



ERF 8302, 56 ALOE STREET, KLEINMOND: APPLICATION FOR DEPARTURE: COMPROP DESIGNS ON BEHALF OF MS JOLIN

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) of the By-Law to relax the street building line from 2,581m 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 **25 July 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 8302, ALOESTRAAT 56, KLEINMOND: AANSOEK OM AFWYKING: COMPROP DESIGNS NAMENS MS JOLIN

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) van die Verordening ontvang is om die straatboulyn vanaf 2,581m na 0m te verslap om die voorgestelde nuwe dak 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 **25 Julie 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 8302,56 ALOE STREET, KLEINMOND: ISICELO SOPHAMBUKO: COMPROP DESIGNS EGAMENI LIKA MS JOLIN

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokuba isicelo sophambuko ngokwemigaqo yeCandelo 16(2)(b) walo Mthetho wokunyenyisa umda wesakhiwo kwisitalato ukusuka ku 2,581mitha ukuya ku 0 mitha ukulungiselela isiphakamiso seKhapoti entsha.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha 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-**25 Eyekhala 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.



MOTIVATION

DATE: - 15/04/2025
ERF NO: - 8302KM
ADDRESS: - 56 Aloe St. Kleinmond
ZONING: - SR2
AREA- 125m²
APPLICATION: - DEPARTURE
Author: - Jan W. Schaap (power of Attorney)
OWNER: - Ms. M. S. Jolin

A) PROPOSED DEVELOPMENT

Proposed "Carport 20m²" across street building Line on street elevation.

PARKING:- The 7.5m street boundary Line is the entrance to the property which in the narrow two- way 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 narrow two-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 80% coverage where 80% is permitted

G) PLANNING PRINCIPLES

The maximum coverage of 80% has been adhered too.

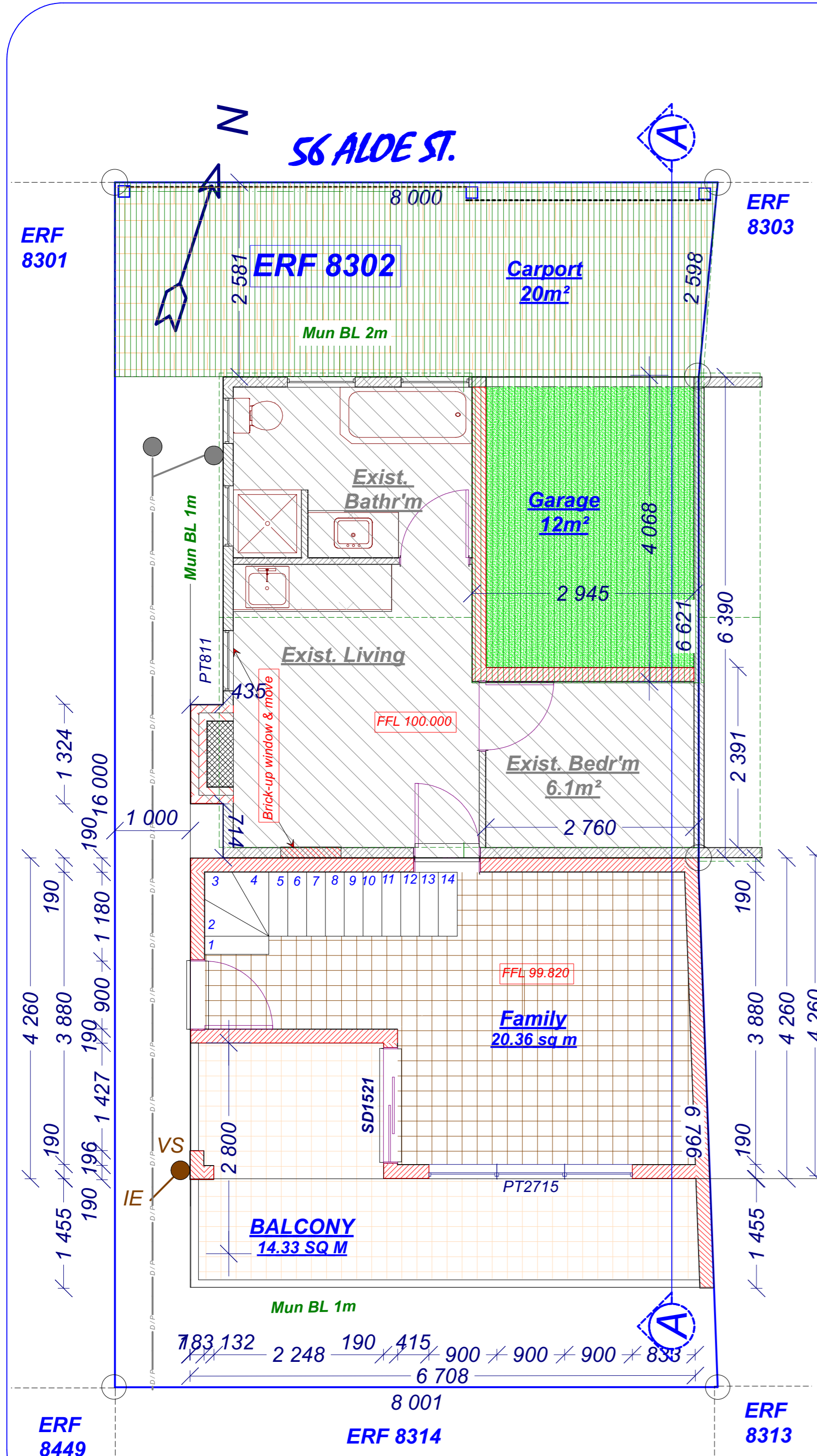
H) SUMMARY

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

Yours sincerely

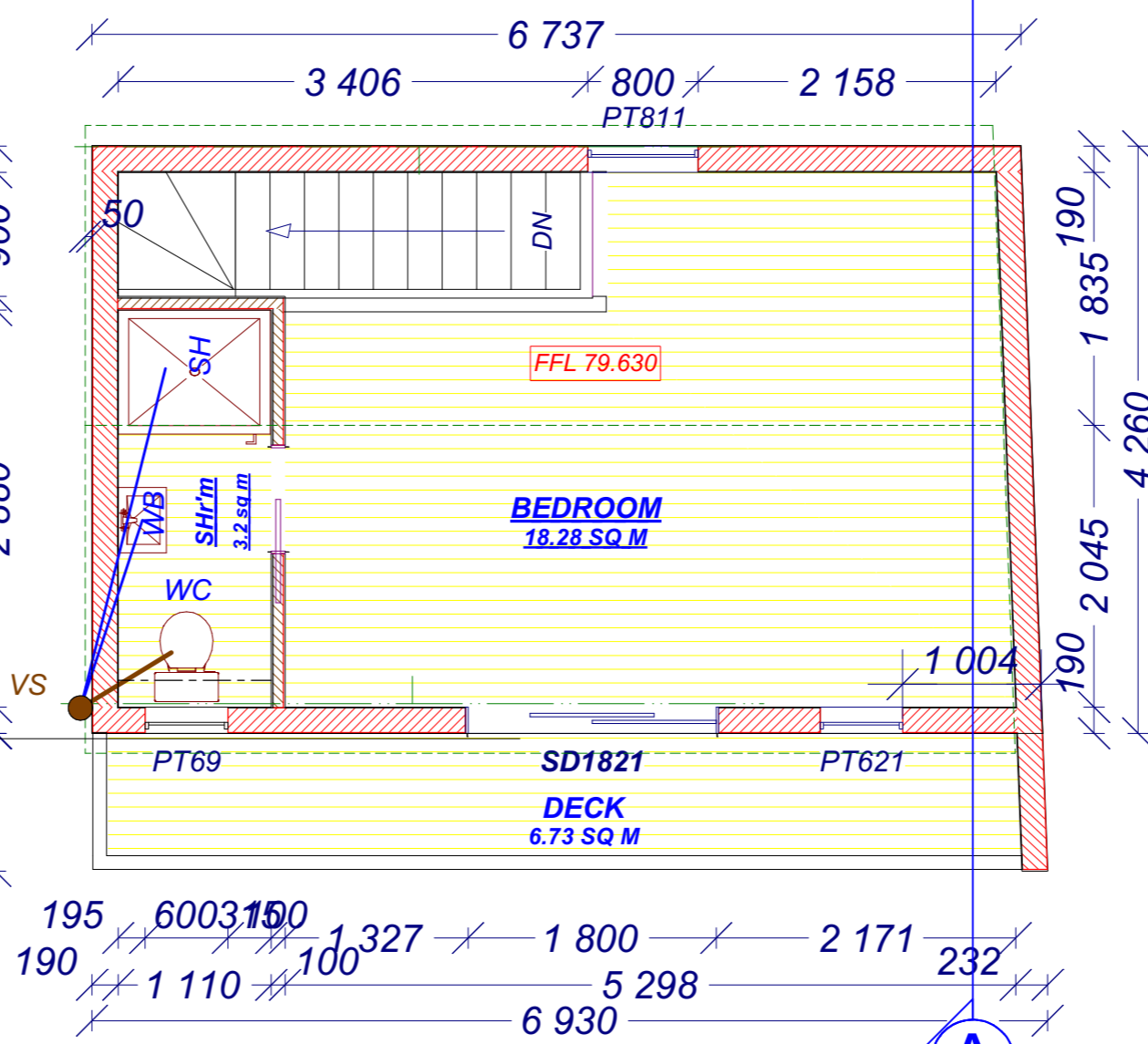


Jan W. Schaap (Pr.S.Arch.T)



AREA's in m²

Site	125
Foot-print Calc.	
Exist	41
New Carport	20
New Ground floor	39
Total coverage	100
coverage	80%
New under roof	
1st Floor	29
Ground floor	29
Carport	20
Total	78



1st FLOOR PLAN scale 1:50

LEGEND

A) - ROOF
 ADDITION - Cement Coverland roof tiles on Radenshield Illumina membrane on 38x38mm SA Pine Purlins @ 320mm cts (horizontally lapped at 100mm) on SA pine roof trusses at 750mm cts on 114x38mm SA Pine Wall plate. Each truss to be secured with 1.6mmx30mm Galv. hoopiron straps into 4 courses of reinforced blockwork. Gable ends to be secured to 3 immediate Rafter with 1.6mmx 30mm Galv. hoopiron straps @600 cts and 600mm into blockwork. Roof pitch 17°. Fascia & Barge Boards220x12mm fibre cement boarding. All as per Struc. Eng.detailed.

B) - CEILINGS
 TO ROOF-6.5mm skimmed Rhino board on 38x38mm SA Pine branding @ 350mm cts between rafters with 50mm pine cornices. 100mm thick Isotherm insulation on all ceiling boards.
 TO 1ST FLOOR-6.5mm skimmed Rhino board on 38x38mm SA Pine branding @ 350mm cts with 75mm Rhino cornices. 100mm thick Isotherm insulation on all ceiling boards insulation.

C) - BLOCKWORK 7MPA CEMENT BLOCKS
EXTERIOR WALLING
 Walls - Exterior 190x190x390 Cement blocks bagged inside and plastered & painted outside
GENERAL
 Each block wall every course to have 150mm Galv. brickforce for full length of wall.
 Prestressed concrete Lintols over all openings > 900mm and < 3000mm with 3 courses of reinforced brickwork over.2 courses (400mm) of reinforced blockwork below wallplate.
 2 Ply malthoid or Gunplas 375mc to walls at FFL as DPC. FFL/ DPC is to be min of 200mm above natural ground level.

D-1st FLOOR STUDFRAME
 INTERNAL WALLS:-76X38mm SA pine (planed egges) Stud frame @ 600mm cts.with 12.5mm plasterboard on both sides with 50mm isotherm insulation between plasterboarding.

E) - DOORS & WINDOWS
 WINDOWS & EXT. DOORS-Per Origin Energy Efficient Catalogue. All Glazing to comply with requirements of SANS 10137 & SANS 10400 Part N - Access doors and side lights, windows lower than 500mm of FFL, windows lower than 1800mm above pitch line of stairs and shop fronts to be safety glass and clearly indicated as such on glass at eye level.
 Int. door frames pressed steel. Doors as per clients spec. External & Internal Window cills 150x15mm fibre cement boarding.

FENESTRATION
 Glazing elements are calculated from Smart Glass as Solar Vue & Intruder-prufe low E Neutral XHL (50%) with the following ratings. U-Value - 2.0 solar. Heat gain coefficient -0.39.
 FENESTRATION CALC. ELSEWHERE

D) - FLOOR
 GROUND FLOOR ADDITION - finish as per clients spec on 20mm cement screed on 190mm RIB&BLOCK con. slab as per engineer design. Part 100mm conc. slab over mechanically layer compacted infill ground as supported by retaining wall all as per Structural Engineer design.
 1ST FLOOR - 22mm T&G pine flooring on 228x50mm SA pine joist @450mm cts. Build into wall at both ends. Ends to be wrapped into DPC. 1st Floor wet area 12.5mm Nutec Flat Sheet on T&G flooring. All SA lam pine to be grade 5.

E) - WATER SUPPLY & DRAINAGE
HOT WATER SUPPLY
 HOT WATER SUPPLY. - Minimum hot water supply to be supplied by means other than electricity. 7 800L/year representing 50% of annual hot water supply (based on design occupancy for residential homes with low rental according to table 12 - Maximum energy demand & energy consumption of SANS 204:2011)
 # - All exposed hot water service pipes (SANS 10252-1) shall be clad in insulation with a minimum R-value = 1 in accordance with SANS 204
 # - The minimum required R-value insulation for hot water tanks/vessels shall be 2 and shall be installed in accordance with manufacturer's instructions.
 # - Solar water heating systems shall comply with SANS 1307, SANS 10106 and SANS 10254 based on the theal performance determined in accordance with the requirements of SANS 6211-1 and SANS 6211-2.

DRAINAGE
 DRAINAGE - to be left exposed untill inspected. Inspection eyes to all bends. Minimum soil coverage over drain pipes - 500mm. Minimum fall of UG drainpipe to be 1:50

F) - GENERAL
 1. STAIRCASE- Timber SApine grade 7- threads 250x50mm- Open Risers 200mm max. Stringers 300x75mm. Total width 900mm . Railing min. height 1000mm. max.openings 100mm
 2. HANDRAIL to cante-lever deck min. height 1000mm. max openings 100mm
 3. STUD-FRAME PARTITION WALL - 76X38mm SA pine studs @600mm cts clad with 12.5 Rhinoboarding with skimmed joints all as per SANS 10082:2007 (Timber framing)
 4. No Construction to protrude across the boundary line
 5. External steps to be max. height 180mm and min. width 250mm

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. Writen dimensions to be taken in preference to scaled dimensions. Any discrepancies are to be reported to the architectural consultant
 3) - TIMBER FRAME BUILDING construction to be in accordance with SANS 10082: 2007edition 4 regulations. SApine to be grade min 5 or higher grade as stated. ALL MATERIALS USED AND CONSTRUCTION WORK TO BE IN ACCORDANCE WITH THE "NATIONAL BUILDING REGULATIONS" AND LOCAL AUTHORITY REQUIREMENTS.

PAGE 1 - FLOORPLANS; LEGAND
 PAGE 2 - SECTION; ELEVATIONS;
 PAGE 3 - TOPOGRAFIC SURVEY;
 FEN CALC; ROOFCALC

Project Details:

PROPOSED ADDITIONS/ALTERATION EXISTING RESIDENCE FOR OWNER

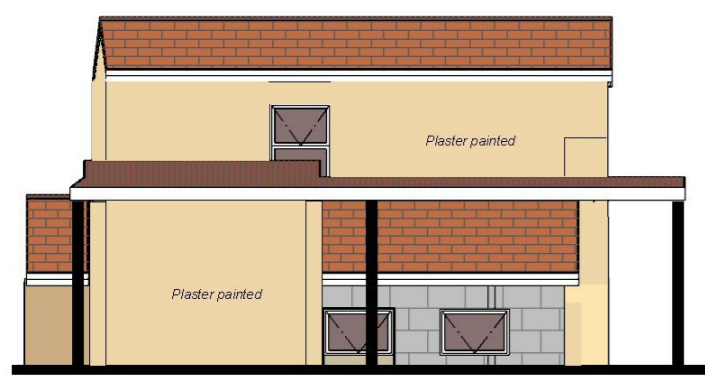
Erf no.	8302	Address:	56 Aloe Str. Kleinmond
Owner:	Mrs. M. S. Jolin		

DESIGN: - Intellectual Properties and copy right is owned by Jan W. Schaap

COMPROP designs
 Architectural Consultants & Planners
 SACAP reg no. ST2539

P.O. Box 210, Betty's Bay, SA./ Cel: 082 684 3221
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Scale:	Date:	Project no:	Drawn:	1/3
1:100 or as stated	30/06/2021	P210609 J	J.W.Schaap	



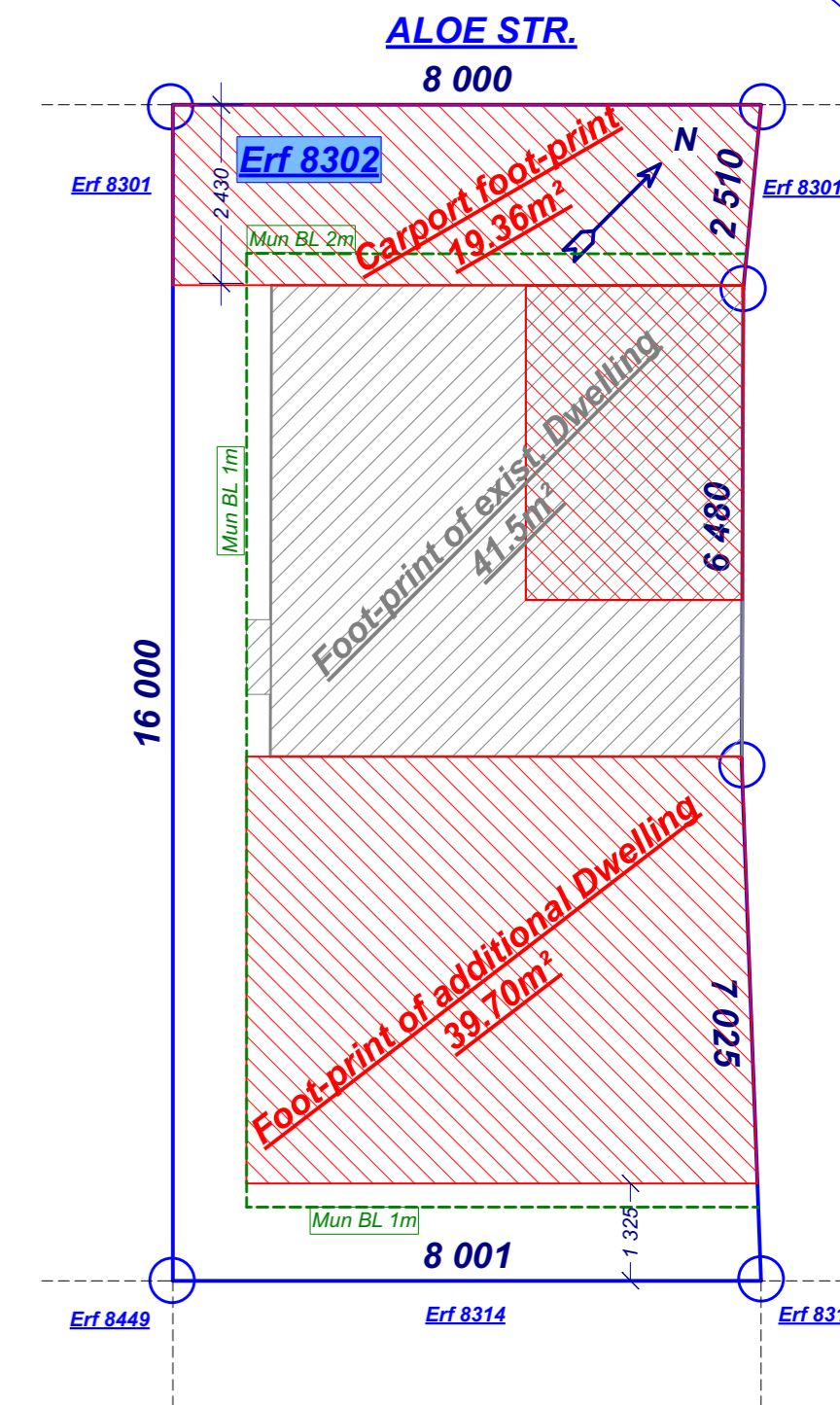
NW Elevation scale 1:100



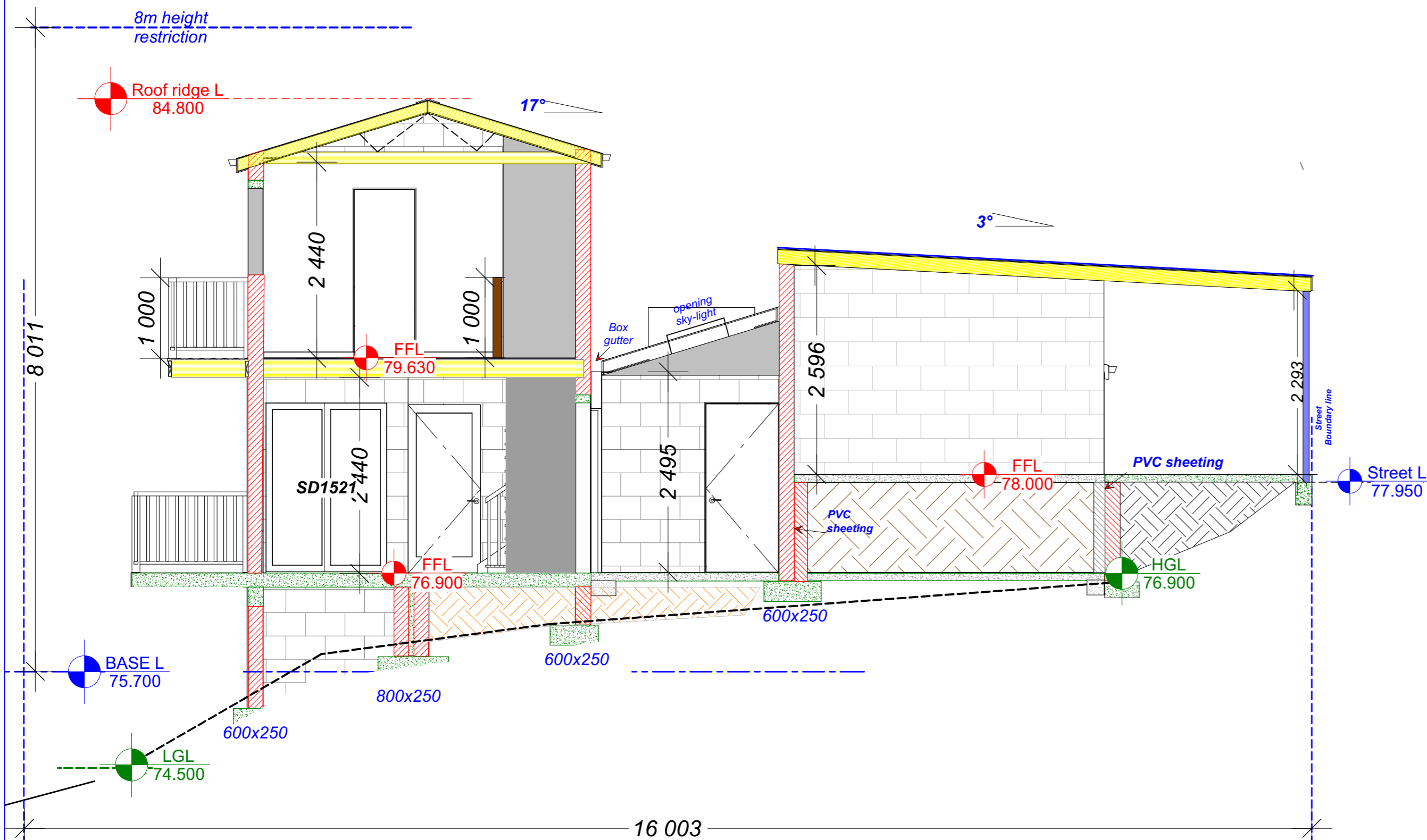
SE Elevation scale 1:100



SW Elevation scale 1:100



SITE LAYOUT scale 1:100



SECTION "AA" scale 1:50

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Scale:	Date:	Project no:	Drawn:	2
1:100 or as stated	30/06/2021	P210609 J	J.W.Schaap	/3

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