted that the proposed new development on the application area is set to influence past spatial injustices.

5.1.2 **Spatial sustainability**

Spatial sustainability refers to a sustainable form of development. This means promoting less resource consuming development typologies that promote compaction, pedestrianization and mixed-use urban environments which allow for the development of a functional public transport system and space economy.

The proposed Departure Application intends to ensure that the property on the application area is utilized to its maximum capabilities.

5.1.3 **Efficiency**

Efficiency refers to the need to create settlements that optimize the use of space, energy, infrastructure, resources, and land.

The proposed Departure Application, as mentioned above, is intended to logically maximize the use of space of the subject property within a developed residential area.

5.1.4 **Spatial resilience**

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 more 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 in order to ensure increased resilience in terms of future shocks.

With the above being said, we are of the opinion that the principle of Spatial Resilience is not applicable to this Departure Application.

5.1.5 **Good administration**

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 minimize 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.

Engelbrecht & Scorgie Architectural Office:

Our Company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The Departure Application will follow due process as stipulated in the relevant Municipal By-Laws and related provincial and national land use planning legislation. All measures will be taken to ensure

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and efficient and streamlines process within the applicable timeframes as stipulated by the Overstrand Municipality's By-Laws on Municipal Land Use Planning, 2020.

Overstrand Municipality:

The Overstrand Municipality has a credible track record of good administration regarding the method of public participation, as this forms an integral part of the land use planning process. This process provides people who may be affected by the proposal with an opportunity to provide their comments and to raise any possible issued of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both the affected parties will benefit from as these comments will be reviewed and considered after which it will be addressed accordingly.

6 FORWARD PLANNING

The Overstrand Spatial Development Framework, 2020, earmarks the area where Erf 4390, the application area, is situated, for urban development purposes. The proposed new development for which the Departure Application is required, form part of any typical residential component and the Overstrand Municipality's Zoning Scheme Regulations make provision for departure procedures to incorporate structures within the building line zones.

The character and zoning of the application area will remain unchanged and therefore the property falls within the existing planning of the Voëlklip area.

With the above being said, it is therefore recommended that the application be approved in terms of the Overstrand Municipality's Amended By-Lay on Municipal Land Use Planning, 2020.

Your sincerely

BRANDON SCORGIE
for Engelbrecht & Scorgie Architectural Office.

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09 DEC 2024



Erf 4390

Hermanus

R43

R43

Zwellihle

Sandbaai

Onrus

Vermont

Hawston

R43

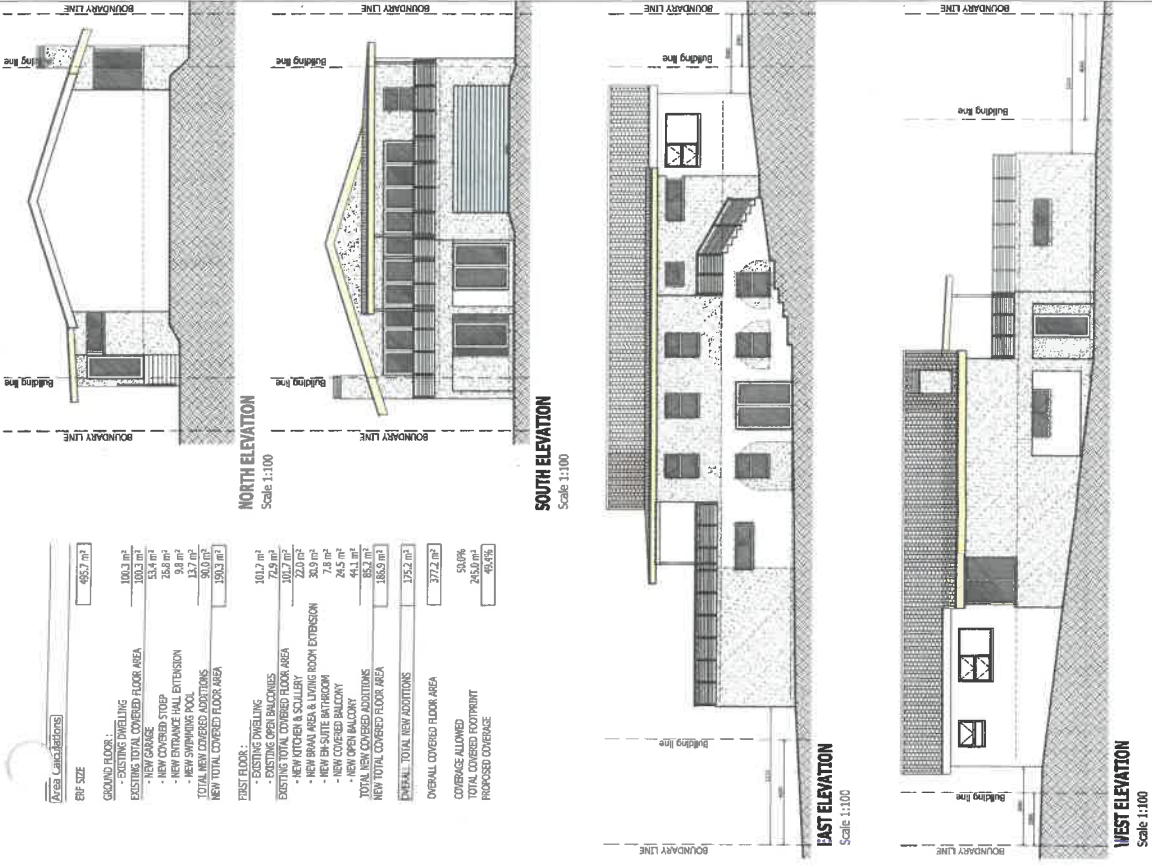
Fenkloof
Nature Reserve



C

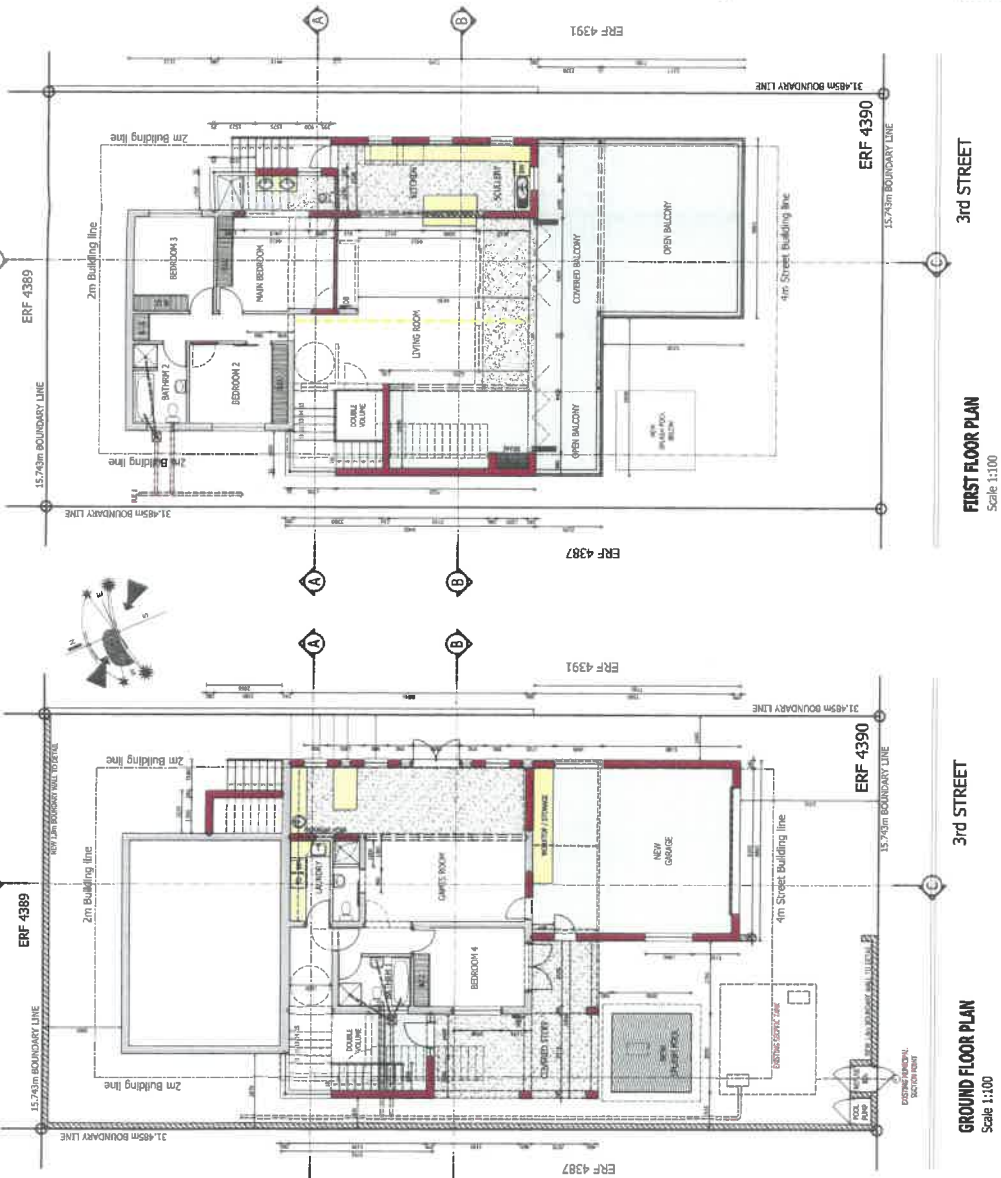
C





AREA CALCULATIONS

ERF SIZE	655.7 m ²
GROUND FLOOR	100.3 m ²
EXISTING TOTAL COVERED FLOOR AREA	103.3 m ²
NEW COVERED STAIR	2.0 m ²
NEW COVERED STOP	26.8 m ²
NEW ENTRANCE HALL EXTENSION	9.8 m ²
NEW SWIMMING POOL	13.7 m ²
TOTAL NEW COVERED ADDITIONS	50.0 m ²
NEW TOTAL COVERED FLOOR AREA	153.3 m ²
FIRST FLOOR:	
- EXISTING OPEN BALCONIES	101.7 m ²
EXISTING TOTAL COVERED FLOOR AREA	72.9 m ²
- NEW KITCHEN & SCULLERY	220 m ²
- NEW ROOF ROOM EXTENSION	30 m m ²
- NEW BACK SITE BALCONY	24.5 m ²
- NEW OPEN BALCONY	41.1 m ²
TOTAL NEW COVERED ADDITIONS	285.2 m ²
NEW TOTAL COVERED FLOOR AREA	185.9 m ²
OVERALL TOTAL NEW ADDITIONS	335.2 m²
OVERALL COVERED FLOOR AREA	372.2 m ²
COVERAGE ALLOWED	50.0%
TOTAL COVERED FOOTPRINT	245.0 m ²
PROPOSED COVERAGE	49.5%



No.	Date	Revision	Initial
0	17/11/2014	ORIGINAL ISSUE	GMW

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Scale	1:200	Drawn	G. Welms
Checked	B.Scorgie - ST 1939	Date	November 2014
Client	VAN TONDER		
Project	ADDITIONS & ALTERATIONS ON ERF 4390 3rd STREET VOËLKLIJ, HERMANUS 7200		
Drawing No.	WAIVER APPLICATION ELEVATIONS, SECTION		
Drawing No.	er4390_waiver_wa_A3/01_Rev_0		

Client
VAN TONDER

Drawing
WAIVER APPLICATION ELEVATIONS, SECTION

Project
ADDITIONS & ALTERATIONS ON ERF 4390 3rd STREET VOËLKLIJ, HERMANUS 7200

Architectural Office
GERHARD ENGINEER/TECH
Naldu Architecture (Pret. Tech.)
BRANDON SCORGIE
Naldu Architecture (Cape Tech.)

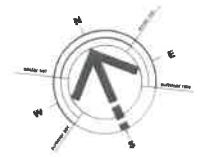
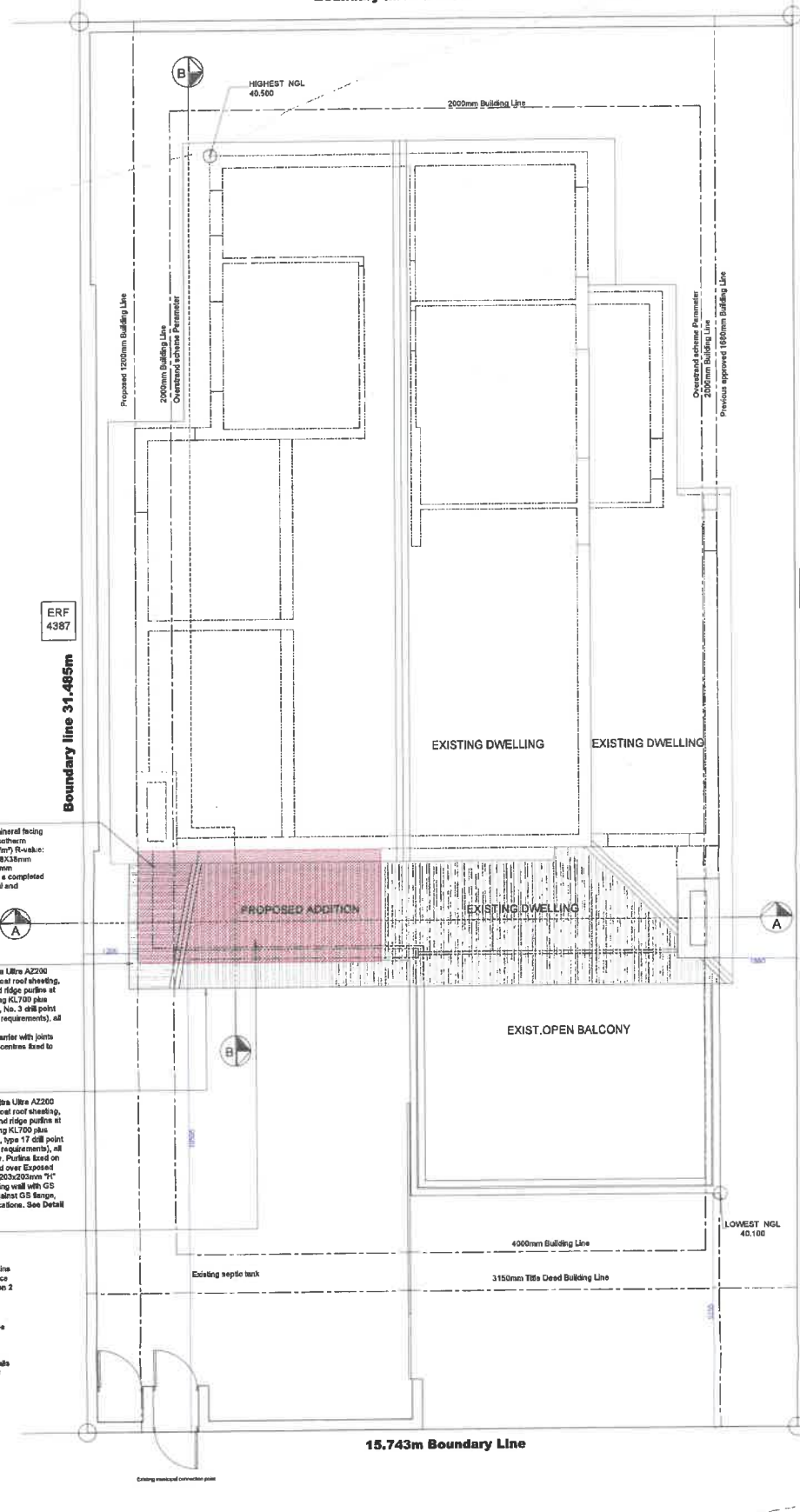
BUILDING PLANS ALTERATIONS
PROJECT MANAGEMENT

48 Main Road
P.O. Box 181
Onrus Rivier
7201

CELL: GERHARD 082 556 2512
BRANDON 082 898 6086

TEL: (028) 3165294
TEL: (028) 3162200

Boundary line 15.743m



ERF 4387

ERF 4391

Boundary line 31.485m

Boundary line 31.485m

Ceiling construction 1:
 40mm Lamboard® closed cell Polystyrene insulation with White mineral facing to one side R-value: 1.87m² K/W, fixed between 75x50mm steel purline, Isotherm 40mm thick thermally bonded polyester thermal insulation (Density: 10 kg/m³) R-value: 0.82m² K/W, complying with SANS131-1:2013 to be laid between SAP 38x38mm bracing over Rhinoboard®, Rhinoboard® 6.4mm fixed to SAP 38x38mm bracing spaced at 400mm centres fixed to underside of steel purline in a completed roof and ceiling system. Install in accordance with the manufacturer's detail and specification.

Roof construction 1:
 0.53mm thick 700mm cover Kip-Lok 700™ profile Clean Colorbond® Ultra Ultra A2300 spacer G550 Bata topcoat to match existing and Shadow Grey backing coat roof sheathing, fixed to steel intermediate purline at MAX 1220mm centres and eaves and ridge purline at MAX 1220mm centres (final spacing to be calculated by an Engineer) using KL700 plus rips fixed with 100, 16 x 16mm long self-drilling wedge head FPH screws, No. 3 drill point fasteners (fastener lengths may vary depending on the insulation used or requirements), all following the manufacturer's specifications by an approved contractor. Purline fixed on double-sided aluminium foil radiant barrier with joints lapped 150mm, fixed over Espoused SAP (SS) 15x152mm timber rafters, SAP timber rafters secured against 200x200mm 1" with GS flange, flange to be welded to "H" beam and bolted against existing wall with GS brackets. Flashed on Eaves: SAP (SS) 50x225mm rafter to be secured against GS flange, flange to be welded to "H" beam. Roof Design to Engineer design specifications. See Detail 1. See Roof Specification 1

Roof construction 2
 0.53mm thick 700mm cover Kip-Lok 700™ profile Clean Colorbond® Ultra Ultra A2300 1" finish topcoat to match existing and Shadow Grey backing coat eaves and ridge purline at 1200mm centres (final spacing to be calculated by an Engineer) using KL700 plus with 100, 16 x 16mm long self-drilling wedge head FPH screws, type 17 drill point fasteners (fastener lengths may vary depending on the insulation used or requirements), all following the manufacturer's specifications by a GRB approved contractor. Purline fixed on double-sided aluminium foil radiant barrier with joints lapped 150mm, fixed over Espoused SAP (SS) 15x152mm timber rafters, SAP timber rafters secured against 200x200mm 1" with GS flange, flange to be welded to "H" beam and bolted against existing wall with GS brackets. Flashed on Eaves: SAP (SS) 50x225mm rafter to be secured against GS flange, flange to be welded to "H" beam. Roof Design to Engineer design specifications. See Detail 2. See Roof Specification 2

Ceiling construction 2
 6.4mm Rhinoboard® Bush screw fixed @ 150mm c/c to 38x38mm SAP timber bracing at 400mm C/C max. Isotherm 100mm thick thermally bonded polyester thermal insulation (Density: 10 kg/m³), complying with SANS131-1:2013, laid between purline in ceiling void in a completed roof and ceiling system. Install in accordance with the manufacturer's detail and specification. See Ceiling Specification 2

NEW RAINWATER GOODS:
Fascia Boards: New addition to receive Nuto Cement fascia boards, medium density (250 x 12mm) and fixed to rafter ends. Fascia joiners to be used between fascia lengths and at corners. All fascias to be fitted neatly and straight.
Gutters: 110 x 75mm Aluminium seamless (Open profile) gutters fixed to fascia at rafter ends. Rectangular profile aluminium downpipes fixed to walls as per manufacturer. Refer to plan for positions of downpipes. Rainwater goods colour to match building colour unless specified otherwise.
Eaves: New planted on eave brackets to be bolted to GS flange. Overhanging to be clad with new 6mm Hitec board. See detail 2

NEW EXTERIOR BRICKWORK:
 New brickwork to be plastered smooth and painted to match existing in all respects.

TAKE NOTE:
 Materials retrieved are to be neatly packed aside and reused where possible and applicable. Any damaged materials are to be replaced where necessary.

SITE PLAN
 Scale 1:50

290 3rd Street

40.000m

AREA CALCULATIONS:

GROUND FLOOR AREA:	
Existing double garage	53.40m²
Existing covered entrance porch	24.80m²
Existing ground floor dwelling area	110.03m²
Total ground floor area	188.23m²
FIRST FLOOR AREA:	
Existing first floor dwelling area	174.48m²
Existing covered patio	18.01m²
Existing open balcony	36.68m²
New 1st floor addition	13.52m²
Total first floor area	242.70m²
Total Area:	430.93m²
R.F.P.:	485.70m²
Coverage area -	282.06m²
Coverage -	66.63%
Coverage allowed -	50.00%

OVERSTRAND MUNICIPALITY
 Building Plan No. _____ is recommended to approved in terms of the National Building Regulations and Building Standards Act No. 107 of 1977 and all other applicable law by the Building Control Officer.
 Date: _____
 Approved in terms of the National Building Regulations and Building Standards Act No. 107 of 1977 and all other applicable law by the Manager: Building Control
 Date: _____

ENGBELRECHT A GEORGE
 ARCHITECTURAL OFFICE
 48 Main Road, Crest View - PO Box 181 - Crest View
 Tel: 021 218 2284 | Fax: 021 218 2200 | enbelre@enbelre.co.za
 Members: O Engenieurs & S. Stuurman (SAAB)

DRAWN BY: Petyr Plettenberg
CHECKED BY: Gerhard Engelbrecht BT 1838
 Gerda Engelbrecht, ET 1838
PROJECT DESCRIPTION: Proposed addition and alteration to residential dwelling
PAGE CONTENT: Site Plan and Roof Layout
 The drawing and design is subject to copyright and must not be reproduced in print or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings.

CLIENT: ZJH van Tonder and A van Tonder	DATE: 04 Sept. 2024	SCALE: 1:50	PAGE SIZE: A1
JOBREF#: 290 3rd Street, Vredesig, Nieuwmanus	PROJECT NUMBER & PAGE No.: J1500 - 01	REV: 8	
ERF: ERF 4389, Nieuwmanus			
DRAWING No.: J1500; A101			

- NOTES -

GENERAL:
 All work to be in accordance to Local Authority regulations and by-law.
 If any discrepancy is to be made between the drawings and the specifications, the drawings shall prevail.
 Contractor shall be deemed to have accepted the dimensions and levels indicated and make allowance for their location in site development.

WALL CONSTRUCTION:
 EXTERIOR: 200mm cavity and construction - Stratum Plaster & Plaster on an air-chamber.
 INTERIOR: 125mm wide plastered and plastered - unless as per detail. Cornices to be finished with 25mm thick plaster.
 Windows shall be installed with a cavity of every 200mm C/C of floor level and above floor level.
 175mm (3-C) (brick) staggered down into cavity of floor level.
 Linings shall be plastered on the inside of the cavity with 12.5mm thick plaster. The cavity shall be supported by means of a concrete sill at an interval of 1000mm.

NEW EXTERIOR BRICKWORK:
 This to be in accordance with the approved drawings and to be in accordance with the specifications.

WINDOWS, DOORS AND OPENINGS:
 Windows to be installed in accordance with the approved drawings and to be in accordance with the specifications.
 Clearing to comply with SANS 10400 Part 4 as SANS 912 and 1212 as well as relevant.
 Doors to be installed in accordance with the approved drawings and to be in accordance with the specifications.
 All openings of 2000mm or more shall be 500mm from the wall.
 All openings of 2000mm or more shall be 500mm from the wall.
 All openings of 2000mm or more shall be 500mm from the wall.
 All openings of 2000mm or more shall be 500mm from the wall.

ROOF CONSTRUCTION:
 EXISTING: 125mm thick concrete slab on steel joists with 125mm thick plaster on the top and bottom surfaces.
 NEW: 125mm thick concrete slab on steel joists with 125mm thick plaster on the top and bottom surfaces.

CEILING:
 EXISTING: 125mm thick concrete slab on steel joists with 125mm thick plaster on the top and bottom surfaces.
 NEW: 125mm thick concrete slab on steel joists with 125mm thick plaster on the top and bottom surfaces.

FLOORING:
 EXISTING: 125mm thick concrete slab on steel joists with 125mm thick plaster on the top and bottom surfaces.
 NEW: 125mm thick concrete slab on steel joists with 125mm thick plaster on the top and bottom surfaces.

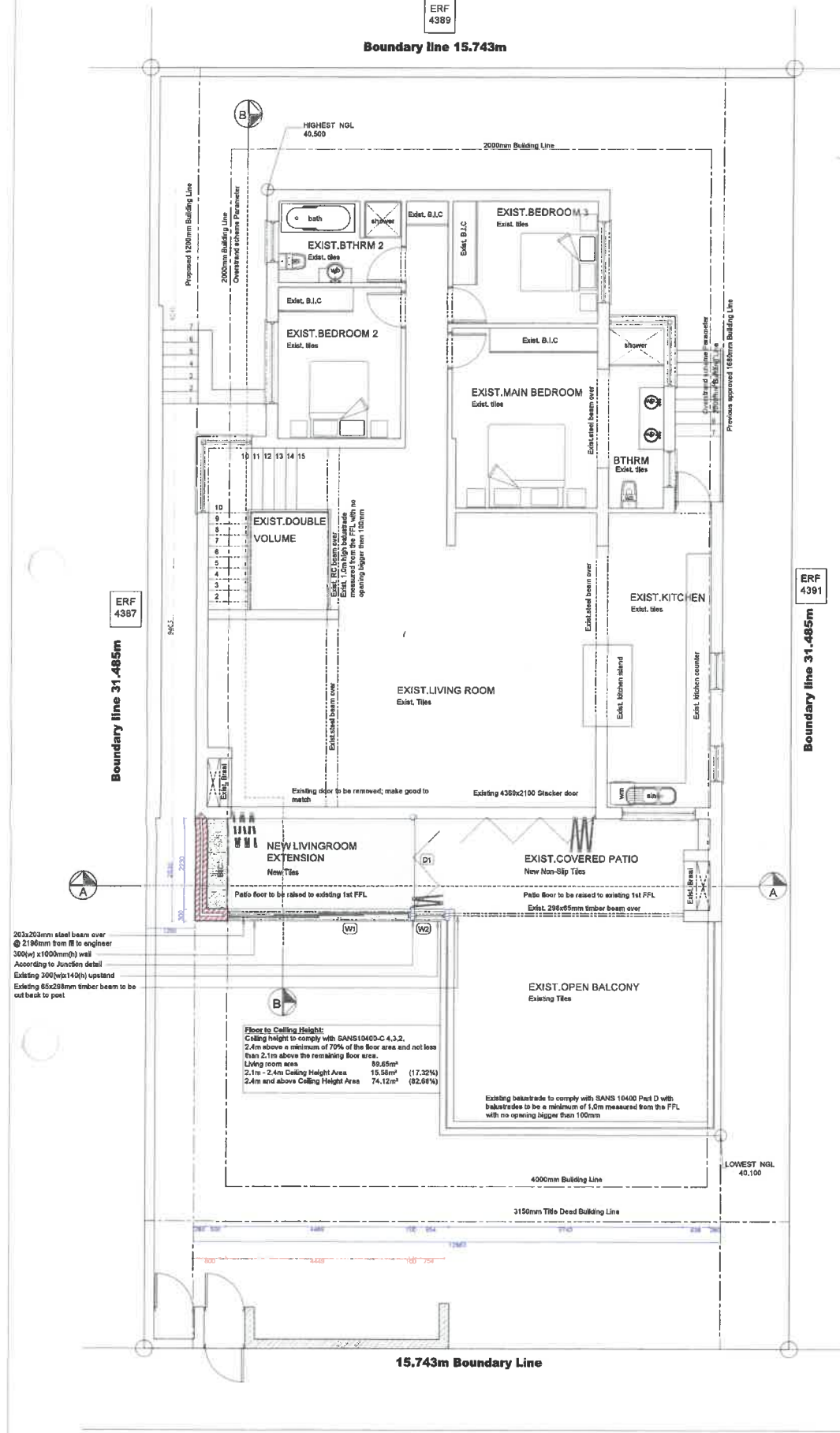


ERF 4389

Boundary line 15.743m

ERF 4387
 Boundary line 31.485m

ERF 4391
 Boundary line 31.485m



Floor to Ceiling Height:

Existing ceiling height	2.4m
Minimum of 70% of the floor area and not less than 2.1m above the remaining floor area.	2.1m
Living room area	89.65m ²
2.1m - 2.4m Ceiling Height Area	19.58m ² (17.32%)
2.4m and above Ceiling Height Area	74.12m ² (82.68%)

SANS 10400 - Part KA:2021 (Energy Efficiency) NOTES:

FENESTRATION COMPLIANCE:

Roof 1 Insulation	1.38
Roof 2 Insulation	1.38
Roof 3 Insulation	1.38
Roof 4 Insulation	1.38
Roof 5 Insulation	1.38
Roof 6 Insulation	1.38
Roof 7 Insulation	1.38
Roof 8 Insulation	1.38
Roof 9 Insulation	1.38
Roof 10 Insulation	1.38
Roof 11 Insulation	1.38
Roof 12 Insulation	1.38
Roof 13 Insulation	1.38
Roof 14 Insulation	1.38
Roof 15 Insulation	1.38
Roof 16 Insulation	1.38
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Roof 93 Insulation	1.38
Roof 94 Insulation	1.38
Roof 95 Insulation	1.38
Roof 96 Insulation	1.38
Roof 97 Insulation	1.38
Roof 98 Insulation	1.38
Roof 99 Insulation	1.38
Roof 100 Insulation	1.38

GENERAL NOTES ON SANS 10400 KA:2021 (Energy Efficiency) NOTES:

1. All calculations are to be done in accordance with the approved drawings and to be in accordance with the specifications.
 2. The floor to ceiling height shall be a minimum of 2.1m above the remaining floor area.
 3. The floor to ceiling height shall be a minimum of 2.1m above the remaining floor area.
 4. The floor to ceiling height shall be a minimum of 2.1m above the remaining floor area.
 5. The floor to ceiling height shall be a minimum of 2.1m above the remaining floor area.
 6. The floor to ceiling height shall be a minimum of 2.1m above the remaining floor area.
 7. The floor to ceiling height shall be a minimum of 2.1m above the remaining floor area.
 8. The floor to ceiling height shall be a minimum of 2.1m above the remaining floor area.
 9. The floor to ceiling height shall be a minimum of 2.1m above the remaining floor area.
 10. The floor to ceiling height shall be a minimum of 2.1m above the remaining floor area.

Legend

Opening Dimension	Opening
Existing Dimension	Existing
Addition Dimension	Addition
Work Above	Work Above
Work Below	Work Below
Demolish	Demolish
Building Line	Building Line
Existing wall not to be demolished	Existing wall not to be demolished
New wall	New wall
Existing Drainage	Existing Drainage
New Drainage	New Drainage
Waste pipe	Waste pipe

FIRST STOREY PLAN
 Scale 1:50

290 3rd Street

AREA CALCULATIONS:

GROUND FLOOR AREA:	
Existing building footprint	52.40m ²
Existing covered entrance porch	28.85m ²
Existing ground floor dwelling area	110.02m ²
Total ground floor area	160.27m ²
FIRST FLOOR AREA:	
Existing first floor dwelling area	174.49m ²
Existing covered patio	19.02m ²
Existing open balcony	38.02m ²
New Livingroom extension	13.53m ²
Total first floor area	245.07m ²
Total site area	443.36m ²
Site coverage	55.28%
Building coverage	55.28%
Coverage	46.43%
Coverage allowed	50.00%

OVERSTRAND MUNICIPALITY
 Building Plan No. _____ is recommended for approval in terms of the National Building Regulations and Building Standards Act No. 101 of 1977 and all other applicable law by the Manager, Building Control.
 Date: _____
 Approved in terms of the National Building Regulations and Building Standards Act No. 101 of 1977 and all other applicable law by the Manager, Building Control.
 Date: _____

ENGELBRECHT & BOORDT
 ARCHITECTURAL SERVICES
 43 Main Street, Orkney Street - 702, Box 851 - Orkney Street
 14 003 317 3241 • Fax 003 317 2200 • info@engbrcht.co.za
 Members of Engbrcht & B Group
 Overstrand

DRAWN BY: Pico Pretorius
CHECKED BY: Gerhard Engelbrecht BT 1938
 Brandon
PROJECT DESCRIPTION: Proposed addition and alteration to residential dwelling
PAGE CONTENT: First floor layout
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CLIENT: ZJH van Tonder and A van Tonder
ADDRESS: 286 3rd Street, Voelkop, Hermanus
ERF: ERF 4390, Hermanus
DRAWING NO.: J1300; A101
DATE: 04 Sept, 2024
SCALE: 1:50
PAGE SIZE: A1
PROJECT NUMBER & PAGE NO.: J1300 - 63
REV: 5

