ERF 8183, 1 SANDPIPER STREET, HEMEL & AARDE ESTATE, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND THE DETERMINATION OF AN ADMINISTRATIVE PENALTY: RM & GM LOUW

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 for departure in terms of Section 16(2)(b) of the By-Law has been received to relax the north-western street building line of Erf 8183, Hermanus from 4m to ±0.53m to accommodate a covered pergola, as well as for the determination of an administrative penalty in terms of Section 90 of the By-Law.

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 and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **28 January 2022**, 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 in order to formalize their comment.

ERF 8183, SANDPIPERSTRAAT 1, HEMEL & AARDE ESTATE, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OF AFWYKING EN VASSTELLING VAN 'N ADMINISTRATIEWE BOETE: RM & GM LOUW

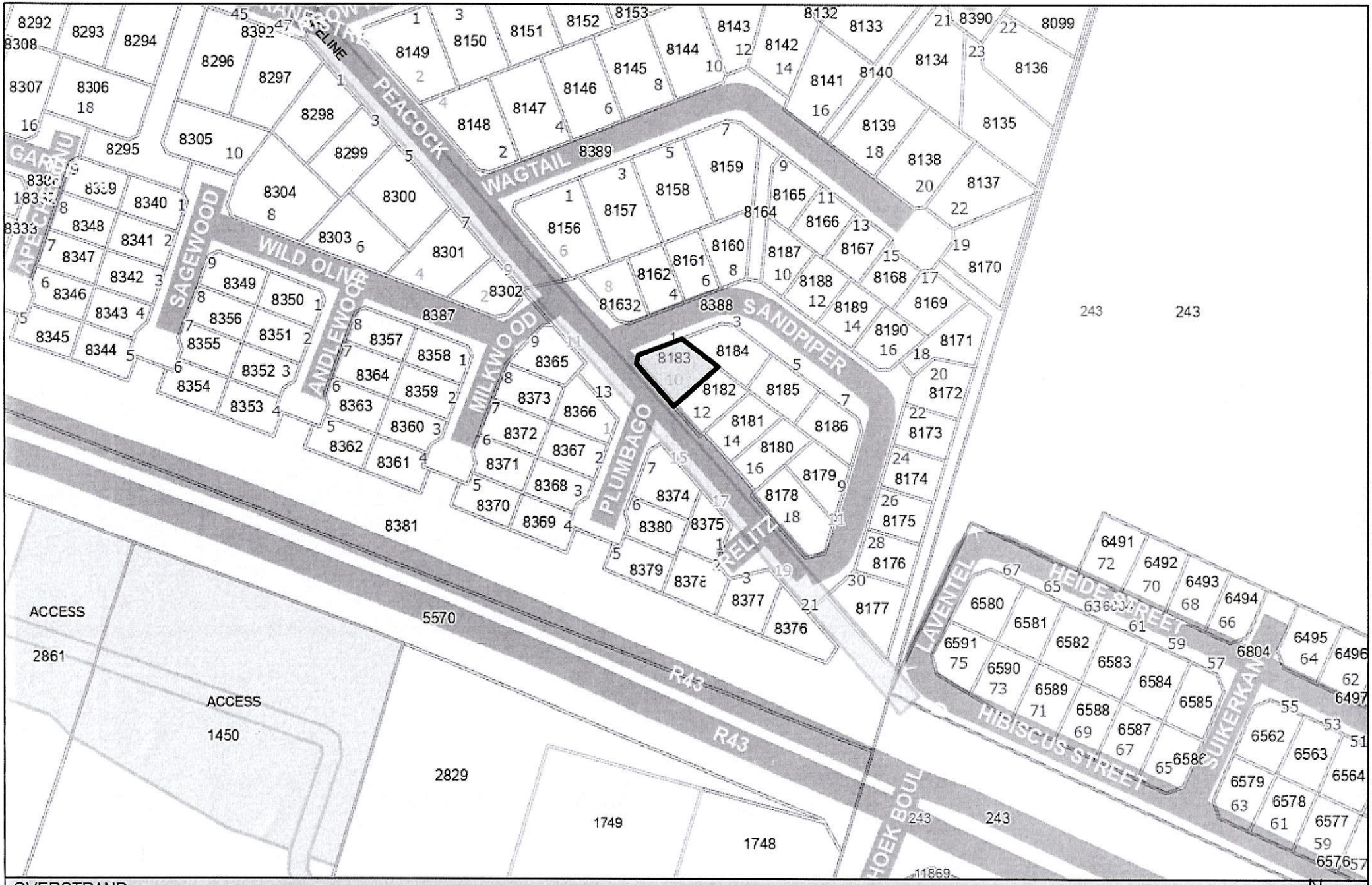
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek om afwyking ingevolge Artikel 16(2)(b) van die Verordening ontvang is vir die verslapping van die noordwestelike straatboulyn van Erf 8183, Hermanus vanaf 4m na ±0.53m om 'n bedekte pergola te akkommodeer, asook vir die vasstelling van 'n administratiewe boete ingevolge Artikel 90 van die Verordening.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae 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 **28 Januarie 2022**, 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.

ERF 8183, 1 SANDPIPER STREET, HEMEL & AARDE ESTATE, EHERMANUS, UMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO NOKUMISELWA KWESOHLWAYO SOLAWULO: RM & GM LOUW

Isaziso sikhutshwe ngokweCandelo 48, loMthetho kaMasipala oLungiswayo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba, wowama-2020 (uMthetho kaMasipala) sokokuba isicelo sokuphambuka ngokweCandelo 16(2)(b) soMthetho kaMasipala sifunyenwe sokunyenyiswa komda wesakhiwo esisesitalatweni ngasemntla ntshona weSiza 8183, eHermanus ukususela kwi-4m ukuya kwi-±0.53m ukulungiselela ulwakhiwo lwephegola, ngokunjalo nokumiselwa kwesohlwayo solawulo ngokwemiqathango yeCandelo 90 loMthetho kaMasipala.

Inkcukacha ezipheleleyo mayela nesi sindululo ziyafumaneka ukuze zihlolwe kwiintsuku eziphakathi evekini phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: ICwangciso lweDolophu, 16 Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo zingangeniswa ngokuhambelana neezibonelelo zamacandelo elama-51 nelama-52 oMthetho kaMasipala ochazwe ngasentla kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-**28 kuJanyuwari 2022**, uchaze igama lakho, idilesi neenkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Iimibuzo ngefowuni ingabuzwa ku**Mnu. H Boshoff** kule nombolo 028-313 8900. UMasipala angala ukwamkela izimvo ezifunyenwe emva komhla wokuvalwa. Nabani na ongakwazi ukufunda okanye ukubhala angaya kwiSebe loCwangciso lweDolophu apho igosa likamasipala liya kumnceda afake izimvo zakhe ngokusemthethweni.



OVERSTRAND MUNICIPALITY

Locality Map

Erf 8183 Hemel & Aarde Estate

N

Date: 2021/12/13

IF. A. Theart
(H. Olivier)

OVERSTRAND MUNISIPALITEIT
02 DEC 2021
OVERSTRAND MUNICIPALITY

Revised Application and Motivation

Overstrand Municipality
16 Paterson Street.
Hermanus.
028 3138000

FILE NO: ERF 8183 H+A
Estate
SCAN NO:
HMS 8183
COLLABORATOR NO:
16/2422

Dear Sir / Madam

General Information

ERF 8183
10 Peacock Street.
Hemel en Aarde Estate.
Hermanus

Departure and Admin Penalty
erf 8183 Hemel en Aarde Estate Hermanus
I am applying to have the 4m north western street building line relaxed by 3.47m to accommodate the existing roofed pergola.

Physical Characteristics of the Environment

The proposed changes to the existing residence will have no significant impact on the physical characteristics of the property. The visible portion protrudes 1 meter above the existing 1.4m boundary wall, so the visual impact is minor. No topographical, geological changes will be necessary.

Desirability of the proposed utilization.

The proposal to this ERF has been found to be desirable to the owner, and the neighbours have not objected in any way, and the Hemel en Aarde Estate HOA have approved the structure. We consider our request for the departure of the building line to have no negative impact on the environment.

Investigation carried out in terms of other laws which are relevant to the consideration of the application.

The property has no restrictions regarding any other laws, including the National Heritage Resources Act

Existing planning in the area

The Hemel en Aarde Estate is an upmarket residential Estate and has already been developed, several departures have been approved in this area.

Impact of the proposed land development on municipal engineering services.

No impact, as no additional services will be required by the municipality or affected by the addition of the proposed alteration.

02 DEC 2021

Sandpiper Crescent. The total area of the illegal structure is 21.00m2, the area of the roofed pergola over the 4.0. Building line is 12m2. The cost of construction was R26 771.00 please see provided receipts. The cost applicable to the illegal area that extends over the building line is R15297.71.

The structure is a roofed pergola, the design approved by the Hemel en Aarde Estate HOA, and complies with the Hemel en Aarde Estates strict architectural guidelines. The guidelines ensure that the structure does not detract from or lower the high standard on the Hemel en Aarde Estate. The structure is constructed using the best quality materials.

2 200X200 laminated treated pine support posts
3 220X45 POR treated pine bearers.
6 220X35 POR treated pine trusses.

6 sheets of IBR opaque Polycarbonate roof sheeting secured to the timber purlins using 5X70 mm Hex tek screws.
The pergola ends are neatly covered with top to bottom overlapping bargeboards to minimize potential wind damage, as per Hemel en Aarde Estate HOA requirement.
The timber structure is secured to the existing concrete slab with 2X5mm galvanized steel brackets (made by Exclusive Works steel works), with 10 mm rebar pins and epoxy resin.

Conclusion

The alteration will have no impact on the area or the neighbours', and will not have an impact on any lifestyle of the neighbours.
Therefore, we request that the departure of the lateral building line will be considered for approval.

Yours faithfully

R. M\. Louw

Owner 1

Name: R. M. LOUW.
NO 10 PEACOCK ST

Address HEMEL EN AARDE ESTATE

Signature .....

Owner 2

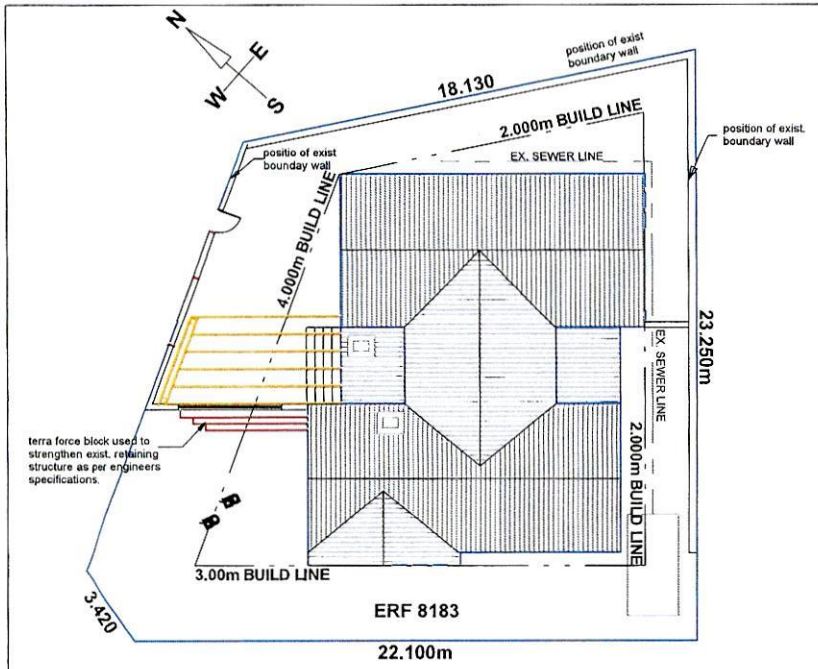
Name: G.M. Louw
No 10 Peacock St

Address Hemel en Aarde Estate

Signature .....

FLOOR	NETT AREA (m2)	GLAZED AREA (m2)	PERCENTAGE	COMPLY.
EX. DWELLING	266.40m2	3.11m2	11.12%	

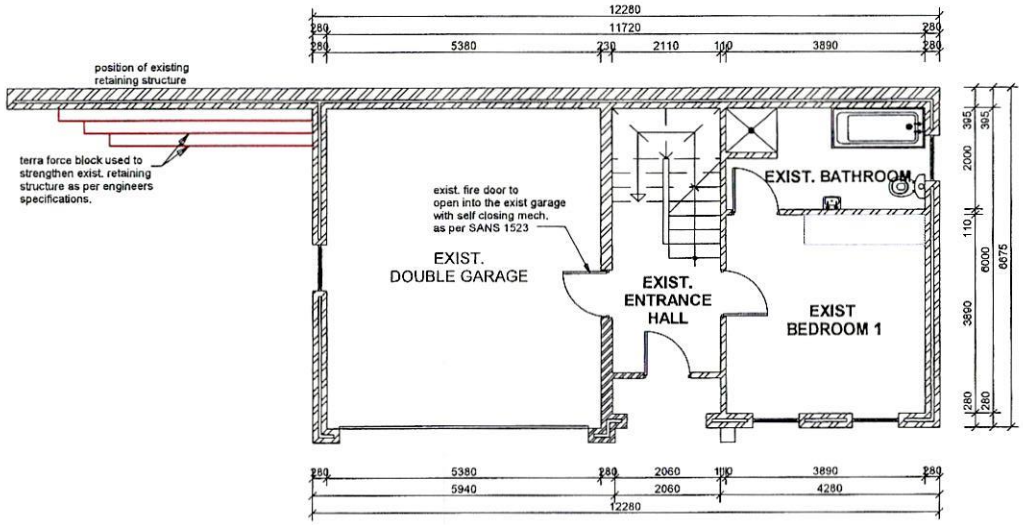
FENESTRATIOIN LESS THAN 15% THEREFORE COMPLIES TO SANS 10400 XO



SANDPIPER CRESCENT

SITE PLAN

SCALE 1:200



EXISTING BASEMENT LEVEL

SCALE 1:100

GENERAL NOTES:

CEILING AND ROOF R-VALUES

RAIDIENT SHIELD (DOUBLE SIDE)	1.36
AIR SPACE (OUTSIDE.)	0.11
AIR SPACE (INSIDE)	0.18
ISOTHERM INSULATION (75mm THICK)	2.53
6mm RHINOBOARD	0.06
TOTAL	4.24

CLIENT

HOUSE LOUW.

PROJECT.

PROPSOED ADDITIONS FOR
MR. & MRS. R.G. LOUW
ERF 8183
1 SANDPIPER STREET
HEMEL AND AARDE ESTATE
HERMANUS

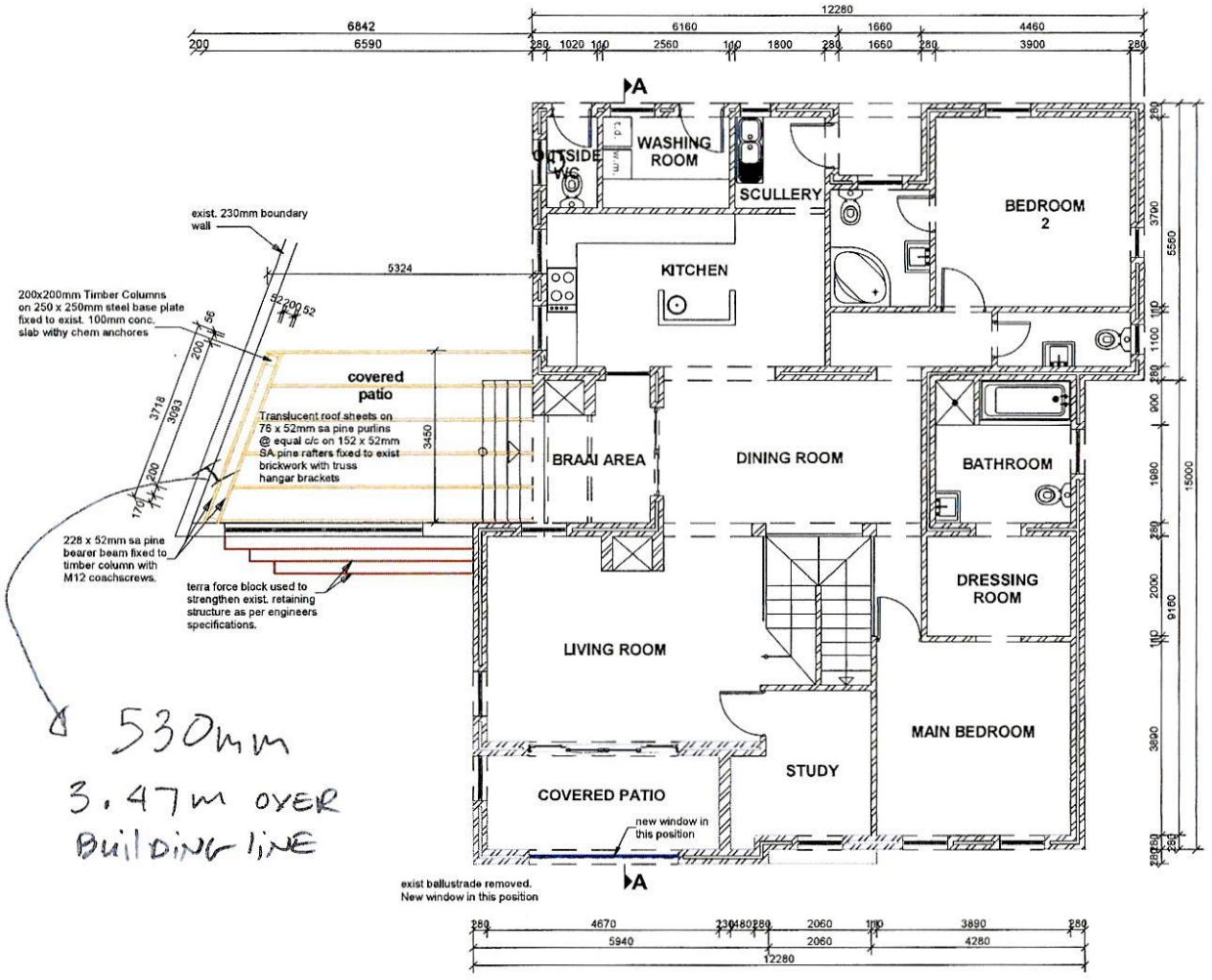
DRAWING TITLE.

SITE LAYOUT AND BASEMENT LAYOUT

DATE.	DRAWN	ARCH. REG. No.
NOVEMBER 2021	W.M.B	
DRAWING No	REV	SCALE.
LOUW 01		AS SHOWN.

douglas carr
ARCHITECTURAL DESIGNER
SACAP reg. 1563
GHOST FOUNTAIN DESIGN
dj@ghostfountain.co.za www.ghostfountain.co.za
cell 0833580330 voip 0875501504

OWNER SIGNATURE.



FIRST FLOOR LAYOUT

GENERAL NOTES:

CEILING AND ROOF R-VALUES

RAIDIENT SHIELD (DOUBLE SIDE)	1.36
AIR SPACE (OUTSIDE.)	0.11
AIR SPACE (INSIDE)	0.18
ISOTHERM INSULATION (75mm THICK)	2.53
6mm RHINOBOARD	0.06
TOTAL	4.24

CLIENT

HOUSE LOUW.

PROJECT.

PROPSOED ADDITIONS FOR
MR. & MRS. R.G. LOUW
ERF 8183
1 SANDPIPER STREET
HEMEL AND AARDE ESTATE
HERMANUS

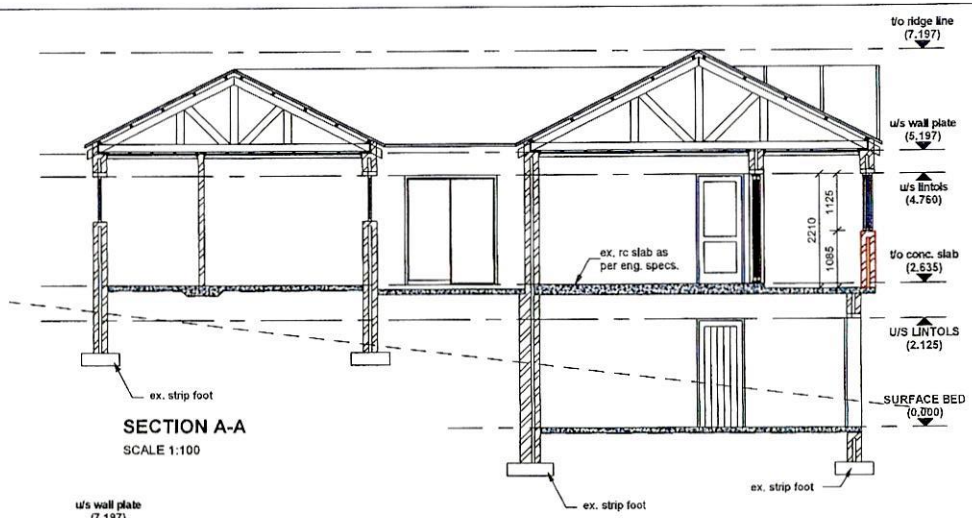
DRAWING TITLE.

FIRST FLOOR LAYOUT

DATE.	DRAWN	ARCH. REG. No.
NOVEMBER 2021	W.M.B	
DRAWING No	REV	SCALE.
LOUW 02		AS SHOWN.

douglas carr
ARCHITECTURAL DESIGNER
SACAP reg. 1563
GHOST FOUNTAIN DESIGN
dc@ghostfountain.co.za www.ghostfountain.co.za
cell 0833580330 voip 0875501504

OWNER SIGNATURE.

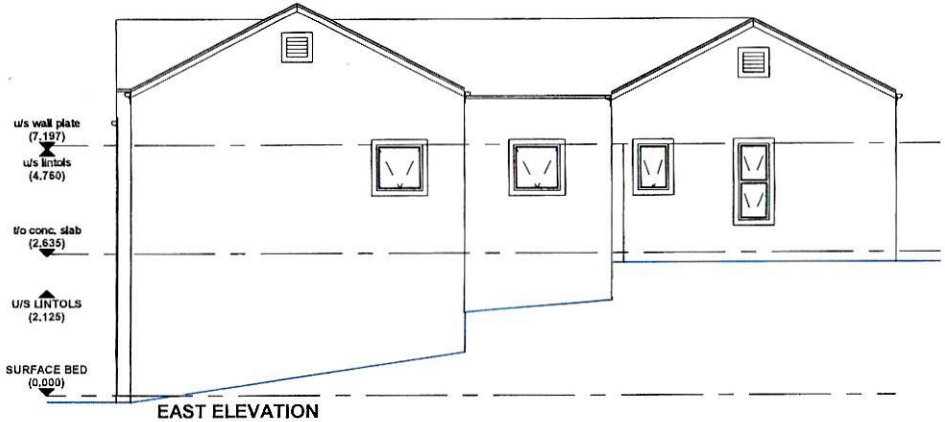


SECTION A-A

SCALE 1:100

SOUTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

CLIENT

HOUSE LOUW.

PROJECT.

PROPSOED ADDITIONS FOR
MR. & MRS. R.G. LOUW
ERF 8183
1 SANDPIPER STREET
HEMEL AND AARDE ESTATE
HERMANUS

DRAWING TITLE.

ELEVATIONS AND SECTIONS

DATE.	DRAWN	ARCH. REG. No.
NOVEMBER 2021	W.M.B	
DRAWING No	REV	SCALE.
LOUW 03		AS SHOWN.

douglas carr
ARCHITECTURAL DESIGNER
SACAP reg. 1563
GHOST FOUNTAIN DESIGN
dc@ghostfountain.co.za www.ghostfountain.co.za
cell 0833580330 voip 0875501504

OWNER SIGNATURE.