

**ERF 6075, 151 EIGHTH STREET, VOËLKLIP, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: PUREOBJECT KDV ARCHITECTS ON BEHALF OF ABRAHAM PIETER DE VILLIERS**

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 departure in terms of section 16(2)(b) of the By-Law to relax the north-western lateral building line from 2m to 1.555m to accommodate bedroom 3, columns and patio on the ground floor & the main bedroom, deck and braai on the first storey on Erf 6075 Voëlklip.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 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) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before Friday 2 September 2022, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr. P. Roux** 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 6075, AGTSTESTRAAT 151, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: AANSOEK OM AFWYKING: PUREOBJECT KDV ARCHITECTS NAMENS ABRAHAM PIETER DE VILLIERS**

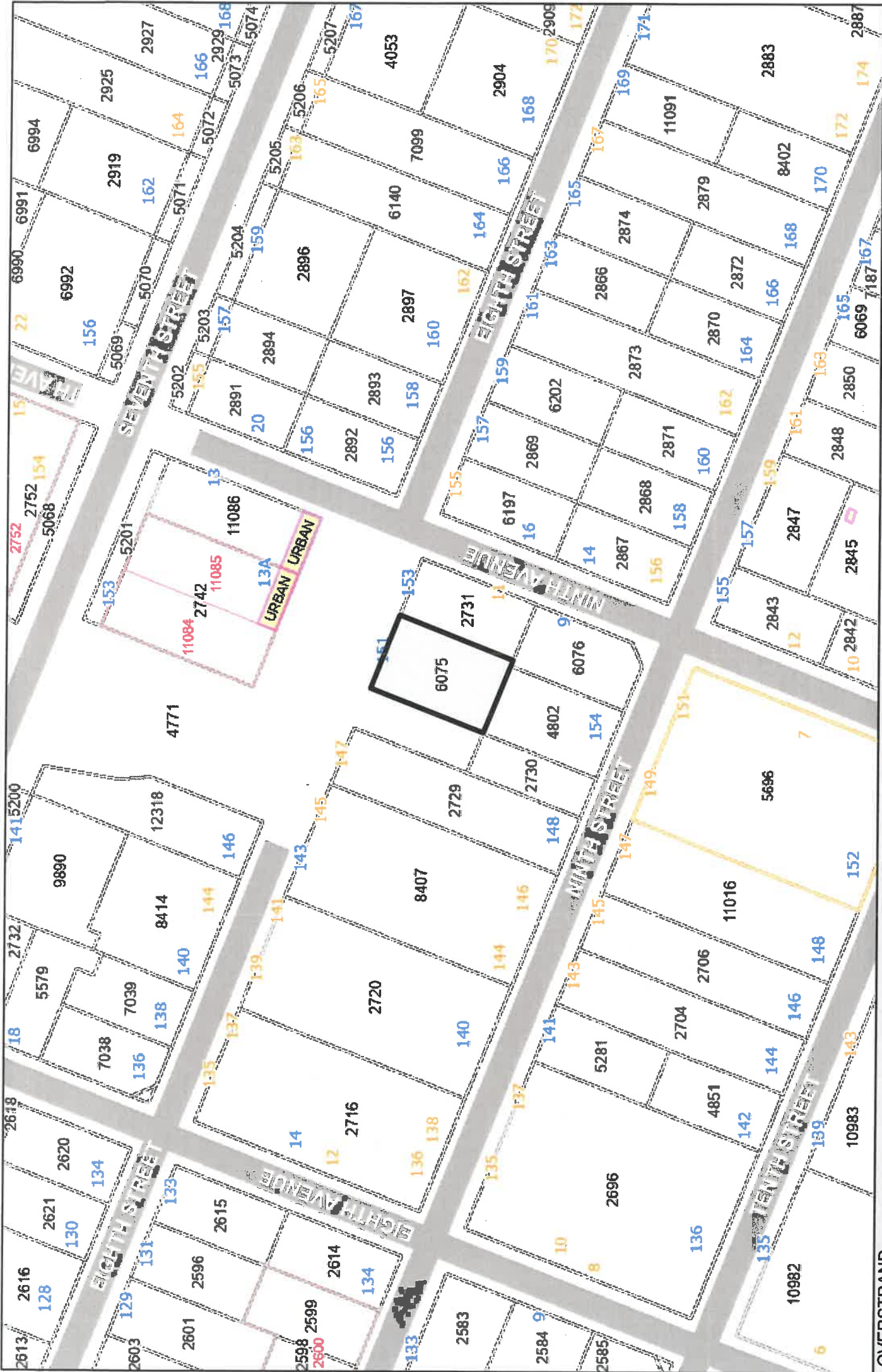
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is om afwyking ingevolge Artikel 16(2)(b) van die Verordening vir die verslapping van die noord-westelike syboulyn vanaf 2m na 1.555m ten einde slaapkamer 3, die kolomme en die stoep op die grondvloer & die hoofslaapkamer, dek en braai op die eerste verdieping op Erf 6075 Voëlklip te akkommoder.

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) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) voor of op Vrydag 2 September 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. P. Roux** 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 6075, 151 EIGHTH STREET, VOËLKLIP, KUMMANDLA KAMASIPALA WASEOVERSTRAND: ISICELO SOKUPHAMBUKA: PUREOBJECT KDV ARCHITECTS EGAMENI LIKA ABRAHAM PIETER DE VILLIERS**

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) sokuba isicelo sifunyenwe sokunduluka ngokwecandelo 16(2)(b) woMthetho kaMasipala sokucuthwa komda wesakhiwo osecaleni kumntla-ntshona ukusuka kwii-2m ukuya kwi-1.555m ukuze kuvuleke igumbi lokulala lesi-3, iintsika kunye nepatio kumgangatho ophantsi kunye negumbi elikhulu lokulala, umgangatho kunye nebraai kumgangatho wokuqala kwiSiza 6075 Voëlklip.

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: Lezicwangciso ngeDolophu kwa16 Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe kwaMasipala ngokwezibonelelo zeSolotyama lama-51 nelama-52 loMthethwana kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / e ) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngaphambi okanye ngomhla wama-2 Septemba 2022, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa ku**Mcwangcisi weDolophu, Mnu. P. Roux** kwa028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe leZicwangciso zeDolophu apho Igosa likaMasipla liza kumnceda angenise izimvo zakhe ngokusemthethweni.



Erf 6075, 151 Eighth Street, Voëlklip



# Motivation

Erf 6075

Hermanus

## New Additions and Alterations

- Proposed Development:

- 

The development has started in two applications- the first application completed by Polloes purdon architectural practice was submitted and approved on the 7<sup>th</sup> of June 2021. The new submission has incorporated the approval and made alterations as requested by the home owner. The alterations include minor internal alterations, A new front boundary wall and window sizes. The new application is low in complexity. Construction has started on the property and has not been completed due to the current applications approve status.

- Character of the environment:

- 

The application is for minor internal alterations and a new front boundary wall, The ERF Extend of 644m2 has large amount of environmental value which will not be removed are altered. All foliage should remain on the property and if in the case of removal, the foliage should be relocated within the existing property. The building has been altered several times and has no historical value.

- Desirability of the proposed utilisation:

- 

The building is currently well established with in a residential area. The property makes use of a unserviced road to access the property, which will remain unaltered to ensure the green belt between the properties remains.



- Investigations carried out in terms of other laws which are relevant to the consideration of the application:

We have processed the application with evidence of the prior approval of erf 6075 and in terms of land use scheme. The application has gone through land use before and has been approved with much more extensive alterations. As shown below the previous approved application is much more extensive and has been approved.



- The impact of the proposed land development on municipal engineering services:

No alterations involve additional strain on the existing application and all new additions are for aesthetic purposes. No rezoning or additional traffic will have resulted in the new alterations.

- Consideration of forward planning and land use documents

The new building plan application will have new walls to fill in between existing columns, the columns will be over the building lines, and will not be removed as per the previous application. The walls will be 210mm over the building line and will include both window W18A and window W18.

- Planning principles:

All required laws and policies that apply to this alteration and addition application have been taken into account.

Please see additional images of the site during construction of the approved alterations. We would like to ensure the council is aware that the building has now stood open to the public and has been broken into due to the delay in the approval process for the building to be securely closed and locked off.

#### **Extension of the building into the lateral building lines:**

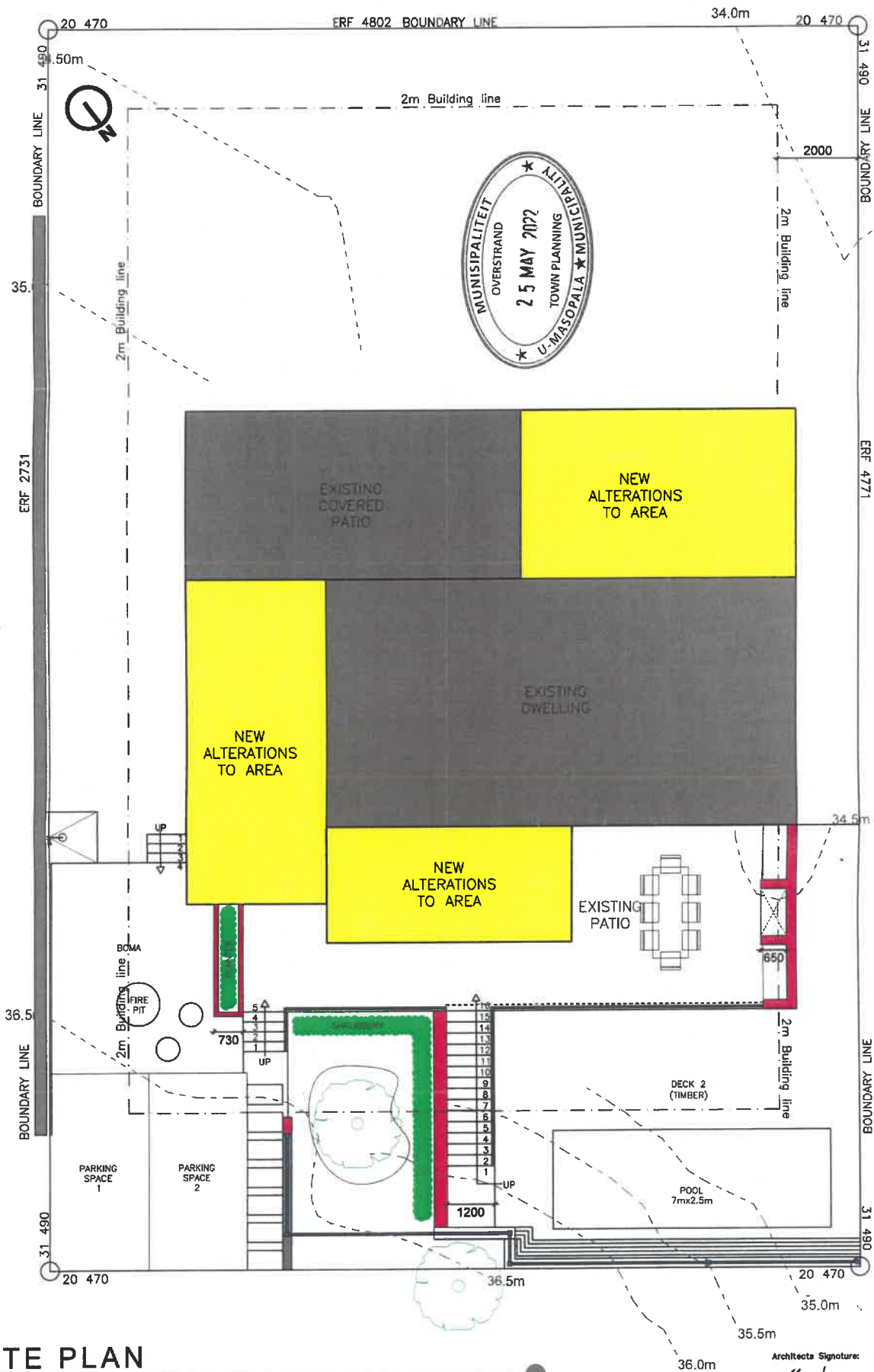
The new alterations for the new main bathroom and revised bedroom 3 will be constructed over the 2m lateral building line. The new alterations will match the existing construction layout and will continue on the same path of the existing walls and between existing pillars. The extension over the lateral building line is to be as measured 445mm over the 2m building line. Small and minor windows will be placed between the existing columns and will have frosted glass for privacy. The columns and first storey deck are existing and extend over the 2m building line as measured 445mm. We believe the additions are minor to the overall structure and is never seen through the foliage and distance of surrounding properties.

New first storey exterior braai will be constructed in accordance with SANS 10400 and will create a screen between the patio and neighbouring properties for the owners to entertain with privacy.

Ground floor Patio will be enclosed by foliage and the area will be surrounded by existing boundary walls to ensure neighbouring properties are not affected. The below patio will also second as structural support for the patio above.

All new additions and alterations to the existing building have been designed to increase the durability of the dwelling and its market value in the area. The new additions and alterations have been planned to be tasteful and complementary to the surrounding area.





**SITE PLAN**  
1:100

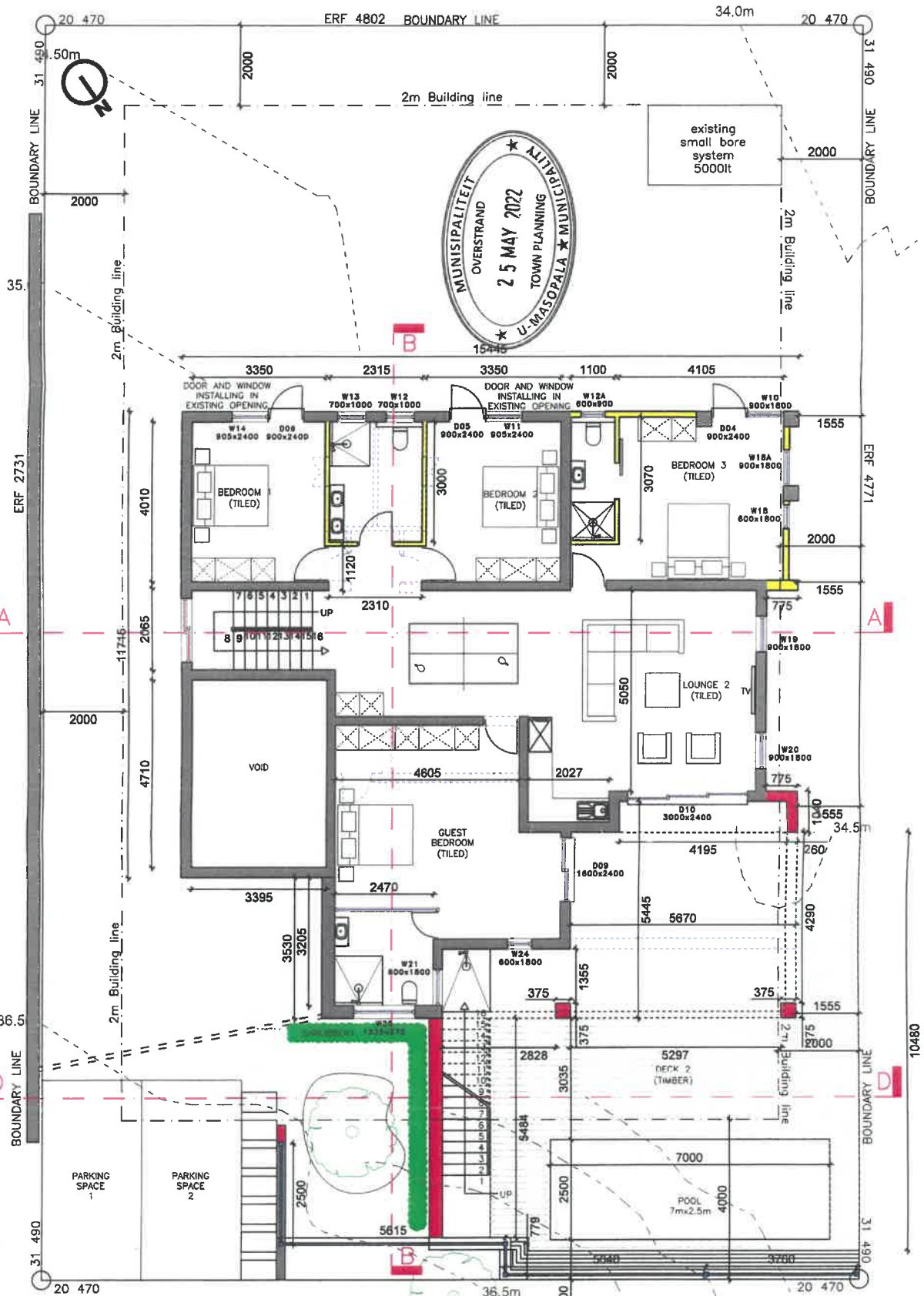
Architects Signature: *Kalks*  
 Clients Signature: *Evanson*

Client:  
House Evanson  
 Erf 6075 Hermanus  
 Proposed additions and alterations

ERF: 6075

dwg title:  
Council Submission

date: 10/03/2022  
 scale: 1:100



# GROUND STOREY PLAN and SITE

1:100

**COMPLIANCE WITH 10400XA**

**A) GEYSER:**  
 Water heating supplied by means of solar heating system supplied, to comply with SANS 1307/1218 based on the thermal performance determined in accordance with the provision as SANS 9211-1-2. The installation shall comply with SANS 10254.  
 All exposed pipes to and from the hot water cylinder shall be insulated with pipe insulation material with an R-VALUE < 80mm pipe 1.50 and > 80mm 1.50 copper piping for hot water where needed.  
 Hot water vessels & tanks to be insulated with a material achieving a minimum R-VALUE 2.0/ insulation on vessels, tanks & piping containing cooling water to be protected by a vapor barrier on the outside of the insulation.

**B) HOT WATER SERVICES:**  
 A minimum of 50% by volume of the annual coverage hot water heating requirements shall be provided by means other than electrical resistance heating, including, but not limited to, solar heating, heat pumps, heat recovery from other systems or processes.  
 Hot water usage should be minimized and the system maintained in accordance with the requirements as per SANS 10252-1  
 1) Insulation to be protected against the effects of weather & sunlight  
 2) Be able to withstand the temperatures with in the piping ->  
 3) Achieve the minimum R-value as specified above.

**C) ROOF**  
 R- value: (flow up)  
 roof ceiling = 0.35  
 insulation insulation = 3.48 180mm min  
 total roof value = 3.89

**D) THERMAL INSULATION**  
 Insulation shall comply with the minimum required R-value and be installed so that it:  
 a) Abuts or overlaps adjoining insulation, or is sealed.  
 b) Forms a continuous barrier with ceilings, walls, subfloors, or floors that contribute to thermal barrier.  
 c) Does not affect the safe or effective operation of any services, installation, equipment or fittings.

**E) AIR LEAKAGE**  
 Maximum permissible AL for open glass glazing shall be 2.0 L/s/m with a pressure difference of 75pa, when tested in accordance with SANS 813.  
 The maximum AL for non-opening glazing shall be 0.31 L/s/m with a pressure difference of 75pa, when tested in accordance with SANS 813.

**F) FLOOR**  
 1) Have an R value of not less than 1.0.  
 2) Resist water absorption in the order to retain its thermal insulation properties.  
 3) Be continuous from the adjacent finished ground level, to a depth of 300mm, or the full depth of the vertical edge of the concrete slab on the ground.

**G) WALLS**  
 External walls = min CR of 100

COVERAGE	
Site Area	644m <sup>2</sup>
Existing Dwelling	205m <sup>2</sup>
New Additions	27m <sup>2</sup>
Achieved coverage	=footprint/Ex of Erf. =229m <sup>2</sup> /644m <sup>2</sup> x100 =35.5%
AREA	
Existing Dwelling:	
GROUND STOREY	157m <sup>2</sup>
FIRST STOREY	152m <sup>2</sup>
Modified Floor Area	78m <sup>2</sup>

Architect's Signature: *Kalks* Client's Signature: *Evanson*

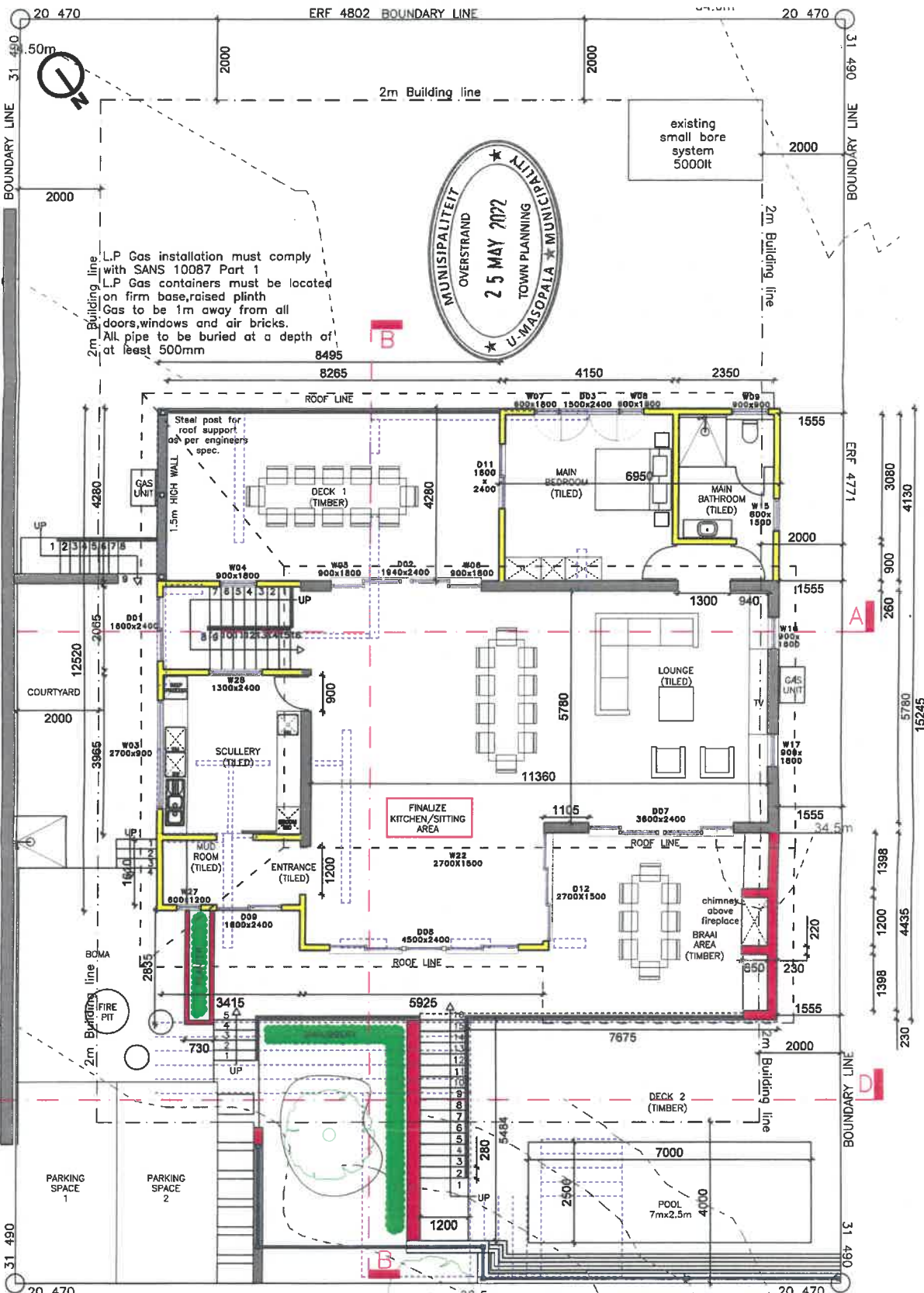
Client: House Evanson

Erf 6075 Hermanus Proposed additions and alterations

ERF: 6075

dwg title: Council Submission

date: 10/03/2022 scale: 1:100



# FIRST STOREY PLAN

1:100

### CONSTRUCTION NOTES

1. **Foundations:** continuous mass-concrete strip footings to be founded in natural ground. Footing shall be as follows:  
 110mm walls @ 600x300mm thick  
 230mm walls @ 800x300mm thick  
 270mm walls @ 750x300mm thick  
 All retaining walls and specialized footings to engineers spec.  
 Soil analysis to determine any pile driven foundation to any spec.
2. **Suspended slab:** 250 x 50mm timber joist @ 4000ca sitting fixed to load bearing walls, 350x20mm battens @ 300ca, 22mm structural ply flooring through out. To eng spec. Floor slab as per fire report.
3. **External walls:**  
**Ground Floor**  
 Existing brick work, all walls to be touched up, repair plaster and repainted.  
**First Floor**  
 150mm timber: 12.7x220mm verminot fibre cement planking by natus on stainless waterproof insulation on 30x114 studs of max. 400ca interior wall: 150mm dry wall: 12.7mm adiment fibre board on 60mm side board studs of max. 400ca, use lockerm fastener between studs. Wall restraints - nail 1.5x30mm galvanized hoop iron straps to each joist and which is to be nailed to studs. Gable wall restraints - studs of gable walls fixed to two trusses with 1.5x30mm galvanized hoop iron.  
**Roof:**  
 Chromadek victorian profile sheets to fall @ 5 degree pitch on 50x70mm SABS R53 SAP timber purlins, spaced at a maximum of 800mm on 250 x 50mm SABS white roof support.  
 Comply with SABS S43 roofwood structural and Engineers specifications.  
 All battens 44x220mm PWS timber nailed at 1.2m ca to be on a 114x30mm wall stud. The down min 500 down to brick work with galvanized hoop iron straps. 30x1.0mm thick at 800ca. Top end to be bolt to parapet with the use of hanging brackets. All exposed ceiling supports, finish SUGARD - extruded polystyrene (EPS) to engineers specifications.
4. **Rainwater goods:** Seamless aluminum gutters and downpipes. All rainwater to flow in stormwater system.
5. **Slab:** Where saw pipe runs under slab to be cast in 150mm off-render conc. To connect to exist saw line. All bends to have rodding eyes.
6. **Rainwater channels:** 100mm Ø grey water pipe. To fall of min 1" and disperse into rainwater channels. Where any pipe runs under slab to be cast in 150mm off-render conc. All rain water goods to match existing system.
7. **Ceilings:** Skimmed 9mm boards 10mm thick fixed to 35x35mm battens @ 400ca fixed to u/s of trusses. 50mm SBI insulation to be laid through out. Any exposed trusses to be varnished dark to match finish spec.
8. **Fire Report:** All timber construction of both walls and floor to be in accordance with the approved saw fire report.
9. **Fire Separation:** 30 min fire separation between garage and habitable areas as per SANS 10400 T 4.8. The staircase will be based in with a 30 min fire separation element to prevent any fire spread from the garage to the rest of the dwelling (ground and first floor).

- Stud material - 38 x 114 studs of max 400ca
- Mineral wool density - 50mm thick density 22kg/m<sup>3</sup>
- Nutec medium density board with chamfered edge
- Wall restraints - Nail 1.5x30mm galvanized hoop iron straps to each joist end and nailed to studs
- Joint Sealant - Rhinoglide plaster

## Wall Detail 1:50

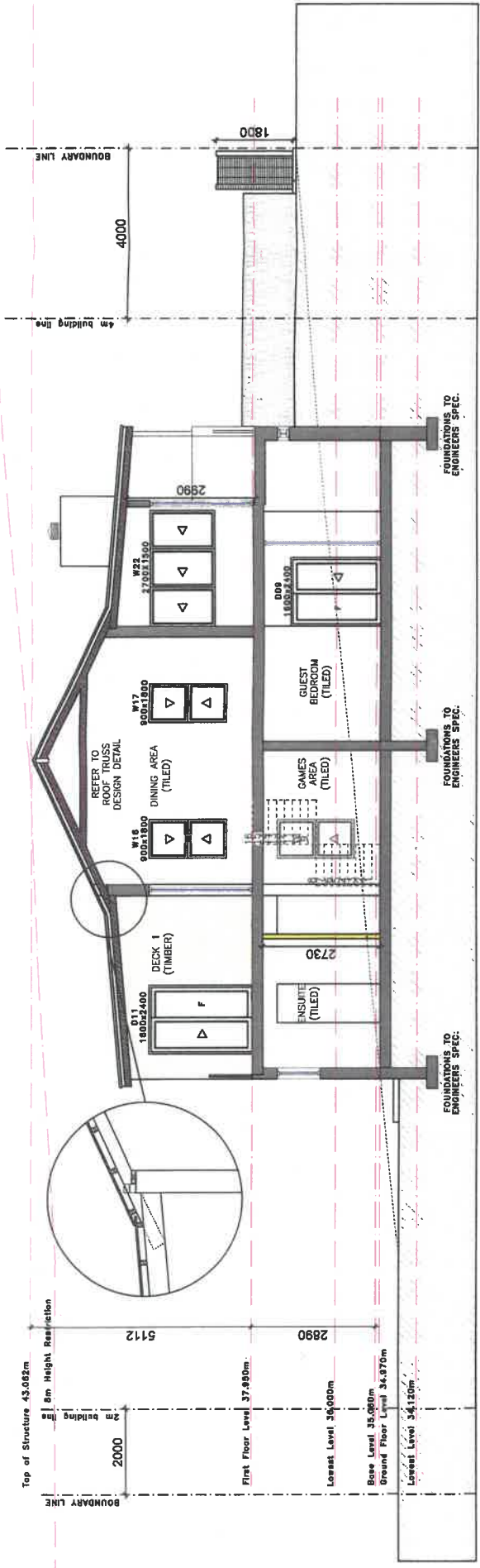
Architects Signature: *Kraak* Clients Signature: *Evanson*

Client: House Evanson  
 Proposed additions and alterations

ERF: 6075

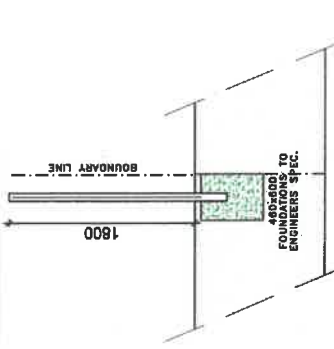
dwg title: Council Submission

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**SECTION ON B-B**

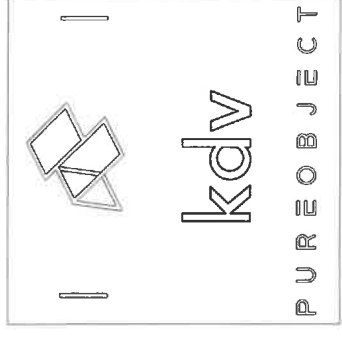
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Client Signature: *[Signature]*

Architects Signature: *[Signature]*

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**Clear View Product Specifications**  
 High Security - 75mm x 12.7mm

Height	Width	Length	Aperture	Weld Diameter	Weld Spacing	Weld Strength	Weld Tensile Strength	Coating	Technical Details
1930	2104	2430	3200	41mm	30mm	350N/mm <sup>2</sup>	460-500N/mm <sup>2</sup>	Galvalume	Technical Details: 2511-12-12-12-12-12
3	3	3	3	3mm	3mm	3mm	3mm	3mm	3mm

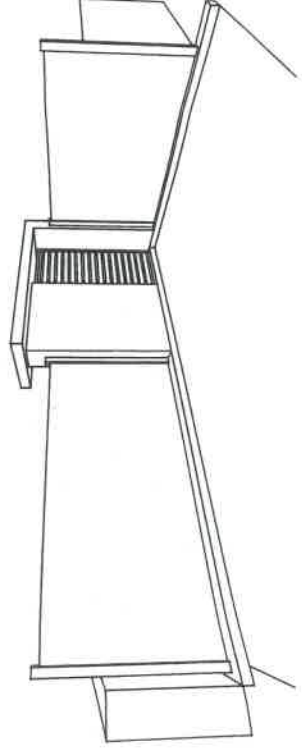
**Features**

- Inset openings make it anti-cut and anti-climb
- Flat two-dimensional profile offers good visibility
- Anti-rivulet coating
- Cost effective and economical
- Sophisticated European style
- Powder and powder free quality coating available in 2 standard colours

**WUW**

**SECTION ON C-C**

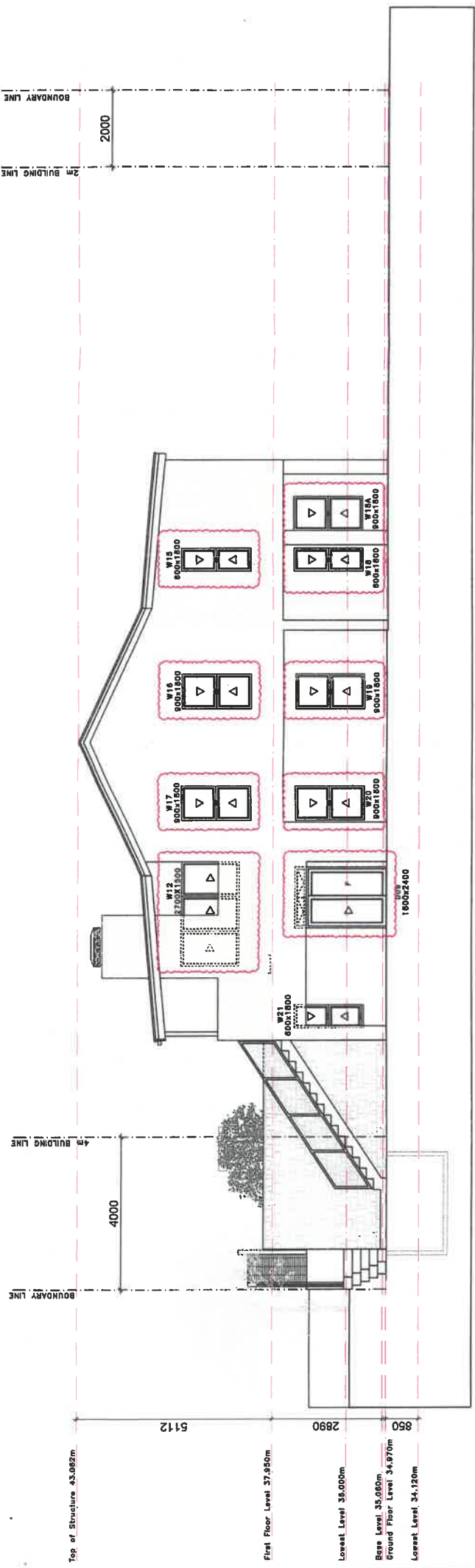
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**ENTRANCE PERSPECTIVE**

**PALISADE FENCING DETAILS**





# NORTH EAST ELEVATION

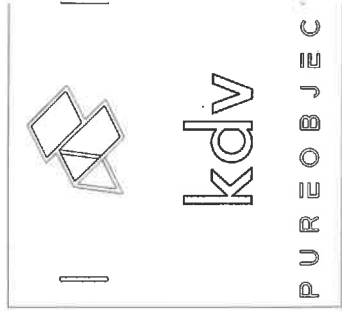
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5m Height Restriction

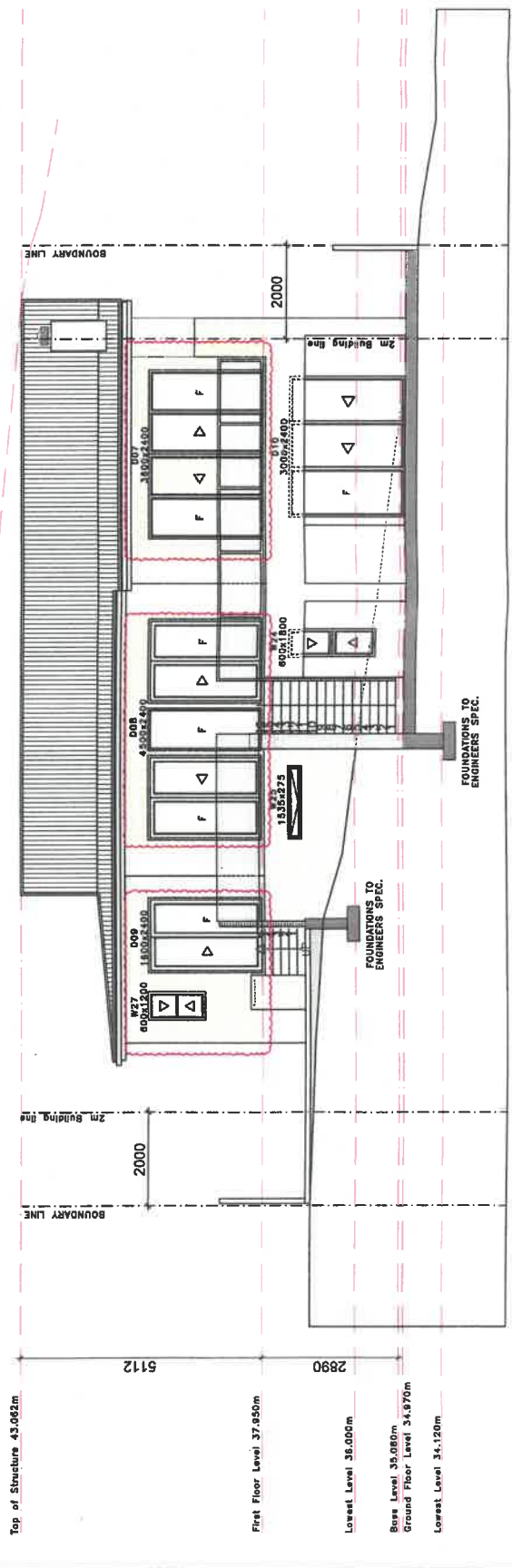


Client Signature: *[Signature]*  
 Architect Signature: *[Signature]*

Client: House Evanson  
 Erf 6075 Hermannus  
 Proposed additions and alterations



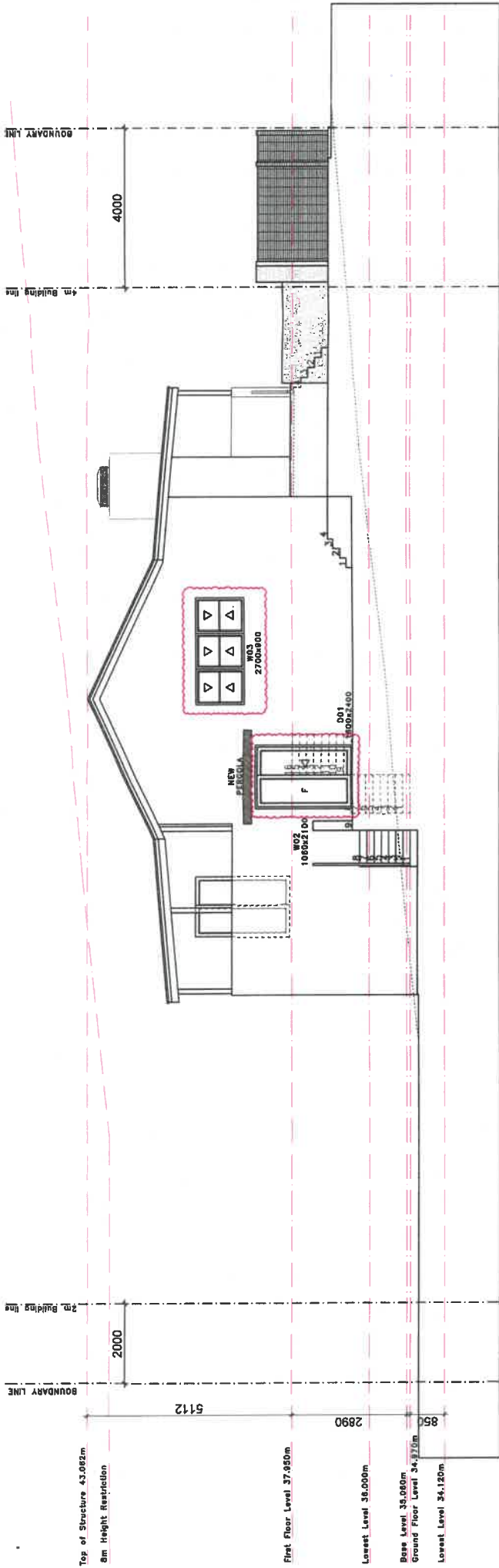
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# NORTH WEST SECTIONAL ELEVATION

1:100



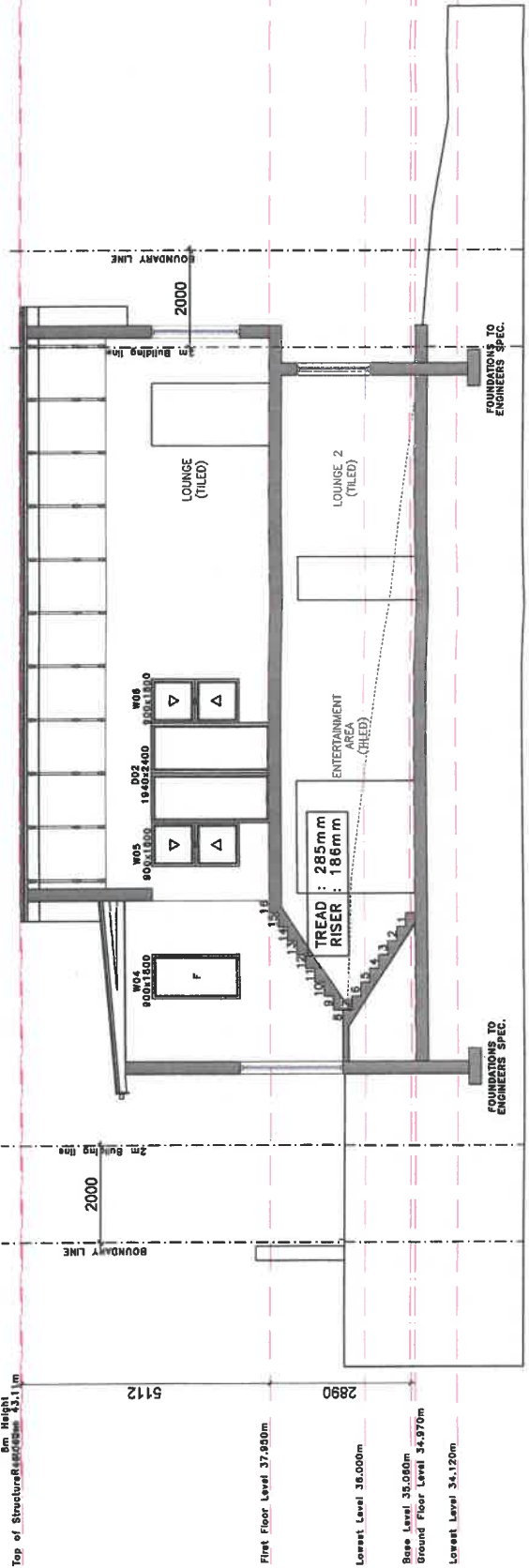


**SOUTH WEST ELEVATION**

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Client's Signature: *[Signature]*  
 Architects Signature: *[Signature]*



**SECTION ON A-A**

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Client:  
 House Evanson  
 Erf 6075 Hermanus  
 Proposed additions and alterations



**kdv**

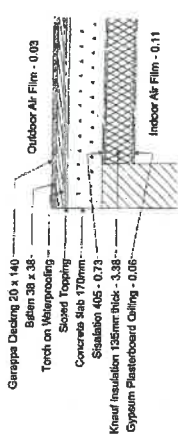
**PUREOBJEC**

ERF: 6075

dwg title:  
 Council Submission

date:  
 10/03/2022

scale:  
 1:100



**CONCRETE ROOF CONSTRUCTION**

Roof Assemblies 42-value Calculator	Description	Value
Climate Zone	Climate Zone	4
	Roof Slope	3.7
	Direction of Heat Flow	Up
Metal Insulating roof assembly:	Outdoor air film	0.02
	Signalon 405	0.73
	Signalon 135mm thick	3.38
	Gypsum Plasterboard ceiling	0.06
	Indoor air film	0.11
	<b>Total R-value</b>	<b>4.31</b>
Concrete Flat roof assembly:	Outdoor air film	0.02
	Sloped Topping	0.03
	Concrete Slab	0.73
	Signalon 135mm thick	3.38
	Gypsum Plasterboard ceiling	0.06
	<b>Total R-value</b>	<b>4.31</b>



Clients Signature: *[Signature]*

Architect Signature: *[Signature]*

Client: House Evanson  
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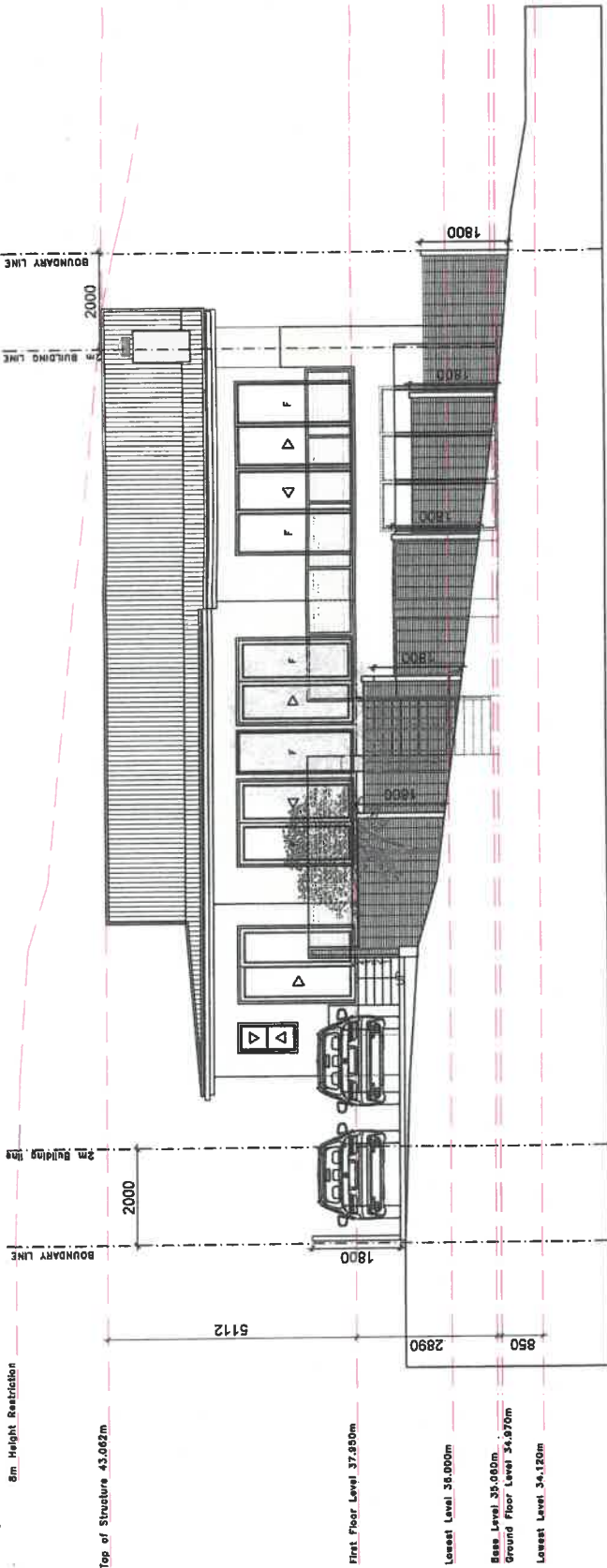
kadv

PUREOBJECT

ERF: 6075

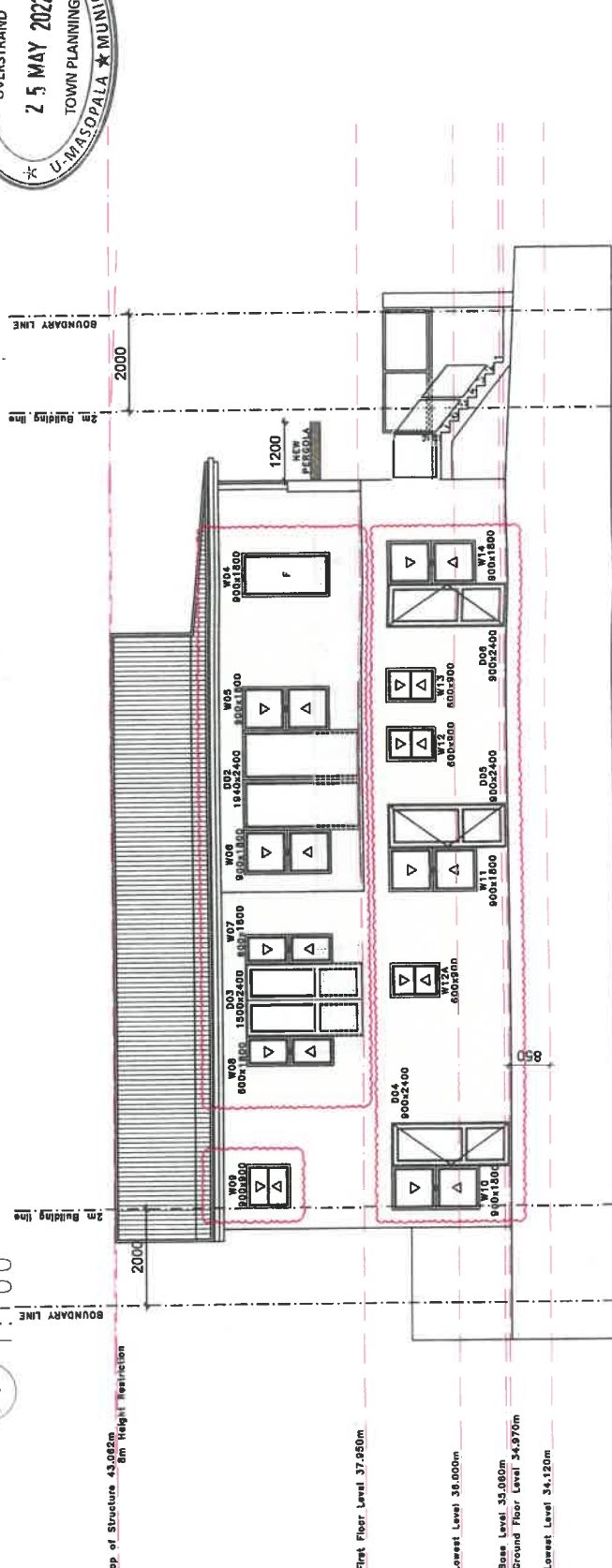
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**NORTH WEST ELEVATION**

1:100



**SOUTH EAST ELEVATION**

1:100



Top of Structure 43.062m

First Floor Level 37.950m

Lowest Level 36.000m

Base Level 35.000m  
Ground Floor Level 34.970m

Lowest Level 34.120m

Top of Structure 43.062m  
5m Height Restriction

First Floor Level 37.950m

Lowest Level 36.000m

Base Level 35.000m  
Ground Floor Level 34.970m

Lowest Level 34.120m