ERF 4310, 61 5th AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: GJ FAUL ON BEHALF OF FAUL TRUST & FAUL GJ

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for a departure in terms of Section 16(2)(b) for the encroachment of the 2m lateral building line to 1,5m and to exceed the 9m restriction of a building on one specific boundary to 13,595 to accommodate the extension of the existing garage.

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 Kleinmond Library, 5th 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 **24 June 2022**, 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 4310, 61 5th AVENUE, KLEINMOND, OVERSTRAND MUNICIPALE AREA: AANSOEK OM AFWYKING: GJ FAUL NAMENS FAUL TRUST & FAUL GJ

Kennis word hiermee gegee ingevolge Artikel 48, van die Overstrand Munisipaliteit Wysigings Verordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek om afwyking ingevolge Artikel 16(2)(b) ontvang is vir die oorskreiding van die 2m syboulyn na 1,5m en om die 9m beperking van 'n struktuur op een spesifieke grenslyn te oorskry na 13,595m om die uitbreiding van die bestaande motorhuis te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en die Kleinmond Biblioteek, 5de Laan, 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 **24 Junie 2022**, 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.

ISIZA 4310, 61 5th AVENUE, KLEINMOND, UMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: GJ FAUL ON BEHALF OF FAUL TRUST & FAUL GJ

Isaziso sinikwe ngowemiqathango yeCandelo 48 loMthetho oYilwayo kaMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2015 (uMthetho kaMasipala) sokokuba isicelo sifunyenwe sokuphambuka ngokwemiqathango yeCandelo 16(2)(b) songenelo kumda wesakhiwo esisecaleniukususela kwi-2m ukuya kwi-1,5m nokugqitha kwisithintelo se-9m sesakhiwo kumda othile ukuya kuma-13,595 ukulungiselela ukwandiswa kwegaraji esele ikho..

Iinkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus nakwiThala leeNcwadi laseKleinmond, 5th Avenue, eKleinmond. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kamasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngolu suku okanye ngaphambi komhla wama-**24 kuJuni 2022**, unike igama lakho, idilesi neenkcukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungafonela **Nksk. H van der Stoep** kule nombolo yomnxeba 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.

OVERSTRAND MUNICIPALITY

Locality Map

Erf 4310 Kleinmond

Date: 2022/05/19

BESKRYWING EN MOTIVLERING VIR AANBOUING VAN GARAGE TE ERF 4310 – KLEINMOND.

1 ***Aanbouing van 'n nuwe garage aan die voorkant van die bestaande garage:***

Die aansoek is ingedien na aanleiding van die verandering van sy-boulyne asook die lengte oorskryding van die garage.

Die bestaande garage is saam met die huis in 1983 gebou toe die boulyn 1.5m was.

(Erf te klein (+-595m2) om losstaande garage te bou).

Teneinde die garage sinvol te kan gebruik moet die oue en nuwe oplyn, maar is prakties nie moontlik met die boulyn wat van 1.5000m na 2.000m verander is nie.

Die gevolg is dat die totale lengte nou die toegelate lengte oorskrei en in totaal 13.595m lank is. Bestaande garage is 6.270m lank. Sien plan aangeheg.

2 ***Motivering: (Sien bylae B)***

A: Die aanbouiing het geen effek op die verkeersvloei, toegang tot die perseel en geen impak op enige Munisiaple dienste of die omgewing nie.

B: Posisie van die nuwe garage affekteer nie die straataansig nie, want dit sal net soos dit huidiglik voorkom, wees. Die nuwe deur sal 7.5m van die straatgrens af wees. Die eienaar (Mnr. D Louw) aan die oostekant se uitsig, privaatheid, sonlig of leefwyse word glad die deur so 'n aanbouing geraak nie, daar sy woning baie verder agter op sy eiendom geplaas is en daar geen sigbare vensters aan die westekant van sy woning is nie. Mnr. D Louw het ook die plan en die toestemmingsbrief geteken. (Aangeheg).

C: Nuwe garage het geen invloed op enige van die bure of publiek/straat nie.

D: Nie van Toepasssing nie.

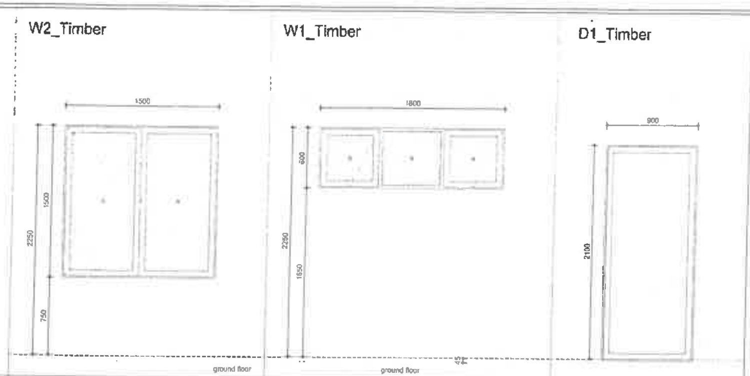
E: Geen invloed op Munisipale dienste nie.

F: Aanbouiing is in lyn met huidige sonering van die eiendom.

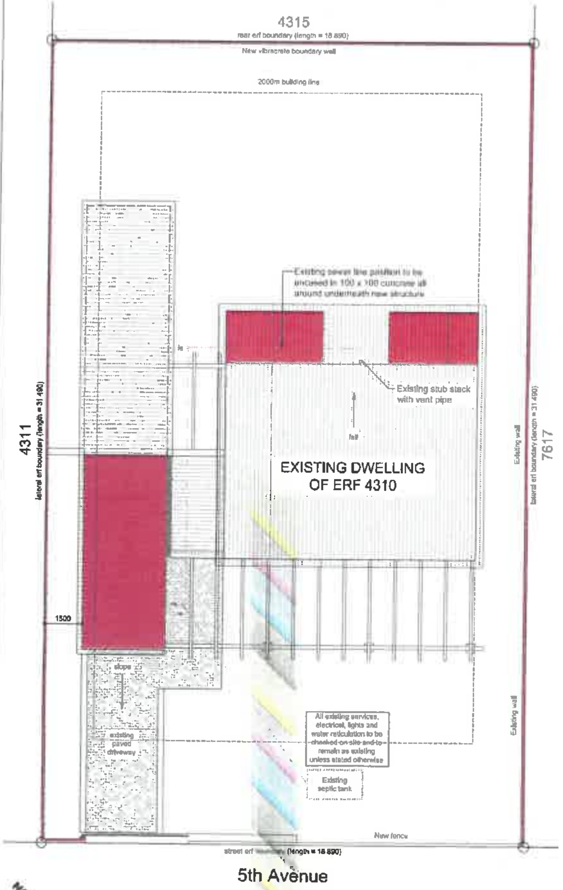
G: Nie van Toepassing nie.

EINDE.

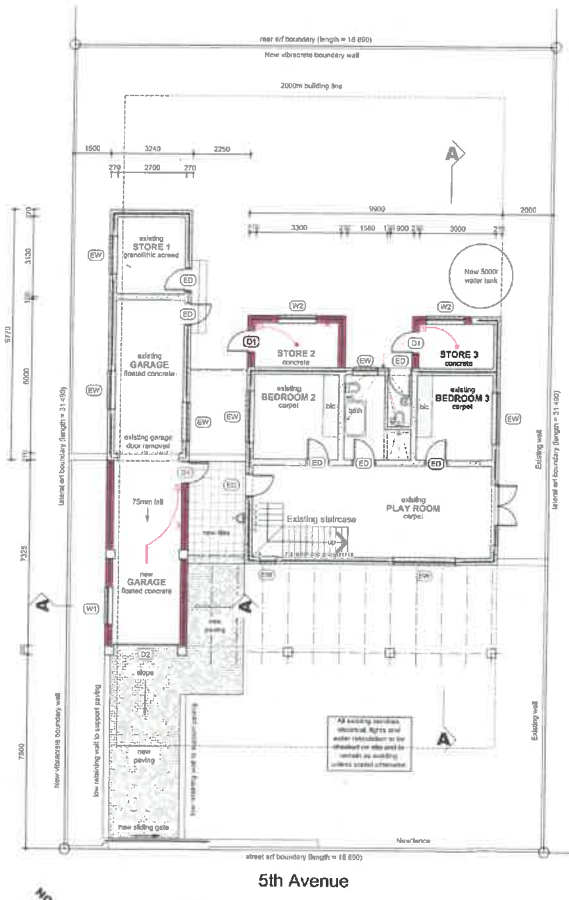
DOOR SCHEDULE



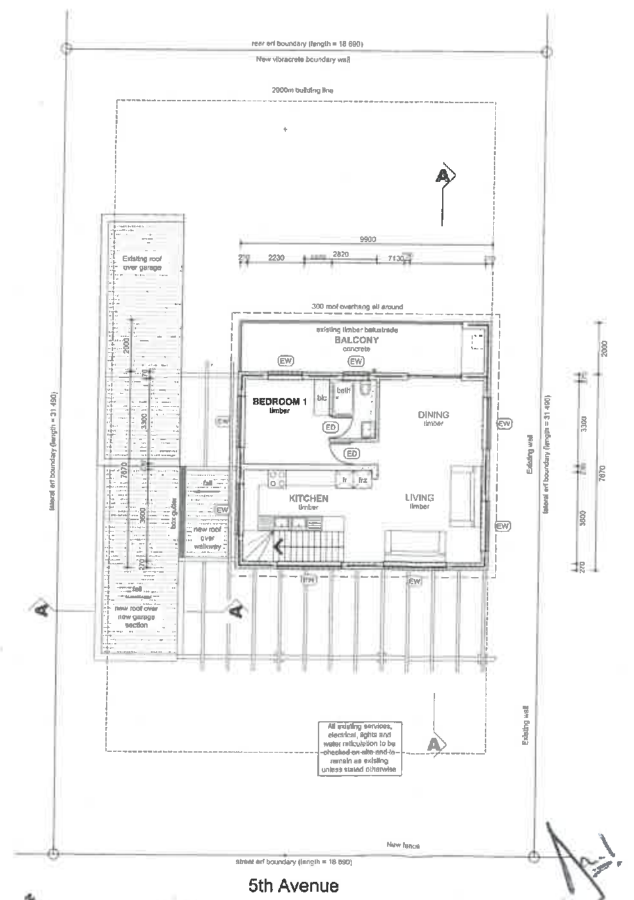
	W2_Timber	W1_Timber	D1_Timber
DOOR/WINDOW	Solid hardwood (type 2) to match existing window to sizes as indicated with single glazing as indicated. Size of rebated for glazing panel to be determined by the thickness of the glazing panel. Glazing panel held in position with 13 mm glazing bead.	Solid hardwood (type 2) to match existing window to sizes as indicated with single glazing as indicated. Size of rebated for glazing panel to be determined by the thickness of the glazing panel. Glazing panel held in position with 13 mm glazing bead.	SWARTLAND timber door (type 2) code SD26 (813 x 2032) with hardwood (type 3) frame to sizes as indicated
FRAME	Hardwood (type 2) frame to sizes as indicated with rebate for window, with SEGENIA bead entirely around window rebate, and hardwood (type 3) threshold	Hardwood (type 2) frame to sizes as indicated with rebate for window, with SEGENIA bead entirely around window rebate, and hardwood (type 3) threshold.	Hardwood (type 3) frame to sizes as indicated with rebate for door, with SEGENIA bead entirely around door rebate
GLAZING	Clear single glazing as per SANS, AAAMSA, National Building Regulations and SABS 0137. A - indicates safety glass B - standard clear float glass panes	Clear single glazing as per SANS, AAAMSA, National Building Regulations and SABS 0137. A - indicates safety glass B - standard clear float glass panes	
IRONMONGERY	To match existing	To match existing	To match existing
FINISH	Preparation, application and final paint finishes on window and frame to match existing	Preparation, application and final paint finishes on window and frame to match existing	Preparation, application and final paint finishes on door and frame to match existing



SITE PLAN
1:100



GROUND FLOOR PLAN
1:100



FIRST FLOOR PLAN
1:100

F1

Buurman : [signature]

GENERAL NOTES

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All materials and construction methods must comply with the National Building Regulations, act no. 103 of 1977 including all amendments, as well as all bylaws of the relevant local authority.

All materials and equipment must be fixed and finished off in accordance with the specifications of the manufacturers of such materials and equipment.

All dimensions must be checked on site. Any inconsistencies or discrepancies must be referred to the principal agent for rectification or clarification before work is taken into hand.

Never scale from this drawing.

NOTES

Refer to the general specifications for material and methods for this project

REVISIONS

AREA SCHEDULE

Ground	11[illegible]	150m²
First floor	7[illegible]	75m²
TOTAL	18[illegible]	225m²

areas rounded to closest 5 m²

STATUTORY SCHEDULE

item		allowed	value
erf size			595m²
coverage	percentage	50%	18%
height max WP height above ngl		6500	5200
building lines	Street	4000	7500
	Sides	2000	1500, 2000
	Rear	2000	6500
servitudes		n/a	n/a

SACAP 5792

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ADDITIONS AND ALTERATIONS ON ERF 4310 KLEINMOND FOR MR G. FAUL

SITE PLAN, FLOOR PLANS, SERVICE PLANS

scale 1:100	drawn bs
date 15/12/2021	checked fch
drawing no. 21023/M4000	revision 000

GENERAL NOTES

NOTES

Refer to the general specifications for material and methods for this project

REVISIONS

SACAP 5792

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ADDITIONS AND ALTERATIONS ON ERF 4310 KLEINMOND FOR MR G. FAUL

ELEVATIONS

1:100	gm
15/12/2021	fch
21023M/4200	000