

ERVEN 4657 & 4658, 7 & 5 FOURTH AVENUE, KLEINMOND: APPLICATION FOR CONSOLIDATION, SUBDIVISION AND DEPARTURE: JPJ DESIGNS (obo MONT LOUIS INVESTMENTS (PTY) LTD)

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 as follows:

- consolidation of the abovementioned properties in terms of Section 16(2)(e) of the By-Law, to re-align the boundaries;
- subdivision in terms of Section 16(2)(d) of the By-Law to subdivide the newly created consolidated property into 2 portions, namely Portion 1 ($\pm 595\text{m}^2$) and Portion 2 ($\pm 595\text{m}^2$).
- departure in terms of Section 16(2)(b) of the By-Law applicable to Portion 1 to relax the street building line from 4m to 3m and the lateral building line from 2m to 1m to accommodate the existing dwelling house.
- departure in terms of Section 16(2)(b) of the By-Law applicable to Portion 2 to relax the lateral and rear building lines from 2m to 0m to accommodate a braai area, and the lateral building line from 2m to 0m to accommodate a wooden deck and undercover braai.

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 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) 0283132093 / loretta@overstrand.gov.za) on or before **25 March 2022**, quoting your name, address and contact details, interest in the application, and reasons for comment. 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.

ERWE 4657 & 4658, VIERDELAAN 7 & 5, KLEINMOND: AANSOEK OM KONSOLIDASIE, ONDERVERDELING EN AFWYKING : JPJ DESIGNS (nms MONT LOUIS INVESTMENTS (PTY) LTD)

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek soos volg ontvang is:

- konsolidasie van die bogenoemde eiendomme ingevolge Artikel 16(2)(e) van die Verordening om grense te herbelyn;
- onderverdeling ingevolge Artikel 16(2)(d) van die Verordening van die nuutgeskepte gekonsolideerde eiendom in 2 gedeeltes te onderverdeel, naamlik Gedeelte 1 ($\pm 595\text{m}^2$) en Gedeelte 2 ($\pm 595\text{m}^2$).
- afwyking ingevolge Artikel 16(2)(b) van die Verordening van toepassing op Gedeelte 1 om die straatboulyn te verslap vanaf 4m na 3m en die syboulyn vanaf 2m na 1m om die bestaande woonhuis te akkommodeer.
- afwyking ingevolge Artikel 16(2)(b) van die Verordening van toepassing op Gedeelte 2 om die sy- en agterboulyn te verslap vanaf 2m na 0m om 'n braai area te akkommodeer, en die syboulyn vanaf 2m na 0m om 'n hout dek en onderdak braai 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 Kleinmond Biblioteek, Vyfdelaan, Kleinmond. Enige skriftelike kommentaar moet ingevolge die bepalinge van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) bereik voor of op **25 Maart 2022** met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. 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.

IZIZA 4657 & 4658, 7 & 5 FOURTH AVENUE, KLEINMOND: ISICELO SOKUHLANGANISWA, ULWAHLULO-HLULO KUNYE NOPHAMBUKO: JPJ DESIGNS (obo MONT LOUIS INVESTMENTS (PTY) LTD)

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala 2020, sokokuba isicelo sifunyenwe ngokoku kulandelayo:

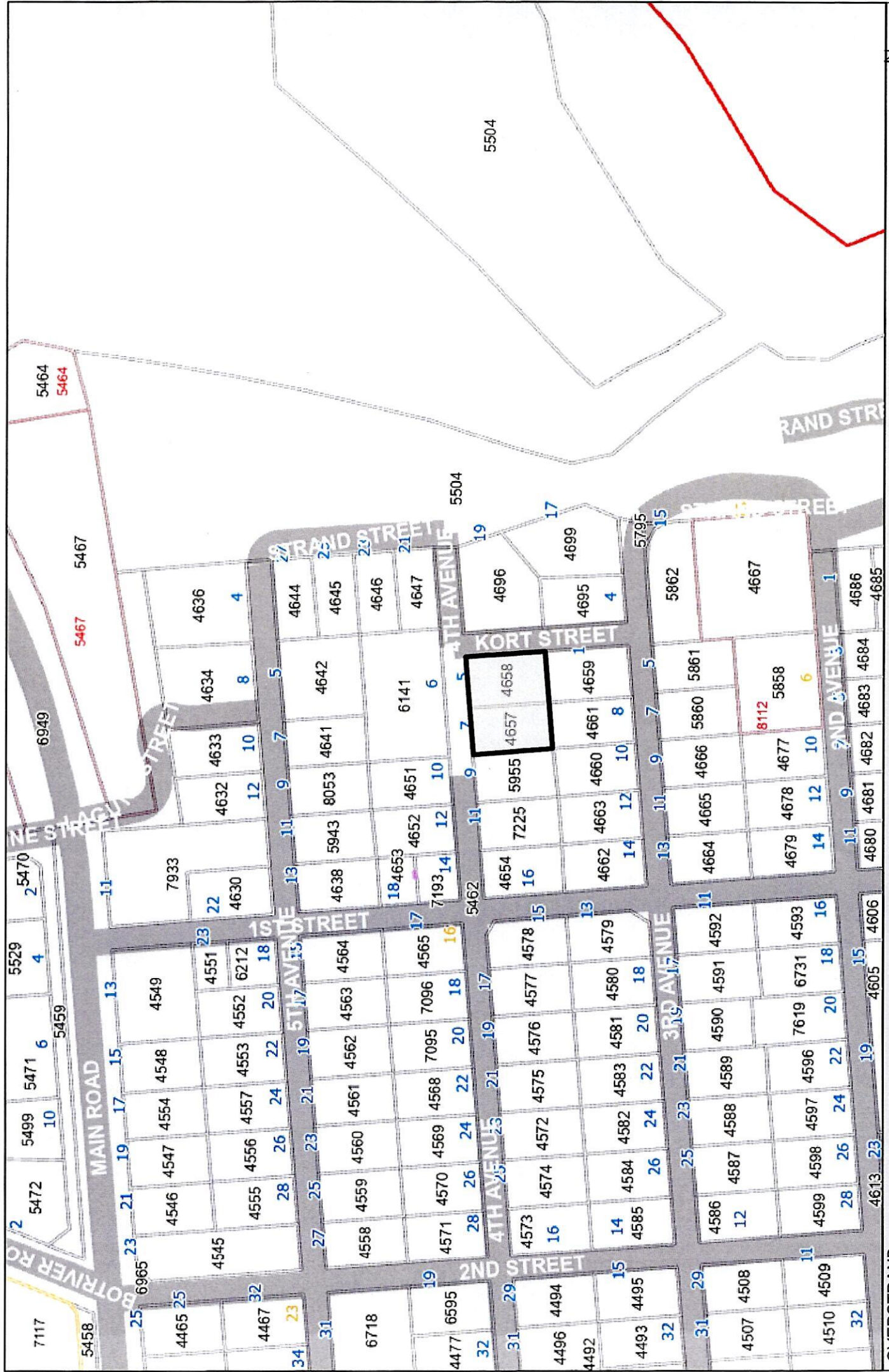
- ukuhlanganiswa kweepropati ezichazwe apha ngasentla ngokweCandelo 16 (2) (e) loMthetho kaMasipala, ukulungelelanisa kwakhona imida;
- ukwahlula-hlulwa kwakhona ngokweCandelo 16 (2) (a) loMthetho kaMasipala ukulungiselela ukukwahlulwa kweepropati ehlanganisiweyo esandula ukuyilwa ibe zizahlulo ezi-2, ezizezi iSahlulo 1 ($\pm 595\text{m}^2$) kunye neSahlulo 2 ($\pm 595\text{m}^2$);
- ukuphambuka ngokwemiqathango yeCandelo16(2)(b) loMthetho kaMasipala kwiSahlulo 1 ukunyenyisa umda wesakhiwo esisesitalatweni ukusuela kwi-4m ukuya kwi-3m kunye nomda wesakhiwo esisecaleni ukususela kwi-2m ukuya kwi-1m ukulungiselela indlu yokuhlala esele ikho.
- ukuphambuka ngokwemiqathango yeCandelo16(2)(b) loMthetho kaMasipala kwiSahlulo 2 ukunyenyisa umda wesakhiwo esisecaleni nangasemva ukususela kwi-2m ukuya kwi-0m ukulungiselela ummandla wokoja inyama, kunye nomda wesakhiwo esisecaleni ukususela kwi-2m ukuya kwi-0m ukulungiselela umgangatho wamaplanga nendawo yokoja inyama engaphantsi kophahla

Inkukacha ezipheleleyo ziyafumaneka ukuba zihlolwe ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus kunye nakwiThala lwencwadi laseKleinmond, Fifth Avenue, eKleinmond. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho oYilwayo yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-25 kuMatshi 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuzisa into malunga nesi saziso ungatsalela umnxeba **Nksk. H. van der Stoep** kule nombolo yomxeba 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.

Tel: 028 313 8900 | Fax: 028 313 2093 | E-mail: loretta@overstrand.gov.za

PO Box 20 | **HERMANUS** 7200

www.overstrand.gov.za



Date: 2021/11/02

Locality Map
Erven 4657 & 4658 Kleinmond



OVERSTRAND
MUNICIPALITY

TP 15 OCT 2021

TP: A. Theart
(H. v. d. Stoep)



FILE NO: EL 4657 + 4658 Kleinmond ✓
SCAN NO:
COLLABORATOR NO: 159 2788

Consolidation, Subdivision and Permanent Departure Applications

Erf 4657, 1 Kort Street &
Erf 4658, 7 Fourth Avenue
Kleinmond

Overstrand Municipality

jpidesignsgb@gmail.com



28 September 2021, ERVEN 4657 & 4658,
Kleinmond

TP

13 OCT 2021

TABLE OF CONTENTS

1. INTRODUCTION
2. APPLICATION
3. OVERSTRAND ZONING SCHEME
4. TITLE DEED
5. PROPERTY AND LOCATION
6. EXISTING AND PROPOSED DEVELOPMENT
7. SERVICES AND INFRASTRUCTURE
8. ACCESS AND PARKING PROVISION
9. PLANNING PRINCIPLES
10. MOTIVATION
11. CONCLUSION

1. INTRODUCTION

The owner of ERVEN 4657 & 4658 KLEINMOND, Mont Louis Investments PTY (Ltd) has appointed JPJ DESIGNS to submit a land use application to the Overstrand Local Municipality to obtain the necessary land use rights to consolidate and subdivide the abovementioned properties and to apply for permanent departures on new additions on erf 4657. A power of attorney letter is attached as Annexure - B3.

2. APPLICATION

Application is hereby made:

2.1 Consolidation of erven 4657 & 4658 in terms of Section 16(2)(e) of the Overstrand Zoning Scheme and subdivide the erven to be utilized as 2 (two) individual properties consisting of a double storey dwelling on erf 4657 with 4 bedrooms, 2 en-suite bathrooms, 1 full bathroom together with the facilities normally associated with a dwelling, namely living areas, kitchen, laundry etc. and a single storey dwelling on erf 4658 with 2 bedrooms, 1 full bathroom together with the facilities normally associated with a dwelling, namely living areas, kitchen and enclosed stoeps. Both erven are currently zoned as Single Residential 1.

2.2 For an encroachment of the street building line to allow for the erection of a concrete structure carport and open stoep (from 4.000m to 1.500m), encroachment of the lateral building line adjacent to ERF 4658 to allow the erection of a covered stoep and braai area (from 2.000m to 0.000m)

2.3 For an encroachment of the street building line to accommodate the existing dwelling after the subdivision of ERF 4658 (from 4.000m to 3.000m) and encroachment of the lateral building line adjacent to ERF 5955 to accommodate the existing dwelling after the subdivision of ERF 4658 (from 2.000m to 1.000m)

3. OVERSTRAND ZONING SCHEME

ERF 4657 & 4658 is zoned Single **Residential Zone 1 Conventional Housing (SR1)**

The purpose of the **SR1 Zone** is to provide for predominantly single-family dwelling houses and additional use rights in low-to medium-density residential neighborhoods, whether these incorporate small or large erven. Limited employment and additional accommodation opportunities are possible as primary or consent uses, provided that the impacts of such uses do not adversely affect the surrounding residential environment.

The following use restrictions apply to a **SR1 Zone** properties:

Primary use rights are dwelling house, guest rooms, home occupation, second dwelling unit and day care centre

Consent use rights are, place of instruction, place of worship, house shop, institution, creche, green house, residential building, and tourist accommodation

4. TITLE DEED

ERF 4657 is held under Title Deed T 35345/2020 and ERF 4658 is held under Title Deed T 35346/2020. A copy of the Title Deeds is attached as Annexure - B1 for the Council's records. A conveyancer's certificate, Annexure - B2, has been drafted by the attorneys, Miller Bosman le Roux Hill, which highlighted no conditions which will have to be removed to accommodate the proposed consolidation and subdivision as well as the encroachments of the building lines.

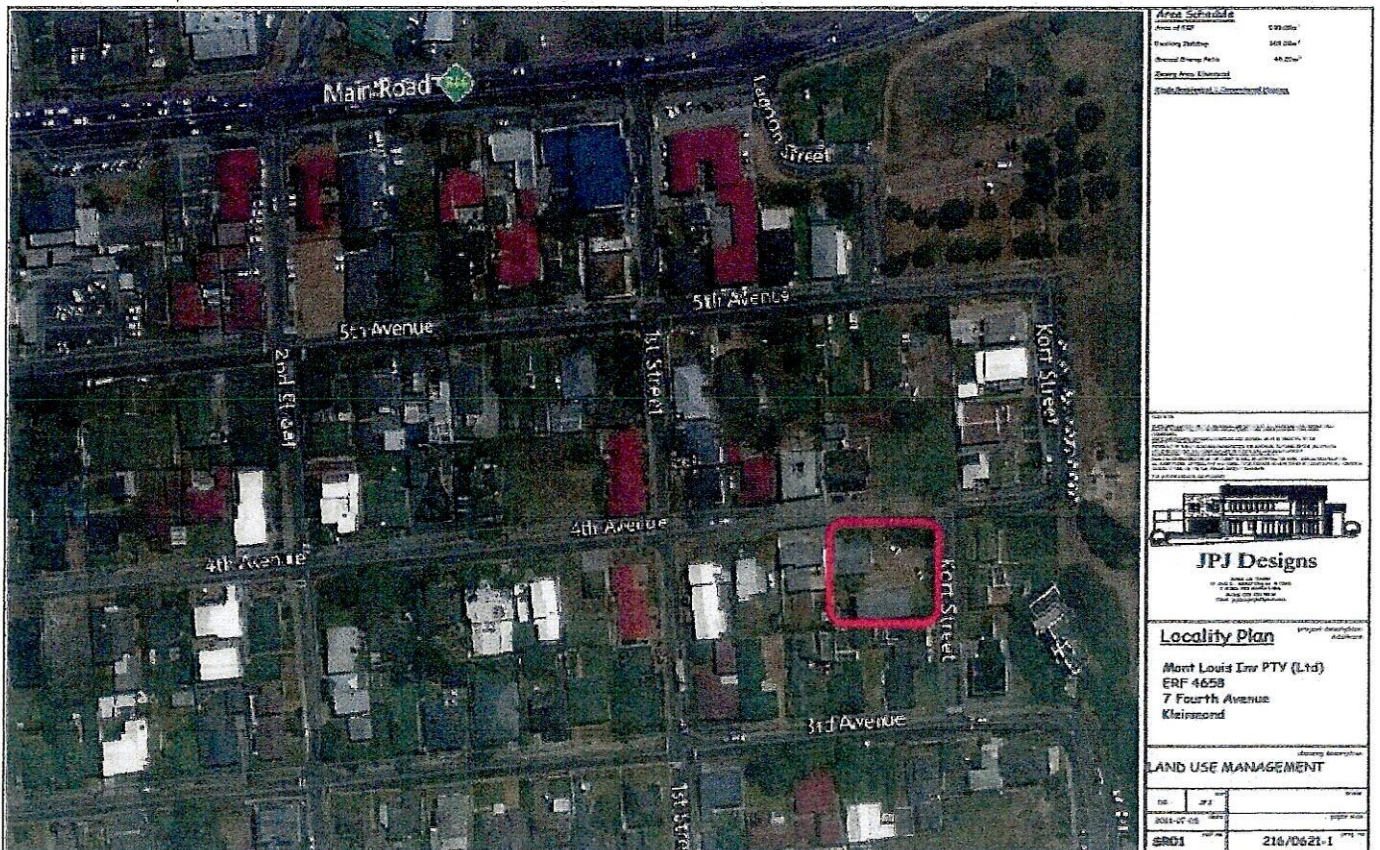
There are no bonds registered against ERF 4657 & ERF 4658 Kleinmond.

5. PROPERTY & LOCATION

The property is located (Annexure A1) within the jurisdictional area of Kleinmond. The properties are located at 1 Kort Street and 7 Fourth Avenue, Kleinmond. The individual properties cover an area of approximately 595 m² each and accommodates a dwelling house on both properties.

The house on ERF 4657 was built in the 1970's and the house on ERF 4658 in the early 1960's by the previous owners. The houses are occupied and used as single residential dwellings since then. Approved additions were made to the original buildings as was approved by the local authority to the best of our knowledge.

Annexure - A1 Locality



6. EXISTING & PROPOSED DEVELOPMENT

ERF 4657

The existing dwelling on ERF 4657 has been utilized as a dwelling house since the early 1970's

All relevant building plans were approved, and the building erected by the previous owners.

It is now the owner's intention to do additions to the dwelling.

The house consists of 4 bedrooms, 2 en-suite bathrooms, 1 full bathroom together with the facilities normally associated with a dwelling, namely living areas, kitchen, laundry etc.

Changes to the existing dwelling as per attached building plans Annexure - A2 is planned which includes the following:

- Interior alterations within the existing footprint of the dwelling to accommodate a laundry
- Interior alterations to the existing braai area to accommodate a servant's lounge and bedroom.
- Additions to incorporate a concrete structure carport and open deck on the first floor
- Additions to incorporate a covered roof entertainment area and outside braai

ERF 4658

The existing dwelling on ERF 4658 has been utilized as a dwelling house since the early 1960's

All relevant building plans were approved, and the building erected by the previous owners.

The new owner intends to do no additions to the dwelling.

The house consists of 2 bedrooms, 1 bathroom, kitchen, lounge and enclosed stoeps.

A plan is attached as Annexure - A3

7. SERVICES AND INFRASTRUCTURE

The 2 properties is currently connected to the local authority service infrastructure. No additional services will be required to use the property therefore no additional impact will be created on the service infrastructure.

8. ACCESS AND PARKING PROVISION

ERF 4657

The property is directly accessed from Kort Street adjacent to ERF 4659 and access to the covered braai area is possible through the concrete carport support columns. A total of two parking bays are sufficient in this application.

ERF 4658

The property is directly accessed from 4th Avenue through an existing sliding gate. Ample parking space is available on the remainder of this property.

9. PLANNING PRINCIPLES

The planning principles of spatial justice, special sustainability, efficiency, and spatial resilience of this application can be described as follows:

Spacial Justice

The consolidation and subdivision are in line with the current land use in the Kleinmond area. The proposed consolidation and subdivision will allow each dwelling to be on a single erf and within its own demarcated boundaries.

Spatial sustainability

The consolidation and subdivision are in line with the current character of the area and will have no impact on the conservation worthy areas within Kleinmond. Spatially the land use and proposed consolidation and subdivision will be in line with the current character of Kleinmond.

Efficiency

The proposed consolidation and subdivision application will promote the optimum use of the properties within the developed residential area and correct previous owners neglect to rectify their errors.

Spatial Resilience

In our opinion the principle of Spatial Resilience is not applicable in this application.

From the evaluation of this application the proposed development can be considered as sustainable, and it also satisfies the desirability criteria as set out above. It also will have no significant impact on the surrounding properties as the application is in line with the policies for this area.

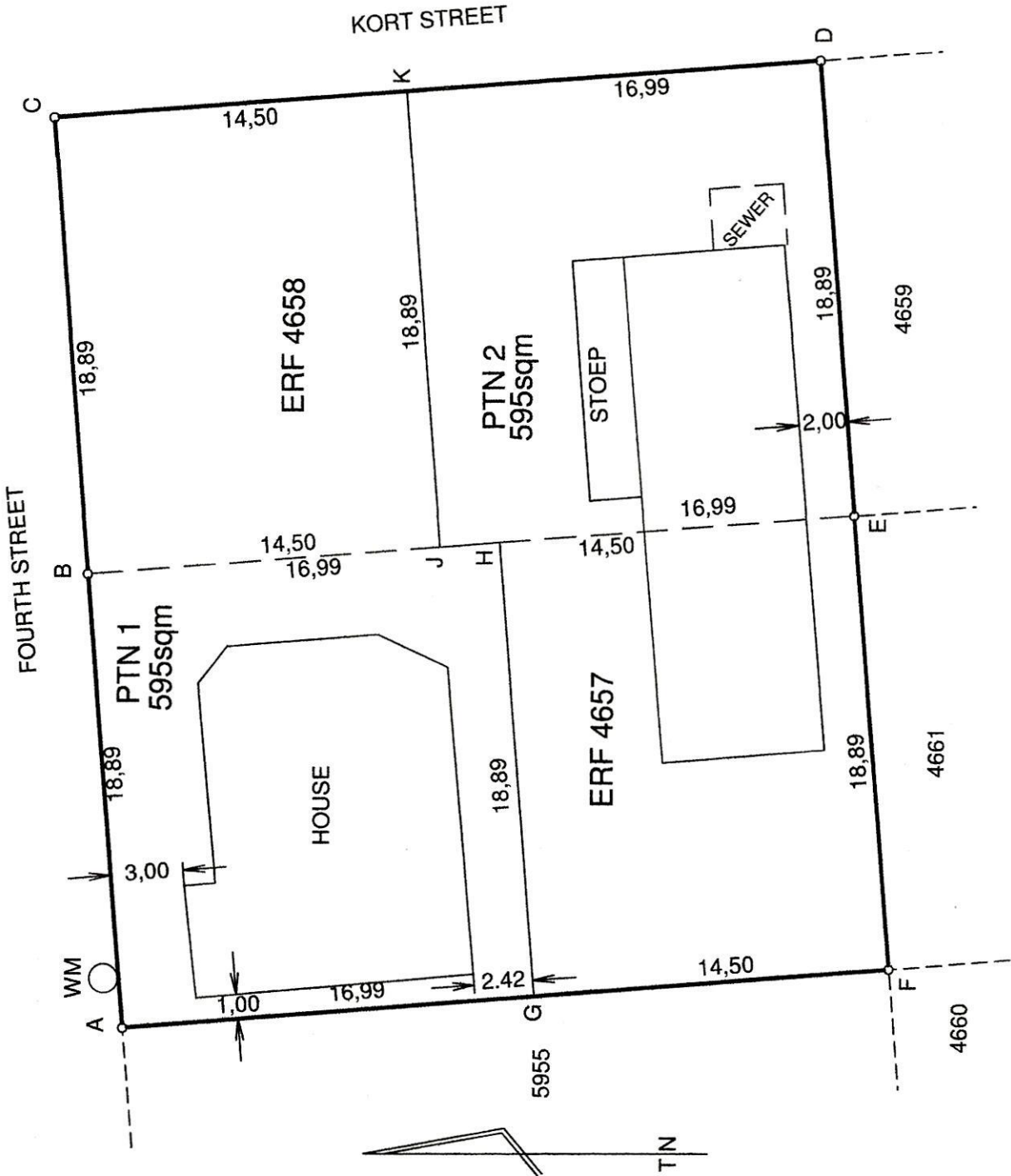
10. MOTIVATION

- The development can be considered to be of an acceptable scale and will not compete with or be to the detriment of the existing properties or any adjacent properties
- The primary use of the property will remain residential and the residential atmosphere be maintained
- The facility will be accommodated within an existing structure therefore no change in the visual impact of the property
- The traffic impact to be of little influence on ERF 4657 as the existing traffic in Kort Street remains constant in this one-way street and the entrance is currently in use.
- The traffic impact to be of no influence on ERF 4658 as the existing traffic in 4th Avenue, being a cul-de-sac, is negligible and the entrance is currently in use and remains the same.
- Similar applications are regularly approved by the local authority, and we are of the opinion that this application complies with the municipal regulations and will not negatively impact on the adjacent landowners or the neighborhood.

11. CONCLUSION

We have shown in this report that the proposed consolidation and subdivision is desirable, in line with policy and unlikely to have any negative impact on surrounding property owners. The properties can now be utilized in its full potential being separated and each within its own demarcated erf boundary. It is of the considered opinion that the proposed development will allow existing landowners the opportunity to use their property to its full potential without having a negative impact on the environment, the abutting landowners, or the general public. Therefore, we request that the local Municipal Council, the Department of Environmental Affairs and Development Planning as well as all relevant Government Departments and parties involved in the decision-making process to find this development desirable and that the application be approved.

PROPOSED CONSOLIDATION OF ERVEN 4657 AND 4658 KLEINMOND AND RESUBDIVISION INTO 2 PORTIONS
 SCALE 1:250



NOTES:
 The lines GH, HJ AND JK represent the subdivisional lines.

AC

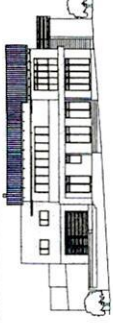
Area Schedule

Area of ERF	595.00m ²
Existing Building	176.00m ²
First Storey Patio	37.40m ²
Ground Storey Patio	20.00m ²
Proposed entertainment area	64.80m ²
Coverage	39.30 %

Zoning Area: Klammund
Single Residential 1: Conventional Housing

General:
Interior and exterior paint to match existing colours and textures. All windows, door frames and doors by aluminium specialist. All glazing to comply with requirements of SANS 10137 & SANS 10400 Part N. Access doors and side lights windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop fronts to be laminated PVB safety glass and clearly indicated as such on glass at eye level. All leads to be checked on site and rain water to be drained away from exterior wall with cement channels/roping. All gutters seamless aluminium with PVC downpipes.

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE BY-LAWS. ALL MATERIALS AND MANUFACTURES MUST BE APPROVED BY THE BUILDING OFFICER. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE BY-LAWS. ALL MATERIALS AND MANUFACTURES MUST BE APPROVED BY THE BUILDING OFFICER. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE BY-LAWS. ALL MATERIALS AND MANUFACTURES MUST BE APPROVED BY THE BUILDING OFFICER.



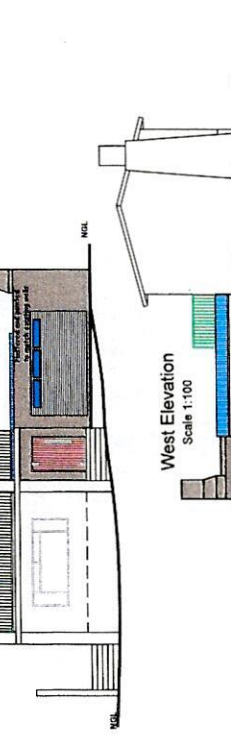
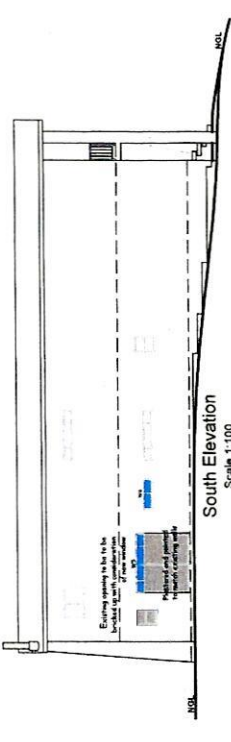
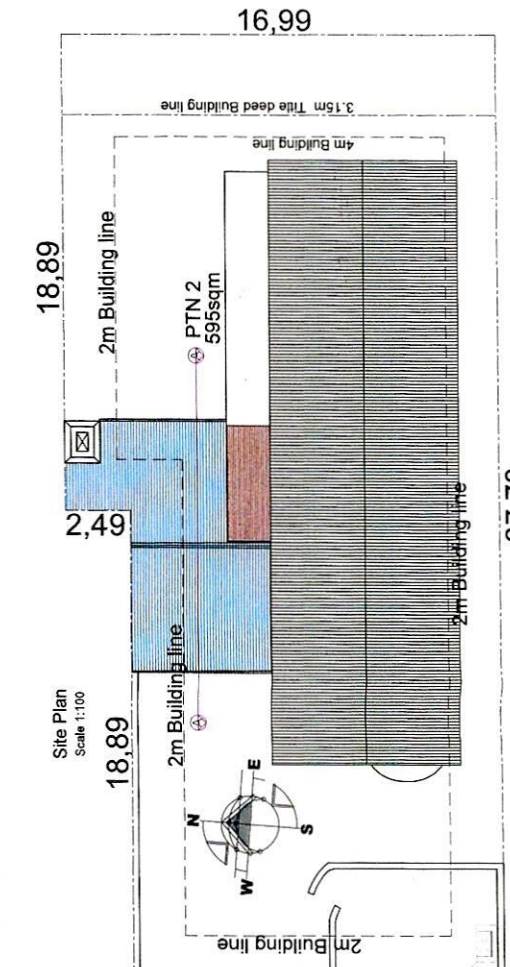
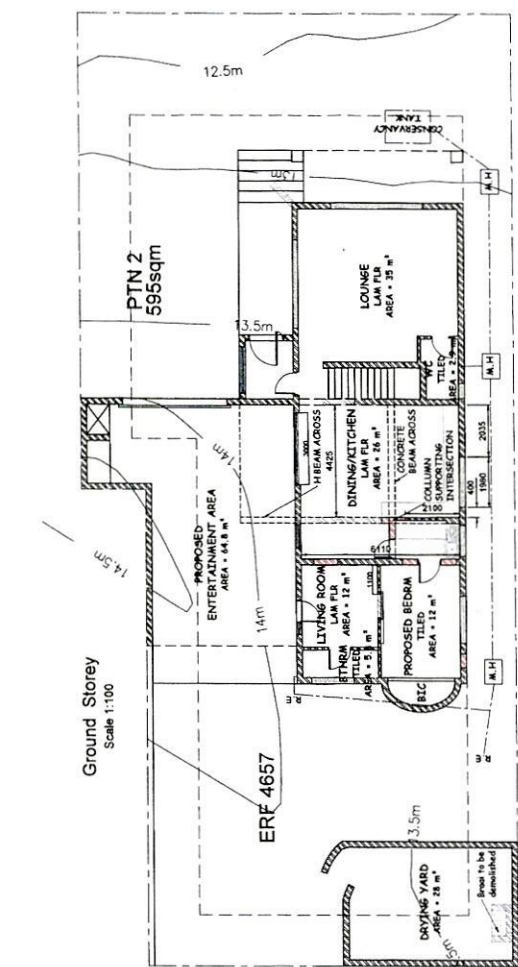
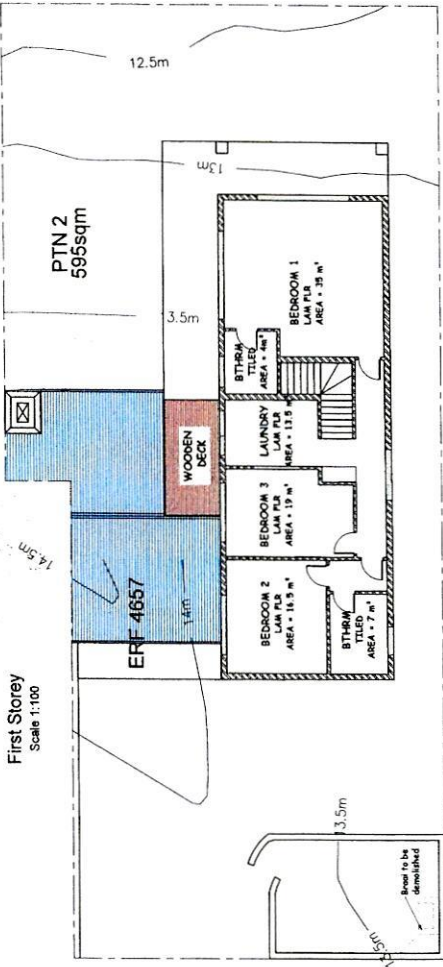
JPJ Designs

Project description:
Additions

Mont Louis Investments
ERF 4657
1 Kort str
Kleinmond

PROPOSED RENOVATIONS

Scale	Scale shown on dwg
paper size	A1
date	2021-08-31
ref no.	216/0621 Rev 1
proj. no.	SR01



Window & Door Schedule: ERF 4657

Item	Number	Material	Finish	Area (m ²)	Perimeter (m)	Notes
W1	1	UPVC	White	1.5	3.0	Living Room
W2	1	UPVC	White	1.5	3.0	Dining Room
W3	1	UPVC	White	1.5	3.0	Kitchen
W4	1	UPVC	White	1.5	3.0	Bedroom 1
W5	1	UPVC	White	1.5	3.0	Bedroom 2
W6	1	UPVC	White	1.5	3.0	Bedroom 3
W7	1	UPVC	White	1.5	3.0	Laundry
W8	1	UPVC	White	1.5	3.0	Proposed Bedroom
D1	1	UPVC	White	1.5	3.0	Living Room
D2	1	UPVC	White	1.5	3.0	Dining Room
D3	1	UPVC	White	1.5	3.0	Kitchen
D4	1	UPVC	White	1.5	3.0	Bedroom 1
D5	1	UPVC	White	1.5	3.0	Bedroom 2
D6	1	UPVC	White	1.5	3.0	Bedroom 3
D7	1	UPVC	White	1.5	3.0	Laundry
D8	1	UPVC	White	1.5	3.0	Proposed Bedroom

Area Schedule

Area of ERF	1058.00m ²
Existing Building	286.00m ²
First Storey Patio	74.00m ²
Ground Storey Patio	74.00m ²
Coverage	25.80%

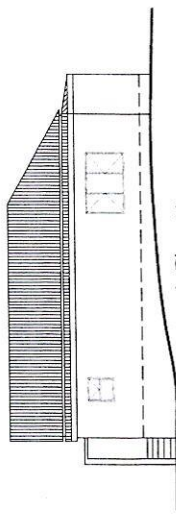
Zoning Area: Klammund

Single Residential 1 - Conventional Housing

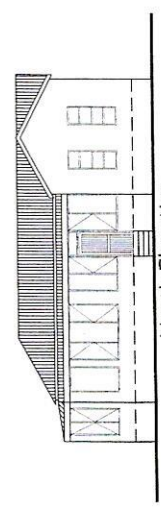
General:

Interior and exterior paint to match existing colours and textures. All window frames and doors by aluminium specialist. All glazing to comply with requirements of SANS 10137 & SANS 10400 Part N. Access doors and side light windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop fronts to be laminated PVB safety glass and clearly indicated as such on glass at eye level. All levels to be checked on site and rain water to be drained away from exterior wall with cement channels/paving. All gutters seamless aluminium with PVC downpipes.

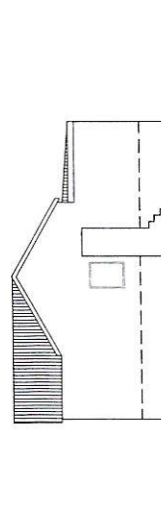
THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND NOT TO THE STRUCTURE OR TO THE PERFORMANCE OF THE BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR FOR THE PERFORMANCE OF THE BUILDING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND NOT TO THE STRUCTURE OR TO THE PERFORMANCE OF THE BUILDING.



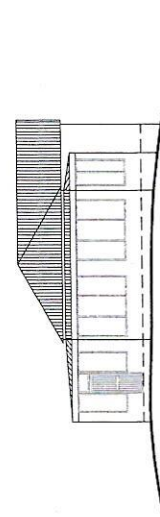
South Elevation
Scale 1:100



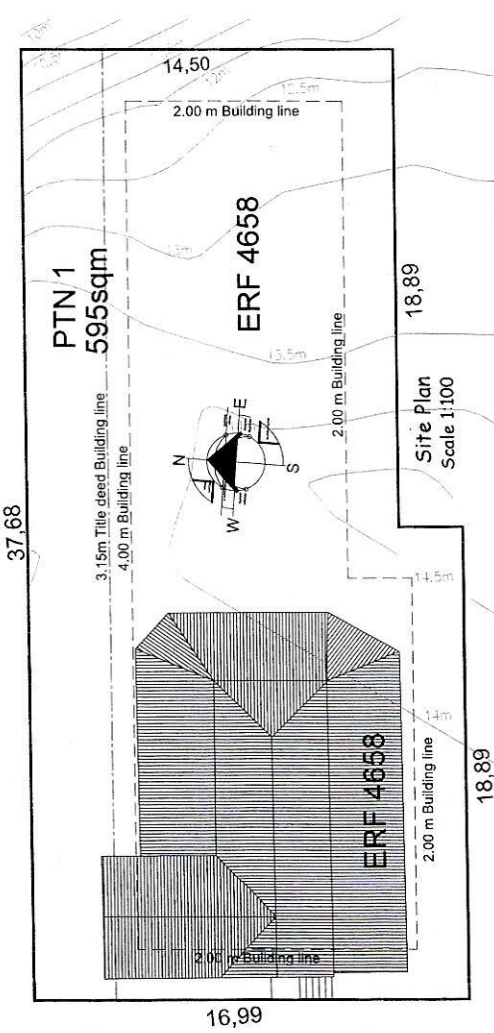
North Elevation
Scale 1:100



West Elevation
Scale 1:100



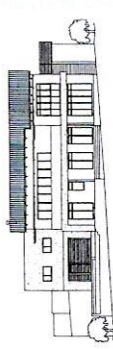
East Elevation
Scale 1:100



Site Plan
Scale 1:100



16,99



JPJ Designs

John van Tonger
P.O. Box 150, Sandton, 2006
Mobile: 081 226 7914
Email: j@jpd.co.za

Project description: Additions

ADDITIONS
Mont Louis Investments
ERF 4658
1 Kort str
Kleinmond

LAND USE MANAGEMENT

scale	Scale shown on dwg
paper size:	A1
date:	2021-07-08
ref no:	216/0621
Rev1	Rev1
proj. no:	