

ERF 8394, 67 LAVENDER STREET, KLEINMOND: APPLICATION FOR DEPARTURE: AHD (obo N NGIJANA)

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 lateral building line from 1m to 0m to legalize the existing bedroom and shower.

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 Kleinmond Library, Fifth Avenue, Kleinmond. 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 **3 September 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 8394, LAVENDERSTRAAT 67, KLEINMOND: AANSOEK OM AFWYKING: AHD (nms N NGIJANA)

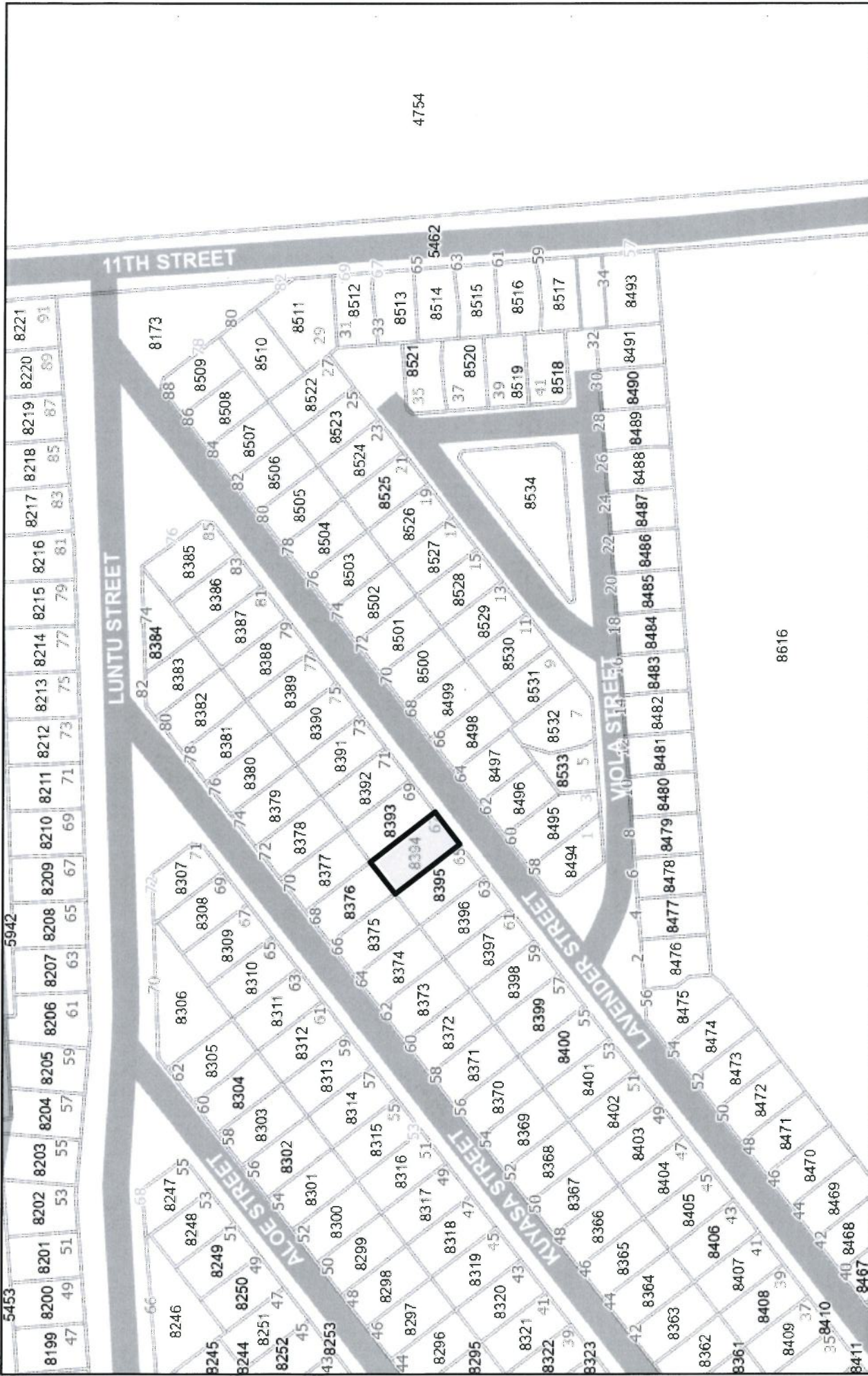
Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is vir 'n afwyking om die syboullyn vanaf 1m na 0m te verslap om die bestaande slaapkamer en stort te wettig.

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 Kleinmond Biblioteek, Vyfdelaan, Kleinmond. 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 **3 September 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** at 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 8394, 67 LAVENDER STREET, KLEINMOND: ISICELO SOKUPHAMBUKA: AHD (egameni lika N NGIJANA)

Isaziso siyanikezelwa ngokweCandelo lama-48, elifundwa kunye neCandelo 16(2)(b) loMthetho kaMasipala wase-Overstrand olungisiweyo omalunga noCwangciso loSetyenziso loMhlaba, 2020 ukuba kufunyenwe isicelo sokushenxiswa komda wesakhiwo osecaleni ukusuka kwi-1m ukuya kwi-0m ukuze kugunyaziswe igumbi lokulala esele likho kunye neshawa.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus naseKleinmond Library, Fifth Avenue, Kleinmond. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthethwana zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-3 uSeptemba 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungafonela u- **Nkszn. H van der Stoep** ku-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.



Locality Map
 Erf 8394 Kleinmond



Architectural Home Design

Real Estate Design with Distinction

Tel: 072 315 1336

Email: AHD@mweb.co.za

Website: <http://AHDcreate.wixsite.com/AHDsa>

19 Apr. 21

ATT: Overstrand Municipality
16 Paterson Str/P O Box 20
Hermanus, 7200
Western Cape Province
Tel: (028) 313-8900

Dear Sir/Madam,

RE: MOTIVATIONAL LETTER FOR APPLICATION FOR BUILDING LINE RELAXATION

Please find herein enclosed our request for

PROPOSED DEVELOPMENT

Departure of 1m to 0m on Erf No. _8394_ Kleinmond _ is requested from Mrs N Ngijana
The residential dwelling is being amended, and the side building line will be affected by way of this application.
A request for 2 Bedroom and shower

PHYSICAL CHARACTERISTICS OF THE PROPERTY

The proposed change will have no significant impact on the physical characteristics of the property. No topography, geological changes will be necessary.

CHARACTER OF THE ENVIRONMENT

The property is situated in a residential area with standard design guidelines. The neighbouring residential area consists of the same architectural styles. This proposal complies with all the residential build guidelines, and will not negatively influence the existing or any new street scene in any other way.

DESIRABILITY OF THE PROPOSAL

An amendment to the dwelling on this erf has been found to be desirable to the existing owners and neighbours, so we believe all desirability issues have been dealt with accordingly. We consider our request to amend the building line to 0m will not affect the desirability negatively.

INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER RELEVANT LAWS

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

EXISTING PLANNING IN THE AREA

It is in an already developed residential area.

THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES

No municipal engineering services will be additionally required or be affected by the proposed dwelling.

POTENTIAL OF THE PROPERTY

The property is a residential erf. The erf cannot be used for agriculture, conservation or mining. The changes as applied for will not influence any potential of the property.

LOCATION AND ACCESSIBILITY OF THE PROPERTY

The property can be accessed on foot. It does not encourage any additional traffic.

CONSIDERATION OF FORWARD PLANNING AND LAND USE

The municipal zoning scheme imposes a 1m building line to the side in this residential area. It is herein requested that the boundary line on the NW side of this erf be reduced to 0m purely for the addition of the bedrooms as per the enclosed plan.

PLANNING PRINCIPLES

No municipal Land Use principles will be infringed by this application.

PROVISION OF SERVICES

All infrastructure is in place, and all services such as water, electricity and sewerage is already supplied to the erf. No new services will be needed, and therefore the environment will not be affected by this application.

We sincerely hope you will consider our application favourably.

Yours faithfully,

P Mattheus

Architectural Home Designs

Tel: 072 315 1336

SPECIFICATIONS:

FOUNDATIONS:
STRIP FOUNDATIONS ALL TO STRUCTURAL ENGINEERS SPECIFICATIONS.
ALL FOUNDATIONS TO BE 600x230. 4xY12.5 STEEL REINFORCING BARS SPACED 200mm APART CONTINUOUS IN FOUNDATION TRENCHES.
FOUNDATION CONCRETE TO BE 20 MPA.

FLOORS:
25mm SCORED LAID ON A 80mm CONCRETE BASE ON A 250mm DAMP PROOF MEMBRANE. FILLING UNDER FLOOR SLAB COMPACTED IN 150mm LAYERS.
ENTIRE GROUND FLOOR SLAB, CAST A 10mm WELD-MESH MATTING IN CONCRETE SURFACE BED.
DRAINAGE PIPES PASSING UNDERNEATH FLOOR AND FOUNDATIONS MUST BE CAST IN 300mmx300mm CONCRETE SHEATH.
ALL REQUIRED DRAINAGE PIPES TO BE CAST INTO CONCRETE SLAB.
NO CHASING OF 40mm OR 110mm PIPEWORK WILL BE PERMITTED IN THE CONCRETE FLOOR.

WALLS:
EXTERNAL WALLS 130mm CAVITY CONSTRUCTION.
INTERNAL WALLS 100mm UNLESS SPECIFIED OTHERWISE.
WALLS TO BE PLASTERED INSIDE AND OUTSIDE.
375 MICRON DPC AROUND DOORS, WINDOWS AND FLOOR LEVEL.
DPC AT FLOOR LEVEL MUST BE STEPPED TO AID EXPULSION OF EXCESS WATER IN CAVITIES.
DPC TO BE STEPPED IN CONJUNCTION WITH WEEPHOLES WHICH SHOULD BE FORMED EVERY 1000mm. PRECAST CONCRETE LINTOLS TO ALL OPENINGS.

ROOF:
CHARCOAL COLORBOND CORRUGATED SHEETING ONTO 60x75 PURLINS ONTO 50x150 RAFTERS AT 500 C/C.
ALLOW FOR DOUBLE SIDED RADENSHIELD INSULATION BETWEEN SHEETING AND PURLINS.
STANDARD WHITE SEAMLESS GUTTERS AND DOWNPIPES.
FACIA BOARDS STANDARD FIBRE CEMENT.

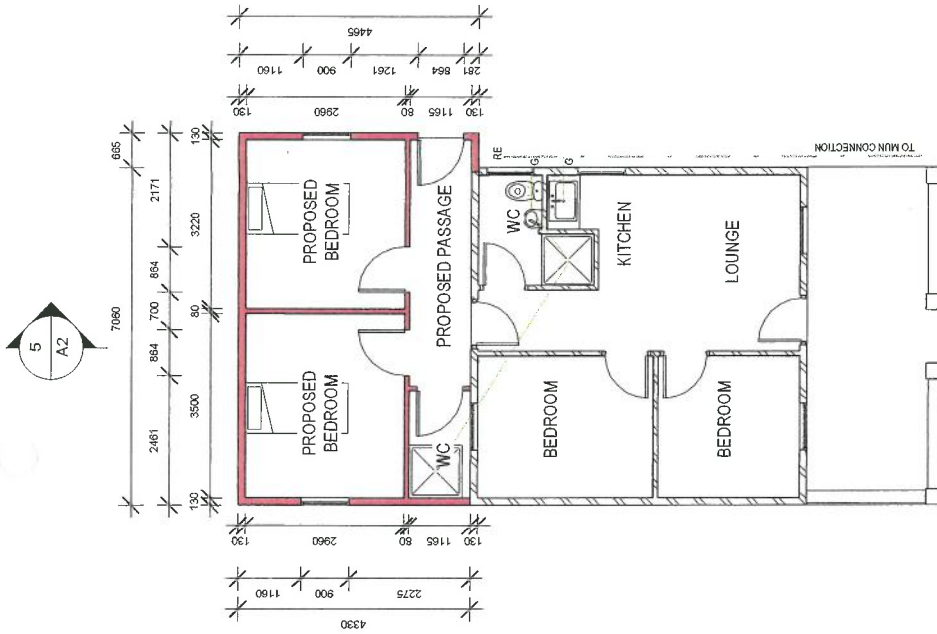
CELLINGS:
9mm SKIMMED RHINOBOARD CEILINGS
40x22mm SHADOW LINE PINE CORNICES PAINTED WHITE

ERF	128sqm
DWELLING	46sqm
PATIO	17sqm
PROP EXT	32sqm
TOTAL	96sqm
COVERAGE	74.21%

ROOF CALCS	Zone 4
R VALUE MIN	3.7
Outside Air Film	0.17
Colorbond Metal Sheet	0.03
Radsenshield, double sided	1.59
Isotherm 75mm	1.53
9mm Rhino board ceiling	0.04
Inside Air Film	0.55
Total	3.91

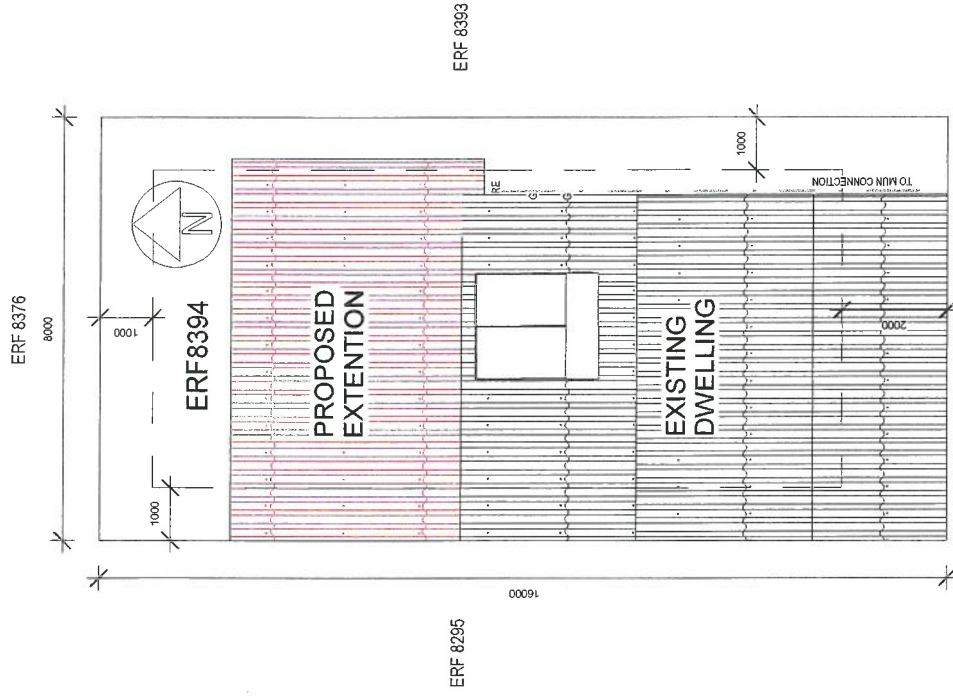
FENESTRATION CALCS

ALLOWANCE	CU	CSHGC
	38.50	3.58
COMPLY	12.10	1.95



GROUND STOREY

1 1 : 100



SITEPLAN

2 1 : 100

A.H.D.
ahd@mweb.co.za

072 315 1336

MS N NGIJANA
ERF 8394
LAVENDER STR
KLEINMOND

AS BUILT EXTENTION

COUNCIL DRAWINGS

Project number	KIMB394/21
Date	19/04/2021
Drawn by	plm
Reg nr	PAD 20652
Scale	1 : 100

A1

SPECIFICATIONS:

FOUNDATIONS:
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 CONCRETE SURFACE BED.
 DRAINAGE PIPES PASSING UNDERNEATH FLOOR AND FOUNDATIONS MUST
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 INTERNAL WALLS 130mm UNLESS SPECIFIED OTHERWISE.
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 3/8 MICRON DPC AROUND DOORS, WINDOWS AND FLOOR LEVEL.
 DPC AT FLOOR LEVEL MUST BE STEPPED TO AID EXPULSION OF EXCESS
 WATER IN CAVITIES.
 DPC TO BE STEPPED IN CONJUNCTION WITH WEERHOLES WHICH SHOULD BE
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ROOF:
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 ON TO 60X160 RAFTERS AT 600 C/C.
 ALLOW FOR DOUBLE SIDED RADENSHIELD INSULATION BETWEEN
 SHEETING AND PURLINS.
 STANDARD WHITE SEAMLESS GUTTERS AND DOWNPIPES.
 FACIA BOARDS STANDARD FIBRE CEMENT.

CEILINGS:
 9mm SKIMMED RHINOBOARD CEILINGS
 40X22mm SHADOW LINE PINE CORNICES PAINTED WHITE

ERF	128sqm
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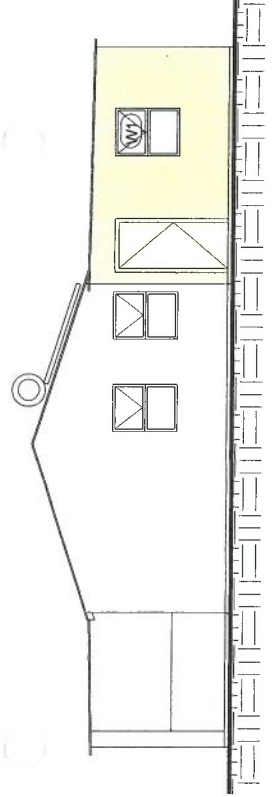
Zone 4
3.7

ROOF CALCS	
R VALUE MIN	3.7
Outside Air Film	
Colorbond Metal Sheet	
Radenshield double sided	
Isotherm 75mm	
9mm Rhino board ceiling	
Inside Air Film	

Total 3.91

FENESTRATION CALCS

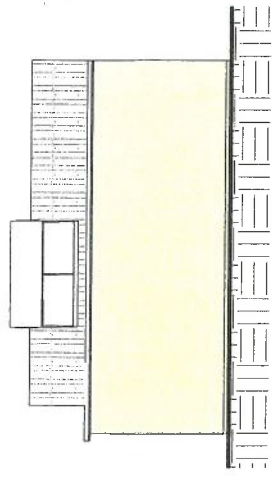
ALLOWANCE	CU	CSHGC
	38.50	3.58
COMPLY	12.10	1.95



EAST ELEVATION

1 : 100

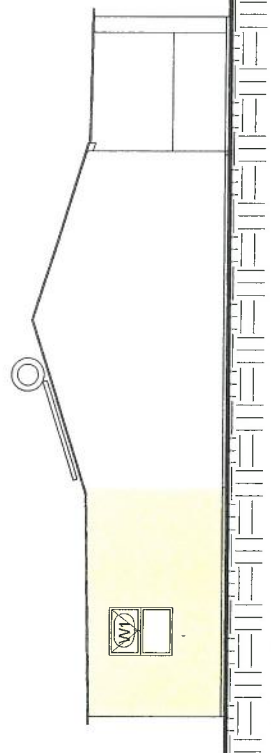
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NORTH ELEVATION

1 : 100

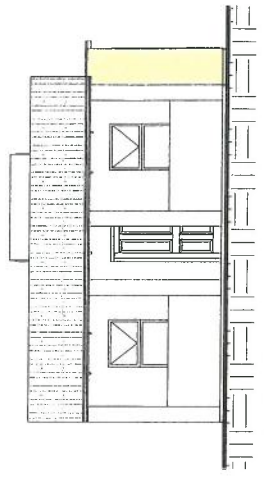
3



WEST ELEVATION

1 : 100

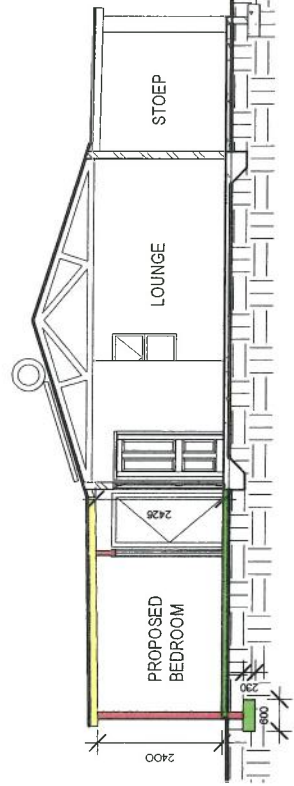
2



SOUTH ELEVATION

1 : 100

4



SECTION A-A

1 : 100

5

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MS N NGIJANA
 ERF 8394
 LAVENDER STR
 KLEINMOND

AS BUILT EXTENTION

COUNCIL DRAWINGS

Project number KM8394/21

Date 19/04/2021

Drawn by plm

Reg nr PAD 20652

Scale

A2

1 : 100