



OVERSTRAND MUNISIPALITEIT
ERF 415, DU TOIT STRAAT 12, STANFORD:
AANSOEK OM HERSONERING EN
AFWYKING: MNRE WRAP PROJECT
OFFICE NAMENS RC CHALMERS

Kennis word hiermee gee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat die volgende aansoeke van toepassing op die bogenoemde erf ontvang is, naamlik:

- ❖ **Hersonering** ingevolge Artikel 16(2)(a) van die Verordening vanaf Besigheidssone 3: Plaaslike Besigheid (B3) na Enkel Residensiële Sone 1 (SR1), om die eiendom vir residensiële doeleindes aan te wend.
- ❖ **Afwyking** ingevolge Artikel 16(2)(b) van die Verordening, om:
 - die westelike lateraleboulyn vanaf 2m na 0.6m te verslap, om die gebruiksverandering vanaf restaurant na wooneenheid te akkommodeer;
 - die oostelike lateraleboulyn vanaf 2m na 1.7m te verslap, om die bestaande buitegebou te akkommodeer; en
 - die straatboulyn vanaf 2m na 1m te verslap, om die bestaande buitegebou en die gebruiksverandering van restaurant na wooneenheid te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 en 16:30 by die Departement Stadsbeplanning te Patersonstraat 16, Hermanus en by die Stanford Biblioteek, Queen Victoriastraat, Stanford. Enige kommentare moet skriftelik ingedien word ingevolge die bepaling van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za bereik voor of op **17 November 2023**, met u naam, adres en kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr P Roux** by 028-3138900. Die Munisipaliteit mag weier om kommentare 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 formuleer. Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, HERMANUS, 7200.

Munisipale Kennisgewing Nr. 148/2023

OVERSTRAND MUNICIPALITY
ERF 415, 12 DU TOIT STREET, STANFORD:
APPLICATION FOR REZONING AND
DEPARTURE: MESSRS WRAP PROJECT
OFFICE ON BEHALF RC CHALMERS

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that the following applications applicable to the above-mentioned erf has been received, namely:

- ❖ **Rezoning** in terms of Section 16(2)(a) of the By-Law from Business Zone 3: Local Business (B3) to Single Residential Zone 1 (SR1), to utilize the property for residential purposes.
- ❖ **Departure** in terms of Section 16(2)(b) of the By-Law, to:
 - relax the western lateral building line from 2m to 0.6m, to accommodate the change of use from restaurant to dwelling unit;
 - relax the eastern lateral building line from 2m to 1.7m, to accommodate the existing outbuilding; and
 - relax the street building line from 2m to 1m, to accommodate the existing outbuilding and change of use from restaurant to dwelling unit.

Details 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 Stanford Library, Stanford. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za on or before **17 November 2023**, 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 comment 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. Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS, 7200.**

Municipal Notice No. 148/2023

UMASIPALA WASE-OVERSTRAND
ISIZA 415, 12 DU TOIT STREET, STANFORD:
ISICELO ISICELO SOKUMISELWA
KWAKHONA KUNYE UKUTENXA: MESSRS
WRAP PROJECT OFFICE EGAMENI LIKA RC
CHALMERS

Isaziso siyanikezelwa ngokweCandelo lama-47 nelama-48 loMthetho kaMasipala woLungiso loLungiso lukaMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala), sokuba ezi zicelo zilandelayo zisebenza kwesi siza sikhankanywe ngasentla sele sifunyenwe, ezizezi:

- ❖ **ukucandwa ngokutsha** ngokweCandelo le-16(2)(a) loMthetho kaMasipala ukusuka kwiZowuni yoShishino 3: uShishino lweNgingqi (B3) ukuya kwiNdawo yokuHlala eNye-1 (SR1), ukuze isetyenziselwe iinjongo zokuhlala.
- ❖ **Ukutenxa ngokuhambelana malunga** ngokweCandelo le-16(2)(b) loMthetho kaMasipala, ukuya:
 - ukucuthwa umda wesakhiwo osecaleni ongasentshona ukusuka kwi-2m ukuya ku-0.6m, ukulungiselela utshintsho losetyenziso ukusuka kwindawo yokutyela ukuya kwindawo yokuhlala.
 - ukucuthwa komda wesakhiwo osecaleni ongasempuma ukusuka kwisi-2m ukuya kwisi-1.7m, ukulungiselela isakhiwo esele sikhona; kwaye
 - ukucuthwe umda wesitrato osusela kwisi-2m ukuya kwisi-1m, ukulungiselela isakhiwo esingaphandle kunye nokutshintsha kosetyenziso ukusuka kwindawo yokutyela ukuya kwindawo yokuhlala.

linkcukacha ngesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha eveki phakathi kwentsimbi ye-08:00 neye-16:30 kwiCandelo loCwangciso lweDolophu kwa-16 Paterson Street, Hermanus nakwiThala leeNcwadi laseStanford, eStanford. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokungqinelana nezibonelelo zeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za apha okanye Ngaphambi komhla **17 EyeNkanga 2023**, ucaphula igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuhlomla Imibuzo ngomnxeba ingenziwa kuMchwangcisi weDolophu, uMnu P Roux kule nombolo 028-313 8900. UMasipala unokwala ukwamkela Uluvo olufunyenwe emva komhla wokwala Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze amisele uluvo lwakhe ngokusesikweni uMphathi kaMasipala, kuMasipala waseOverstrand, P.O. Box 20, HERMANUS, 7200.

Isaziso sikaMasipala esinguNombolo. 148/2023

1. Locality Plan Erf 415 - Stanford

Plan prepared by: Thian Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Scale 1 : 1000



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
BY-LAW	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014
MSDF	Overstrand Spatial Development Framework, 2020
SR1	Residential Zone 1: Single Residential (SR1)

2. PROPERTY DETAILS

Consultant	WRAP Project Office
Erf Number	415 Stanford
Extent	1989m ²
Zoning	Business Zone 3: Local Business

3. BACKGROUND AND INTENT

Erf 415 Stanford, hereafter referred to as the subject property, is owned by Robyn Chalmers. The property owner has a vision to rezone the subject property to be able to utilise it as their residence.

The subject property is located at 12 Du Toit Street in Stanford (Refer to Plan 1 – Locality Plan). The owner bought the property in 2018 as a business site, and it has been the home of Madre Restaurant, which has enjoyed success throughout the years. However, the proposal is to move the property away from its current business zoning and rezone it to a residential site. The owner has sold their existing residence and envisions building their dream house on the property, utilizing the existing restaurant structure as a quaint second dwelling located thereon.

To achieve the owner's intent, approval of the following applications is required:

- Rezoning of Erf 415 Stanford from Business Zone 3: Local Business to Residential Zone 1: Single Residential (SR1); and
- Permanent Departure from the building lines.



4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

4.1 Rezoning of Erf 415 Stanford from Business Zone 3: Local Business (B3) to Residential Zone 1: Single Residential (SR1) in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

As previously mentioned, the owner has a vision to construct a new dwelling house on the property, which aligns with the predominant residential character of the surrounding area.

Historically, the property underwent a rezoning process to become a business site, a decision that was unconventional given the predominantly residential nature of the area. This zoning decision has faced criticism and complaints over the years. However, as the property owner's priorities and aspirations have evolved over time, they have made a significant decision to rezone the property to better align with the character of the surrounding neighbourhood and its properties.

This decision is driven by a desire to create a more harmonious and less disruptive presence within the residential community. The proposed use for the site, involving the construction of a dwelling house, is intended to better fit the neighbourhood's residential nature. Furthermore, it is seen as an opportunity to enhance the housing options available in the area, thus contributing to the long-term growth and vitality of the community. By realigning the property with the prevailing residential context, the owner hopes to foster a sense of unity and coherence within the surrounding area.

4.2 Permanent Departure from the western side building line from 2,0m to 0,6m in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

4.3 Permanent Departure from the eastern side building line from 2,0m to 1,7m in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

4.4 Permanent Departure from the street building line from 2,0m to 1m in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The property is improved with two existing small structures: one is an historic building currently used as the Madre's restaurant, and the other is an outbuilding used for storage and a shop. These existing structures were historically built beyond the building lines that are currently applicable, as well as the building lines that would apply should the rezoning to residential be approved. Consequently, permanent departures are required to ensure the structures comply with the OMLUS.

The proposal is to convert the Madre's restaurant which is a historic cottage to the property's second dwelling. The outbuilding will however remain unchanged. We are of the opinion that the proposed departures will not have a negative effect on the area and will not impede on any vested rights of surrounding properties, as the neighbourhood has become accustomed to the existing structures.

The following figures illustrate the proposed departures and the nature thereof:

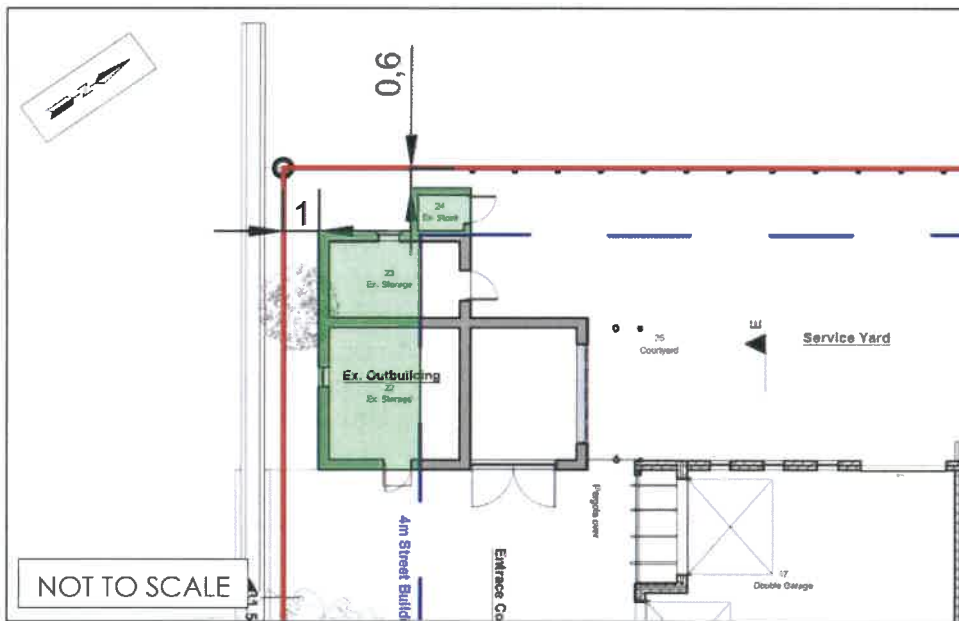


Figure 1: Extract from Plan 5.2 illustrating the encroachment of the outbuilding

As illustrated in figure 1, the outbuilding is encroaching two building lines: firstly, the street building line is encroached by 3m, meaning the structure is setback 1m from the street boundary line. The structure is proposed to be uninhabitable and only to be used for storage purposes. The outbuilding also encroaches the side building line by 1.4m, placing the structure only 0.6m from the western boundary line.

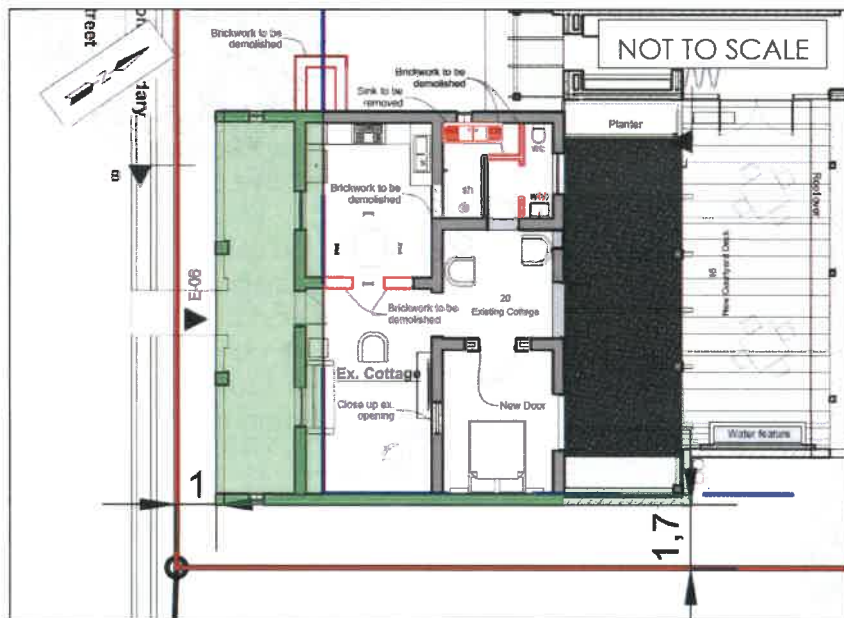


Figure 2: Extract from Plan 5.2 illustrating the encroachment of the existing cottage



MOTIVATION

As illustrated in figure 2, the existing cottage, which is proposed to be used for the second dwelling is encroaching two building lines: firstly, the street building line is encroached by 3m, meaning the structure is setback 1m from the street boundary line. The structure is uninhabitable and an open stoep refer to figure 3. The eastern building line is encroached by only 0,3m which is only occupied by the exterior wall meaning no habitable space is allowed within the building line.



Figure 3: Photo illustrating the existing cottage / proposed second dwelling.



5. APPLICATION

Considering the above, application is made for the following:

5.1 Rezoning of Erf 415 Stanford from Business Zone 3: Local Business (B3) to Residential Zone 1: Single Residential (SR1) in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.2 Permanent Departure from the western side building line from 2,0m to 0,6m in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.3 Permanent Departure from the eastern side building line from 2,0m to 1,7m in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

5.4 Permanent Departure from the street building line from 2,0m to 1m in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

6. LAND USE ENVIRONMENT

The properties surrounding the subject property are predominantly zoned Residential Zone 1: Single Residential. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).

7. TITLE DEED

Title deed T24696/2018 (refer **Annexure B**) was perused and there are no restrictive conditions that restricts the proposal for the subject property.

8. ZONING

The following zoning parameters were assessed in conjunction with the SR1 & B3 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (a) of the OM By-Law:



MOTIVATION

PROPOSED ZONING - RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL (SR1)		
Land Use Restrictions		
Parameters	Proposal	Comply/deviate
Primary use	Crèche, Dwelling House, Guest Rooms, Home Occupation, Second Dwelling Unit and Self-Catering.	Comply
Consent uses that may be applied for	Day Care Centre, Green House, Guest House, House Shop, Institution, Place of Instruction, Place of Worship, Residential Building, and Intensive Horticulture.	N/A
Development parameters		
Coverage	<p>The maximum coverage for all buildings on the land unit is determined in accordance with the net erf area:</p> <ul style="list-style-type: none"> 400m² and greater = 50% 	Comply
Building lines	<p>(i) The street building line is determined in accordance with the net erf area:</p> <ul style="list-style-type: none"> 400 m² and greater = 4m <p>(ii) The side and rear building lines are determined in accordance with the net erf area:</p> <ul style="list-style-type: none"> Greater than 400 m² = 2m 	Applied for and motivated
Height	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.	Comply
Garages and carports	Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2.	Comply
	<p>Erf 415 – Stanford Extent = 1989m²</p> <p>Existing Cottage (Second Dwelling) = 73m²</p> <p>Existing Outbuilding = 45.8m²</p> <p>New Dwelling = 234.9m²</p> <p>New Double Garage = 65.8m²</p> <p>Proposed Coverage = 419.5m² / 21.06%</p> <ul style="list-style-type: none"> Permanent Departure from the western side building line from 2,0m to 0,6m; Permanent Departure from the eastern side building line from 2,0m to 1,7m; Permanent Departure from the street building line from 2,0m to 1m. <p>The existing dwelling adheres to the 8,0m building line.</p> <p>A double garage is being proposed on site with an additional carport for the second dwelling.</p>	Comply



9. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water and Sewage

The existing buildings are connected to the municipal services networks in the area and the proposal to rezone the property is not predicted to negatively affect these networks.

Solid waste will be put out for collection of waste collection days.

Access and egress

Vehicular access and egress to the subject property is proposed to remain unchanged and will be obtained from Du Toit Street.

10. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability

The need for this development has arisen from the owner's vision to repurpose the business property into a residential site. To realize this vision, the owner has engaged WRAP Project Office to submit this application, ensuring that it aligns with the relevant policies and legislation. The proposed dwelling will be meticulously planned and constructed to meet the highest standards while maintaining adherence to the historic Stanford style.

Impact on views, sunlight and character of the area

The planned dwelling house will conform to the design guidelines of the Stanford area, simultaneously realizing the vision of creating a home within the community. By adhering to the development parameters and guidelines, it is not expected that the proposed dwelling will have an adverse impact on the views, sunlight, or the character of the surrounding area.

Economic impact

There will be little to no significant economic impact, but during the construction phase, local contractors will be utilized, thereby providing a benefit to the surrounding area.

Opportunity cost

In the context of land use planning, an opportunity cost refers to a development proposal that results in the devaluation or forfeiture of valuable land use rights for interested and affected parties if the application is approved. It's worth noting that in this case, the development is not anticipated to adversely affect the property values of surrounding properties, instead, it may even have a positive impact.

Impact on heritage

The subject property and its existing structure is listed in the OM Heritage Register. Although none of the provisions in the National Heritage Resources Act, 1999 are



triggered by this proposal, but as it involves some renovation work, the property owner's architect will need to obtain approval from HWC (Heritage Western Cape). This process will include presentations to both the Stanford Heritage Committee and the Overstrand Heritage and Aesthetics Committee.

Environmental impact

The subject property is not located within an environmentally important area.

11. POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is not located within an Environmental Protection Overlay Zone.

11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject property is located within the Stanford Heritage Protection Overlay Zone. The purpose is the following:

- To protect and enhance the wide range of heritage sites and streetscapes of considerable heritage significance which contribute to the unique townscape character.
- To protect and enhance the role of Market Square and Queen Victoria Street as major structuring elements within the historic core of Stanford which reflect a number of architectural and historical features and establish the character and sense of place in Stanford.
- To enable adjustments in the standard provisions of the land use scheme, especially related to the provision of parking and the implementation of setback lines, to ensure the enhancement of identified streetscapes of heritage and architectural value.
- To protect and enhance the relationship of the village to the Klein River and the natural spring, "Die Oog", to the south-east, which underpins the role of water in the origins and evolution of the place.
- To protect and enhance the character of the historical built environment (established by street, subdivision and building patterns, including building setbacks, orientation, scale, massing and form, street interface and access) and avoid negative impacts on townscape and streetscape character in general and on architecturally and historically significant buildings in particular. This applies to new development, alterations to existing structures, road engineering interventions and boundary treatments and include security fencing, signage and landscaping.
- To protect and enhance historical building typologies. Inappropriate typologies must be avoided in the historical core of Stanford with its significant spatial character. The historical present, streetscape and street block character and the role of buildings as landmarks, street liners or corner buildings in contributing to this character must be respected. Appropriate modern interpretations will be considered by the Municipality with comment from Stanford Heritage Committee.
- To protect and enhance the leiwaterrivier system which contributes substantially to the area's character.

The building plans for the proposed dwelling will be circulated to the Stanford Heritage Committee and other relevant committees to ensure that the proposal aligns with



historical building typologies. However, it is not expected that the rezoning proposal will have a negative impact on the Stanford Heritage Protection Overlay Zone.

11.3 Spatial Planning Policies

This proposal is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Spatial Development Framework, 2020.

12. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

Spatial justice refers to planning proposals that do not perpetuate the imbalances in spatial development created by apartheid. This particular proposal is not expected to have an impact on past spatial injustices.

Spatial sustainability

Spatial sustainability refers to planning proposals that lead to the creation of viable communities. The proposed rezoning and departures enable the owner to utilize the property as intended for the foreseeable future, contributing to its sustainability.

Efficiency

This proposal aims to maximize the usage of the subject property, as the new zoning would unlock the envisioned potential for the property.

Spatial resilience

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.

Good administration

The OM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process. The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



13. EVALUATION

The rationale behind the decision to pursue rezoning lies in its function to obtain the necessary land use rights that will enable the owner to fully utilize the property as their primary residence. Moreover, this rezoning initiative is driven by the dual objective of not only facilitating the owner's vision but also ensuring that the property seamlessly integrates into the current land use environment.

This proposal for rezoning and the departures are not in contradiction to the spatial planning policies. This is an indication that the proposal is not solely based on the property owner's aspirations but also to uphold and align with land use regulations and guidelines. In doing so, it seeks to establish a well-balanced and cohesive environment that respects and blends with both the property owner's vision and the broader spatial planning framework.

14. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

- 14.1 Rezoning** of Erf 415 Stanford from Business Zone 3: Local Business (B3) to Residential Zone 1: Single Residential (SR1) in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

- 14.2 Permanent Departure** from the western side building line from 2,0m to 0,6m in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

- 14.3 Permanent Departure** from the eastern side building line from 2,0m to 1,7m in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

- 14.4 Permanent Departure** from the street building line from 2,0m to 1m in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

3. Proposed Zoning Plan Erf 415 - Stanford



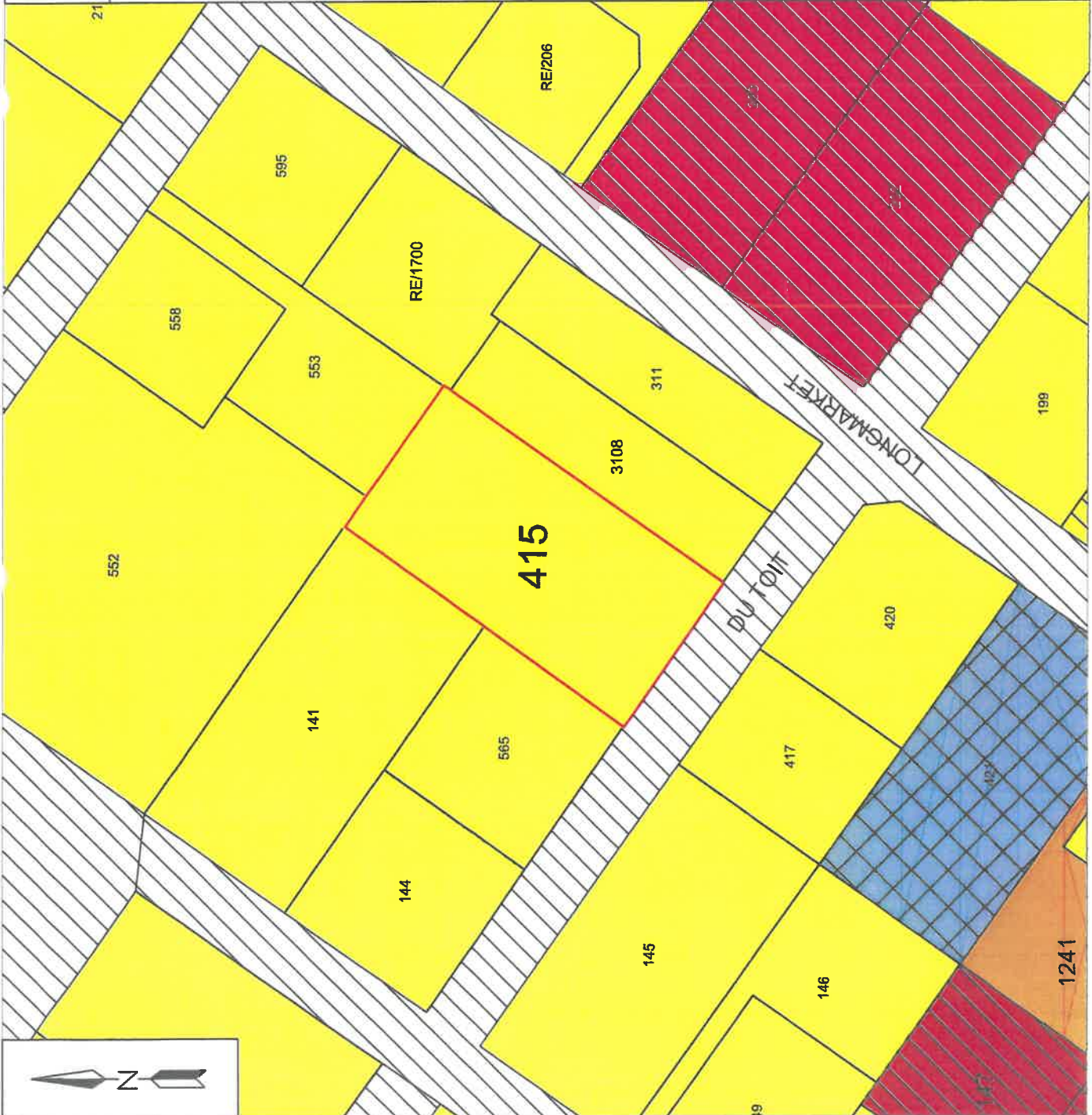
Transport Zone 2: Road and Parking

General Residential Zone 3: Flats Bulk Zone 1

Business Zone 3: Local Business

Utility Zone : Utility Services

Residential Zone 1: Single Residential



Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,

Corner of Royal and Dirkie Uys

Street Hermanus, 7200



Project Office
Town Planning & Project Management

2. Status Quo Zoning Plan Erf 415 - Stanford



Transport Zone 2: Road and Parking

General Residential Zone 3: Flats Bulk Zone 1

Business Zone 3: Local Business

Utility Zone : Utility Services

Residential Zone 1: Single Residential

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

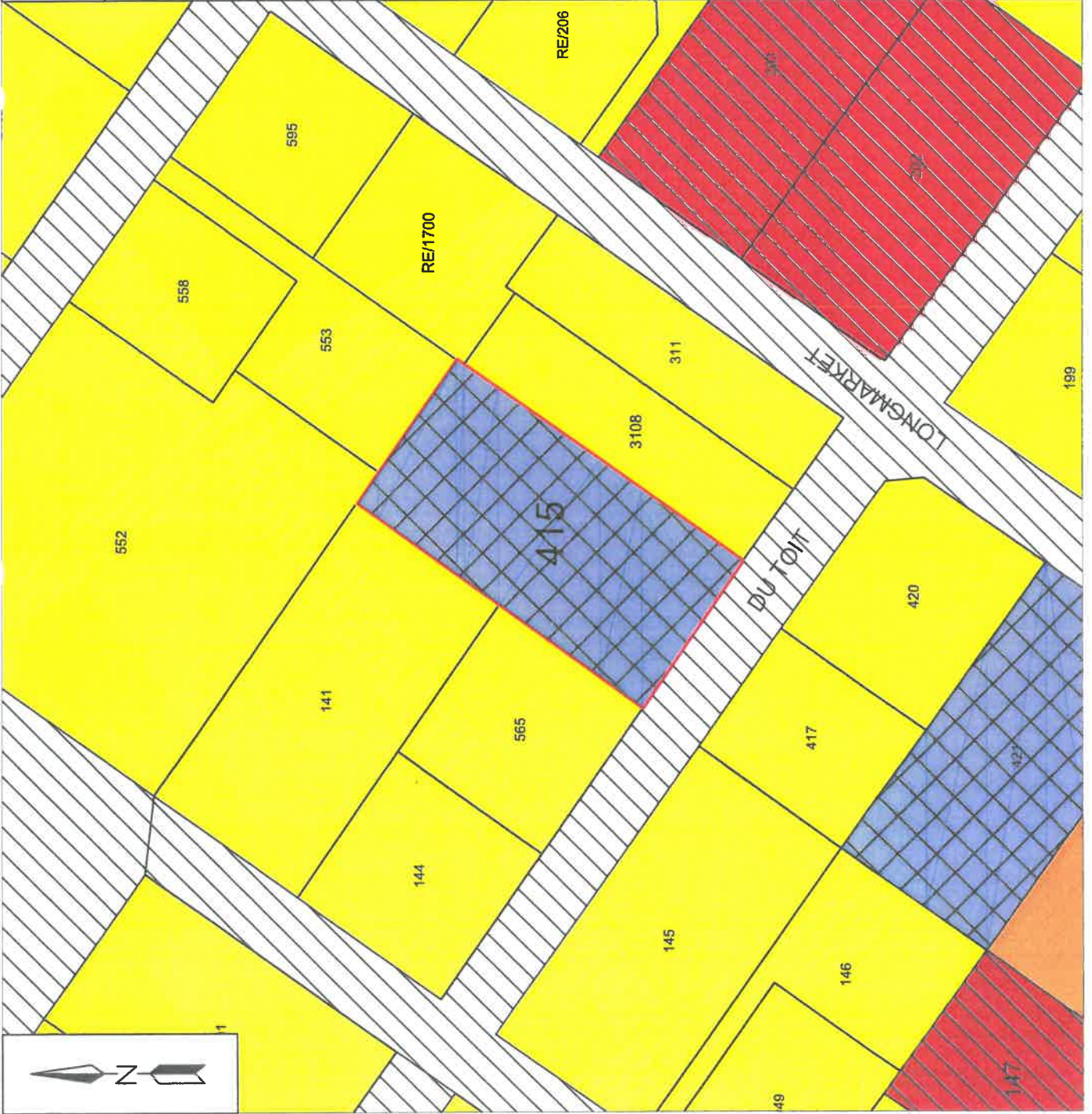
Unit B, Standard House,

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Street Hermanus, 7200



Project Office
Town Planning & Project Management



4. Aerial Plan
Erf 415 - Stanford

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

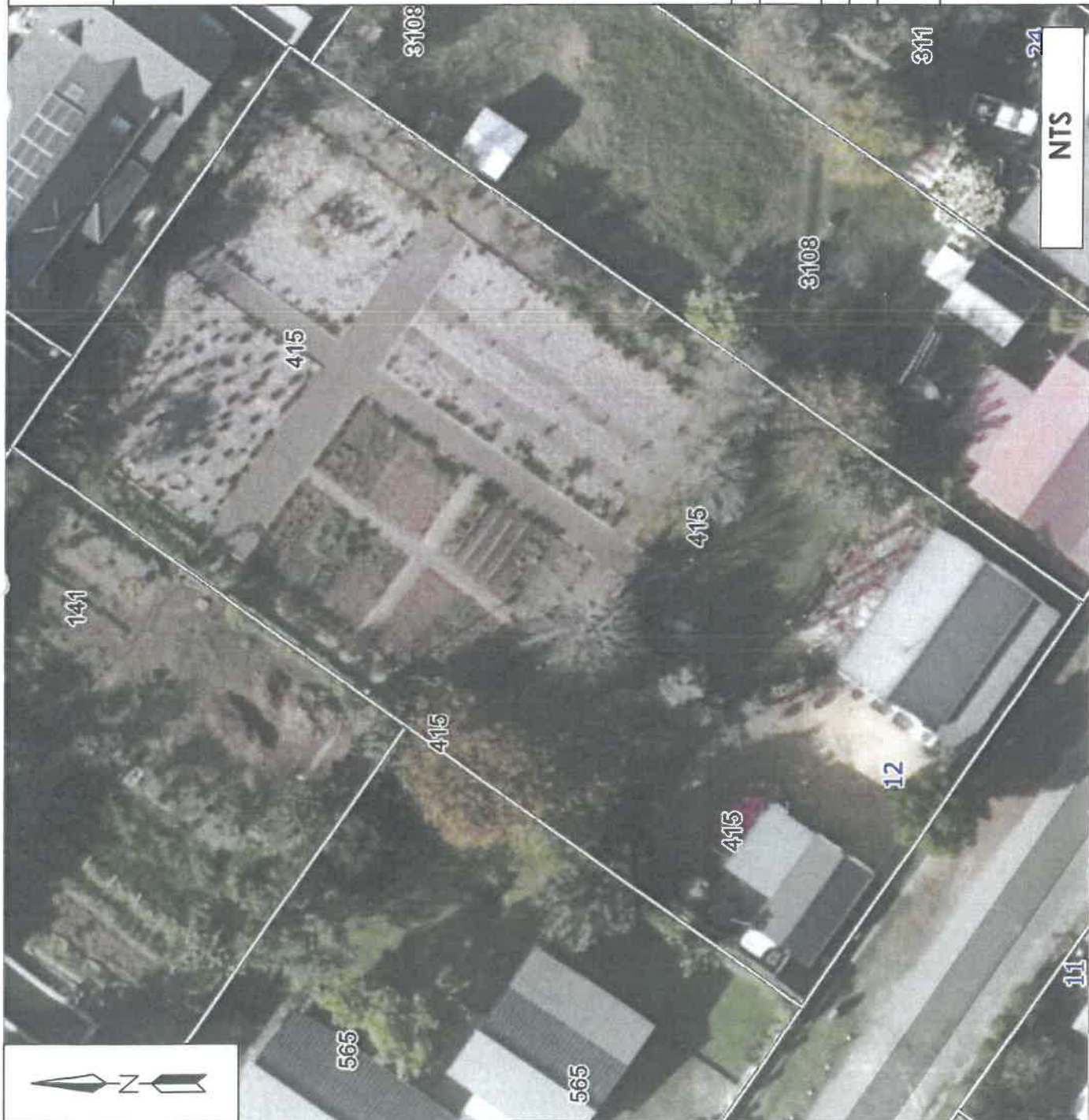
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



5. Site Plan
Erf 415 - Stanford

Erf 415 - Stanford
Extent = 1989m²

Existing Cottage (Second Dwelling) = 73m²
Existing Outbuilding = 45.8m²
New Dwelling = 234.9m²
New Double Garage = 65.8m²

Proposed Coverage =
419.5m² / 21.06%

Plan prepared by: Thian Jansen
All distances are approximate
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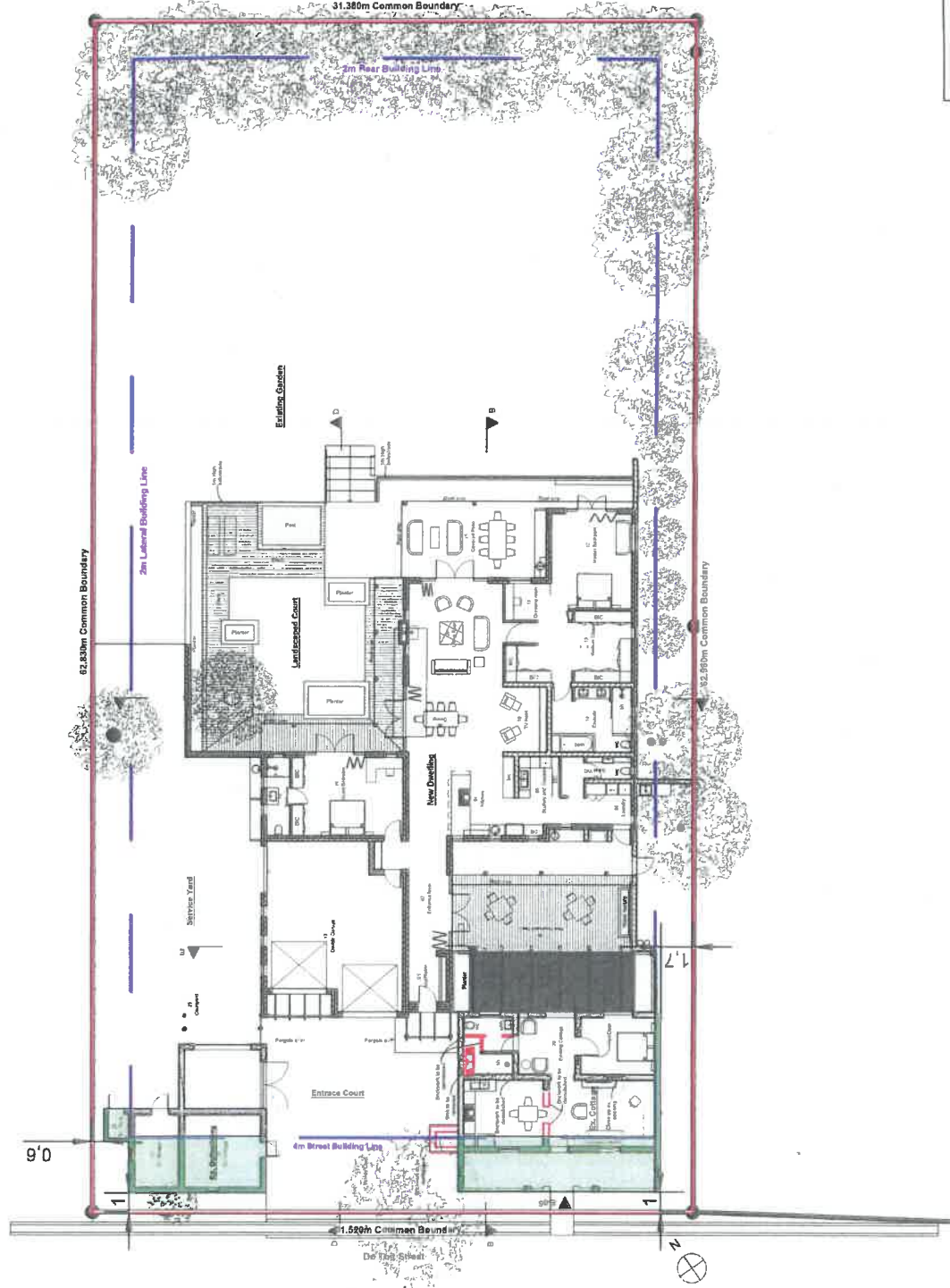
Tel: 028 313 1411

Email: admin@wrappgroup.co.za
Unit B, Standard House, Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management

Scale 1 : 250



5.2 Inset - Site Plan
Erf 415 - Stanford

Erf 415 - Stanford
Extent = 1989m²

Existing Cottage (Second Dwelling) = 73m²
Existing Outbuilding = 45.8m²
New Dwelling = 234.9m²
New Double Garage = 65.8m²

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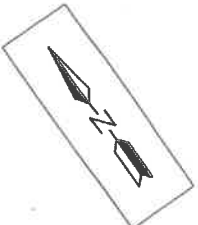
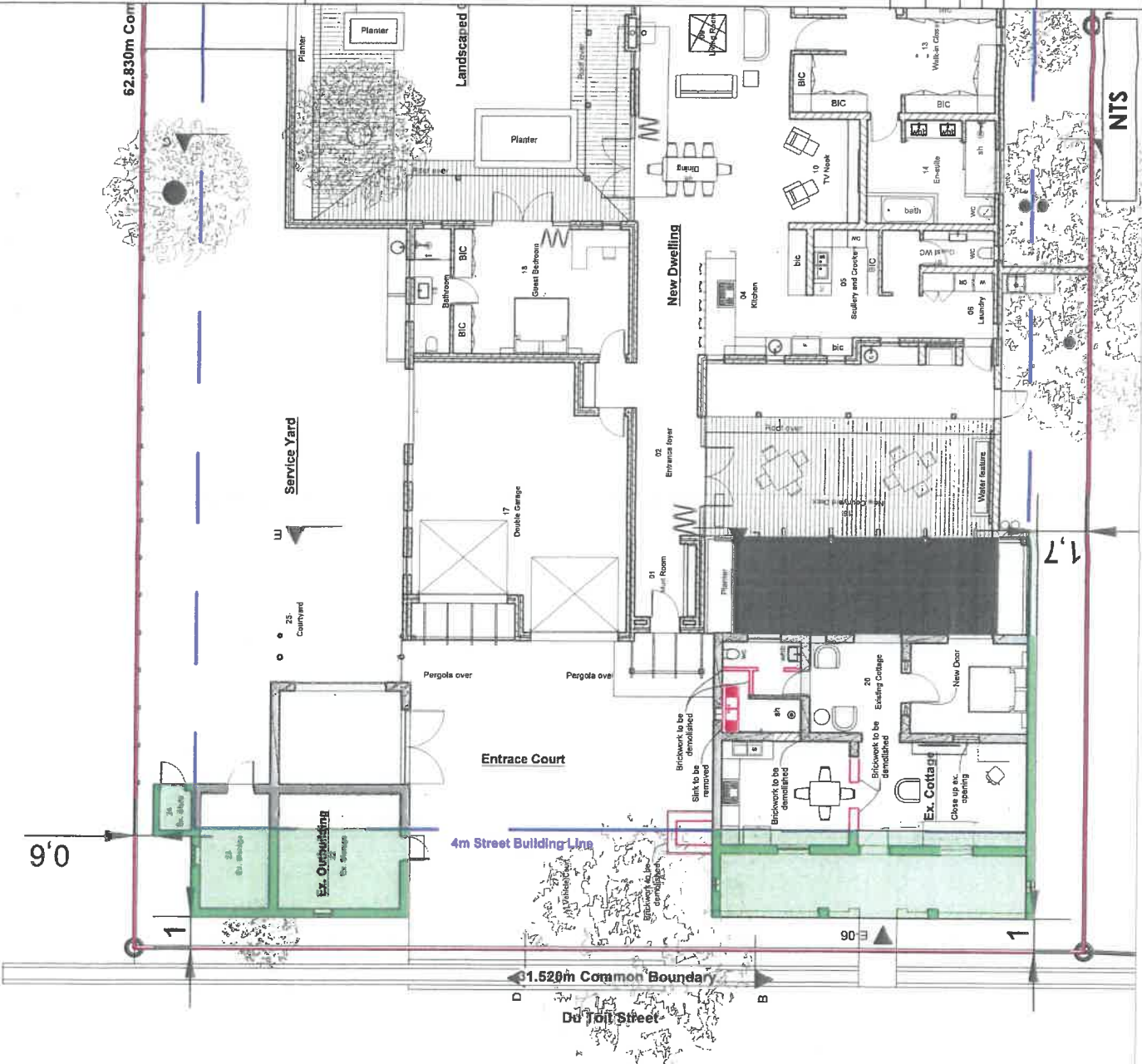
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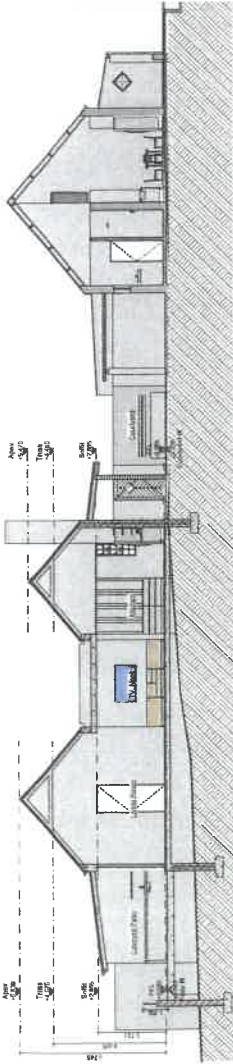
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Street Hermannus, 7200



Project Office
Town Planning & Project Management



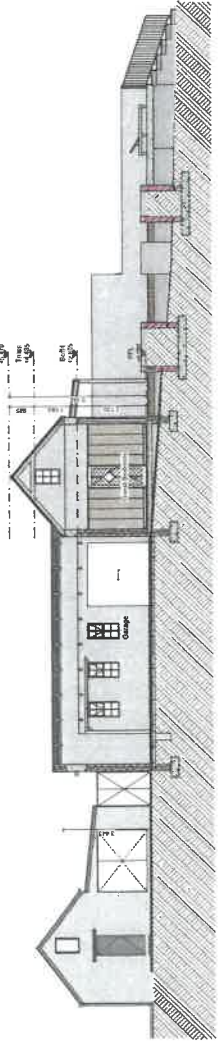
NOT TO SCALE



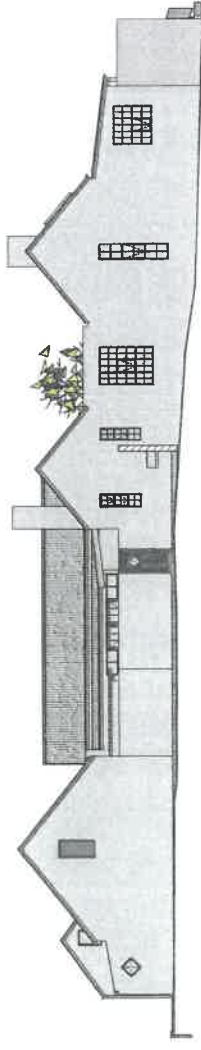
Section B 1:100



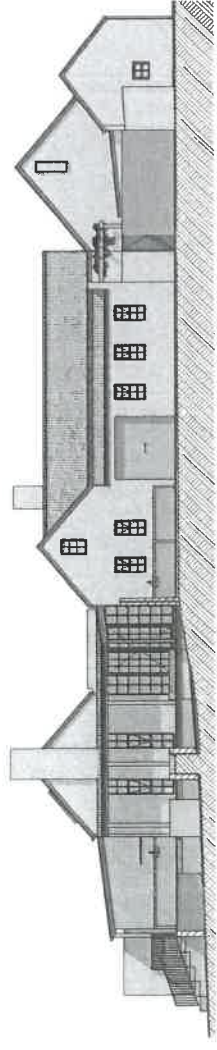
Section C 1:100



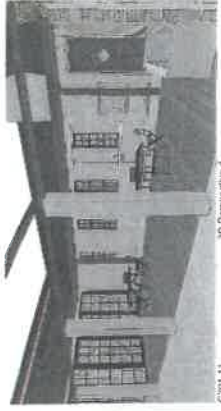
Section D 1:100



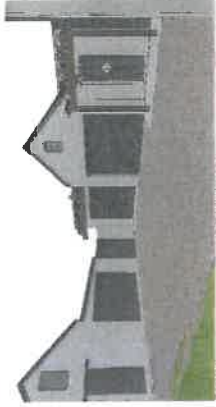
South East Elevation 1:100



North West Elevation 1:100



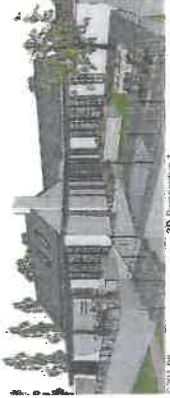
C201-11 3D Perspective 4



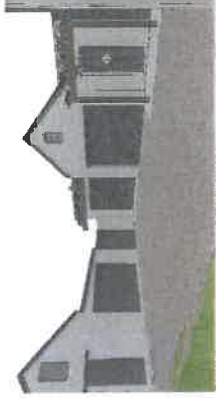
C201-12 3D Perspective 5



C201-13 3D Perspective 6



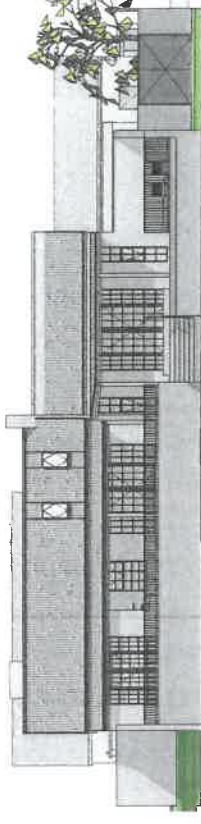
C201-14 3D Perspective 1



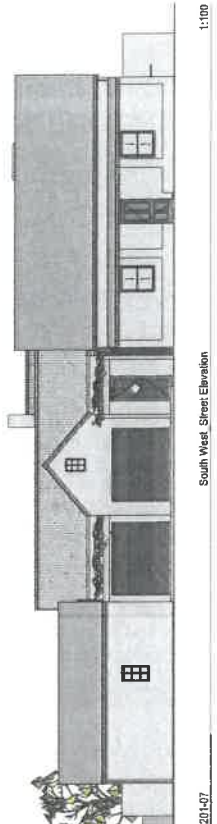
C201-15 3D Perspective 2



C201-16 3D Perspective 3



North East Elevation 1:100



South West Elevation 1:100



UN 4015 S Street Street, Glenview, IL 60045
 TEL: 708.447.8044
 WWW.URBANESTARCHITECTS.COM

Owls Barn

120, Oak Street
 Glenview, Illinois
 VICTOR C. COPELAND

NOTES:

CONSTRUCTION SHALL BE ACCORDING TO THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE. ALL DIMENSIONS ARE GIVEN IN REFERENCE TO THE FINISHED SURFACE UNLESS OTHERWISE NOTED. ELEVATIONS SHALL BE CONSIDERED IN CONNECTION WITH THE FINISHED SURFACE UNLESS OTHERWISE NOTED. CONTRACTOR TO KEEP ALL SET OF DRAWINGS UP TO DATE AND TO NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY CHANGES TO THE DRAWINGS. CONTRACTOR AND ENGINEER TO VERIFY ALL LOCAL AND STATE REQUIREMENTS IN ALL APPLICABLE JURISDICTIONS. ALL DIMENSIONS ARE GIVEN IN REFERENCE TO THE FINISHED SURFACE UNLESS OTHERWISE NOTED. ELEVATIONS SHALL BE CONSIDERED IN CONNECTION WITH THE FINISHED SURFACE UNLESS OTHERWISE NOTED. CONTRACTOR TO KEEP ALL SET OF DRAWINGS UP TO DATE AND TO NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY CHANGES TO THE DRAWINGS. CONTRACTOR AND ENGINEER TO VERIFY ALL LOCAL AND STATE REQUIREMENTS IN ALL APPLICABLE JURISDICTIONS. ALL DIMENSIONS ARE GIVEN IN REFERENCE TO THE FINISHED SURFACE UNLESS OTHERWISE NOTED. ELEVATIONS SHALL BE CONSIDERED IN CONNECTION WITH THE FINISHED SURFACE UNLESS OTHERWISE NOTED. CONTRACTOR TO KEEP ALL SET OF DRAWINGS UP TO DATE AND TO NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY CHANGES TO THE DRAWINGS. CONTRACTOR AND ENGINEER TO VERIFY ALL LOCAL AND STATE REQUIREMENTS IN ALL APPLICABLE JURISDICTIONS.

