



MUNISIPALITEIT OVERSTRAND
ERF 303, KUSWEG 59, GANSBAAI: AANSOEK
OM OPHEFFING VAN BEPERKENDE
TITELAKTEVOORWAARDES EN AFWYKING :
INTERACTIVE TOWN AND REGIONAL
PLANNERS NAMENS ERF 1713 GANSBAAI CC

Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoeke wat ontvang is van toepassing op bogenoemde erf, naamlik:

Opheffing Van Beperkende Titelaaktevoorwaardes

Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titelaktevoorwaarde: C.(d) soos vervat in Titelakte T32561/2016.

Afwyking

Aansoek om afwyking ingevolge Artikel 16(2)(b) van die Verordening vir die volgende:

- verslapping van die straat boulyn vanaf 4m na 1.78m; en
- verslapping van die suidelike boulyn vanaf 2m na 0m om die voorgestelde balkon te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement Stadsbeplanning te Patersonstraat 16, Hermanus en by die Gansbaai Biblioteek, Hoofweg, Gansbaai.

Enige kommentare moet skriftelik ingedien word ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za bereik voor of op **10 September 2021**, met u naam, adres en kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mnr. SW. Van der Merwe** by 028-3138900. Die Munisipaliteit mag weier om kommentare 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 formuleer.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, **HERMANUS**, 7200

Munisipale Kennisgewing Nr. 99/2021

OVERSTRAND MUNICIPALITY
ERF 303, 59 KUS ROAD, GANSBAAI:
APPLICATION FOR REMOVAL OF
RESTRICTIVE TITLE DEED CONDITIONS AND
DEPARTURE: INTERACTIVE TOWN AND
REGIONAL PLANNERS ON BEHALF OF ERF
1713 GANSBAAI CC

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that the following applications have been received applicable to above-mentioned erf, namely:

Removal of Restrictive Title Deed Conditions

Application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed condition: C.(d) as contained in Title Deed T32561/2016.

Departures

Application for departure in terms of Section 16(2)(b) of the By-Law for the following:

- relaxation of the street building line from 4m to 1.78m; and
- relaxation of the southern building line from 2m to 0m to accommodate the proposed balcony.

Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department Town Planning at 16 Paterson Street, Hermanus and at the 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 / (f) 0283132093 / (e) alida@overstrand.gov.za on or before **10 September 2021**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Senior Town Planner, Mr. SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comment 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.

Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Municipal Notice No.99/2021

UMASIPALA WASE-OVERSTRAND
ISIZA 303, 59 KUS ROAD, EGANSBAAI
SICELO SOKUSUSWA KWEZITHINTELO
NGOKWEMIGAQO YEEMKO
NOKUPHAMBUKA: INTERACTIVE TOWN AND
REGIONAL PLANNERS EGAMENI LIKA ERF 1713
GANSBAAI CC

Esi saziso sikhutshwa ngokwemiqathango yeSoloty 47 no 48 loMthethwana kaMasipala waseOverstrand woYilo lokuSetyenziswa koMhlaba (uMthethwana) wowama-2020 ngokwezicelo ezichazwe ngezantsi esicapazela iSiza 303, 59 Kus Road, eGansbaai:

Isicelo sokushenxiswa kwemiqathango veemeko

Isicelo ngokweSoloty 16(2)(f) lalo Mthethwana sokususwa kwezithintelo ngokwemigaqo yeemeko ngokwemihlathi: C(d) njengoko kuqulawte kwiTitle Deed T32561/2016.

Ukuphambuka

Isicelo sokuphambuka ngokweSoloty 16(2)(b) lalo Mthethwana ukuvumela okulandelayo:

- Ukuyekiswa kwelayini yesimalato ukusuka kwi-4m ukuya kwi-1.78; kwaye
- Ukunyenysiswa komda wesakhiwo osemazantsi ukusuka kwi-2m ukuya kwi-0m ukulungiselela ibhalkhoni ecetywayo.


linkcukacha mayela nesindululo siyafumaneka ukuze sihlolwe phakathi evekini ngamaxesho omsebenzi ukusuka kwintsimbi ye08:00 ukuya kweye16:30 kwiSebe: izicwangciso Zedolophu kwanombolo 16 Paterson Street, eHermanus nakwithaia lencwadib eGansbaai, Main Road, eGansbaai.


Naziphi na izimvo ezibhaliweyo zingangeniswa ngokwezibonelelo zamaSoloty ama-51 nama-52 kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za ngoLwesihlanu okanye ngaphambi koLwesihlanu, **10 uSeptemba 2021**, ukhankanye igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Imibuzo ngefowuni ingabhekiswa **kuMphathi kuCwangciso lweDolophu, uMnu. Mr. SW van der Merwe** ku-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvula. Nabani na ongakwazi ukufunda okanye ukubhala angaya kwiCandelo leDolophu apho igosa likamasipala liza kumnceda avakalise izimvo zakhe ngokusemthethweni UMLawuli kaMasipala, Masipala waseOverstrand, P.O. Box 20, **HERMANUS**, 7200

Inothi kaMasipala. 99/2021

PROJECT
Erf 303 Gansbaai

TITLE
Locality Plan
Local Context

 Application Area



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OF THE CLIENT.

DATE: 2018/05/15
CHECKED BY: [Name]
DRAWN BY: [Name]
SCALE: A4
PROJECT NUMBER: 0001
DRAWING NUMBER: A41

Interactive Town & Regional Planning
Andre Winkler PEng 48727846
B.A. in Town and Regional Planning
10 years experience in the industry
Cell phone: 082 486 2480
Email: winkler@mat.com




Local Context
A4 Scale 1 : 2000

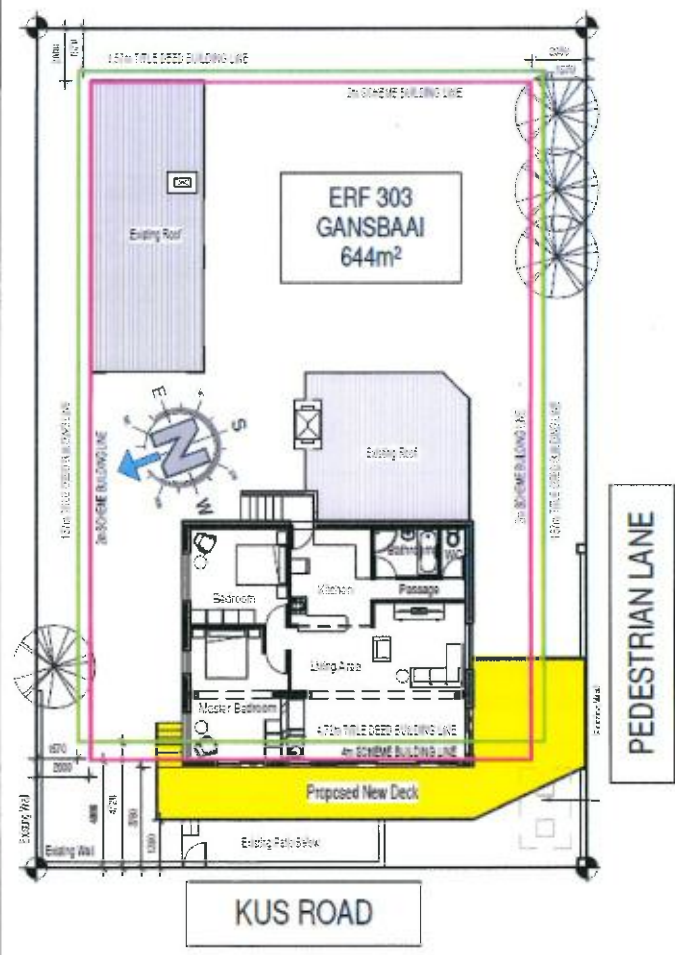
1. Introduction

<p>a. Brief</p> <p>Refer to Annexure A for the Power of Attorney.</p>	<p>Interactive Town and Regional Planning was appointed by the owner of the property, Erf 1713 Gansbaai CC to prepare and submit an application for the <u>removal of restrictive title deed condition and building line departures to allow for a proposed balcony on Erf 303, Gansbaai, in terms of Chapter IV, Section 16.2(b)&(f) of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020.</u></p>
<p>b. Background</p>	<p>The application area consists of an existing approved two-storey dwelling on a single residential zoned erf in Gansbaai.</p> <p>The owner wishes to construct a balcony on the first floor which will exceed two of the relevant Land Use Management Scheme, 2020 building lines as well as title deed building lines.</p> <p>Subsequently, the application for two building line departures as well as for a removal of the restrictive title deed condition, are hereby made.</p> <p>The existing building as built by a previous owner also exceeds the title deed and zoning scheme building lines. All existing buildings have been approved. (Refer to Annexure J for the approved building plans)</p>

<p>c. Development Objective & Application Proposal</p>	<p>The development objective is to construct a balcony on the first floor of the property. The balcony is proposed up to the southern side boundary and 1.78m from the street boundary.</p> <p>Therefore, the following application proposals are triggered:</p> <ul style="list-style-type: none"> • Removal of title deed building line restrictions. • Departure for relaxing the 2m southern side boundary to 0m • Departure for relaxing the western 4m street building line to 1.78m
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Title deed building lines

Zoning Scheme building lines



Proposed balcony

Figure 1: Development Proposal

2. The Application

<p>a. Analysis: Title Deed</p> <p>Refer to Annexure D for the Conveyancer Certificate.</p>	<p>The Conveyancer Monica Korf from Virtual Lawyers issued a certificate confirming that there is a title deed condition that <u>restricts</u> the development proposal.</p> <p>The restrictive title deed condition is condition C.(d) of Title Deed T32561/2016 and reads as follows:</p> <p>C. SUBJECT to the following condition contained In said Deed of Transfer No T5851/1947 imposed by the Administrator of the Cape Province when approving Gansbaai Township Extension No 2, namely: As being in favour of the registered owner of any Erf In the Township and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No. 33 of 1934:-</p> <p style="padding-left: 40px;">(d) That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4.72 metres to the street line which forms a boundary of this erf. No such building or structure shall be situated within 1,57 metres of the lateral boundary common to any adjoining erf.</p>				
<p>b. Analysis: Development Criteria:</p> <p>The development parameters for Erf 303 Gansbaai, Overstrand as per the Overstrand Land Use Scheme Regulations, 2020, are summarised as follows:</p>	Parameters	Existing Zoning	Proposal	Comments	
	Zoning	Residential Zone 1: Single Residential	Residential Zone 1: Single Residential	Consistent	
	Primary Uses	Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering.	Dwelling house	Consistent	
	Consent Uses	Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture.	None	Consistent	
	Coverage	50%	35%	Consistent	
	Height	8m	±6.2m	Consistent	
	Building Lines	Street	4m	1.78m	Application includes a departure
		Common	2m	0m south 2m north	Application includes a departure
		Rear	2m	2m	Consistent
	Parking	2 bays per dwelling unit	2 bays	Consistent	
<p>c. Application</p>	<p>Application is hereby made in terms of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020 for:</p> <ul style="list-style-type: none"> Removal of restrictive title deed condition C.(d) from Title Deed T32561/2016 in terms of Chapter IV, Section 16.2(f). Departure to relax the street building line from 4m to 1.78m in terms of Chapter IV, Section 16.2(b). Departure to relax the southern side building line from 2m to 0m in terms of Chapter IV, Section 16.2(b). 				

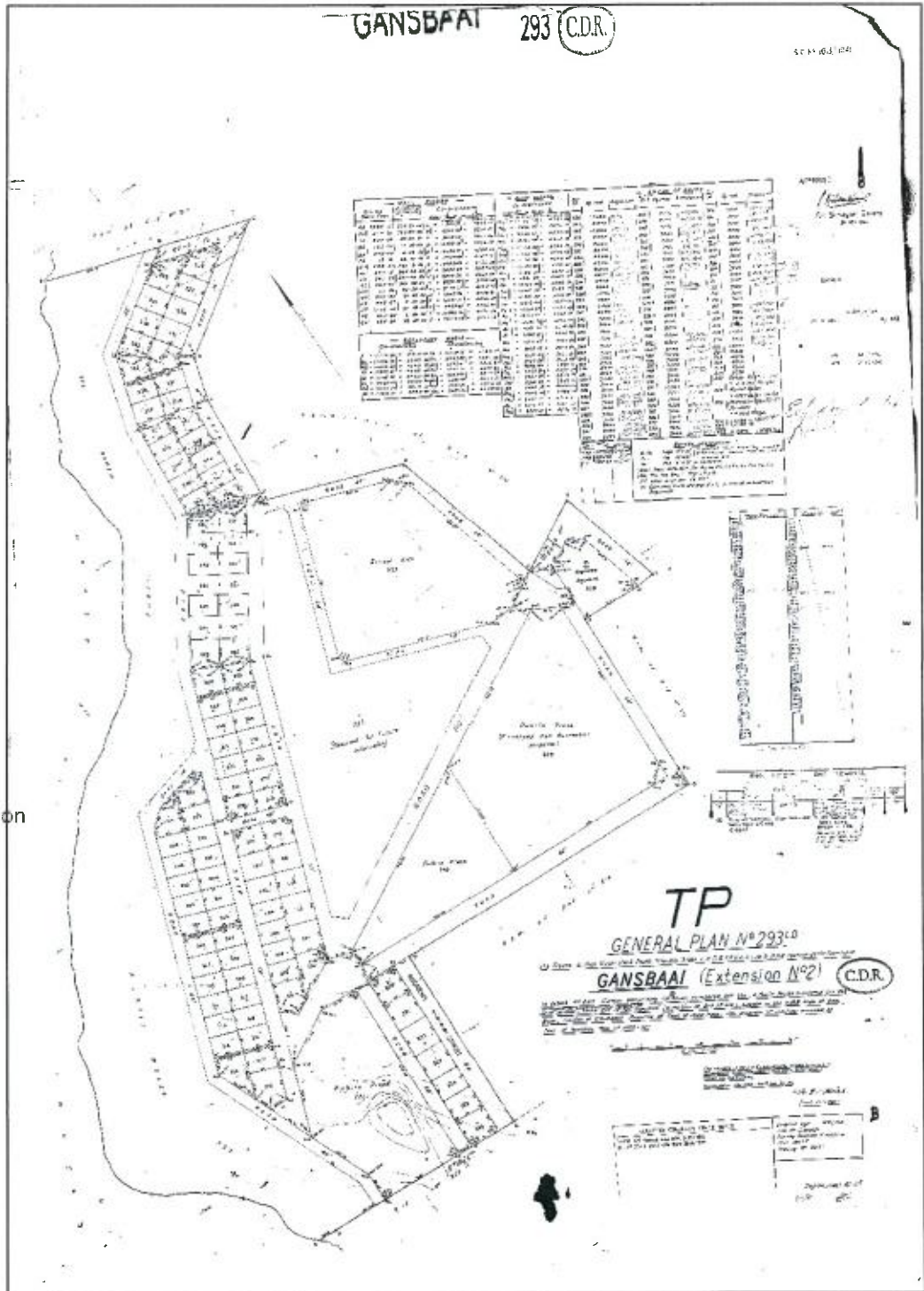
3. Contextual Site Information

a. Property Description

Property	Extent	Title Deed	Registered Owner
Erf 303 Gansbaai	644m ²	T32561/2016	Erf 1713 Gansbaai CC

Refer to **Annexure E** for the SG Diagrams, **Annexure B** for the Title Deed of Erf 303 Gansbaai

The following Surveyor General Plans reflect the application site:



Application Area

Figure 2: Extracts of the Surveyor General Plans of the application site

b. Location:

For the Locality Plans refer to Annexure F.

Regional Context:

Within the regional context, the application area is located within Gansbaai, approximately 20km southeast of Hermanus. Gansbaai is a coastal town and functions as a popular residential, holiday and retirement town within the Overstrand Municipal area.

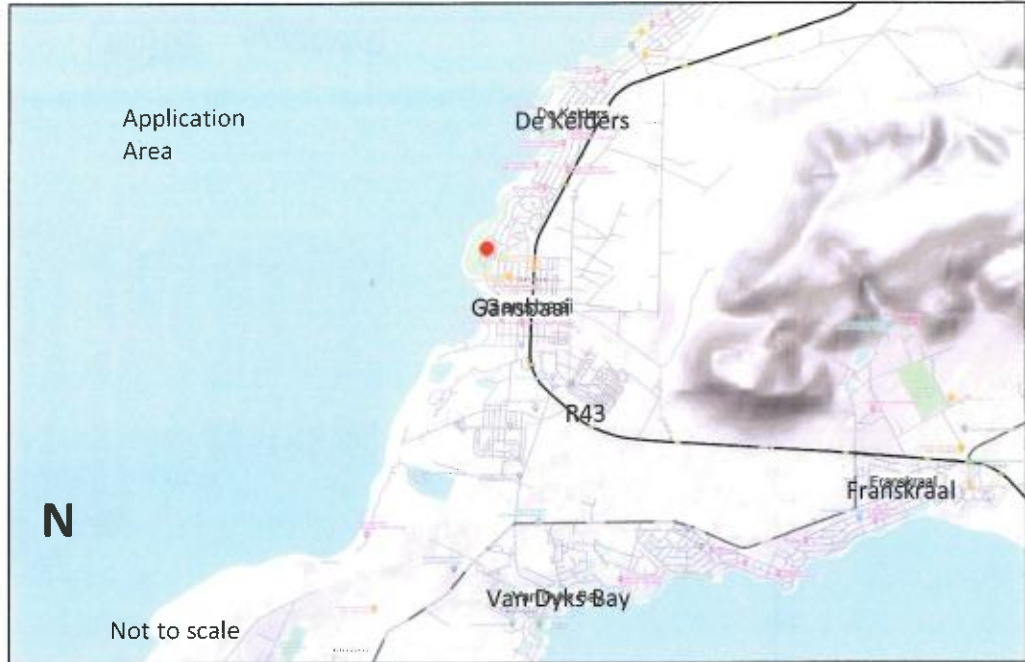


Figure 3: Locality Plan – Regional Context

Local Context:

Within the local context the application area is located at 57 Kus Road, Gansbaai. The application area is less than 1km from the centre of Gansbaai CBD.



Figure 4: Locality Plan – Local Context

c. Land Use:

Refer to the Land Use Plan attached as **Annexure H.**

Erf 303 Gansbaai is a single residential zoned property and is surrounded by single residential properties and open space. The proposal is consistent with the land use of the area.



Figure 5: Land use plan based on a 2020 aerial photo

d. Zoning:

Refer to the zoning map attached as **Annexure G.**

The application area, Erf 303, Gansbaai is zoned Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone 1: Single Residential as well. A narrow strip of land between the application area and Erf 1071, the neighbouring erf to the south thereof, is zoned Open Space Zone 2: Public Open Space. The proposal is consistent with the zoning of the area.

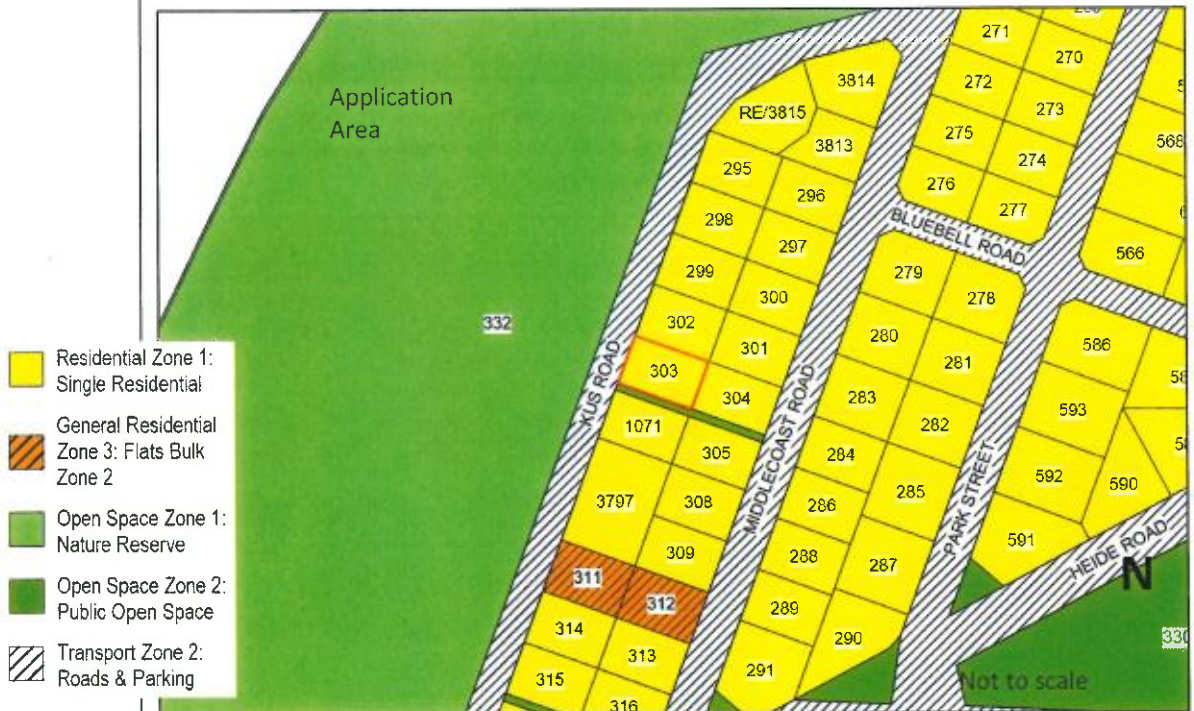


Figure 6: Overstrand online zoning viewer extract

e. Spatial Planning Policy

The following policy guidelines from the following relevant policy documents are applicable to the application area.

- **Overstrand Municipality Spatial Development Framework 2020**

The SDF is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, cities, towns and residential areas.

The application area is within an Urban Development and Coastal Protection Zone.



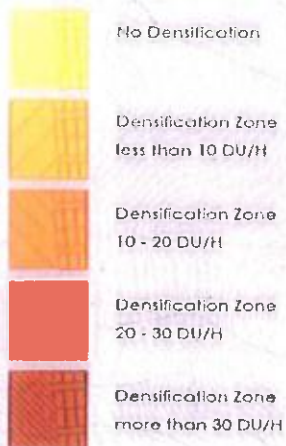
Figure 7: 2020 MSDF Spatial Proposal Gansbaai

The application proposal which proposes the construction of a balcony on a single residential erf, is **consistent** with the Overstrand Municipality Spatial Development Framework 2020.

- **Overstrand Municipality Growth Management Strategy, 2010**

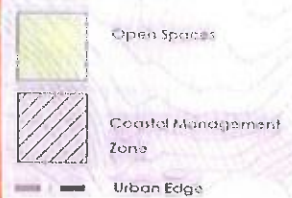
According to the Overstrand Municipality Growth Management Strategy, 2010 the application area is within a 10 to 20 Dwelling Units Per Hectare Densification Zone and located outside the identified Coastal Management Zone.

3. DENSIFICATION GRADING

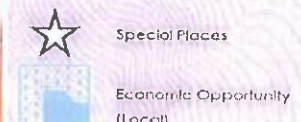


Application Area

1. SENSITIVE AREAS



2. DEVELOPMENT CATALYSTS



4. LAND USE



Figure 8: Extract from the Overstrand Municipality Growth Management Strategy, 2010

As only the construction of a balcony is proposed and therefore, no densification is applicable and the application is subsequently **consistent** with the Overstrand Municipality Growth Management Strategy, 2010.

4. Motivation

Motivation for the application:

Refer to **Annexure I** for the Site Plan.

Title deed building lines

Zoning Scheme building lines

a. Introduction & Background:

The application area consists of an existing approved two-storey dwelling on a 644m² single residential erf, situated at number 57 Coast Road, Gansbaai. (Refer to Annexure J for the approved building plans)

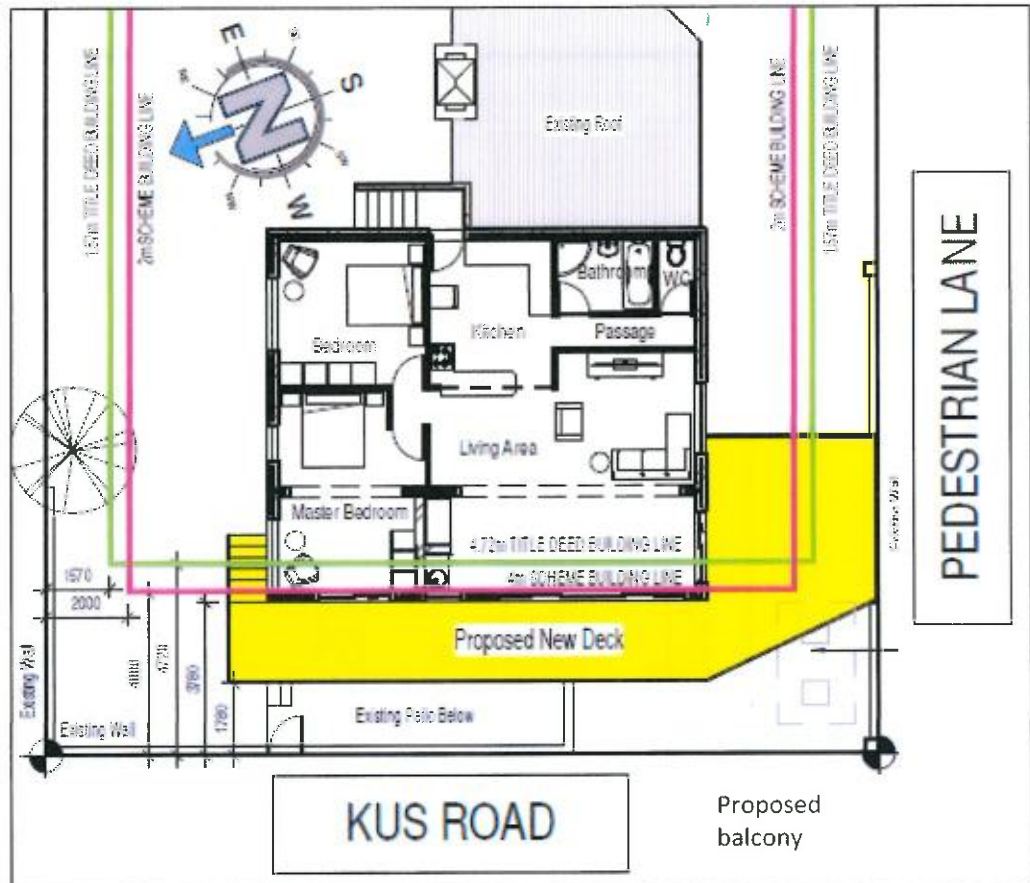


Figure 9: Proposal illustration

The owner wishes to construct a balcony on the first floor of the dwelling which will exceed the following building lines:

- the 2m Land Use Scheme, 2020 southern side building line by 2m up to the southern side boundary, thus up to 0m,
- the 4m Land Use Scheme, 2020 street building line by 2.22m up to 1.78m from the street boundary, as well as
- the 4.72m title deed street building line by 2.72m up to 1.78m from the street boundary.
- the 1.57m title deed side building line by 1.57m up to 0m from the street boundary.

Subsequently, the submission of this application for the following:

- a departure to relax the southern side 2m building line to 0m
- a departure to relax the western 4m street building line to 1.78m
- a removal of restrictive title deed condition to relax the 4.72m title deed street building line to 1.78m and title deed side building line from 1.57m to 0m

The purpose of the application proposal is to accommodate the portions of the proposed balcony which exceed the above-mentioned building lines.

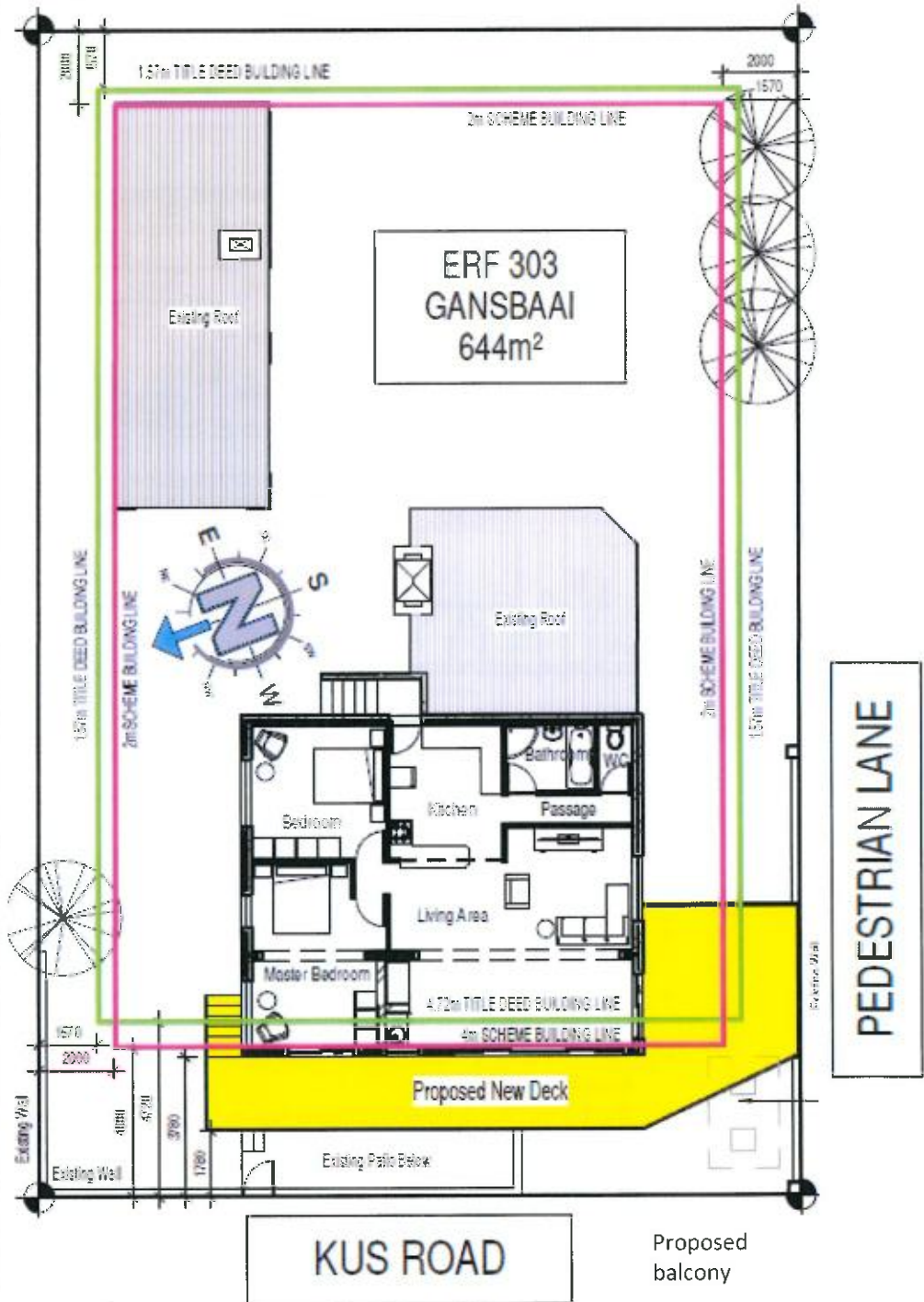
b. Proposal

The proposal is to construct a balcony on the first floor of the property to add recreational space to the existing dwelling, as illustrated in Figure 10 below. The balcony is proposed up to the southern side boundary and 2m from the street boundary.

According to the Land Use Scheme, 2020, regulations, the permitted side building lines are 2m and the permitted street building line is 4m for the application area.

Title deed building lines

Zoning Scheme building lines



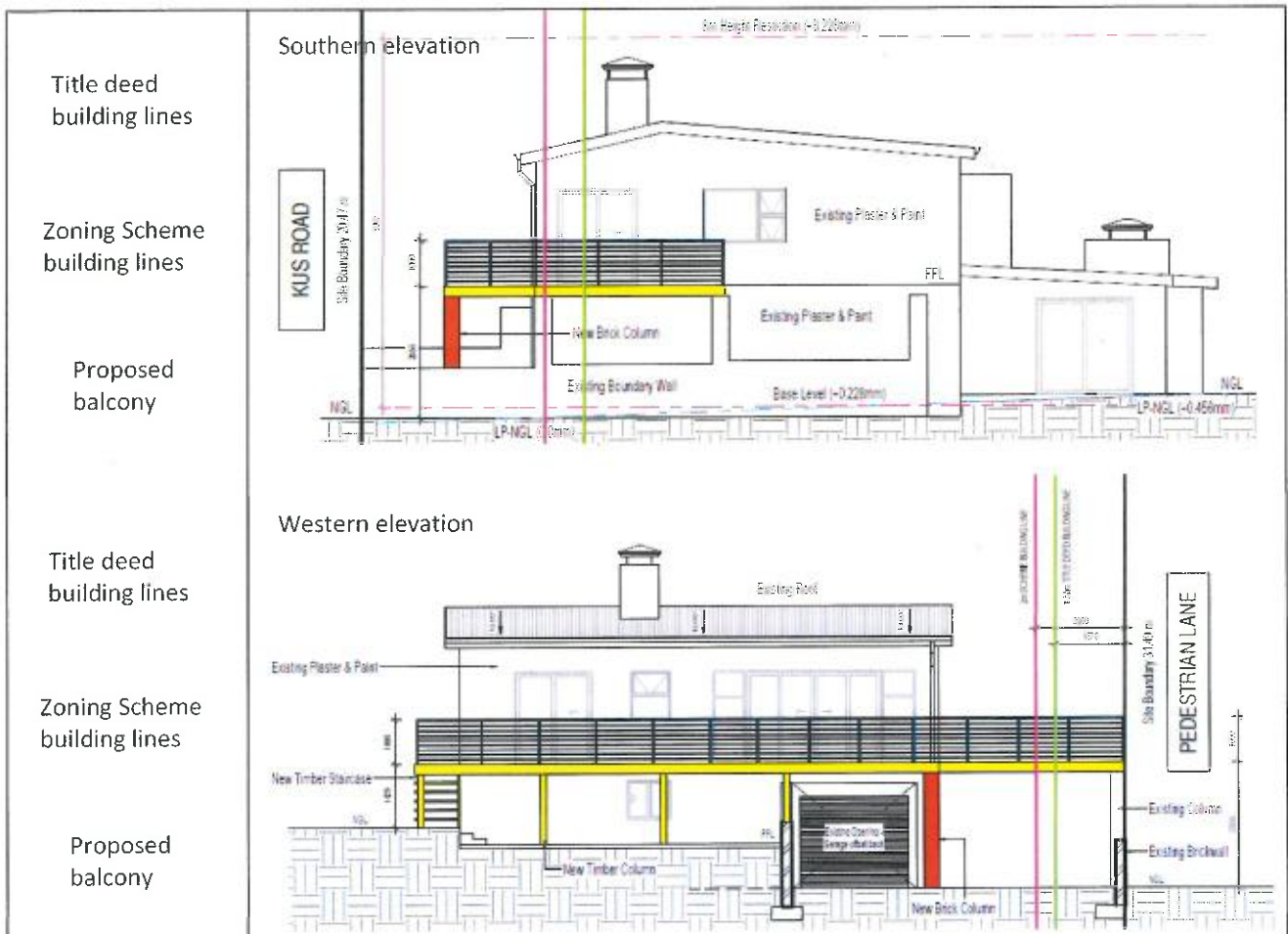


Figure 10: Plan extracts

Furthermore, a restrictive title deed condition exists for the application area, namely condition C.(d) of Title Deed T32561/2016 which requires a street building line of 4.72m and which reads as follows:

C. SUBJECT to the following condition contained in said Deed of Transfer No T5851/1947 imposed by the Administrator of the Cape Province when approving Gansbaai Township Extension No 2, namely: As being in favour of the registered owner of any Erf in the Township and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No. 33 of 1934:-

(d) That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4.72 metres to the street line which forms a boundary of this erf. No such building or structure shall be situated within 1,57 metres of the lateral boundary common to any adjoining erf.

Therefore, to be able to construct the proposed balcony, the application proposal is for the following:

- Removal of restrictive title deed condition C.(d) from Title Deed T32561/2016
- Departure to relax the western street building line from 4m to 1.78m
- Departure to relax the southern side building line from 2m to 0m

➤ Removal of restrictive title deed condition C.(d) from Title Deed T32561/2016

The portion of the proposed balcony which will exceed the street building line up to 1.78m from the street boundary is **not** foreseen to cause any unsafe street conditions or impact on any potential future road widening. The reasons for this are that the proposed balcony will be situated on the 1st floor, thus overhanging the ground floor and will still be located at a distance of approximately 4m from the tarred street surface.

Below follows an evaluation of the proposal in terms of Section 35(4) of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020:

The application proposal has been evaluated in terms of Section 35(4) of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020 regarding personal and social benefits which are foreseen to result from the removal versus non-removal of the restrictive title deed conditions and the following conclusions were made:

- Financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement

No material financial or other value of the rights in terms of the restrictive condition enjoyed by the owner, are evident.

- Personal benefits which accrue to the holder of rights in terms of the restrictive condition

No material personal benefits which accrue to the holder of rights in terms of the restrictive condition, are evident.

- Personal benefits which will accrue to the person seeking the removal of the restrictive condition

The property owner will be allowed to construct a balcony for recreational purposes on the first floor of the property which will potentially increase the residents' quality of life.

Improvement to the property may lead to the potential increase in property value

- The social benefit of the restrictive condition remaining in place in its existing form

No material social benefits to the restrictive conditions remaining in place in its existing form, are evident.

- The social benefit of the removal or amendment of the restrictive condition

The social benefits of the removal of the restrictive conditions are considered as follows:

On a small and accumulative scale, the permitted improvement would potentially contribute to improving the general lifestyle condition and increase the average property value of the area.

- Will the removal, suspension or amendment of the restrictive condition completely remove all rights enjoyed by the beneficiary or only some of those rights

The only right which will be removed is that the construction of a balcony will be allowed up to 1.78m from the street boundary in lieu of 4.72 metres from the street boundary and 0m from the southern side boundary in lieu of 1.57m. The construction of the balcony will be subject to all the relevant building regulations and all other relevant Development Management Scheme, 2020 regulations and title deed restrictions, other than the subject departures and restrictive condition for which a removal is being applied.

➤ Departure to relax the street building line from 4m to 1.78m

The portion of the proposed balcony which will exceed the street building line up to 1.78m from the street boundary, is **not** foreseen to cause any unsafe street conditions or impact on any potential future road widening, as it will be situated on the 1st floor, thus overhanging the ground floor and the ground floor level will still be located at a distance of approximately 4m from the tarred street surface.

➤ Departure to relax the southern side building line from 2m to 0m

The portion of the proposed balcony which will exceed the southern side building line up to 0m from the southern boundary is **not** foreseen to cause any visual impact or any intrusion on the privacy of the neighbouring property to the south thereof, due to the following reasons:

- Only a relatively short distance of the balcony exceeds the side building line.
- The neighbouring dwelling is set back further from the street than is the dwelling on the application area.
- An approximately 3.1m buffer zone of Public Open Space exists between the application area and the neighbouring erf and the neighbouring dwelling is situated approximately 2m away from its own erf boundary.
- The balcony will have a partially permeable balustrade.

In terms of shade and sun, the encroachment of the proposed balcony will not make any material difference to the erf adjacent to the south due to the existence of the public open space between the two erven as well as the distance between the neighbouring dwelling and the dwelling on the application area.

Access to the application area for emergency purposes would still be available regardless of the departure for relaxation of the southern side building line.

c. Desirability of the proposal

The application proposal is considered **desirable** for the following reasons:

- The proposal is in accordance with the relevant spatial planning legislation for the area.
- The proposal is practical and functional and will potentially improve the quality of life of the residents by providing access to an additional recreational space which incorporates ocean views and mountain views.
- Improvement to the property may lead to the potential increase in property value of the application area and on a small and accumulative scale contribute to an increase in the average property value of the area
- The relaxation of the building lines will not cause any negative visual impact, unsafe conditions, obstruction of sunlight or views or intrusion on privacy for the adjacent properties or for the application area.
- Access to the application area for emergency purposes will still be accommodated.
- Therefore, the land will be used optimally to provide a satisfactory residential environment and to cater for a full range of residential needs, will be in accordance with the statutory requirements of the municipality and will be without any foreseen negative impact on the surroundings or on the application erf.

d. Planning Principles

The application has also been analyzed for consistency with the planning principles prescribed by the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) and also the Western Cape Land Use Planning Act, 2014 (LUPA) and the following conclusions were made:

	<p>(i) Spatial Justice which refers to the need for redressing the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services and land.</p> <p>Possible results of the development</p> <p>The proposal will not in any way contribute to the perpetuation of past apartheid spatial development imbalances as the application proposal will accommodate only the addition of a proposed balcony to the existing approved single residential zoned dwelling.</p> <p>The application is consistent with spatial justice.</p> <p>(ii) Spatial Sustainability which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.</p> <p>Possible results of the development</p> <p>The proposal will allow for the addition of a proposed balcony to the existing approved single residential dwelling within the urban edge and will therefore have no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas.</p> <p>The application can thus be deemed to be spatially sustainable.</p> <p>(iii) Efficiency which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.</p> <p>Possible results of the development</p> <p>The proposal will optimize the property by adding a balcony for recreational purposes which should benefit the quality of life of the occupants, improve the dwelling and add value to the property, all in an efficient manner and without any negative impact foreseen on the surrounding area.</p> <p>The application is consistent with the efficiency principle.</p> <p>(iv) Spatial Resilience which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.</p> <p>Possible results of the development</p> <p>The proposed development will not lead to any economical and/or environmental shocks as the application allows for a proposed addition of a balcony to the existing approved single residential zoned dwelling within a residential suburb.</p> <p>The application is consistent with the principle of spatial resilience.</p> <p>(v) Good Administration which, 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 that a joint planning approach is pursued.</p> <p>Possible results of the development</p> <p>Consultive practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the Government and the general public to participate in the eventual decision-making process.</p> <p>The application is consistent with the principle of good administration.</p>
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5. Conclusion

Approval of the application will be considered to represent a support for a practical, optimal solution to the owner's need for additional recreational space which incorporates ocean views. At the same time, the proposal is not foreseen to negatively impact on the surrounding area or on the application area, but rather potentially contribute to the increase in property value of the application area and of surrounding properties.

Therefore, the application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities.

It is therefore recommended that the application **be approved** in terms of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020, as follows:

- Removal of restrictive title deed condition C.(d) from Title Deed T32561/2016, in terms of Chapter IV, Section 16.2(f).
- Departure to relax the street building line from 4m to 1.78m in terms of Chapter IV, Section 16.2(b).
- Departure to relax the southern side building line from 2m to 0m in terms of Chapter IV, Section 16.2(b).

PROJECT Erf 303 Gansbaai	TITLE Land Use Plan	<p>Application Area</p> <div style="display: flex; justify-content: space-around;"> <div style="border: 2px solid red; width: 20px; height: 10px; display: inline-block;"></div> Application Area</div> <div style="background-color: yellow; width: 20px; height: 10px; display: inline-block;"></div> Residential
------------------------------------	-------------------------------	--



Land Use
A4 Scale 1 : 2000

INTERACTIVE TOWN & REGIONAL PLANNING
 24 Arie van der Merwe P.O. Box 40271985
 1910 Midway (from Mid Regional Planning)
 Tel: 021 251 2511
 Cell: 082 251 2540
 E-MAIL: info@interactive-qr.com

CHIMNEY COWL TO MANUFACTURES SPEC.

Plaster & Paint to Owners Spec.

HB: Height to be determined on site & verified by the Owner

11x20mm Wall plate

New lockwork to enclose steel beam

New Steel Beam Position - According to Engineers Specification (254x165mm)

Openings in Balustrade - Min. 100mm According to SANS 10400 Part D & M

Existing Staircase to be Demolished

FFL of Existing Pile

TO COMPLY WITH PART V & T OF SANS 10400

0.53mm TCT in Class COLCORONUM™ ULTRA A2200 steel, metallic coating A2200 (minimum 200g/m² coating mass), Grade 6500 (minimum yield strength 550MPa) or 6300 (minimum yield strength 300 MPa), super polymer joint system. 25um on laps and 10um on rivets/side. Fasteners to comply with Australian Standard Class 4. Flashing or ridge capping should be manufactured from the same material as used for the roofing & is per SANS 10400 Part L - To Specialist Specification.

Ref. to Roof Isolation Detail

New Steel Beam Position - According to Engineers Specification (254x165mm)

Open void below area for storage or to be closed up with a B/C

Existing Timber Floor

Existing Timber Floor

Existing Concrete Slab

Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation

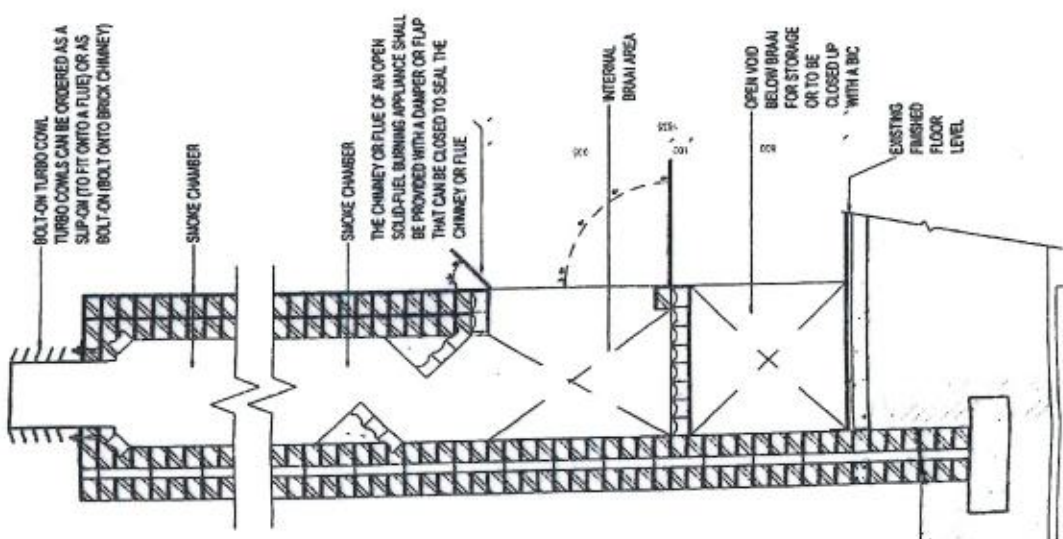
Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation

Existing Foundation



Section A/A
1 : 50

OVERSTRAND MUNICIPALITY

Building Plan No. 29793 is hereby approved in terms of the National Building Regulations and Building Standards Act No. 103 of 1977 and all other applicable laws by the Building Control Officer.

Date: 22.01.21
Approved in terms of the National Building Regulations and Building Standards Act No. 103 of 1977 and all other applicable laws by the Manager: Building Control

Date: 22.01.21

Proposed Additions to Erf 303 - Gansbaai (Mr AC Marais)

Section A/A & Chimney Detail

SECTION DESCRIPTION

SCALE: As indicated
DWG DATE: 2020/07/19
DWG: AK
PROJECT: 2020/1108 13 50 32

ACM/0102

Gerrieke Argieketonless Dienste
Johnan Gerrieke
Proprietor
Pretoria 001
Tel/Fax: 085 341 1650
Cell: 085 483 8554
LIV van SAIT 507023

No. _____
Date _____
Description _____
Revision Schedule _____

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GENERAL

- ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS.
- Materials are to have an L50 fire rating.
- Work to be done in accordance with the relevant standards and specifications.
- The drawing is NOT to be used for any other purpose without the written consent of the architect.
- All work is to be carried out in accordance with the relevant standards and specifications.
- All work is to be carried out in accordance with the relevant standards and specifications.
- Approved floor levels are to be used.
- Any discrepancies are to be reported to the architect immediately.
- Any changes to the drawing are to be approved by the architect.

LEGEND

- New Brickwork
- New Timberwork
- New Steel
- New Foundation/Concrete
- New Soil pipe
- New Waste Pipe
- New Stormwater Line

No.	Date	Description	By
1	2020/07/19	Issue for tender	JG

OVERSTRAND MUNICIPALITY

Building Plan No. 59793 is hereby approved in terms of the National Building Regulations and Building Standards Act No. 103 of 1977 and all other applicable laws by the Building Control Officer.

Date: 2020/07/19

Signature: [Signature]

Proposed Additions to Erf 303 - Gansbaai (Mr AC Marais)

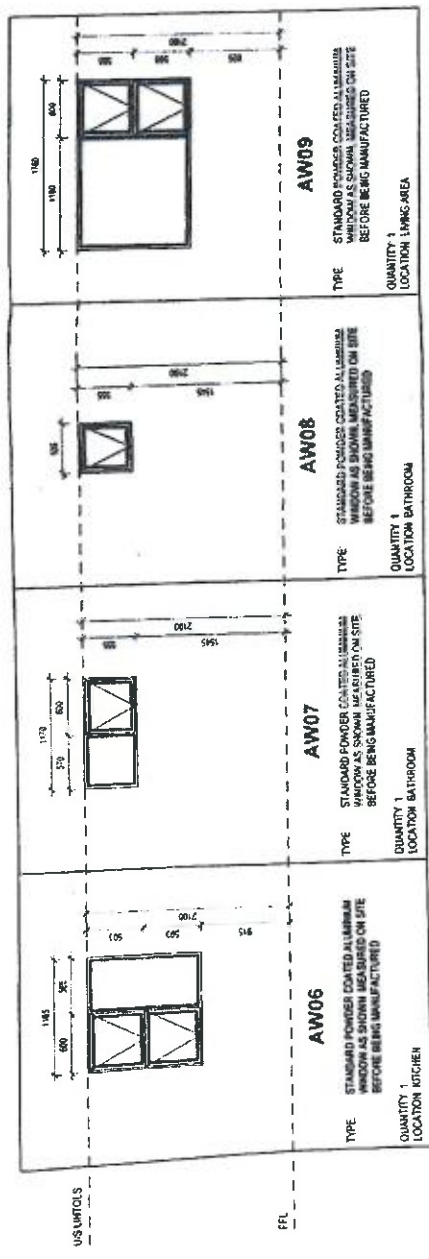
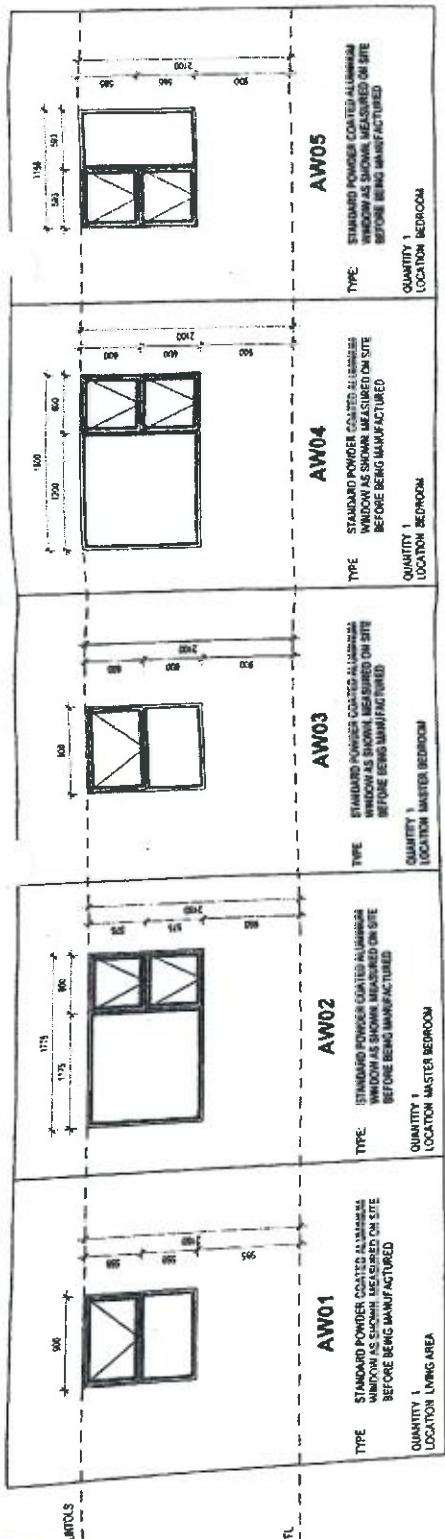
DESCRIPTION

Aluminium Window Schedule

SCALE	As Indicated
DRAWING DATE	2020/07/19
DRAWING #	ACM/0/03
REVISION #	
DRAWN	AK
CHECKED	JG
PLOT DATE	2020/11/05 13:57:32

Gericks Architectoniese Dienste
 Johan Gericks
 Pr Arch. Draught. (D2009)
 Postbus 302, Gansbaai 7220
 Telf: 082 304 1660 Fax: 082 453 8554
 g@gericks.co.za
 Ltd van SAIT - S07/023

PROFESSIONAL PERSON
 OVERSTRAND MUNICIPALITY
 Building Plan No. 59793 is hereby approved in terms of the National Building Regulations and Building Standards Act No. 103 of 1977 and all other applicable laws by the Building Control Officer.



ALUMINIUM NOTES

These are the technical specifications for the aluminium window schedule. All dimensions are in millimeters unless otherwise stated.

GLAZING: Clear or tinted glass as specified, unless otherwise stated. Minimum thickness to comply with SANS 1041 - Glass and SANS 1042 - Glass in buildings in accordance with AAAMSA requirements.

OTHER: All work to be done in accordance with the relevant standards and specifications. All materials to be used are to be approved by the architect.

GENERAL NOTES: All work to be done in accordance with the relevant standards and specifications. All materials to be used are to be approved by the architect.

WINDOW NOTE: ALL BATHROOM WINDOWS TO BE OPAQUE/ OBSCURE

GLAZING NOTE: ALL GLAZING REQUIREMENTS TO BE STRICTLY ADHERED TO

AAAMSA FENESTRATION
 South African Glass and Glazing Association

Aluminium Window Schedule

1 : 50

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GENERAL:

1. ALL WORK TO COMPLY WITH MATERIAL BUILDING REGULATIONS
2. Materials shall be taken from 1% floor area stress extraction
3. Vertical D.P.C. to all changes in floor levels
4. All dimensions are given to the structure or the outside of any work unless otherwise stated
5. All work shall be done in accordance with the latest editions of the relevant standards and specifications
6. All work shall be done in accordance with the latest editions of the relevant standards and specifications
7. All work shall be done in accordance with the latest editions of the relevant standards and specifications
8. All work shall be done in accordance with the latest editions of the relevant standards and specifications
9. Any discrepancies are to be reported to the office of the Architect
10. All painting is to comply with part 14 of the regs

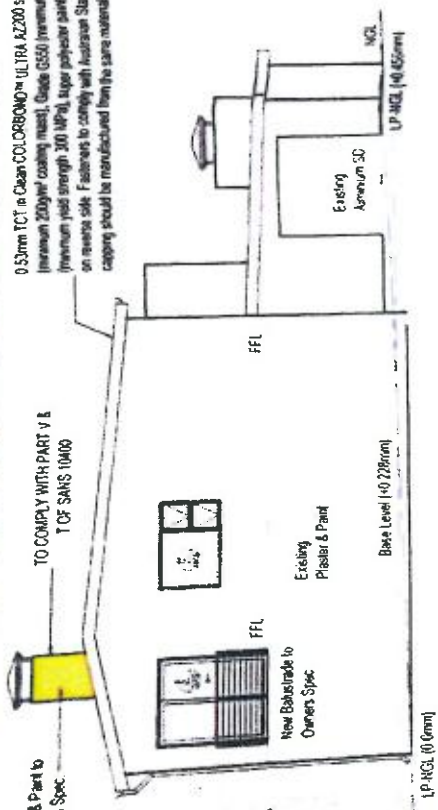
LEGEND:

- New Brickwork
- New Timberwork
- New Steel
- New Foundation/Concrete
- New Soil pipe
- New Waste Pipe
- New Stormwater Line

No.	Date	Description	By

0.53mm TCT in Clean COLOURBOND™ 10.17RA A2200 steel, metallic coating A2200 (minimum yield strength 300 MPa), upper polyester paint system. Zinc on top and 10µm on reverse side. Fasteners to comply with Australian Standard Class 4. Fixing or ridge capping should be manufactured from the same material as used for the roofing.

8m Height Restriction (4.228m)
TO COMPLY WITH PART V & T OF SANS 10400



South Elevation
1 : 100

OVERSTRAND MUNICIPALITY
Building Plan No. 3471925 is recommended in terms of the National Building Regulations and Building Standards Act No. 103 of 1977 and all other applicable law by the Building Control Officer.
Date: 2020/07/19
Approved in terms of the National Building Regulations and Building Standards Act No. 103 of 1977 and all other applicable law by the Manager, Building Control.

PROJECT
Proposed Additions to Erf 303 - Gansbaai (Mr AC Marais)

DESCRIPTION
Elevation Details

SCALE
1 : 100

DRAWING DATE
2020/07/19

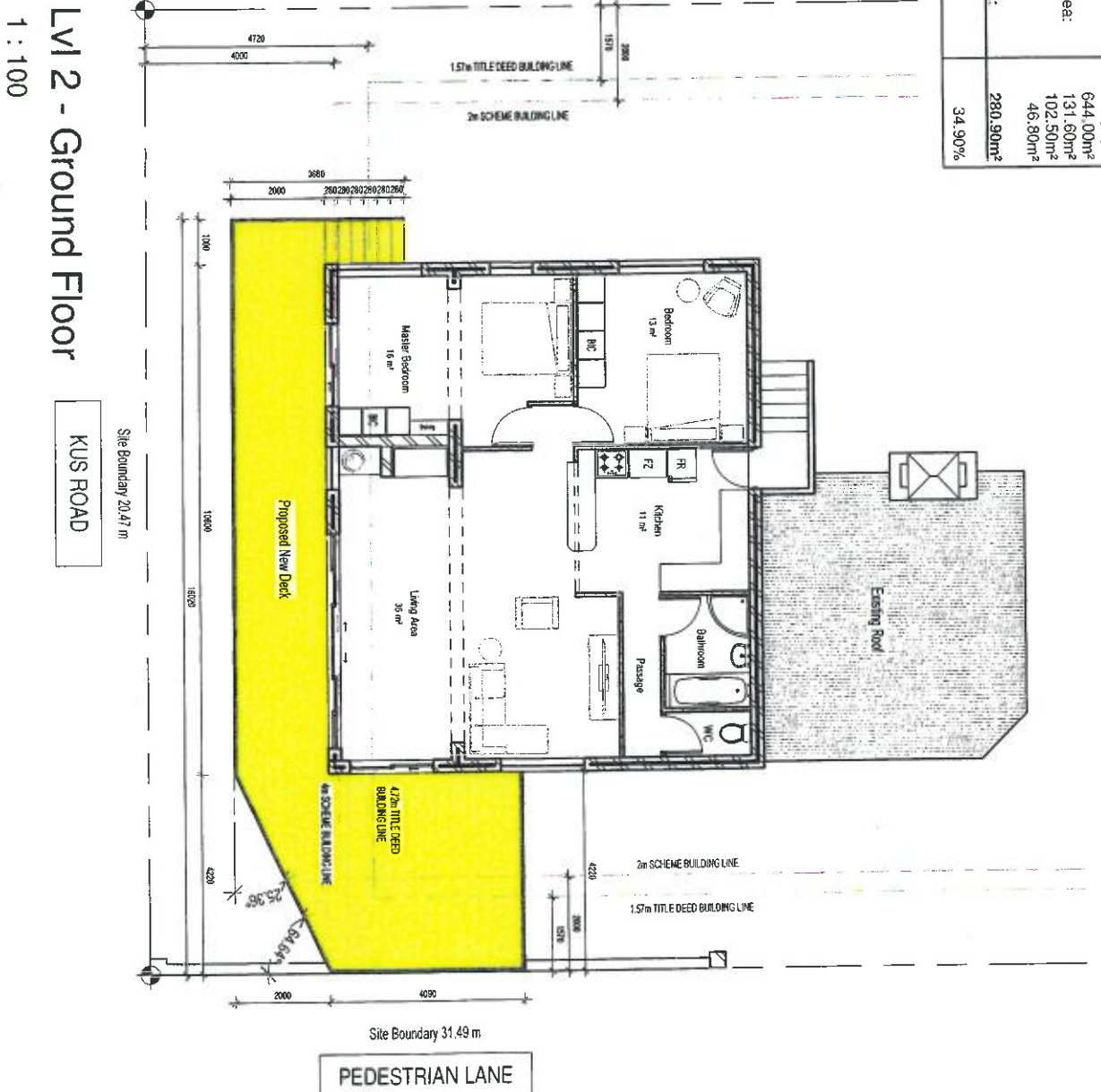
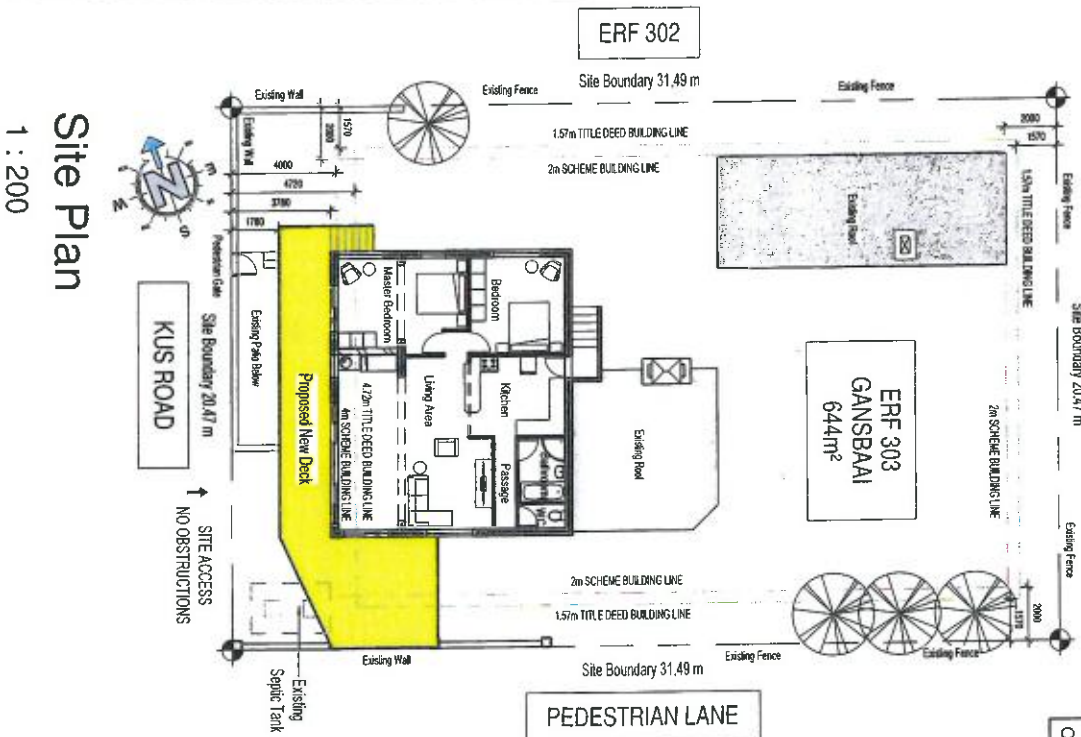
DRAWN
Author

CHECKED
Checker

PLOT DATE
2020/11/09 12:27:20

Gericks Argitektoniese Dienste
Johan Gericks
Pr Arch Draught: (D2865)
Postbus 392, Gansbaai, 7220
Tel/Fax: 029 354 1669 Cell: 082 453 8554
jg@gericks.co.za
Lid van SAIT: S07023

SCHEDULE OF RIGHTS	
Erf Number:	303
Stand Area:	644.00m ²
EX Lower Ground Area:	131.60m ²
EX Ground Area:	102.50m ²
New Deck Area:	46.80m ²
TOTAL NEW AREA:	280.90m²
Coverage:	34.90%



No.	Date	Description	By
Revision Schedule			

PROJECT: Proposed Additions to Erf 303 - Gansbaai (Mr. [Name])

SHEET DESCRIPTION: Site Plan & Ground Floor Layout (Proposed New Deck)

SCALE:	DRAWING #:
As indicated	ACM/0/00
DWG DATE: 2021/05/09	REVISION #:
DRAWN: AK	

Geritcke Architectoniese Dienste
 Johan Geritcke
 P. Arch. Draught. 1 (Draught.)
 Forum 382, Gansbaai, 7220
 Tel/Fax: 082 453 855 941 : 082 453 855-
 LIA VAN BAIT : 507223

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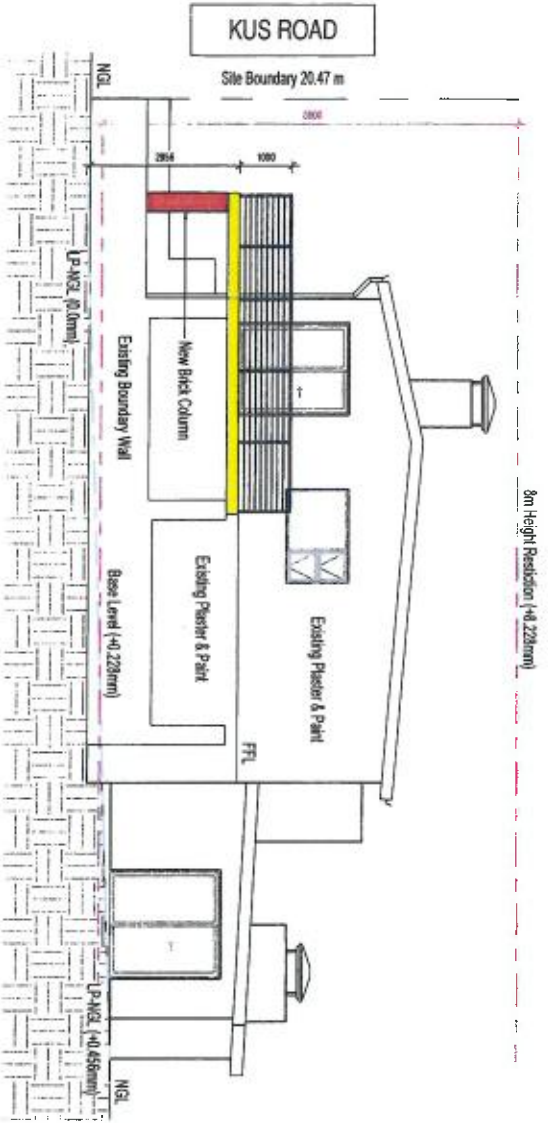
GENERAL:

1. ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS.
2. Handmade notes to read min. 1.5x from a 250mm distance.
3. Vertical text to all heights in 100% sans-serif font.
4. The drawing is not to be used for any other purpose than that for which it was prepared.
5. All work to be carried out in accordance with local authority requirements.
6. All levels unless otherwise indicated are finished floor levels.
7. Finished floor levels are to be min. 150mm above N.G.L.
8. Any discrepancies are to be reported to the office of the Architects.
9. All pricing to comply with part N of the 1985.

LEGEND:

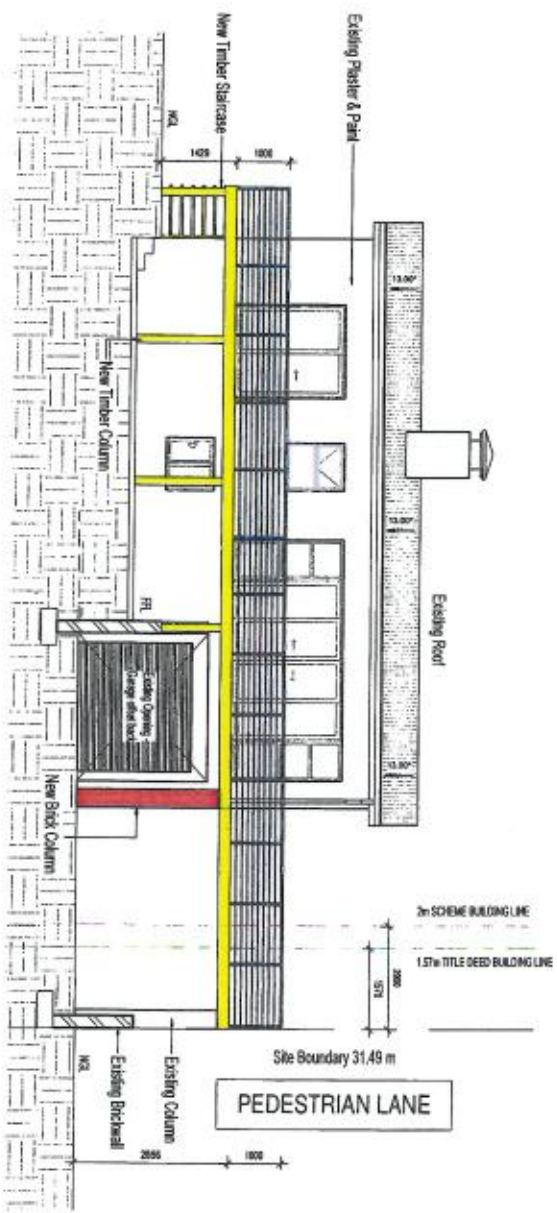
- New Brickwork
- New Timberwork
- New Steel
- New Foundation/ Concrete
- New Soil pipe
- New Waste Pipe
- New Stormwater Line

No.	Date	Revision Schedule	Description	BY



South Elevation

1 : 100



West Elevation

1 : 100

PROJECT:
Proposed Additions to Erf 303 - Gansbaai
(Mr AC Marras)

DESCRIPTION:
South & West Elevation of Proposed New Deck

SCALE: 1 : 100

DRAWING DATE: 2021/06/09

DRAWN: AK

CHECKED: JG

DRAWING #: ACM/0/01

REVISION #:

Geritke Argitektoniese Dienste
Johan Geritke
P. Arch. Draught. (D2085)
Porsuur 302, Gansbaai 7220
Telf: 082 302 1658 Sel: 082 453 8554
www.geritke.co.za

Lid van SAAT - SO/023