

**ERF 1058, 16 WILLIAM AVENUE, PRINGLE BAY: APPLICATION FOR DEPARTURE AND RELAXATION OF TITLE DEED: PIETER WASSERMAN ARCHITECT (obo CJ BOTHA & L NEETHLING)**

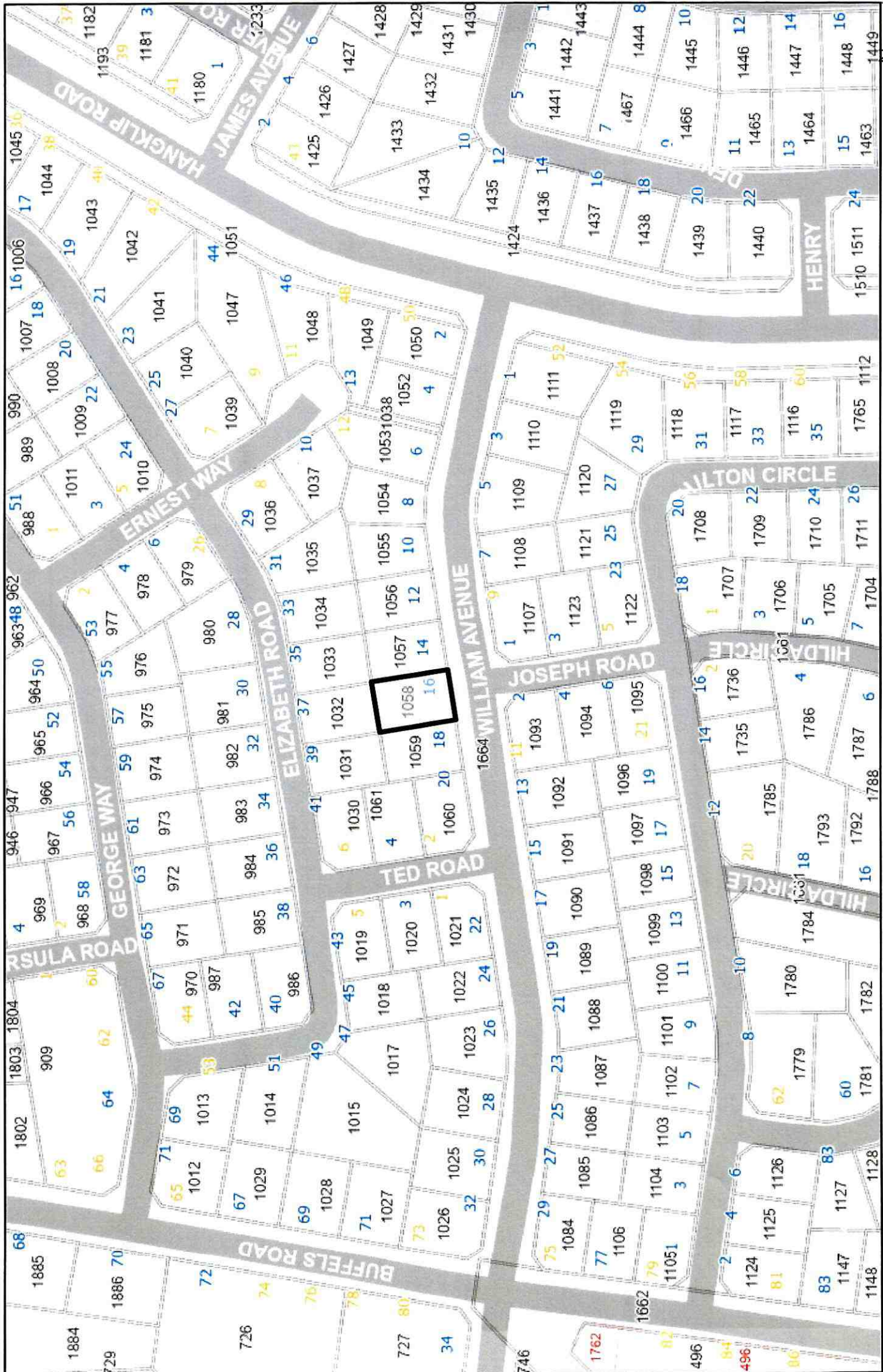
Notice is hereby given in terms of Section 48, read with Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a departure to relax the western lateral building line from 2m to 0m and to relax the lateral building line restriction in terms of Title Deed No. T10965/2013 from 3m to 0m and 3m to 2m to accommodate a proposed new double garage and the dwelling.

Full detail 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 Betty's Bay Library, Clarence Drive, Betty's Bay. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **1 April 2021**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Ms. H van der Stoep** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 1058, WILLIAMLAAN 16, PRINGLEBAAI: AANSOEK OM AFWYKING EN VERSLAPPING VAN TITELAKTE: PIETER WASSERMAN ARGITEK (nms CJ BOTHA & L NEETHLING)**

Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is om die westelike syboullyn vanaf 2m na 0m te verslap en om die syboullynbeperking ingevolge Titelakte Nr. T10965/2013 te verslap vanaf 3m na 0m en 3m na 2m om 'n voorgestelde nuwe dubbel motorhuis en die woonhuis te akkommodeer.

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 by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai. 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) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **1 April 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H. van der Stoep** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.



Locality Map

Erf 1058 Pringle Bay



TP A. Thean  
(W. ud Skoop)



## MOTIVATIONAL REPORT : BUILDING LINE RELAXATION STAND 1058 PRINGLE BAY

### A. PROPOSED DEVELOPEMENT

The proposes application entail the relaxation of the TITLE DEED side spaces from THREE meter to the TOWN PLANNING SCHEME's TWO meters.

The application also proposed the permission to build a GARAGE in the proposed 2 meter building line on the eastern side of the property. See enclosed plans

The property is zoned Single residential and is situated in a normal residential zone and the proposed relaxation will have no impact on services and or traffic

### B. CHARACTER OF THE ENVIROMENT:

The proposed single residence fits in with the general characteristics of the neighborhood and town. No increased density is required. It is an empty property, so no historical impact. Fynbos on the stand have to be cleared for building purposes. The street scene will not be impacted, . All the neighbour's have been consulted and their permissions are included herewith, with the exception of the owner of stand 1059, Mr Mike Joao.

Mr. Joao is willing to sign off once ann amount of R10 000.00 is deposited into his account. The garages on his property are also build across the 2 mmeter builing line (western side) and abutting those on stand1060.

See attached message from Mr. Joao as well as photograph of the garages on stand 1060 and his property.

### C. DESIREABILITY:

The proposed relaxations requested make no impact on the property or its surrounds. Several stands were developed in exactly the same way in the area. Stands1059 and 1060 both do have garages with a zero side building lines.

### D. OTHER LAWS :

The proposed applications are not influenced by any other laws, by-laws or regulations.

### E. IMPACT ON MUNICIPAL ENGINEERING SERVICES

No additional services will be required. All existing services are in place and accessed from William street and none will be impacted.

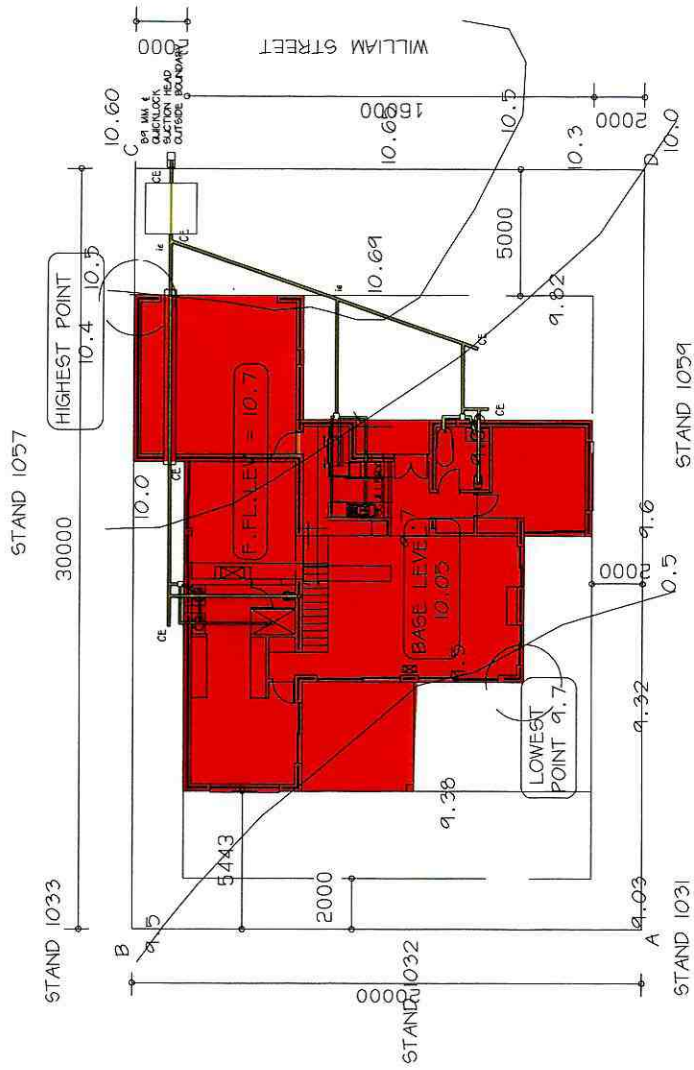
### F. FORWARD PLANNING AND LAND USE

The site is in an established township and the proposed applications have no impact on future development.

FILE NO:	AF 1058
	Pringle Bay
SCAN NO:	KPRB
COLLABORATOR NO:	1510436

G. PLANNING PRINCIPLES

The proposed application is in line with the Town Planning Scheme and what is already happening in the town of Pringle bay.

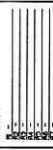


# SITE PLAN 1:200

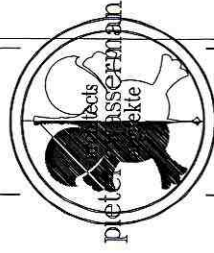
NEW HOUSE 223 SQ.M.  
 STAND 600 SQ.M.  
 37 % COVERAGE

NEW HOUSE  
 STAND 1058  
 PRINGLE BAY

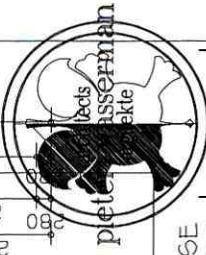
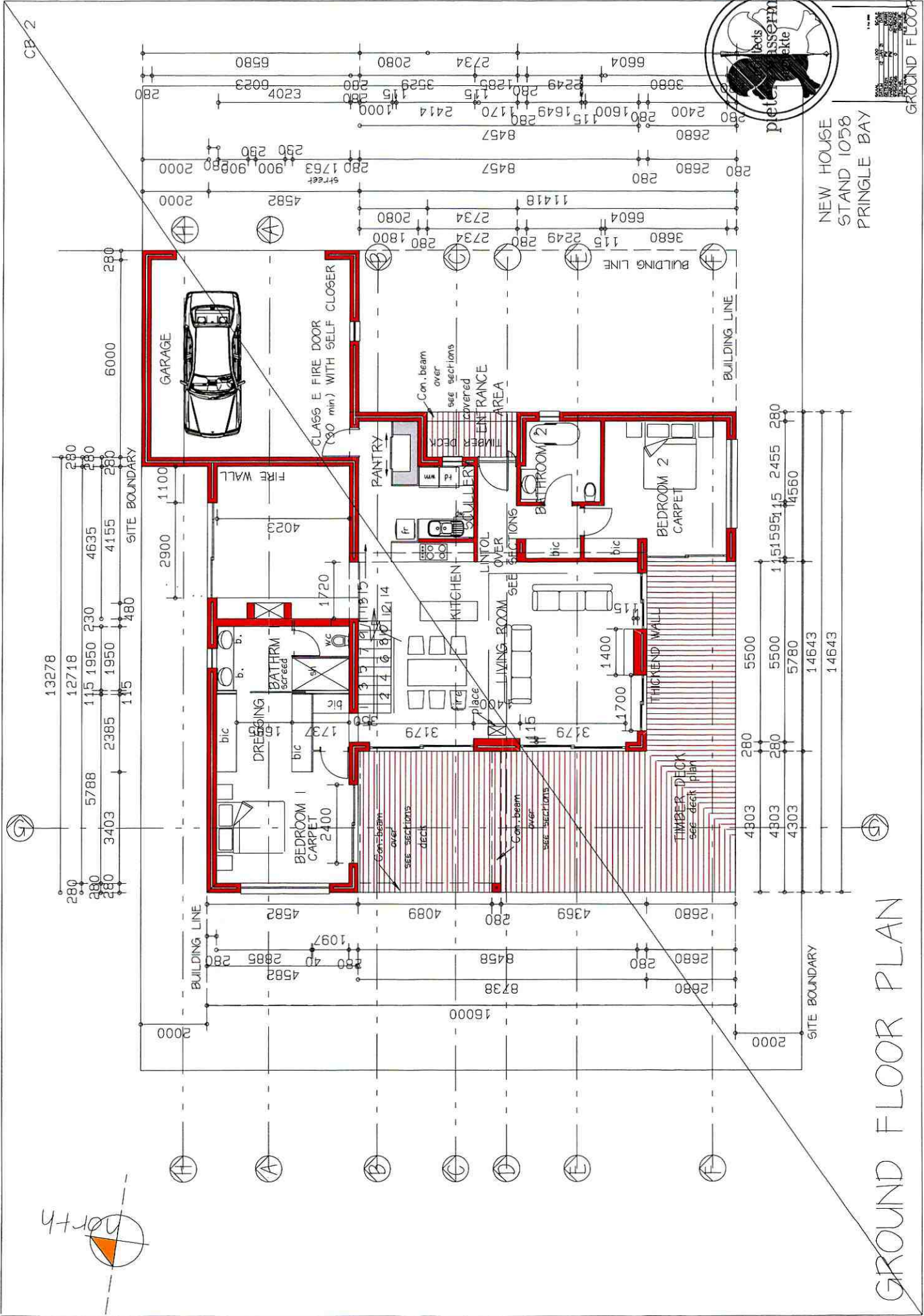
PROPOSED



NEW HOUSE  
 STAND 1058  
 PRINGLE BAY



SITE PLAN



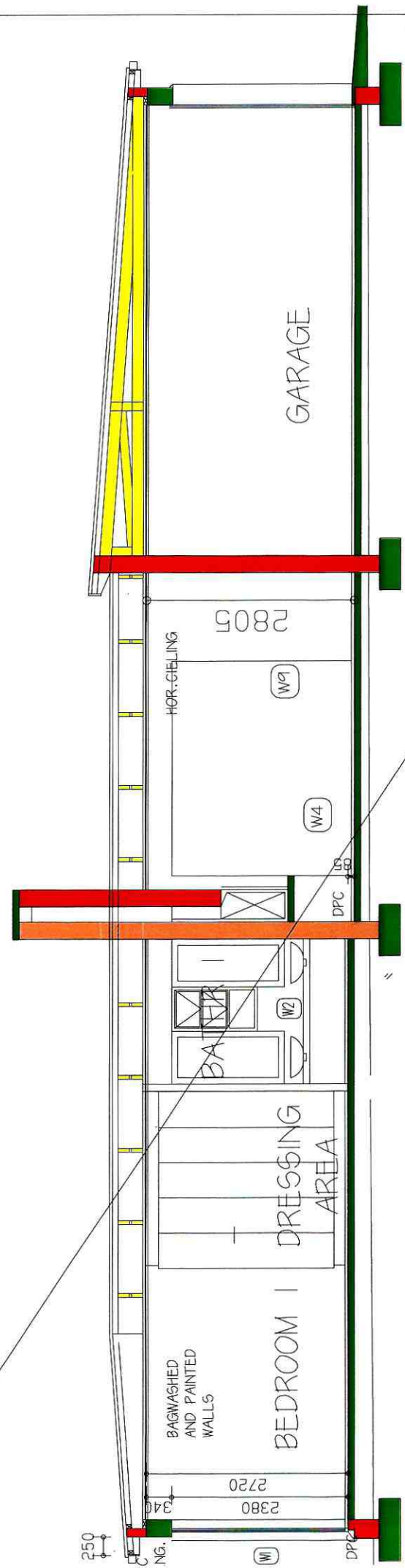
NEW HOUSE  
STAND 1058  
PRINGLE BAY

GROUND FLOOR PLAN

GROUND FLOOR



Dimensions and grid lines are provided throughout the plan. Key dimensions include a total width of 16000 and a total depth of 14643. Grid lines are labeled A through F horizontally and 1 through 6 vertically. Structural notes include 'Con. beam over' and 'SEE SECTIONS' in several locations. Other notes include 'CLASS E FIRE DOOR (30 min) WITH SELF CLOSER' and 'THICKEND WALL'. The plan also shows 'BUILDING LINE' and 'SITE BOUNDARY'.



## SECTION AA

**FOUNDATIONS:**  
 ALL FOUNDATIONS TO BE TO ENGINEER'S SPECIFICATIONS,  
 MIN 840 X 300 MM AND 150 MM BELOW N.G.L.  
 FOUNDATIONS WALLS: (SEE FOUNDATION WALL PLAN)  
 230 mm WHERE SHOWN ON OUTSIDE PERIMETER WALLS (ORANGE)  
 280 MM CAVITY WALLS FILLED WITH CONC TO FLOOR LEVEL (RED)  
 ALLOW FOR MIN 12 BRICK COURSES ABOVE FOUNDATIONS AVERAGE  
 F.F.L. TO BE 170 mm ABOVE HIGHEST POINT ON STAND

**SURFACE BEDS:**  
 20 MPA 85 mm THICK CONC SLAB  
 PROVIDE GREEN CONTINUOUS UNDERLAY  
 FILL TO BE COMPACTED IN LAYERS OF 150 MM TO REQUIRED DENSITY  
 FINISHED FLOOR HEIGHT:  
 DECKS TO BE FLUSH WITH OUTSIDE FRAMES OF ALUMINUM DOORS  
 SCREDS6 TO BE MIN 40 mm AND FLUSH WITH ALUMINUM DOOR FRAMES  
 WALLS  
 SEE GENERAL SPECIFICATION FOR MATERIALS AND WORKMANSHIP  
 EXTERNAL WALLS CAVITY WALLS (280 mm) AS PER PLAN  
 NOTE: CAVITY WALLS ONLY ABOVE FOUNDATION WALLS TO TOP OF WINDOWS. SEE SECTIONS  
 INTERNAL WALLS 115 MM, 230 MM AS PER PLAN  
 ALL WALLS IN WELL BAKED CLAY BRICKS (R600 TO S485 STANDARDS  
 CAVITIES TO BE KEPT CLEAN  
 BUTTERFLY TIES AS PER NHR  
 SEE SECTIONS AND PLAN FOR EXPOSED CONC. BEAMS OVER OPENINGS IN BRICK WALLS  
 BRICKFORCE AS PER NBR

**GENERAL TO ROOFS:**

- \* COLORBOND ULTRA CLIPLOCK OR SIMILAR ON 4 AND 45 DEGREES (SEE SECTIONS)
- 45 DEGREE ROOFS: SEE ROOF PLAN FOR EXPOSED TRUSS DETAIL.
- 4 DEGREE ROOF: SEE SECTION. SAP TRUSSES TO MANUFACTURER
- 75 X 75 mm SAP PURLING MAX 1200 mm S/S
- PURLING ON TRUSSES/BEAMS AS PER ROOF PLAN

**CIELINGS:**

- \* 9mm GYPROCK CIELING BOARDS
- JOINTS SKIMMED

**INSULATION**

- \* 100 MM GLASSWOOL IN CIELING SPACE
- PROVIDE A CONTINUOUS REFLECTIVE UNDERLAY OVER PURLINS UNDER ROOF SHEETS

**\* ROOF OVERHANGS:**

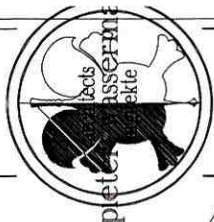
- AS PER PLAN AND IS SHOWN TO OUTSIDE EDGE OF FACIA BOARD
- FACIA BOARDS 150 X 12 mm FIBRE CEMENT

**\* RAINWATER GOODS**

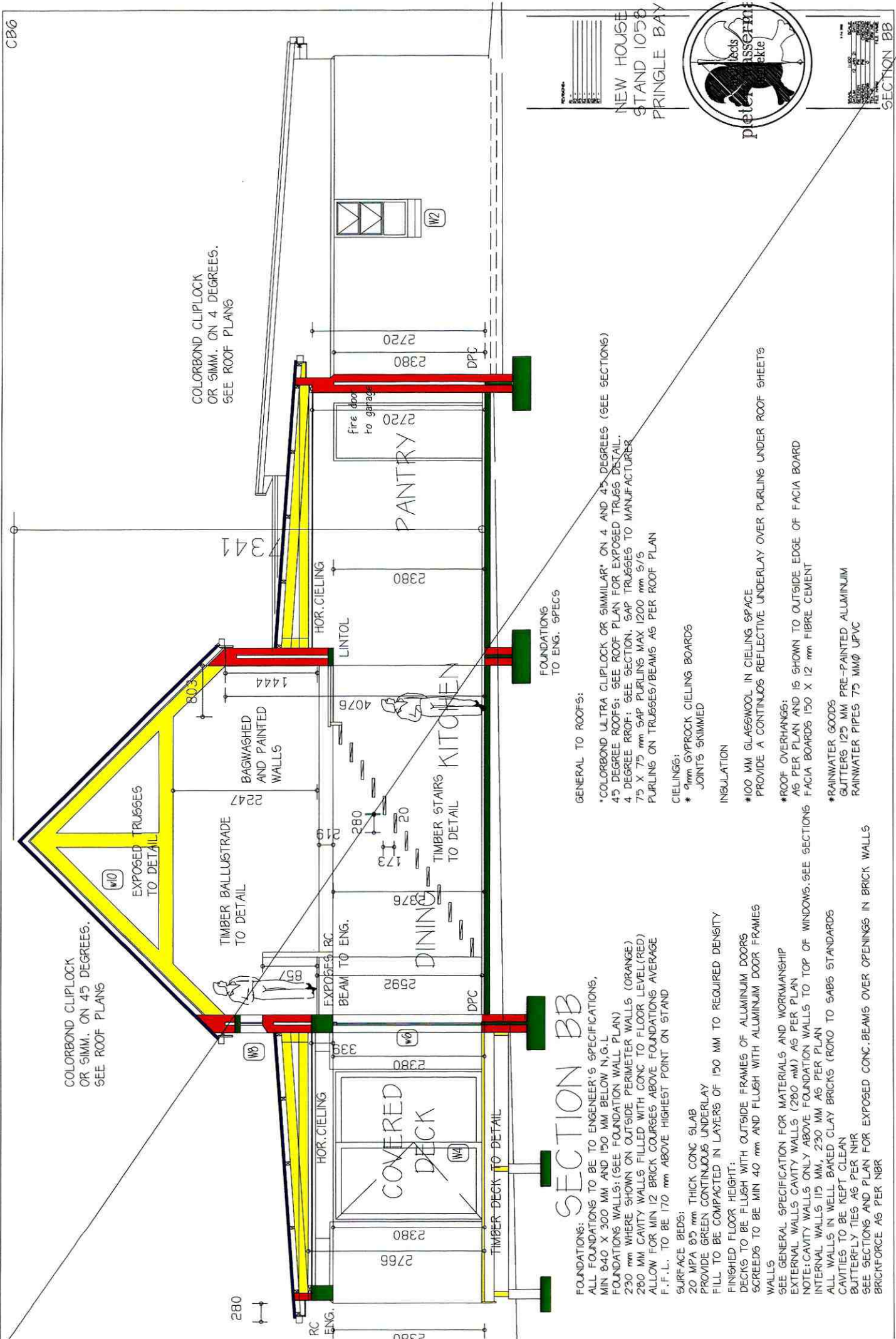
- GUTTERS 125 MM PRE-PAINTED ALUMINUM
- RAINWATER PIPES 75 MM Ø UPVC



NEW HOUSE  
 STAND 1058  
 PRINGLE BAY



SECTION AA



COLORBOND CLIPLOCK  
OR SIMM. ON 45 DEGREES.  
SEE ROOF PLANS

COLORBOND CLIPLOCK  
OR SIMM. ON 4 DEGREES.  
SEE ROOF PLANS

SECTION BB

FOUNDATIONS:  
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FOUNDATIONS WALLS: (SEE FOUNDATION WALL PLAN)  
230 mm WHERE SHOWN ON OUTSIDE PERIMETER WALLS (ORANGE)  
280 MM CAVITY WALLS FILLED WITH CONC. TO FLOOR LEVEL (RED)  
ALLOW FOR MIN 12 BRICK COURSES ABOVE FOUNDATIONS AVERAGE  
F.F.L. TO BE 170 mm ABOVE HIGHEST POINT ON STAND

SURFACE BEDS:  
20 MPA 85 mm THICK CONC SLAB  
PROVIDE GREEN CONTINUOUS UNDERLAY  
FILL TO BE COMPACTED IN LAYERS OF 150 MM TO REQUIRED DENSITY

FINISHED FLOOR HEIGHT:  
DECKS TO BE FLUSH WITH OUTSIDE FRAMES OF ALUMINIUM DOORS  
SCREEDS TO BE MIN 40 mm AND FLUSH WITH ALUMINIUM DOOR FRAMES  
WALLS  
SEE GENERAL SPECIFICATION FOR MATERIALS AND WORKMANSHIP  
EXTERNAL WALLS CAVITY WALLS (280 mm) AS PER PLAN  
NOTE: CAVITY WALLS ONLY ABOVE FOUNDATION WALLS TO TOP OF WINDOWS. SEE SECTIONS  
INTERNAL WALLS 115 mm, 230 mm AS PER PLAN  
ALL WALLS IN WELL BAKED CLAY BRICKS (R60 TO S45 STANDARDS  
CAVITIES TO BE KEPT CLEAN  
BUTTERFLY TIES AS PER NHR  
SEE SECTIONS AND PLAN FOR EXPOSED CONC. BEAMS OVER OPENINGS IN BRICK WALLS  
BRICKFORCE AS PER NBR

GENERAL TO ROOFS:

\*COLORBOND ULTRA CLIPLOCK OR SIMILAR\* ON 4 AND 45 DEGREES (SEE SECTIONS)  
45 DEGREE ROOFS: SEE ROOF PLAN FOR EXPOSED TRUGS DETAIL  
4 DEGREE ROOF: SEE SECTION. SAP TRUGGES TO MANUFACTURER  
75 X 75 mm SAP PURLINS MAX 1200 mm S/S  
PURLINS ON TRUGGES/BEAMS AS PER ROOF PLAN

CIELINGS:  
\* 9mm GYPROCK CIELING BOARDS  
JOINTS SKIMMED

INSULATION

\*100 MM GLASSWOOL IN CIELING SPACE  
PROVIDE A CONTINUOUS REFLECTIVE UNDERLAY OVER PURLINS UNDER ROOF SHEETS

\*ROOF OVERHANGS:  
AS PER PLAN AND IS SHOWN TO OUTSIDE EDGE OF FACIA BOARD  
FACIA BOARDS 150 X 12 mm FIBRE CEMENT

\*RAINWATER GOODS  
GUTTERS 125 MM PRE-PAINTED ALUMINIUM  
RAINWATER PIPES 75 MM Ø UPVC

FOUNDATIONS  
TO ENG. SPECS

NEW HOUSE  
STAND 105B  
PRINGLE BAY

SECTION BB

CB12

COLORBOND CLIPLOCK  
OR 5MM. ON 45 DEGREES.  
SEE ROOF PLANG

COLORBOND ROOF  
ON 4 DEGREES

CHIMNEY

BAGWASHED  
AND PAINTED  
WALLS

230 mm WALL  
ABOVE 2380 mm  
FROM F.F.L.LEV.

BAGWASHED  
AND PAINTED  
WALLS

EXPOSES RC  
BEAM TO ENG.

EXPOSES RC  
BEAM TO ENG.

EXPOSES RC  
BEAM TO ENG.

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EXPOSES RC  
BEAM TO ENG.

230 mm WALL  
ABOVE 2380 mm  
FROM F.F.L.LEV.

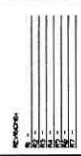
2380

2380

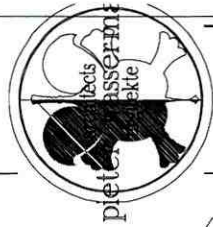
BRICK  
COLUMN

TIMBER DECK

NORTH ELEVATION



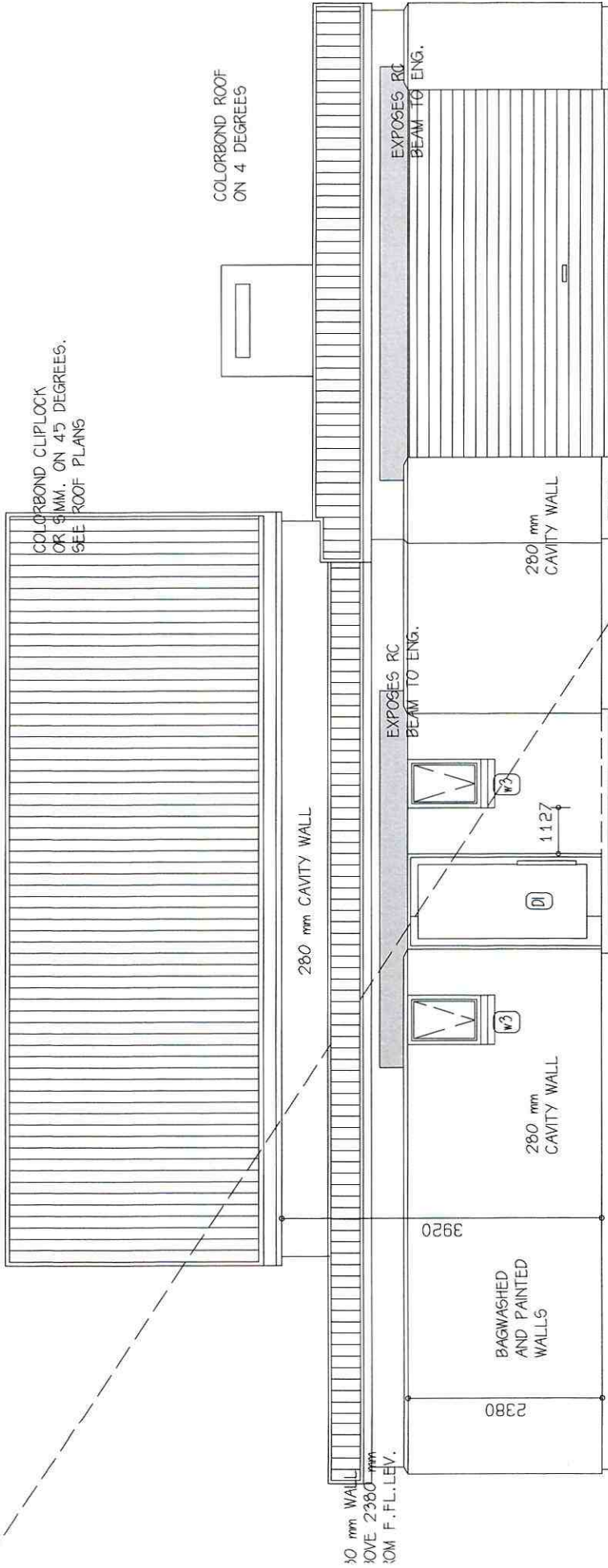
NEW HOUSE  
STAND 1058  
PRINGLE BAY



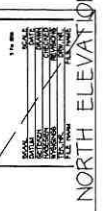
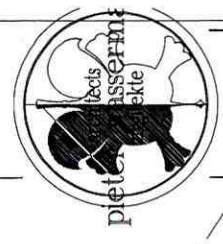
NORTH ELEVATION

COLORBOND CLIPLOCK  
OR 9MM. ON 45 DEGREES.  
SEE ROOF PLANS

COLORBOND ROOF  
ON 4 DEGREES



NEW HOUSE  
STAND 1058  
PRINGLE BAY



SOUTH ELEVATION

NORTH ELEVATION

CBI4

COLORBOND CLIPLOCK  
OR SIMM. ON 45 DEGREES.  
SEE ROOF PLANS

W10

280 mm CAVITY WALL

738

230 mm WALL  
ABOVE 2380 mm  
FROM F.F.L.LEV.

EXPOSED RC  
BEAM TO ENG.

280 mm  
CAVITY WALL

2380

BAGWASHED  
AND PAINTED  
WALLS

BAGWASHED  
AND PAINTED  
WALLS

4548

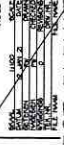
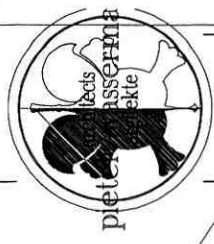
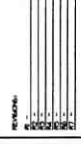
230 mm WALL  
ABOVE 2380 mm  
FROM F.F.L.LEV.

W2

W9

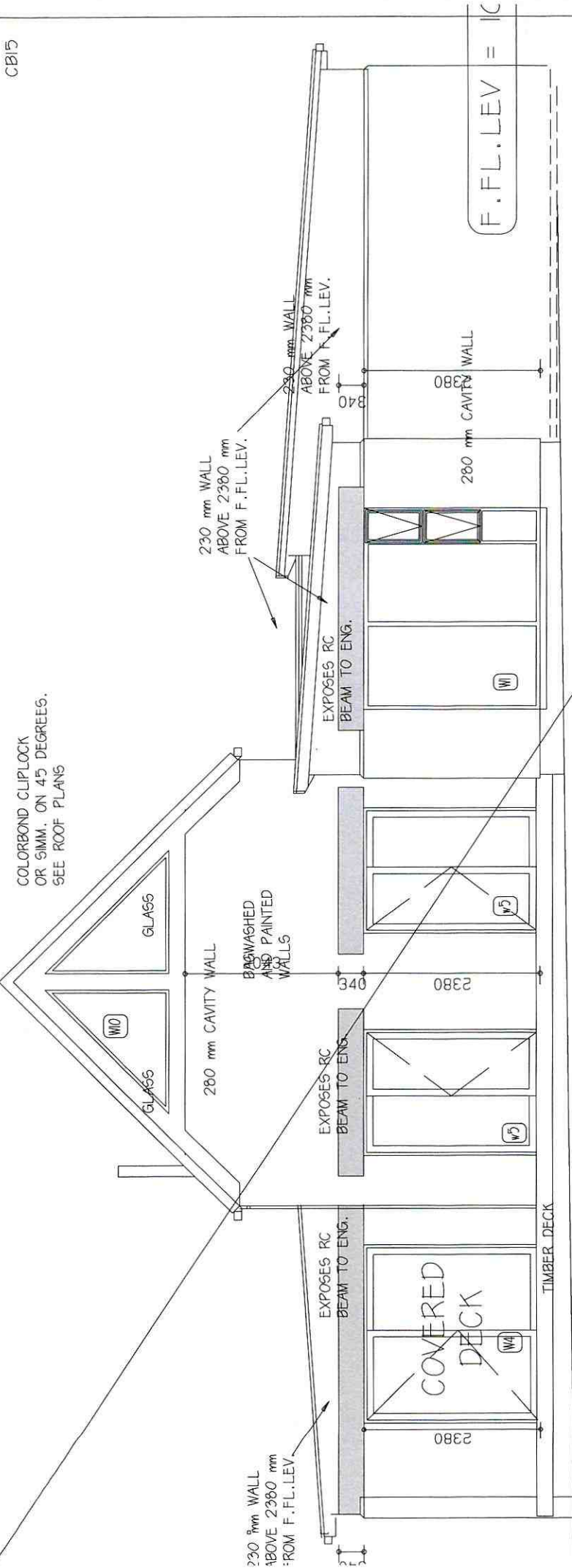
W4

EAST ELEVATION



WEST ELEVATION

COLORBOND CLIPLOCK  
OR SIMM. ON 45 DEGREES.  
SEE ROOF PLANS



# WEST ELEVATION

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SCREEDS TO BE MIN 40 mm AND FLUSH WITH ALUMINIUM DOOR FRAMES  
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ALL WALLS IN WELL BAKED CLAY BRICKS (ROKO TO SABS STANDARDS  
CAVITIES TO BE KEPT CLEAN  
BUTTERFLY TIES AS PER INR  
SEE SECTIONS AND PLAN FOR EXPOSED CONC. BEAMS OVER OPENINGS IN BRICK WALLS  
BRICKFORCE AS PER NBR

## GENERAL TO ROOFS:

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4 DEGREE ROOF: SEE SECTION. SAP TRUSSES TO MANUFACTURER  
75 X 75 mm SAP PURLINS MAX 1200 mm S/S  
PURLINS ON TRUSSES/BEAMS AS PER ROOF PLAN

## CEILING:

\* 9mm GYPROCK CEILING BOARDS  
JOINTS SKIMMED

## INSULATION

\*100 MM GLASSWOOL IN CEILING SPACE  
PROVIDE A CONTINUOUS REFLECTIVE UNDERLAY OVER PURLING UNDER ROOF SHEETS

## \*ROOF OVERHANGS:

AS PER PLAN AND IS SHOWN TO OUTSIDE EDGE OF FACIA BOARD  
FACIA BOARDS 150 X 12 mm FIBRE CEMENT

## \*RAINWATER GOODS

GUTTERS 125 MM PRE-PAINTED ALUMINIUM  
RAINWATER PIPES 75 MM Ø UPVC

NEW HOUSE  
STAND 1058  
PRINGLE BAY



EAST ELEVATION

F.F.L.LEV = IC

CBI/5