

ERF 5453, 81 VILJOEN STREET, ONRUS RIVER: APPLICATION FOR DEPARTURE: U BRUWER (obo S LE ROUX)

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 departure in terms of Section 16(2)(b) to relax the lateral building line from 2m to 1,66m to accommodate the replacement of a window.

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 / loretta@overstrand.gov.za) on or before **20 May 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Town Planner, **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 5453, VILJOENSTRAAT 81, ONRUSRIVIER: AANSOEK OM AFWYKING: U BRUWER (nms S LE ROUX)

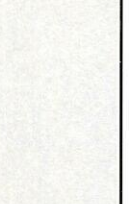
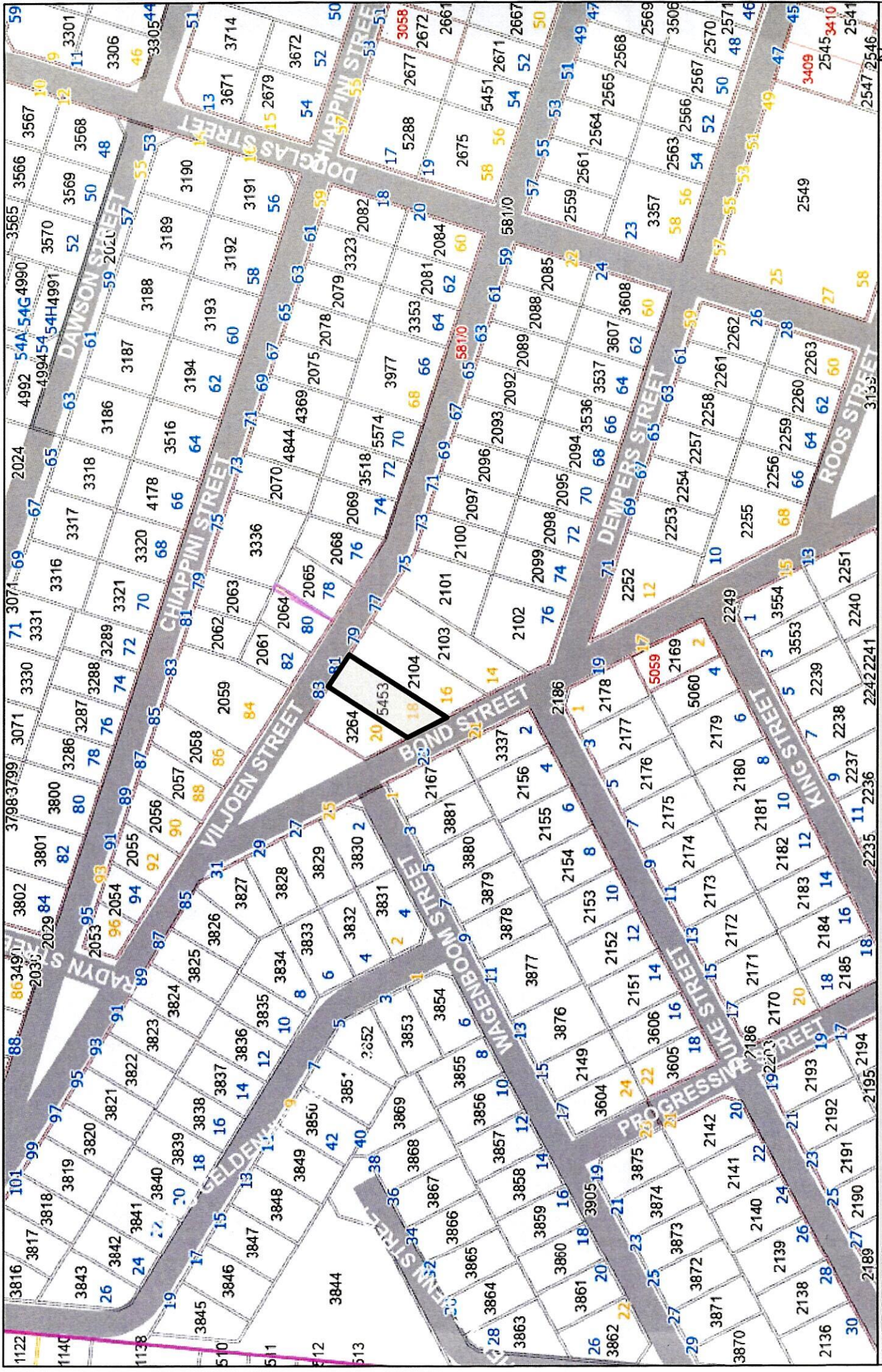
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is ingevolge Artikel 16(2)(b) om die syboullyn te verslap vanaf 2m na 1,66m om die vervanging van 'n venster te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. 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 / loretta@overstrand.gov.za) voor of op **20 Mei 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **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 5453, 81 VILJOEN STREET, ONRUS RIVER: ISICELO SOKUPHAMBUKA: U BRUWER (egameni lika S LE ROUX)

Isaziso sinikwe ngokwemiqathango yeCandelo 48, loMthetho oYilwayo kaMasipala wase-Overstrand elungisiweyo ongokuSetyenziswa koMhlaba kaMasipala 2020, sokokuba isicelo sifunyenwe sokuphambuka ngokweCandelo 16(2)(b) sokunyenya umda wesakhiwo esisecaleni ukususela 2m ukuya kwi 1,66m kulungiselela ukutshintshwa kwefestile

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, 16 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-20 Meyi 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **uMnu. H Olivier** kule nombolo 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.



Locality Map

Erf 5453 Onrus River

Date: 2020/10/06

81 Viljoen Street
ONRUS RIVER
7201

11 January 2022

Overstrand Municipality
16A Paterson Street
HERMANUS

To whom it may concern

ERF 5453 ONRUS RIVER

This application is for the:

1. Departure in terms of Section 16 (2)(b): To permit the proposed building addition to be 1,66m in lieu of 2,0m from the side boundary.

With reference to Section 66 of the Overstrand Municipality By-Law on Land Use Planning, the application is not in contradiction with any spatial development framework or council policy. The following considerations are relevant:

(A) PROPOSED DEVELOPMENT

The proposed window replacement is at the original existing house which has been built on the site as per the previous zoning scheme. It is 1,66m away from the boundary wall. The existing 600mm wide x 900mm high window will be replaced with a 1200mm wide x 900mm high window. There are no restrictions in the title deed with regards to the building line encroachment. The neighbour does not want to sign the Consent Letter as they do not approve the additions that falls within all the rights of the property.

(B) CHARACTER

The addition is in line with the architecture of the existing house. The size of the window is in line with the other windows of the house and even in line with the houses in the neighbourhood and will not have a negative effect on the surrounding properties.

(C) DESIRABILITY OF THE PROPOSED UTILISATION

N/a.

(D) INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT TO THE CONSIDERATION OF THE APPLICATION

The existing house is less than 60 years old and is about 640m away from the high tide mark. There will be no influence by any other laws.

(E) THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES

There are currently 2 entrances to the property, one from Viljoen Street and one from Bond Street. The vehicle access from Viljoen Street will be closed off with only a pedestrian gate as access to the property. The access from Bond Street will be remain as is.

This will have no significant impact on traffic, parking in the area and other transport related considerations.

With regards to the CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS and PLANNING PRINCIPLES, the proposal is aligned with the land use planning principles of LUPA and SPLUMA as it contributes to land development that is spatially compact and optimises the use of existing resources.

We trust you find this motivation in order and should you have any further questions, please do not hesitate to contact me.

Thank you in advance.

Best regards



Ulrich Bruwer

NOTES

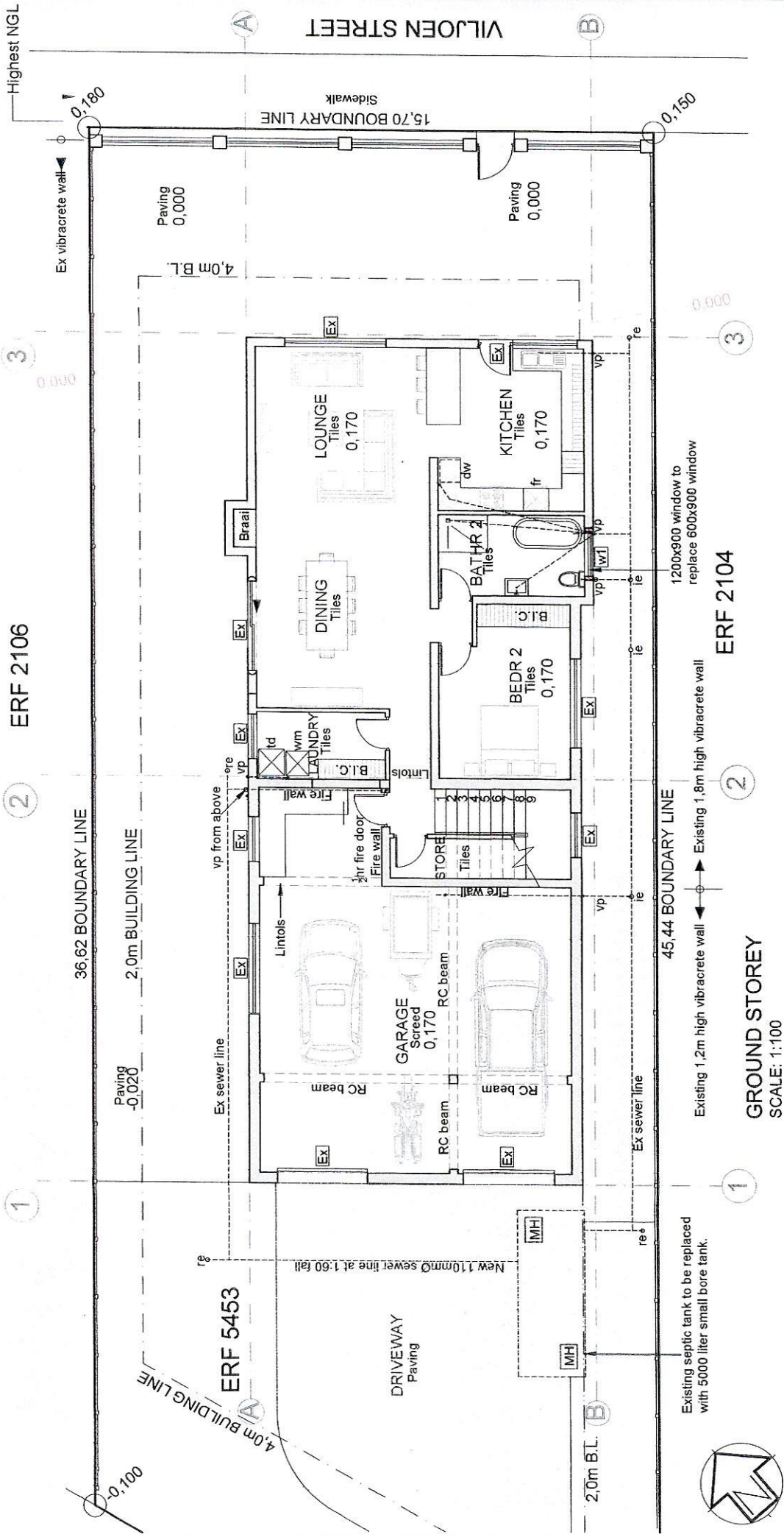
Figured dimensions to be used in preference to scaling. All building work to be strictly in accordance with SANS 10400 & local authority requirements.

DOORS & WINDOWS
Charcoal colour powder coated aluminium windows, sliding & sectional overhead garage doors as per schedule.

GLAZING
All glazing to be carried out in accordance with Part N of SANS 10400 National Building Regulations. All glazed areas in excess of 1m² or within 500mm of finished floor level to be safety glazed. Translucent glass to all bathrooms.

LIGHT & VENTILATION
Light areas to be min. 10% of habitable room areas. Ventilation areas to be min. 5% of habitable room areas. Mechanical ventilation for internal bathroom as per SANS 10400: min 5m/s.

GENERAL
All measurements, heights, materials & uncertainties regarding work to be checked before commencement of any work with Owner/Architect. No extra demand on hot water system.



ULRICH BRUWER
architecture

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PO Box 15102, Panorama, 7506

PROJECT
HOUSE ENGELBRECHT
ALTERATIONS TO BATHROOM WINDOWS
ERF 5453, 81 VILJOEN STREET,
ONRUSRVIVIER

Owner(s): *S. L. L. L.*

DESCRIPTION
GROUND STOREY

SCALE	DATE
1:100	NOV 21
DRAWING NUMBER	REVISION
2020-017-2/1	03
REVISIONS	
03	COUNCIL
	2021-11-02

Copies of A4

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FIRST STOREY

SCALE: 1:100

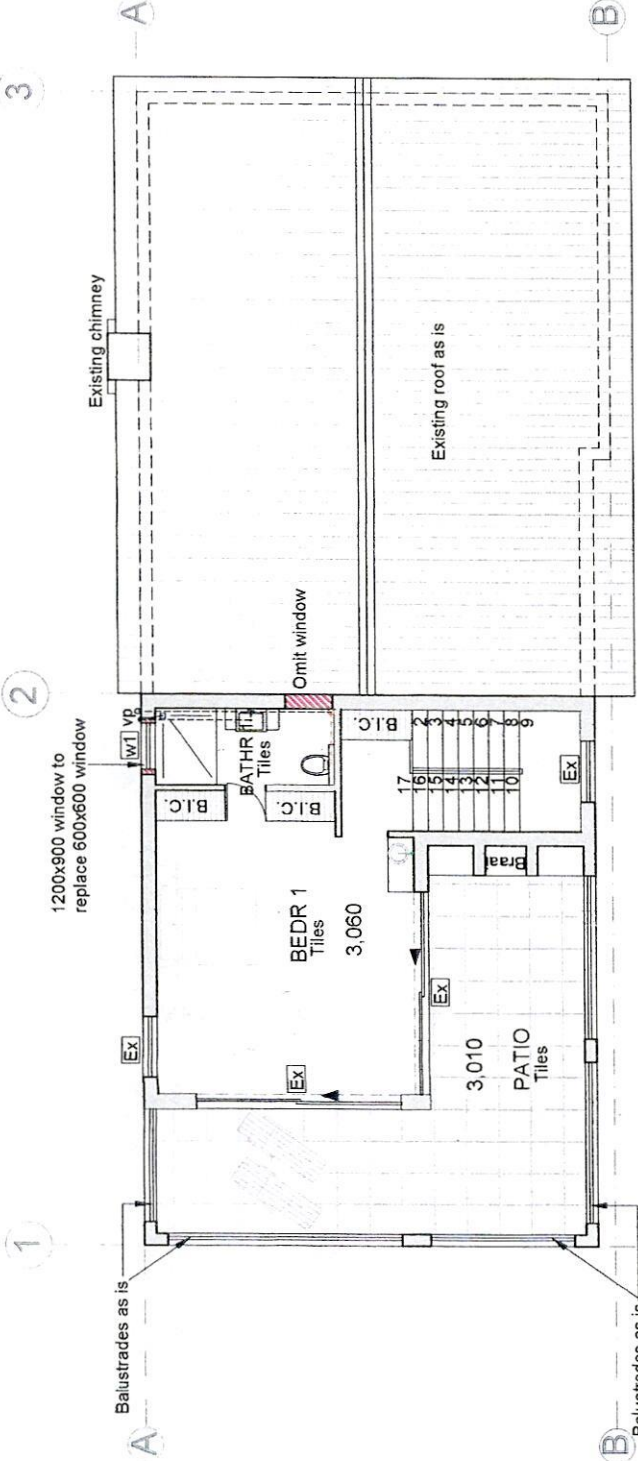
DRAWING NUMBER: 2020-017-2/2

REVISIONS: 03

DATE: NOV 21

REVISION: 03

COUNCIL: 2021-11-02



FIRST STOREY
 SCALE: 1:100

NO NEW AREAS

AREA CALCULATIONS

GROUND STOREY ADDITIONS HOUSE & GARAGE	203,5m ²
FIRST STOREY HOUSE COVERED BALCONY	78,4m ²
TOTAL	281,9m ²
ERF AREA:	644,2m ²
COVERAGE: (203,5m ²)	31,6%

SANS 10400-XA DEEM TO SATISFY REGULATIONS:

REGULATION 4.1 - HOT WATER SUPPLY:

- No extra demand on hot water supply - existing geyser.
- Hot water system to comply with SANS 1307, SANS 10106, SANS 10254 & SANS 20363-1.
- All hot water pipes shall be clad with insulation to min R-value.

REGULATION 4.2.1.B - BUILDING ENVELOPE:

- BUILDING CLASSIFICATION:**

H4	4
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- CLIMATIC ZONE IN R.S.A.:**
- ORIENTATION & SHADING:**
- EXTERNAL ENVELOPE WALLS - REGULATION 4.4.3.2:** 280mm brick walls plaster inside & outside. $\frac{1,1}{1,1} \Rightarrow R=Km^2/W$

5. FENESTRATION REQUIREMENTS:

Ground Storey:	Windows m ² = 18,25m ²	=	15,82%
	Nett floor area = 115,31m ²		
First Storey:	Windows m ² = 16,31m ²	=	43,88%
	Nett floor area = 37,17m ²		

Above allowable 15% - see calculation report attached.

6 ROOF CONSTRUCTION: REGULATION 4.4.8:

Fibre cement roof sheeting & sisalation dadiant barrier with more than 50mm air gap between fibre cement & sisalation + 135mm Isotherm. $\frac{+3,7}{+3,7} \Rightarrow R=Km^2/W$

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HOUSE ENGELBRECHT

ALTERATIONS TO BATHROOM WINDOWS
 ERF 5453, 81 VILJOEN STREET,
 ONRUSRVIER

Owner(s): *L. L. L. L.*

DESCRIPTION

FIRST STOREY

SCALE 1:100

DRAWING NUMBER 2020-017-2/3

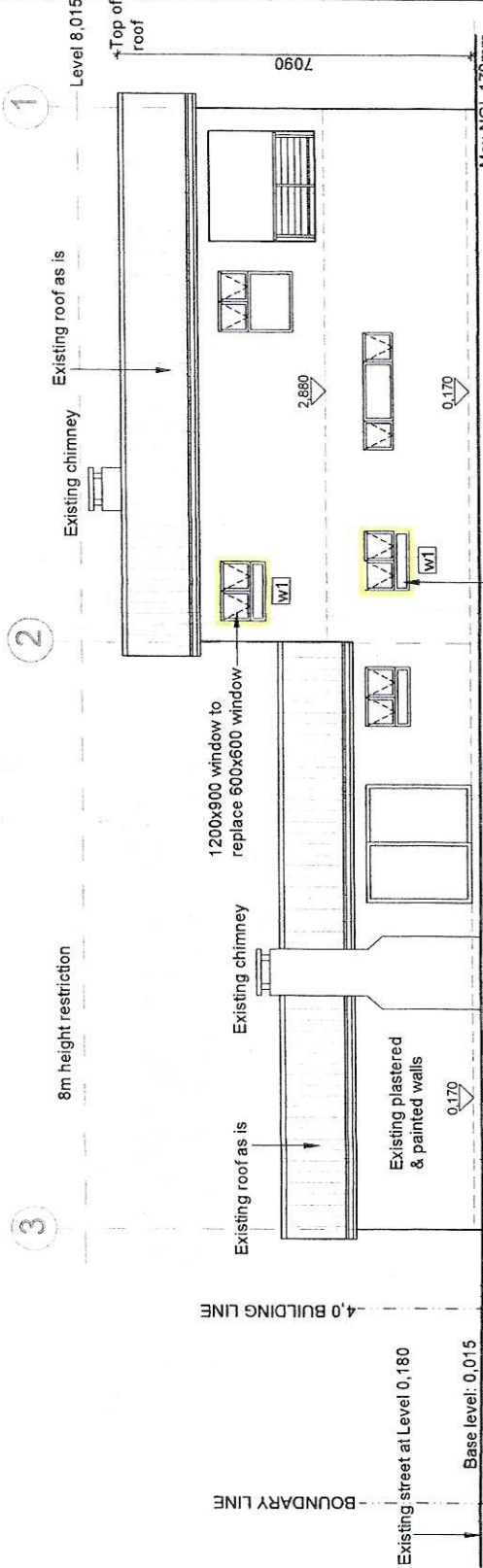
REVISIONS 03

DATE NOV 21

REVISIONS 03

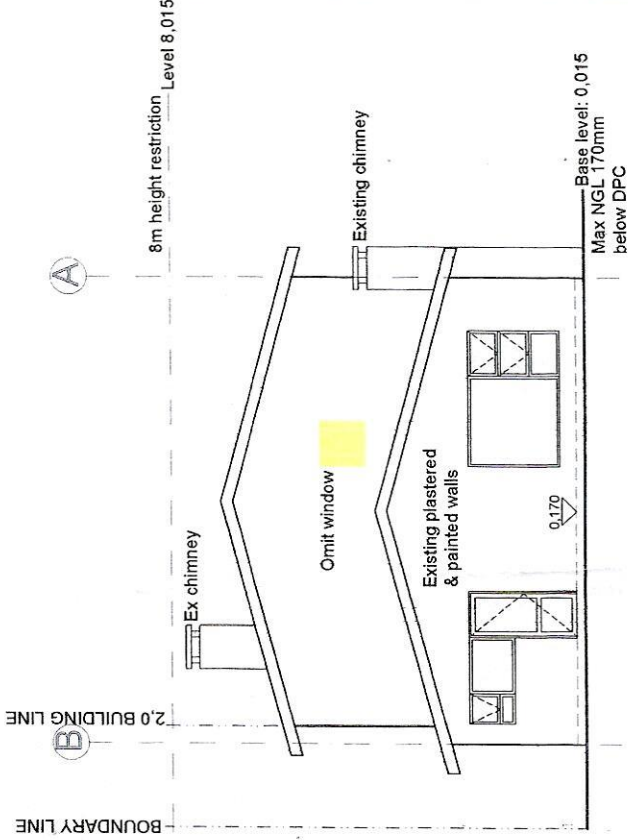
COUNCIL

2021-11-02



NORTH WEST ELEVATION

SCALE: 1:100



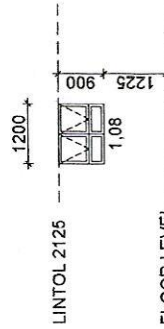
NORTH EAST ELEVATION

SCALE: 1:100

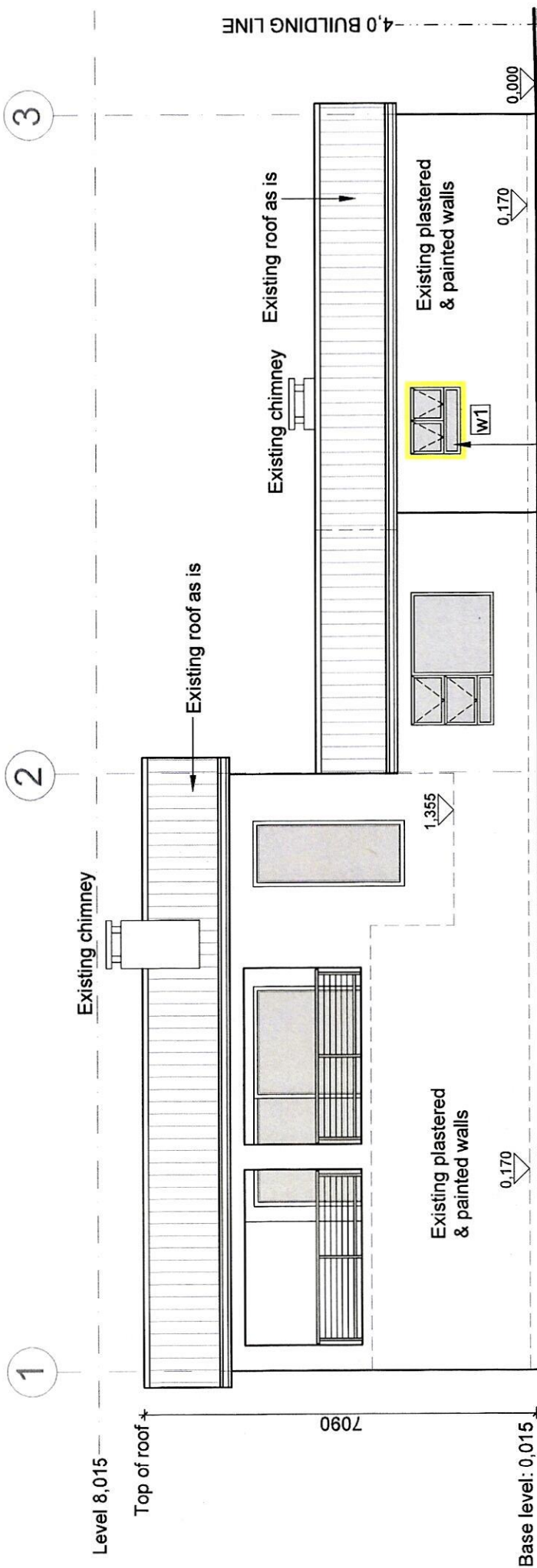
DOOR & WINDOW SCHEDULE

SCALE: 1:100

1. Charcoal colour powder coated aluminium windows and sliding doors.
2. Internal wooden frames & internal doors as per Swartland Schedule/Door specialist.
3. All glass as per SANS 10400:2011, safety glass to all doors and glass area bigger than 1m².
4. Translucent glass to all bathrooms.



Window number	W1
Position	Bathr 1 & 2
Category number	PTT129
Number required	2



SOUTH EAST ELEVATION
SCALE: 1:100

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Owner(s):

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REVISIONS	
03	COUNCIL
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