Munisipaliteit • U-Masipala • Municipality
OVERSTRAND

ERF 651, 5 BOSBOK STREET, VAN DYKSBAAI (KLEINBAAI), OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: L & M CRAFFORD

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 lateral building line from 2m to 0m, as well as the encroachment of the 3.5m height restriction applicable to outbuildings, in order to accommodate a proposed garage on the property boundary.

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 and Gansbaai Library, Main Road, Gansbaai. 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 / (e) alida@overstrand.gov.za) on or before **Friday, 16 May 2025**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Senior Town Planner, Mr. SW van der Merwe** 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 651, BOSBOKSTRAAT 5, VAN DYKSBAAI (KLEINBAAI), OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: L & M CRAFFORD

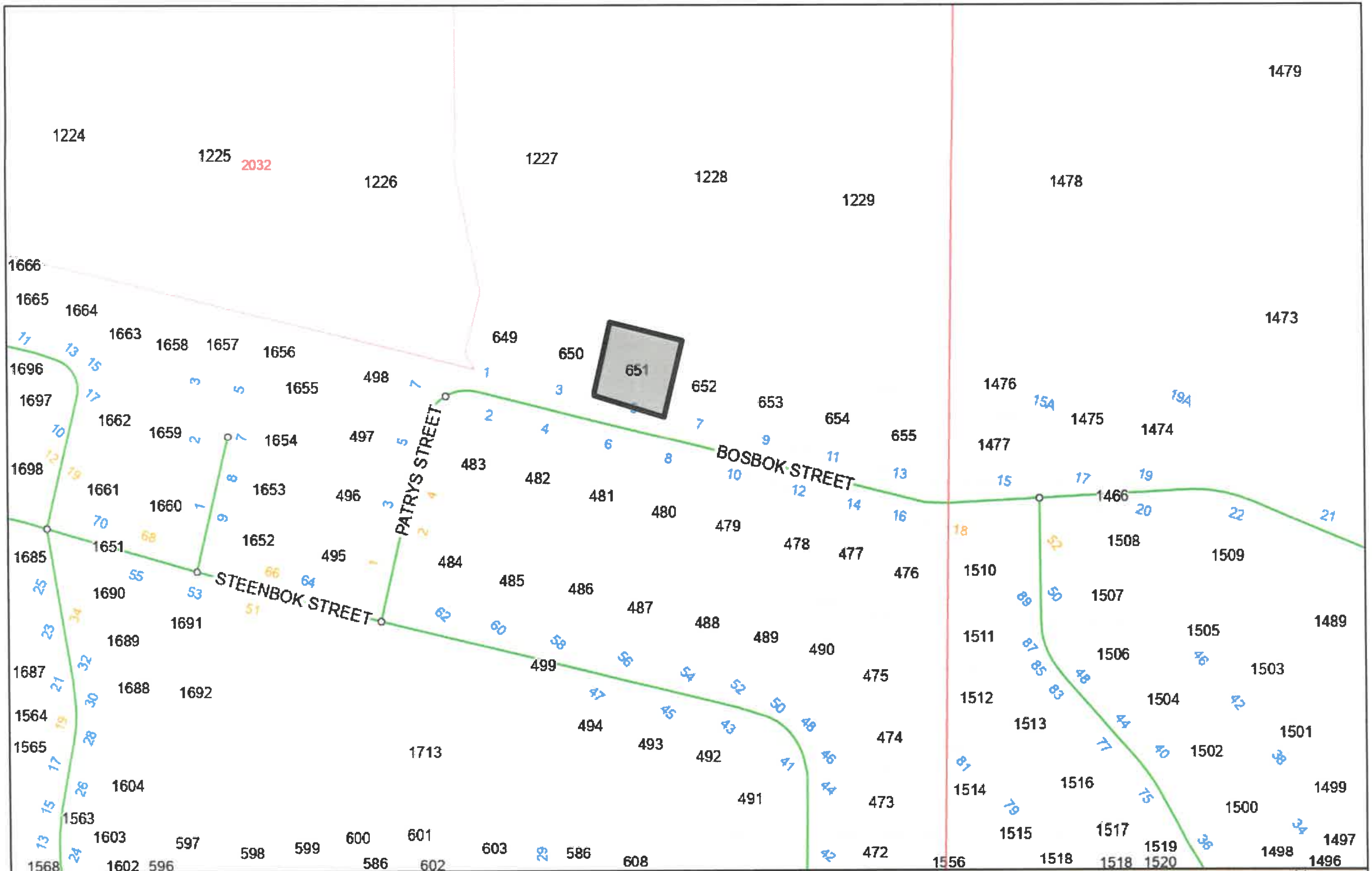
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir 'n afwyking ingevolge Artikel 16(2)(b) van die Verordening, om die lateraleboulyn te verslap vanaf 2m na 0m, sowel as die 3.5m hoogtebeperking van toepassing op buitegeboue, ten einde 'n voorgestelde motorhuis op die erfgrens 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 en Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) alida@overstrand.gov.za) bereik voor of op **Vrydag, 16 Mei 2025**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Senior Stadsbeplanner, Mnr. SW van der Merwe** 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 651 5 BOSBOKSTREET, VAN DYKSBAAI (KLEINBAAI), KUMASIPALA WASE-OVERSTRAND: ISICELO SONDULUKO : L & M CRAFFORD

Isaziso siyanikezelwa ngokwenigaqo yeCandelo lama-48 loMthetho kaMasipala woLungiso loLungiso lukaMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala, ukuba isicelo sonduluko sifunyenwe ngokwemigaqo yeCandelo 16(2)(b) walo Mthetho sokunyenyiswa komda wesakhiwo ecaleni ukusuka kwi 2 mitha ukuya ku 0 mitha,kwakunye nongenelelo oluthintwelwe ngemitha ezingange 3.5 ubude ezisebenza kwizakhiwo ezingaphandle ukuze kulungiselelwe isiphakamiso se garaji somda okwi propati.

Inkcukacha mayela nesindululo siyafumaneka ukuze sihlolwe phakathi evekini ngamaxesha omsebenzi ukusuka kwintsimbi ye08:00 ukuya kweye16:30 kwiSebe: Izicwangciso Zedolophu kwanombolo 16 Paterson Street, eHermanus kwaye nakwiThala leencwadi eGansbaai, Main Road, eGansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo yaye mazithunyelwe kuMasipala ngomhla okanye ngaphambi wama- **Ulwesihlanu, 16 uMeyi 2025** unike igama lakho, idilesi neenkcukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Imibuzo ngomnxeba ingenziwa kuMcwangcisi **weDolophu oPhezulu, Mr. SW van der Merwe** 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 azibhaleizimvo zakhe.



OVERSTRAND MUNICIPALITY

ERF 651, 5 BOSBOK STREET, VAN DYKSBAAI (KLEINBAAI)

Date: 2025/04/09

03 Maart 2025

RECEIVED
2 6 MAR 2025

OVERSTRAND MUNISIPALITEIT
REKORDBEHEER
0 4 MAR 2025
DOCUMENT CONTROL
OVERSTRAND MUNICIPALITY

TP - A Theart
(S vld Merwe)

Die Senior Bestuurder

Stadsbeplanning

Gansbaai

ERF 651, BOSBOKSTREET 5, KLEINBAAI: AANSOEK OM AFWYKING

Die eienaars van Erf 651, Kleinbaai doen hiermee aansoek om afwyking vir die motorhuis tot op die erf grens aan die suidekant. Erf 651, Kleinbaai is vir enkelresidensiële doeleindes gesoneer, is 810m^2 groot met 'n woonhuis op. Die eiendom word gehou onder titelakte T000011784/2019.

BESONDERHEDE VAN AANSOEK:

Aansoek word Hiermee gedoen in terme van Artikel 16(2)(b) van Overstrand Munisipaliteit Wysingsverordening op Munisipale Grondgebruikbeplanning 2020, vir die ootskreiding van die syboulyn van 2m tot 0m, en oorskreiding van die 3.5m hoogte beperking van toepassing op buitegeboue op die erfgrens.

AANSOEK INLIGTING:

Die Overstrand Soneringskemaregulasies skryf die volgende ontwikkelingsreëls voor vir Residensiële sone 1 erwe;

Straatboulyn – 4m
Syboulyn – 2m
Agterboulyn – 2m

Aansoek word hiermee gedoen vir verslapping van die syboulyn vanaf 2m skema boulyn tot 0m om die garage te verbreed en te wettig.

Die eiendom is as 'n huis gekoop gedurende 2019, die bestaande gebou is opgerig gedurende 1997. Die vergroting van die motorhuis sal aan die sykant van die huis wees, dit sal esteties inskakel by die karakter van die omgewing en word die regte van die omliggende eienaars nie negatief beinvloed nie.

Dit is ons begeerte om goedkeuring te verkry vanaf die Munisipaliteit vir die oorskrydings sodat die nuwe aanbouing voldoen aan die ontwikkelings parameters en wetlike vereistes soos voorgeskryf aan alle dienste (elektries, water ens.) wat reeds bestaande op die eiendom is en word geen nuwe dienste benodig nie.

As gevolg van die helling van die erf moet die motorhuis vloer gelig word. Dit is ook nodig om die vloer te lig sodat ons gemaklike en veilige toegang tot die motorhuis kan kry.

Die syboulyn oorskryding sal optimale gebruik van die erf beteken en die veilige toegang tot motorhuis verkseker. Die beplanning is so gedoen dat geen dienste beskadig sal word nie en dat die privaatheid van die aangrensende erwe behou sal word. Toestemming van die aangrensende bure is bekom en aangeheg by die aansoek.

Die syboulyn oorskryding sal ook verseker dat ons voldoen aan gedeelte T van die Nasionale bou-regulasies en dat dit sal voldoen aan alle brand, gesondheid en veiligheids standaarde.

4 MAR 2025

FILE NO. Erf 651 - GKB
SCAN NO. 2619828
COLLABORATOR NO.

BEPLANNINGSBEGINSELS:

Ruimtelike geregtigheid: nie van toepassing

Ruimtelike buisaamheid: nie van toepassing

Ruimtelike volhoubaarheid: Dit word gemotiveer dat die oorskryding aan die sykant in hierdie geval, die motorhuis, inskakel by die karakter van die omgewing en nie die omliggende grondeienaars negatief beinvloed nie. Die plasing van die motorhuis en die oorskryding, die materiaal waarvan die eiendom gebou is, die karakter van die omgewing en die lae inpak op omliggende grondeienaars, maak voorsiening dat die aansoek goedgekeur kan word sonder dat die afwyking enige inpak op die ruimtelike volhoubaarheid van die omgewing sal hê.

Effektiwiteit: nie van toepassing

Goeie administrasie: Ons gaan akkoord met die munisipale regulasies en prosesse met betrekking tot die prossesering van die aansoek.

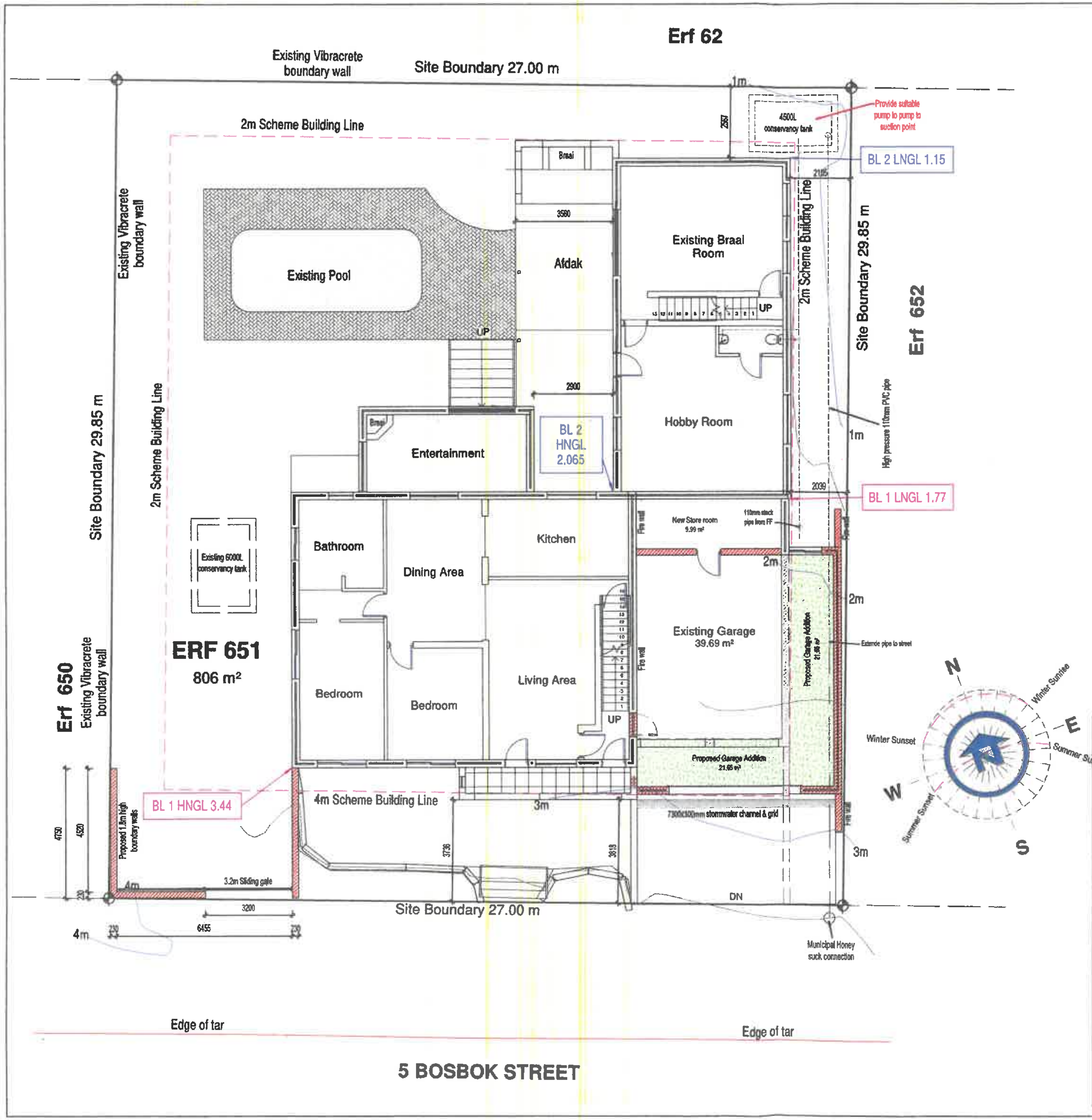
Ons vertrou dat die aansoek gunstig oorweeg sal word.

Baie dankie

Die uwe

L. Crafford

M. Crafford



SCHEDULE OF RIGHTS

PROPERTY DESCRIPTION

Erf Number: 651 Site Area: KLEINBAAI
Erf size: 806m²
Owner: L & M CRAFFORD

ZONING INFORMATION

Town planning Scheme: OVERSTRAND
Use Zone: GENERAL RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL

DEVELOPMENT CONTROL MEASURES

Existing Ground Floor	:238.39m²
Existing First Floor	:209.93m²
Existing Garage	:51.64m²
Existing First Floor	:51.50m²
Existing Balcony	:18.35m²
Existing Afdak	:41.29m²
New Garage Extension	:26.65m²
TOTAL	:635.75m²
Coverage	43.16%

The information provided above is hereby certified to be correct & precise

Name: JLS GERICKE Signature:
Date: 06 February 2025 Plan No: 05/LC/25

LEGEND:

SITE PLAN VIEW:
- All New Work

PLAN VIEW:
- New Brickwork
- New Timberwork
- New Steel Elements
- New Foundation/ Concrete work
- Existing buildings/structures
- Demolished work

ELEVATIONS:
- New Brickwork
- New Plasterwork
- New Timberwork
- Existing buildings/structures

SECTIONS:
- New Timberwork
- New Fire Protection Elements
- Existing buildings/structures

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GENERAL:

ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

1. All dimensions and levels to be checked on site before any work commences.
2. This drawing is not to be scaled and only figured dimensions are to be used.
3. All work is to be carried out in accordance with local authority requirements.
4. All levels unless otherwise indicated are finished floor levels.
5. Finished floor levels are to be min. 150mm above N.G.L.
6. Any discrepancies are to be reported to the offices of the Architects.
7. All glazing is to comply with part N of the NBR.
8. Building to comply with National Building Regulations.
9. Structural work to comply strictly with accordance to Eng's spec's & details.

LINES/PIPES:

- New Sewerage line Above Slab/Wall - 110mm PVC
- New Waste line Above Slab/wall - 50mm PVC
- New Sewerage line Under Slab - 110mm PVC
- New Waste line Under Slab - 50mm PVC
- Existing sewer line
- New Stormwater Line - 110mm PVC

PLUMBING WORK		GENERAL	
RE	Rodding Eye	NGL	Natural Ground Level
IE	Inspection Eye	FGL	Finished Ground Level
VP	Vent pipe	FFL	Finish Floor Level
WP	Waste pipe	IL	Invert level
SP	Soil pipe		
IC	Inspection chamber	RC	Reinforced Concrete
CE	Cleaning Eye	FC	Fibre cement
Toilet	Toilet Pan	SWP	Stormwater pipe
WB	Wash Basin	RWDP	Rainwater downpipe
U	Urinal	SC	Stormwater channel
SW	Shower		
G	Gulley	FA	From above
B	Bath	FB	From below
GT	Grease trap	TA	To above
MH	Manhole	TB	To below
S	Sink		
WT	Wash Trough	IW	In wall
BT	Bidet	ISB	In surface bed
		USB	Under surface bed

PROJECT: PROPOSED ADDITIONS FOR L & M CRAFFORD ON ERF 651, KLEINBAAI, OVERSTRAND.	
DESCRIPTION: SITE PLAN	
SHEET FORMAT: A2	OCCUPATION: H4
SCALE: As indicated	DRAWING #: 05/LC/25
PAGE #: 1	
DRAWING DATE: 06 FEB 2025	PLOT DATE: 06/02/2025 18:06:50
DRAWN: Johan Gericke	SIGNATURE:

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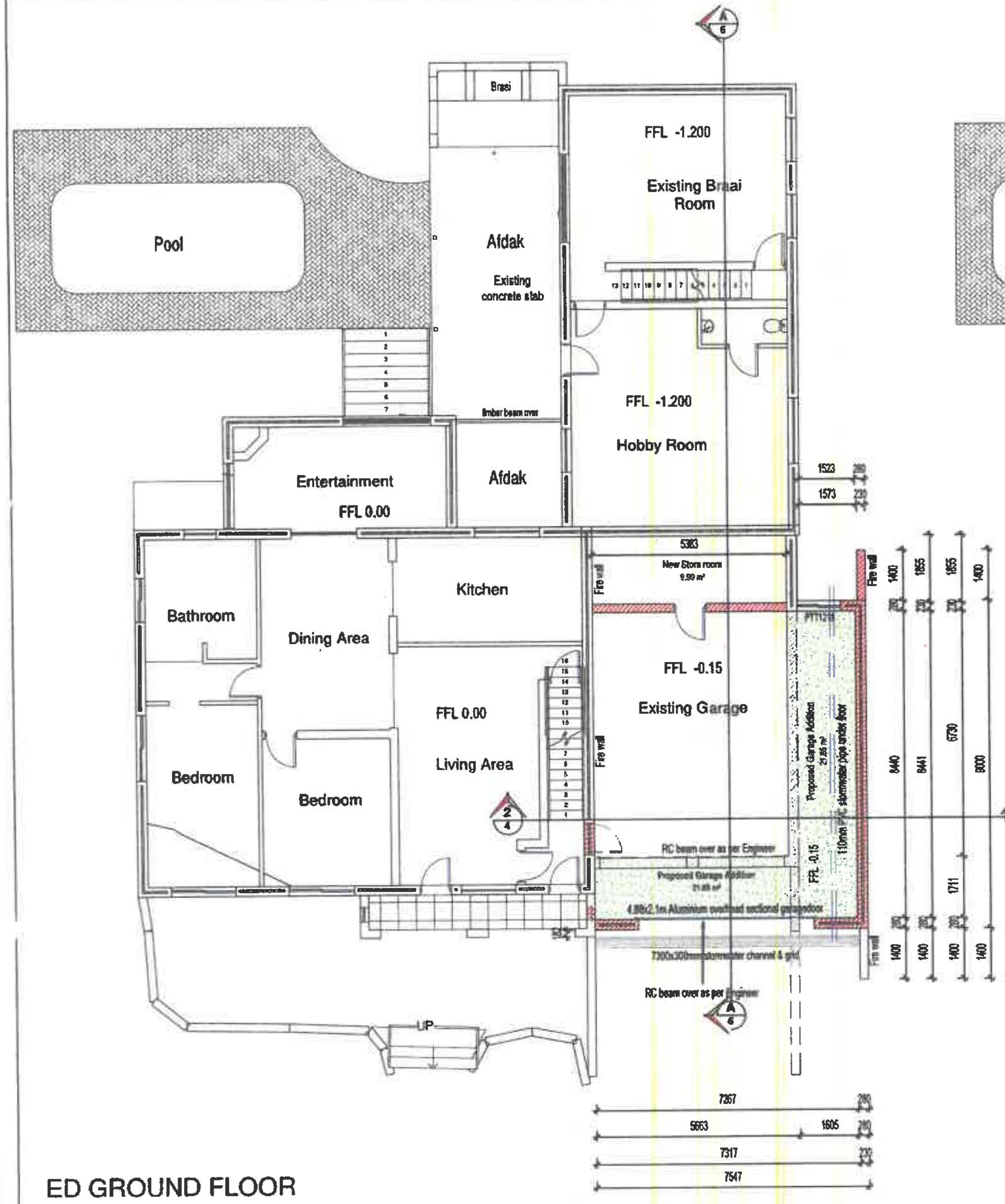
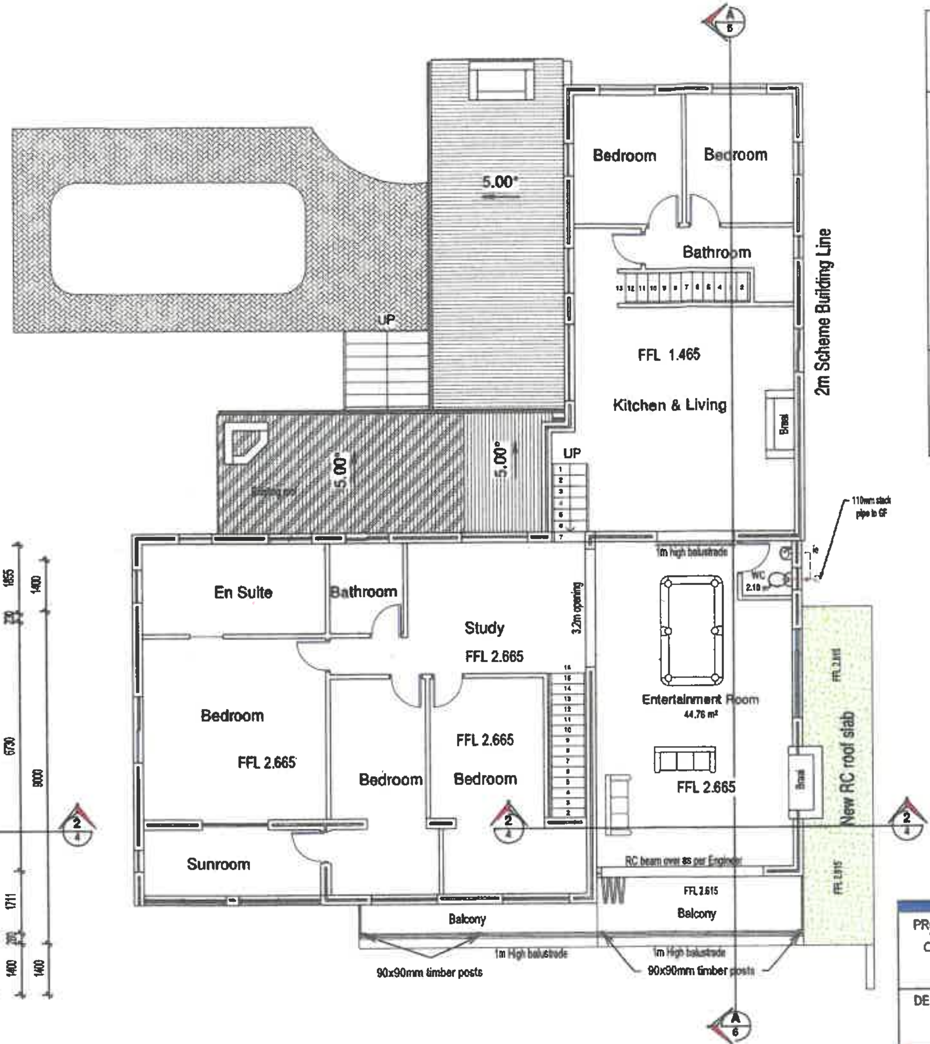
Tel : 028 384 1659 Sel : 082 453 8554
SACAP : D2869 Prof Arch Draught



ED GROUND FLOOR

1 : 100



LG FIRST FLOOR

1 : 100

LEGEND:

SITE PLAN VIEW:
- All New Work

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- Demolished work

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- Existing buildings/structures

SECTIONS:
- New Timberwork
- New Fire Protection Elements
- Existing buildings/structures

MUNICIPAL APPROVAL STAMP

PROJECT: PROPOSED ADDITIONS FOR L & M CRAFFORD ON ERF 651, KLEINBAAI, OVERSTRAND.	
DESCRIPTION: GROUND & FIRST FLOOR PLAN	
SHEET FORMAT: A2	OCCUPATION: H4
SCALE: As indicated	DRAWING #: 05/LC/25
PAGE #: 2	
DRAWING DATE: 06 FEB 2025	PLOT DATE: 06/02/2025 18:06:51
DRAWN: Johan Gericke	SIGNATURE:

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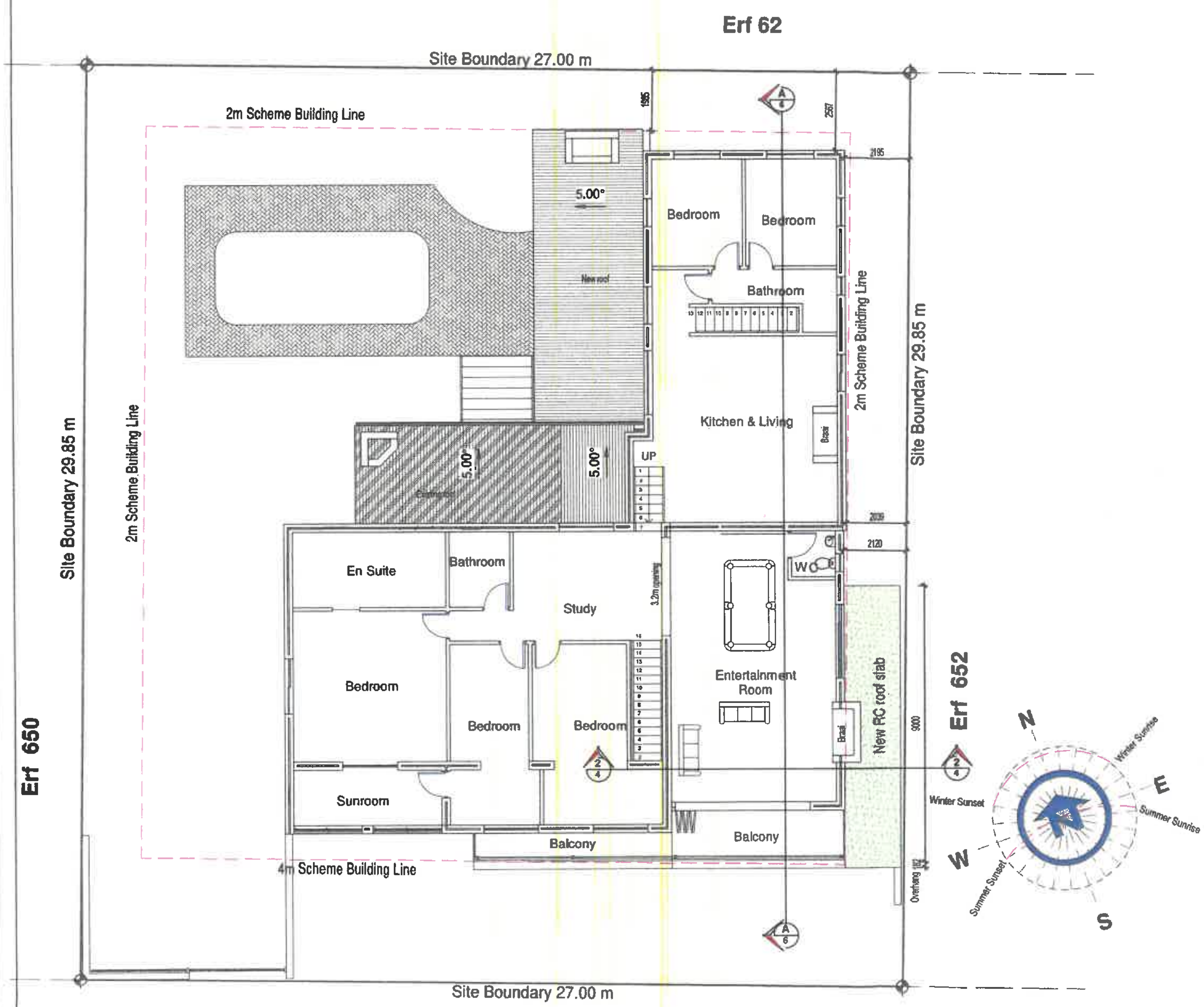

SITE PLAN - FIRST FLOOR

1 : 100

Construction Notes

Site Corner Pegs
To be found and pointed out.

Foundations
As shown on Building Plan.
Min. of 25Mpa strength for foundations after 28 days.
All foundations must be horizontal. Steps in foundations due to level difference max 400mm.
Foundations: 1 part Cement, 4 parts Sand and 5 parts 19mm Stone.
Building inspector and Engineer must inspect foundations before filling.
Remove all organic matter.
Foundations to comply with SANS 10400 Part H.
Depth of foundations determined by engineer and soil conditions.

Floors - Concrete
As shown on Building Plan and follow Engineer's specifications.
Filling done in 150mm layers at a time.
All necessary service pipes must be laid before pouring concrete floor.
DPC must be at least 100mm above ground level.
Bathrooms and Kitchen floors must be waterproof.
Construction joints and expansion joints according to Engineer and SANS 10400 Part J.
Engineer to perform compaction test before pouring the concrete floor.

Brickwork
As shown on Building Plan.
Brick = Corobrik® 14MPa nominal compressive strength NFX loadbearing Imperial brick, size 222 x 106 x 73mm.
Facebrick = To match existing building.
Exterior walls are 280mm thick and interior walls 115mm thick as shown on building plan and built stretcher bond method.
In cavity walls, wall ties to be embedded in masonry joints at right angles to the brick skins. The number of wall ties per m2 of walling shall be 2.5 ties.
Provide weepholes every 1000mm and 50mm in height.
Class II mortar mix for brickwork, composed of 1 part Surebuild 42,5N cement (Code: CEM II/B 42,5N) and 6 parts sand in thickness as indicated to brickwork. Surebuild cement is to be manufactured in accordance with SANS 50197-1.
Bricks must comply with SANS 227 and 1215.
In all load bearing brickwork supply approved NHBRC continuous brickforce in every second layer. In addition, supply continuous NHBRC approved brickforce in every layer for the first four layers above and below the top of foundations & slabs, as well as over and below all window and door openings. Minimum laps to be 300mm. In all foundation walls, supply continuous NHBRC approved brickforce in every layer up to the DPC layer.
Lintols over all openings in building at a height of 2.1m from floor level and as shown.Min 3-4 Rows of brickwork allowed over lintols.
All walls, lintols and construction joints to comply with SANS10400 Part K and SANS2001-CM1.
Mixture: 1 part cement and 4 parts sand.
Foundation walls - Cavities must be filled with concrete up to DPC. Galvanized Brickforce each layer of brickwork.
Cavities should be cleaned every day after work.
All walls and necessary construction joints to comply with SANS10400 Part K and SANS2001-CM1.
All brickwork, blockwork and masonry walls shall comply with the following specifications: In all load bearing brickwork supply approved NHBRC continuous brickforce in every fourth layer. In all load bearing blockwork supply NHBRC approved continuous brickforce every second layer. In addition, supply continuous NHBRC approved brickforce in every layer for the first four layers above and below the top of foundations & slabs, as well as over and below all window and door openings. Minimum laps to be 300mm. In all foundation walls, supply continuous NHBRC approved brickforce in every layer up to the DPC layer.

Roof
None.

Earthworks
Levels indicated on building plans are estimated heights.
Excavations and backfills must also be determined by Engineer.
Contractor to confirm levels and excavations on site.

Engineering works
All steel elements, foundations, compaction, concrete slabs, retaining walls according to Engineering Design.

Waterproofing -
As per waterproofing specialists.

Movement -
Contractor to make provision for movement - ceiling, floor finishes, cornices etc.

Plastering and Finishing
Mix Concrim with plaster cement for extra waterproofing.
Indoor - Plaster mix for rough brick walls, composed of 1 part Surebuild 42,5N cement (Code: CEM II/B 42,5N) and 6 parts sand 10mm - 20mm thick finished with a steel trowel to rough brick walls. Surebuild cement is to be manufactured in accordance with SANS 50197-1.
Outdoor - Plaster mix for rough brick walls, composed of 1 part Surebuild 42,5N cement (Code: CEM II/B 42,5N) and 6 parts sand 10mm - 20mm thick finished with a wood float to rough brick walls. Surebuild cement is to be manufactured in accordance with SANS 50197-1.

Provide Plaster drip to all horizontal plaster at windows, doors and openings.
Provide Plaster drip to all RC slab overhangs.

LEGEND:

SITE PLAN VIEW:
- All New Work

PLAN VIEW:
- New Brickwork
- New Timberwork
- New Steel Elements
- New Foundation/ Concrete work
- Existing buildings/structures
- Demolished work

ELEVATIONS:
- New Brickwork
- New Plasterwork
- New Timberwork
- Existing buildings/structures

SECTIONS:
- New Timberwork
- New Fire Protection Elements
- Existing buildings/structures

MUNICIPAL APPROVAL STAMP

PROJECT: PROPOSED ADDITIONS FOR L & M CRAFFORD ON ERF 651, KLEINBAAI, OVERSTRAND.	
DESCRIPTION: SITE - FIRST FLOOR PLAN	
SHEET FORMAT: A2	OCCUPATION: H4
SCALE: As indicated	DRAWING #: 05/LC/25
PAGE #: 3	
DRAWING DATE: 06 FEB 2025	PLOT DATE: 06/02/2025 18:06:52
DRAWN: Johan Gericke	SIGNATURE:

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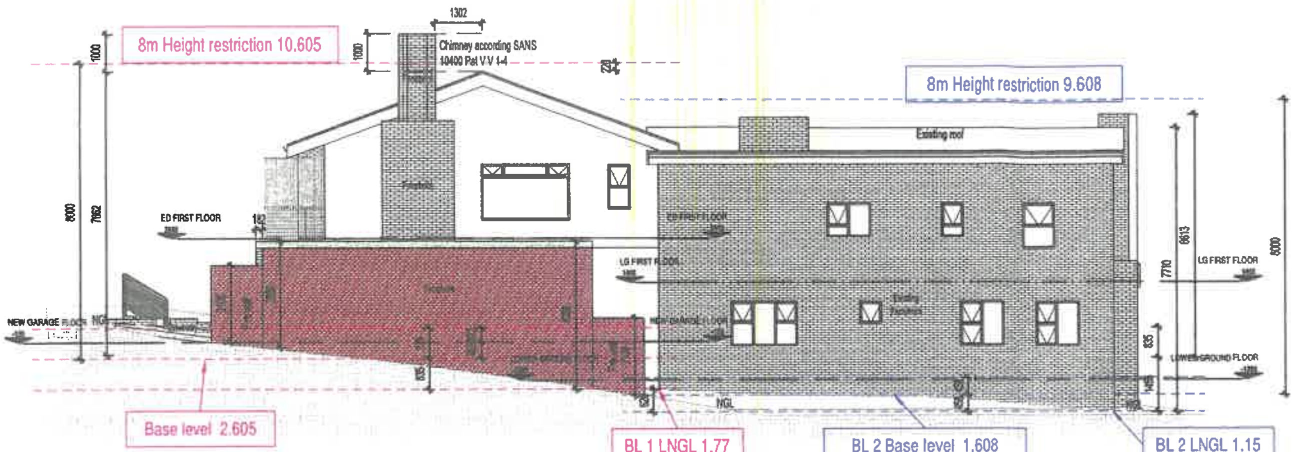
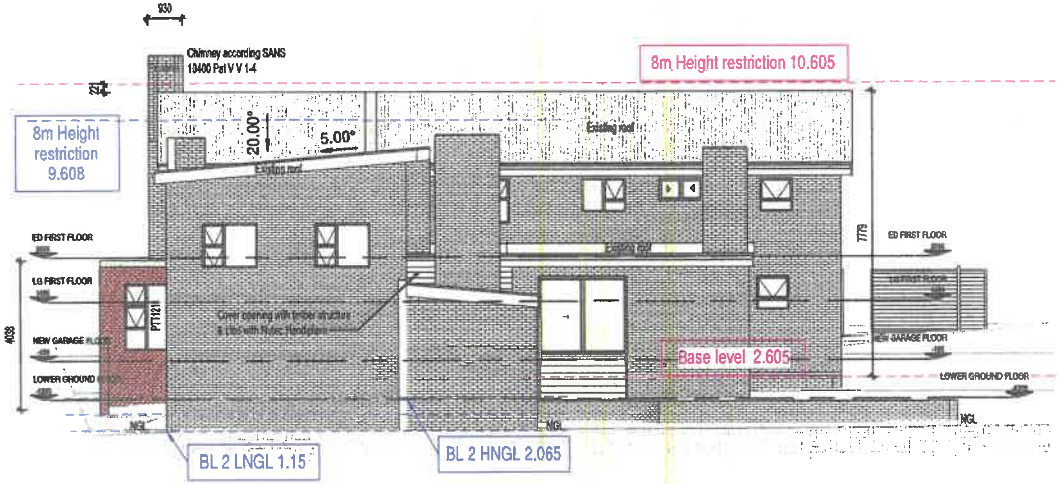
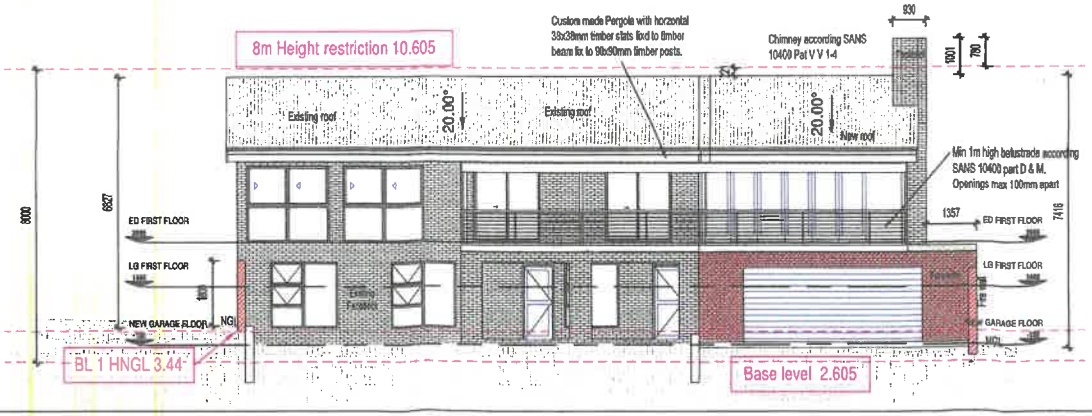


East Elevation
1 : 100



North Elevation
1 : 100



South Elevation
1 : 100

Sewage
According to municipal requirements and regulations.
110mm dia Sewage pipes and 50mm dia pipes at 1:60 gradient to be connected to existing / new 6000L conservancy tank or connected to HOA/Municipal sewer connection as indicated.
Sewage pipes must be able to withstand an internal pressure of 50kPa.
All Es provided at turns, junctions and gradient changes, all REs provided with marked ground level lids.
All gulleys - open air.
Any pipes closer than 900mm from building or under foundations to be protected in 320mm concrete.
Foundations over pipes are equipped with steel reinforcement.
All 50mm waste fittings equipped with reseal traps.
No turns or connections under building.
Plumber to work strictly according to SANS 10400 Part P.

Plumbing
Min 20mm Cobra Pex pipe for cold and hot water with inserts.
Sanitary ware provided by owner. Shower doors or glass partitions according to owner.
Toilets provided with 50mm Vent Pipe.
Strictly according to SANS10252-1.
Correct pipes used for the specific purpose according to manufacturers specifications.
Specialist to determine that desired water pressure can be provided.

Glazing / Windows
Window installation will comply with SANS 10137, SANS10400 N and SANS1263-1.
375 micron moisture barrier must be installed around all windows and openings.
Window sills should be built outside with a 10 ° slope.
All windows with clear glass provided otherwise required by SANS 10400 Part O.
Bathrooms with frosted glass provided.
Type of glass and film specified in Schedule must be installed.
All glass with permanent mark provided with manufacturers name.
Specialist specifications are preferred over details shown on plans.
Manufacturers to provide certificate of compliance.

Ceiling
None.

Doors & Frames
Doors according to Swartland catalog and owner.
Inside: Standard Swartland wooden frames according to door opening.
Outside: Aluminum frame according door opening.
Frames attached to brickwork with Steel Anchors at 600mm centres.

Handles
All handles are Stainless Steel.
Exterior doors equipped with 3 lever locks.
Interior doors equipped with 2 lever locks.

Floor / Wall Finishes & Skirtings
As per owner choice.

Electric
Lights & fittings provided by owner.
Exterior walls - necessary electrical pipes placed inside cavities of walls.

Paint
2 x Coats Plascon plaster primer
2 x Coats Plascon Wall & All.
Final layer provided by owner.

Rainwater supplies
None.

All work to comply with National Building Regulations & relevant SANS.
All requirements of the local authority must be strictly adhered to.
The contractor is responsible for complying with the municipal regulations and familiarizing himself with the procedures of building control.
All levels, unless otherwise indicated, are finished floor levels.
All measurements, details and levels must be checked before any construction begins as well as before any materials are ordered.
Dimensions indicated on plan take precedence over measurements scaled from plan.
No part of construction work may exceed any building lines.
Departure from approved building plans to be confirmed with draftsman first.
Engineer specifications take precedence.
Approved building plans must be available on site at all times.
Site to always be clean.
Plans to be read in conjunction with any other specialist plans.
Any discrepancies or queries regarding the plans should be directed to the draftsman before construction begins.
Electrical and water connection must be done before construction begins.
Building and hazardous materials must be removed and disposed of responsibly.

PLEASE NOTE
Where specifications of materials or items are not described, manufacturer's specifications and descriptions must be obeyed.
If specified item / material cannot be used, similar must be sourced & used.

MUNICIPAL APPROVAL STAMP

PROJECT: PROPOSED ADDITIONS FOR L & M CRAFFORD ON ERF 651, KLEINBAAI, OVERSTRAND.

DESCRIPTION: ELEVATIONS

SHEET FORMAT: A2	OCCUPATION: H4
SCALE: As indicated	DRAWING #: 05/LC/25
PAGE #: 5	
DRAWING DATE: 06 FEB 2025	PLOT DATE: 06/02/2025 18:06:55
DRAWN: Johan Gericke	SIGNATURE:

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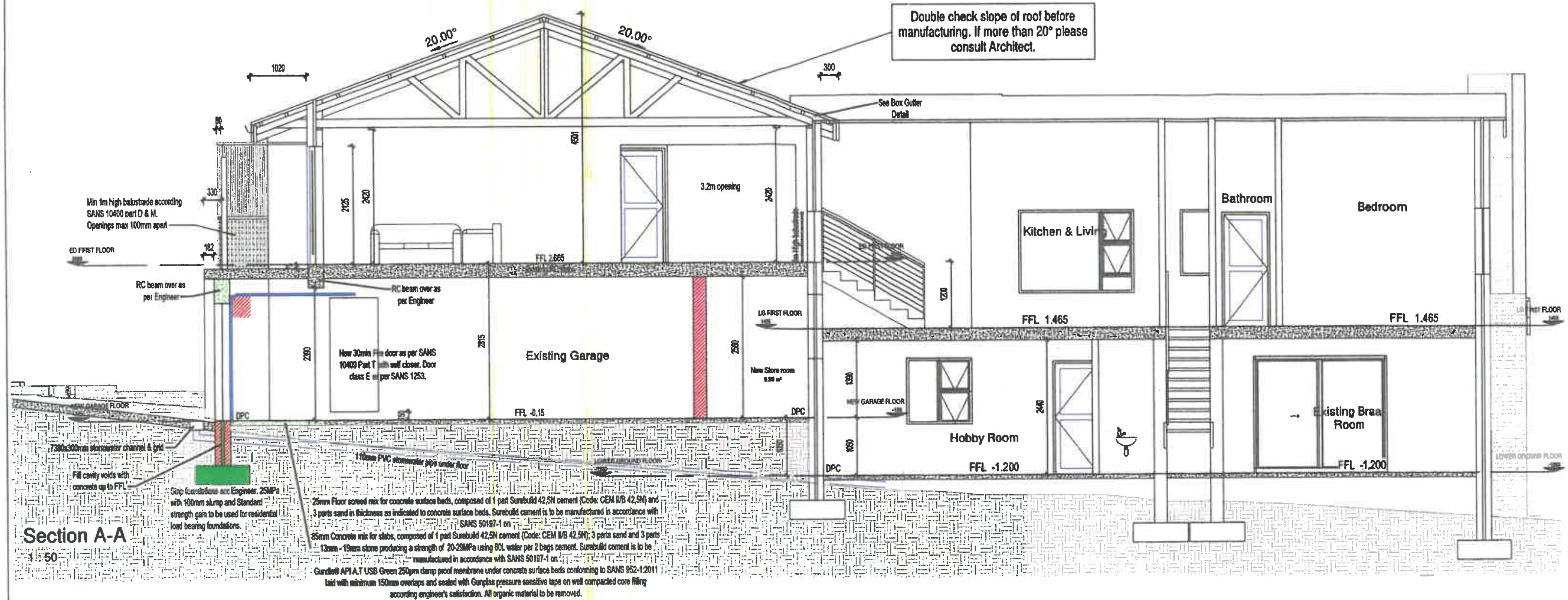
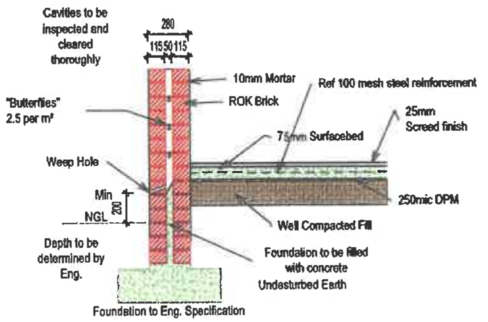


Section A-A

1 : 50



FOUNDATION DETAIL

1 : 25

PROJECT: PROPOSED ADDITIONS FOR L & M CRAFFORD ON ERF 651, KLEINBAAI, OVERSTRAND.	
DESCRIPTION: SECTION A-A	
SHEET FORMAT: A2	OCCUPATION: H4
SCALE: As indicated	DRAWING #: 05/LC/25
PAGE #: 6	
DRAWING DATE: 06 FEB 2025	PLOT DATE: 06/02/2025 18:06:56
DRAWN: Johan Gericke	SIGNATURE:

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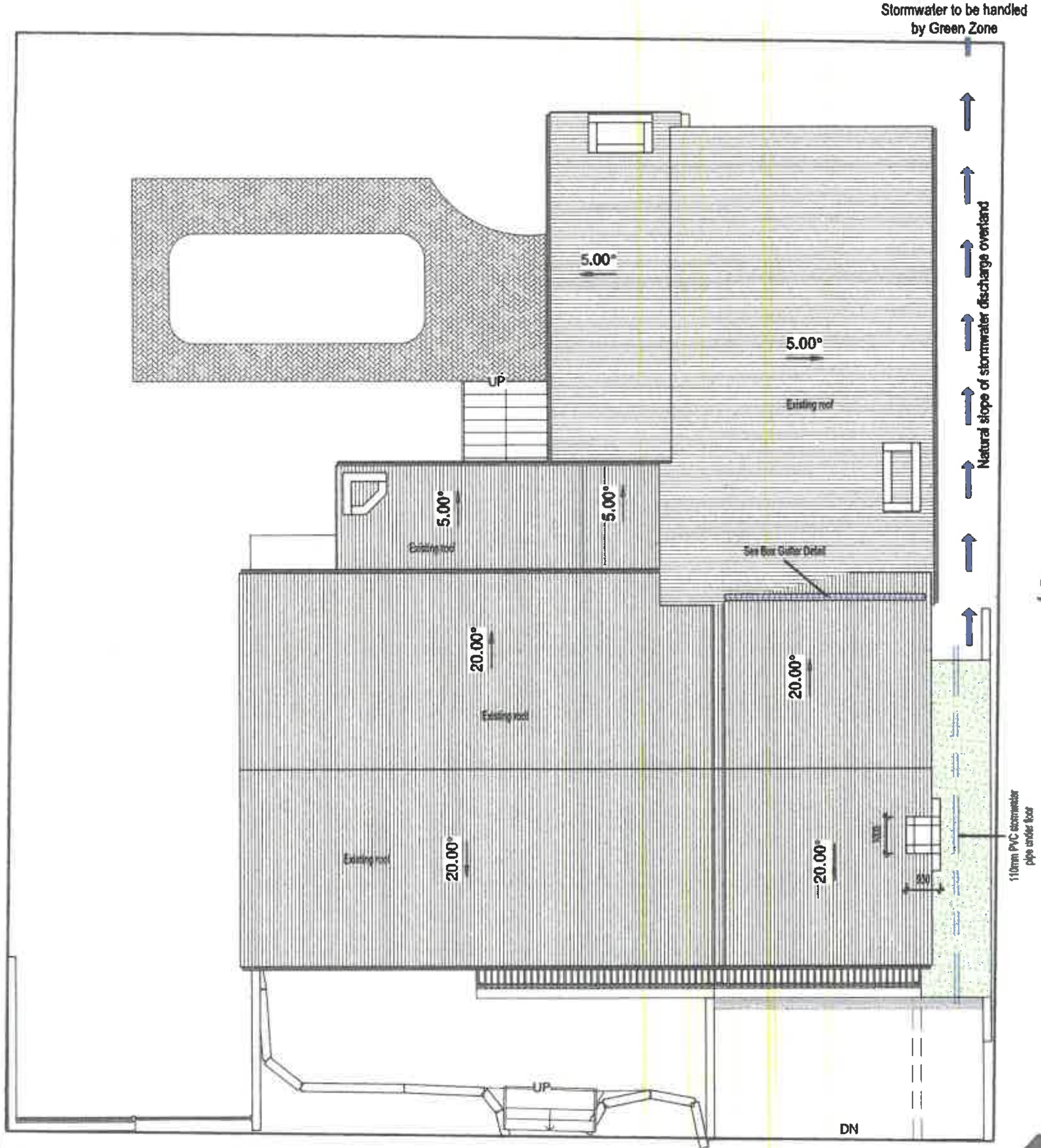
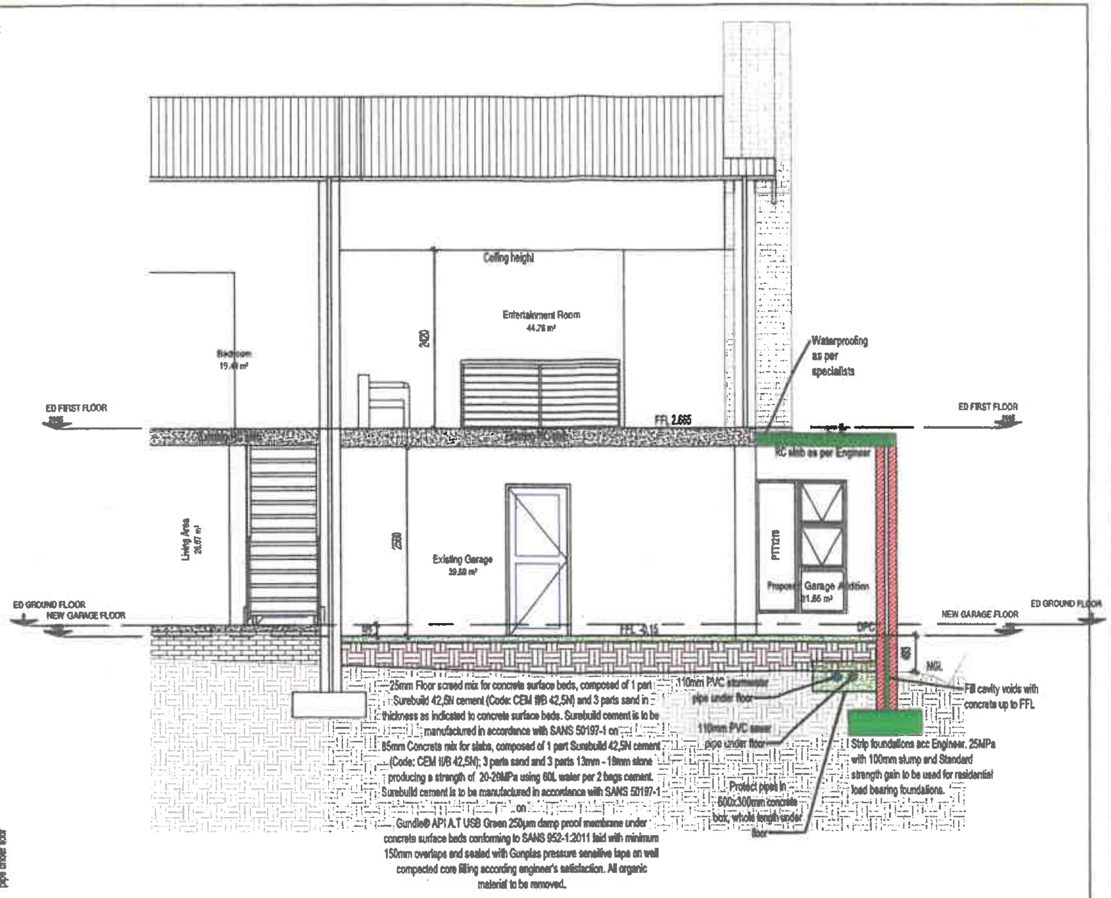


SITE PLAN - ROOF PLAN

1 : 100



Section C-C

1 : 50

PROJECT: PROPOSED ADDITIONS FOR L & M CRAFFORD ON ERF 651, KLEINBAAI, OVERSTRAND.	
DESCRIPTION: ROOF PLAN & SECTION C-C	
SHEET FORMAT: A2	OCCUPATION: H4
SCALE: As indicated	DRAWING #: 05/LC/25
PAGE #: 4	
DRAWING DATE: 06 FEB 2025	PLOT DATE: 06/02/2025 18:06:55
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