

**ERF 2993, 85 SEA VIEW DRIVE, HAWSTON: APPLICATION FOR CONSENT USE:
A SEBASTIAAN**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a consent use in terms of Section 16.(2)(o) in order to utilize a portion of the existing garage as a house shop.

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. 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) on or before **30 July 2021**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. H. Olivier** 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 2993, SEA VIEWRYLAAN 85, HAWSTON: AANSOEK OM VERGUNNINGSGEBRUIK:
A SEBASTIAAN**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om vergunningsgebruik ontvang is ingevolge Artikel 16.(2)(o) ten einde 'n gedeelte van die bestaande motorhuis as 'n huiswinkel aan te wend.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. 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) voor of op **30 Julie 2020**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. H. Olivier** 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 2993, 85 SEA VIEW DRIVE, HAWSTON: ISICELO SEMVUME: A SEBASTIAAN

Isaziso sinikwe ngowemiqathango yeCandelo 48 loMthetho oYilwayo kaMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe semvume yokusetyenziswa ngokwemiqathango yeCandelo 16.(2)(o) ukulungiselela ukusetyenziswa kwegaraji esele ikho njengevenkile eqhutywa endlwini.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure yesi-08:00 neye-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho oYilwayo mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-30 July 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umxeba **Mnu. H. Olivier** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

05 November 2020

ATT: Overstrand Municipality
16 Paterson Street
P.O. Box 20
Hermanus
7200
Western Cape Province
Tel: (028) 313-38900

Dear Sir / Madam

RE: MOTIVATIONAL LETTER FOR APPLICATION FOR CONSENT USE

Please find herein enclosed my request for consent use for a house shop.

A. PROPOSED DEVELOPMENT

Consent to use 11.98m² of existing garage for a house shop on Erf No. 2993 is requested from A. Sebastiaan (owner). The necessary area available falls within the applicable requirements of the applicable policies of the Town planning department. I have studied the need in our community and is aware of the huge positive impact it will have on the community.

B. CHARACTER OF THE ENVIRONMENT

I have initialized this opportunity due to the immediate environment being in need of a nearby house shop. The idea is to serve the surrounding home owners, parents and children daily with the basic essentials.

C. DESIRABILITY OF THE PROPOSED UTILISATION

The house shop is an essential need for our community due to the lack of a near enough shop. The nearest is across the R43 and is too far for elderly people and children. The idea is to minimize negative impact by offering sufficient, safe and high quality service to our immediate community.

D. INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER RELEVANT LAWS

The property has no restrictions regarding any other laws, including the National Heritage Resources Act.

E. THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES

None.

F. CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS.

None.

G. PLANNING PRINCIPLES

Compile with: Spatial Justice, Spatial Sustainability, Efficiency and Spatial resilience.
Good Administration: Will include job creation, minimise negative financial-, social-, economic-

and environmental impacts.

I sincerely hope you will consider my application favourably.

Yours faithfully
Mr. A. Sebastiaan

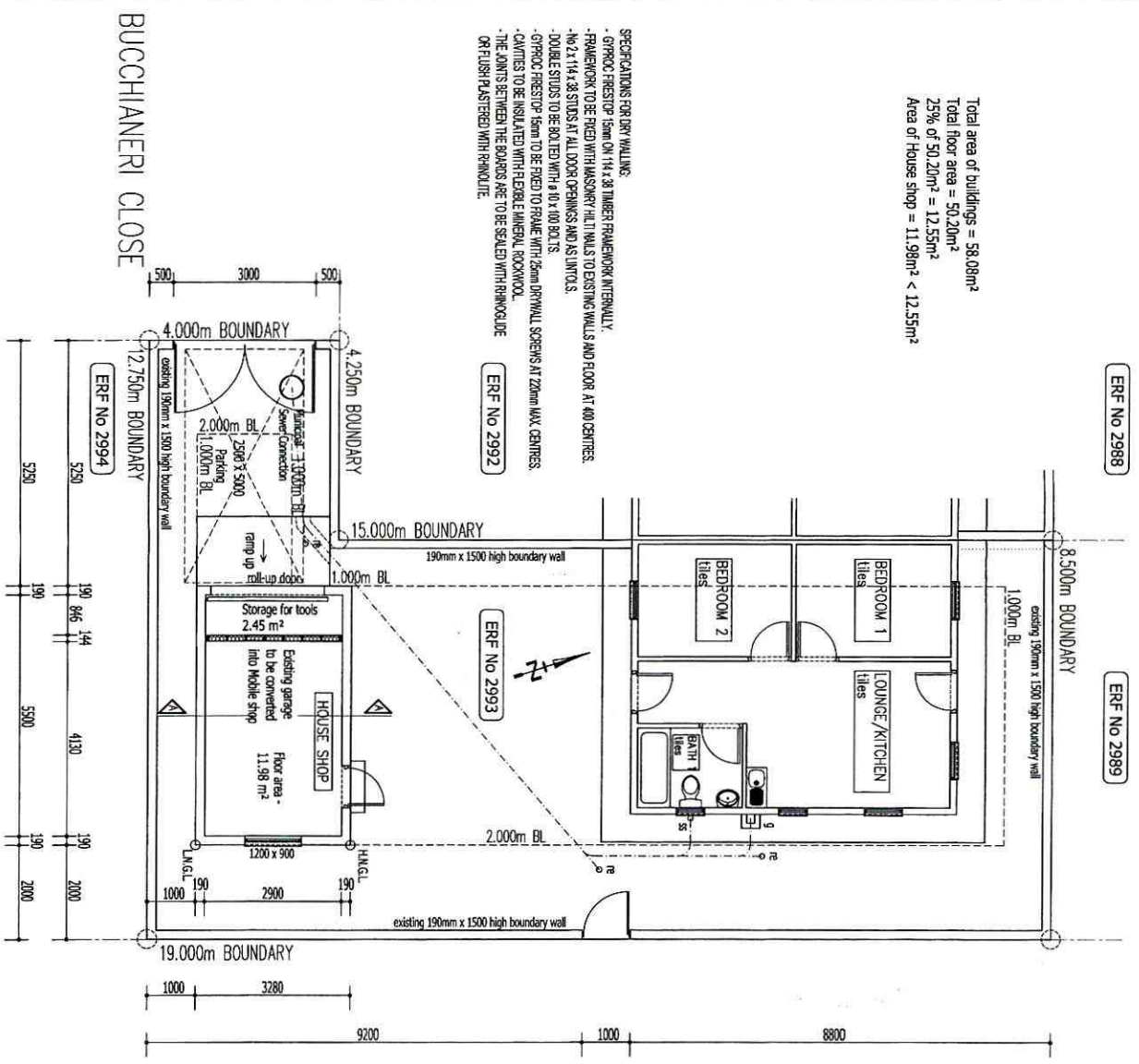
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NOTES

1. To the best of my knowledge these plans are drawn to comply with owners and/or builders specifications and any changes made on them after print are made will be done at the owners and/or builders expense and responsibility.
 2. The author of this plan is not responsible for any definition whatsoever from the specification, design, notes or compliance in terms of the NBR and SANS 10400:Part 1 & 2.
 3. The owner and contractor must obey all legislation of THE NBR, NHBRC, HERITAGE, WESTERN CAPE, ENVIRONMENTAL ASSESSMENT or NATURE CONSERVATION when applicable.
 4. The contractor shall verify all dimensions and enclosed drawings.
 5. The author of this drawing is not liable for errors once construction has begun.
 6. While every effort has been made in the preparation of this plan to avoid mistakes, the author can not guarantee against human error.
 7. Contractor to verify all dimensions and levels on site before commencing any work.
 8. Use given dimensions, do not scale.
 9. All work to comply with NBR and Local Authority requirements.
- COPYRIGHT NOTICE**
- Copyright 2017 Craig Architectural Design (PTY) LTD. Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing.
- This license in respect of the copyright is expressly limited as defined and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity. This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of Craig Architectural Design (PTY) LTD. Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution. Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.
- ACTS OF PARLIAMENT**
- All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

Total area of buildings = 58,08m²
 Total floor area = 50,20m²
 25% of 50,20m² = 12,55m²
 Area of House shop = 11,98m² < 12,55m²

- SPECIFICATIONS FOR DRY WALLING:**
- GYPROC FIRESTOP 15mm ON 14x28 TIMBER FRAMEWORK INTERNALLY.
 - FRAMEWORK TO BE FIXED WITH MASONRY WALL TIE NAILS TO EXISTING WALLS AND FLOOR AT 400 CENTRES.
 - NO 21 14x28 STUDS AT ALL JOINTS, CORNERS AND AS LIMITS.
 - DOUBLE STUDS TO BE BOLTED WITH 8x10x100 BOLTS.
 - GYPROC FIRESTOP 15mm TO BE FIXED TO FRAME WITH 15mm DRUM WALL SCREWS AT 220mm MAX. CENTRES.
 - JOINTS TO BE INSULATED WITH FIBRE GLASS MINERAL WOOLWOL.
 - THE JOINTS BETWEEN THE BOARDS ARE TO BE SEALED WITH FIBROGLIDE OR FLUSH PASTER WITH FINACOLITE.



SEAVIEW DRIVE

Site- & Floor Plan
 Scale 1:100

AREAS	
EXISTING DWELLING	40,04 m ²
EXISTING GARAGE	18,04 m ²
TOTAL	58,08 m²
ERF COVERAGE	178,50 m ²
	32,54 %

No.	Date	Revision	Initial

C. Geldenhuys
CRAG ARCHITECTURAL DESIGN
 P.O. BOX 517
 CALEDON
 7720
 CELLPHONE: -082 838 8631
 SKYPE - P40 : 20718

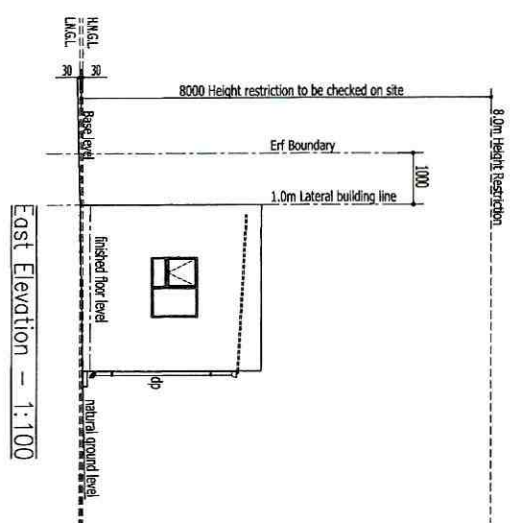
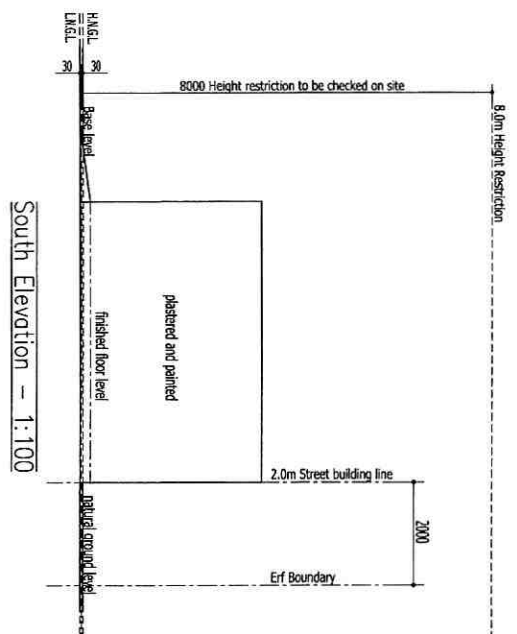
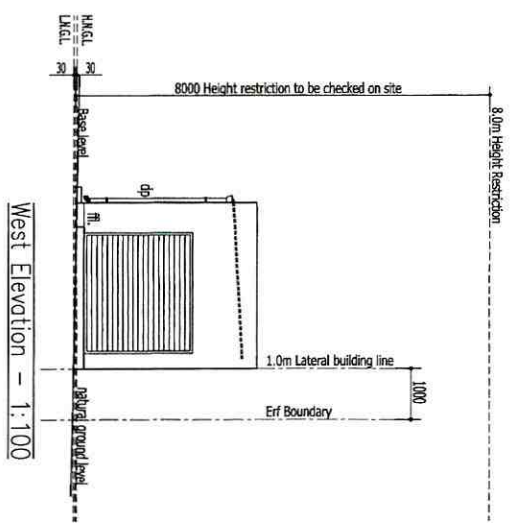
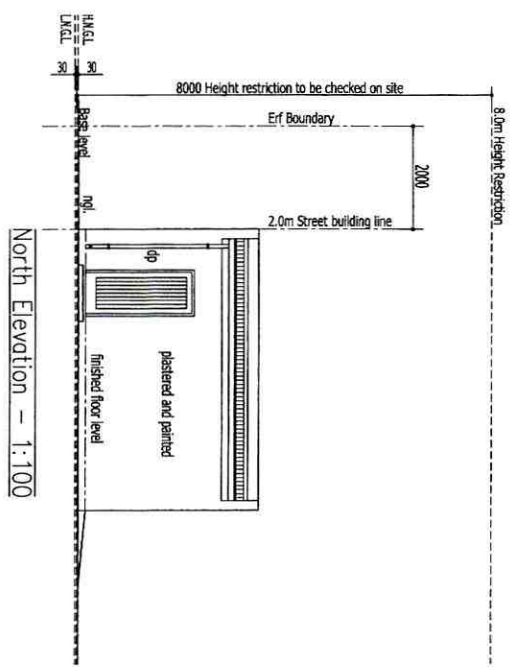
PROJECT
 ERF 2993
 6 BUCCHIANERI CLOSE
 HANSTON

CLIENT
 Mr. A. SEBASTIAN

DRAWING
 SITE PLAN
 [REVISIONS]

SCALE	DATE	BY	CHK
1:100	06/05/2018	CS	CS
05	06/05/2018	CS	CS

COUNCIL SUBMISSION
 29/05/2018 11:50:43 AM #



NOTES

COMPLIANCE TO HEALTH & SAFETY MEASURES
The Role players (the CLIENT and his CONTRACTORS) have to comply with the following:

Occupational Health and Safety Act No.95 of 1993 as amended by the Occupational Health and Safety Amendment Act No.181 of 1993, the Construction Regulations No. R1010 of 7 February 2014, General Administrative Regulations, 2003 No. 9329 of 25 June 2003, General Safety Regulations, 1996 No. R1031 of 30 May 1996, and all other Regulations that might be applicable.

Health & Safety Notes:

- A risk assessment must be done by a professional in the field of health and safety.
- Owner must supply builder with his health & safety requirements on the developing site as per risk assessment outcome.
- Builder must provide the owner with a health & safety plan as is required from the owner and stipulated in the NBR & SANS 10400. The plan must appoint/authorize a health & safety officer on site.
- The safety plan must be implemented on site and adhered to by all personnel, workers and professionals entering or working on the site.
- The safety plan must be available on site at all times and work must stop immediately on site if the requirements stipulated in the health & safety plan are breached or ignored.
- Failure to adhere to these requirements may lead to prosecution by law as stipulated in the NBR & SANS 10400.

Basic requirements (Safety plan must be more comprehensive)

- All workers/professionals or civilians working or entering the site must adhere to the basic safety requirements such as wearing hard hats and steel-toe boots, and reflective clothing.
- All open balconies must be cordoned off with safety tape, and all hazardous areas must be made safe and accident free. People working at heights of 2m or more must be harnessed to the scaffolding or a safe & permanent part of the building. Access control must be strictly monitored to prevent public injuries due to negligence or ignorance of the safety rules.
- All flammable material must be stored separately and away from any open fires or fire hazards.
- Drug Architectural Design (PTX) will not be held liable if a claim arises due to non compliance to these requirements.

No.	Date	Revision	Initial

C. Gedenhuy
CRAIG ARCHITECTURAL DESIGN
P.O. BOX 517
OULDSOM
7231
CELLENHUIS - 082 686 8631
SACAP - FND : 20718

RF021
EE: 7993
6 BILCKAMBER CLOSE
HAWSTON

CLIENT
Mr. A. SEBASTIAN

DRAWING
ELEVATIONS
DRAWING

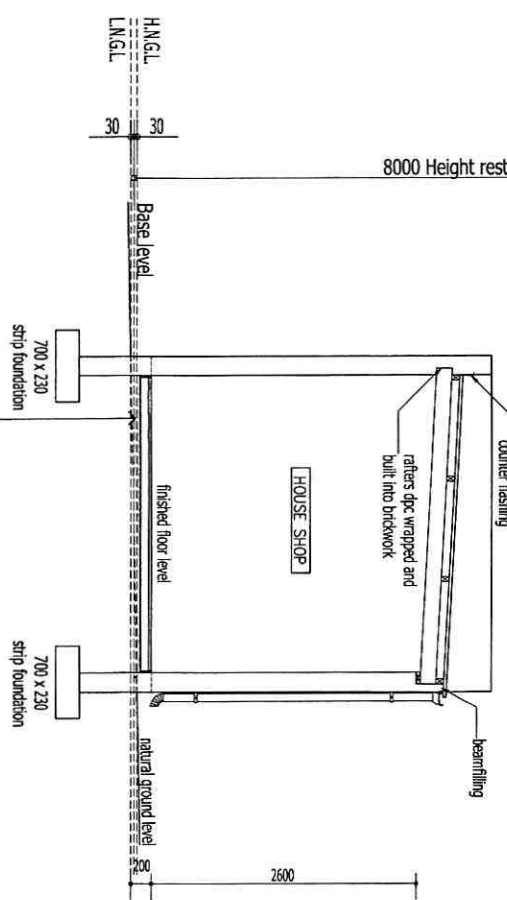
COUNCIL SUBMISSION

SCALE 1:100
DATE 05 November 2020
REVISION NO. 29394/MW/2020-11-05-A447 8

8.0m Height Restriction

800m Height restriction to be checked on site

Roof Construction: Gage
0.53 Corrugated Colourbond Zincalume AZ2700 Sheeting @ 3 Degrees on
Seslabat 405 Insulation membrane on
76 x 50 SAP Purlins @ max. 1000 c/c's on
152 x 38 SAP Rafters by Specialist @ max. 1100 c/c's on
114 x 38 SAP Waipalate tied down with
1.6 x 30 GMS Hoop irons built 600mm into brickwork.



Floor finish as indicated on plan on 25mm screed on 100mm concrete surface slab (30mPa) with ref 193 mesh mat on 250mm USB green damp proof course (Sans 925-1985) type C) laid with min. 150mm overlaps sealed with gimpulse tape. All installed on 25mm Isoboard insulation on 50mm clean sandbed on well compacted filling (150mm layers) finished floor level to be minimum 150mm above NGL. All as per NBR & SANS 10400 PART 1.

Section A-A - 1:50

SPECIFICATIONS

- FOUNDATIONS:**
- AS SHOWN ON SECTIONS
 - CAST AND/2 STEEL REINFORCING BARS SPACED 200mm PART CONTIGUOUS IN FOUNDATION MEMBERS
 - FOUNDATION CONCRETE IS M4
- FLOOR:**
- 25mm SCREED LAD ON A 100mm CONCRETE BASE ON A 250mm MASON DAMP PROOF MEMBRANE
 - FILLING UNDER FLOOR SLAB COMPACTED IN 150mm LAYERS
 - TO DRIVE GROUND FLOOR SLAB. CAST 1.0mm REEF- MESH MATTING IN CONCRETE SURFACE BED
 - DRAINAGE PIPES MISSING UNDERNEATH FLOOR AND FOUNDATIONS MUST BE CAST IN A 300mm BY 300mm CONCRETE SLEATH
 - ALL REQUIRED DRAINAGE PIPES TO BE CAST INTO CONCRETE SLAB
 - NO CASING OF 40mm OR 110mm PERIMETER WILL BE PERMITTED IN THE CONCRETE FLOOR
- WALLS:**
- EXTERNAL WALLS 150mm SOLID CONSTRUCTION
 - WALLS FINISHED SMOOTH INTERNALLY - STEEL FLOOR FINISH
 - WALLS FINISHED SMOOTH EXTERNALLY - WOOD FLOOR FINISH
 - RICKETWORK EVERY SINGLE COURSE BELOW FLOOR LEVEL AND ABOVE GROUND
 - 25mm MASON DPC AND/2 DOORS, WINDOWS AND AT FLOOR LEVEL
 - DPC AT FLOOR LEVEL MUST BE STIPPED
 - PRECAST CONCRETE LINERS OVER ALL OPENINGS
 - SCREED FINISHES ON PLAN THAT ARE FINISHED CONCRETE BEAM IS SHOWN

- ROOF CONSTRUCTION:**
- AS SHOWN ON SECTIONS
 - GUTTERS AND DOWNPIPS TO BE ALUMINIUM
 - FACIA BORDERS - FIBRE CEMENT
 - NO OVERHANG
 - ONLY BRASS FILING SCREWS TO BE USED FOR RAFTERS
- WINDOWS AND DOORS:**
- WINDOWS AND DOORS TO BE TONGUE COATED ALUMINIUM
 - ALL DOORS AND WINDOWS TO HAVE LAMINATED SAFETY GLASS
- GENERAL:**
- ALL FIXINGS ARE TO BE BRASS FREE E.G. BRASS SCREWS, GALVANIZED WALLS
 - ALL EXPOSED WALLS ARE TO BE FINISHED AND TILED, OR ALTERNATIVELY A SCREW IS TO BE USED
 - SCREWS AND/2 WALLS ARE TO BE MENTLY SPACED, AND NOT MECHANICALLY FINISHED OR SCREWED INTO MATERIALS
 - ONLY SABS APPROVED MATERIALS AND WORKMANSHIP WILL BE PERMITTED ON SITE
 - NO DIMENSIONS ARE TO BE SOLID, ANY VARIATIONS IN SIZES AND LEVELS MUST BE DISCUSSED WITH THE PROJECT MANAGER

No.	Date	Revision	Label

C. Geldenhuys
CRAG ARCHITECTURAL DESIGN
P.O. BOX 517
CAULDON
7730
CELLS 082 838 8631
SACR - 740 / 2013

PROJECT: ER-2993
6 BUCKHAMER CLOSE
HAWTOWN

CLIENT: Mr. A. SEBASTIAN

DATE: 05 November 2020

SCALE: 1:50
DRAWN: [Signature]
CHECKED: [Signature]
DATE: 05 November 2020

COUNCIL SUBMISSION