



## **ERF 6482, 17 NIVENIA ROAD, PROTEADORP, KLEINMOND: APPLICATION FOR DEPARTURE: COMPROP DESIGNS ON BEHALF OF M ARENDSE**

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 2m to 1m and the lateral building line from 1m to 0m respectively, to accommodate a proposed new carport.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning at 16 Paterson Street, Hermanus and 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 / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **20 March 2025**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mrs. 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 and Spatial Planning Department where a municipal official will assist them in order to formalize their comment.

## **ERF 6482, NIVENIAWEG 17, PROTEADORP, KLEINMOND: AANSOEK OM AFWYKING: COMPROP DESIGNS NAMENS M ARENDSE**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om **afwyking** ingevolge Artikel 16(2)(b) ontvang is om onderskeidelik die straatboulyn vanaf 2m na 0m te verslap en die syboulyn vanaf 1m na 0m 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, Patersonstraat 16, 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 / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **20 Maart 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** at 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

## **ISIZA 6482, 17 NIVENIA ROAD, PROTEADORP, E-KLEINMOND: ISICELO SOPHAMBUKO: COMPROP DESIGNS EGAMENI LIKA M ARENDSE**

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokuba isicelo sifunyenwe ngenxa **yophambuko** ngokwemiqathango yeCandelo 16(2)(b) ukunyeniswa kwesakhiwo kwisitalato ukusuka kumda ongange 2 mitha ukuya kwi 1 mitha kunye nasecaleni kwisakhiwo ukusuka kwi 1 mitha ukuya kwi 0 mitha ngokulandelelanayo, ukulungiselela isiphakamiso sendawo entsha yokupaka.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: UCwangciso lweDolophu, 16 Paterson Street, eHermanus kunye neThala leeNcwadi laseKleinmond, 5<sup>th</sup> Avenue, eKleinmond. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokuhambelana nezibonelelo zeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, e-Hermanus / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama-**20 eYokwindla 2025**, uchaze igama lakho, idilesi kunye neenkukacha zoghagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa kuMchwangciso lweDolophu, **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.



## MOTIVATION

DATE: - 08/01/2025  
ERF NO: - 6482KM  
ADDRESS: - 8 Nivinia Ave. Kleinmond  
ZONING: - SR2  
AREA- 221m<sup>2</sup>  
APPLICATION: - DEPARTURE  
Author: - Jan W. Schaap (power of Attorney)  
OWNER: - Mrs. M. Arendse

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**A) PROPOSED DEVELOPMENT**

Proposed "Carport 25m<sup>2</sup>" across street building Line on street elevation.

**PARKING:-** The 7.5m street boundary Line is the entrance to the property which in the one way Ave. Street parking is limited, dangerous and unsecure.

**B) CHARACTER OF THE ENVIRONMENT**

The proposed additions are in keeping with the existing environment.

**C) DESIRABILITY OF THE PROPOSED UTILIZATION**

The utility of the enclosed carport is desirable to provide secure parking as the street width is narrow, hence the one-way direction.

**D) INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS**

The proposed additions are in keeping with the original design principals.

**E) IMPACT OF THE PROPOSED LAND DEVELOPMENT ON ENGINEERING SERVICES**

The addition has no impact on any engineering service.

**F) CONSIDERATION OF FORWARD PLANNING**

The proposed additions has given the site 63.613% coverage where 80% is permitted

**G) PLANNING PRINCIPLES**

The maximum coverage of 80% has been adhered too.

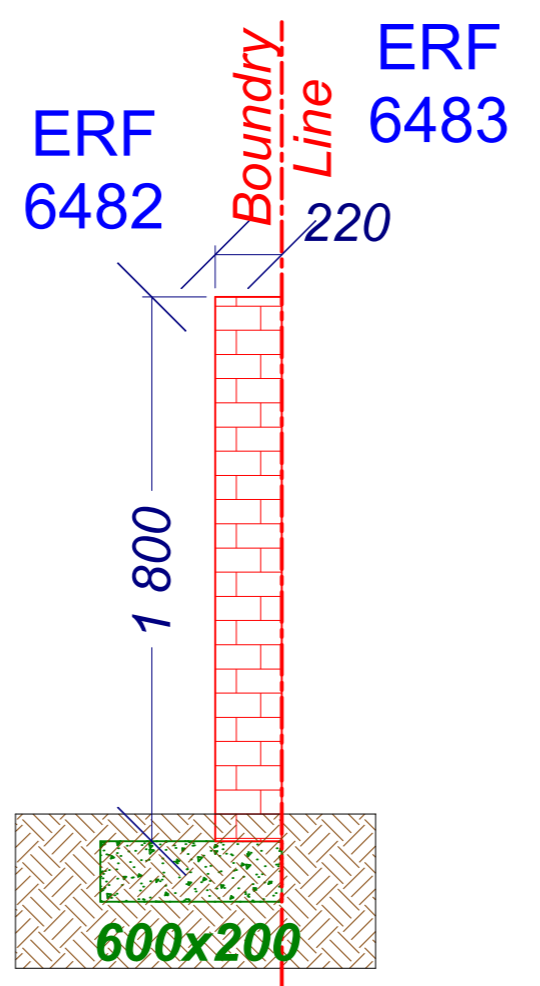
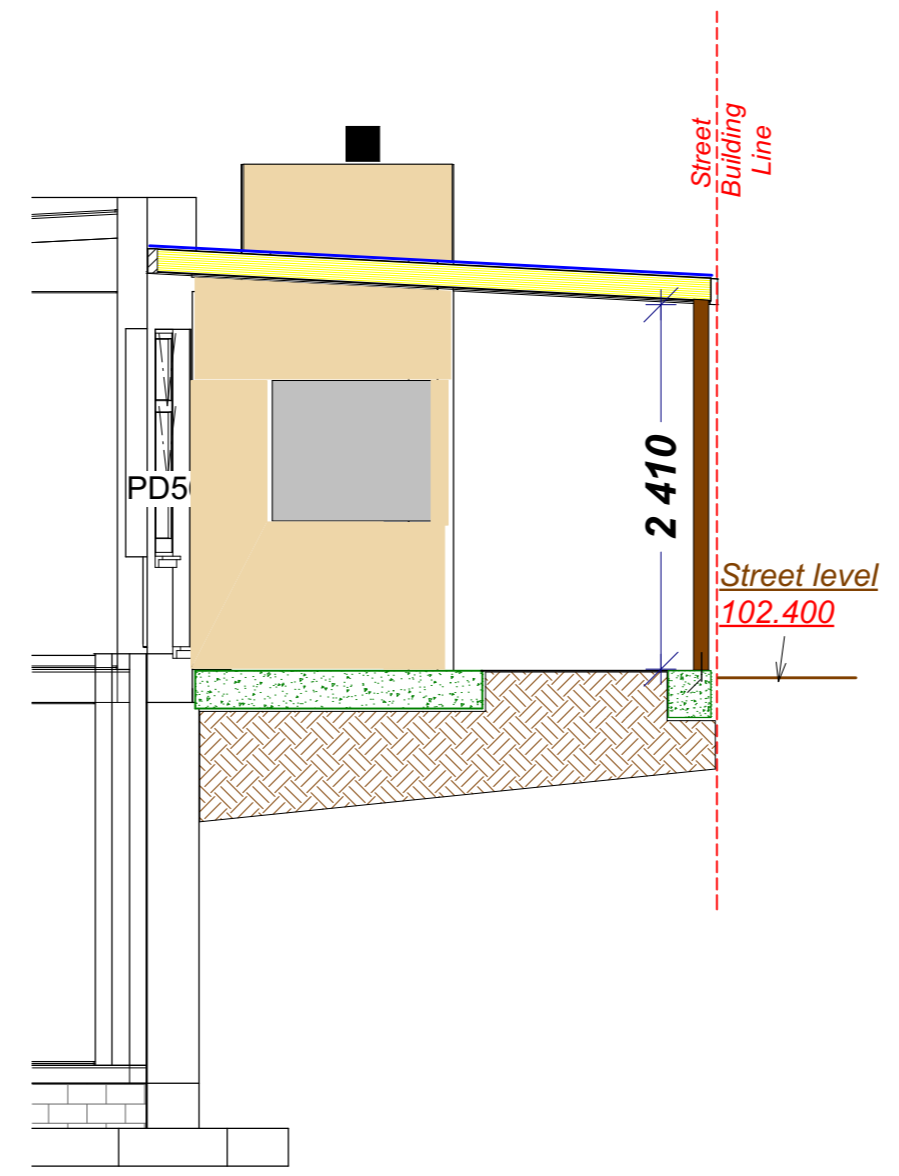
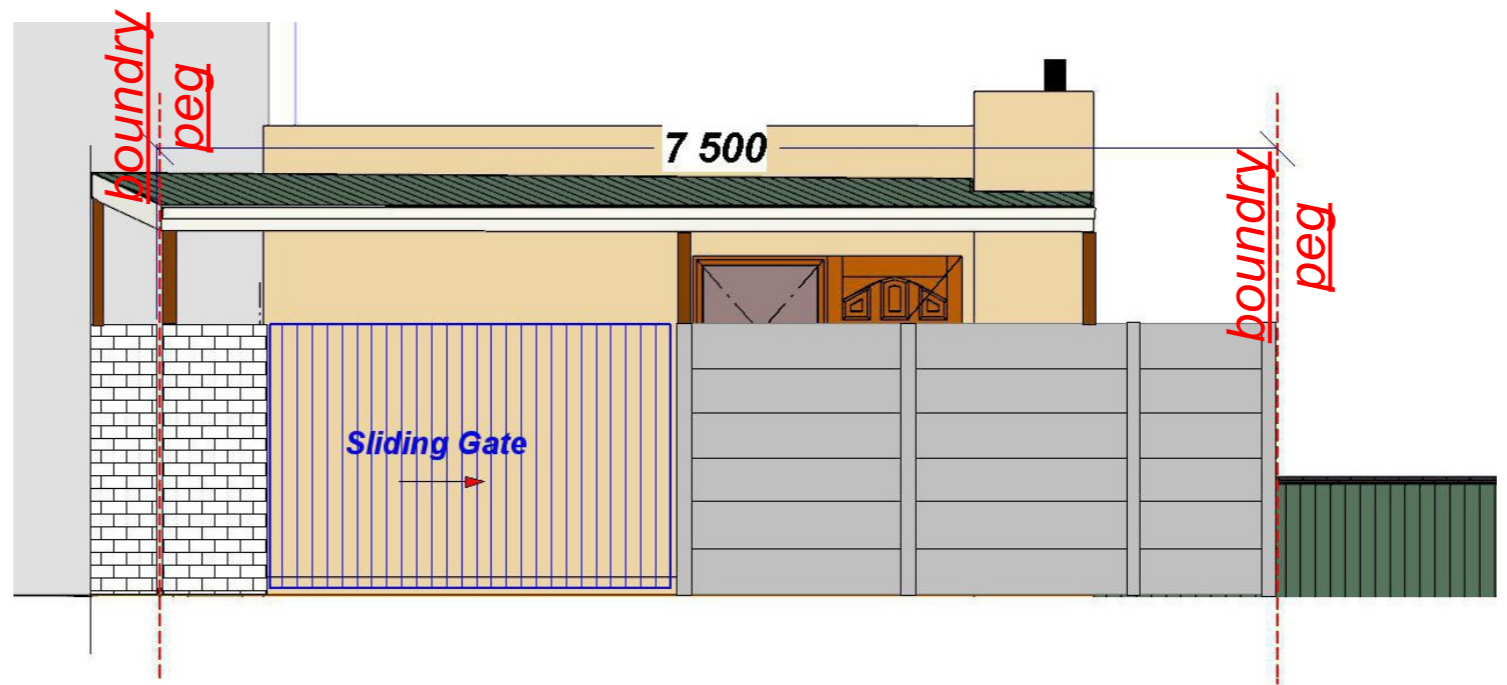
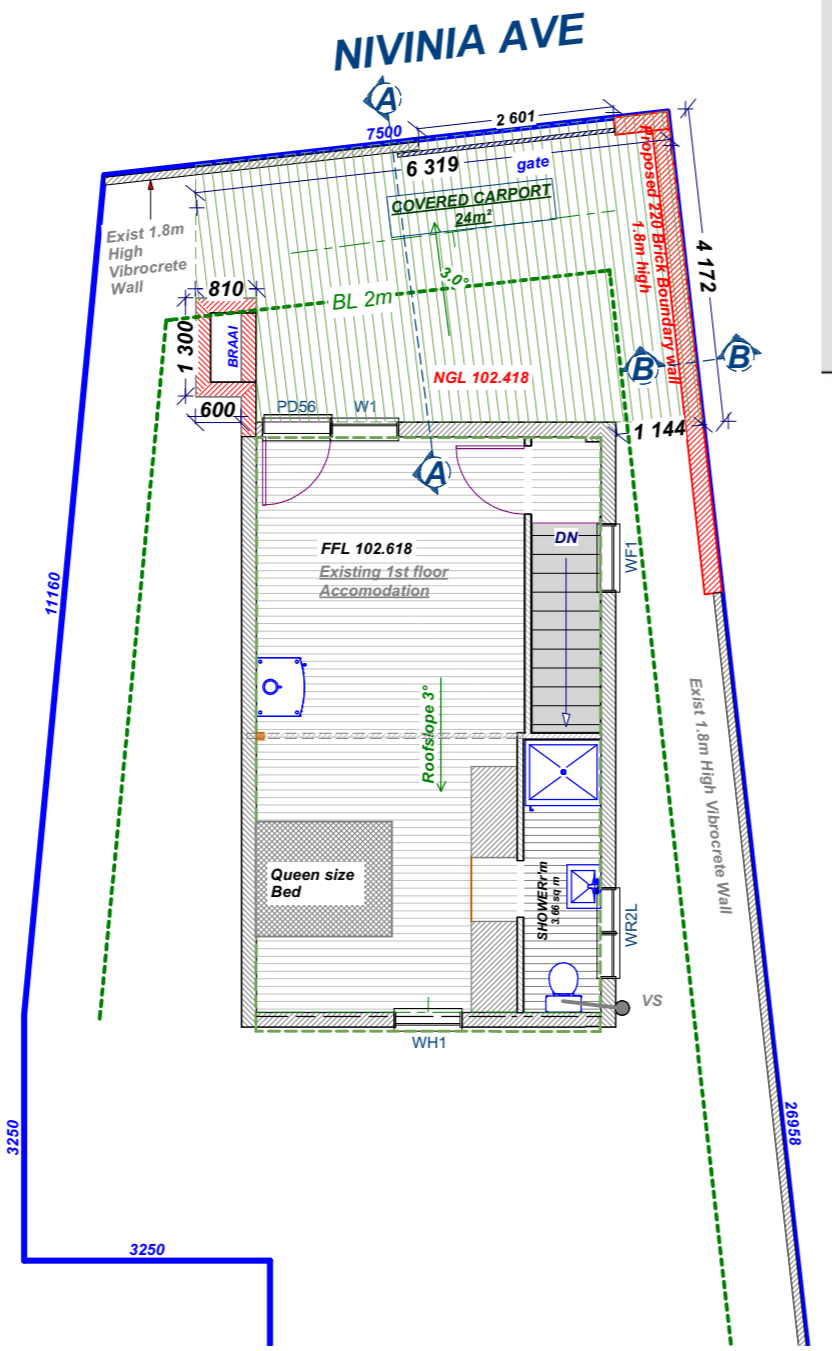
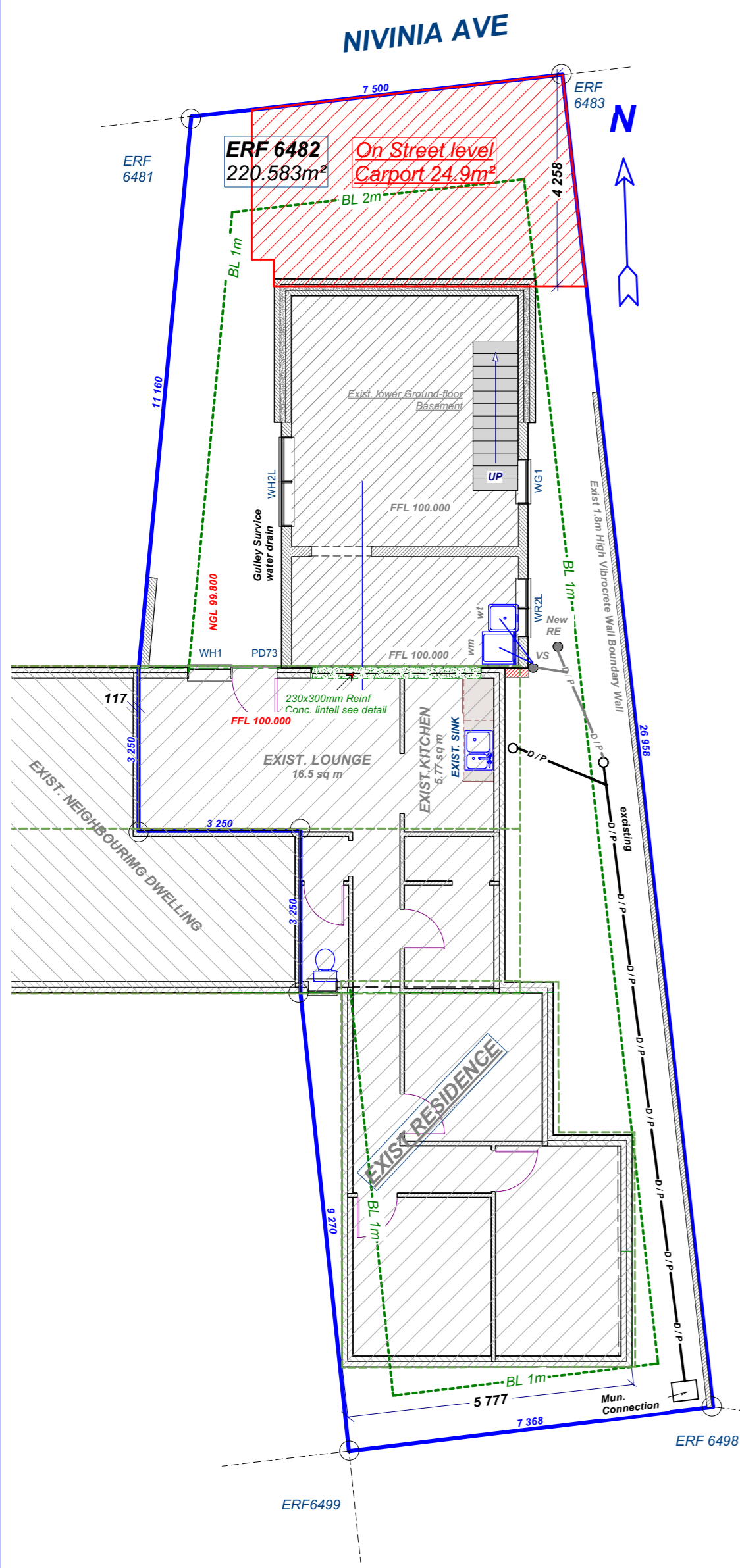
**H) SUMMARY**

Considering the one traffic flow - the off. Street parking is very limited.

Yours sincerely



Jan W. Schaap (Pr.S.Arch.T)



**LEGEND**

**A) - ROOF-Fam'm-Covered Steep-Carport**  
 Colomat coated IBR longspan sheeting on 76x50mm SA Pine Purlins @ 900mm cts on sisalation (horizontally lapped at 100mm) between 152x38mm SAPine Rafters at 900mm cts on 152x38mm SA Pine Wall plate. Roof pitch 3°. Fascia & Barge Boards 225x32mm Laminated timber boarding.

**B) - DOORS & WINDOWS**  
 Sliding metal gate

**C) - FLOOR**  
 Finish as per clients spec. on 20mm thick cement screed on 100mm concrete raft slab structure on 250mc PVC sheeting on 150mm mechanically compacted hardcore

**GENERAL**  
 No Construction to protrude across the boundary line  
 1. External steps to be max. height 180mm and min. width 250mm.  
 2. Street Boundary wall 1.8m high Vibro-crete panels

**NOTES**

1) - SANS 10400-XA & SANS 204  
 The information in the legend above is compiled in compliance with the SANC 10400-XA & SANS 204 -2022 regulations.

2) - Dimensions and Discrepancies  
 All dimensions to be checked on site by the contractor. Written dimensions to be taken in preference to scaled dimensions. Any discrepancies are to be reported to the architectural consultant

**ALL MATERIALS USED AND CONSTRUCTION WORK TO BE IN ACCORDANCE WITH THE "NATIONAL BUILDING REGULATIONS" AND LOCAL AUTHORITY REQUIREMENTS.**

**Area Calc. in m²**

Site	222.5
Exis. Foot-print	116.64
Add. Foot-print	25
Total	141.64
New Coverage	63.613%

**Project Details:**

<b>PROPOSED ADDITIONS FOR OWNER</b>			
Erf no.	6428	Address:	8 Nivinia Ave. Kleinmond
Owner:	Mrs. M. Arendse		
© DESIGN- Intellectual Properties and copy right is owned by Jan W. Schaap			
SACAP reg no. ST2539		<b>COMPROP designs</b>	
		Architectural Consultants & Planners	
Table View/Strand/Betty's Bay/Hermanus, RSA		Cell: - 082 684 3221	
Email: compropdesigns@gmail.com		Fax: - 086 224 2433	
Web site: www.compropdesigns.weebly.com			
Scale:	Date:	Project no:	Drawn:
1:100 or as stated	30-09-2024	P240808 A	J.W.Schaap
			1/1

These drawings are drawn under the supervision of J.W. Schaap who is duly registered with the SACAP as a Professional Senior Architectural Technologist reg. no. S2539T

These drawings either approved or unapproved remain the property of Comprop Designs until all fees and disbursements due to Comprop Designs have been paid in full.

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