

ERF 2393, 107 TENTH STREET & ERF 2398, 108 ELEVENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSOLIDATION, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MB PLAN TOWN PLANNING ON BEHALF OF PERISSEUO TRUST

Notice is hereby given in terms of Section 47 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following applications applicable to the abovementioned erven, namely:

Consolidation in terms of Section 16(2)(e) of the By-Law, to consolidate Erven 2393 & 21398 Hermanus, to create one extended erf which allows for the dwelling and the associated garages to exist on one property.

Departure in terms of Section 16(2)(b) of the By-Law in order to:

- ❖ relax the eastern lateral building line from 2m to 1.07m to accommodate alterations to the walls and window of the existing study, guest bathroom and dressing room; and
- ❖ relax the western lateral building line from 2m to 1.45m to accommodate the existing balcony, stairs, columns and garden door.

Determination of an Administrative Penalty in terms of Section 16(2)(q) of the By-Law, in order to legalize the existing structures.

Details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus. Any comments must be in writing to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **Friday, 14 July 2023**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to the Town Planner, **Mr. P Roux** 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 comments.

ERF 2393, TIENDESTRAAT 107 & ERF 2398, ELFDESTRAAT 108, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM KONSOLIDASIE, AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MB PLAN TOWN PLANNING NAMENS PERISSEUO TRUST

Kennis word hiermee gegee ingevolge Artikel 47 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) van die volgende aansoeke van toepassing op bogenoemde erwe, naamlik:

Konsolidasie ingevolge Artikel 16(2)(e) van die Verordening, om Erwe 2393 & 21398, Hermanus te konsolideer, om een uitgebreide erf te skep wat toelaat dat die woning en die gepaardgaande motorhuise op een eiendom bestaan.

Afwyking ingevolge Artikel 16(2)(b) van die Verordeninge ten einde die:

- ❖ oostelike lateraleboulyn te verslap vanaf 2m na 1.07m, om veranderinge aan die mure en venster van die bestaande studeerkamer, gastebadkamer en kleedkamer te akkommodeer; en
- ❖ westelike lateraleboulyn vanaf 2m na 1.45m te verslap, om die bestaande balkon, trappe, kolomme en tuindeur te akkommodeer.

Bepaling van 'n Administratiewe boete ingevolge Artikel 12(2)(q) van die Verordening, ten einde die bestaande strukture te wettig.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus. Enige kommentare moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **Vrydag, 14 Julie 2023**, met u naam, adres en kontakbesonderhede, belang in die aansoek, asook die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr. P Roux** by 0283138900. 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 om hul kommentare te formuleer.

ISIZA 2393, 107 TENTH STREET NESIZA 2398, 108 ELEVENTH STREET, VOËLKLIP, HERMANUS, KUMMANDLA WOMASIPALA WASE OVERSTRAND: ISICELO SOKUDITYANISWA, UKUNYENYISWA KUNYE NOKUGQITYWA KWESOHLWAYO: ABAKWA-MB PLAN TOWN PLANNING EGAMENI LE-PERISSEUO TRUST

Kukhutshwa isaziso ngokumayela neCandelo 47 loMthetho Otshintshweyo woMasipala waseOverstrand ongokuSetyenziswa Nokucetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe ezi zicelo zilandelayo ezimayela nezi ziza zichazwe ngasentla, ukuba:

Ukudityaniswa ngokumayela neCandelo 16(2)(d) loMthetho kaMasipala ukuba kudityanise iSiza 2393 neSiza 21398 Hermanus, ukuze kwenziwe isiza esinye esivumela iindawo zokuhlala kunye neegaraji ezikhoyo kwiprothathi.

Ukunyenysiswa ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala ukuze kwenziwe oku kulandelayo::

- ❖ Kunyenysiswe umgca wesakhiwo ukususela kwi-2m ukuya kwi-1.07m ukuvumela ukutshintshwa kwamadonga neefestile ezikwigumbi lokufundela, kwindlu yokuhlambela yondwendwe nendlu yokunxibela; kwakunye
- ❖ nokunyenysiswa komgca wesakhiwo ongasentshona ukususela kwi-2m ukuya kwi-1.45m ukuze kuvunyelwe iveranda ekhoyo, izitepsi, ungqameko nocango lwegadi.

Ukugqitywa kwesohlwayo emasibhatalwe ngokweCandelo 16(2)(q) loMthetho kaMasipala ukuze ezi zakhiwo zikhoyo zenziwe zamkeleke ngokwasemthethweni.

Linkcukacha ezimayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela phakathi kwentsimbi ye08:00 neye16:30 kwiSebe :Izicwangciso ngeDolophu kwa16 Paterson Street, Hermanus.Naziphi na izimvo ezibhaliweyo mazifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi kolwesihlanu, **14 uJulayi 2023**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo, kunye nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingabuzwa kuMchwangcisi weDolophu, uMn. **P Roux** kwa 028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvula. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe Lezicwangciso ngeDolophu apho igosa likaMasipala liza kumceda ukuhlomla ngokusemthethweni.

ERVEN 2393 & 2398 VOËLKLIP

Consolidation, building line departures & determination of an administrative penalty



MBPLAN

Town Planning

Melissa Buys

Email: mb.plan@yahoo.com

Contact number: 071 347 4844

1. INTRODUCTION

1.1. BRIEF

MB Plan Town Planning was appointed by the Perisseuo Trust to prepare and submit an application for a consolidation of Erven 2393 and 2398 Voëlklip, building line departures and the determination of an administrative penalty for the Erven 2393 & 2398 Voëlklip in terms of the relevant legislation.

1.2. BACKGROUND

The application area consists of two abutting erven in Voëlklip. Erf 2393 adjacent to Tenth Street currently consists of only a garage on the property, whereas Erf 2398 to the south of Erf 2393 consists of a double-story dwelling without a garage.

Erf 2393 used to form part of Erf 10566 adjoining Erf 2393 to the east. Subsequently this larger erf was subdivided into two erven separating the garage from the current dwelling on Erf 10566. Building plans for the garage on Erf 2393 thus consist of pre-subdivision plans indicating both the dwelling and the garage on the property. Refer to the approved building plans attached as Annexure G, in this regard.

The only building plans which could be located for the dwelling on Erf 2398 are the 1992 building plans for the original dwelling and the 2000 building plans which indicate a new swimming pool and internal amendments to the ground floor of the dwelling. Refer to Figures 1 and 2 below in this regard.

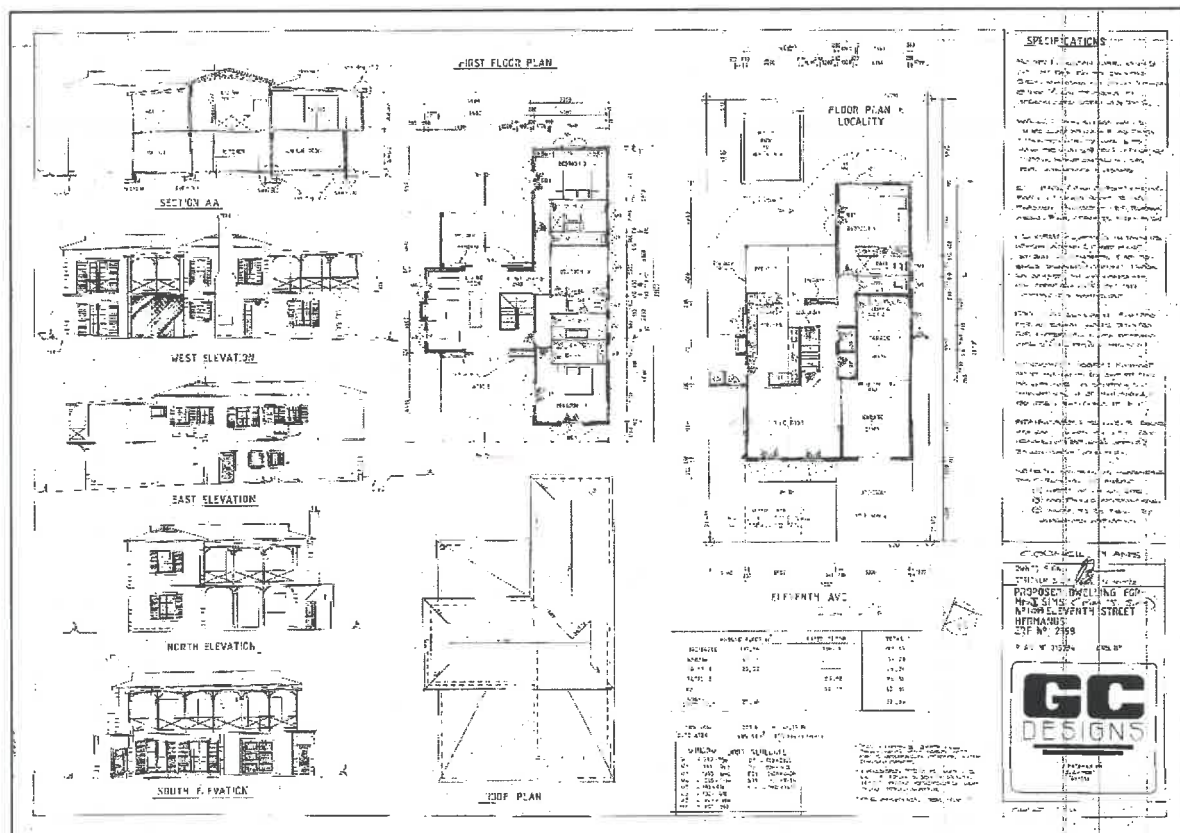


Figure 1: Approved plan 1992 extract

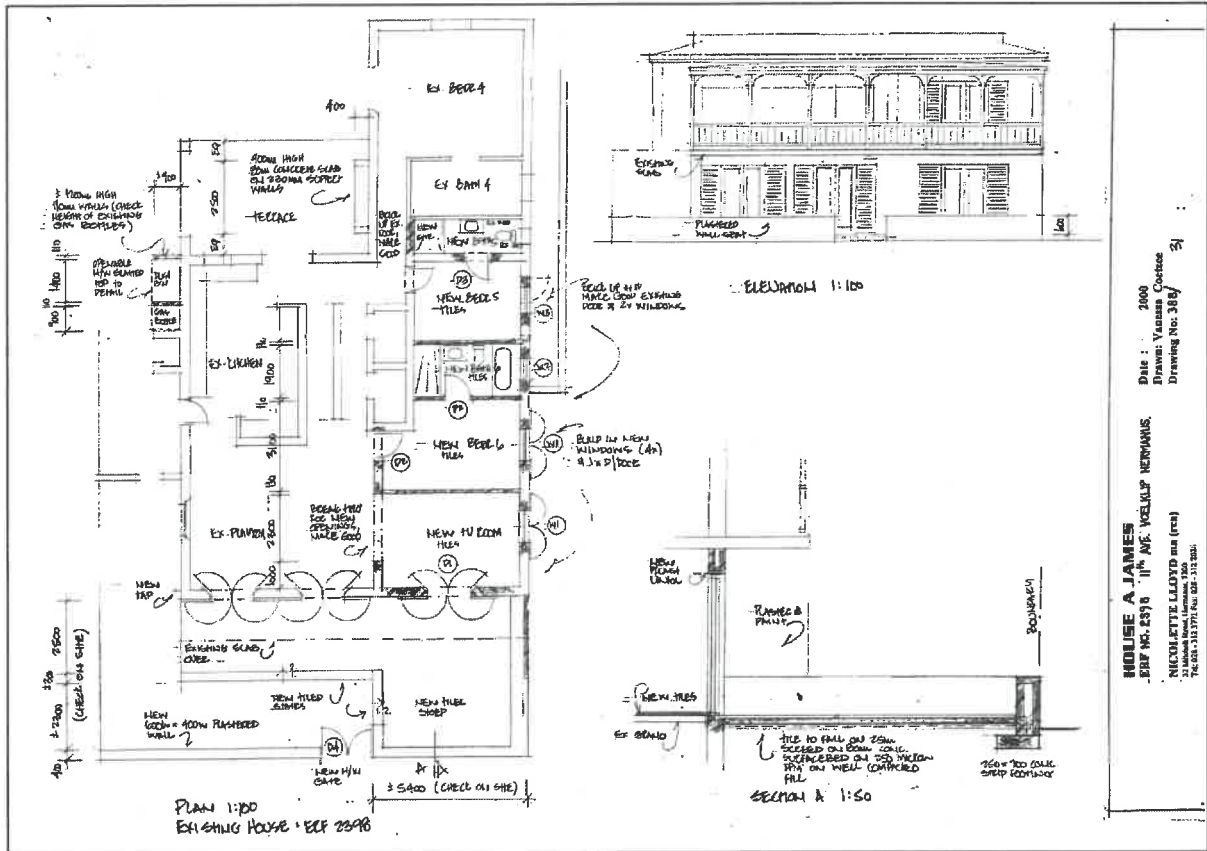


Figure 2: Approved plan 2000 extract

Between 1992 and 2010 internal wall and door amendments and external eastern wall and window amendments occurred on the first floor of the dwelling. No plans could be located for these amendments and therefore the timeframe within which this occurred, is uncertain.

During September 2011, the previous owner in whose name the property was registered on the 24th of March 2010 subsequently added stairs and a balcony on the northern and western side of the dwelling with three supporting columns for the balcony (two on the northern side and one on the western side) as well as a braai with a supporting column on the western side of the dwelling. According to the previous owner, no plans were submitted for these additions. Furthermore, the double door in the garden wall on the western side of the dwelling was replaced by a single door sometime during or after 2017 by the previous owner, for which no plans could be located either.

The new owner Perisseuo Trust purchased both erven 2393 and 2398 in 2022 and was under the impression that the plans were up to date, to subsequently discover that the approved building plans for the dwelling did not correspond with all the existing structures or with the existing internal layout for the dwelling on Erf 2398.

The garage as built on Erf 2393 does correspond with the approved building plan for the previous pre-subdivided property. An outbuilding such as the garage is subservient to the dwelling and therefore is not permitted to exist on its own on a single residential erf, as is currently the situation on Erf 2393.

The current owner now wishes to rectify the situation by consolidating Erven 2393 and 2398 as well as by updating the building plans which include building line departures for the encroachment of the eastern and western side building lines.

1.3. SUMMARY OF APPLICATION PROPOSAL

1.3.1. Development Objective

The development objective is to legalise the existing structures on the application area.

The proposal is therefore to consolidate two erven to allow the existing dwelling house and associated existing garage to exist on the same erf as well as building line departures to allow for existing structures.

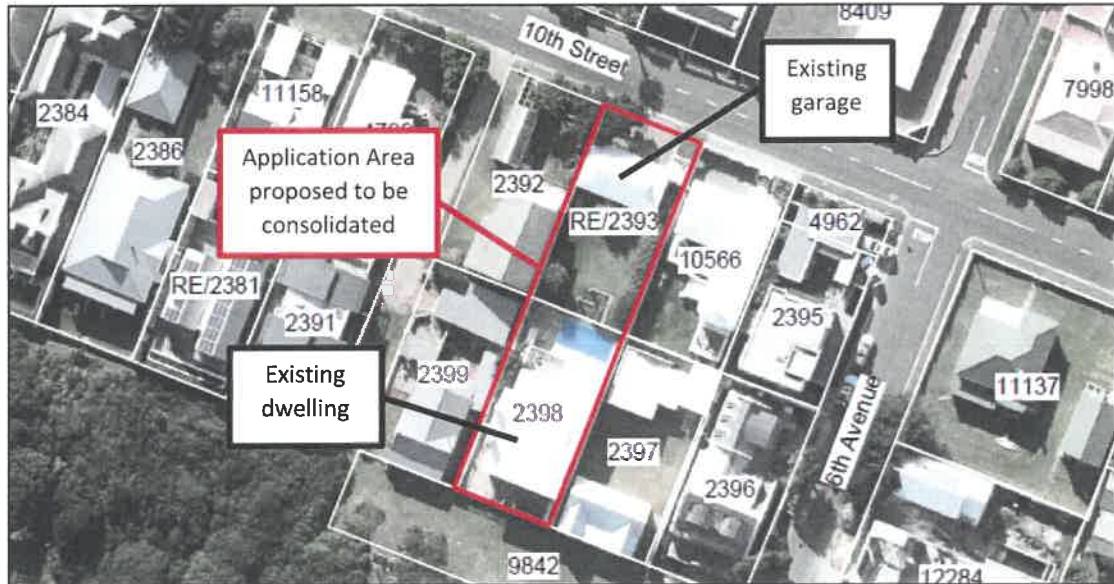


Figure 3: Aerial Photograph overlay illustrating the two erven proposed to be consolidated

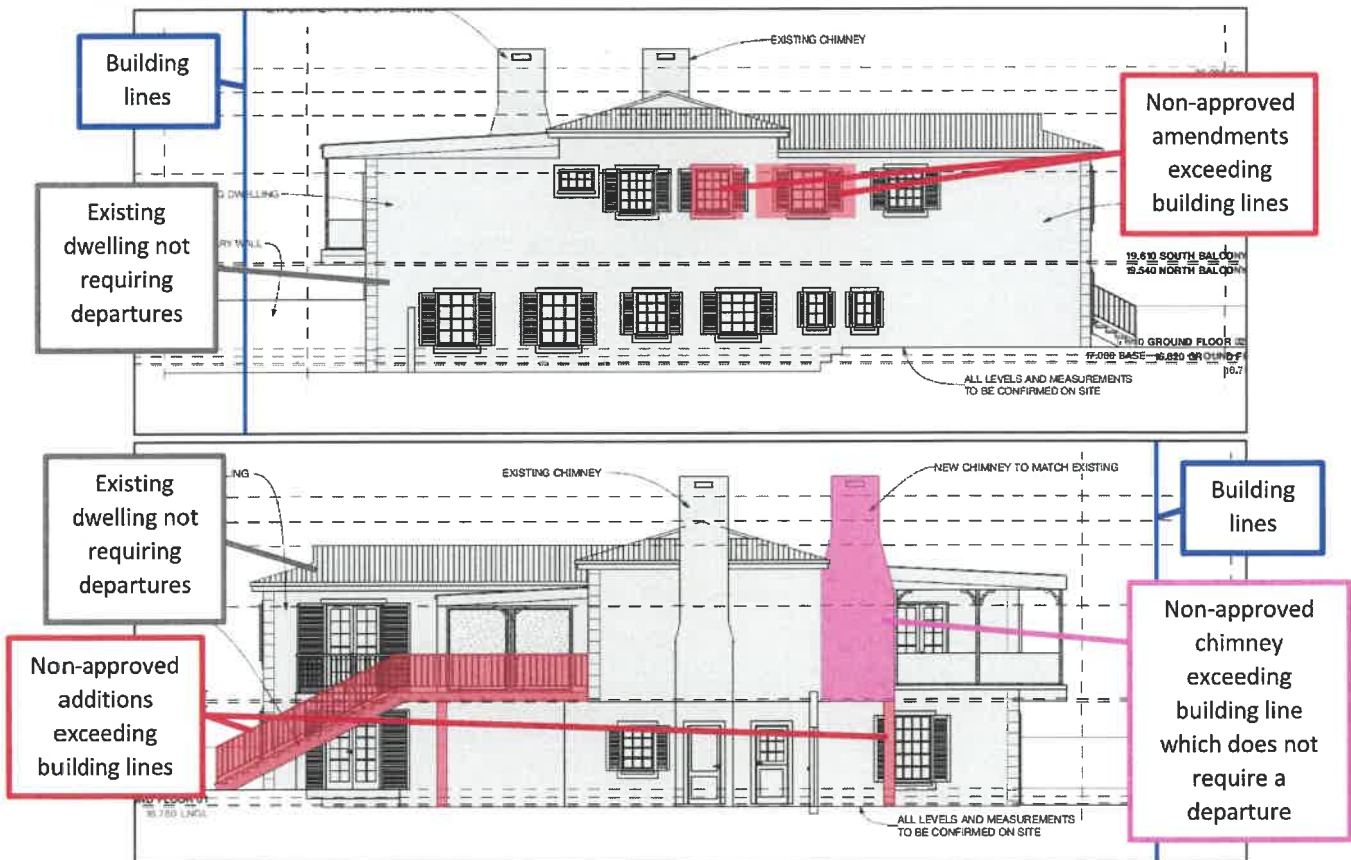


Figure 4: Building plan overlay illustrating the application proposal

Refer to Annexure H for the building plans.

1.4. THE APPLICATION

Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

- **Consolidation** of Erven 2393 & 2398 Voëlklip in terms of Chapter IV, Section (16)(2)(e).
- **Building Line Departure** to relax the eastern side building line from 2m to 1.07m to allow for alterations to the walls and window of the existing study, guest bathroom and dressing room exceeding the building line in terms of Chapter IV, Section (16)(2)(b).
- **Building Line Departure** to relax the western side building line from 2m to 1.45m to allow for an existing balcony, stairs, columns and garden door exceeding the building line in terms of Chapter IV, Section (16)(2)(b).
- **Waiving of the Administrative Penalty** in terms of Chapter IV, Section 16(2)(q) for the existing unapproved building amendments and additions.

2. CONTEXTUAL INFORMATION

2.1. PROPERTY DESCRIPTION & OWNERSHIP

2.1.1. Property Description: Erf 2393 Voëklip

Owner: Perisseuo Trust

Title Deed: T21329/2022

Area: 495m²

2.1.2. Property Description: Erf 2398 Voëklip

Owner: Perisseuo Trust

Title Deed: T21330/2022

Area: 495m²

2.1.3. Title Deed

Burger|Potgieter Conveyancer issued a certificate confirming that no title deed conditions exist that could restrict the application for the consolidation of Erven 2393 & 2398 Voëklip and building line departures.

2.1.4. Surveyor General Diagram

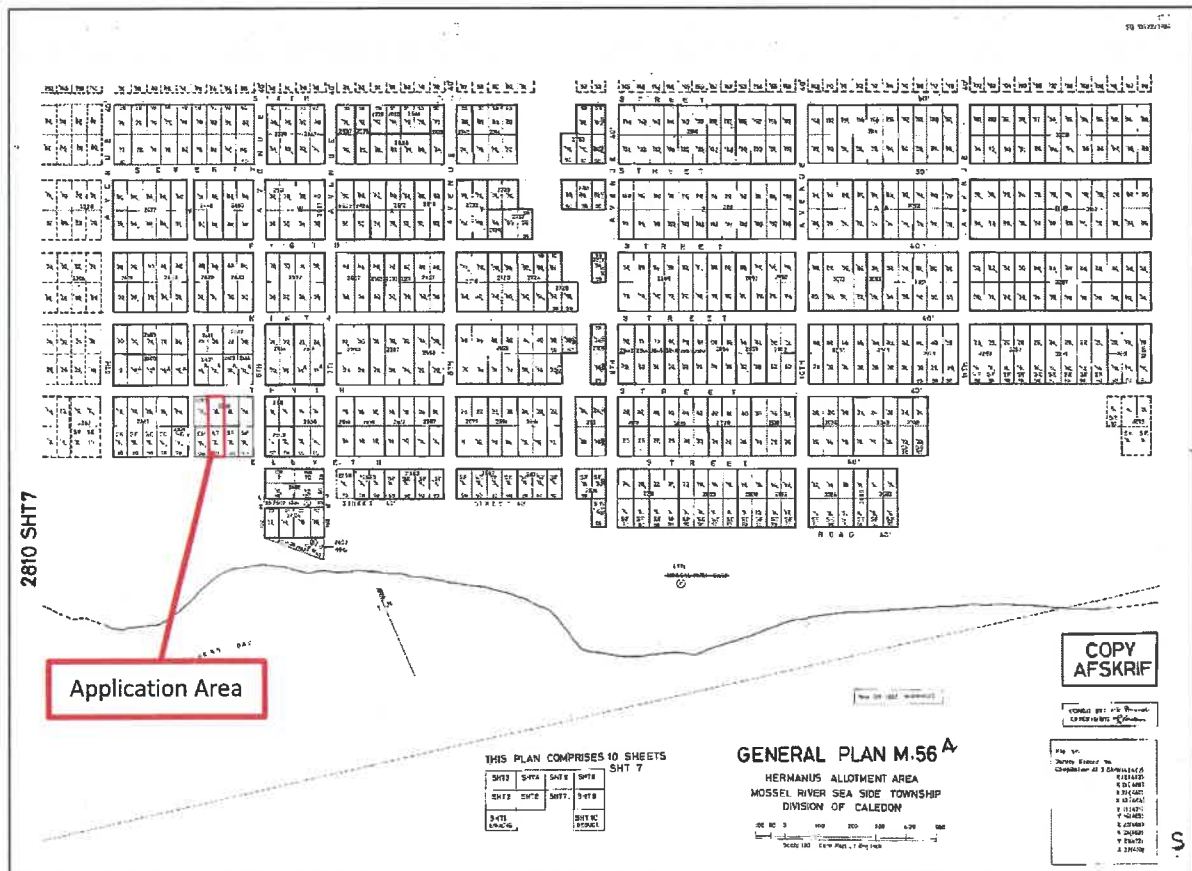


Figure 5: Surveyor General Diagram

Refer to Annexure D for the Surveyor General Diagrams.

2.2. LOCALITY

2.2.1. Regional Context

From a regional perspective, the application area is within Voëlklip, a suburb located on the Eastern periphery of Hermanus. Voëlklip is primarily residential in nature.

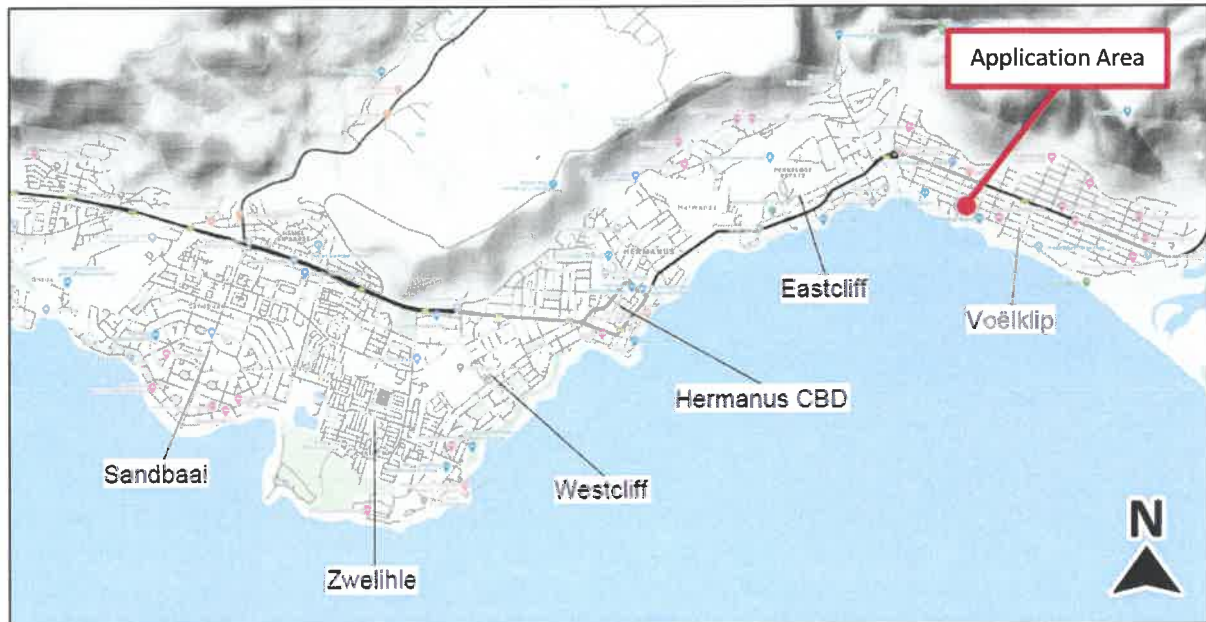


Figure 6: Regional Context

2.2.2. Local Context

From a local perspective, the application area are two adjacent single residential erven, one erf with a dwelling and the other with a garage. The application area address is 107 and 108 Tenth Street.



Figure 7: Local Context

Refer to Annexure E for the locality plans.

2.3. ZONING

2.3.1. Zoning Plan

The application area is zoned Single Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone 1 as well, Open Space 1 and Open Space Zone 2. No change in zoning is proposed. The application area is consistent with the zoning of the area.

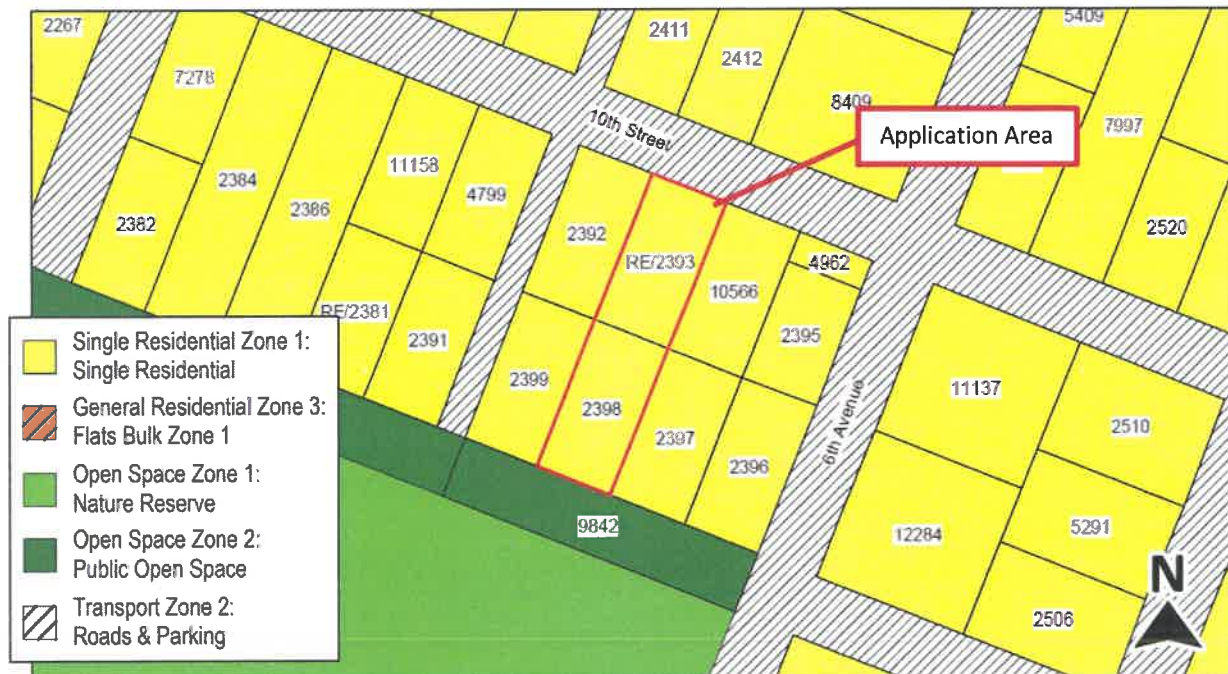


Figure 8: Zoning Plan

Refer to Annexure F for the zoning plan.

2.3.2. Zoning Criteria

Criteria	Existing Zonings	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	N/A	Consistent
Floor Space	50%	33.4%	Consistent
Height	8m	7.3m	Consistent
Building lines	4m street 2m sides and rear	>4m street >2m rear <u>1.45m west</u> <u>1.07m east</u>	Application includes departures
Parking	2 bays per dwelling unit	2 bays per dwelling unit	Consistent

2.4. LAWS AND POLICIES APPLICABLE TO THE APPLICATION

2.4.1. Overstrand Municipal Spatial Development Framework, 2020

"5.8.1 2050 Vision: Greater Hermanus (West)

LO 3. Overstrand's settlements offer a wide variety of housing options catering for all market segments as well as an adequate housing stock.

i. Progressively ensure housing provision for different lifestyle choices, income groups, life stages, household sizes, including adequate provision for the aging."

2.4.2. Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020

"90. Application for administrative penalty

- (1) A person who is in contravention of this By-Law, and submits an application to rectify the contravention, must apply to the Municipality for the determination of an administrative penalty, provided that the Municipality has not obtained and issued a demolition directive in terms of Section 85 in respect of the land or building or part thereof concerned.*
- (2) A person making an application contemplated in Subsection (1) must –*
 - (a) submit an application;*
 - (b) pay the prescribed fee;*
 - (c) provide the information contemplated in Subsections (3); and*
 - (d) comply with the duties of an applicant in Section 84.*
- (3) The applicant must, to the satisfaction of the Municipality, provide the following information such as-*
 - (a) the nature, duration, gravity and extent of the contravention;*
 - (b) the conduct of the person (allegedly) involved in the contravention;*
 - (c) a report by a quantity surveyor in matters of unauthorised building/construction;*
 - (d) whether the unlawful conduct was stopped; and*
 - (e) whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law."*

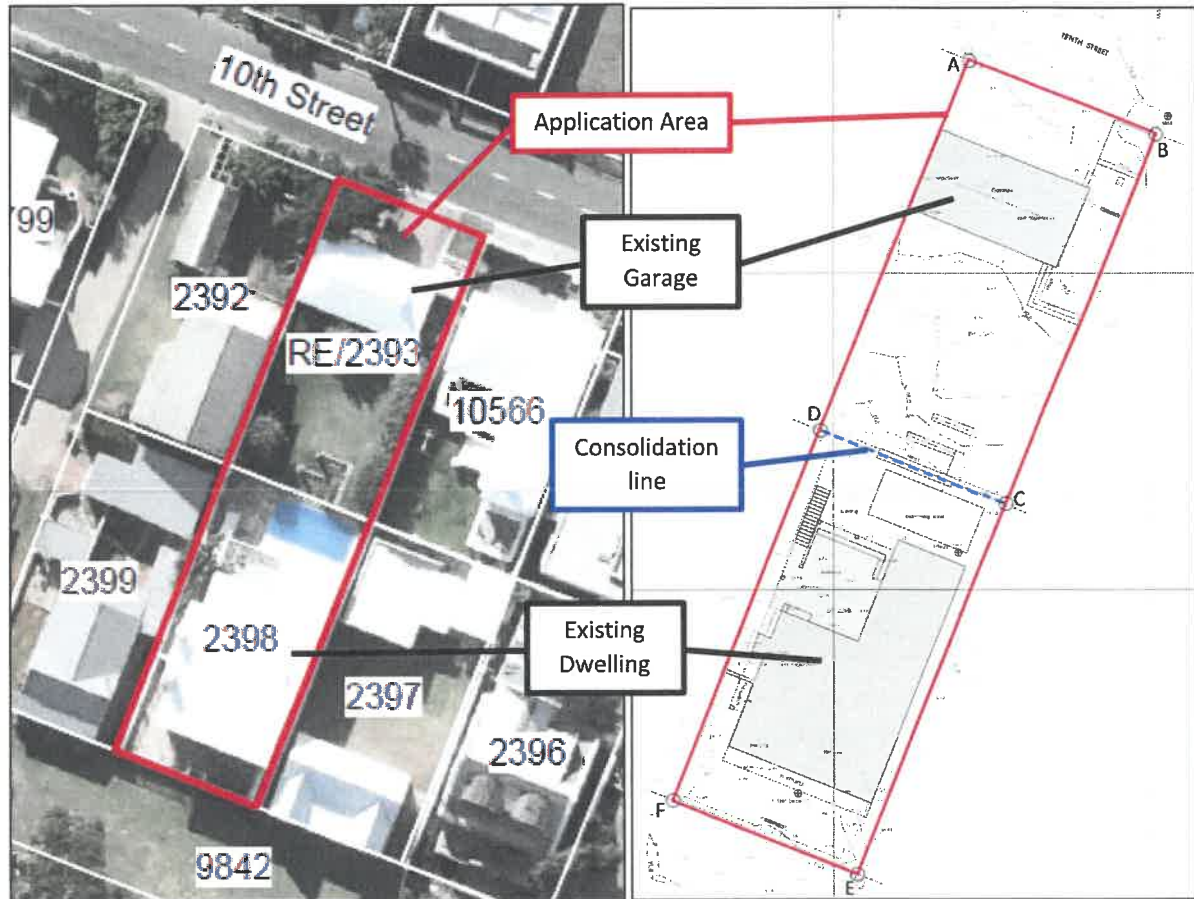
3. MOTIVATION

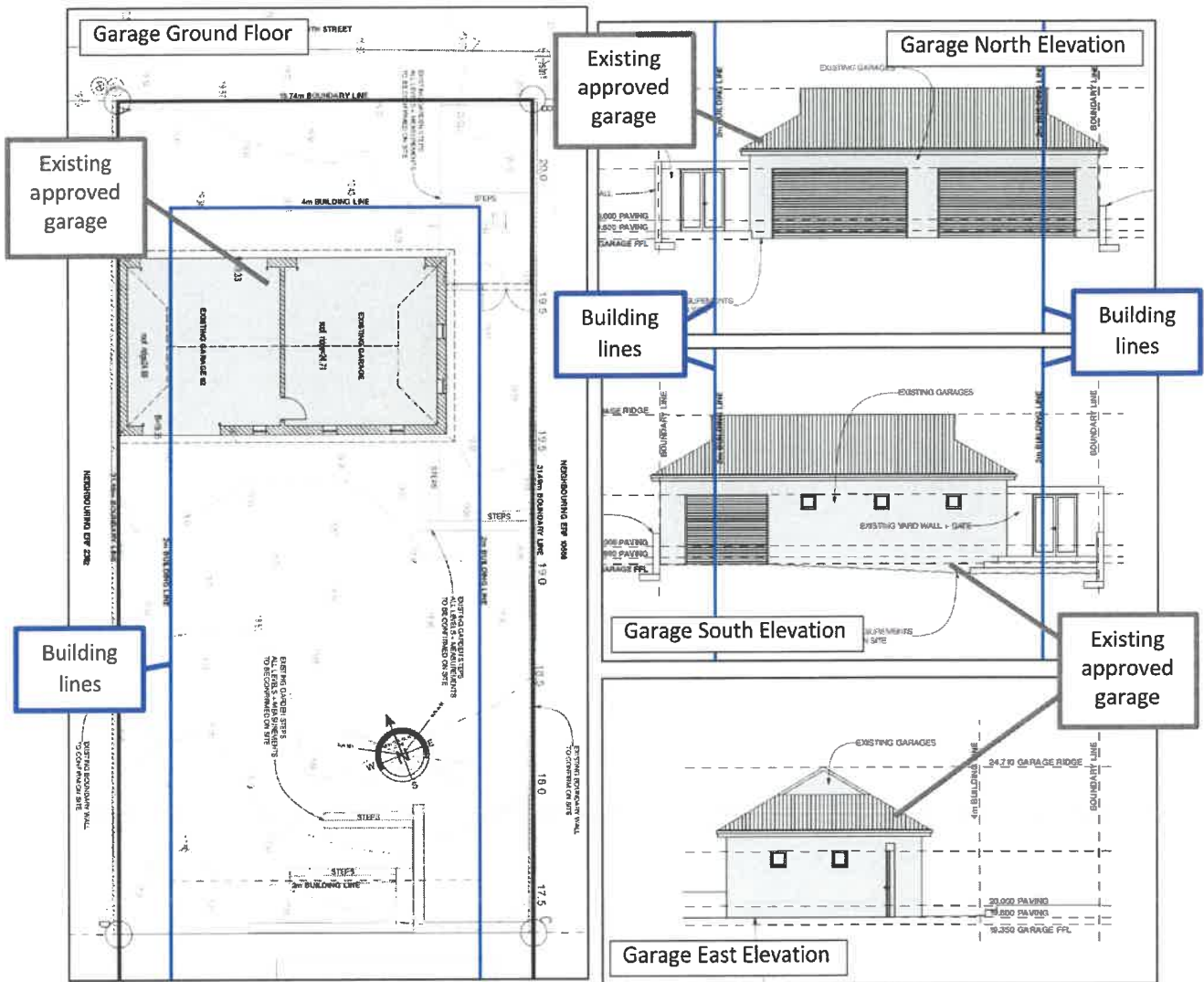
3.1. PROPOSAL

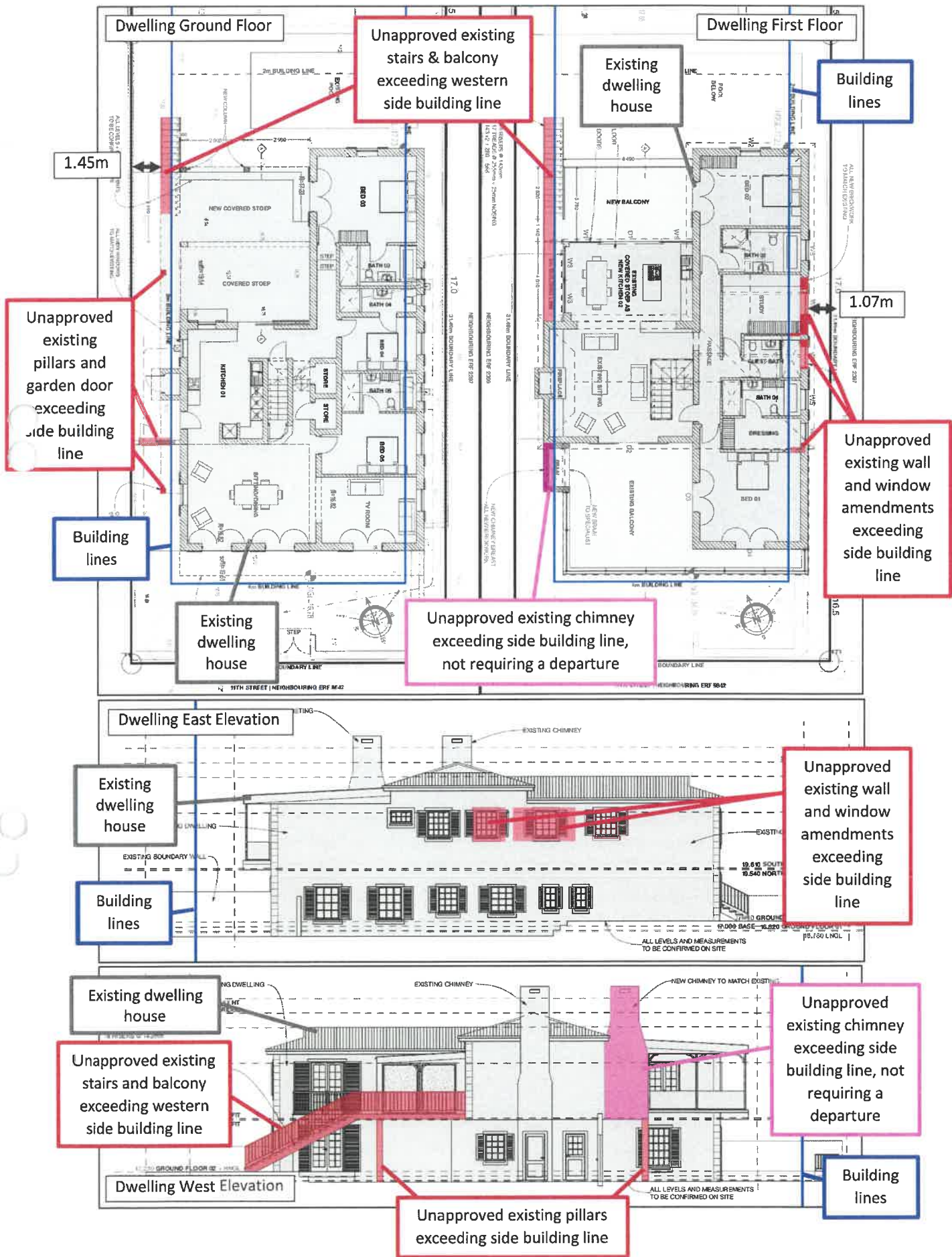
3.1.1. Development Objective

The development objective is the legalisation of the existing dwelling and garage on Erven 2393 & 2398 Voëlklip.

In order to legalise the existing structures, Erven 2393 & 2398 Voëlklip are proposed to be consolidated to allow for the dwelling and associated garages to exist on the same erf. Building line departures are also proposed for the existing amendments and additions to the dwelling house.







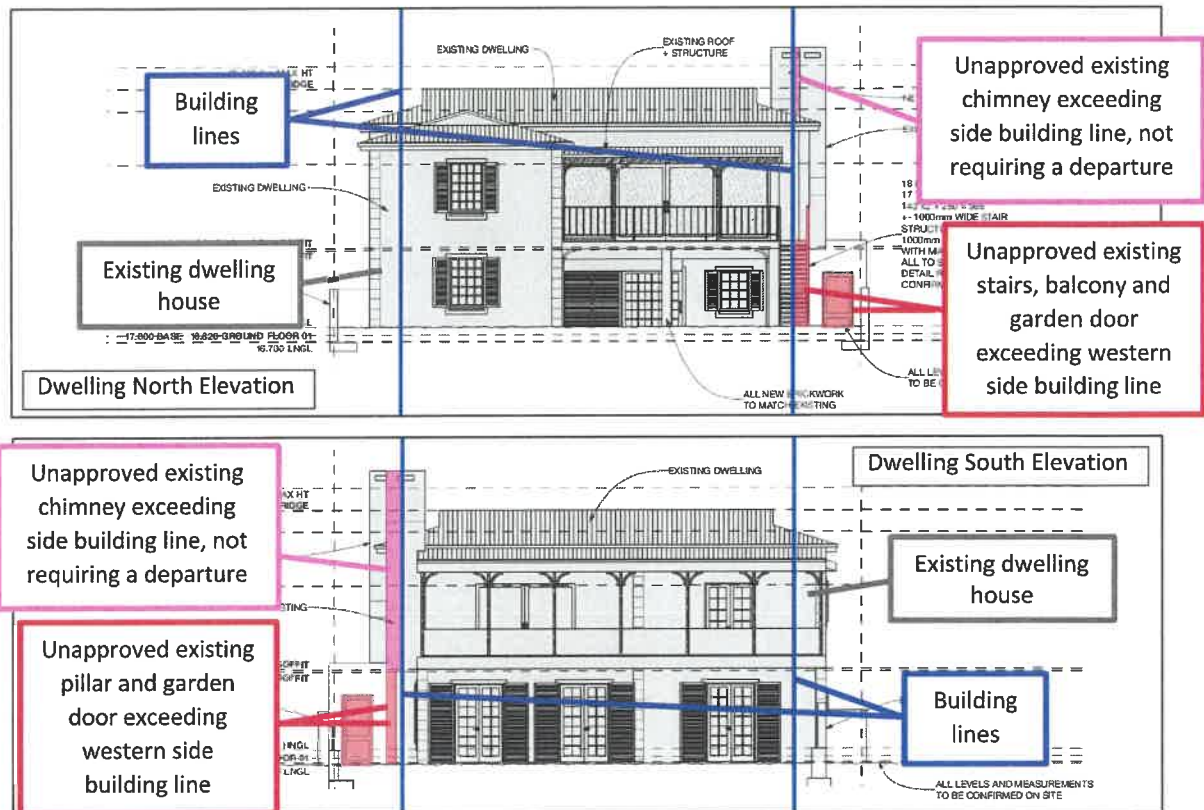


Figure 9: Building plan overlay illustrating the application proposal

Refer to Annexure H for the building plans.

3.1.2. The Application

Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

- **Consolidation** of Erven 2393 & 2398 Voëlklip in terms of Chapter IV, Section (16)(2)(e).
- **Building Line Departure** to relax the eastern side building line from 2m to 1.07m to allow for alterations to the walls and window of the existing study, guest bathroom and dressing room exceeding the building line in terms of Chapter IV, Section (16)(2)(b).
- **Building Line Departure** to relax the western side building line from 2m to 1.45m to allow for an existing balcony, stairs, columns and garden door exceeding the building line in terms of Chapter IV, Section (16)(2)(b).
- **Waiving of the Administrative Penalty** in terms of Chapter IV, Section 16(2)(q) for the existing unapproved building amendments and additions.

3.1.3. Photos





Figure 10: Photographs of the application area

3.1.4. Consolidation

The consolidation of erven 2393 and 2398 will result in one erf with an extent of 990m². This will allow for the garage on Erf 2393, which is subservient to a dwelling, to exist on the same erf as the dwelling on Erf 2398 with no garage of its own. Consolidation will allow the owner to develop the erf further as a unit within the required scheme parameters in future, should they wish to. Only one entrance to the consolidated property from Tenth Street will be required and provided.

In terms of the character of the area, Voëlklip consists of a fairly wide range of property sizes with erven in close proximity to the application area generally ranging in extents from approximately 450m² to 2000m².

3.1.5. Eastern side building line departure to relax the building line from 2m to 1.07m

External wall and window amendments on the eastern side of the dwelling were a result of internal changes to the study and the guest room on the first floor. The removal, relocation and resizing of the windows have resulted in an improvement to the eastern elevation due to the uniformity of window size and design.

A distance of 1.07 meters is still available for emergency access to the property.

The neighbours on the eastern side of the application area have provided consent for the legalization of the building line encroachment, attached as Annexure J. This confirms that the eastern building line encroachment has no material impact on the eastern neighbouring property.

3.1.6. Western side building line departure to relax the building line from 2m to 1.45m

The stairs and the balcony which were constructed during September 2011 were built to align with the exterior wall of the existing lounge on the first floor and did not exceed the previous 1.2m building line, although no building plans were submitted in this regard. The stairs and the balcony which exceed the current western 2m building line up to 1.45m do not intrude on the privacy of the erf adjacent to the west due to the tall trees planted on the application area along the western boundary, which provide a privacy screen for both erven.

The pillars exceeding the western building line provide support to the balcony and to the chimney for the braai and do not cause any material impact on the neighbouring property to the west.

The double garden door which was replaced by a single door does not cause any material impact on the neighbours to the west.

The neighbours on the western side of the application area have provided consent for the legalization of the building line encroachment, attached as Annexure J. This confirms that the western side building line encroachment has no material impact on the western neighbouring property.

3.1.7. Determination of an Administrative Penalty

Determination/waiving of administrative Penalty in terms of Chapter IV, Section 16(2)(q) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The following information with regards to the administrative penalty is provided as required according to Chapter X, Section 90(3) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020:

3.1.7.1. The nature, duration, gravity and extent of the contravention

The unapproved structures include the following:

- two windows with surrounding external walls that exceed the building lines, before 24 March, 2010
- two internal doors, before 24 March 2010
- internal walls of approximately 8.2m of which 0.6m exceeds the building line, before 24 March 2010
- a flight of stairs of which approximately half exceeds the building line, since September, 2011
- a 30m² balcony of which approximately 3m² exceeds the building line, since September, 2011
- a braai which does not require a departure, since September, 2011
- 4 pillars since September, 2011 of which 2 exceed the western side building line
- A double door in a garden wall on the western side of the property which was replaced with a single door during or after 2017

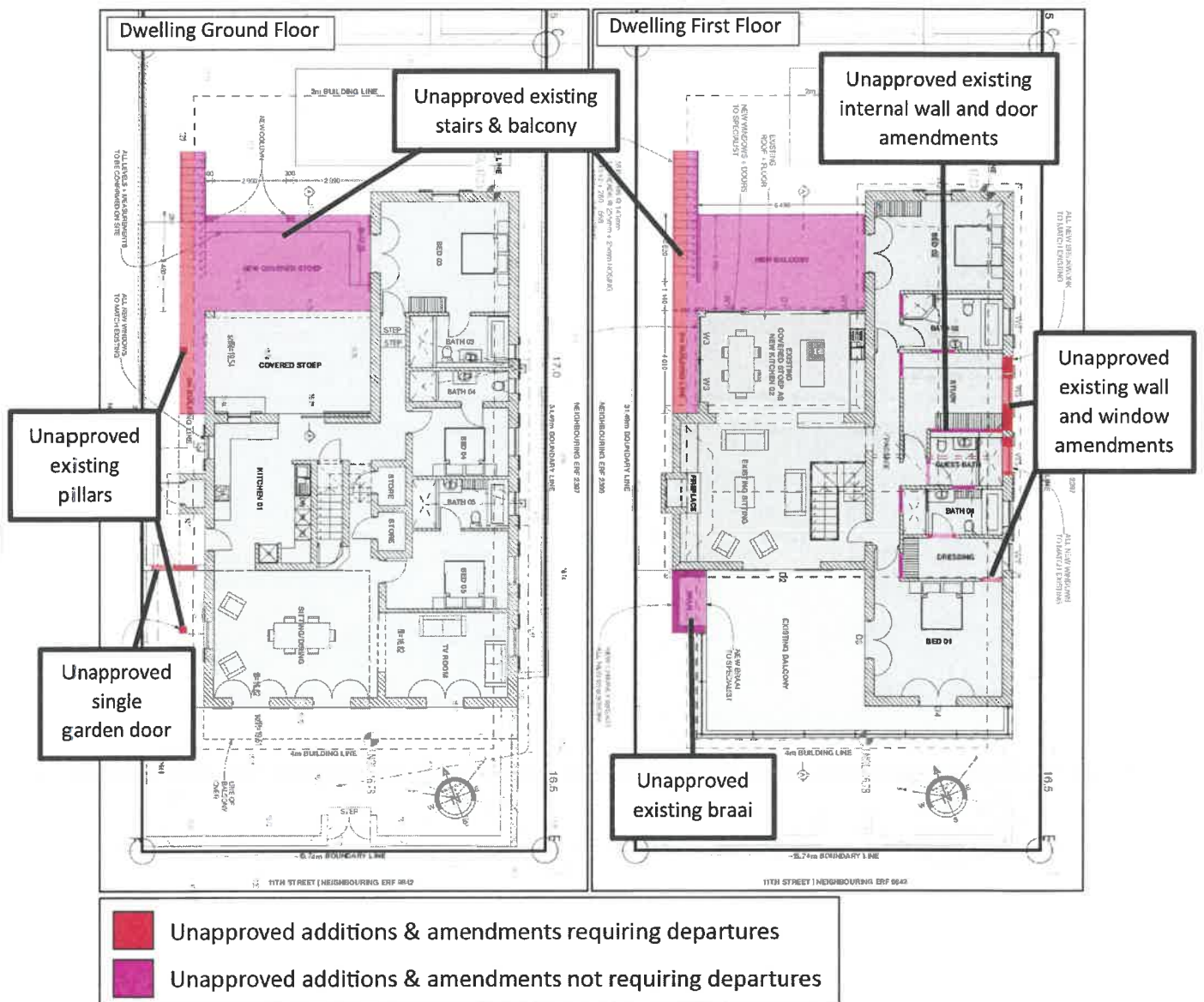


Figure 11: Administrative Penalty illustration

3.1.7.2. The conduct of the person (allegedly) involved in the contravention

The contraventions were created by various previous owners.

It is evident from this application that the current owner is co-operative and willing to rectify the existing contraventions and to follow the correct statutory procedure to apply to legally accommodate the existing building structures not yet approved.

3.1.7.3. Report by a quantity surveyor in matters of unauthorised building/construction

Due to the fact that the contraventions were created by previous owners, application is made to waive the administrative penalty and therefore a report by a quantity surveyor was not obtained.

3.1.7.4. Whether the unlawful conduct was stopped

Legalisation of the contraventions is considered the most reasonable, cost-effective and efficient approach, as no material impact on the surrounding properties is evident or foreseen.

3.1.7.5. Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law

Various previous owners were responsible for the contraventions, whereas the current owner only recently purchased this property and has not contravened this By-Law or a previous planning law.

3.2. DESIRABILITY

- The contraventions on the western side of the property were created by the previous owner of the application area with construction occurring in September, 2011 and sometime during or after 2017 but before the 23rd of March 2022, when transfer occurred to current owner.
- The contraventions on the eastern side of the dwelling were created by one of the previous owners who owned the property before the 24th of March 2010, when transfer occurred to previous owner.
- Although the current owners are not responsible for the contraventions they are co-operative and willing to rectify the existing contraventions and to follow the correct statutory procedure to apply to legally accommodate the existing building structures and amendments not yet approved.
- The neighbours to the west and east of the dwelling have provided consent for the application.
- No material impact on abutting erven is caused by the existing contraventions.
- No obstruction to the application area for emergency purposes is caused by the contraventions.
- Legalisation of the building contraventions as well as waiving of the administrative penalty is considered the most reasonable, cost-effective and efficient approach to the existing contraventions.

3.3. PLANNING PRINCIPLES

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

3.3.1. Spatial Justice

Spatial Justice which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

The proposal will not in any way contribute to perpetuation of past apartheid spatial development imbalances as it will legally accommodate the existing dwelling and garage on one erf without a material impact on the surrounding properties.

The application proposal is **consistent** with spatial justice.

3.3.2. Spatial Sustainability

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.

Possible results of the development

The proposal will allow for an existing dwelling and garage on a consolidated single residential erf within the urban edge. Therefore, no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas will occur.

The application proposal can thus be deemed to be spatially sustainable.

3.3.3. Efficiency

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.

Possible results of the development

The legalisation of the existing long standing dwelling and garage through consolidation and building line departures will allow the dwelling and garage to function as a unit, will allow for the existing structures exceeding the building lines and will provide the opportunity for further development in future. No material impact on the surrounding properties or on the character of the area is evident or foreseen due to the legalisation of the contraventions. The

proposal for legalisation and waiving of administrative penalty is considered the most reasonable, cost-effective and efficient approach to the existing contraventions.

The application proposal is consistent with the efficiency principle.

3.3.4. Spatial Resilience

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.

Possible results of the development

The existing development will not lead to any economical and/or environmental shocks as the application allows for the legal accommodation of a long-standing dwelling and garage on a consolidated single residential erf within a residential suburb and without any material impact on the surrounding area evident or foreseen.

The application proposal is consistent with the principle of spatial resilience.

3.3.5. Good Administration

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.

Possible results of the development

Consultive practices are being followed in this application as it is done in consultation with the Planning Department of the Overstrand 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.

The application proposal is consistent with the principle of good administration.

3.3.6. Planning Principles conclusion

The application proposal is therefore considered fully **consistent** with the planning principles of spatial justice, spatial sustainability, efficiency, spatial resilience and good administration.

4. CONCLUSION

The application for consolidation and building line departures for the existing dwelling as motivated in this report is considered **desirable** within its local context and well-integrated within the existing community land-use activities.

Therefore, the application is considered the most reasonable, cost-effective and efficient approach to the existing contraventions for which no material impact on the surrounding properties or on the character of the area is evident.

Therefore, it is recommended that the application be **approved** as follows:

- **Consolidation** of Erven 2393 & 2398 Voëlklip in terms of Chapter IV, Section (16)(2)(e).
- **Building Line Departure** to relax the eastern side building line from 2m to 1.07m to allow for alterations to the walls and window of the existing study, guest bathroom and dressing room exceeding the building line in terms of Chapter IV, Section (16)(2)(b).
- **Building Line Departure** to relax the western side building line from 2m to 1.45m to allow for an existing balcony, stairs, columns and garden door exceeding the building line in terms of Chapter IV, Section (16)(2)(b).
- **Waiving of the Administrative Penalty** in terms of Chapter IV, Section 16(2)(q) for the existing unapproved building amendments and additions.

PROJECT
Erven 2393 & 2398
Voelklip

TITLE
Locality Plan
Local Context

Application Area

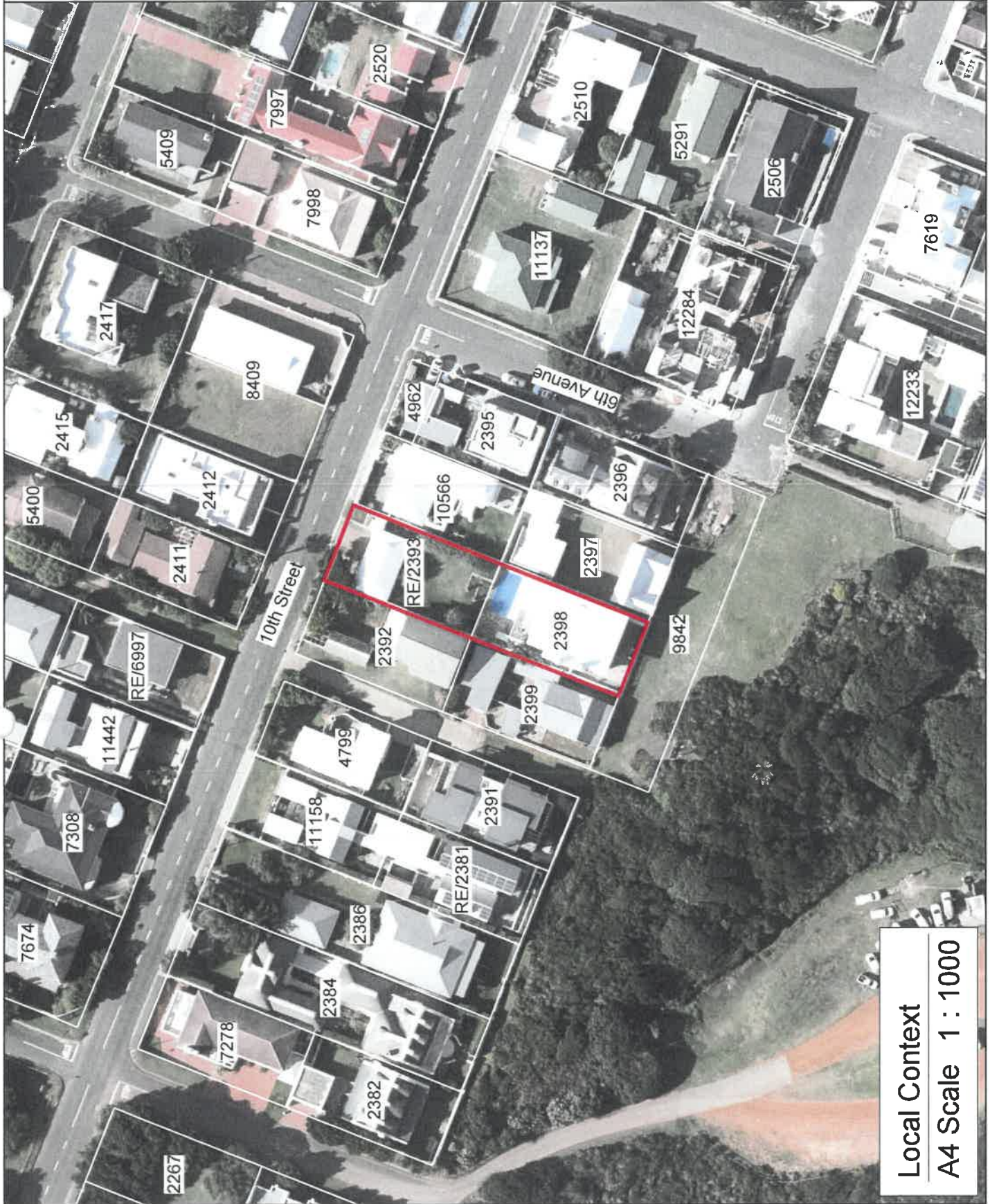


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CLIENT

DRAWN BY JM	CHECKED BY MB	DATE 2022/04/02
SCALE (80/40) As indicated	PROJECT NUMBER 0001	
DRAWING NUMBER K1		

MEPLAN
Town Planning
Melissa Buys
Email: mb.plan@yphoo.com
Contact number: 071 347 4844









Local Context
A4 Scale 1 : 1000

PROJECT
Erven 2393 & 2398
Voëlklip

TITLE
Zoning Plan

Application Area

-  Single Residential Zone 1:
-  Single Residential
-  General Residential Zone 3:
Flats Bulk Zone 1
-  Open Space Zone 1:
Nature Reserve
-  Open Space Zone 2:
Public Open Space
-  Transport Zone 2:
Roads & Parking



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SCALE (B/A)	PROJECT NUMBER 6031	DRAWING NUMBER 1/1

MBPLAN
Town Planning
Melissa Buys
Email: mb.plan@yahoo.com
Contact number: 071 347 4844



Zoning
A4 Scale 1 : 1000

ERF No 2393

17740

7.0m BUILD LINE

N

EXIST. PATIO

EXIST. DWELLING

ERF No. 2398

NEW FLAG
TO LINK TO
EXISTING

1.25m BUILD LINE

4.70m BUILD LINE

EXIST. CONC SLAB

1.10m BUILD LINE

NEW TILED STAIRS

NEW TILED STOFF

NEW 600 H x 400 W BOUNDARY WALL

31.490

ELEVENTH AVENUE

ERF NO 2392

ERF NO 2395

HOUSE A JAMES

ERF NO. 2398 11th AVE. VOELKLIP HERMANUS.

NICOLETTE LLOYD ma (rca)

Date : 2000

Drawn: Vanessa Coetzee

Drawing No: 388/30

ERF No 2393

17 740

8700

1200

600

4000

7.0m BULD. LINE

A

PROPOSED NEW POOL
SUNSHADE FIBRE GLASS CLASSIC II

PLANTER

NEW STONE PAVERS

GRASS

NEW STEPS

NEW TILED SEAT

NEW PAVED
AREA

EXIST. PATIO

ERF NO 2392

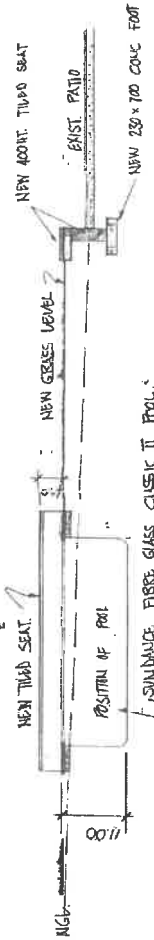
EXIST. DWELLING
ERF No. 2398

1.20m BULD. LINE

4.70m BULD. LINE

1.20m BULD. LINE

31.490



SECTION A - A 1:100

NOTE

THIS IS A KIDDER PLAN TO APPROVED
PLAN N°. 101176

← ELEVANTH AVENUE →

HOUSE A JAMES

ERF NO 2398 11th AVE. VOELKLIP HERMANUS.

NICOLETTE LLOYD ma (rca)

32 Mitchell Street, Hermannus, 7200
Tel: 028 - 312 3771 Fax: 028 - 312 2026

Date : 10/10/ 2000
Drawn: Vanessa Coetzee
Drawing No: 388/40

PROPOSED NEW POOL
LAYOUT SCALE 1:100

SITE PLAN

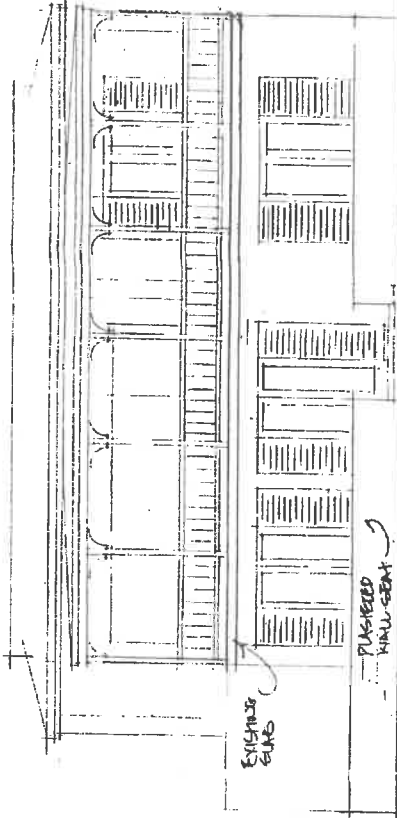
HOUSE A JAMES

ERP NO. 2398 11th AVE. VOELKLIP HERMANUS.

NICOLETTE LLOYD ma (rca)
 32 Mitchell Street, Hermanus, 7200
 Tel: 028 - 312 3771 Fax: 028 - 312 2026

Date : 2000
 Drawn: Vanessa Coetzee
 Drawing No: 388/3

ELEVATION 1:100



TEAR UP HIP
 MAKE GOOD EXISTING
 DOOR & 2x WINDOWS

BUILD IN NEW
 WINDOWS (4x)
 1.1 x 2.1200

PLASTER &
 PAINT

TILE TO FILL ON ZEM
 SUFFERED ON DOWN LONG
 250 MICRON
 DIM ON NEW CONTRACTED
 FILL

SECTION A 1:50

750 x 100 COLIC.
 STEP FOOTINGS

EX. BED 4

EX. BATH 4

NEW BED 5
 TILES

NEW BATH 6
 TILES

NEW BED 6
 TILES

NEW TV ROOM
 TILES

NEW TILES
 STEP

± 5400 (CHECK ON SITE)

4000 HIGH
 80MM CONCRETE SLAB
 ON 200MM SUPPORT
 WALLS

TERACE

EX. KITCHEN

EX. PLANT ROOM

EXISTING SUEBS
 OVER

NEW 4000 x 4000mm
 PLASTERED
 WALL

NEW HIGH
 GATE

PLAN 1:100
 EXISTING HOUSE : ERP 2398

± 1200 HIGH
 110MM WALLS (CHECK
 HEIGHT OF EXISTING
 GRS BOOTLES)

OPENABLES
 HIGH SLATED
 TO BE
 TOP TO
 DETAIL

BREAK TYPED
 FOR NEW
 OPENING
 MAKE GOOD

(CHECK ON SITE)

400

1900

1400

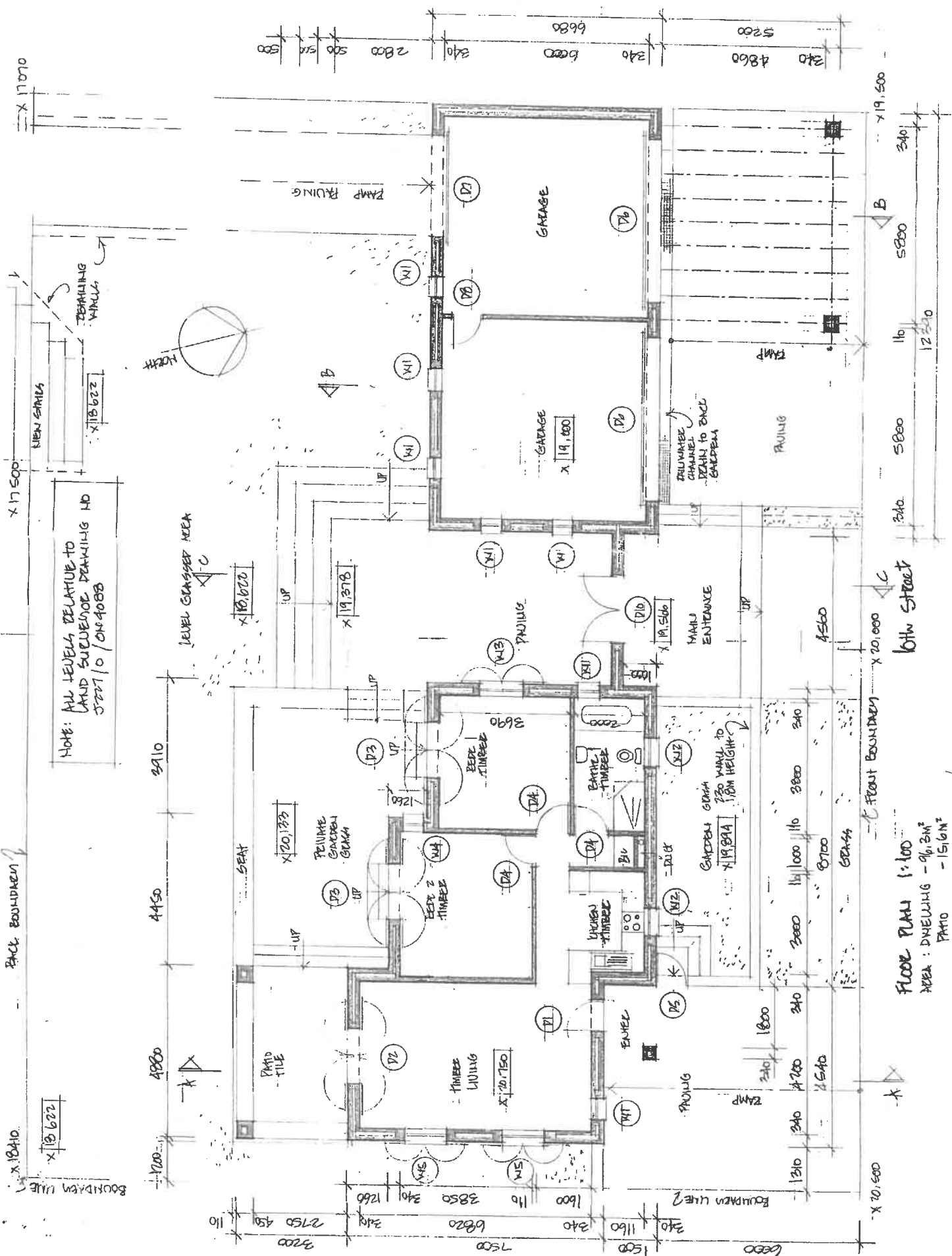
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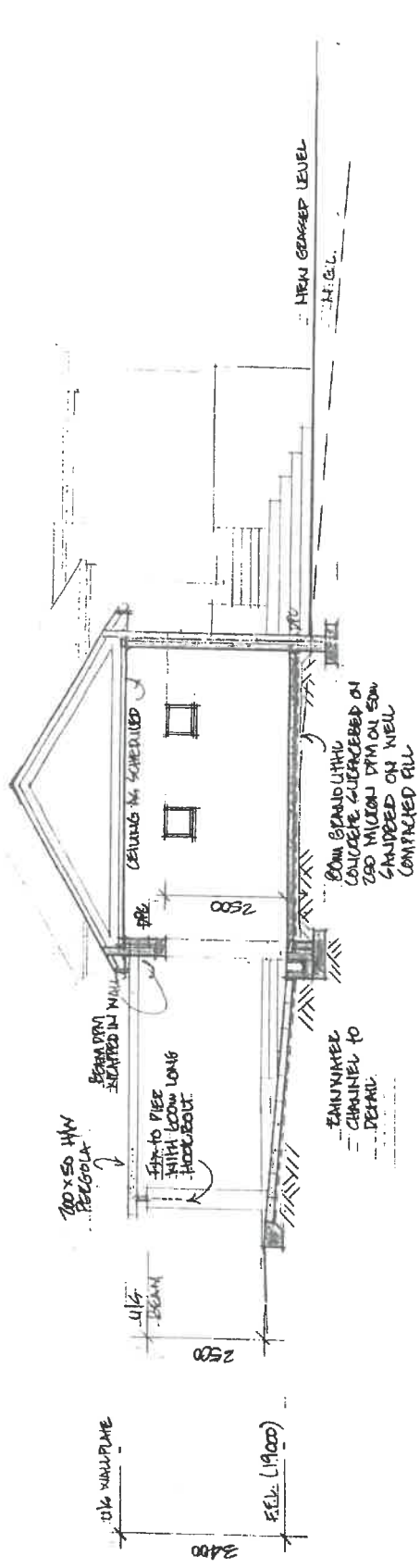
± 2300

± 300

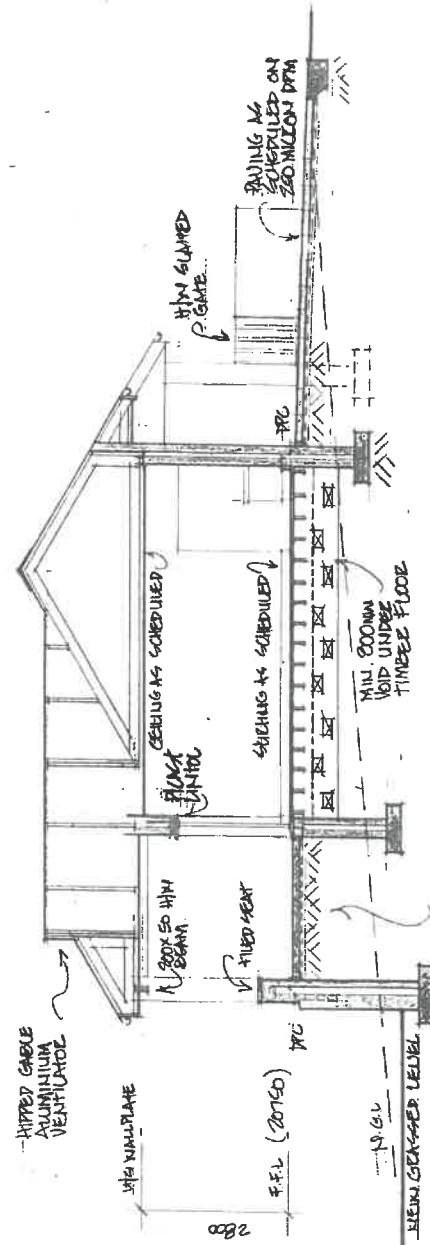
± 2500

400





SECTION 8-B 1:100



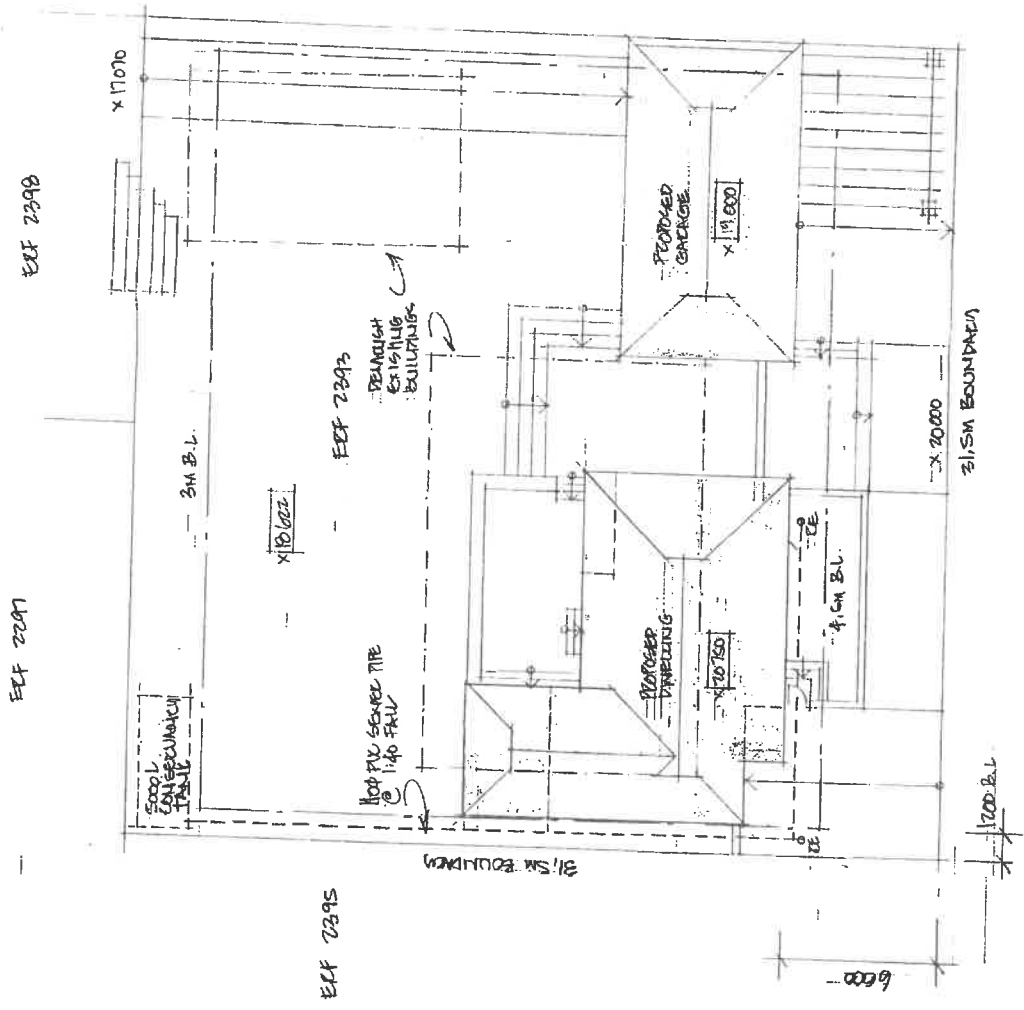
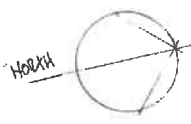
SECTION A-A 1:100

- ROOF - 20 THK ZINCALUME STEEL SHEETING ON 70x50 PURLIN @ 1000MM C/C ON TIMBER ENGINEERED TRUSSES @ 1200MM C/C WITH DOUBLE SIDED ALUMINIUM INSULATION ON 20x114 KLIPPLANES. TRUSSES TIED DOWN WITH GALV STEEL HOP LEAD STEPS MIN. 600MM INTO EUCKALDEE
- EAVESLINE GUTTERS WHITE ALUMINIUM GEEE GUTTERS WITH 75 PVC DOWNPIPES.
- EAVE CEMENT FASCIAS AND EAVES CLOSES.
- WALLS SMOOTH PLASTER & PAINT INTERIALLY & EXTERNALLY.
- FLASHED GULL EXTERNALLY
- FLOOR 200x250 TIMBER FLOOR ON 200x50 JOISTS @ 400MM BUILT INTO EUCKALDEE. SLEEPER WALLS TO HAVE VENTILATION OPENINGS & DPC LAYERS.
- 12MM POLYSTYRENE BOARDED UNDER FLOOR BOARD FOOTINGS
- MIN. 300x250 CONCRETE STEP FOOTINGS FOR 340 WALLS
- MIN. 450x250 CONCRETE STEP FOOTINGS FOR 110 WALLS

FLOOR FINISH ON 25MM SCHEDULED ON 200x250 CONCRETE SLEEPER ON 200x250 MILD STEEL ON 200x250 SANDFILL ON WELLS COMPACTED FILL

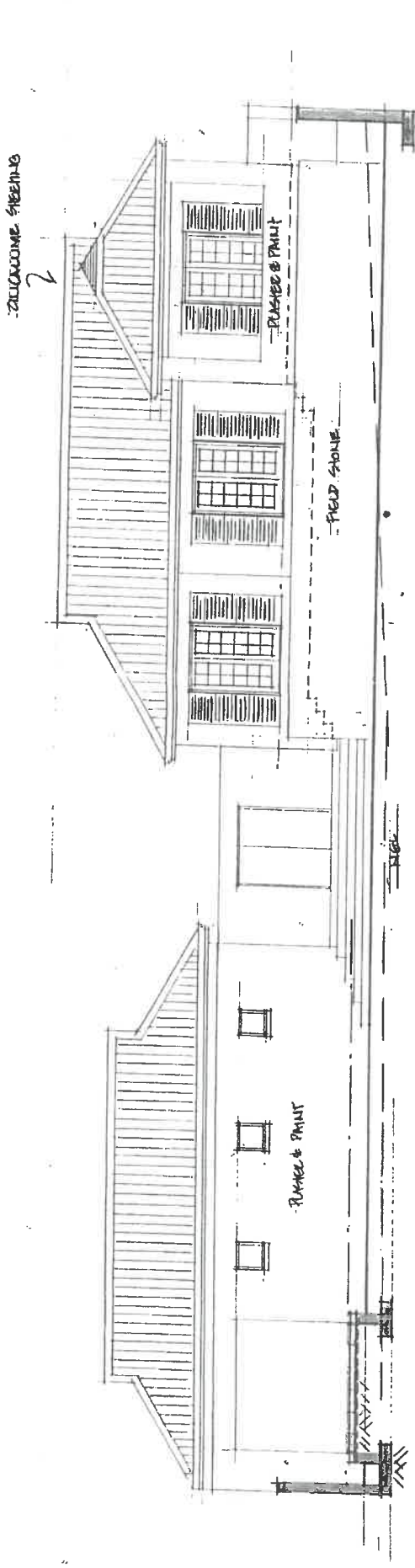
ERF 2393

AREA : 197,8m²
 ERF AREA : 997,2m²
 COVERAGE : 19,9%

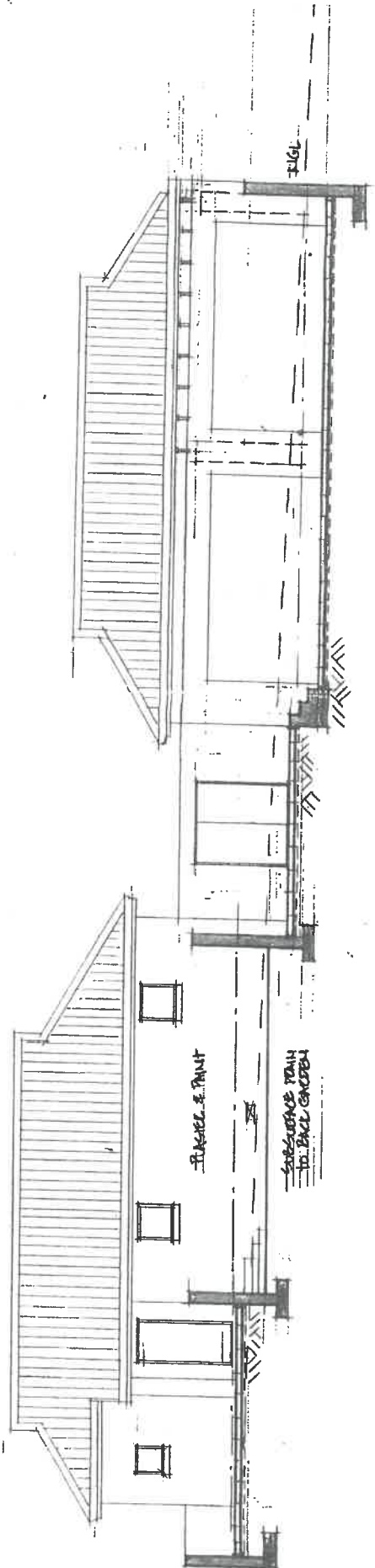


109, 10th STREET

SITE PLAN 1:200



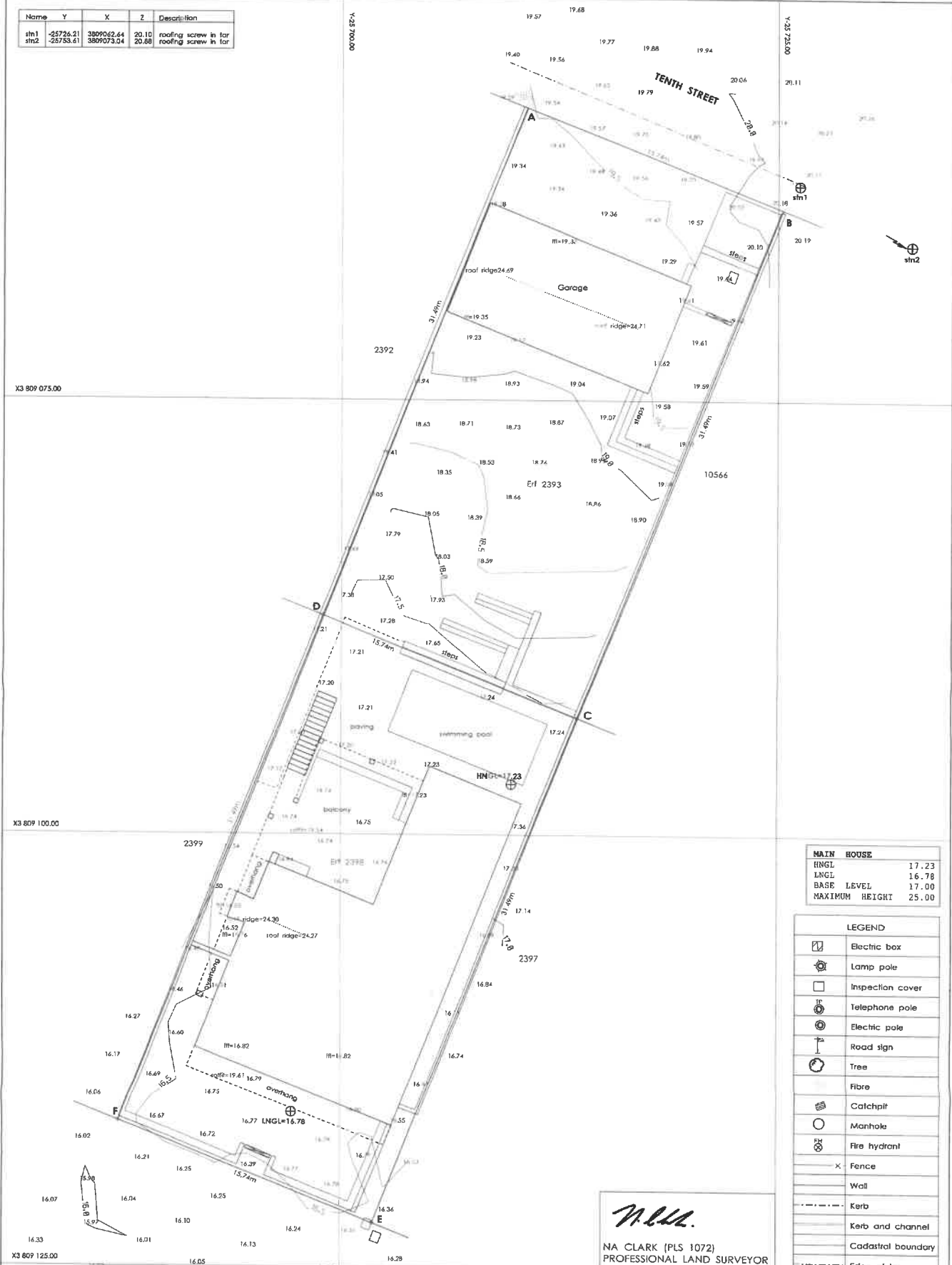
SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100

2
 ZOOMING SHEETS

Name	Y	X	Z	Description
stm1	-25726.21	3809062.64	20.10	roofing screw in tar
stm2	-25753.61	3809073.04	20.88	roofing screw in tar



MAIN HOUSE	
RINGL	17.23
LNGL	16.78
BASE LEVEL	17.00
MAXIMUM HEIGHT	25.00

LEGEND	
	Electric box
	Lamp pole
	Inspection cover
	Telephone pole
	Electric pole
	Road sign
	Tree
	Fibre
	Catchpit
	Manhole
	Fire hydrant
	Fence
	Wall
	Kerb
	Kerb and channel
	Cadastral boundary
	Edge of tar

N. CLARK
 NA CLARK (PLS 1072)
 PROFESSIONAL LAND SURVEYOR

Project
TOPOGRAPHIC SURVEY ERVEN 2393 AND 2398 HERMANUS

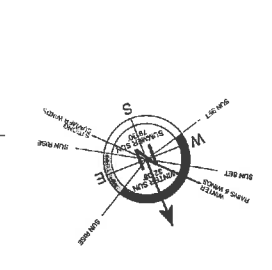
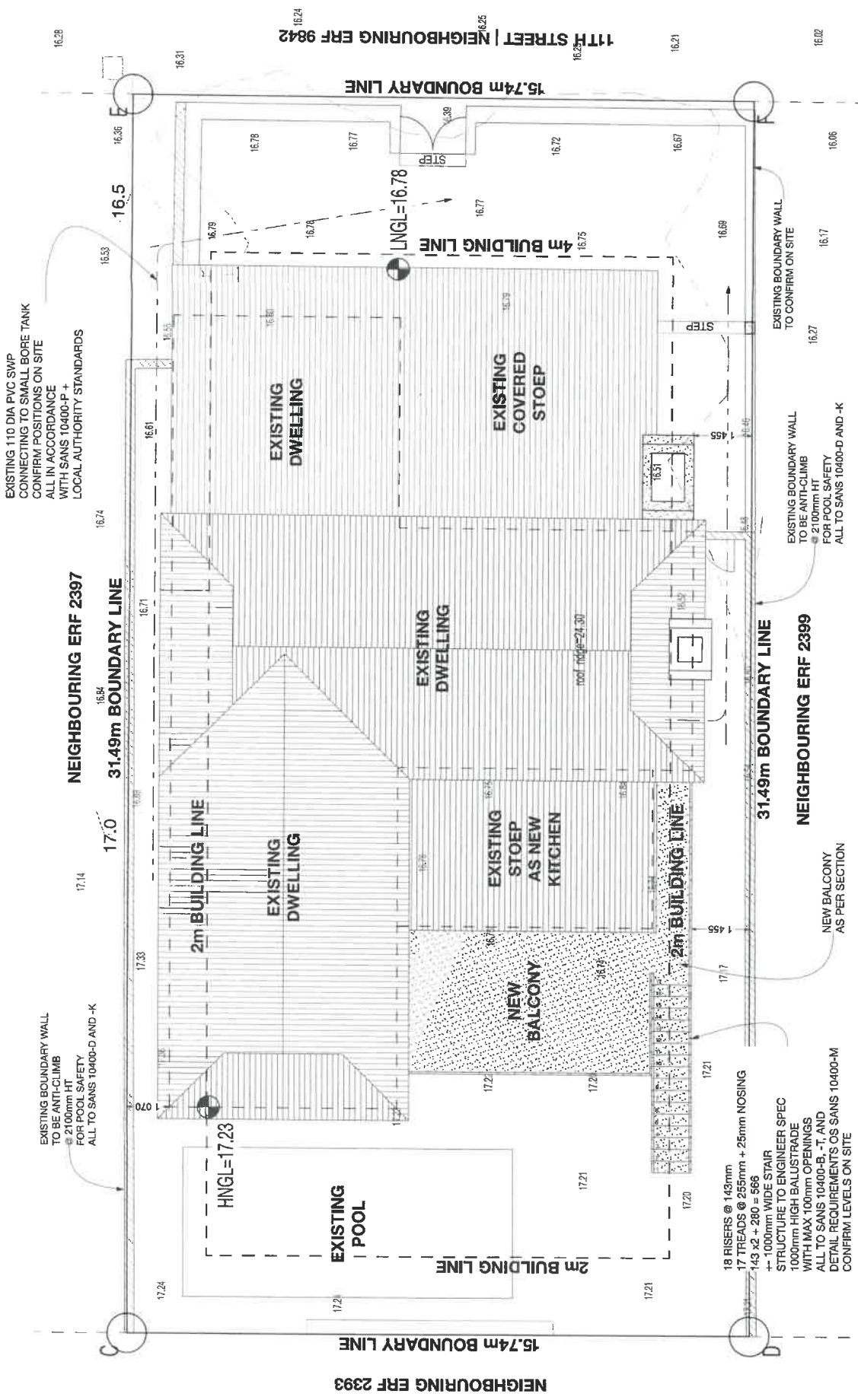
Client
FERISSEU TRUST

Architect

Notes
 CONTOURS REFLECT NATURAL GROUND

Constants	Y	X
Height Datum	0.00	0.00
System	WGS84	
Project No	H2398	
Scale	1:150	
Date	August 2022	





SITE/ROOF PLAN | SCALE 1:200

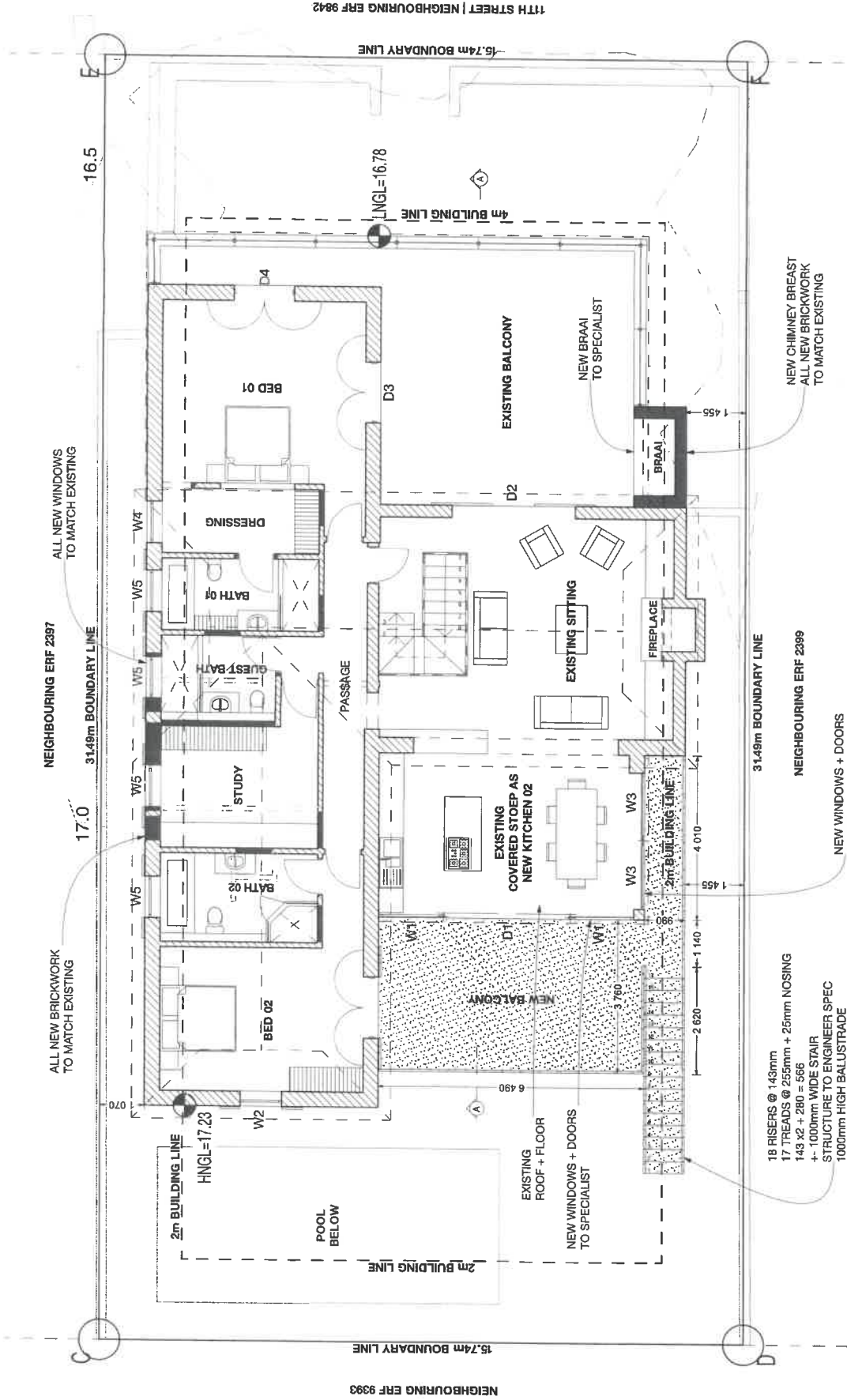
ARCH: TECH STUDIO
 Lizo Rick | lizearnting@gmail.com | 082 940 3118
 whatsapp business 065 997 0469

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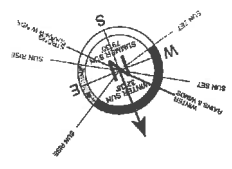
PROJECT NAME: HOUSE PERISSEUO A
CLIENT: PERISSEUO TRUST
ERF NO: 2398 | 108 11th Street | Vredklop
DESCRIPTION: SITE/ROOF PLAN
DRAWING NO: 2398.1

DATE: 2023/04/14
REVISION: 01

SCHEDULE OF AREAS	
GROUND FLOOR	223,5m ²
NEW COVERED STOEP	24m ²
TOTAL GROUND FLOOR	247,5m²
FIRST FLOOR	239m ²
NEW BALCONY	29m ²
TOTAL GROUND FLOOR	236m²
TOTAL NEW AREA	24m²
TOTAL COVERAGE (FOOTPRINT):	247,5m²
BULK (TOTAL AREA)	483,5m²
TOTAL AREA OF SITE:	495m²
PROPOSED COVERAGE:	50%



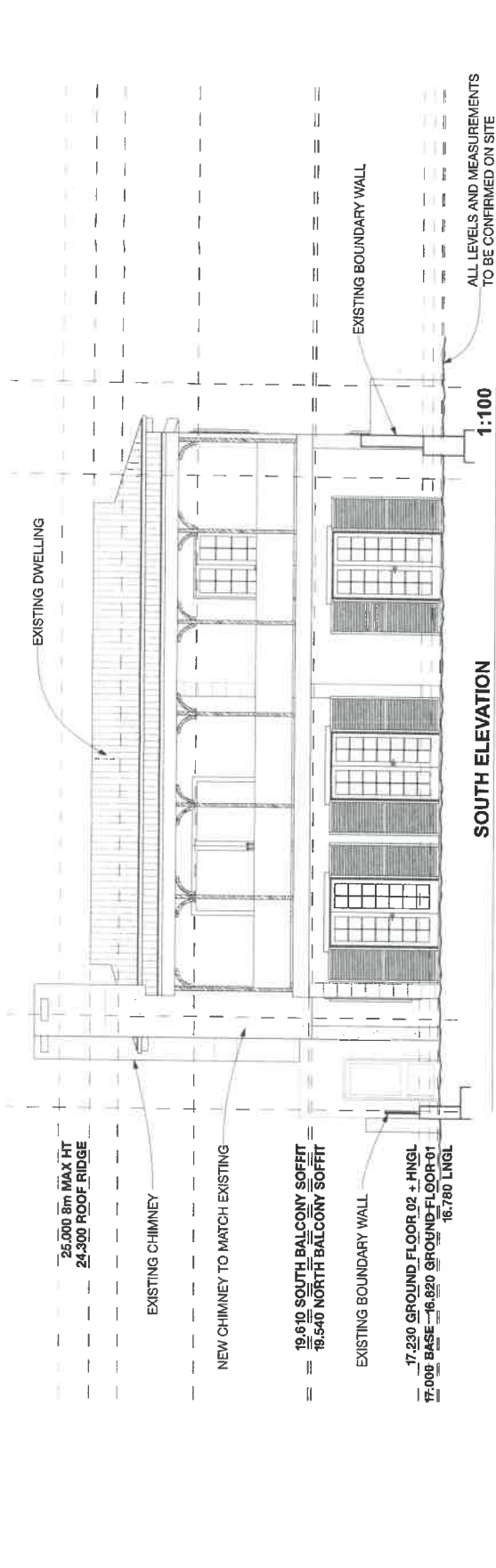
FIRST FLOOR | SCALE 1:100



PROJECT NAME:	HOUSE PERISSEUO A
CLIENT:	PERISSEUO TRUST
ERF NO:	2398 108 11th Street Volskip
DESCRIPTION:	FIRST FLOOR
DRAWING NO:	2398.3

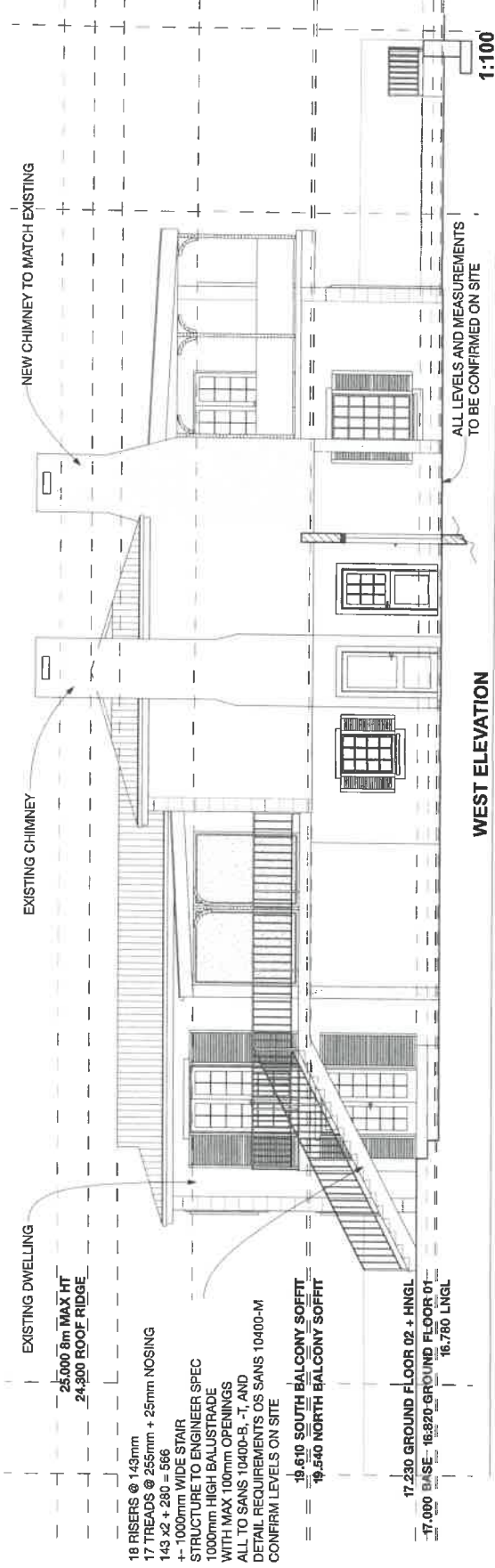
ARCH:TECH STUDIO	DATE:	2023/04/14
Lize Fick lize@techtstudio.com 082 940 3118	REVISION:	01
WhatsApp business: 065 997 0468		

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SOUTH ELEVATION

1:100



WEST ELEVATION

1:100

PROJECT NAME: HOUSE PERISSEUO A
 CLIENT: PERISSEUO TRUST
 ERF NO: 2398 | 108 11th Street | Vöcklabip
 DESCRIPTION: ELEVATIONS 02
 DRAWING NO: 2398.6

ARCH:TECH STUDIO
 Lisa Fleck (lisamtech@gmail.com) 0652 940 3118
 whatsapp business 065 997 0469

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DATE: 2023/04/14
 REVISION: 01

DEEMED-TO-SATISFY REQUIREMENTS:

ALL DEEMED-TO-SATISFY REQUIREMENTS APPLY TO ALL DRAWINGS, DETAILS, SPECIFICATIONS & ANY SUPPLEMENTARY INFORMATION: ALL CONTRACTUAL DOCUMENTATION.

THE STRUCTURAL SYSTEM OF THE BUILDING TO COMPLY WITH THE DETAILED REQUIREMENTS OF H, J, K, L, M + N OF SANS 10400. ALL TO BE CONFIRMED BY A COMPETENT PERSON (ENGINEER) IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-C

A CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS AND SWIMMING BATHS IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF 4.2 OF 10400-F

ALL EXCAVATIONS RELATING TO BUILDING WORKS SHALL BE LESS THAN 3M DEEP AND BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-G

FOUNDATIONS TO BE IN ACCORDANCE WITH SANS 10400-B + IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-H. ALL TO ENGINEER'S SPECIFICATIONS

FLOORS TO COMPLY WITH SANS 10400-J ALL CONCRETE SLABS SUPPORTED ON THE GROUND TO BE IN ACCORDANCE WITH SANS 10400-B. IN ADDITION, THE DETAILED REQUIREMENTS OF SANS 10400-J. ALL TO BE CONFIRMED BY A COMPETENT PERSON (ENGINEER) IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K

STRUCTURAL STRENGTH + STABILITY OF WALL TO BE IN ACCORDANCE WITH SANS 10400-B + T AND THE DETAILED REQUIREMENTS OF PART K AND THE DETAILED REQUIREMENTS OF PART K

ALL NEW EXTERNAL BRICKWORK WALLS ARE TO BE 200MM CAVITY WALL CONSTRUCTION WITH MIN. 50MM CAVITY. THES, BRICKFORCE, AND REINFORCEMENT AROUND OPENINGS ALL TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K

TO STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATION, WEEPHOLES TO BE IN THE OUTER LEAF OF EXTERNAL CAVITY WALL AT FLOOR AND ABOVE DPC + LINTEL LEVEL. WATERPROOFING IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K

ROOF FIXING IN ACCORDANCE WITH SANS 10400-B AND DETAILED REQUIREMENTS OF SANS 10400-K

ROOF COVERINGS AND WATERPROOFING SYSTEMS MUST BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS-L

FLAT ROOFS OR RELATED GUTTERS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L. ALL TO BE CONFIRMED BY A COMPETENT PERSON (ENGINEER)

THE ROOF AND CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH SANS 10400-C, MUST BE IN ACCORDANCE WITH SANS 10400-L AND SANS 10400-B AND FIRE RESISTANCE IN ACCORDANCE WITH SANS 10400-L + SANS 10400-T

GUTTERS AND DOWNPIPES TO BE EXTRUDED ALUMINIUM AND ARE TO BE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-R

THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF AND CEILING ASSEMBLY ARE TO BE IN ACCORDANCE WITH SANS 10400-T

STAIRWAYS, RAILINGS AND BALUSTRADES ARE TO BE IN ACCORDANCE WITH SANS 10400-B, SANS 10400-T AND SANA10400-K AND WITH THE DETAILED REQUIREMENTS OF SANS-M.

ALL GLAZING TO BE SAFETY GLASS. GLAZING TYPE + FIXING TO BE IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-N

ALL GLAZING TO BE SAFETY GLASS. GLAZING TYPE + FIXING TO BE IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-N

THE LIGHTING IN A HABITABLE ROOM, BATHROOM, SHOWER ROOM AND ROOM CONTAINING A TOILET PAN COMPLIES WITH THE DETAILED REQUIREMENTS OF SANS 10400-O

VENTILATION TO BE IN ACCORDANCE WITH SANS 10400-T AND SANS 10400-O

THE DESIGN AND INSTALLATION OF DRAINAGE + PLUMBING TO BE DONE BY A CERTIFIED COMPETENT PERSON AND PLUMBING IS TO COMPLY WITH THE DETAILED REQUIREMENTS OF SANS 10400-P AND ANY REQUIREMENTS OF THE LOCAL AUTHORITY.

THE MEANS OF SEWAGE DISPOSAL WHERE WATER-BORNE SEWERAGE DISPOSAL IS NOT AVAILABLE IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-Q. TO BE DONE BY A CERTIFIED, COMPETENT PERSON AS DETERMINED BY THE LOCAL AUTHORITY REQUIREMENTS

THE MEANS FOR THE CONTROL AND DISPOSAL OF STORMWATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-R.

THE MEANS FOR PROVIDING FACILITIES FOR PERSONS WITH DISABILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-S.

FIREPLACES AND THE PROVISION OF SPACE HEATING ARE TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-V

WATER SUPPLY TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS-X.

ENERGY EFFICIENCY: BUILDING ENVELOPE (SHADING, EXTERNAL WALLS, FENESTRATION, ROOF, FLOORS) AND SERVICES TO BE IN ACCORDANCE WITH SANS 10400-XA AND THE DETAILED REQUIREMENTS OF SANS 204.

RATIONAL DESIGN DONE BY A COMPETENT PERSON.

25,000 8m MAX HT

24,300 ROOF RIDGE

EXISTING CEILING

EXISTING ROOF + STRUCTURE

EXISTING DWELLING

TIMBER DECKING TO MINFR'S SPEC FIXING + FASTENING MATERIALS TO BE GALVANISED MILD STEEL

1000mm HIGH BALUSTRADE WITH MAX 100mm DIA OPENINGS TO SPECIALIST SPEC ALL TO SANS 10400-M CONFIRM LEVELS ON SITE

NEW WINDOWS + DOORS TO SPECIALIST SPEC

19,540 NORTH BALCONY SOFFIT

EXISTING FLOOR TO CONFIRM ON SITE

228 X 50mm SAP GRADE 6 EXPOSED RAFTERS FIXING + FASTENING MATERIALS TO BE GALVANISED MILD STEEL ALL TO ENGINEER SPEC

17,230 GROUND FLOOR 02 + HNGL
17,000 BASE
16,820 GROUND FLOOR UT
16,780 LNGL

1:50

SECTION A-A

EXISTING FOUNDATIONS TO CONFIRM ON SITE

ALL LEVELS AND MEASUREMENTS TO BE CONFIRMED ON SITE

PROJECT NAME: HOUSE PERISSEUO A

CLIENT: PERISSEUO TRUST

ERF NO: 2398 | 108 11th Street | Voelklip

DESCRIPTION: SECTION A

DRAWING NO: 2398.4

ARCH: TECH STUDIO

Use Fck | lizeenehng@gmail.com | 062 940 3118
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