

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
21 April 2015
(Also the agenda for the Mayoral Committee Meeting : 29 April 2015)**

**10. ERF 2163, 3 ABALONE STREET, PEARLY BEACH : PROPOSED
DEPARTURE : WJ LOUWRENS**

Erf 2163 GPB (2744)

P Roux

(028) 313 8900

Hermanus Administration

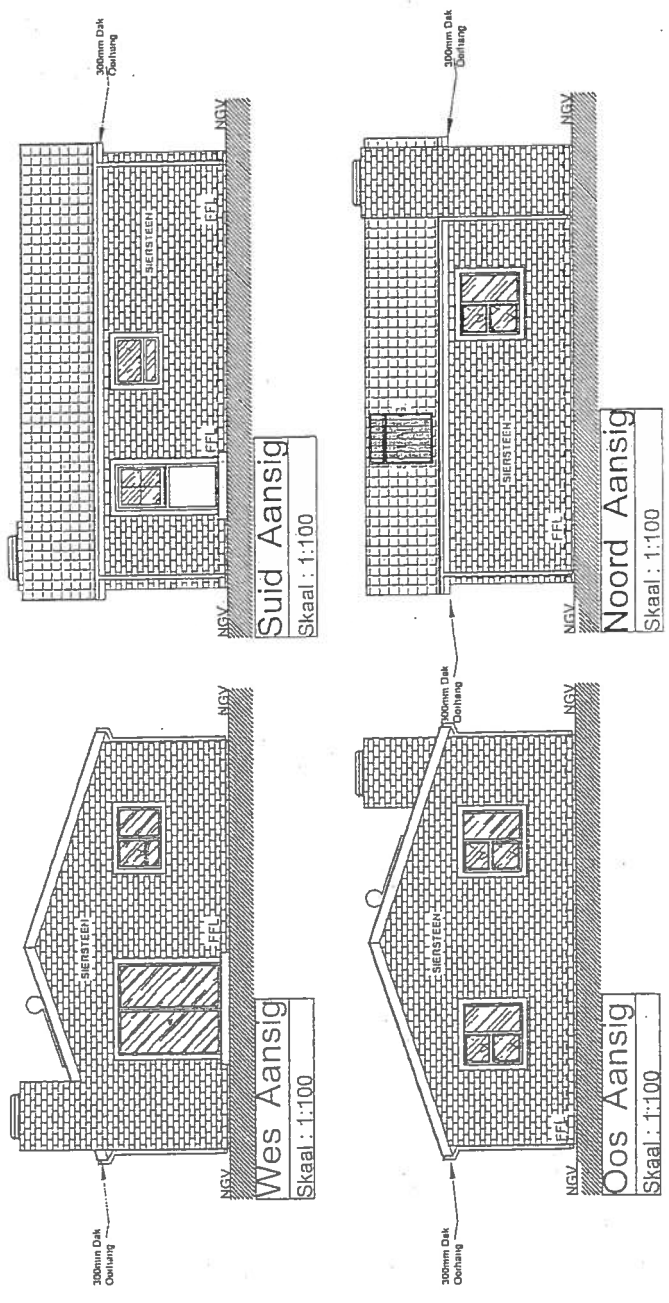
25 February 2015

RESOLVED :

1. that in terms of the provisions of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for departure in order to enable the owners of Erf 2163, Pearly Beach to provide only one on-site parking bay instead of two on the property, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the proposed development as indicated on Drawing No. JJ44/14 dated 20 August 2014, as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.

- 2 that the applicant be notified of his/her right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.

150 L " SOLAR WATER HEATER " wat min 70% doeltreffend moet wees. Voldoen aan SANS 1307 en 10106 installering volgens SANS 10254.

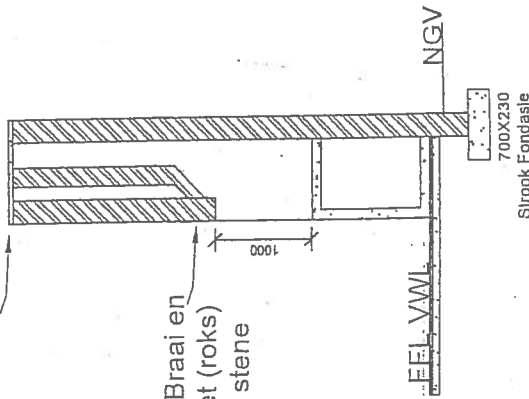


GETEKEN: *[Signature]*
 NAAM: NS. PEARLY BEACH BYSTANDPOORD H.E.V.
 DATUM: 6/10/14

2 Aansigte
 Skaal 1:100

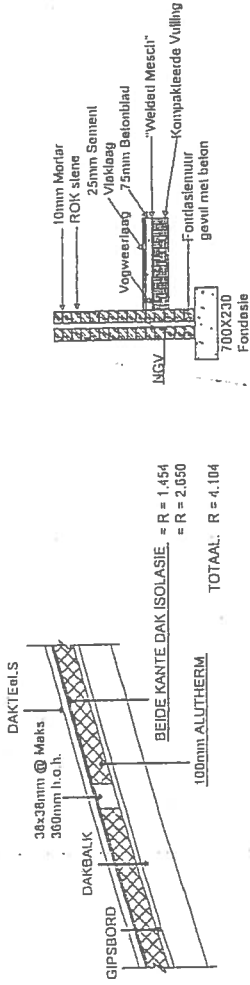
VENSTER & DEUR SKEDULE			
WES	SUID	OOS	NOORD
<p>ZHURKWA 2 ALUMINIUM AREA - 1,44m² GLASS - SINGLE CLEAR</p>	<p>ZHURKWA 3 ALUMINIUM AREA - 1,44m² GLASS - SINGLE CLEAR</p>	<p>DUSAZ 2 ALUMINIUM AREA - 1,89m² GLASS - SINGLE CLEAR</p>	<p>JEDOLI 1 ALUMINIUM AREA - 3,78m² GLASS - SAFETY GLASS</p>
<p>ZHURKWA 1 ALUMINIUM AREA - 1,44m² GLASS - SINGLE CLEAR</p>	<p>ZHURKWA 4 ALUMINIUM AREA - 0,81m² GLASS - SINGLE CLEAR</p>	<p>ZHURKWA 5 ALUMINIUM AREA - 0,81m² GLASS - SINGLE CLEAR</p>	<p>ZHURKWA 1 ALUMINIUM AREA - 1,08m² GLASS - SINGLE CLEAR</p>

SIKOORSTEEN MIN HOOGTE 900MM VANAF HOOGSTE KONTAK PUNT. WATERDIGTING VOLGENS NAT. STANDAARDE



Geboude Braai en uitgele met (roks) vuurvaste stene

3 Snit A-A & Braai Snit Skaal 1:50

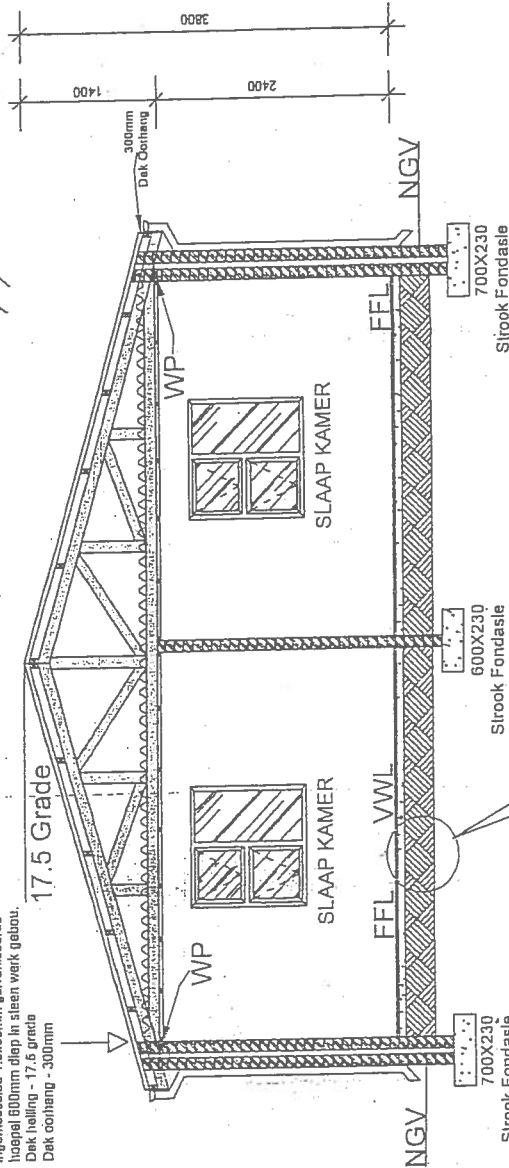


DETAIL ISOLASIE IN DAK MET GIPSBORD OP DAKBALK Skaal : 1:50

Fondasie Detail Skaal : 1:50

GETEKEN: *[Signature]*
 NAAM: *[Signature]*
 NS FEARLY BEACH STRANDPOORD H.E.V.
 DATUM: 21/8/14

DAK KONSTRUKSIE
 Beton Dakbords op 38x38mm betonnens teen Meks. 300mm h.o.c. op Dakkeppe teen Meks. 700mm h.o.c. volgens Dak spesifisies. Pags dakkeppe op 11x30mm insupriet en heg met Ingemesteerde 1,0x30mm galvaniseerde hoepel 600mm diep in steen werk gebou. Dak helling - 17,5 grade Dak oothang - 300mm



VLOER
 25mm sement vlaklaag op 75mm gewepende beton vloer op 250 mikron vegweermembraan op 50mm sandvlylaag op 150mm van goed gekompakteerde kultuuvulling.

Die Munisipale Bestuurder
 Overstrand Munisipaliteit
 Stadsbeplanning
 Gansbaai

N. Lourens
 Rooikransstraat 3
 Ruwari
 Brackenfell
 7560

Insake: Erf 2163 – Abalonestraat 3, Pearly Beach:

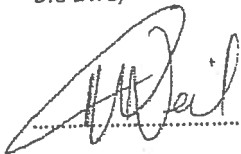
Aansoek om afwyking

Erf 2163, Pearly BEACH, gelee te Abalonestraat 3 en 120,12 m2 groot, is vir Oordson 11 doeleindes gesoneer. Nuwe woning van 68 m2 sal vir vakansie doeleindes gebruik word met die vooruitsig as n permanente woning. In terme van die ontwikkelings reuls van toepassing op Pearly Beach Strandoord moet 2 parkeerplekke binne die boulyne van die eiendom voorsien word, die vereiste grootte per parkeerplek is 5m x 2,5m, n toesluit motorhuis en/of motor afdak die nook as parking.

Vanwee die grootte van die eiendom wat slegs 120,12 m2 groot is asook die voornemende ontwikkeling op die eiendom is dit nie moontlik om aan bogenoemde vereistes te voldoen nie en word hiermee aansoek gedoen om slegs een parkeerplek op die eiendom te voorsien. Daar is verskeie groen areas in die oord wat aangewend kan word vir parkeer doeleindes deur besoekers en is dit my mening dat die voorsiening van slegs een parkeerplek nie n negatiewe invloed op die karakter van die omgewing of die omliggende grond eienaars sal he nie. Soortgelyke aansoeke is ook reeds deur die raad ondersteun.

U gunstige oorweging ten einde slegs een parkeerplek op die perseel te voorsien sal waardeer word.

Die uwe,



ID 6312035712 088

N. Lourens.

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
21 April 2015
(Also the agenda for the Mayoral Committee Meeting : 29 April 2015)**

**11. ERF 316, 4 SCHNEIDER STREET, FRANSKRAAL, OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : GP & MC CLOETE**

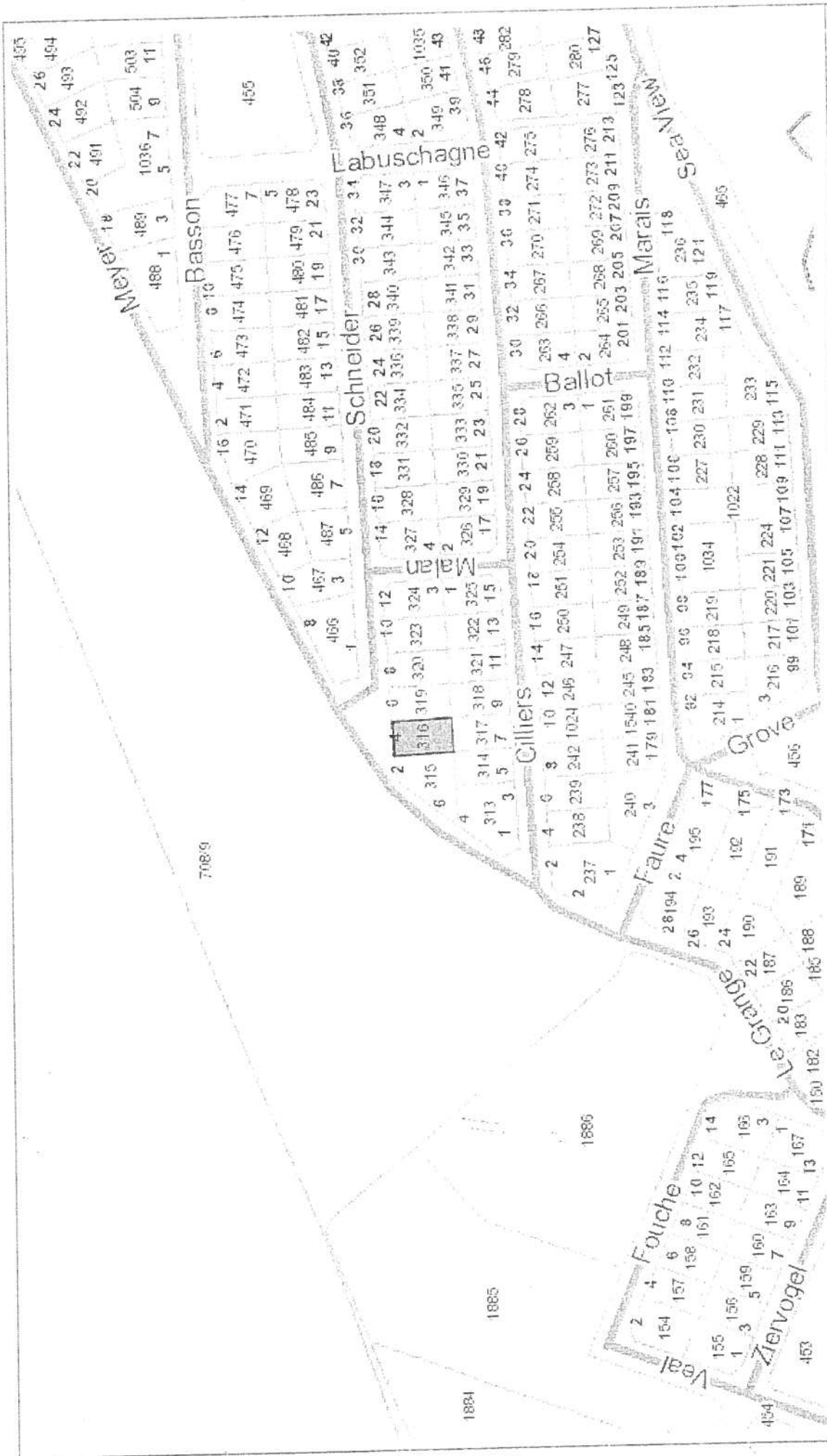
**Erf 316 GFK (2722)
SW van der Merwe
19 February 2015**

(028) 313 8900

Hermanus Administration

RESOLVED :

1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the Scheme Regulations on Erf 316, Franskraal in order to accommodate the unauthorised additions (carport and garage), which additions encroach the 2m rear- and lateral building lines onto the property boundaries and to convert the existing second dwelling into an outbuilding, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the rear- and lateral building lines as indicated on Drawing No. 04/GC/14 dated 11 June 2014, as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with, and
 - (e) that the carport(s) may not be enclosed.
- 2 that the applicants be notified of their right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.



Erf 316 Franskraal
Locality Map



FONDASIES
230mm muur en V.B. pale - Bes a beton strookfondasies.

BETONVLOERE
Motorhuis - Bestaande 100mm Betonvloer op 250 mlk vogweelaag op goedgeprokmaakte puinvulling.

VENSTERS EN DEURE
Woning vensters is Aluminium en aanbouing vensters is hout soos per plan. Spesifiseerde film moet op aangegetuide vensters geplak word.

PLAFONNE
Motorhuis - Bestaande Rhinoboard geteg aan 30x30mm SA Den latte teen 450mm h.o.h.
Aanbouing - Bestaende Knotty Phe geteg aan 30x30mm SA Den latte teen 700mm h.o.h.

STEENWERK
Binnemure gebou met ROK stene.
Buitemure gebou met dieselfde siersteen as bestaende woning.

Alle siens moet voldoen aan SABS 227.
Galvaniseerde Bickforce : Elke tweede laag tot bokant van deure daarna elke laag.
V.W.L. : Gumpas Brickrip 375mikron verstep by vloervlak by spoumure en openinge.
Beton latole oor alle openinge. Latole moet minimum 300mm by openinge albei kante oorskry.

PLEISTERWERK
Binnem. : 15mm Dik gladde toffel pleisterwerk.

DAK
Motorhuis - IBR dekplate op 220x50mm drabalk @ 850mm s/s volgens dakspesialiste.
Motorafdak - 100% PVC sell op 75x50mm pulvis @ 1000mm s/s op drabalk @ 1000mm s/s volgens dakspesialiste.

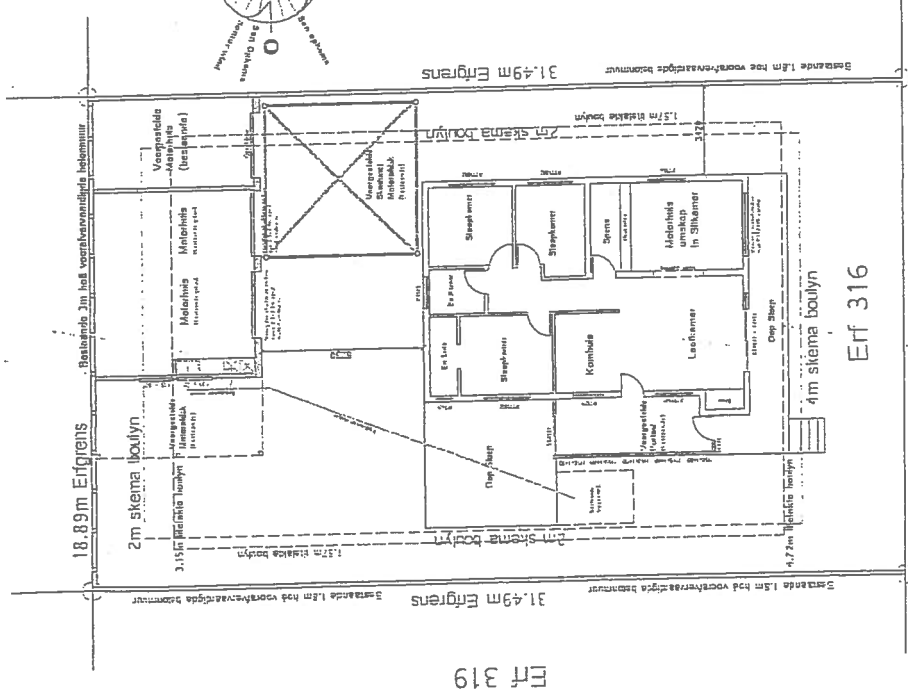
Aanbouing - Big Six dekplate op 75x50mm pulvis @ 800mm s/s op "reflective foil" op 114x30mm drabalk @ 900mm s/s volgens dakspesialiste.
Alle dak houde wat in muur in gebou word, moet met VWL bedek word by die gedeelte waar dit met die muur kontak maak. Alle dakkaappe opgeeg en vervaardig deur spesialiste (SABS 0400 en kode 082).
Dak helling = 3 grade.
Dakoonhanging = 0mm.
PVC geute net afvoertipe op 12x225mm Nutec fassies.

Okkupasie Klas : H4 Wooneenheid
Populasie : 4 persone per huls 24/7

Oppervlakte:	
Grondverdieping :	108.02m ²
Aanbouing :	14.12m ²
Opp Stoepe :	41.99m ²
Motorhuise :	68.32m ²
Motorafdak :	19.20m ²
Skadunet Afdak :	35.00m ²
Totaal :	286.65m ²
Erf :	595.00m ²
Dekking :	209.66m ²

Hierdie Bouplan is opgetrek volgens die standaard vir boutekeninge : SABS 0143

Erf 317



Schneiderstraat 4

Terreinplan

Skaal 1 : 200

Legende

- Nuwe Steenwerk
- Nuwe Houtwerk
- Nuwe Riool
- Nuwe Staal
- Nuwe Fondasies / Beton

SKADUNET AFDAK
Galvaniseerde pale soos per spesialiste en bedek met 80% sekunet.

STRUKTUUR
Nuteboard bedekking op 114x30mm skoolstijl @ 600mm s/s met hartelyne @ 600mm s/s soos per SANS 10082.
Voorafvervaardigde betonmure met pale opgeeg soos per spesialis voorskifte.

Gerichte Argitektoniese Dienste
Johan Gericke

Private Practice (Pty) Ltd
Postbus 392, Gansbaai, 7220
Telfaks: 028 304 1659 | Sel: 082 453 0554
j.ged@practise.co.za
Lid van SAIT: S07023

Plan nagesien deur: JLS Gericke
Datum:

Voorgestelde Regstelling vir Mnr G Cloete te erf 316, Schneiderstraat 04, Franskraal.

Tekening: Terreinplan
Projek No: 04/GC/14
Skaal: Soos Getoon
Bladsy: 1 van 4
Datum: 11 Junie 2014

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Die Munisipale Bestuurder
 Posbus 26
 GANSBAAI
 7220

7 Julie 2014

ERF 316, FRANSKRAAL : AANSOEK OM AFWYKINGS EN TITELVERSLAPPINGS.

Erf 316, Franskraal is vir enkel residensiële doeleindes gesoneer en is 595m² groot. Die eiendom is ontwikkel met 'n woonhuis en gepaardgaarde buitegebou (3 motorhuise).

Hiermee word aansoek vir die volgende gedoen (sien uitlegplanne):

Motivering vir voorgestelde (bestaande) motorhuise en motorafdak wat die toepaslike suidelike agterboulyn oorskry asook die westelike syboulyn.

Die bestaande motorhuise en motorafdak, wat nie deur die Munisipaliteit goedgekeur was nie, oorskry reeds die 2m syboulyn met 2m asook die 2m agterboulyn met 2m (33.72m²).

Ons, mnr/mev GP & MC Cloete, het die woning onlangs by mnr/mev RC & FR Jurd gekoop en het agtergekom, na die koop deur is, dat die woning soos dit tans op die eiendom is, nie ooreenstem met die goedgekeurde planne by die Munisipaliteit nie.

Die koopkontrak het wel gestippuleer dat die woning korrek is soos per goedgekeurde bouplanne, wat toe nie die geval is nie. Die oorspronklike motorhuis, wat intertoeganklik is met die woning, is omskep in 'n Sitkamer en die Stoep is toegebou wat nou 'n Portaal is. Boubeheer het ons ingelig dat die onus op ons rus om bouplanne in te dien om alles te kan regstel by die Munisipaliteit. Die gebou wat nou as motorhuise aangedui is op voorgestelde bouplanne, was gebruik en benut as 'n woonstel met slaapkamers, kombuis en badkamer en met slegs 'n enkel motorhuis.

Ons het navorsing gedoen en agtergekom dat geboue wat gebruik word vir leefdoeleindes nie toelaatbaar is oor die boulyne nie en dat die titelakte ons beperk tot slegs een woning op die eiendom.

As "kopers" was ons nooit ingelig oor die implikasies nie en dus sit ons nou in hierdie situasie. Ons het die vorige eienaar, mnr/mev RC & Jurd, gekontak en hulle ingelig oor die situasie en versoek dat 'n oplossing gekry moet word. Verder het ons, Johan Gericke (tekenaar) en die betrokke eiendomsagent met mnr en mev Jurd onderhandel en ooreengekom dat hulle die nodige regstellings sal doen soos per nuwe goedgekeurde bouplanne en die betrokke kostes sal dra.

Die betrokke partye het besluit dat 'n aansoek vir 'n 2de woning nie 'n opsie is nie aangesien die tydperk en kostes verbonde nie prakties of koste-effektief sal wees nie. Hierna is besluit om die buitegebou te omskep in 3 motorhuise, soos wat dit aanvanklik was. Ons verstaan ook dat die Munisipaliteit se nuwe skema regulasies, motorhuise toelaat op die sy- en agterboulyne, indien dit aan sekere vereistes voldoen.

Hierdie opsie van drie motorhuise sal onder die huidige omstandighede vir ons die optimum gebruik van die bestaande strukture verseker .

Geen hoogtebeperking word oorskry nie en daar is geen vensters op die grensmure nie.

Titelverslapping

In termie van die wet op opheffing van beperkende titelvoorwaardes, word aansoek gedoen om die 1.57m westelike syboulyn asook die 3.15m suidelike agterboulyn, soos voorgeskryf in die titelaktevoorwaardes, te oorskry met 1.57m en 3.15m onderskeidelik deur die bestaande motorhuise en motorafdak. Aansoek om titelverslapping is vir dieselfde redes soos hierbo genoem.

Slotsom

Voldoende parkering kan op die eiendom voorsien word.

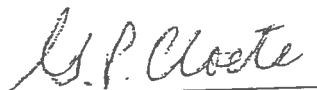
Die aansoeke hierbo sal na ons mening nie 'n negatiewe impak op die karakter van die omgewing of die bestaande regte van die omliggende grondeienaars inhou nie, aangesien die strukture reeds op die eiendom bestaan en dat dit nie gebruik sal word vir leefdoeleindes nie, maar slegs vir die berg van voertuie en goedere. Geen privaatheid sal versteur word nie.

Die omliggende grondeienaars het skriftelik aangedui dat hul geen beswaar teen die voorstelle het nie.

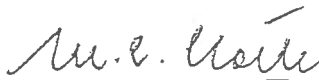
Geen verkeers-siginpak impakte sal voorkom nie.

Dit sal waardeer word indien ons aansoek gunstig oorweeg sal word.

Die uwe



G P Cloete



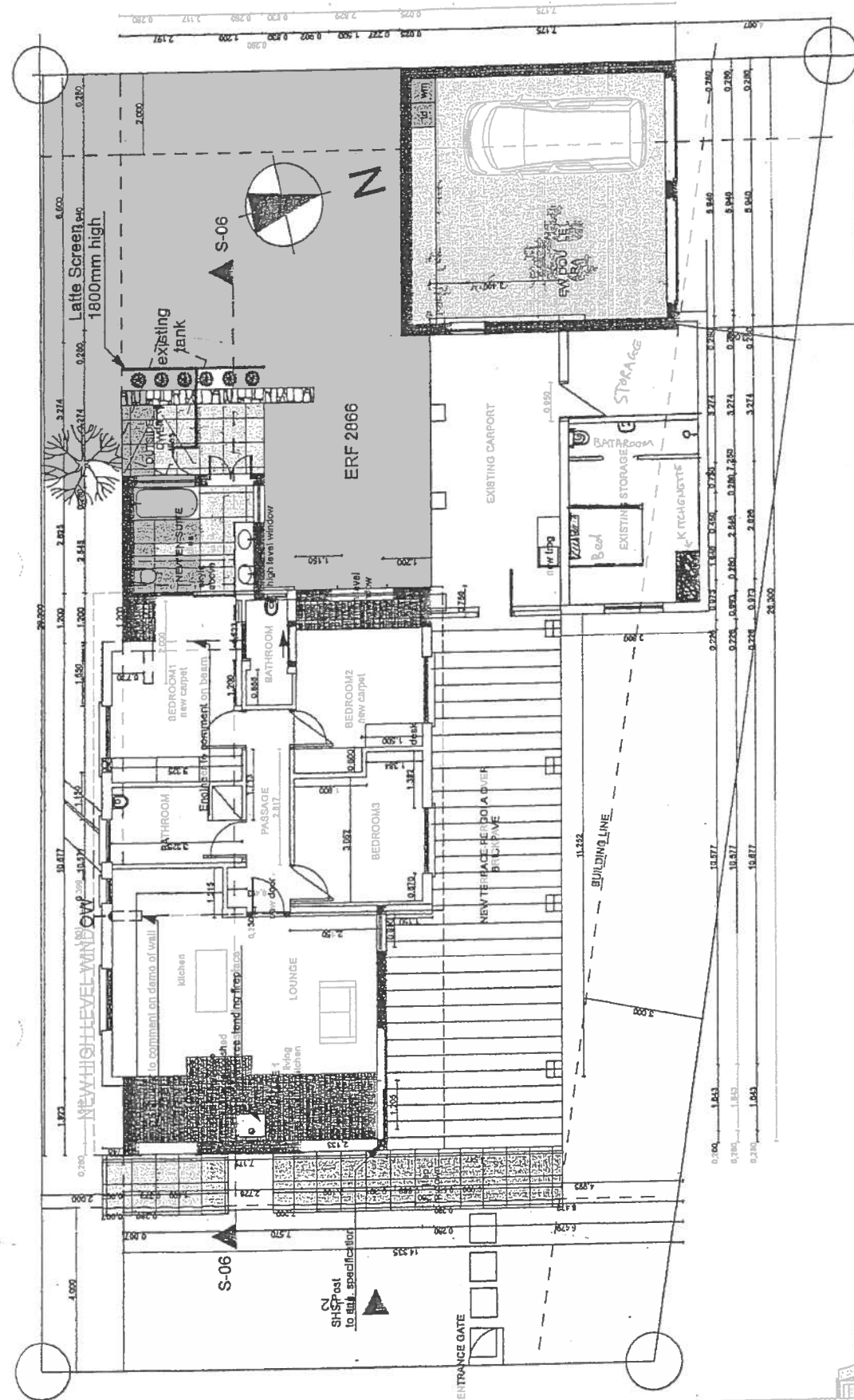
MC Cloete

AGENDA of the**Portfolio Committee : Infrastructure & Planning****21 April 2015****(Also the agenda for the Mayoral Committee Meeting : 29 April 2015)**

12. ERF 2866, 2 GREEN STREET, ONRUS RIVER, OVERSTRAND MUNICIPAL AREA : PROPOSED DEPARTURE : DR B & CW ALHEIT**2866 HON (2730)****H Olivier****(028) 313 8900****Hermanus Administration****19 February 2015**

RESOLVED :

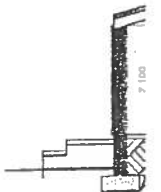
1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure from the relevant Scheme Regulations on Erf 2866, Onrus River, in order to accommodate a use change of an existing store room, which traverse the street building line up to 1,3m from the street boundary, to a maid's quarters, **be approved**, subject to the following conditions:
 - (a) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (b) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (c) that this approval is only for the relaxation of building line as indicated on Plan No. 1319 dated 27/12/2013, which was submitted with the application;
 - (d) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage, and
 - (e) that no kitchen may be constructed in the maid's quarters.
2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above conditions of approval.



Sliding fit into recess to be built with brickwork

E-02

S-06



0. Ground Floor 1:100

Departure Application Amendment

21/2/2015

To Whom It May Concern,

I, Chris Wilhelm Alheit (ID 8110225049088), owner of number 2 Green Street, Onrus (Erf 2866), would hereby like to amend the specifics detail of our departure application. The application was first lodged in October 2014.

Upon consulting with the Hermanus Municipality, and giving the matter some thought, we would like to amend our formal request. Our previous application was that we would like to be allowed to change the use of the structure in question from "storage" to that of a "guest cottage". We now feel that it would be more appropriate for our needs to apply for the change of use to that of a "maid's quarters".

In converting this storage to a "maid's quarters", we would like equip it with a small toilet and shower as indicated on the plans.

By way of additional motivation, this change will have no impact on the external appearance of the property at all. Added to this fact, the structure is also largely shielded from being visible from the road by shrubs and trees. We also believe that the added usable "maids quarters" will increase the value of the property; therefore have an overall positive impact on all the surrounding properties in our neighbourhood.

Thank you for considering the amendment to our request.

Yours Sincerely,

Chris Alheit



**AGENDA of the
Portfolio Committee : Infrastructure & Planning
21 April 2015
(Also the agenda for the Mayoral Committee Meeting : 29 April 2015)**

**13. ERF 2414, 17 KABELJOU STREET, PEARLY BEACH, OVERSTRAND
MUNICIPAL AREA : PROPOSED DEPARTURE : JJ JOUBERT**

Erf 2414 GPB (2639)

P Roux

(028) 313 8900

Hermanus Administration

4 March 2015

RESOLVED :

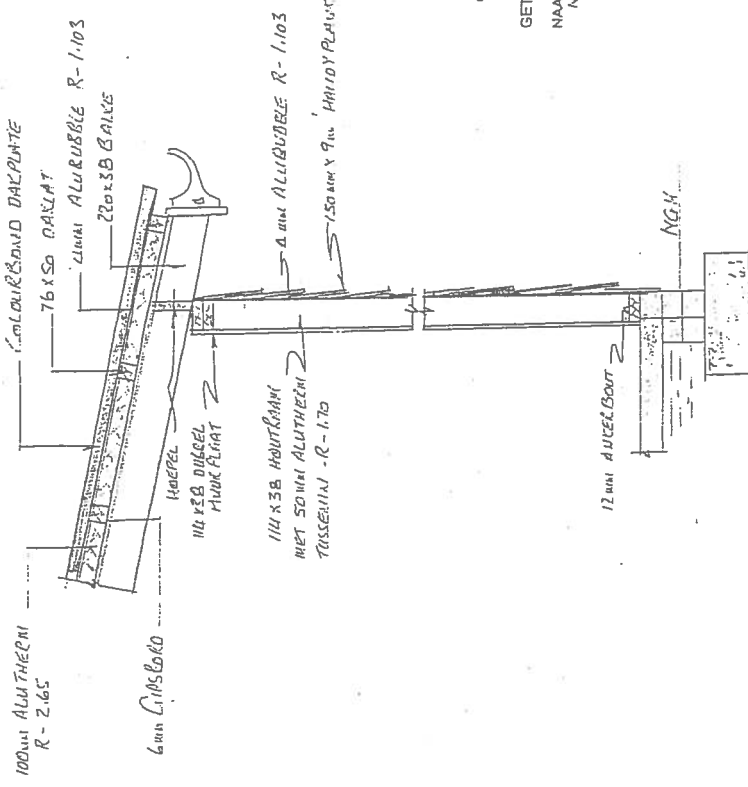
1. that in terms of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), the application for a departure from the Pearly Beach Resort Development Rules on Erf 2414, Pearly Beach in order to relax the rear building line from 1m to 0,8m in order to enclose the existing caravan on the property, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the building line as indicated on plan no. JJ.28/14 dated 14/06/2014, as submitted with the application;
 - (b) that building plans, be submitted to the Building Department for approval;
 - (c) that all building work should comply with SANS 10400;
 - (d) that the condition laid down by Fire Services, be complied with;
 - (e) that this approval does not absolve the applicant from compliance with any other relevant legislation, and
 - (f) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with.
2. that the applicant be notified of his right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.



LIGGINGSPLAN / LOCALITY PLAN
 Erf 2414 Pearly Beach

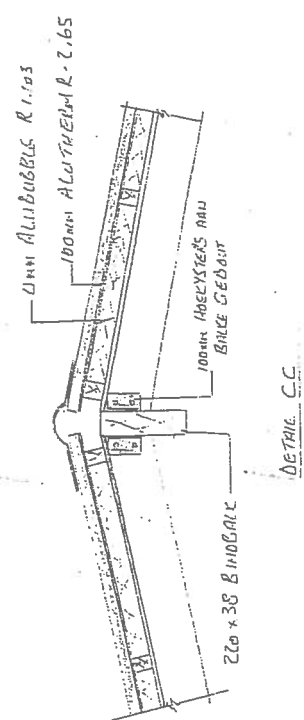
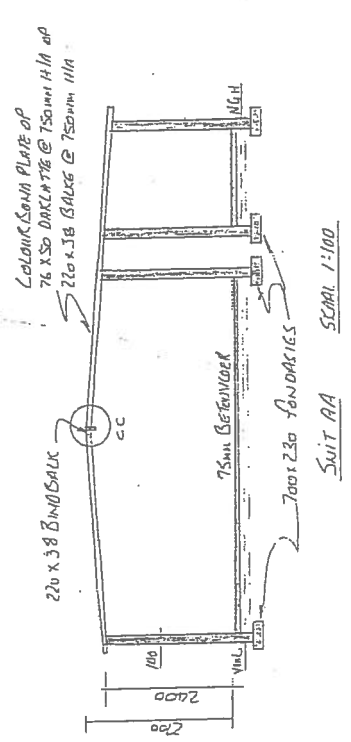


TOTAL R WAARDE - R-3.75



GETEKEN: *[Signature]*
 NAAM: NS. PEART
 HEBICH STRANDOORD H.E.V.
 DATUM: 19 6 14

DETAIL SB





Die Munisipale bestuurder
Overstrand Munisipaliteit
Stadsbeplanning
Gansbaai

TP-ATheart
(S vld Merwe)

J.J. JOUBERT
Kabeljoustraat 17
Pearly Beach Oord
18 Junie 2014

**Insake: Erf 2414 – Kabeljoustraat 17, Pearly Beach Oord
Aansoek om afwyking**

1. Erf 2414, Pearly Beach Oord, geleë te Kabeljoustraat 17 en 181 m² groot, is vir Oordsone 11 doeleindes gesoneer, Die eiendom is ontwikkel met 'n bestaande woning en karavaan van 44,7m². Die woning word vir vakansie doeleindes gebruik.
2. In terme van die ontwikkelings reëls moet 'n karavaan verwyder of toegebou word. In hierdie geval word die karavaan toegebou. Aangesien die karavaan reeds op die boulyn staan en toe gebou word, sal die boulyn oorskryding 200mm wees. Sien aangehegte plan.

Aansoek word gedoen vir 'n boulyn verslapping vanaf 1m tot 800mm. Die oorskryding is minimaal van aard en die boulyn oorskryding sal geen negatiewe impak op die omliggende eienaars of hul regte hê nie.

Goedgunstige oorweging in die verband sal waardeer word.

Die uwe,

.....
J.J. JOUBERT

FILE NO:	EL 2414-PB
SCAN NO:	18
COLLABORATOR NO:	650012



Town Planning Internal Memo

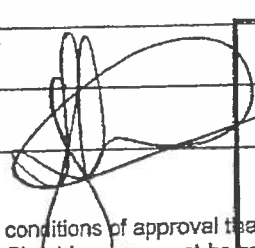
Enquiries: S W van der Merwe (Senior Town Planner)
 Applicant: J J Joubert
 File Reference: 2657
 Date: 31 Oktober 2014 Comment By: 12 November 2014
 TO:

INTERNAL & EXTERNAL DEPARTMENTS CIRCULATION							
INTERNAL DEPT	✓	Req	Rec		✓	Req	Rec
Operational (Jan Nel - GB)				Traffic Dept.			
Electrical (Danie Maree - GB)				Building Dept. (R Dickson - GB)	X	31/10	
Environmental Officer (B Kondokter - GB)				Fire Depart. (Joe Schoeman)	X	31/10	
Health Dept. (Chantal Adams)				Engineering Services (D Hendriks)			
Ward Councillor				Area Manager			

SUBJECT: Erf 2414 Pearly Beach
 PROPOSAL: Departure (Building line encroachment)
 ATTACHED: Notice, locality plan, lay out plan, motivation

COMMENT ON THE PROPOSAL:

- ① The enclosure must provide minimum 30 minute fire resistance in accordance with Table 14 - SANS 104007:2011
- ② Openings in wall encroaching to 0.8m may not exceed 5m² in total.


OVERSTRAND FIRE SERVICES
 2615-01-03
D/O SCHOEMAN

Kindly provide your comment (with specific reference to any conditions of approval that should be imposed) in this space, provided or in a separate Memo by not later than the date stipulated. Should no comment be received, it will be assumed that you have no objection to the proposal (and where appropriate Mayco will be informed accordingly).