

ERF 8066, 12 BLUE CRANE STREET, HEMEL & AARDE ESTATE, HERMANUS: OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE : J PIENAAR

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) of the By-Law, applicable to the Erf 8066, Hermanus to relax the northern street building line from 4m to $\pm 2m$ to accommodate a portion of a study room.

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 comments must be in writing to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **30 July 2021**, quoting your name, address and contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to **Mr. H Boshoff** 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 to formalize their comment.

ERF 8066, BLUE CRANESTRAAT 12, HEMEL & AARDE ESTATE, HERMANUS: OVERSTRAND MUNISIPALE AREA: AANSOEK OF AFWYKING ; J PIENAAR

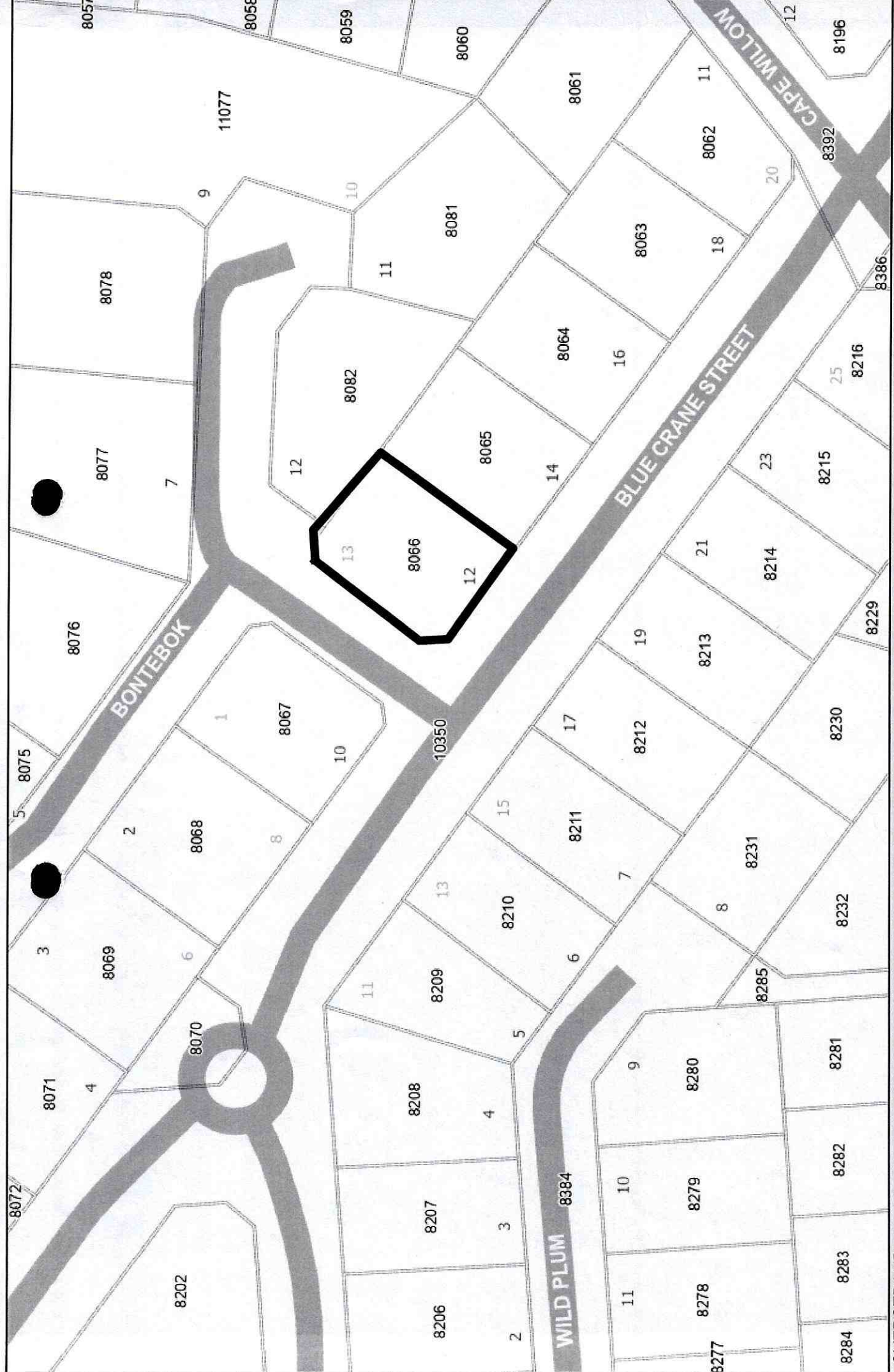
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek om afwyking ingevolge Artikel 16(2)(b) van die Verordening, van toepassing op Erf 8066, Hermanus, onvang is om die noordelike straatboulyn te verslap vanaf 4m na $\pm 2m$ ten einde 'n gedeelte van 'n studeerkamer 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 wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) bereik voor of op **30 Julie 2021**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Mnr. H Boshoff** 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 8066, 12 BLUE CRANE STREET, HEMEL & AARDE ESTATE, HERMANUS: KUMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBULO : J PIENAAR

Isaziso sinikwe ngowemiqathango yeCandelo 48 loMthetho oYilwayo kaMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2015 sokokuba isicelo sifunyenwe semvume yokusetyenziswa ngokwemiqathango yeCandelo 16(2)(b) yalo Mthetho kaMasipala, osebenza kwiSiza 8066, eHermanus ukuvuselela ulayini wesitalato ongasentla ukusuka kwi-4m ukuya kwi- $\pm 2m$ ukulungiselela indawo yegumbi lokufundela.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure yesi-08:00 neye-16:30 kwiSebe: Town Planning, 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- 30uJulayi 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umxeba Mnu. H Boshoff kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



LOCALITY PLAN: ERF 8066, HERMANUS

Jennifer Pienaar
359 Milner street
Waterkloof
0181

2021/02/20

Att: Overstrand Town Planning Office

**DEPARTURE: NORTHERN BUILDING LINE FROM 4m TO 2m: ERF 8066
SANDBAAI**

Herewith, please find our motivation to apply for a departure of the northern building line on the abovementioned property. The departure is required as the Town Planning Scheme requires a 4m street facing building line setback.

The proposed additions to the property require that this should be relaxed to 2m in order to allow enough space for a study of worthwhile size that will have minimal impact on adjacent properties as well as the street edge.

A. PROPOSED DEVELOPMENT

We are adding a study in the northern corner of our existing property. To make the addition worthwhile, we need to build up to 2m from the northern property line. Due to the specific layout of the Hemel en Aarde Site Plan (see attached), this northern border is a Street Facing Building Line (4m building restriction applies) and not a Lateral Building Line (2m building restriction applies).

We request the relaxation of this Street Facing Building Line on the northern border of the property from 4m to 2m for the proposed addition, as indicated on the attached Property Site Plan.

B. CHARACTER OF THE ENVIRONMENT

This proposal will have minimal impact on the character of the environment, due to its small footprint and the fact that the 'public area' along the northern border is taken up

by the neighbours driveway on a small street with very little traffic. The proposed extension is well below the height of the existing house and is set below the natural ground level behind a high retaining wall.

C. DESIRABILITY OF THE PROPOSED UTILISATION

No changes to the land use are proposed. The alterations will increase the value of the property which in turn will have a positive effect on the valuation of the surrounding properties. The proposed development is to take place within a secure estate and thus the safety and security implications of moving the building line closer to the boundary of the property are of minimal concern to both the owners and the public.

The northern edge of the property is surrounded on three sides by a street facing edge, severely limiting development opportunities. The street which surrounds the property on this edge is far away from main servitude routes and has very little traffic.

A small area of public space can be found on the northern border in the corner adjacent to both our property and the neighbouring property, however, this area is currently being used as a driveway and flowerbed by the neighbours and thus is not in public use.

The small area of the proposed study which does encroach the 4m building line (?m²) is to be used for the placement of storage and bookshelves for the study. No part of the proposed study, encroaching area or otherwise, is designed to be a habitable space.

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

The application is not affected by any other laws except the local town planning scheme.

E. THE IMPACT OF THE PROPOSED DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES

It will have no influence on Municipal Engineering Services as no municipal services are affected.

F. CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

This proposal is in line with the current residential zoning of the area.

G. PLANNING PRINCIPLES

The proposed changes are in line with the sustainable practice of creating efficient use of space. This project has no impact on the Provincial and National Land Use Planning Principles and Development Principles.

We trust that you find this in order. Please contact us if you require any additional information.

Yours sincerely,

Jennifer Pienaar
083 273 6406



ARCHITECTURAL DRAWINGS AND DIMENSIONS
MUST BE CORRELATED BEFORE
ORDERING OR BUILDING WORK
COMMENCES.

ANY DIFFERENCES MUST BE
BROUGHT TO THE ATTENTION OF
THE ARCHITECT / DRAUGHTSMAN
IMMEDIATELY.

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BASE LEVEL HEIGHT
LOWEST POINT A 41.500
HIGHEST POINT B 44.100

BASE LEVEL
(41.500 + 44.100) ÷ 2
= 42.800
8m OFFSET = 50.800

HOME OWNERS ASSOCIATION
APPROVED
SIGNED _____
DATE 2021-02-26
CONDITIONS

FOR CONSTRUCTION		WYSKINGS	
AMENDMENTS	DESCRIPTION	REVISION	INITIALS
1	Issued For Approval	ADP	ADP
2	Revised For Approval	ADP	ADP
3	Issued For Bt. Evaluation	ADP	ADP

S.A.
SCHOONRAAD ARCHITECTS
4 Montchoke 5th Avenue Kleinmond 7185
T: 028 271 0479 C: 082 853 3770 F: 086 538 3612
gideon@schoonraadarch.co.za

CLIENT/CLIENT
Mr and Mrs Pappas

PROJECT/PROJEK
PROPOSED ALTERATIONS TO
THE MEGA BUILDING.

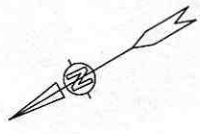
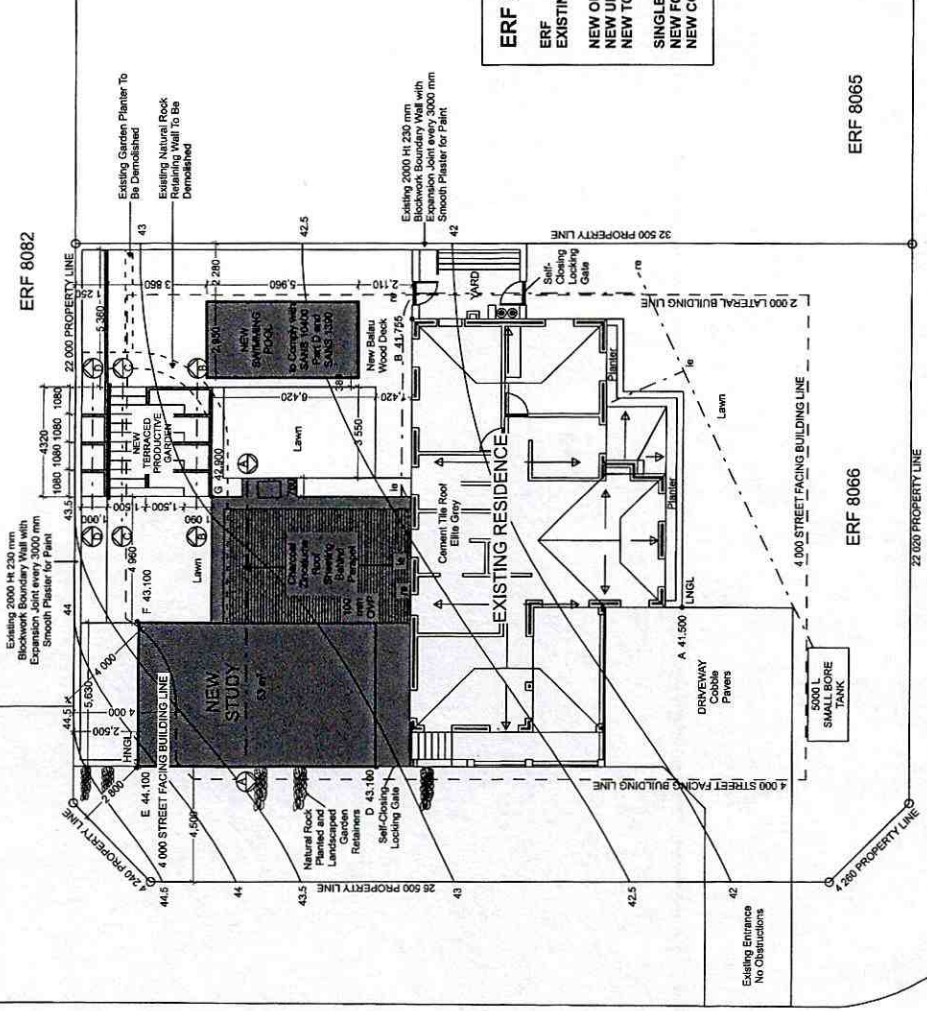
CONSTRUCTION OF STUDIO OUTBUILDING
ERF 8066 HERMANUS

SITE PLAN		SITE SIZE	
DATE	DRAWN	SCALE	AS SHOWN
24/09/2020	A. PIENAR	AS SHOWN	A1
PROJECT NO.	DRAWING NO.		
2020 - 01	2020 - 01		01 - 1.1



SITE PLAN
1:100

ERF 8066	
ERF EXISTING RESIDENCE	804 m ²
NEW OUTBUILDING	286.7 m ²
NEW UNDERCOVER BRAAI AREA	53 m ²
NEW TOTAL COVERED AREA	38 m ²
SINGLE RESIDENTIAL	91 m ²
NEW FOOTPRINT	231 m ²
NEW COVERAGE	28.7 %



ARCHITAD EDUCATION VERSION

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APPROVED

HOME OWNERS ASSOCIATION

SIGNED: _____ DATE: _____

CONDITIONS: _____

2021-02-26

FOR CONSTRUCTION		REVISIONS	
NO.	DESCRIPTION	INITIALS	DATE
1	ISSUED FOR CONSTRUCTION		
2	ISSUED FOR APPROVAL		
3	ISSUED FOR APPROVAL		
4	ISSUED FOR APPROVAL		

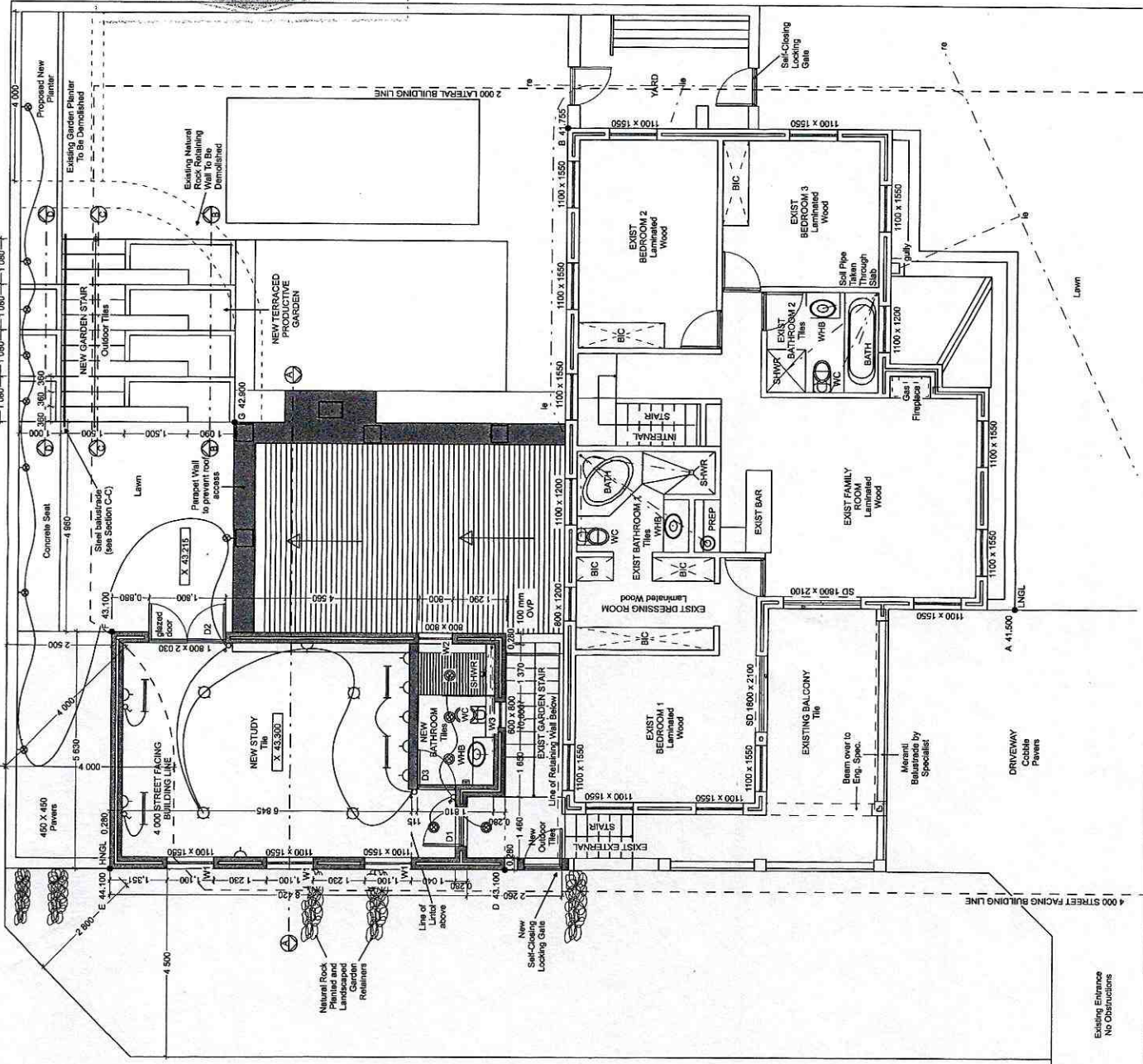
SCHOONRAAD ARCHITECTS
 4 Monckshe Str Avenue Kleinfontein 7435
 T: 082 271 0473 C: 082 853 3770
 F: 066 538 3612
 glidson@schoonraadarch.co.za

CLIENT: Mr and Mrs Pienaar

PROJECT: PROPOSED ALTERATIONS TO THE MEGA BUILDING.

CONSTRUCTION OF STUDIO OUTBUILDING
 BR: 806 HERMANUS

DRAWING: FIRST FLOOR PLAN
 DATE: 24/08/2020
 DRAWN: A. PIENAR
 SCALE: AS SHOWN
 BHT. SIZE: A1
 PROJECT NO.: 2220 - 01
 DRAWING NO.: 01 - 13



ELECTRIC KEY	
	CEILING MOUNTED LIGHT POINT
	DOWNLIGHTER FITTED FLUSH WITH CEILING PANEL
	WALL MOUNTED LIGHT
	LED LIGHTING STRIP
	LIGHT SWITCH WITH 1 SWITCH
	LIGHT SWITCH WITH 2 SWITCHES
	LIGHT SWITCH WITH 3 SWITCHES
	WALL MOUNTED PVC POWER OUTLET
	WALL MOUNTED SHAVEN PLUG

FIRST FLOOR PLAN
 SCALE 1:50

Existing Entrance
 No Obstructions

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HOME OWNERS ASSOCIATION

APPROVED

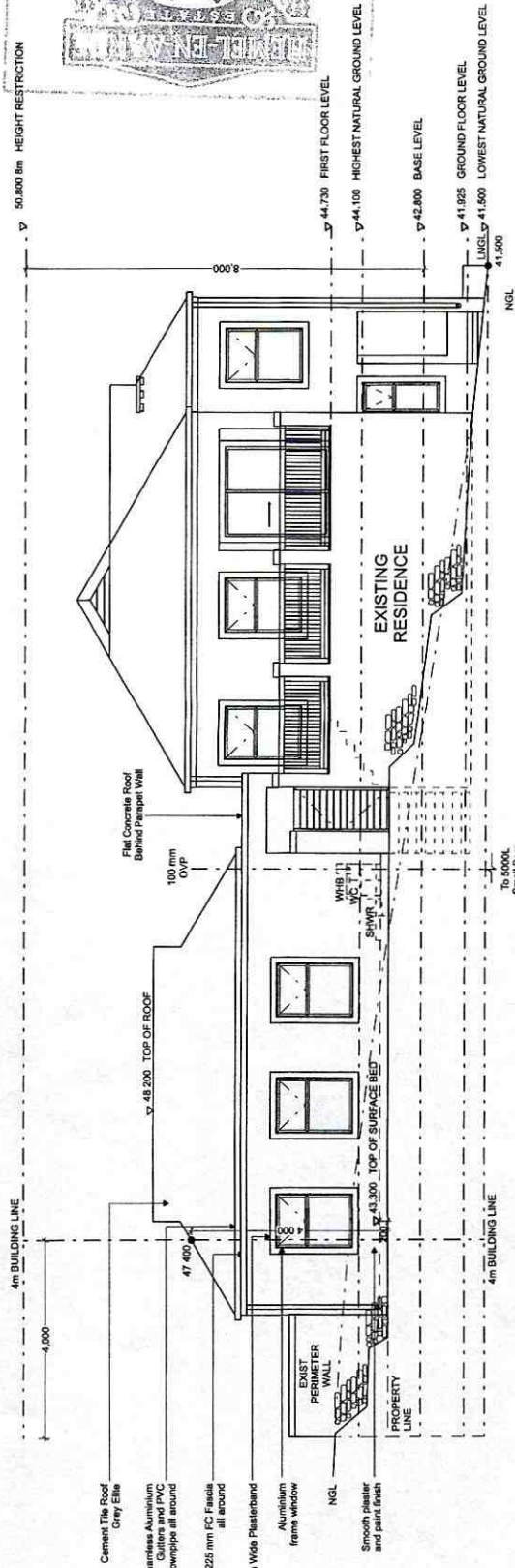
SIGNED _____ DATE _____ CONDITIONS _____
(Signature)
 2021-02-26

FOR CONSTRUCTION		WYSKINGS	
G. SCHOONRAAD SACAP 544		INITIALS	DATE
NO.	DESCRIPTION	REMARKING	DATE
1	Issued for Association	ADP	02/02/21
2	Issued for Construction	ADP	21/02/21
3	Issued for EIL Elaboration	ADP	10/02/21

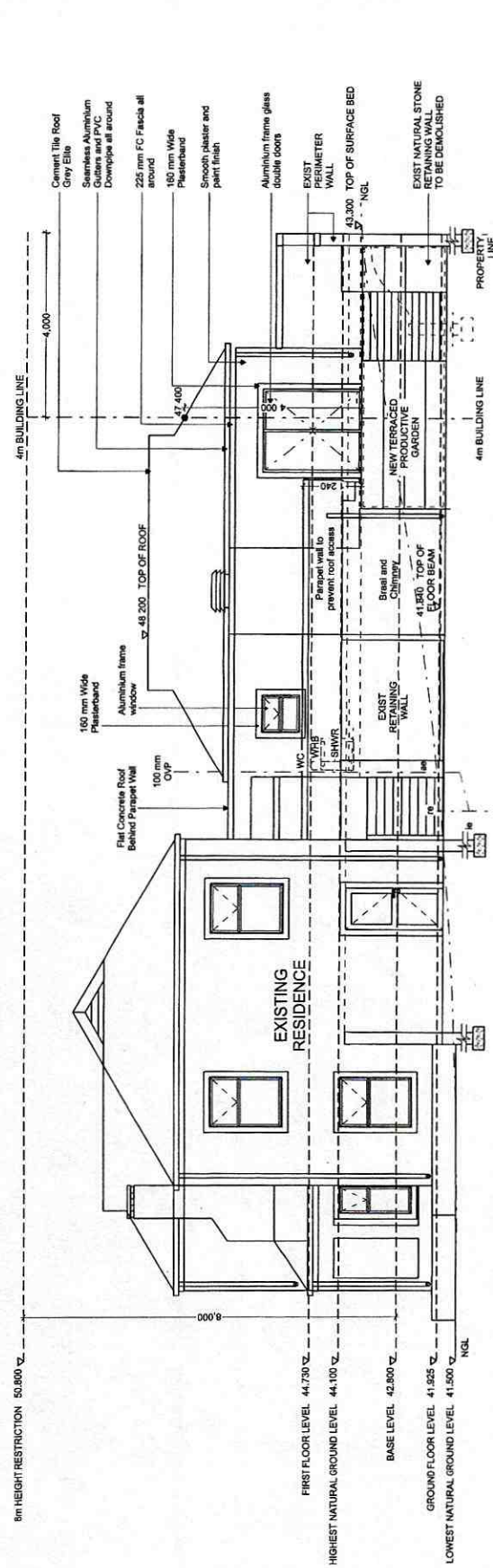
SCHOONRAAD ARCHITECTS
 4 Mandate St Avenue Kleinmond 7195
 T: 029 271 6479 C: 082 263 3770
 gideon@schoonraad.co.za

CLIENT/LEIBT Mr and Mrs Pienaar
 PROJECT/TAAK PROPOSED ALTERATIONS TO THE MEGA BUILDING

CONSTRUCTION OF PROPOSED ALTERATIONS TO THE MEGA BUILDING		DRAWING	
DATE	DRAWN	SCALE	BHT. SIZE
24/09/2020	A. PIENAR	AS SHOWN	A1
PROJECT NO. 2020-01		DRAWING NO. 01-1.4	



WEST ELEVATION
SCALE 1:50



EAST ELEVATION
SCALE 1:50

ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ORDERING OR BUILDING WORK COMMENCES.
 ANY REFERENCES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DRAUGHTSMAN IMMEDIATELY.
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ROOF SYSTEM
 Concrete roof tiles on 35 mm battens 2 min 320 mm c/s as per Manufacturer On Tile Underlay on Timber Trusses system with crossbeams to Engineer's Specifications

Ridge Capping as per Manufacturer

Reflective Foil Laminate with 50mm Isoboard Insulation

Roof Pitch 30 degrees

Seamless Aluminium Gutters on 225 mm FC Fascia all around

114 x 38 mm SA Pine Wallplate

Gypsum plasterboard ceiling on underside of roof battens

PC Lintols

44.100 HIGHEST NATURAL GROUND LEVEL

Aluminium Frame Window

Smooth plaster and paint finish

22 x 128 mm skirting all around

In-situ concrete strip foundation to Eng. Spec.

FLOOR SYSTEM

Tile on min 50 mm screed on 50 mm surface bed on 250 micron DPM on 50 mm sand binding on compacted earth to Eng. Spec.

8m HEIGHT RESTRICTION 50.800

TOP OF ROOF 48.200

100 mm OVP

EXISTING RESIDENCE

NEW STUDY

FIRST FLOOR LEVEL 44.720

Treated knotty pine ceiling

22 x 698 mm SAP cornice all around

PC Lintols Built in Braai

PC Lintols

FLOOR SYSTEM

Pavers on 250 micron DPM on 50 mm sand binding on compacted earth to Eng. Spec.

To 5000L Small Bore Tank

In-situ concrete strip foundation to Eng. Spec.

Existing Retaining Wall

42.800 BASE LEVEL

41.925 GROUND FLOOR LEVEL

41.800 LEVEL OF BRAAI DATIO

41.500 LOWEST NATURAL GROUND LEVEL

HOME OWNERS ASSOCIATION
 APPROVED
 SIGNED
 DATE 2021-02-26
 CONDITIONS

NO.	DESCRIPTION	REVISIONS	INITIALS	DATE
1	Issued for Approval	ASB	ASB	21/08/2020
2	Revised for Construction	ASB	ASB	21/08/2020
3	Issued for Approval	ASB	ASB	21/08/2020

FOR CONSTRUCTION
 G. SCHOORRAAD SACAP SAR
 ARCHITECTS
 4 Monasta Stn Avenue Midrand 7195
 T: 028 271 6479 C: 042 583 3770
 F: 086 538 3812
 g.schoorraad@arch.co.za

CLIENT/OWNER	Mr and Mrs Pienaar
PROJECT/PROJECT NO.	THE MEGA BUILDING
CONSTRUCTION OF	STUDIO OUTBUILDING
ERF NO	8068 HERMANUS
SECTION ON A-A	
DATE	24/08/2020
DRAWN	A. PIENAR
SCALE	AS SHOWN
SHT. SIZE	A1
PROJECT NO.	2020 - 01
DRAWING NO.	01 - 1.6

SECTION ON A-A
 SCALE 1:25

