

OVERSTRAND MUNISIPALITEIT
ERF 6302, FIR CLOSE 15, EASTCLIFF, HERMANUS:
AANSOEK OM OPHEFFING VAN BEPERKENDE
TITELAKTEVOORWAARDE EN AFWYKING: MNRE
PLANACTIVE TOWN & REGIONAL PLANNERS NAMENS
JP NEL

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoeke van toepassing op Erf 6320, Eastcliff, Hermanus naamlik:

Opheffing van 'n Beperkende Titelaktevoorwaarde

Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titelaktevoorwaarde C. (g). soos vervat in Titelakte T50087/2012 van die eiendom ten einde aanbouings tot die bestaande woning te akkommodeer, welke aanbouings die suid-westelike laterale boulyn oorskry.

Afwyking

Aansoek ingevolge Artikel 16(2)(d) van die Verordening vir die verslapping van die suide-westelike lateraleboulyn vanaf 1m na 0m om die voorgestelde veranderinge en te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weekdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus.

Enige kommentaar op die voorstel moet skriftelik wees in ooreenstemming met Artikels 51 en 52 van die Verordening en moet die Munisipaliteit (Patersonstraat 16, Hermanus / (e) alida@overstrand.gov.za) bereik voor of op **27 September 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek, asook die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr P Roux** by 0283138900.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, **HERMANUS**, 7200

Munisipale Kennisgewing Nr. 126/2024

OVERSTRAND MUNICIPALITY
ERF 6302, 15 FIR CLOSE, EASTCLIFF, HERMANUS:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED
CONDITION AND DEPARTURE: MESSRS PLANACTIVE
TOWN & REGIONAL PLANNERS ON BEHALF OF JP NEL

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), of the following applications applicable to Erf 6302, Eastcliff, Hermanus namely:

Removal Of a Restrictive Title Deed Condition

Application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed condition C. (g). as contained in Title Deed T50087/2012 of the property in order to accommodation additions to the existing dwelling, which additions encroach the south-western lateral building line.

Departure

Application in terms of Section 16(2)(d) of the By-Law to accommodate the relaxation of the south-western lateral building line from 1m to 0m for the proposed alterations and additions.

Details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus.

Any comments on the proposal must be in writing in accordance with Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) on or before, **27 September 2024**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to the Town Planner, **Mr. P. Roux** at 0283138900.

Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Municipal Notice No. 126/2024

UMASIPALA WASEOVERSTRAND
ISIZA ESINGU-ERF 6302, 15 FIR CLOSE, EASTCLIFF,
HERMANUS: ISICELO SOKUSHENXISA IMEKO
EZIYIMIQOBO KWIITAYITILE ZOBUNINI
NOKWAHLULA: NGABAKWA PLANACTIVE TOWN
& REGIONAL PLANNERS EGAMENI LIKA JP NEL

Kukhutshwe isaziso ngokwemiba yeSoloty lama-47 nelama48 nguMasipala waseOverstrand ngoMthethwana Wezicwangciso Zokusetyenziswa koMhlaba kaMasipala ku2020 (Umthethwana), esingicelolo esisebenza kwesi siza silandelayo isiza esinguErf 6302, Eastcliff, Hermanus ezibizwa:

Ukushenxiswa kweMeko Eziyimiqobo Kwiitayitile Zobunini

Isicelo ngokwemiba yeSoloty le16(2)(f) loMthethwana ongokushenxiswa kweemeko eziyimiqobo kwiitayitile zobunini C. (g). njengoko iquathwe kwiTayitile Yobunini T50087/2012 yomhlaba izongezo kwindawo yokuhlala esele ikhona, izongezo ezo ziphumela ngaphaya komda womgca wesakhiwo kwicala elikwintshona-esemazantsi wesakhiwo.

Ukwahlula

Isicelo sisebenza ngokwemiba yeSoloty le16(2)(d) loMthethwana ukulungiselela ukunyeniswa komgca wesakhiwo omelene necala elikwintshona-esemazantsi womgca wesakhiwo ukusuka kwiimitha ezing-1m ukuya ku 0m ngokwenguquko nezongezo eziphakanyiswayo.

linkcukacha ezipheleleyo ngesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela kwixesha eliphathi ko08:00 no16:30 kwiSebe: Lezicwangciso ngeDolophu kwa16 Paterson Street, Hermanus.

Naziphi na izimvo ezimayela nesi siphakamiso mazibhalwe ngokwezibonelelo zeSoloty loMthethwana-51 nelama-52 mazingeniswe kwaMasipala (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) zifike ngomhla oknaye ngaphambi ngomhla, **27 September 2024**, uchaze igama lakho, idilesi yakho neenkukacha ofumaneka kuzo, umda wakho kwesi sicelo, nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingathunyelwa kuMwangciso weDolophu, **Mnu. P. Roux** at 0283138900.

Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Inothisi kaMasipala Nomb. 126/2024



**PROPOSED REMOVAL OF A RESTRICTIVE TITLE DEED
CONDITION AND BUILDING LINE DEPARTURES**

ERF 6302 HERMANUS

OVERSTRAND MUNICIPALITY

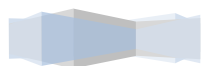
MOTIVATION REPORT

1. BACKGROUND

Plan Active Town & Regional Planners has been commissioned by Mr. J.P. Nel, the owner of Erf 6302 Hermanus, to apply for the removal of a restrictive Title Deed condition and to request building line departures for the subject property.

Erf 6302 is a developed townhouse property. Mr. Nel plans to undertake several modifications, including enclosing the first-floor stoep, constructing a braai area, demolishing the existing internal staircase, and constructing a new internal staircase within the southwestern lateral building line. Additionally, a section of the existing roof will be replaced to match the new roof proposed for the enclosed stoep, which will function as a braai room upon completion.

These changes are intended to enhance the owner's privacy, aligning with similar modifications made by the owner of the adjacent Erf 6883 Hermanus, who has also enclosed their first-floor stoep. To facilitate these renovations, it is necessary to remove the Title Deed's building line restrictions and the building lines prescribed in the Overstrand Municipal Land Use Scheme Regulations of 2020.



2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(f) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the **removal of a restrictive Title Deed condition** applicable to **erf 6302 Hermanus**;
- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for building line departures of **Erf 6302 Hermanus**.

3. NEED AND DESIRABILITY

3.1 PROPERTY DESCRIPTION

Erf 6302 Hermanus is located at 19 Fir Close, Fernkloof, Hermanus. For a detailed view, please refer to the enclosed locality plan and abstract below.



This property encompasses an area of 508 square meters and is registered under Title Deed No. T50087/2012.

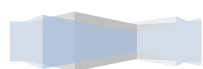
The property is fully developed and features a double-storey townhouse. The townhouse includes a garage, kitchen, dining room, living room, first-floor stoep, patio, deck, three bedrooms, and three bathrooms. Additionally, the property boasts a well-established garden, enhancing its appeal and functionality.

3.2 ZONING

Erf 6302 Hermanus has the following land use rights:

| ERF NUMBER | ZONING |
|-------------------|------------------------------------|
| Erf 6302 Hermanus | General Residential 1: Townhousing |

Surrounding properties are zoned for similar uses and also single residential, open space and public road purposes. Please refer to the Zoning Map abstract below:



3.3 LAND USE

Erf 6302 Hermanus, located at 19 Fir Close, Fernkloof, Hermanus, is designated for townhousing use under General Residential Zone 1. This zoning permits the development of townhouses and similar residential structures, which is consistent with the current use of the property as a double-storey townhouse.

The surrounding erven to the northeast and southwest are also zoned General Residential Zone 1, contributing to a cohesive and uniformly residential environment. In contrast, the erven to the northwest are zoned for single residential purposes, ensuring a variety of residential densities in the area. Additionally, the property abutting Erf 6302 Hermanus on the south eastern boundary is a public open space, creating a buffer between the subject property and Main Road.

3.4 THE POTENTIAL OF THE PROPERTY

Erf 6302 Hermanus presents significant potential for enhancing residential living standards while maintaining the area's established character. Located in a General Residential Zone 1 area, the property is ideally suited for townhouse development, offering opportunities for medium-density residential use.

The current double-storey townhouse on the property exemplifies this potential, providing ample living space and modern amenities. The property's strategic location, with single residential zones to the northwest and a public open space buffering it from Main Road to the southeast, further enhances its appeal.

These factors contribute to a balanced mix of residential densities and open spaces, promoting a harmonious and attractive living environment. The existing well-established garden and potential for further improvements, such as enclosing the stoep to create additional functional spaces, underscore the property's capacity for adaptive and high-quality residential use. This adaptability aligns with broader urban planning goals of fostering sustainable and versatile residential areas that can accommodate evolving lifestyle needs.

3.5 PROPOSAL

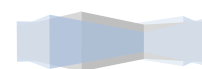
The following proposals are being made for Erf 6302 Hermanus:

1. The removal of a restrictive Title Deed condition in accordance with Chapter 4, Section 16(2)(f) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020. This involves removing condition C. (g) on page 4 of Title Deed No. T50087/2012 to facilitate the proposed enclosure of the first-floor stoep, the construction of a braai area, and the installation of a new internal staircase within the southwestern lateral building line.

2. Building line departures in accordance with Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to:
 - Enclose the existing first-storey stoep;
 - Construct a braai area;
 - Demolish and relocate the internal staircase.

The potential of the subject property is discussed in detail in Section 3.4, "Potential of the Property."

The owner intends to make several alterations and additions to the existing townhouse situated on Erf 6302 Hermanus. The townhouses situated on Erf 6302 and the adjacent Erf 6303 were constructed side by side without maintaining a lateral building line. The design of these townhouses includes high walls on both the southwestern and north-eastern sides of the first-floor stoep, as depicted in the accompanying photograph. These modifications aim to enhance the functionality and privacy of the property while maintaining its architectural coherence with the neighbouring townhouse.





Enclosing the stoep will significantly enhance the privacy for both the owner of the subject erf and the neighbouring owner, who has already enclosed their stoep, as depicted in the accompanying photograph below.



This modification will create a more secluded and comfortable outdoor living space, shielding it from external view and noise. For the owner of Erf 6302, this enclosed area will not only

provide a private retreat but also add functional living space that can be used year-round, regardless of weather conditions. Additionally, it will harmonize with the neighbouring property's existing structure, ensuring visual continuity and mutual privacy between the two residences. The enclosed stoep will effectively act as a buffer, enhancing the overall residential experience by fostering a sense of seclusion and tranquillity for both homeowners. This consideration of mutual privacy is crucial in maintaining good neighbourly relations and preserving the residential character of the area.

The proposed internal changes within the building lines include the relocation of the staircase within the existing townhouse to create a new access point to the proposed braai room. The open first-floor stoep will be transformed into a braai room by adding a roof, installing folding windows facing northwest, and incorporating a braai. While a new outer wall and chimney will be visible, these additions will adhere to the same architectural style as the existing structure, ensuring aesthetic consistency throughout the alterations.

These modifications are designed to blend seamlessly with the current design, minimizing any visual impact on the neighbouring property, Erf 6303 Hermanus. The folding windows and the new outer wall will complement the existing architecture, providing a cohesive look that respects the neighbourhood's character. The enclosed braai room will contain noise, thus minimizing any potential disturbance to the neighbours.

Overall, these changes prioritize both enhanced functionality and aesthetic harmony, ensuring that the improvements contribute positively to the living experience of the owner while maintaining the privacy and enjoyment of the adjoining residents.

The enclosed stoep measures approximately 15 square meters in extent. The modifications will adhere to the 8-meter height restriction, ensuring compliance with local building regulations. However, the braai's chimney will slightly exceed the 8-meter height limit. Despite this, it remains compliant with Section 16.1.1(b) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, which permits certain encroachments on height restrictions. Specifically, Section 16.1.1(b)(ii) stipulates that "a chimney that encroaches upon the height restriction may not be more than 1 meter in width."

The proposed chimney will conform to this guideline, ensuring that it does not exceed the permitted width, thus maintaining regulatory compliance. This thoughtful design ensures that the structural integrity and aesthetic coherence of the property are preserved while adhering to municipal standards. The slight height encroachment by the chimney is managed within

the allowable limits, ensuring minimal visual impact on the surrounding properties and maintaining the overall harmony of the neighbourhood.

The total coverage after all additions and alterations have been completed is $\pm 42.92\%$ where the maximum allowable coverage is 60% in terms of the Overstrand Municipality Zoning Scheme Regulations. Please refer the attached set of building plans depicting the proposed alterations and additions in detail.

Title Deed No. T50087/2012 has a restrictive title deed condition that need to be removed to accommodate the proposed enclosed first storey stoep to become a braai room, a braai, and the relocation of a staircase. Please refer to the enclosed conveyancer certificate received from Stadler & Swart Incorporated dated 12 July 2024. The restriction reads as follow:

Page 4, Paragraph C(g): "No building shall be erected within one comma five seven (1.57) metres of the common boundary of any Lots in the above township save where such Lots are owned by one and the same individual. "

Please note that we are not addressing the existing encroachments due to the fact that the existing townhouse has been approved as such at its current position.

The reasons for the removal of the condition specified above are as follow:

- The aforementioned restriction prohibits the construction of any building within 1.57 meters from the boundary. The existing townhouse, however, was approved and constructed directly onto the south-western boundary, potentially due to an oversight of the Title Deed condition. The proposed enclosure of the existing first-storey stoep, which will be converted into a braai room, along with the construction of a braai and a new staircase, falls within the specified building line of 1.57 meters as stipulated in the Title Deed.

Section 39(5) of the Land Use Planning Act (LUPA), 2014, stipulates that a Municipality should have regard to the following factors when considering the "removal, suspension or amendment of a restrictive condition":

- ***The financial or other value of the rights in terms of the restrictive conditions enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement***

The restrictive conditions outlined in the Title Deed of Erf 6302 Hermanus confer specific rights that hold significant financial and other values, both to the owner of the subject property and to neighbouring property owners.

For the owner of Erf 6302, the removal of the restrictive condition, specifically the 1.57-meter building line from the boundary, enables the planned modifications and enhancements to the property. These modifications include the enclosure of the first-floor stoep to create a braai room, the construction of a braai, and the relocation of the internal staircase. Such improvements are expected to increase the property's market value by enhancing its functionality, privacy, and aesthetic appeal. The addition of modern amenities like a braai room and the reconfiguration of internal spaces to improve flow and usability further contribute to the property's attractiveness to potential buyers or renters, thereby elevating its financial value.

The restrictive condition also holds value for the neighbouring property owners. For instance, the erven to the northeast and southwest, zoned as General Residential Zone 1, benefit from the orderly development that these restrictions ensure. They maintain a uniform building line, contributing to the aesthetic coherence and overall property values within the neighbourhood. The public open space buffering the south-eastern boundary from Main Road provides additional privacy and reduces noise, enhancing the living conditions and value of adjacent properties.

However, the relaxation of the restrictive condition for Erf 6302 is designed to be in harmony with the existing neighbourhood character. The planned architectural modifications will adhere to the same style, ensuring minimal visual impact and maintaining the residential appeal. The proposed changes, including the slight encroachment of the chimney beyond the 8-meter height restriction, comply with Section 16.1.1(b)(ii) of the Overstrand Municipality's Amendment By-law, which permits such encroachments under specific conditions.



From a broader community perspective, the removal of a restrictive condition may also facilitate more practical and efficient use of land. This aligns with urban planning principles that promote the optimized use of residential spaces to meet evolving lifestyle needs. Such flexibility can lead to a more vibrant and adaptable residential community, which can have a positive impact on property values and community satisfaction.

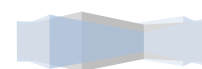
In conclusion, while the restrictive conditions confer rights that have considerable value, both financially and otherwise, the careful and considerate removal of the restriction for Erf 6302 Hermanus is expected to enhance the property's value significantly without negatively impacting neighbouring properties. The proposed modifications will improve the functionality and privacy of the property, contributing to a higher quality of living and potentially increasing the overall desirability and value of the residential area.

- ***The personal benefits which accrue to the holder of rights in terms of the restrictive conditions***

The restrictive condition associated with Erf 6302 Hermanus provides personal benefits to the holders of these rights, encompassing both the current property owner and the neighbouring property owners.

For the owner of Erf 6302, the removal of the restrictive condition allows for significant personal benefits. By enclosing the first-floor stoep to create a braai room, constructing a braai, and relocating the internal staircase, the owner can significantly enhance the living experience within the property. These improvements provide greater functionality and flexibility in the use of the living space, offering an enhanced lifestyle with more comfortable and modern amenities. The new braai room, with its folding windows and enclosed structure, offers a private and enjoyable area for entertaining guests, dining, and relaxation, irrespective of weather conditions.

The relocation of the staircase to improve internal access to the new braai room ensures a smoother and more practical layout within the townhouse, improving the day-to-day living experience. These changes not only enhance the immediate quality of life for the property owner but also increase the property's overall appeal and utility.



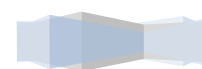
- ***The personal benefits which will accrue to the person seeking the removal of the restrictive conditions, if they are removed***

The removal of the restrictive conditions for Erf 6302 Hermanus will provide substantial personal benefits to the property owner. By lifting these restrictions, the owner can proceed with planned modifications, including the enclosure of the first-floor stoep to create a braai room, the construction of a braai, and the relocation of the internal staircase. These enhancements will significantly improve the functionality and aesthetic appeal of the property, creating a more comfortable and modern living space.

The new braai room will offer a private, versatile area for entertaining and relaxation, while the redesigned internal layout will facilitate better movement and use of the townhouse. Additionally, these improvements are expected to increase the property's market value, providing the owner with both immediate lifestyle benefits and long-term financial gains. Overall, the removal of the restrictive conditions will enable the owner to fully utilize and enjoy the property, aligning it with their personal needs and preferences.

- ***The social benefit of the restrictive conditions remaining in place in its existing form***

The current restrictive condition on Erf 6302 Hermanus offers a social benefit to the community, despite historical variances in implementation. By upholding these regulations, the neighbourhood preserves a cohesive and visually appealing environment. While the 1.57-meter building line has not consistently been enforced in the past, the construction of townhouses on Erven 6302 and 6303 Hermanus side by side without a building line has fostered a sense of continuity and architectural harmony. Maintaining these regulations now ensures adequate spacing between properties, promoting privacy, minimizing noise disturbances, and reducing the likelihood of disputes between neighbours. These measures promote a stable and orderly development pattern that enhances community satisfaction and strengthens neighbourhood bonds by preserving the collective enjoyment of the area. Overall, the adherence to these restrictive conditions positively shapes the social fabric and enhances the quality of life within the community.



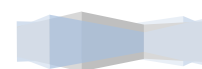
- ***The social benefit of the removal or amendment of the restrictive conditions***

The removal or amendment of restrictive conditions, such as the 1.57-meter building line on Erf 6302 Hermanus, could yield significant social benefits for the community. By adjusting these regulations, there is an opportunity to modernize and optimize the use of residential space in alignment with current needs and preferences. This flexibility could foster a more inclusive and adaptable neighbourhood environment, encouraging innovative architectural designs that enhance liveability and aesthetic appeal. Additionally, the modification of these restrictions may promote more efficient land use, potentially accommodating increased residential density while still maintaining a harmonious streetscape. Such changes can contribute to a more dynamic and resilient community, where residents can enjoy improved access to amenities and a greater sense of neighbourhood cohesion. Moreover, the adaptation of restrictive conditions can support sustainable urban development practices, promoting environmental stewardship and enhancing overall quality of life for residents. In essence, the thoughtful removal or amendment of restrictive conditions has the potential to enrich the social fabric of the community by promoting progressive and responsive urban planning principles.

- ***Whether the removal, suspension or amendment of the restrictive conditions will completely remove all rights enjoyed by the beneficiary or only some of those rights***

The removal, suspension, or amendment of the restrictive conditions will selectively adjust certain rights while enhancing their value to accommodate new structures, without completely removing all rights enjoyed by the beneficiaries. This approach is preferable given the land use restrictions defined in the Overstrand Municipality Land Use Scheme Regulations, which will continue to apply to maintain the area's character and minimize any adverse impact on others' rights. The outcome of these actions depends on the specific nature and scope of the changes made, with some adjustments potentially affecting the extent of property development while leaving other conditions intact. Complete removal of a restrictive condition could either eliminate specific rights entirely or introduce new limitations, influenced by the regulatory framework and objectives governing the property in question. Thus, the impact of such actions varies based on the legal and regulatory context governing the property.

There is no bond registered against erf 6302 Hermanus.



From the above as well as the motivation in Sections 3.4 and 3.5 of this report it is evident that the removal of the restrictive title deed condition can be favourably considered.

Secondly, an application for a **building line departure** of Erf 6302 Hermanus is submitted to:

Relax the south-western building line from 1 meter to 0 meters in terms of the Overstrand Municipality Land Use Scheme, applicable to erven zoned as General Residential 1: Townhousing, for the proposed alterations and additions.

As detailed earlier in this report, the proposal involves enclosing the existing open first-floor stoep to convert it into a braai room. The north-eastern and south-western sides of the stoep are currently bordered by the kitchen's outer wall within the townhouse on Erf 6302 Hermanus and the outer wall of the adjoining townhouse's enclosed stoep, respectively. Stack windows will be installed on the north-western side of the proposed braai room, facing the internal road of the complex and the mountains.

A new roof will span between the aforementioned walls, and the existing roof covering the living room and staircase will be replaced to match the new roof of the braai room. A braai will be constructed within the proposed braai room, situated close to the south-western boundary and within the 1-meter building line.

Additionally, an existing internal staircase will be relocated to the south-west to enhance the flow and functionality between the ground floor and the first floor. The proposed internal staircase will be positioned near the lateral boundary within the 1-meter south-western lateral building line.

To facilitate the enclosure of the open first-floor stoep into a braai room and accommodate the construction of a braai and internal staircase, we are seeking approval for a relaxation of the building line from 1 meter to 0 meters to accommodate these structures.



3.6 ECONOMIC IMPACT

The proposed alterations and additions to Erf 6302 Hermanus are anticipated to have a positive economic impact on both the property and the surrounding community. The planned modifications, which include the enclosure of the first-floor stoep into a braai room, the construction of a new braai, and the relocation of the internal staircase, are expected to enhance the property's market value significantly.

By upgrading the townhouse with modern amenities and improved functionality, the owner can expect an increase in the overall market value of the property. These enhancements make the property more appealing to potential buyers or renters, thereby increasing its competitiveness in the real estate market. The addition of a braai room, complete with a new roof, stack windows, and a braai, aligns with current lifestyle preferences, further boosting its desirability and economic value.

The improvements to Erf 6302 can also have a positive ripple effect on surrounding property values. As individual properties within a community are upgraded and modernized, the overall perception of the area improves, which can lead to a general increase in property values. This is particularly relevant in neighbourhoods where cohesive and aesthetically pleasing developments contribute to a more attractive living environment.

The construction work required for these modifications will involve local contractors, builders, and suppliers, thereby contributing to the local economy. The demand for construction materials, labour, and related services can provide economic benefits to the community, supporting local businesses and potentially creating job opportunities.

In the long term, the subsequent property improvements can lead to more efficient and optimal use of residential spaces. This aligns with urban development goals of maximizing land use while maintaining environmental and community standards. Improved property utilization can lead to increased property tax revenues for the municipality, which can be reinvested in local infrastructure and services, further enhancing the community's economic vitality.

By accommodating modern living requirements and promoting sustainable development practices, the proposed changes to Erf 6302 Hermanus contribute to the broader economic stability and growth of the area. Properties that adapt to changing needs and preferences tend to retain their value better over time, ensuring long-term economic resilience for both individual property owners and the community as a whole.

In conclusion, the proposed modifications to Erf 6302 Hermanus are expected to have a beneficial economic impact, enhancing property values, supporting the local economy through construction activities, and contributing to sustainable community development. These changes align with broader urban planning objectives, promoting a thriving and economically robust neighbourhood.

3.7 SOCIAL IMPACT

The proposed alterations and additions to Erf 6302 Hermanus are anticipated to bring several positive social impacts, enhancing the quality of life for the property owner, neighbouring residents, and the broader community.

The enclosure of the first-floor stoep into a braai room, construction of a braai, and relocation of the internal staircase will significantly enhance the functionality and liveability of the townhouse. These upgrades provide the owner with more usable space and modern amenities, fostering a comfortable and enjoyable living environment. The new braai room offers a dedicated area for social gatherings, family activities, and relaxation, contributing to a higher standard of living.

The proposed changes, including the installation of stack windows on the north-western side of the braai room and the construction of a new roof, are designed to harmonize with the existing architectural style of the townhouse and the adjoining property on Erf 6303 Hermanus. This aesthetic continuity not only enhances the visual appeal of the properties but also maintains the overall character of the neighbourhood. The high walls and enclosed spaces provide mutual privacy benefits for both the owner and neighbouring residents, fostering a sense of security and comfort.

The thoughtful design and execution of these modifications promote a cohesive neighbourhood environment. By maintaining architectural harmony and improving property aesthetics, these changes contribute to a positive community identity. The improved property on Erf 6302 can serve as an example for other residents, encouraging similar enhancements and upgrades that collectively elevate the neighbourhood's standard.

The addition of a braai room, a common feature in South African homes, supports social cohesion by providing a dedicated space for social interaction and communal activities. This

space can facilitate gatherings, celebrations, and community engagement, strengthening social bonds among residents. Such interactions are vital for fostering a supportive and connected community.

The proposed modifications have been designed with careful consideration of their impact on neighbouring properties. The high walls and enclosed design ensure that the changes do not intrude on neighbours' privacy or negatively affect their living conditions. The relocation of the internal staircase and the construction of the braai are planned to minimize noise and disruption, maintaining a peaceful and harmonious neighbourhood atmosphere.

In the long term, the enhancement of properties like Erf 6302 can lead to a more dynamic and adaptable community. As properties are upgraded to meet modern standards and preferences, the overall attractiveness of the neighbourhood increases, potentially attracting new residents and fostering a vibrant, diverse community. This adaptability ensures that the neighbourhood remains relevant and desirable, supporting the long-term social well-being of its residents.

In conclusion, the proposed alterations and additions to Erf 6302 Hermanus are expected to yield substantial social benefits. By improving living conditions, enhancing privacy and aesthetic harmony, fostering community integration and social cohesion, and ensuring minimal disruption to neighbours, these changes contribute positively to the social fabric of the neighbourhood.

3.8 COMPATIBILITY WITH SURROUNDING LAND USES

The proposed alterations and additions to Erf 6302 Hermanus have been carefully considered to ensure compatibility with the surrounding land uses, despite the need for a building line departure. This section outlines how the planned modifications align with the existing residential character and the broader urban context of the area.

Erf 6302 is zoned as General Residential 1: Townhousing, consistent with the zoning of neighbouring properties to the north-east and south-west. While the proposed enclosure of the first-floor stoep, construction of a braai, and relocation of the internal staircase necessitate the removal of a restrictive Title Deed condition and building line departure from 1 meter to 0 meters, these modifications remain in line with the character of the surrounding properties.

The removal of a restrictive Title Deed condition and building line departure is carefully designed to maintain the residential nature of the property and ensure the proposed structures are harmonious with the existing urban fabric.

The proposed changes are designed to harmonize architecturally with the adjoining townhouse on Erf 6303 and other neighbouring properties. The high walls on the north-eastern and south-western sides of the stoep create a seamless transition between properties, preserving the aesthetic coherence of the area. The new roof and stack windows are in keeping with the existing design elements, ensuring that the modifications do not disrupt the visual harmony of the neighbourhood. This architectural consistency supports a cohesive and appealing streetscape, enhancing the overall character of the community.

The properties to the north-west of Erf 6302 Hermanus are zoned for single residential purposes, while the property abutting Erf 6302 Hermanus on the south-eastern boundary is designated as a public open space, providing a buffer between the subject property and the Main Road. The proposed modifications consider the presence of these surrounding land uses by maintaining appropriate setbacks and minimizing potential impacts. The enclosed braai room and relocated staircase are designed to ensure that privacy and tranquillity are preserved for both the property owner and neighbouring residents.

By enclosing the first-floor stoep and converting it into a braai room, the proposed modifications enhance privacy for both the owner of Erf 6302 Hermanus and the adjoining owner of Erf 6303 Hermanus, who has already enclosed their stoep. This mutual enhancement of privacy fosters a sense of security and comfort, contributing to the overall quality of life within the neighbourhood. The relocation of the internal staircase to improve flow and functionality within the townhouse further ensures that the modifications are practical and beneficial without negatively affecting neighbouring properties.

The proposed changes are designed to preserve the character and liveability of the neighbourhood. By maintaining the architectural style, the modifications ensure that the overall look and feel of the area remain consistent. The enhancements to Erf 6302 Hermanus, including the new braai room and improved internal layout, contribute to the modernization and improvement of the property while respecting the established residential environment.

In summary, the proposed alterations and additions to Erf 6302 Hermanus are compatible with surrounding land uses, even with the requested building line departure. The modifications align with zoning regulations, harmonize architecturally with neighbouring properties, and

consider the impact on adjacent land uses. By enhancing privacy, functionality, and the overall aesthetic appeal of the property, these changes contribute positively to the character and liveability of the **neighbourhood**, supporting a vibrant and cohesive community.

3.9 IMPACT ON EXTERNAL ENGINEERING SERVICES

All services on the subject property already exist, and additional services are not required. Therefore, the proposal will not negatively impact the existing services provided by the Overstrand Municipality.

3.10 IMPACT ON SAFETY, HEALTH AND WELLBEING OF SURROUNDING COMMUNITY

The proposed alterations and additions to Erf 6302 Hermanus have been designed with careful consideration of their impact on the safety, health, and wellbeing of the surrounding community. This section addresses the potential effects of the modifications and outlines measures taken to ensure a positive outcome.

The proposed changes, including the enclosure of the first-floor stoep into a braai room, the construction of a braai, and the relocation of the internal staircase, adhere to building safety standards and regulations. These modifications will be executed with proper structural integrity and fire safety measures. The addition of a braai room, complete with a chimney, is designed to ensure that smoke and fire hazards are minimized, adhering to municipal safety guidelines. The building line departure from 1 meter to 0 meters has been carefully evaluated to ensure that it does not compromise the structural safety of the property or adjacent buildings.

The proposed alterations are not anticipated to negatively impact the health of the surrounding community. The construction process will follow environmental and health regulations to minimize dust, noise, and other pollutants. Additionally, the enclosed braai room and relocation of the staircase are designed to improve indoor air quality and circulation within the townhouse. Proper ventilation systems will be incorporated to ensure that smoke from the braai area does not affect indoor air quality or the immediate outdoor environment.

The proposed modifications are expected to enhance the wellbeing of both the property owner and neighbouring residents. By creating a more functional and aesthetically pleasing living space, the improvements contribute to a higher quality of life. The enclosed braai room offers a dedicated space for family gatherings and social activities, fostering stronger community ties and enhancing social wellbeing. The enhanced privacy provided by the new design ensures that residents can enjoy their living spaces without undue intrusion, promoting a sense of security and comfort.

During the construction phase, efforts will be made to minimize disruption to the surrounding community.

In the long term, the proposed changes to Erf 6302 Hermanus are expected to contribute positively to the overall safety, health, and wellbeing of the community. By enhancing the property's aesthetic appeal and functionality, these improvements support the broader goals of urban development and community wellbeing. The thoughtful design and execution of the modifications ensure that they complement the existing neighbourhood character while providing modern, comfortable living spaces that meet contemporary standards.

In conclusion, the proposed alterations and additions to Erf 6302 Hermanus are designed to ensure the safety, health, and wellbeing of the surrounding community. By adhering to safety standards, minimizing health impacts, enhancing residents' wellbeing, and reducing disruption during construction, these modifications are expected to contribute positively to the community's overall quality of life.

3.11 IMPACT ON HERITAGE

The application does not involve altering the character of a site larger than 5,000m². Therefore, the proposed application for the departure does not trigger Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

Erf 6302 Hermanus is not situated within the Heritage Protection Overlay Zone as defined by the Overstrand Municipality's Zoning Scheme (2020). Additionally, the subject property is not designated for heritage conservation according to the Overstrand Municipal Growth Management Strategy (2010).

In light of the above, it is clear that the proposed removal of a restrictive Title Deed condition and building line departure will not negatively impact the heritage value of the Greater Hermanus area.

3.12 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed removal of a restrictive Title Deed condition and building line departure does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

The subject property is not situated within the Overstrand Municipality's Zoning Scheme Environmental Management Overlay Zone (2020).

3.13 TRAFFIC IMPACT, PARKING AND ACCESS

The subject property abuts Fir Close on its north-western boundary. The property will continue to take access from Fir Close. The existing driveway and garage will remain as is. The proposed alterations and additions have no impact on access, parking and traffic.

3.14 TITLE DEED

Title Deed No. T50087/2012 has a restriction that needs to be removed to accommodate the proposed closure of the first storey stoep to be repurposed and used as a braai room, the construction of a braai and the relocation of an internal staircase on Erf 6302 Hermanus. A conveyancer's certificate compiled by Stadler & Swart Incorporated dated 12 July 2024 is attached. The removal of the restrictive Title Deed condition is described in detail in Section 3.5 of the report.

There is no bond registered against the subject property.



3.15 **FORWARD PLANNING AND LAND USE DOCUMENTS**

The *Overstrand Spatial Development Framework (2020)* earmarks the area where Erf 6302 Hermanus is situated, for urban development purposes. The zoning and use of the subject property will remain unchanged (General Residential 1: Townhousing). As a result, the impact of the proposed removal of a restrictive Title Deed condition and building line departure on the spatial integrity of the area will be minimal and is therefore consistent with the Overstrand SDF (2020).

The *Overstrand Municipal Growth Management Strategy (OMGMS, 2010)* specifies that Erf 6302 Hermanus forms part of Planning Unit No. 8. Density increase is not proposed for this planning unit. No additional portions or second dwelling units are proposed with this application. The status quo of the area will remain unchanged. The land use application for the subject property therefore falls within the existing planning for the Hermanus East area.

The proposal will promote land development in a location that is sustainable. The proposed removal of a restrictive Title Deed condition and building line departure are to an improved erf within an established residential area and will not impact on urban sprawl or upon a sensitive environment.

The impact on the overall density of this part of Hermanus will therefore be kept to a minimum since the proposed application still promotes a low-density residential area.

From the above it is evident that the proposed development **adheres and complies** with the relevant municipal spatial planning policies.

3.16 **PLANNING PRINCIPLES**

The planning principle of spatial resilience does not apply to this application.



Spatial justice: Spatial justice is a key principle in urban planning and development that seeks to address and rectify historical and systemic inequalities in the distribution of land, resources, and services. It emphasises equitable access to essential amenities, such as housing, healthcare, education, and public transportation, regardless of a community's socioeconomic status. In the context of Erf 6302 Hermanus, the proposed alterations and additions aim to enhance the property's functionality and liveability, contributing to a more inclusive and balanced urban environment. By improving the quality of housing and ensuring compliance with modern standards, this project aligns with the broader goals of spatial justice, promoting fairness and accessibility within the community. Furthermore, the thoughtful design and execution of these changes are intended to integrate seamlessly with the surrounding area, fostering a cohesive and equitable neighbourhood. Through these efforts, the development supports the creation of a more just and inclusive spatial framework, where all residents can enjoy improved living conditions and opportunities for social and economic advancement.

Spatial sustainability: Spatial sustainability focuses on the responsible and efficient use of land and resources to ensure long-term environmental, economic, and social viability. In the context of Erf 6302 Hermanus, the proposed alterations and additions have been designed with spatial sustainability in mind. By optimizing the existing space and enhancing the functionality of the property, the project aims to meet current needs without compromising the ability of future generations to meet theirs. The use of sustainable building practices, materials, and designs helps to minimize environmental impact, reduce waste, and enhance energy efficiency. Moreover, by aligning with the broader urban planning goals of the Overstrand Municipality, the development promotes a balanced and resilient community structure. This approach ensures that growth and development are managed in a way that protects natural resources, supports economic stability, and enhances the quality of life for all residents, contributing to a more sustainable and harmonious urban environment.

Efficiency: Efficiency in urban planning and development is about optimizing resources to achieve maximum functionality and benefit with minimal waste and cost. The proposed alterations and additions to Erf 6302 Hermanus embody this principle by making thoughtful use of the existing space and infrastructure. The relocation of the internal staircase and the enclosure of the first-floor stoep into a braai room enhance the property's utility and flow, improving the overall living experience without necessitating extensive new construction. By incorporating energy-efficient materials and designs, the project reduces long-term operational costs and environmental impact. This focus on efficiency not only benefits the property owner by creating a more comfortable and functional living space but also aligns with

broader community goals of sustainable development and resource conservation. Through these efforts, the development at Erf 6302 Hermanus sets a precedent for smart, efficient urban design that maximizes value and minimizes waste.

Good administration: Our firm is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020.

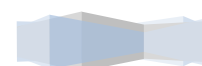
4. RECOMMENDATION

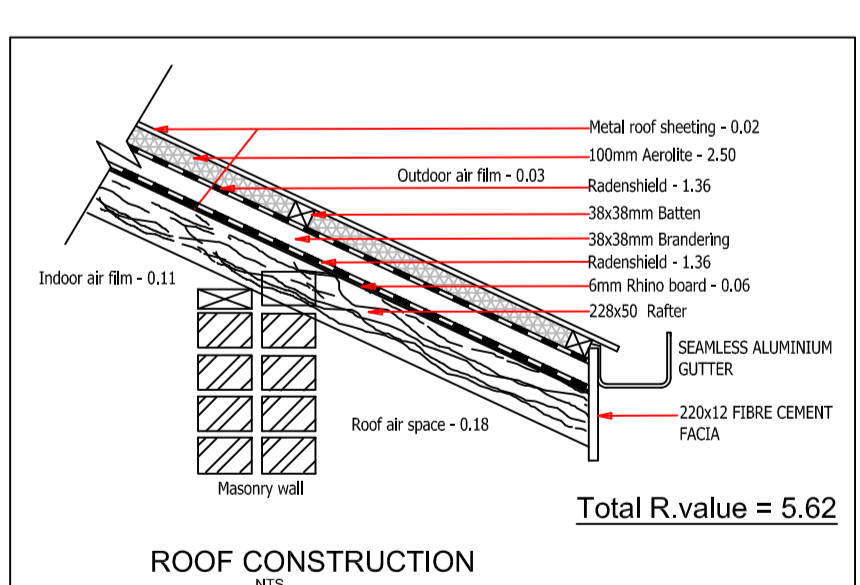
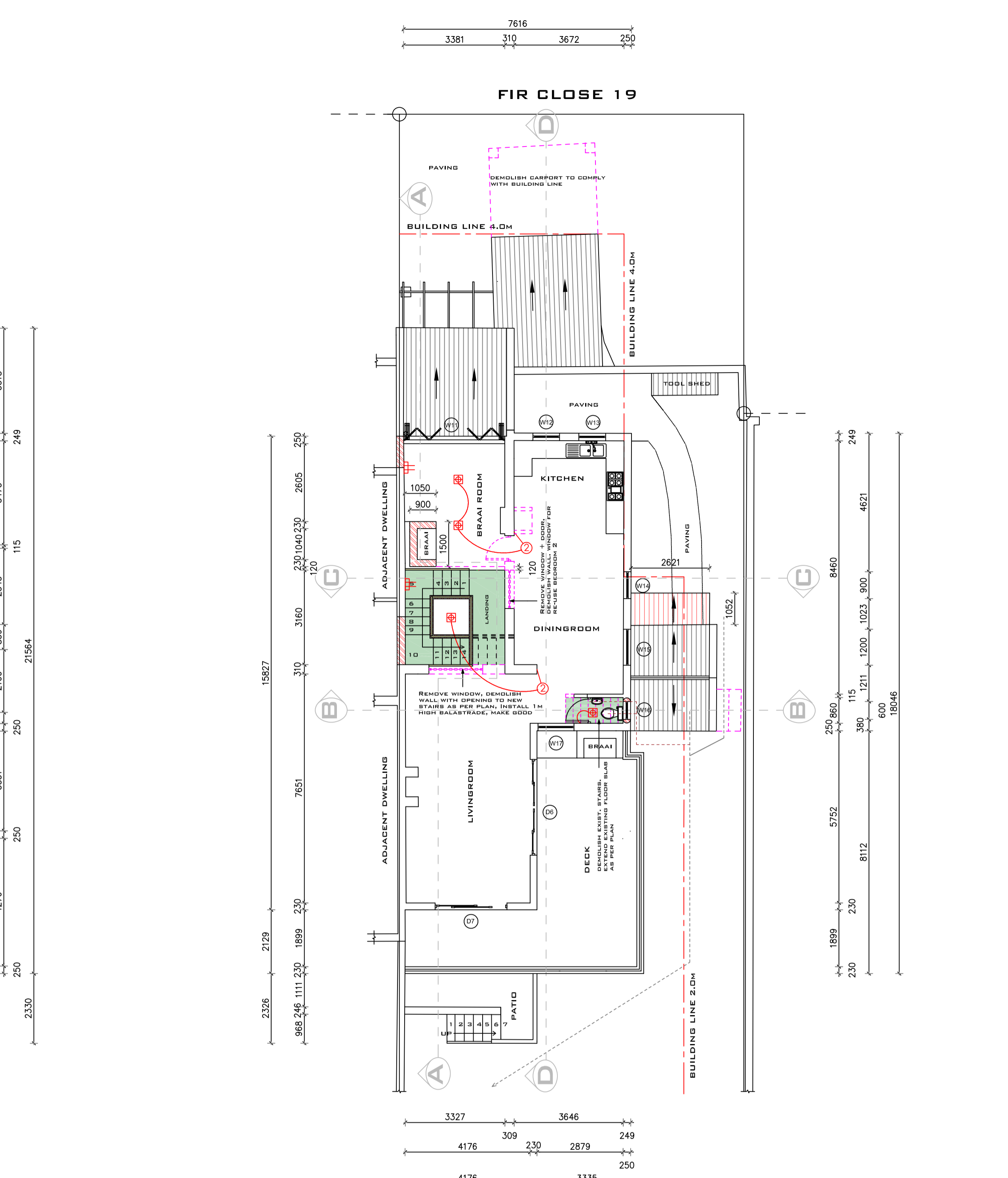
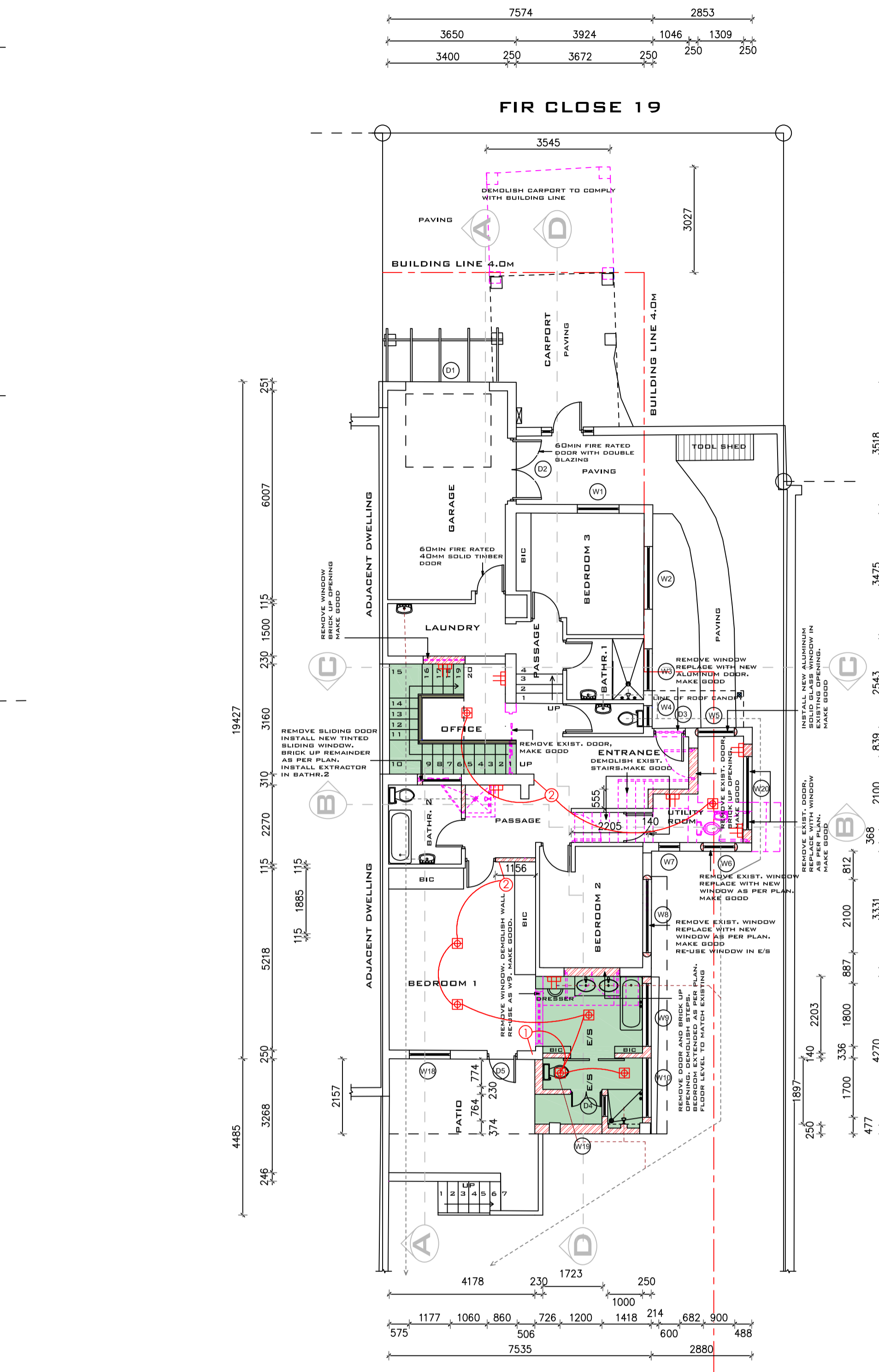
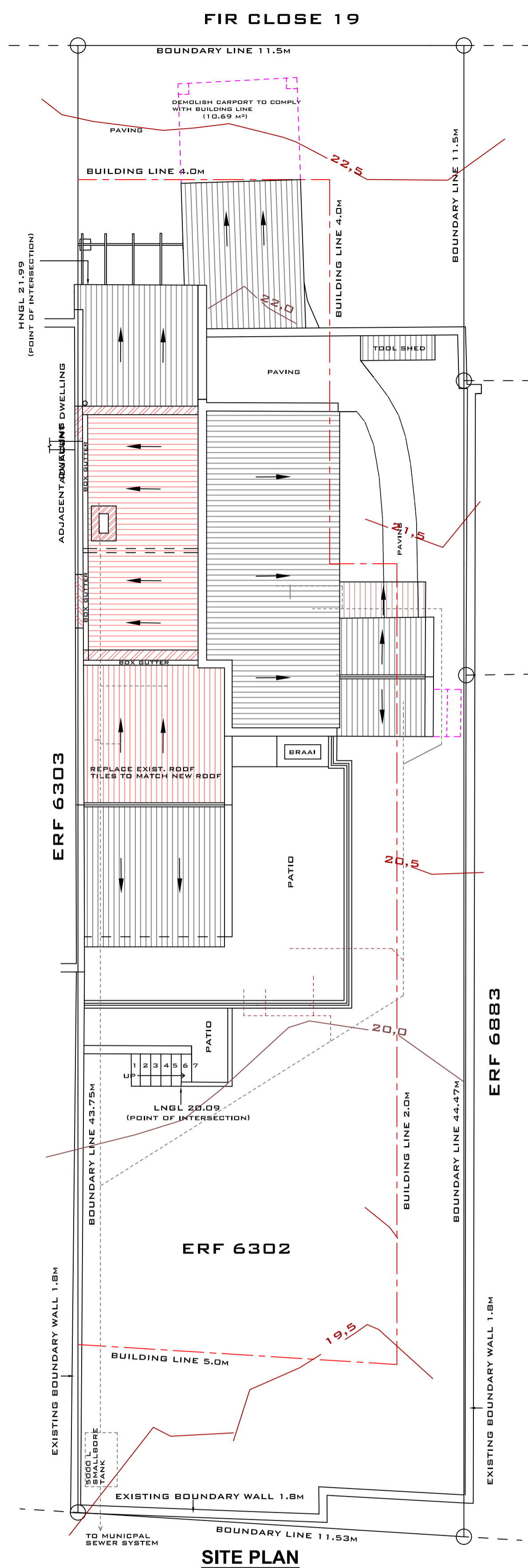
Based on the comprehensive analysis of Erf 6302 Hermanus and considering all relevant factors, the following recommendations are made for the removal of the restrictive Title Deed condition and the departure from the lateral building line:

- The proposed alterations and additions are consistent with the General Residential 1: Townhousing zoning of the property and align with the land use patterns in the surrounding area.
- The design of the alterations, including the enclosed braai room and relocated internal staircase, harmonizes with the existing architectural style of the townhouse and neighbouring properties, preserving the aesthetic coherence of the area.
- Enclosing the first-floor stoep into a braai room enhances privacy for both the owner of Erf 6302 Hermanus and the adjoining owner of Erf 6303 Hermanus. The relocation of the internal staircase improves the internal flow and functionality of the townhouse.
- The proposed changes are designed to minimize disruption and adverse impacts on neighbouring properties. The construction will adhere to safety and environmental standards, ensuring that noise, dust, and other pollutants are controlled during the process.

- The removal of the restrictive condition and building line departure will selectively adjust certain rights while enhancing their value, with all other Title Deed conditions remaining intact.
- The proposed alterations and additions are expected to increase the property value and contribute positively to the social fabric of the community by creating a more functional and aesthetically pleasing living space.
- The proposed alterations and additions adhere to building safety standards and regulations, ensuring that the modifications do not compromise the safety, health, or wellbeing of the surrounding community.
- The property is not located within a Heritage Protection Overlay Zone, and the proposed changes will not negatively impact the heritage value of the Greater Hermanus area.
- The proposed changes contribute to spatial justice by enhancing the property's functionality and liveability, promoting fairness and accessibility within the community. The use of sustainable building practices ensures long-term environmental, economic, and social viability.
- The application is fully compliant with the applicable planning principles described in the LUPA (2014) and SPLUMA (2013).

In conclusion, it is recommended that the application for the removal of the restrictive Title Deed condition and the departure from the lateral building line be approved, as the proposed alterations and additions to Erf 6302 Hermanus align with urban planning principles and contribute positively to the community's development.





COVERAGE:

| | |
|---------------------------|-------------------------------|
| TOTAL ERF: | 507,58m ² |
| EXIST. GROUND STOREY | : 124,65 m ² |
| NEW GROUND STOREY | : 29,07 m ² |
| EXIST. FIRST STOREY | : 77,16 m ² |
| NEW FIRST STOREY | : 15,34 m ² |
| EXIST. PATIO | : 16,35 m ² |
| EXIST. DECK | : 38,35 m ² |
| EXIST. CARPORT | : 14,82 m ² |
| NEW OUTBUILDING | : 31,55 m ² |
| NEW ROOF CANOPY | : 2,67 m ² |
| TOTAL EXIST. | : 271,34 m² |
| TOTAL NEW | : 80,63 m² |
| TOTAL COVERED AREA | : 217,86 m² |
| TOTAL COVERAGE: | 42,92% |

Window & Door Fenestration

| | |
|--|---------------|
| Energy zone: | 2 |
| Zone for Conductance: | 1,4 |
| Net First floor area inside house excluding walls: | 93,72 |
| Total Area | 17,952 |
| 20,23% | |

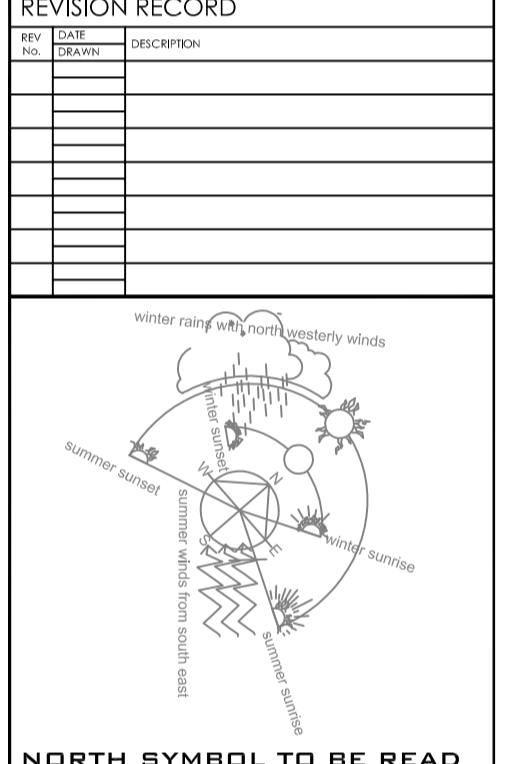
| GLAZING ELEMENTS | | SHADING | | | | GLAZING PERFORMANCES | | | | SCCP | | | | |
|------------------|-------------|---------|------|-------|----------|----------------------|------------|------------|-----------|--------------|-----------------|---------|--------------|------|
| Element | Orientation | W | H | Area | Latitude | Multiplier | (P) Length | (H) Height | H x M ÷ P | SHGC shading | SHGC no-shading | U-Value | Glazing Type | SCCP |
| W11 | NW | 3,38 | 1,5 | 5,07 | 34,4 | 0,54 | 0,15 | 0,90 | 3,24 | 0,77 | 5,6 | S/Clear | YES | |
| W12 | NW | 0,9 | 0,6 | 0,54 | 34,4 | 0,54 | 0,15 | 0,60 | 2,16 | 0,77 | 5,6 | S/Clear | YES | |
| W13 | NW | 0,9 | 1,2 | 1,08 | 34,4 | 0,54 | 0,15 | 1,20 | 4,32 | 0,77 | 5,6 | S/Clear | YES | |
| W14 | NE | 0,9 | 0,9 | 0,81 | 34,4 | 0,54 | 0,15 | 0,90 | 3,24 | 0,77 | 5,6 | S/Clear | YES | |
| W15 | NE | 1,2 | 0,9 | 1,08 | 34,4 | 0,54 | 0,15 | 0,90 | 3,24 | 0,77 | 5,6 | S/Clear | YES | |
| W16 | NE | 0,6 | 0,9 | 0,54 | 34,4 | 0,54 | 0,15 | 0,90 | 3,24 | 0,77 | 5,6 | S/Clear | YES | |
| W17 | SE | 1,2 | 0,9 | 1,08 | 34,4 | 0,0 | 0,15 | 0,90 | 0,00 | 0,77 | 5,6 | S/Clear | YES | |
| D6 | NE | 3,2 | 0,9 | 2,88 | 34,4 | 0,54 | 0,10 | 0,90 | 4,86 | 0,68 | 3,8 | D/Clear | YES | |
| D7 | SE | 2,4 | 2,03 | 4,872 | 34,4 | 0 | 0,10 | 2,03 | 0,00 | 0,68 | 3,8 | D/Clear | YES | |

Window & Door Fenestration

| | |
|---|---------------|
| Energy zone: | 2 |
| Zone for Conductance: | 1,4 |
| Net Ground Floor area inside house excluding walls: | 136,41 |
| Total Area | 27,593 |
| 20,23% | |

| GLAZING ELEMENTS | | SHADING | | | | GLAZING PERFORMANCES | | | | SCCP | | | | |
|------------------|-------------|---------|------|-------|----------|----------------------|------------|------------|-----------|--------------|-----------------|---------|--------------|------|
| Element | Orientation | W | H | Area | Latitude | Multiplier | (P) Length | (H) Height | H x M ÷ P | SHGC shading | SHGC no-shading | U-Value | Glazing Type | SCCP |
| W1 | NW | 1,2 | 1,8 | 2,16 | 34,4 | 0,54 | 0,15 | 1,80 | 6,48 | 0,77 | 5,6 | S/Clear | YES | |
| W2 | NE | 1,8 | 0,6 | 1,08 | 34,4 | 0,54 | 0,15 | 0,60 | 2,16 | 0,77 | 5,6 | S/Clear | YES | |
| W3 | NE | 1,2 | 0,6 | 0,72 | 34,4 | 0,54 | 0,15 | 0,60 | 2,16 | 0,77 | 5,6 | S/Clear | YES | |
| W4 | NE | 6 | 0,6 | 3,6 | 34,4 | 0,54 | 0,15 | 0,60 | 2,16 | 0,77 | 5,6 | S/Clear | YES | |
| W5 | NW | 1 | 2,03 | 2,03 | 34,4 | 0,54 | 0,15 | 0,60 | 2,16 | 0,68 | 3,8 | D/Clear | YES | |
| W6 | SE | 0,9 | 2,03 | 1,827 | 34,4 | 0 | 0,15 | 0,60 | 0,00 | 0,68 | 3,8 | D/Clear | YES | |
| W7 | SE | 0,6 | 0,6 | 0,36 | 34,4 | 0 | 0,15 | 0,60 | 0,00 | 0,77 | 5,6 | S/Clear | YES | |
| W8 | NE | 2,1 | 0,9 | 1,89 | 34,4 | 0,54 | 0,15 | 1,20 | 4,32 | 0,77 | 5,6 | S/Clear | YES | |
| W9 | NE | 1,8 | 1,5 | 2,7 | 34,4 | 0,54 | 0,15 | 1,50 | 5,40 | 0,77 | 5,6 | S/Clear | YES | |
| W10 | NE | 1,7 | 0,6 | 1,02 | 34,4 | 0,54 | 0,15 | 0,60 | 2,16 | 0,77 | 5,6 | S/Clear | YES | |
| W18 | SE | 1,17 | 1,5 | 1,755 | 34,4 | 0 | 0,15 | 1,50 | 0,00 | 0,77 | 5,6 | S/Clear | YES | |
| W19 | SE | 1,2 | 0,9 | 1,08 | 34,4 | 0 | 0,15 | 1,50 | 0,00 | 0,77 | 5,6 | S/Clear | YES | |
| W20 | NE | 2,1 | 0,9 | 1,89 | 34,4 | 0 | 0,15 | 1,50 | 0,00 | 0,77 | 5,6 | S/Clear | YES | |
| D1 garage | NW | 2,4 | 2,03 | 0 | 34,4 | 0,54 | 0,10 | 2,03 | 10,96 | 0,77 | 5,6 | S/Clear | YES | |
| D2 | NE | 1,8 | 2,03 | 3,654 | 34,4 | 0,54 | 0,10 | 2,03 | 10,96 | 0,77 | 5,6 | S/Clear | YES | |
| D3 | NW | 0,9 | 2,03 | 1,827 | 34,4 | 0,54 | 0,10 | 2,03 | 10,96 | 0,77 | 5,6 | S/Clear | YES | |
| D4 | SW | 0,9 | 2,03 | 1,827 | 34,4 | 0 | 0,10 | 2,03 | 0,00 | 0,77 | 5,6 | S/Clear | YES | |
| D5 | SE | 0,9 | 2,03 | 1,827 | 34,4 | 0 | 0,10 | 2,03 | 0,00 | 0,77 | 5,6 | S/Clear | YES | |

- LEGEND:**
- TO BE DEMOLISHED
 - EXIST. BRICKWORK
 - NEW BRICKWORK
 - NEW CONCRETE
 - NEW TIMBER
 - NEW STEEL
- NOTE:**
- ANY DEVIATION OF THE APPROVED PLAN, EXONERATES THE DESIGNER OF ANY RESPONSIBILITY.
 - FIGURED DIMENSIONS TAKE PREFERENCE OVER, SCALED DIMENSIONS AT ALL TIMES.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE WORK COMMENCE.
 - ALL WORK TO COMPLY WITH NBR AND LOCAL AUTHORITY REQUIREMENTS.
 - ALL DIMENSIONS ARE IN MM.
 - FOUNDATIONS, SLABS & BEAMS TO ENGINEER'S SPEC.
 - ALL DRAWINGS TO BE READ WITH SPECIFICATION DOCUMENT WHERE APPLICABLE.
 - ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT TIMEOUSLY.
 - ENGINEER TO BE NOTIFIED PRIOR COMMENCING OF WORK.
 - LAND SURVEYOR TO SET OUT BOUNDARY PEGS BEFORE WORK COMMENCE.
- REVISION RECORD**
- | NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |
| | | |



- ELECTRICAL LEGEND:**
- CEILING LIGHT / PENANT
 - FLUORESCENT LIGHT
 - WALL LIGHT
 - DB BOARD
 - STOVE ISOLATOR
 - SWITCH
 - DOUBLE PLUG

SUBMISSION



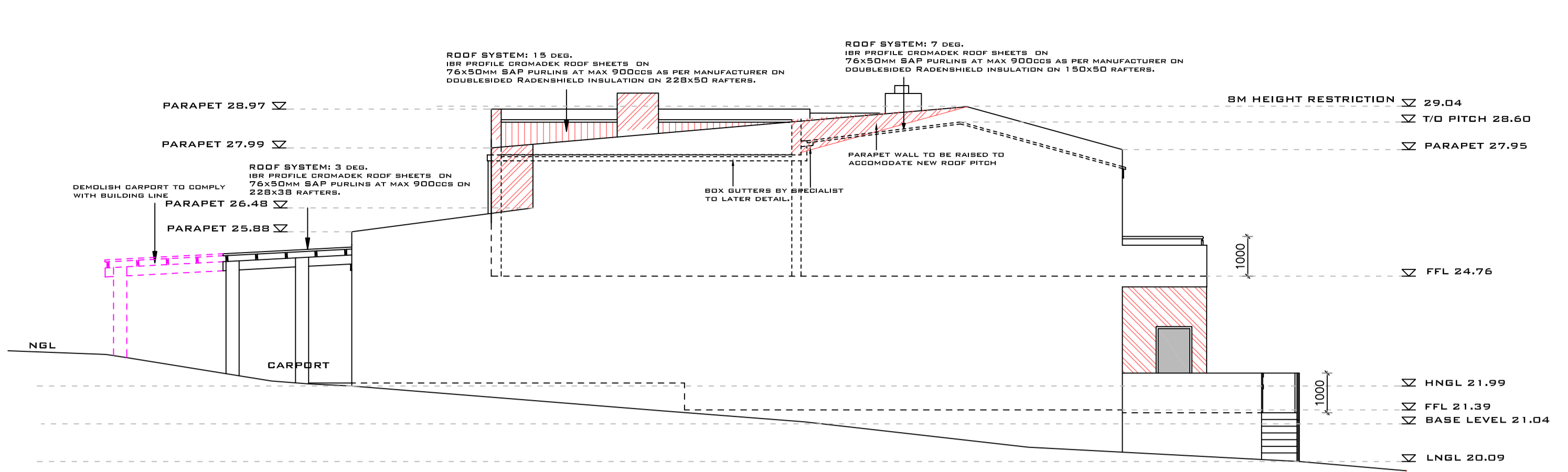
HERMANUS OFFICE
 29 Oude Oude
 VERKORP
 7201
 0684 1004
 hermanus@grow.co.za

PROJECT:
HOUSE NEL

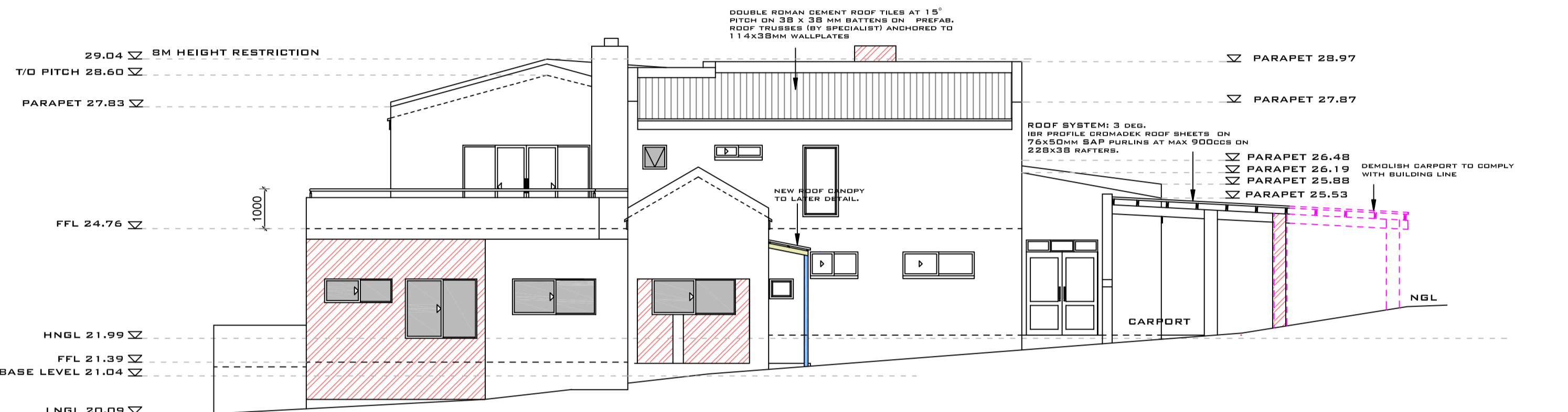
LOCATION:
ERF 6302
FIR CLOSE 19
HERMANUS

DRAWING:
ALTERATIONS & ADDITIONS

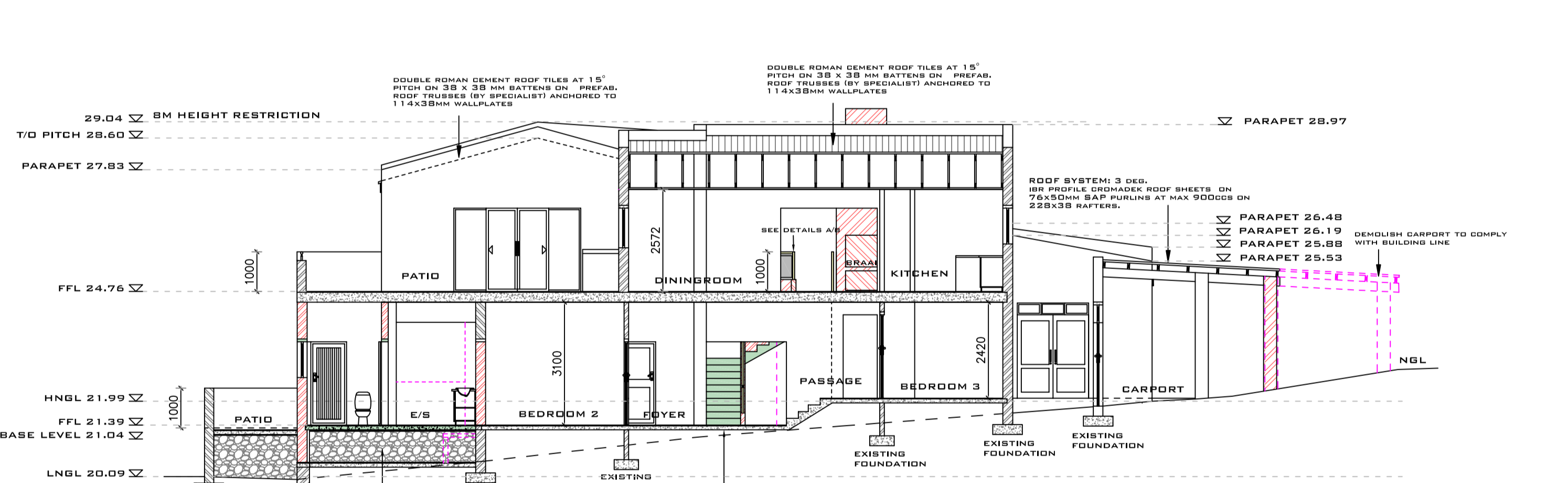
| | |
|----------------------|------------------------------------|
| DATE: 2024-05-02 | DRAWN: IG |
| SCALE: 1:100 - A1 | DWG. No. / CHECKED: 213-01 / IG |



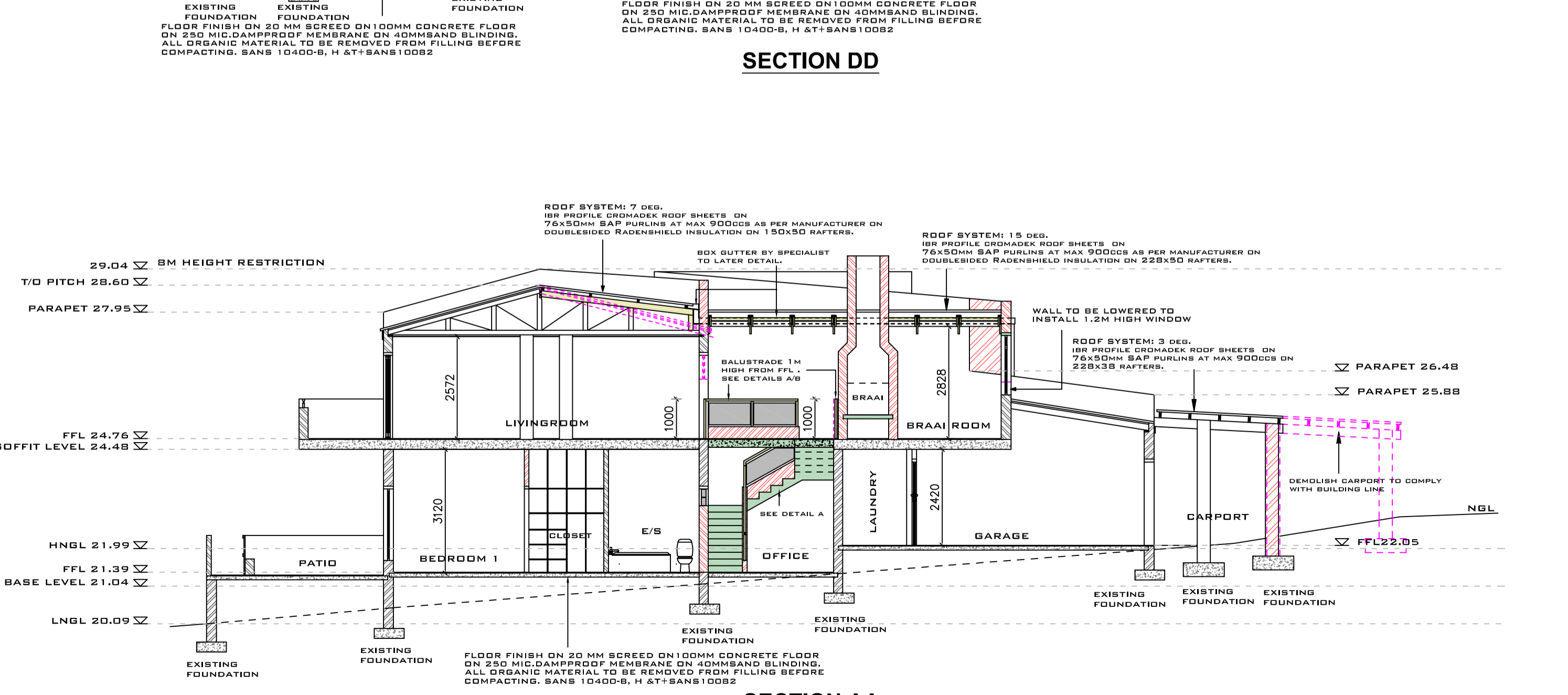
SOUTH - WEST ELEVATION



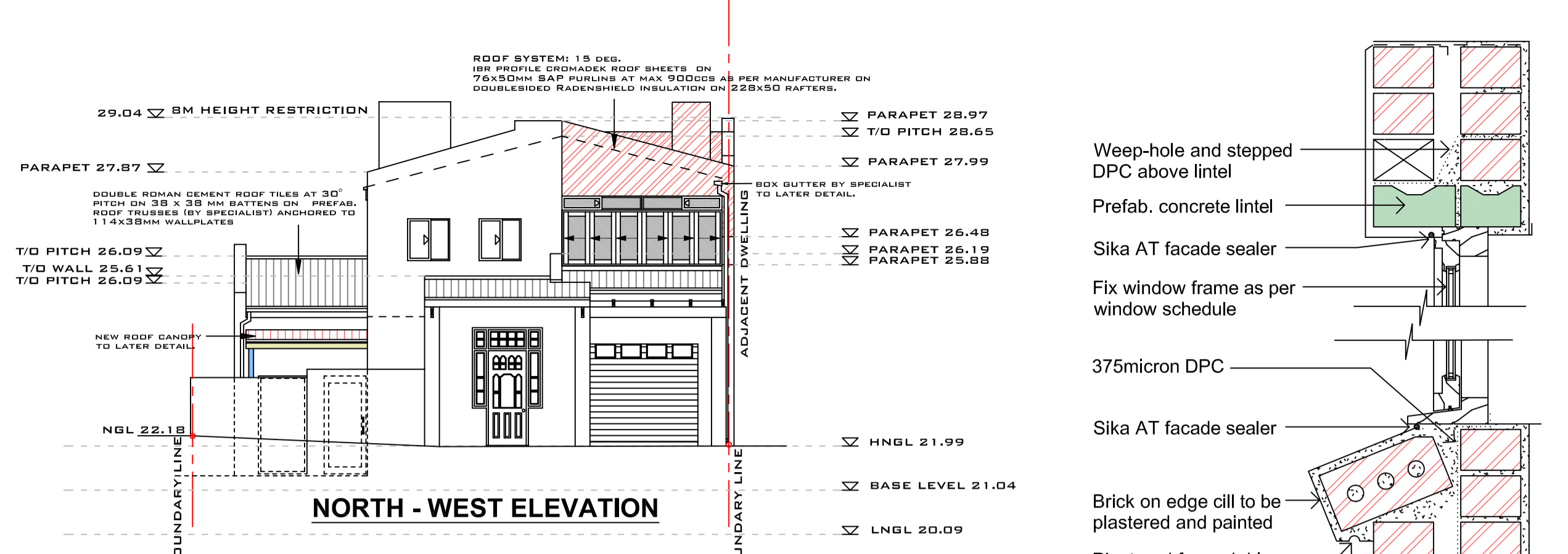
NORTH - EAST ELEVATION



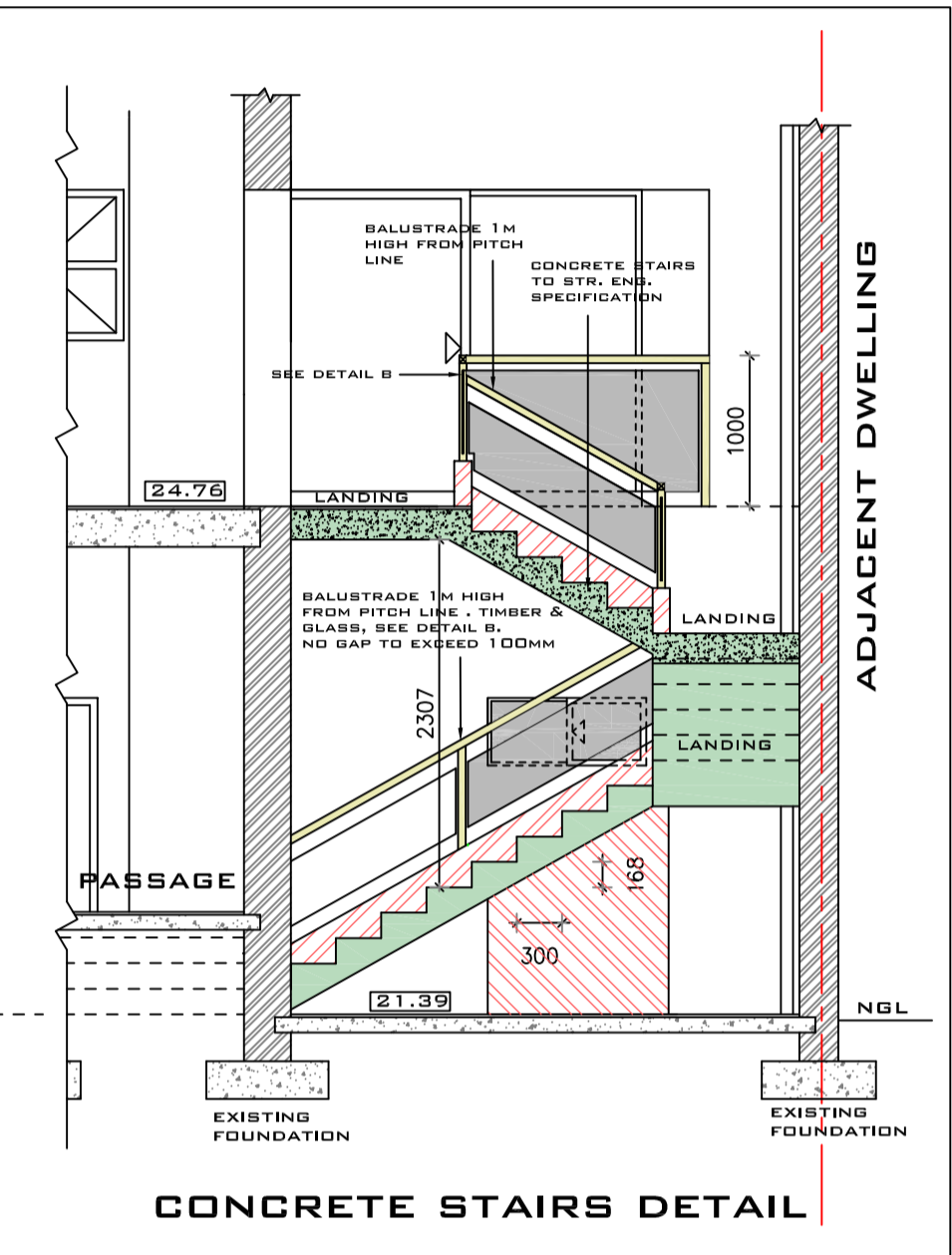
SECTION DD



SECTION AA

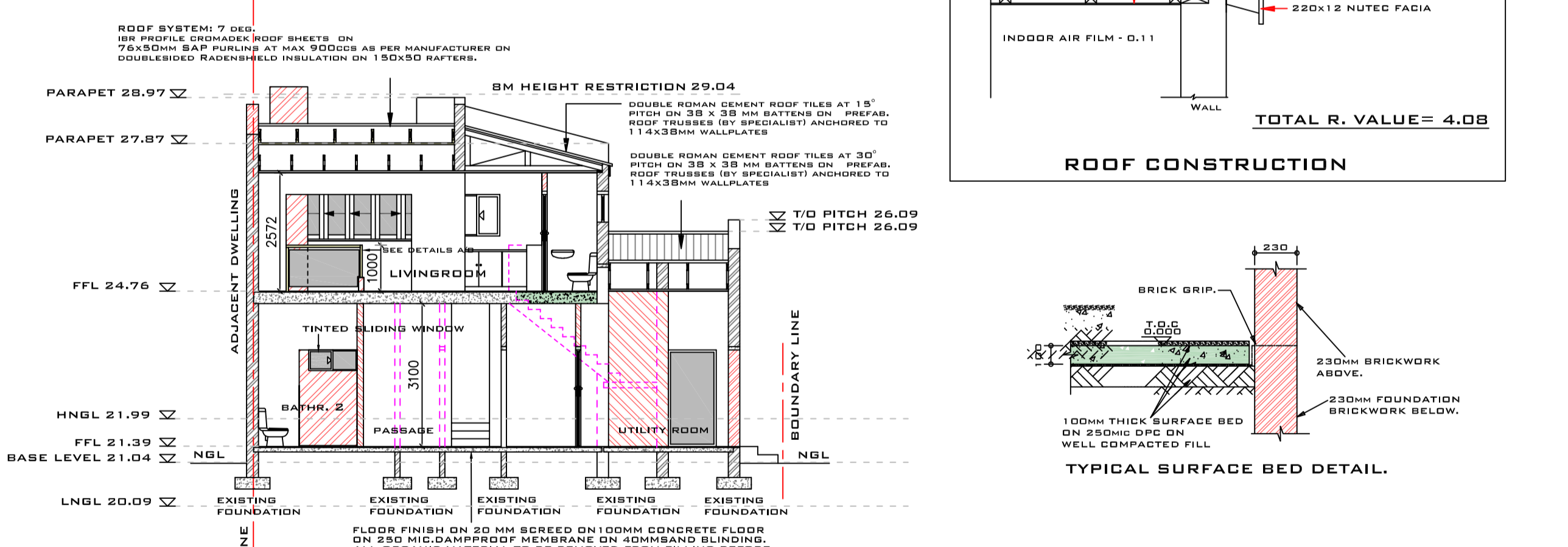


NORTH - WEST ELEVATION

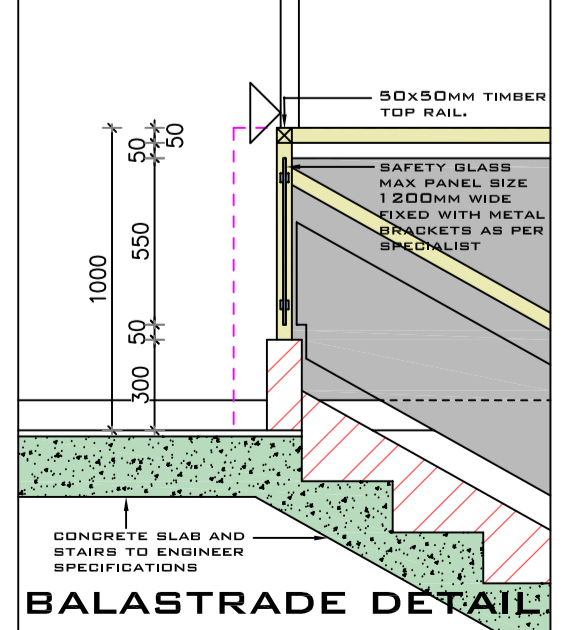


CONCRETE STAIRS DETAIL

DETAIL A

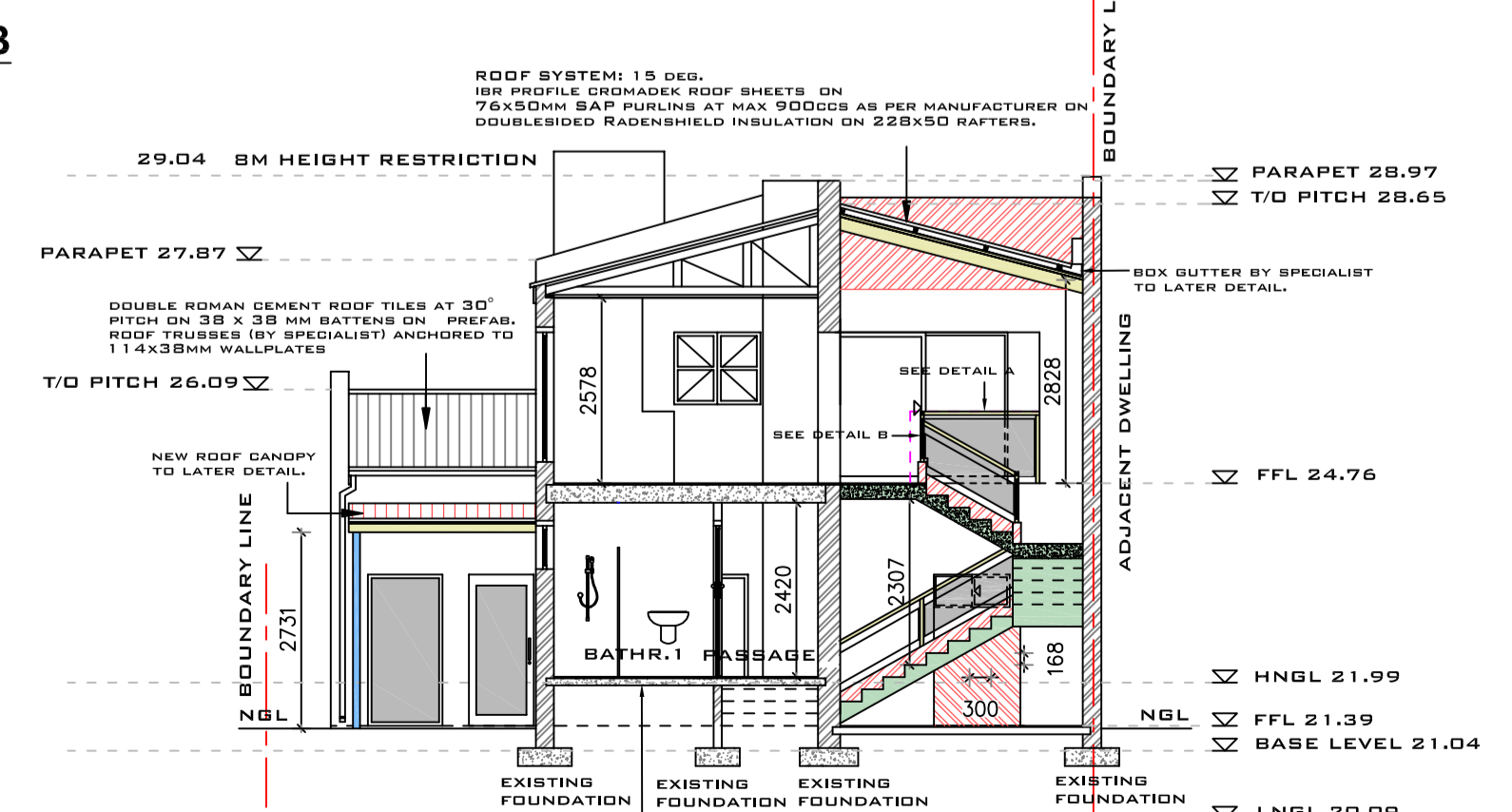


SECTION BB

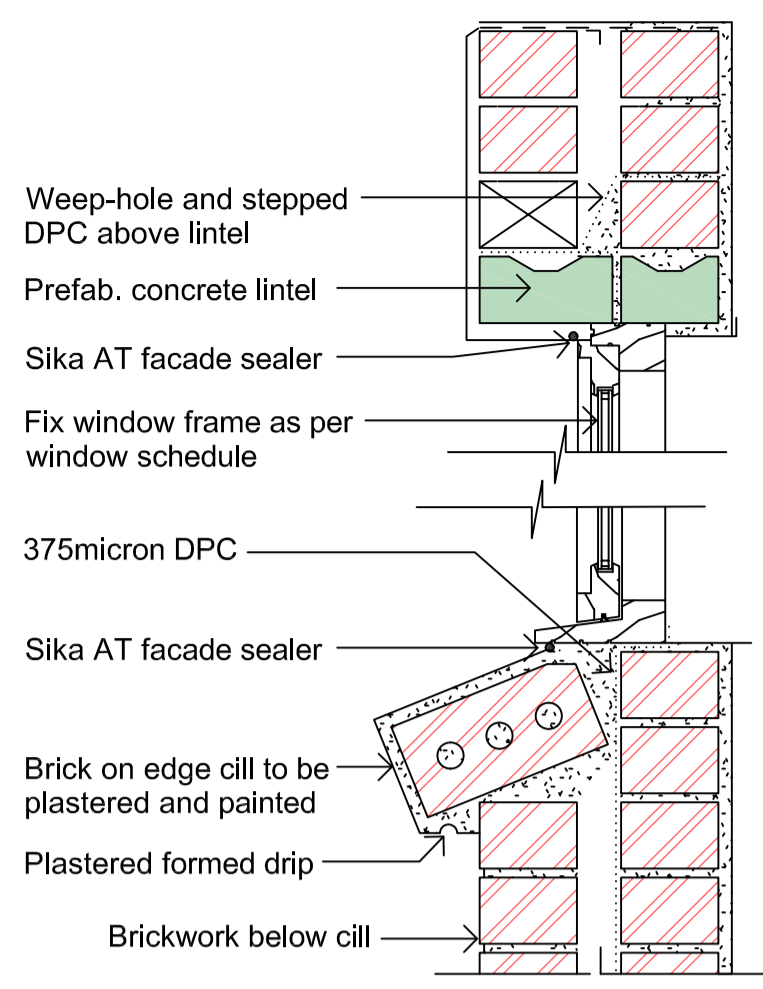


BALUSTRADE DETAIL

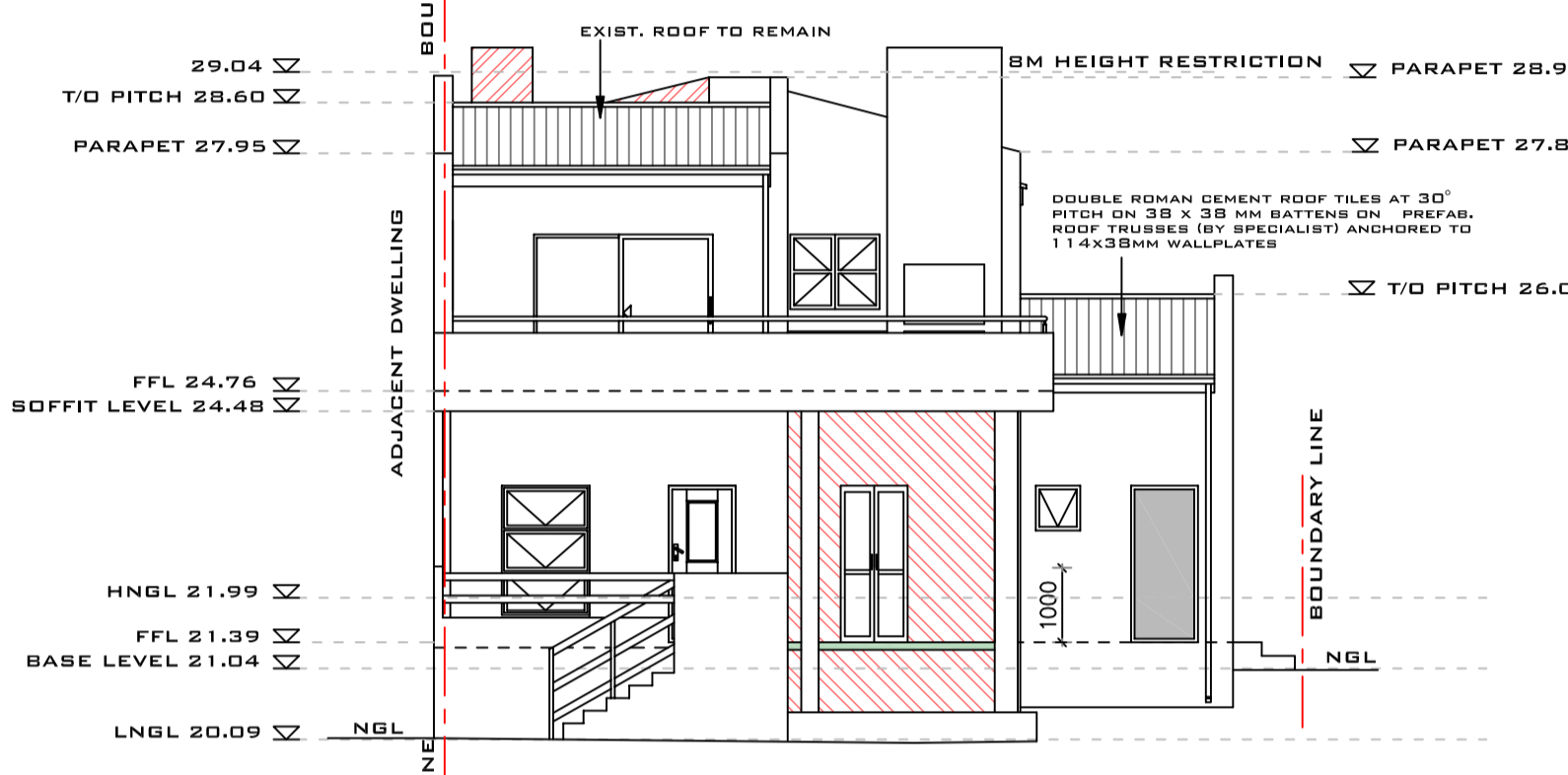
DETAIL B



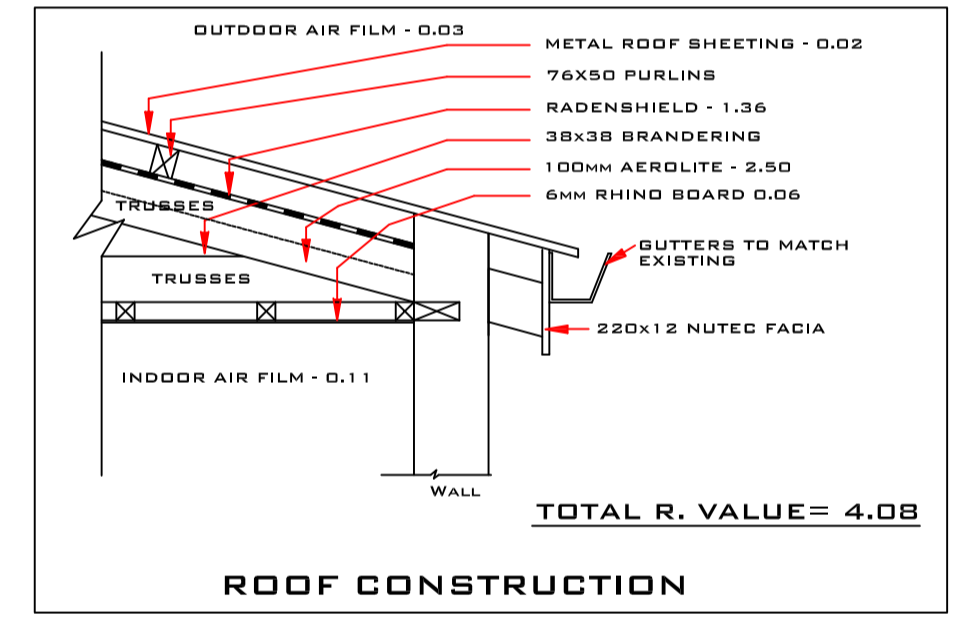
SECTION CC



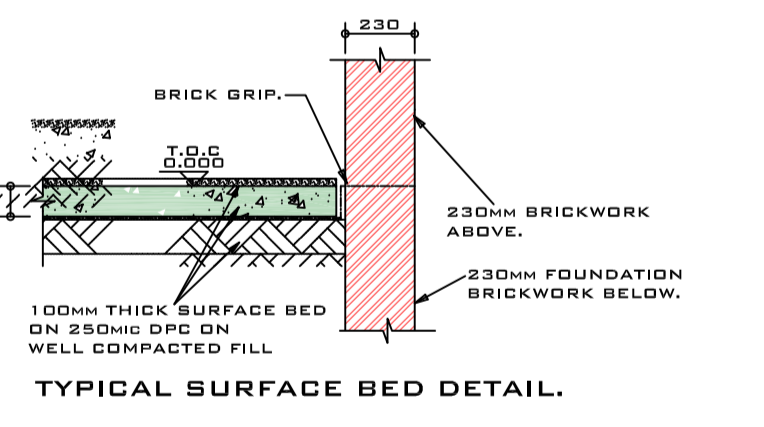
WINDOW INSTALLATION



SOUTH - EAST ELEVATION

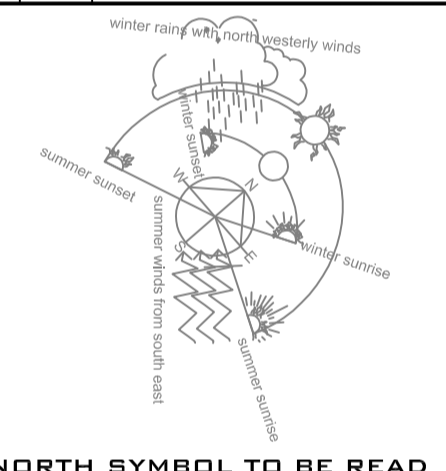


ROOF CONSTRUCTION



TYPICAL SURFACE BED DETAIL.

| LEGEND: | | |
|--|------------------|-------------|
| | TO BE DEMOLISHED | |
| | EXIST. BRICKWORK | |
| | NEW BRICKWORK | |
| | NEW CONCRETE | |
| | NEW TIMBER | |
| | NEW STEEL | |
| NOTE: | | |
| - ANY DEVIATION OF THE APPROVED PLAN, EXEMPTATES THE DESIGNER OF ANY RESPONSIBILITY. | | |
| - FIGURED DIMENSIONS TAKE PREFERENCE OVER, SCALED DIMENSIONS AT ALL TIMES. | | |
| - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE WORK COMMENCE. | | |
| - ALL WORK TO COMPLY WITH NBR AND LOCAL AUTHORITY REQUIREMENTS. | | |
| - ALL DIMENSIONS ARE IN MM. | | |
| - FOUNDATIONS, SLABS & BEAMS TO ENGINEER'S SPEC. | | |
| - ALL DRAWINGS TO BE READ WITH SPECIFICATION DOCUMENT WHERE APPLICABLE. | | |
| - ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT TIMEOUSLY. | | |
| - ENGINEER TO BE NOTIFIED PRIOR COMMENCING OF WORK. | | |
| - LAND SURVEYOR TO SET OUT BOUNDARY PEGS BEFORE WORK COMMENCE. | | |
| COPYRIGHT | | |
| REVISION RECORD | | |
| NO. | DATE | DESCRIPTION |
| | | |



NORTH SYMBOL TO BE READ WITH SITEPLAN.

| ELECTRICAL LEGEND: | |
|--------------------|------------------------|
| | CEILING LIGHT / PENANT |
| | FLOURESCENT LIGHT |
| | WALL LIGHT |
| | DB BOARD |
| | STOVE ISOLATOR |
| | SWITCH |
| | DOUBLE PLUG |

SUBMISSION



HERMANUS OFFICE
 GPR 02009
 24 CROSS ST
 VERTICHT
 7201
 028 11042
 1291818-0202

PROJECT:
 HOUSE NEL

LOCATION:
 ERF 6302
 FIR CLOSE 19
 HERMANUS

DRAWING:
 ALTERATIONS & ADDITIONS

| | |
|---------------------|--------------------------------|
| DATE: 2024-05-02 | DRAWN: IG |
| SCALE: 1:100-A1 | DWG. No. CHECKED: 213-02 IG |