

ERF 2300, 27 GALJOEN STREET, PEARLY BEACH (HOLIDAY RESORT), OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: C FOUCHÉ ON BEHALF OF C & M FOUCHÉ

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amended 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), to relax the street building line from 2m to 1.628m and the lateral building line from 1m to 0m, in order to convert the existing carport into a garage.

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 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) 028-313 2093 / (e) alida@overstrand.gov.za) on or before **25 November 2022** quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **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 2300, GALJOENSTRAAT 27, PEARLY BEACH (VAKANSIE OORD), OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: C FOUCHÉ NAMENS C & M FOUCHÉ

Kennis word hiermee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir 'n afwyking ingevolge Artikel 16(2)(b), om die straatboulyn vanaf 2m na 1.628m en die lateraleboulyn vanaf 1m na 0m te verslap ten einde die bestaande motorafdak in 'n motorhuis te omskep.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 028-313 2093 / (e) alida@overstrand.gov.za) voor of op **25 November 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **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 2300, E-27 GALJOEN STREET, E-PEARLY BEACH (HOLIDAY RESORT), UMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKUPHAMBUKA: C FOUCHÉ EGAMENI C & M FOUCHÉ

Isaziso sinikwe ngokuphathelele kwiCandelo lama-48 - lomThetho kaMasipala wesiLungiso wase-Overstad kuYilo lokuSetyenziswa koMhlaba kaMasipala (*the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning*), 2020, (UmThetho kaMasipala) ukuba isicelo sifunyanelwe ukuphambuka ngokuphathelele kwiCandelo le-16(2)(b), ukunyenisa umda wesakhiwo sesitrato ukusuka kwisi-2m ukuya kwisi-1.628m nakumda wesakhiwo osemacaleni ukusuka kwisi-1m ukuya kwi-0m, ukuze kuguqulwe indawo yokugcina imoto ibe yigaraji.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus, kunye neThala lencwadi, Gansbaai, Main Road, Gansbaai.

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama- **25 uNovemba 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela, **uMnu 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 azibhale izimvo zakhe.



ERF 2300, 20 DIJKER STREET, PEARLY BEACH HOLIDAY RESORT

14 Julie 2022
Die Senior Bestuurder
Stadsbeplanning
HERMANUS

ERF 2300, GALJOENSTRAAT, PEARLY BEACH (PEARLY BEACH VAKANSIEOORD): AANSOEK OM AFWYKING

Die eienaars van Erf 2300, Pearly Beach doen hiermee aansoek om af te wyk van die Pearly Beach Vakansieoord se goedgekeurde ontwikkelingsreëls deur die bestaande motorafdak te omskep in 'n motorhuis wat die syboullyn en straatboullyn minimaal sal oorskry.

Erf 2300, Pearly Beach is vir oord-sone doeleindes gesoneer, is 143m² groot en word gehou onder titelakte T13730/22

Besonderhede van aansoek

Afwyking

Aansoek in terme van Artikel 16(2)(b) van die Overstrand Munisipale Wysigingsverordeninge op Grondgebruikbeplanning, 2020 (Verordening) vir 'n afwyking om die straatboullyn vanaf 2m tot 1,628m en die syboullyn vanaf 1m tot 0m te verslap om 'n bestaande motorafdak in 'n motorhuis te omskep.

Aansoek inligting

Die Pearly Beach Vakansieoord skryf die volgende ontwikkelingsreëls voor vir Oordsone II erwe:

Straatboullyn: 2m
Syboullyn: 1m
Agterboullyn: 1m

Motivering

Die eiendom is geleë in Pearly Beach Vakansieoord en is onderworpe aan ontwikkelingsreëls wat as deel van die argitektoniese riglyne goedgekeur is.

Die eiendom is ontwikkel met 'n woonhuis en motorafdak. Die oorspronklike planne het alreeds 'n motorhuis op wat goedgekeur is, maar die vorige eienaar het slegs 'n motorafdak gebou. Ons het onlangs Erf 2300 gekoop - die hoof motivering vir die aankoop van die spesifieke eiendom was juis die feit dat daar 'n goedgekeurde motorhuis op die planne is. Ons wil nou die motorafdak in 'n motorhuis omskep vir die veilige toesluit en beskerming van 'n voertuig, gereedskap ens.. Tydens die saamstel van die bouplan en bespreking met die bouer, is gevind dat die lengte van die motorhuis nie voldoende is om ons voertuig te akkommodeer nie. Daar word dus voorgestel om die motorhuis te verleng, om voldoende spasie te hê, welke verlening tot gevolg het dat die straatboullyn vanaf 2m na 1,628m verklein en dus die boullyn met 37 cm oorskry.

Die eiendom is slegs 143m² groot en dus verleen die plasing van die huis nie ander spasie waar die motorhuis geakkommodeer kan word nie. Die voorgestelde motorhuis is 19,11m² groot en is die totale voorgestelde oorskryding van die straat- en syboullyn slegs 1,47m².

Alhoewel die straatboulyn oorskry word is dit die mening dat die voorgestelde motorhuis geen sig van motoriste of voetgangers sal belemmer nie, aangesien die eiendom nie 'n op hoek geleë is nie, maar in die reguit visuele lyn van Galjoenstraat.

Verder, die oorskryding is minimaal van aard, slegs 1,47m² groot en skakel esteties in by die karakter van die omgewing. Regte van omliggende grondeienaars word nie negatief beïnvloed nie deurdat sig nie belemmer word nie en ook omdat die skaal van die oorskryding minimaal is.

Alle dienste (elektrisiteit, water ens.) is reeds bestaande op die eiendom en word geen nuwe dienste benodig nie.

Beplanningsbeginsels

Ruimtelike geregtigheid: nie van toepassing op hierdie aansoek.

Ruimtelike buigsaamheid: nie van toepassing op hierdie aansoek.

Ruimtelike volhoubaarheid: Dit word gemotiveer dat die voorgestelde boulynoorskryding (motorhuis) inskakel by die karakter van die omgewing en nie die omliggende grondeienaars negatief beïnvloed nie. Dit is ook die mening dat die boulynoorskryding minimaal is. Die plasing van die woning en die oorskrydings, die materiaal waarvan die eiendom gebou is, die karakter van die omgewing en die lae impak op omliggende grondeienaars, maak voorsiening dat die aansoek goedgekeur kan word sonder dat die afwyking enige impak op die ruimtelike volhoubaarheid van die omgewing het nie.

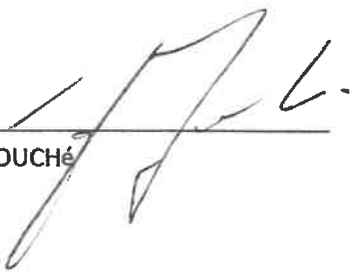
Effektiwiteit: Nie van toepassing op hierdie aansoek.

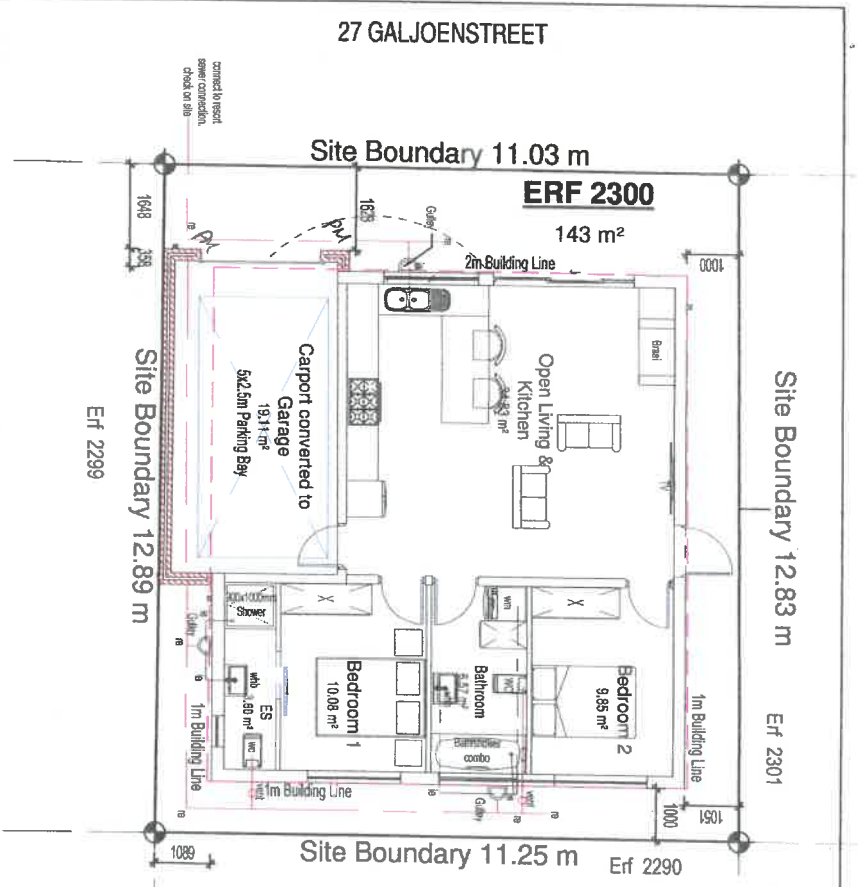
Goeie administrasie: Ons gaan akkoord met die munisipale regulasies en prosesse met betrekking tot die prosessering van die aansoek.

Ek vertrou dat die aansoek gunstig oorweeg sal word.

Baie dankie

C FOUCHÉ





SITE PLAN

1 : 100

PEARLY BEACH STRANDOORD

Bouplan Erf No. 2300
 word: *Strandoord* / *atgeteer*

.....
 Oordopsigter
 Datum: 1.8.22
 Oordbesunder

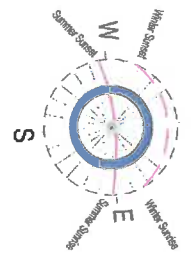
GENERAL:

- 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 specs & details.

IMPORTANT NOTE:

THE FOLLOWING MUST BE STRICTLY ADHERED TO AND INSTALLED BEFORE SIGN OFF OF DWELLING!

1. ALL GLAZING ACCORDING FENESTRATION CALCULATIONS
2. ISOTHERM INSULATION IN ROOF VOID
3. SOLAR GEYSER/GAS GEYSER



LEGEND:

- SITE PLAN VIEW:**
- All New Work

PLAN VIEW:

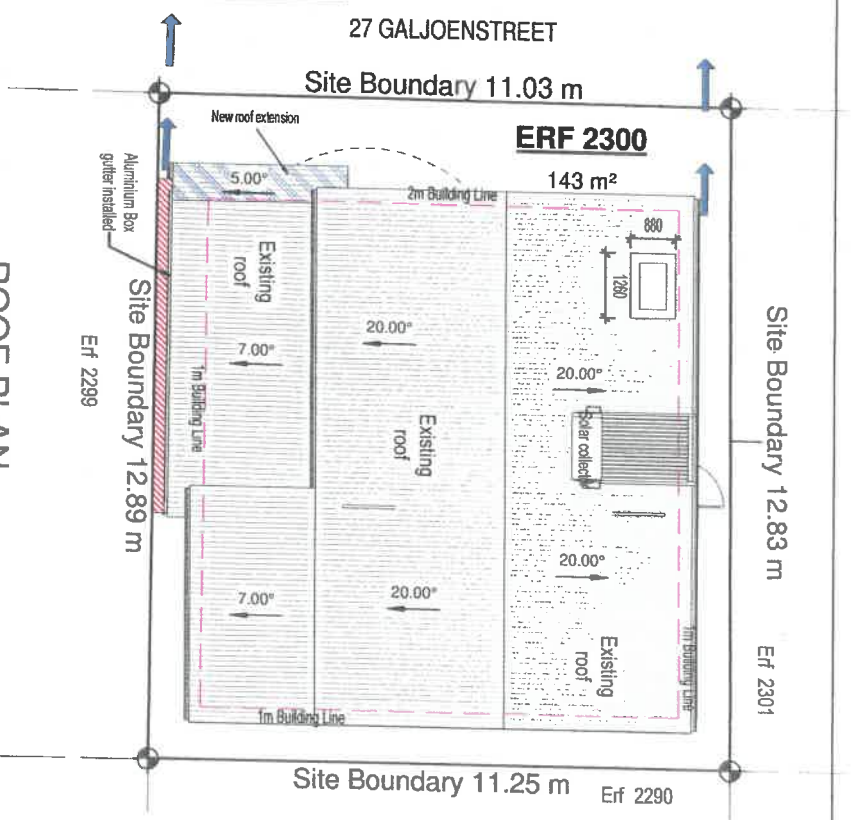
- New Brickwork
- New Timberwork
- New Steel Elements
- New Foundation/ Concrete work
- Existing building/structures
- Demolished work

ELEVATIONS:

- New Brickwork
- New Plasterwork
- New Timberwork
- Existing building/structures

SECTIONS:

- New Timberwork
- New Fire Protection Elements
- Existing building/structures



ROOF PLAN

1 : 100

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MUNICIPAL APPROVAL STAMP



No.	Date	Revision	Schedule	By

OCCUPATION: H4
 SHEET FORMAT: A3

NEIGHBOURS CONSENT

ERF NUMBER: 229
 OWNER:
 DATE:
 SIGNATURE:

PROJECT:
 PROPOSED GARAGE FOR C. FOUACHE ON ERF 2300, PEARLY BEACH RESORT, OVERSTRAND.

DESCRIPTION:
 SITE PLAN & ROOF PLAN

SCALE: As indicated
 DRAWING DATE: 27 May 2022

DRAWING #: G27/CF/22
 PAGE #: 1
 PLOT DATE: 01-Jun-22 5:34:34 PM

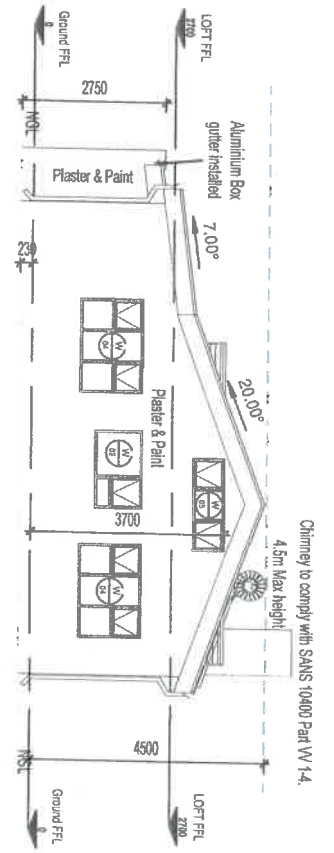
DRAWN: Johan Gercke

SIGNATURE: *Johan Gercke*

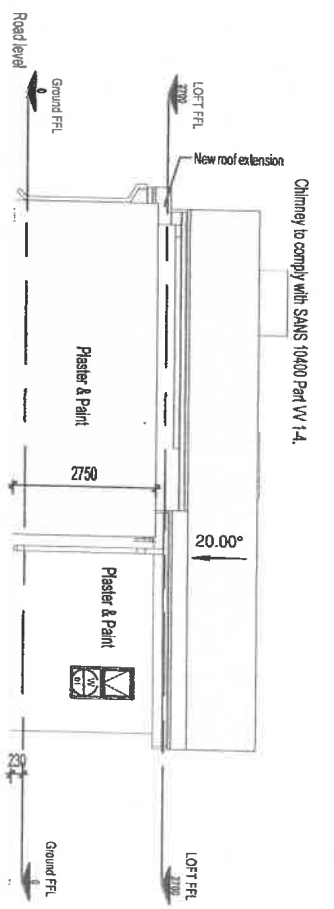


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 SACAP: D2869 Prof Arch Draught

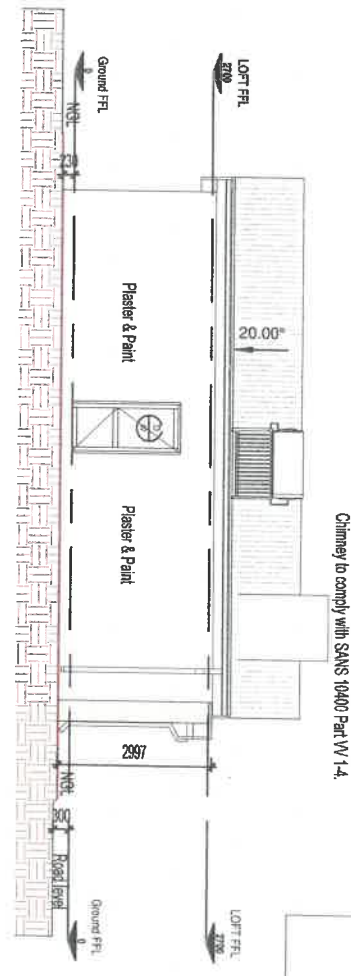




East Elevation
1 : 100



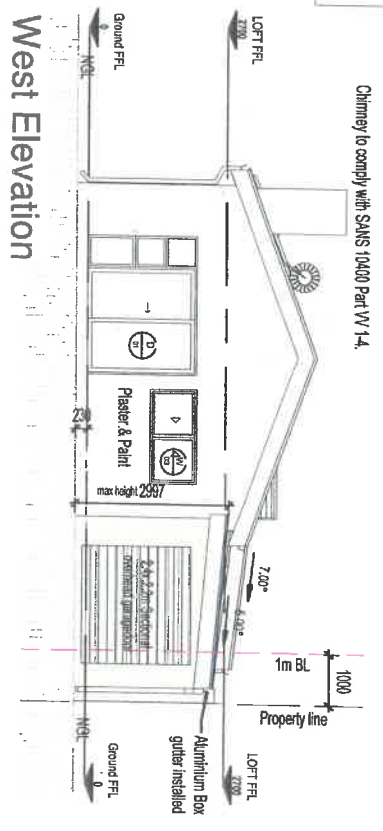
South Elevation
1 : 100



North Elevation
1 : 100

MUNICIPAL APPROVAL STAMP

STORMWATER
All gutter downpipe outlets to lead away from dwelling.
Overland stormwater to be diverted to street drainage.



West Elevation
1 : 100

PEARLY BEACH STRANDDOOR
Boujan, Et. No. 2300
word aarby sig. eiger
Oordopsigter
Oorbestuuder Datum

No.	Date	Revision Schedule Description	By

IMPORTANT NOTE:
THE FOLLOWING MUST BE STRICTLY ADHERED TO AND INSTALLED BEFORE SIGN OFF OF DWELLING!

PROJECT:
PROPOSED GARAGE FOR C FOUCHÉ ON ERF 2300, PEARLY BEACH RESORT, OVERSTRAND.

SCALE: As indicated
DRAWING DATE: 27 May 2022
DRAWING #: G27/CF/22

DRAWING #: G27/CF/22
PAGE #: 3
DRAWN: Johan Gericke
SIGNATURE:

OCCUPATION: SHEET FORMAT: H4 A3
3. SOLAR GEYSER/GAS GEYSER

1. ALL GLAZING ACCORDING FENESTRATION CALCULATIONS
2. ISOTHERM INSULATION IN ROOF VOID
3. SOLAR GEYSER/GAS GEYSER

DESCRIPTION:
ELEVATIONS

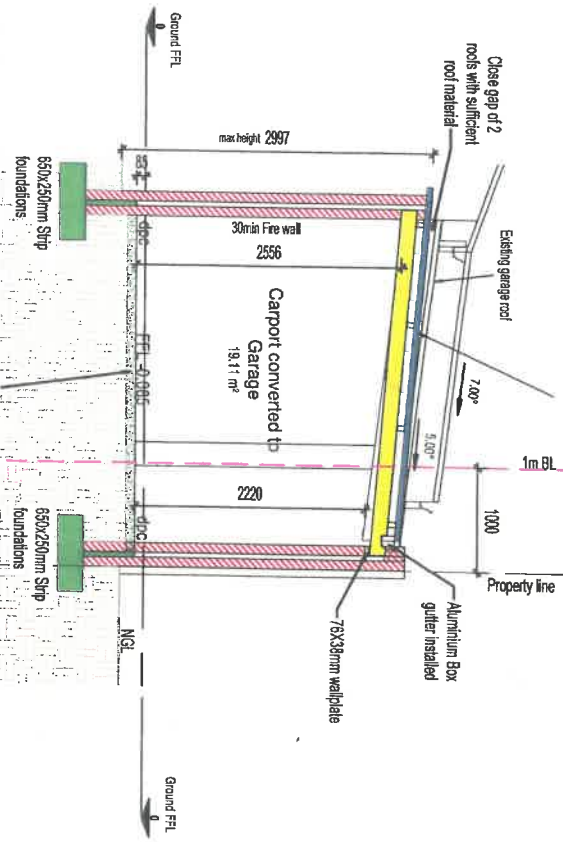
SCALE: As indicated
DRAWING DATE: 27 May 2022
DRAWING #: G27/CF/22

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SACCP : D8869 Prof Arch Draught

PROFESSIONAL ARCHITECTURAL DRAWING SERVICE
Johan Gericke
081 111 1111

Global Roofing Solutions 0.53mm thick 685mm cover BR 685 profile Ultra A2200 speckle G550 Clean Coated Ultra A1500 Charcoal finish top coat and Shadow Grey backing coat roof sheathing fixed to timber frame using nails at max 1100mm centres and eaves and ridge purlins at max 900mm centres using Hex Flange Head + EPDM Sealant roofing type 17 and part No 12-11 x 68mm long battens. Purlins fixed to second, fourth and sixth crest of each steel and at all crests at steel ends, all in accordance with the manufacturer's specifications.

* Brand: Bluescope. * Climate Condition: from 0 to 400m of the coast - C3 High Corrosion Risk with Covered double-sloped Rafters/insulation/battens (Code: 615/202) with joints lapped 150mm, fixed over rafters with 7.5MPa timber roof trusses/battens. Battens/raffers to be at max 1000mm CTS & to be laid on 38 x 114mm S4P approved wallplate. Trusses/battens to be bed down with gax, wea wall has to be built into walls min 100mm. As per SANS 10400 Part L (SANS codes 555, 1245, 1450, New SANS 555, SANS 1245, SANS 1460).



25mm Floor screed mix for concrete surface beds, composed of 1 part Surebuild 42.5N cement (Code: CEM I/B 42.5N) and 3 parts sand in thickness as indicated to concrete surface beds. Surebuild cement is to be manufactured in accordance with SANS 50197-1 on 85mm Concrete mix for slabs composed of 1 part Surebuild 42.5N cement (Code: CEM I/B 42.5N), 3 parts sand and 3 parts 15mm - 18mm stone producing a strength of 20-28MPa using 60L water per 2 bags cement. Surebuild cement is to be manufactured in accordance with SANS 50197-1

Guided AP1 A, T US8 Green 250µm damp proof membrane under concrete surface beds conforming to SANS 562-1:2011 laid with minimum 150mm overlaps and sealed with Gumpas pressure sensitive tape on wall compacted core filling according engineer's satisfaction. All organic material to be removed.

Section B-B
1 : 50

PEARLY BEACH STRANDDOORD

Bouplan, E4 No. 2377
Word aan/te/veel / afgekeer
Ordeopisger 1. 8. 22
Ordebestuurder Datum

No.	Date	Description	By

IMPORTANT NOTE:

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1. ALL GLAZING ACCORDING FENESTRATION CALCULATIONS
2. ISOTHERM INSULATION IN ROOF VOID
3. SOLAR GEYSER/GAS GEYSER

PROJECT PROPOSED GARAGE FOR C. FOUQUE ON ERF 2300, PEARLY BEACH RESORT, OVERSTRAND.

DESCRIPTION:	SECTION B-B		
SHEET FORMAT:	A3	OCCUPATION:	H4
SCALE:	1 : 50	DRAWING #:	G27/CF/22
PAGE #:	5	DRAWING DATE:	27 May 2022
DRAWN:	Johan Gericke	PLOT DATE:	01-Jun-22 5:34:38 PM
DRAWN:	Johan Gericke	SIGNATURE:	

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SACAP: 02869 Prof Arch Draught

PROFESSIONAL ARCHITECTURAL DRAWING/PROJECT
JOHAN GERICKE, REGISTRAR GENERAL
3631 Reg Affiliations No: 121-349-2020