

ERF 6199, 18 RESERVOIR STREE, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: ALAB ARCHITECTS ON BEHALF OF JANINE ELLIS

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) to relax the street building line from 4m to 2.1m in order to accommodate a covered veranda.

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) 028-313 2093 / (e) alida@overstrand.gov.za) on or before **Friday, 30 September 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. 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 6199, RESERVOIRSTRAAT 18, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: ALAB ARCHITECTS NAMENS JANINE ELLIS

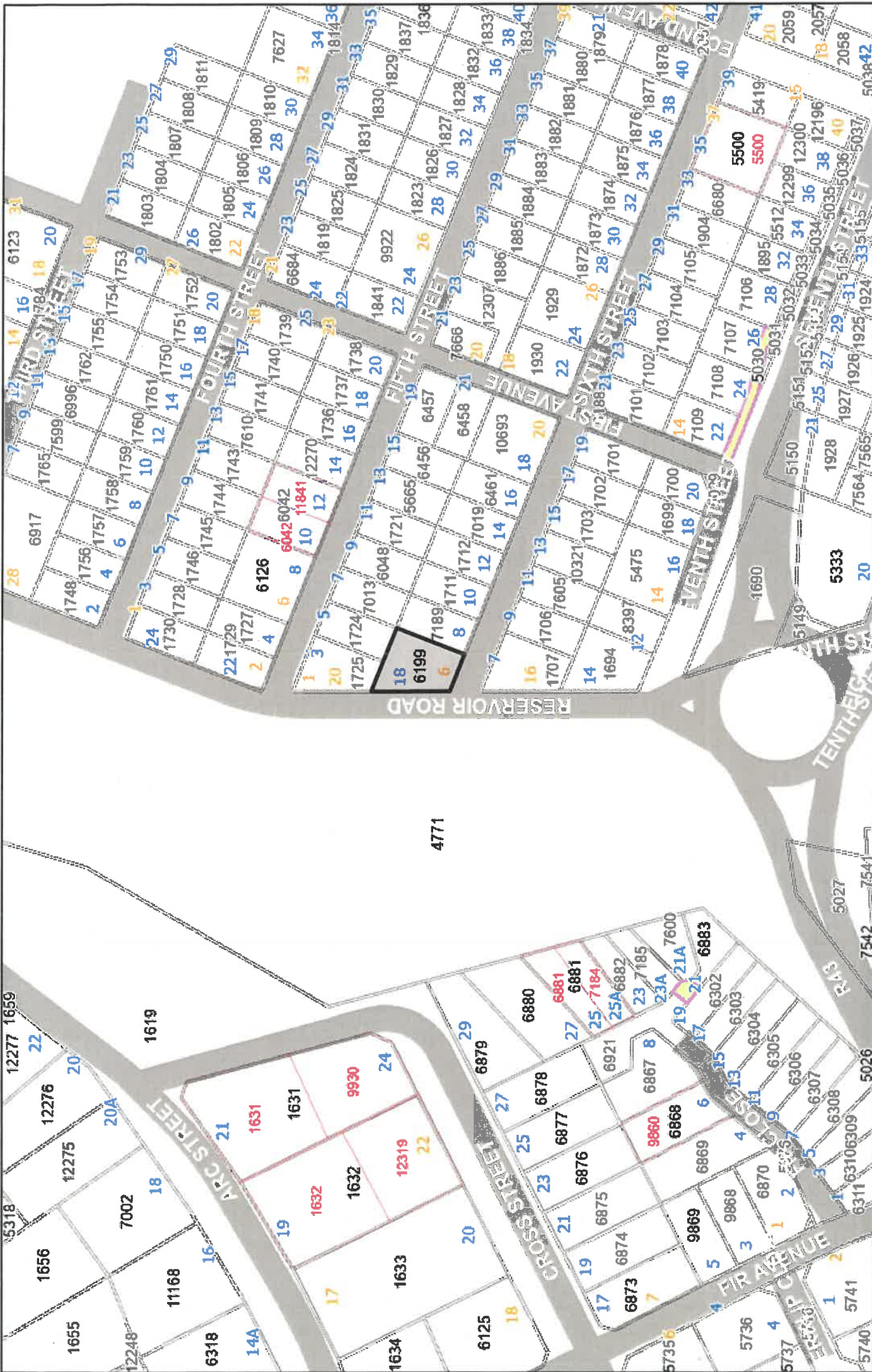
Kennis word hiermee gegee ingevolge Artikel 48, van die Overstrand Munisipaliteit Wysigings Verordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is om afwyking ingevolge Artikel 16(2)(b) vir die verslapping van die straat boulyn vanaf 4m na 2.1m ten einde die voorgestelde afdak 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) 028-313 2093 / (e) alida@overstrand.gov.za) voor of op **Vrydag, 30 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.

I-ERF 6199, 18 RESERVOIR STREET, VOELKLIP, HERMANUS OVERSTRAND MUNICIPAL INDAWO: ISICELO SOKUGQIBELA: ALAB ARCHITECTS ON BEHALF OF YENKOLO YENKOLO YEJANINE ELLIS

Isaziso siyabonelelwa ngokweCandelo lama-48 loLungiso loMasipala oNgaphezulu koMasipala oCwangcisiweyo ngoCwangciso loSetyenziso lweMihlaba kaMasipala, Ngo-2020 (Ngu-Law) ukuba isicelo samkelwe sokuhamba ngokweCandelo le-16 (2) (b) ukuphumla umgca wokwakha isitalato ukusuka kwi-4m ukuya kwi-2.1m ukuze kulungiselelwe iveranda egutyungelweyo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: locwangciso lwedolophu, 16 Paterson Street, Hermanus. Nawuphi na umbono kufuneka ubhalwe, ucaphule igama lakho, idilesi kunye neenkukacha zonzibelelwano, umdla kwisicelo, kunye nesizathu sokuphawula. Ezezimvo kufuneka zifike kumasipala e (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye phambi komhla ka **30 uLwesihlanu EyoMsintsi 2022**. Imibuzo ngefowuni ingathunyelwa ku**Mcwangcisi weDolophu, uMunu H. Boshoff** kule nombolo yomnxebe 028-313 8900.UMasipala angala ukuthatha izimvo ezifunyeneyo emva komhla wokuvalwa. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe lokuCwangcisa lweDolophu apho igosa likamasipala liza kuncedisa ukuze ukwazi ukuqulunqa uluvo lwakho.



LOCALITY MAP

ERF 6199, 18 RESERVOIR ROAD, VOËLKIP

Date: 2022/08/22



FILE NO.	Erf 6199 ✓ Voelklip Ramona's
SCAN NO.	HVK 6199
COLLABORATOR NO.	1726690



TP. n. / heart
(H. Olivier)

20 July 2022 (amended motivation)

The Senior Manager: Town- and Spatial Planning
16 Paterson Street
7220

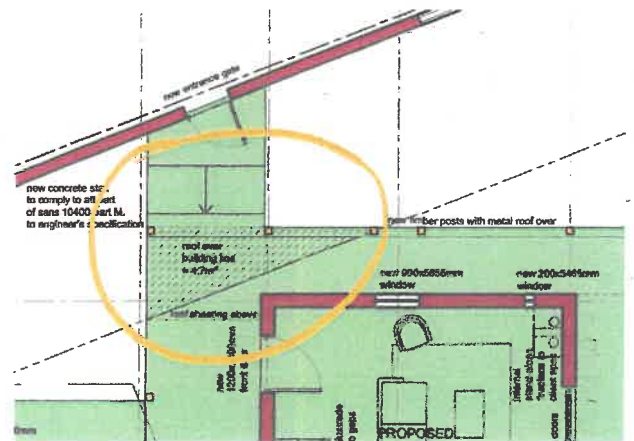
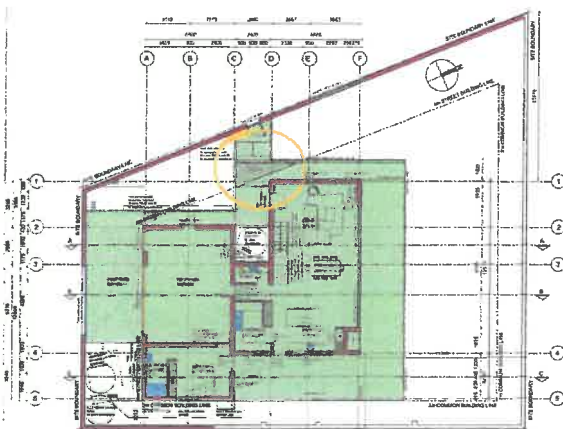
Motivation to extend section of verandah roof over 4m street building line - Erf 6199, 18 Reservoir road, Voelklip, 7200

PROPOSED DEVELOPMENT

Erf 6199, 18 Reservoir Road in Voelklip is zoned as residential, erf size is 737m² with a single house on the property. Currently under construction.

Application for departure is hereby made in terms of Section 16,(2)(b) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

- * relaxation of a 4,7m² triangular area section, of the west, street building line as per images below from 4m - 2.1m (revised council plans submitted with the departure application).



The reason for the relaxation of a section of the western building line is to allow for an extension of the verandah roof. This will allow for the roof to completely cover the wrap around verandah, serving as both an aesthetic and functional feature to the property.

The introduction of the verandah roof not only serves as a functional device, shielding the building and its occupants from rain and sun, but it also acts as a scaling device, grounding the building to the pedestrian scale.

The wrap around verandah cover will also provide shading over the glazing on the east elevation, therefore reducing the energy consumption required to cool the affected internal space.

This type of wrap around feature will be in keeping with a number of local Hermanus vernacular. It will also not impact any surrounding neighbours as the section involved will face Reservoir Road and the green area of the Mossel river.

Below are just a few examples of historic buildings in Voelklip which utilized a form of verandah as described above:



CHARACTER OF THE ENVIRONMENT

- * The immediate land uses surrounding the application property consists of residential properties
- * The property is situated on a corner plot on Reservoir road with two adjacent neighbours and no buildings on the Western side.
- * The area directly in front of the proposed roof extension (on Reservoir road) boasts a beautiful green area and the Mossel river

DESIRABILITY OF THE PROPOSED UTILISATION

The amendment to the dwelling on the erf has been found desirable to us as owners and neighbours on both sides of the property on Reservoir Road had no objection to the amendment as it will not impact them at all.

We consider our request to amend a section of the building line on the Western side of the property to not affect the desirability negatively. It is our opinion that the proposed verandah roof will not have a negative impact on the character of the area or the vested rights of the adjacent property owners.

We believe the verandah on the street edge will promote an urban development typology, positively addressing the street.

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 section of verandah roof.

PLANNING PRINCIPLES

Due to the scale of the amendment it is the opinion that the land use principles relating to spatial justice, spatial sustainability, efficiency, spatial resilience and good administration will not be infringed by this application.

I trust that you will consider our application favourably.

Regards

Janine Ellis

GENERAL NOTES
 ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE
 ACCURACY OF ALL DIMENSIONS AND LEVELS.
 DRAWINGS TO BE MADE IN CONFORMANCE WITH THE
 SOUTH AFRICAN NATIONAL STANDARD FOR ARCHITECTURAL
 DRAWINGS (SANS 1000-1:2011).
 ALL BUILDINGS AND STRUCTURES SHALL BE CONSTRUCTED
 IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS,
 LOCAL MUNICIPAL REGULATIONS AND ANY APPLICABLE
 BY-LAWS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING
 ALL NECESSARY PERMITS AND APPROVALS FROM THE
 APPLICABLE AUTHORITIES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING
 ALL DIMENSIONS AND LEVELS BEFORE COMMENCEMENT OF
 THE WORK.

- SERIES CROSS REFERENCES**
- SERIES 1 | PLANS
 - SERIES 2 | ELEVATIONS
 - SERIES 3 | SECTIONAL DRAWINGS
 - SERIES 4 | ROOM DETAIL LAYOUTS
 - SERIES 5 | DOOR SCHEDULES
 - SERIES 6 | WINDOW SCHEDULES
 - SERIES 7 | CONSTRUCTION DETAILS
 - SERIES 8 | ELECTRICAL LAYOUTS
 - SERIES 9 | FINISHES

DISCLAIMER
 NOTWITHSTANDING THE ABOVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LEVELS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LEVELS BEFORE COMMENCEMENT OF THE WORK.

AS A REQUIREMENT TO BE OBTAINED FOR THE PARTIAL SERVICE OF THE CLIENTS OF THE SOUTH AFRICAN INSTITUTE OF ARCHITECTS CLIENTS AND ARCHITECTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND LEVELS FOR ANY WORK EXECUTED ON SITE, BEFORE THE APPOINTMENT.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	21/07/20	ISSUED FOR INFORMATION	JM	
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THIS DRAWING IS TO BE USED FOR PROJECT STATUS PURPOSES ONLY



201 KENNEDY STREET, 3RD FLOOR, GARDENS,
 SACAP, REGISTRATION NO. 2303

DRAWING TITLE
 SITE PLAN & ROOF PLAN

PROJECT TITLE
 2106L, 18 RESERVOIR ROAD

PROJECT ADDRESS
 18 RESERVOIR ROAD
 HEBRAMUS

CURRENT ISSUE DATE
 2022/05/09

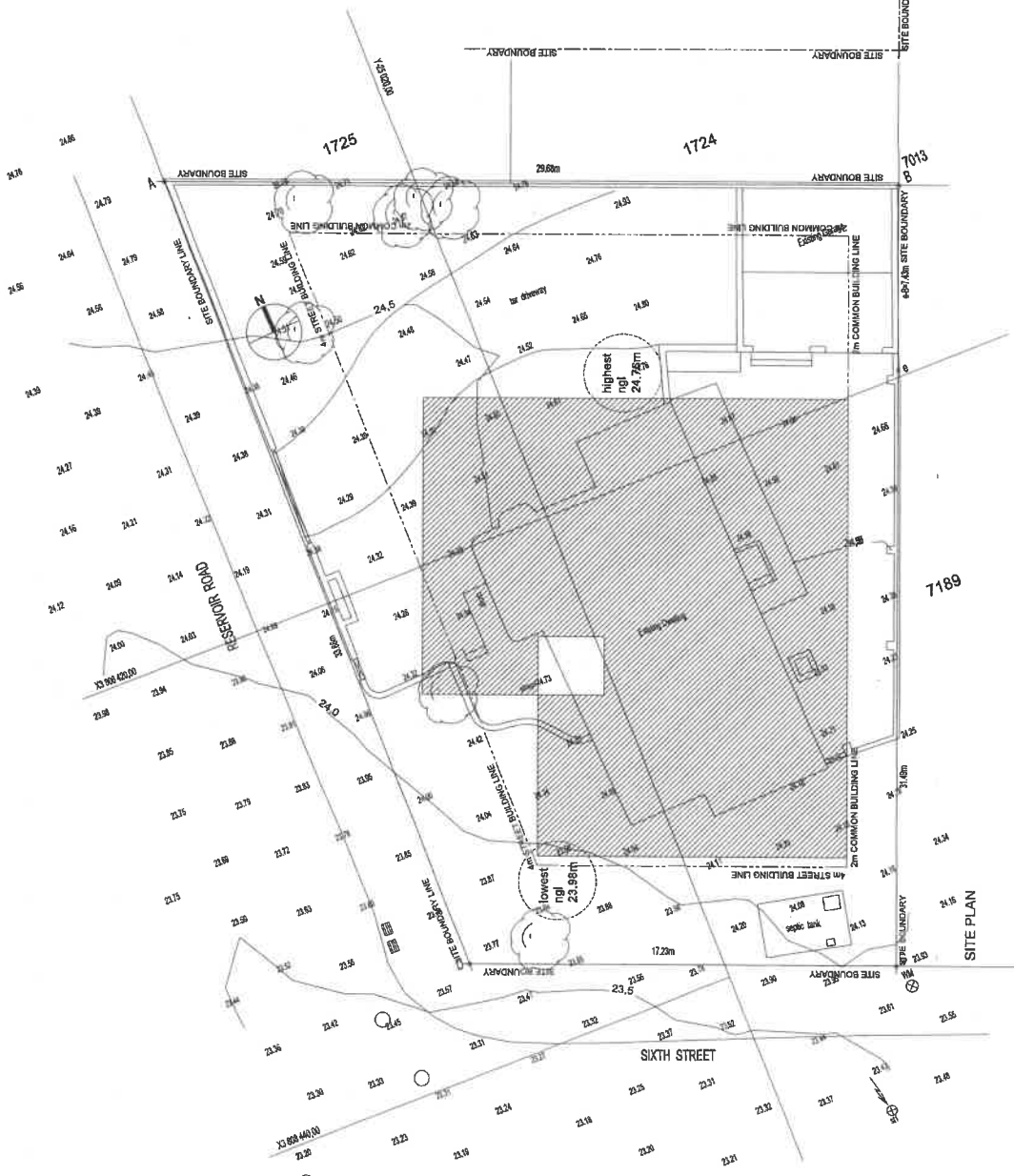
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ERF NO: 6199
ZONING: SR1
SITE AREA: 737m²
ALLOWED COVERAGE (%): 50
ALLOWED COVERAGE (m²): 368.5m²
ACTUAL COVERAGE (m²): 280m²
ACTUAL COVERAGE (%): 38
ALLOWED HEIGHT: 8m
ACTUAL HEIGHT: 8m



ROOF PLAN

SITE PLAN

GENERAL NOTES
 ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.
 Drawings are to be read in conjunction with other drawings in set and with drawings from other consultants and specialist subcontractors, with National Building Regulations, local municipal by-laws and S.A.S. regulations.
 DIMENSIONS AND LEVELS SHOWN ARE PREFERRED OVER SMALLER SCALE GENERAL DRAWINGS.
 IT IS THE RESPONSIBILITY OF THE CLIENT TO CHECK THAT ALL INFORMATION ON THE DRAWINGS MEETS THEIR REQUIREMENT.

- SERIES CROSS REFERENCES**
- SERIES 1 PLANS
 - SERIES 2 ELEVATIONS
 - SERIES 3 ROOM SCHEDULES
 - SERIES 4 ROOM DETAIL LAYOUTS
 - SERIES 5 DOOR SCHEDULES
 - SERIES 6 WINDOW SCHEDULES
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DISCLAIMER
 ALAB ARCHITECTS (PTY) LTD ARE APPOINTED FOR SOUTH AFRICAN INSTITUTE OF ARCHITECTS ARCHITECT AGREEMENT 2006. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORK EXECUTED ON SITE, BEYOND THIS APPOINTMENT.

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ALAB ARCHITECTS (PTY) LTD
 201 Interwood Station, 16 Road Street, Grahamstown, S.A.S. Registration No. 7133

DRAWING TITLE
 PLANS

PROJECT TITLE
 210B-18 RESERVOIR ROAD

PROJECT ADDRESS
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CURRENT ISSUE DATE
 2022/05/07

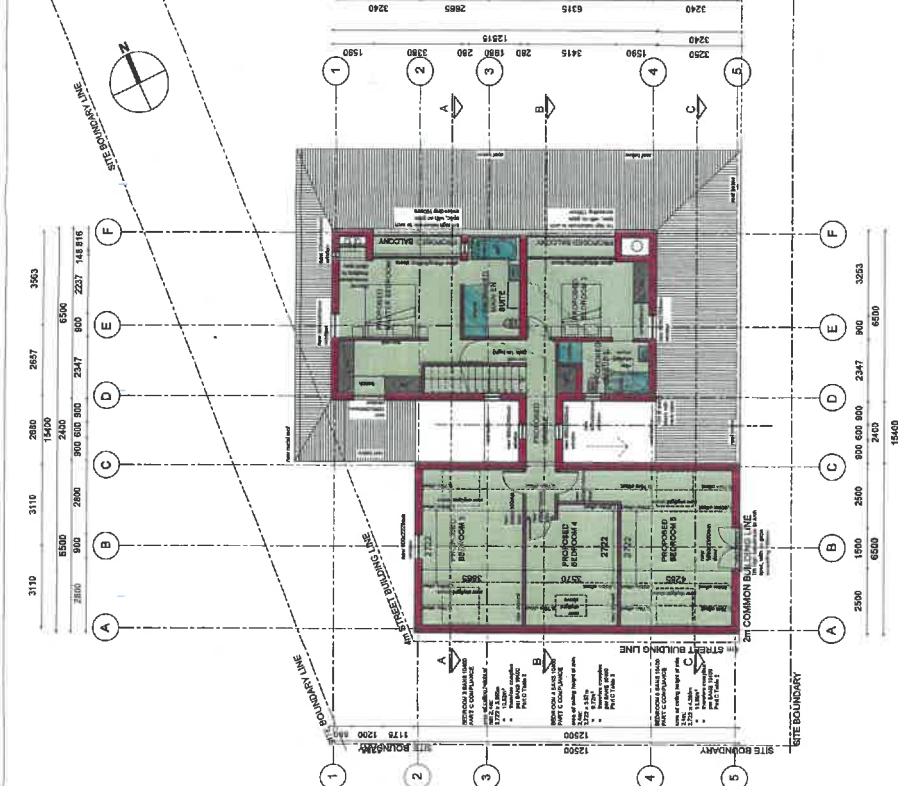
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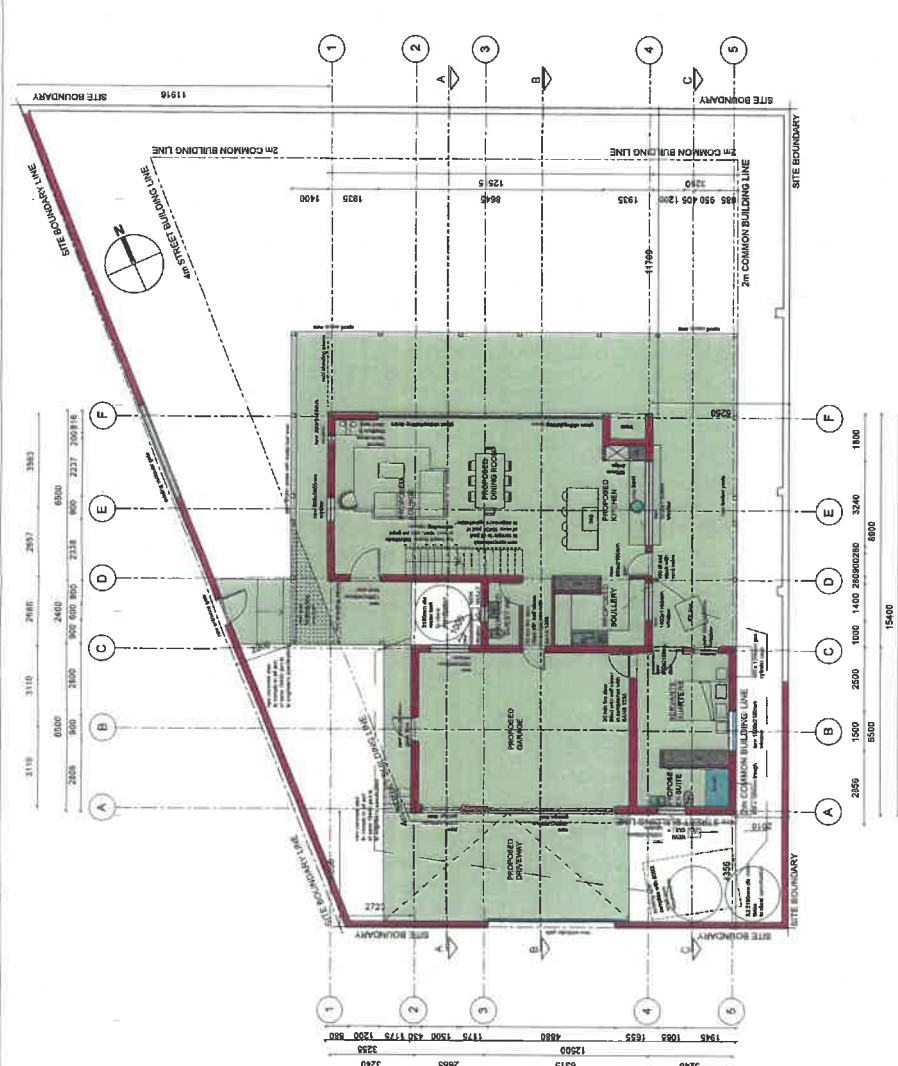
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

GENERAL NOTES
 ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.
 CONSULT WITH THE ARCHITECT FOR ANY OTHER DRAWINGS IN AN ORDER WITH DRAWINGS FROM OTHER CONSULTANTS AND SPECIALIST SUBCONTRACTORS.
 NATIONAL BUILDING REGULATIONS, LOCAL MUNICIPAL BYLAWS AND S.A.S. REGULATIONS.
 THE RESPONSIBILITY OF THE CLIENT TO CHECK THAT ALL INFORMATION ON THE DRAWINGS MEETS THEIR REQUIREMENTS.

- SERIES CROSS REFERENCES**
- SERIES 1 PLANS
 - SERIES 2 ELEVATIONS
 - SERIES 3 FLOOR LAYOUTS
 - SERIES 4 DOOR SCHEDULES
 - SERIES 5 WINDOW SCHEDULES
 - SERIES 6 ELECTRICAL LAYOUTS
 - SERIES 7 FINISHES

DISCLAIMER
 ALAR ARCHITECTS (Pty) Ltd are appointed for the design of the proposed structure. It is assumed that all dimensions shown are to the face of the structure and that the responsibility of the contractor and all the subcontractors for their portion of the work is to ensure that the drawings meet their requirements.

ALAR ARCHITECTS (PTY) LTD ARE APPOINTED FOR THE DESIGN OF THE PROPOSED STRUCTURE. IT IS ASSUMED THAT ALL DIMENSIONS SHOWN ARE TO THE FACE OF THE STRUCTURE AND THAT THE RESPONSIBILITY OF THE CONTRACTOR AND ALL THE SUBCONTRACTORS FOR THEIR PORTION OF THE WORK IS TO ENSURE THAT THE DRAWINGS MEET THEIR REQUIREMENTS.

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ALAR ARCHITECTS (PTY) LTD
 201 Netherwood Road, Netherwood, Grahamstown, Cape Town 6001
 SACAP Registration No. 123

DRAWING TITLE
 SECTIONS
PROJECT TITLE
 2198_18 RESERVOIR ROAD

PROJECT ADDRESS
 18 RESERVOIR ROAD
 NETHERWOOD

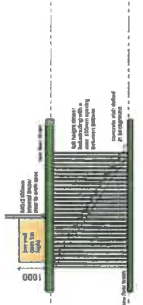
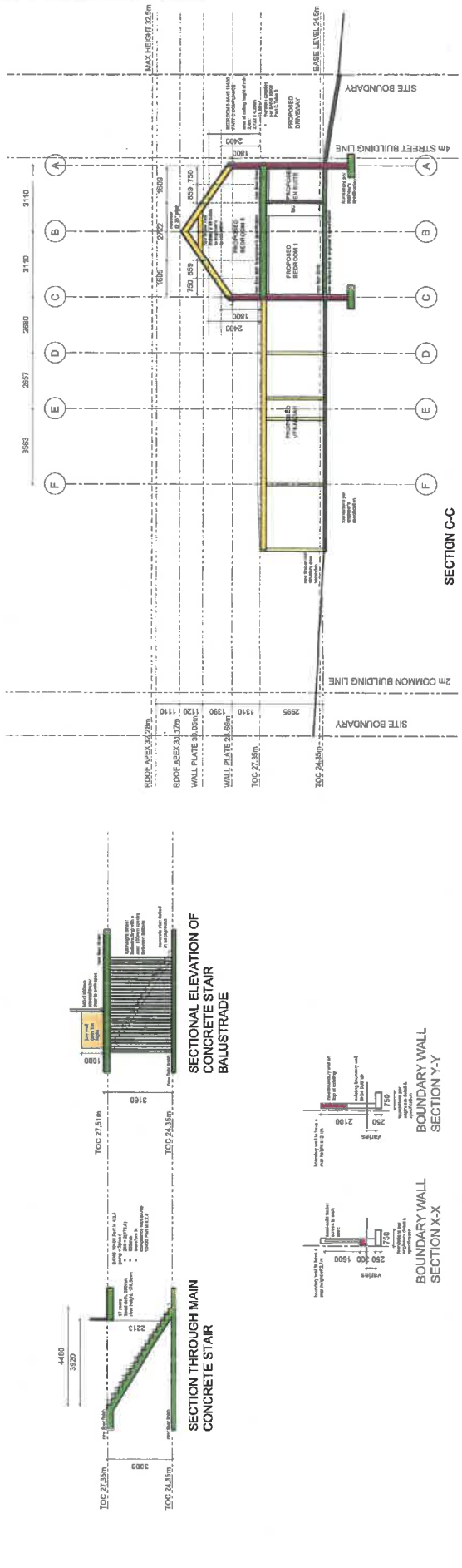
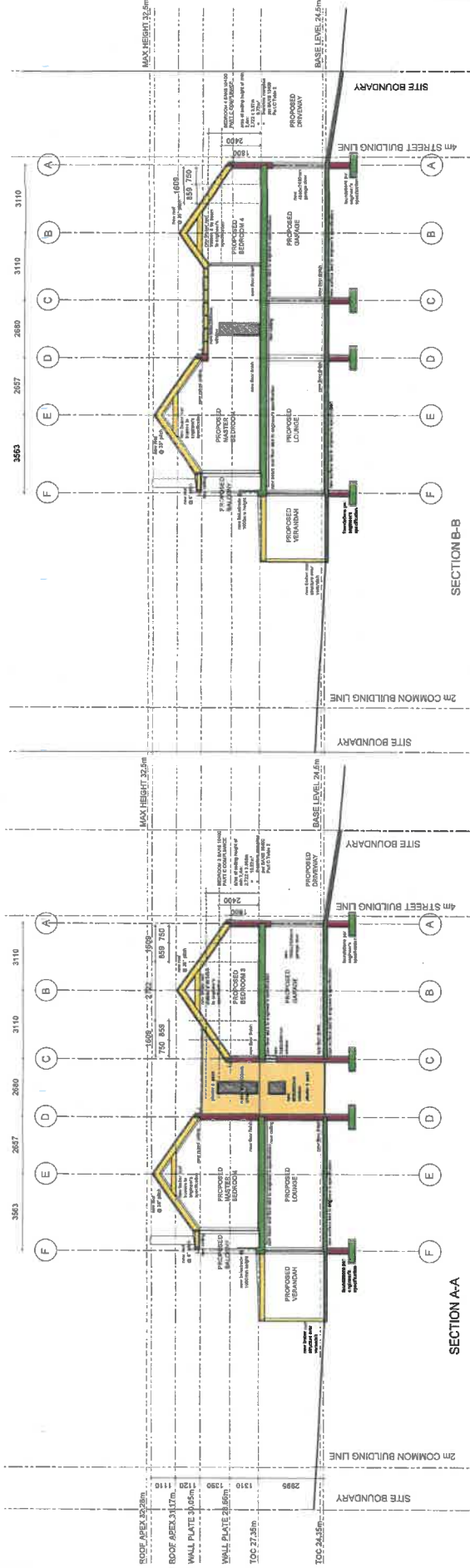
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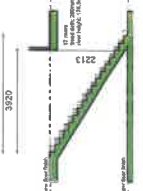
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CURRENT REV.
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SECTIONAL ELEVATION OF CONCRETE STAIR BALUSTRADE



SECTION THROUGH MAIN CONCRETE STAIR



BOUNDARY WALL SECTION X-X



BOUNDARY WALL SECTION Y-Y

