



ERF 1124, 4 STEMMET STREET, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF MARCAR FAMILY INV (PTY) LTD

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for the following:

- ❖ **Departure** in terms of Section 16(2)(b) of the By-Law in order to:
 - relax the southeastern lateral building line from 2m to 0m to accommodate a proposed carport, and
 - relax the northeastern lateral building line from 2m to 0m and the southeastern lateral building line from 2m to 0m to accommodate the proposed storage area.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning at 16 Paterson Street, Hermanus and on the municipal webpage at the following link <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) on or before **26 June 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. P. Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Division: Town and Spatial Planning where a municipal official will assist them in order to formalize their comment.

Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.

ERF 1124, STEMMETSTRAAT 4, EASTCLIFF, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: MNRE WRAP PROJECT OFFICE NAMENS MARCAR FAMILY INV (PTY) LTD

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek soos volg ontvang is:

- ❖ **Afwyking** ingevolge Artikel 16(2)(b) van die Verordening ten einde die
 - suid-oostelike lateraleboulyn vanaf 2m na 0m te oorskry om 'n voorgestelde motorafdak te akkommodeer;
 - noord-oostelike lateraleboulyn vanaf 2m na 0m en die suid-oostelike laterale boulyn vanaf 2m na 0m te oorskry om die voorgestelde stoorarea te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Hermanus en op die munisipale webtuiste by die volgende skakel <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / landuse@overstrand.gov.za) voor of op **26 Junie 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. P. Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Afdeling: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

U aandag word gevestig op die Bepalings van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede openbaar gemaak mag word.

ISIZA 1124, 4 STEMMET STREET, EASTCLIFF, HERMANUS: ISICELO UKUTENXA: WRAP PROJECT OFFICE EGAMENI LIKA MARCAR FAMILY INV (PTY) LTD

Isaziso sinikwe apha ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo we-Overstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, wowama-2020 (uMthetho kaMasipala), sokuba isicelo sifunyenwe koku kulandelayo:

- ❖ **Utyeshelo** lomqathango ngokweCandelo le-16(2)(b) loMthetho kaMasipala ukuze:
 - ukucudisa umda wesakhiwo osecaleni okumzantsi-mpuma ukusuka kwi-2m ukuya ku-0m ukulungiselela indawo yekhapoti ecetywayo, kunye
 - kucuthwe umda wesakhiwo osecaleni komntla-mpuma ukusuka kwi-2m ukuya ku-0m kunye nomda wesakhiwo osecaleni osemazantsi-mpuma ukusuka kwi-2m ukuya ku-0m ukulungiselela indawo yokucina ecetywayo.

Iinkcukacha ezigcweleyo malunga nesi sindululo ziyafumaneka ukuze zihlolewe ngeentsuku zokusebenza ngamaxesha eveki phakathi kwentsimbi ye-08:00 kunye ne-16:30 kwiCandelo: loCwangciso lweDolophu noMhlaba kwa-16 Paterson Street, Hermanus nakwiphapha lewebhu likamasipala kweli khonkco lilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Candelo lama-51 nelama-52 loMthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngomhla okanye ngaphambi koko **26 EyeSilimela 2026**, ucaphula igama lakho, idilesi kunye neenkukacha zohagamshekwano, umda kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa kuMnu. P. Roux kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvula. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iCandelo: loCwangciso lweDolophu kunye noMhlaba apho igosa likamasipala liya kuthi limncede ukuze abhale ngokusesikweni izimvo zakhe.

Nceda uqaphele ukuba ngokomthetho woKhuseleko lweNgcaciso yoMntu (POPIA), uya kuba ungena kwinkqubo kawonke-wonke kwaye uyavuma kwaye uyavuma igama lakho, ifani, iinkcukacha zohagamshekwano kunye (ii) izimvo zinokuchazwa / zisetyenziswe kwinkqubo (yesicelo).

Plan 1: Locality Plan

Erf 1124 - Hermanus



Subject property

Plan prepared by: Thian Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200



Project Office
Town Planning & Project Management





1. PROPERTY DETAILS

Property description	Erf 1124 Hermanus
Extent	892m ²
Zoning	Residential Zone 1: Single Residential (SR1)
Title Deed	T5949/2026

2. EXECUTIVE SUMMARY

Erf 1124, Hermanus, hereafter referred to as the subject property, is situated at 4 Stemmet Street, Eastcliff, Hermanus, as illustrated in **Plan 1: Locality Plan**. The current owners acquired the property in 2026 with the intention of undertaking renovations to the existing dwelling house, for which building plans are currently in process.

As part of the renovation process, substantial portions of the existing dwelling are to be altered and partially demolished to accommodate the proposed improvements. This includes the demolition of the existing garage, carport, and storage area. The new garage, which forms part of the structures along the south-eastern boundary, is currently in process to be scrutinised as part of the building plan approval process. The owners now propose to construct a new storage area to the rear of the garage, together with an additional carport in front of the garage.

As the proposed carport exceeds the permissible provisions of the Overstrand Municipality Land Use Scheme, 2020, WRAP Project Office has been appointed to submit the necessary land use application to regularise the proposed additional structures. The authority to act is confirmed in **Annexure A: Power of Attorney**.

3. PROCEDURE TO ACHIEVE THE OWNERS' INTENT

This application is submitted in terms of the By-Law and consists of four components:

3.1 Permanent departure from the south-eastern side building line from 2 m to 0 m to accommodate the proposed carport; and

3.2 Permanent departure from the south-eastern side building line from 2 m to 0 m, and from the North-Eastern side building line from 2 m to 0 m, to accommodate the proposed storage area.

The departures being applied for are sought to improve the overall functionality and liveability of the property. The proposal facilitates additional covered parking in the form of a carport, as well as the provision of supplementary storage space, both of which are considered reasonable ancillary uses associated with a dwelling house. The proposed storage area will serve as secure space for typical domestic items such as tools, garden equipment, bicycles, and general household goods, thereby supporting the efficient and organised use of the property.

The storage area will not be used for habitable purposes, nor will it be occupied for residential accommodation. It is intended solely for incidental use associated with the dwelling house and will remain subordinate in scale and function to the primary residence. As such, it does not constitute an intensification of land use and will not give rise to any additional impacts on the surrounding properties.



The proposed structures are appropriately located along the south-eastern and north-eastern boundaries, where they will have minimal impact on the amenity of adjoining properties. These structures will replace existing structures that currently occupy the same area. However, as the existing structures are to be demolished, an application is required to obtain approval for their replacement. The carport and storage area are of a low scale and subordinate in nature and will not result in any material visual intrusion or overshadowing.

Furthermore, the proposed encroachments are consistent with the existing development pattern in the area, where similar departures have been granted for outbuildings and ancillary structures. The relaxation of the building lines in this instance is therefore not considered to set an undesirable precedent or result in any negative impact.

The proposal will not negatively impact traffic generation, parking provision, or access to the property. On the contrary, the additional covered parking improves on-site parking arrangements and reduces the likelihood of on-street parking, thereby contributing positively to the surrounding area.

Importantly, the departures will not compromise any engineering services, stormwater management, or access to light and ventilation. The structures are positioned in a manner that remains practical and functional without adversely affecting neighbouring properties.

According to Section 16.1.1 of the Overstrand Municipality Land Use Scheme, 2020, the Municipality may approve the construction of a structure used for the housing of vehicles that encroaches onto the side and rear building lines, provided that:

- the length and width of the structure do not exceed one third of the lateral or rear boundary concerned or 9.0 m, whichever is the more restrictive; and
- where the lateral or rear boundary of the property is less than 19.5 m in width, the structure will have a maximum width of 6.5 m on the rear boundary.

As the combined length of the garage and carport exceeds these restrictions mentioned above, an application is required for the carport to be approved by the Municipality through this process. Additionally, the approved garage is proposed to be amended to incorporate a storage area at the rear.

The application may therefore be considered desirable from a planning perspective, as it enables a reasonable improvement to the use of the property without detracting from the character of the area or infringing on the rights of adjoining owners.



Figure 1: Existing Gardener's room and carport

Figure 1 clearly illustrates the existing structure and carport that are proposed to be demolished and replaced with the current proposal. The proposal is to replace a habitable structure with a single garage, carport and storage area, with sufficient space to accommodate three vehicles, thereby ensuring that adequate on-site parking is provided. Refer to **Annexure C – Approved Building Plans**.

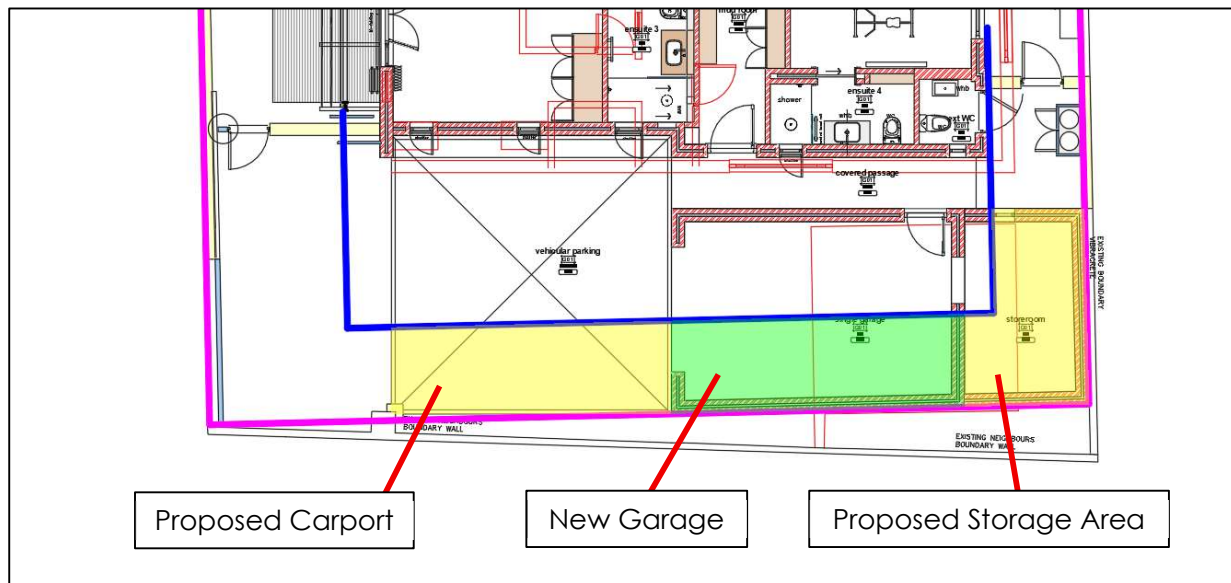


Figure 2: Proposed Departures (Refer to **Plan 3 & Annexure D**)

In light of the above, it is respectfully submitted that the proposed departures are justified, as they arise primarily from the demolition and replacement of existing structures, with only minor adjustments to their footprint. The proposal remains modest in scale and does not introduce any additional impact on the surrounding properties.



4. PLANNING ASSESSMENT

4.1. ZONING

The primary use of the property as a dwelling house is permitted within the SR1 zoning. No additional dwelling units or intensified land uses are currently proposed.

Residential Zone 1: Single Residential – Development parameters			
	Allowed	Proposed / Existing	
Coverage	50%	±46%	Comply
Building lines	Street building line = 4m Side and rear building lines = 2m	Refer to Sections 3.1 & 3.2	Deviate, applied for and motivated.
Height	8,0 m.	-	Comply
Parking	Dwelling Unit: 2 Parking bays	Single Garage & Carport	Comply

4.2. ENGINEERING SERVICES

The availability of municipal services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is addressed below. The subject property is connected to existing municipal service networks in the area, including electricity, water, and sewerage. The proposal does not introduce any additional development rights or intensity of use and is therefore not anticipated to place any additional demand on existing municipal services. Solid waste collection is provided on a weekly basis by the Overstrand Municipality.

Access, Egress and Parking

Vehicular access and egress from the property is obtained from Stemmet Street, which is an existing public road servicing the surrounding residential area.

4.3. POLICIES AND REGULATIONS

4.3.1. Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is not located within the EMOZ.

4.3.2. Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject property is not located within the HPOZ.

4.3.3. 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.

4.4. PLANNING PRINCIPLES

Chapter 2 of SPLUMA sets out five fundamental development principles that are compulsory considerations for all land use and development applications. These principles provide the normative basis against which proposals are assessed and must guide decision-making to ensure spatial justice, sustainability, and efficiency. The principles of SPLUMA that are pertinent to this proposal are outlined:



Spatial justice

The proposal is consistent with the principle of spatial justice as it represents a minor and reasonable improvement to an existing residential property within an established urban area. While the application does not directly address large-scale historical spatial imbalances, it does not undermine or conflict with the objectives of redressing past inequalities.

Spatial sustainability and Efficiency

The proposal is considered consistent with the principle of spatial sustainability in that it constitutes a minor, site-specific departure within an already developed urban area. The development does not place any additional burden on municipal infrastructure or services and remains well within the fiscal and administrative capacity of the Municipality.

Furthermore, the proposal supports the effective functioning of the land market by enabling reasonable improvements to the property without introducing incompatible land uses. No additional infrastructure or social services are required, and no undue costs will be imposed on the Municipality or surrounding property owners.

Spatial resilience

The proposal demonstrates spatial resilience by allowing flexibility within the land use management system to accommodate the reasonable needs of the property owner. The additions of covered parking and storage contribute to the long-term usability and adaptability of the property. The proposal ensures that the property remains functional and capable of accommodating changing household needs over time, without requiring more intensive land use changes.

Good administration

The application has been prepared in accordance with the applicable legislative and policy framework, including the Overstrand Municipality Land Use Scheme, 2020.

All required documentation has been compiled and submitted to support an informed decision-making process. The application will be subject to the prescribed public participation process, ensuring that all interested and affected parties are afforded the opportunity to comment.

The proposal is transparent in nature and complies with all relevant procedural and statutory requirements. It represents a coordinated and integrated approach to land use management and is aligned with the principles of sound planning and governance.

5. 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 is outlined in the table below:

Socio-economic impact	The proposal is of a minor scale and relates to the improvement of an existing residential property. As such, it will not have any negative socio-economic impacts. On the contrary, the development contributes positively by enhancing the functionality and value of the property. No additional demand will be placed on public resources, and the proposal does not alter the socio-economic dynamics of the surrounding area.
Compatibility with surrounding uses	The subject property is located within an established residential area, and the proposed structures are ancillary to the primary residential use. The development is therefore entirely compatible with the



	surrounding land uses and will not introduce any conflicting or undesirable activities. The scale and nature of the proposal remain consistent with the character of the area.
Impact on the external engineering services	The proposal will not place any additional burden on external engineering services. No increase in service demand is anticipated, as the development does not introduce additional dwelling units or intensify the land use. Existing municipal services such as water, sewer, and stormwater infrastructure are considered sufficient to accommodate the proposal.
Impact on safety, health and wellbeing of the surrounding community	The proposed development will not have any negative impact on the safety, health, or wellbeing of the surrounding community. The structures are typical of residential properties and do not introduce any hazardous or disruptive activities. The provision of covered parking may in fact improve safety by reducing on-street parking and associated risks.
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	The proposal is limited in scale and confined to an already developed residential erf. No significant vegetation removal or environmental disturbance is required. The development will therefore not have any negative impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	The proposal will not generate additional traffic, as it remains ancillary to the existing residential use. Access to the property remains unchanged. The inclusion of a carport improves on-site parking provision, ensuring that adequate parking is accommodated within the property and reducing reliance on on-street parking. No adverse transport-related impacts are anticipated.

Impact on views, sunlight and character of the area

The proposed development will not result in any significant impact on views, access to sunlight, or the overall character of the area. The carport and storage area are of a low scale and are positioned along the boundaries, thereby minimising any potential visual intrusion or obstruction of views from adjoining properties.

Given the subordinate nature of the structures, no material overshadowing is anticipated, and access to natural light for neighbouring properties will remain largely unaffected. Furthermore, the proposal is consistent with the existing built form and development pattern within the area, where similar ancillary structures are common.

The character of the area, which is predominantly residential, will therefore be maintained, and the proposal will not introduce any elements that are out of scale or incompatible with the surrounding environment.

Economic impact

The proposed development is of a minor scale and will not have any negative economic impacts on the surrounding area or the broader municipal context. The proposal relates to improvements to an existing residential property and does not introduce any additional demand on public infrastructure or services.

On the contrary, the development contributes positively by enhancing the value and utility of the property, which in turn supports the stability of property values within the area. The proposal also represents a modest private investment into the local economy through construction-related activities. Accordingly, the application is considered economically neutral to positive and aligns with sound land use planning principles.



Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or forgoing valued land use rights of interested and affected parties when an application is approved. The proposal is not predicted to have a negative impact on surrounding properties.

Environmental impact

The proposal entails approval for existing structures within an already developed residential property located inside the urban edge. There are no sensitive environmental features on the subject property, and the property is not located within an environmentally important area.

6. CONCLUSION

The application for the proposed departures on Erf 1124, Hermanus, has been thoroughly assessed in terms of the applicable planning legislation, including the Overstrand Municipality Land Use Scheme, 2020, as well as the principles contained in the Spatial Planning and Land Use Management Act.

The proposal is modest in scale and relates to the replacement and slight reconfiguration of existing ancillary structures to improve the functionality and liveability of the property. The departures are necessitated primarily as a result of the demolition and rebuilding of structures on slightly amended footprints, rather than the introduction of new or intensified land uses.

From a planning perspective, the proposal is considered appropriate and desirable. It remains fully compatible with the surrounding residential character, does not result in any negative impact on adjoining properties, and will not place any additional burden on municipal infrastructure or services. The development promotes efficient land use, supports the ongoing viability of the property, and aligns with the intent of the applicable land use management framework.

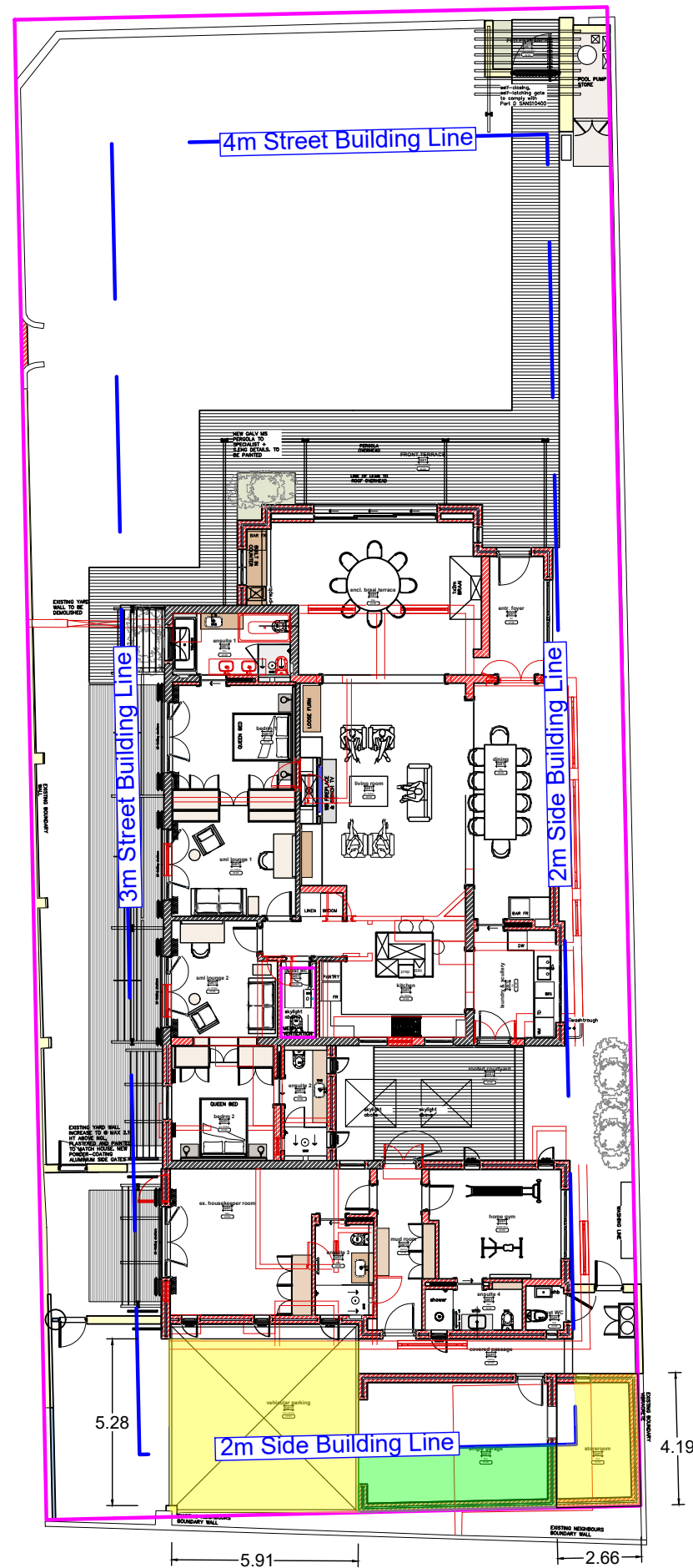
Furthermore, the application has demonstrated compliance with the relevant SPLUMA principles, including spatial justice, sustainability, efficiency, resilience, and good administration. The proposal does not give rise to any adverse socio-economic, environmental, traffic, or visual impacts and is therefore considered to be in the public interest.

7. RECOMMENDATION

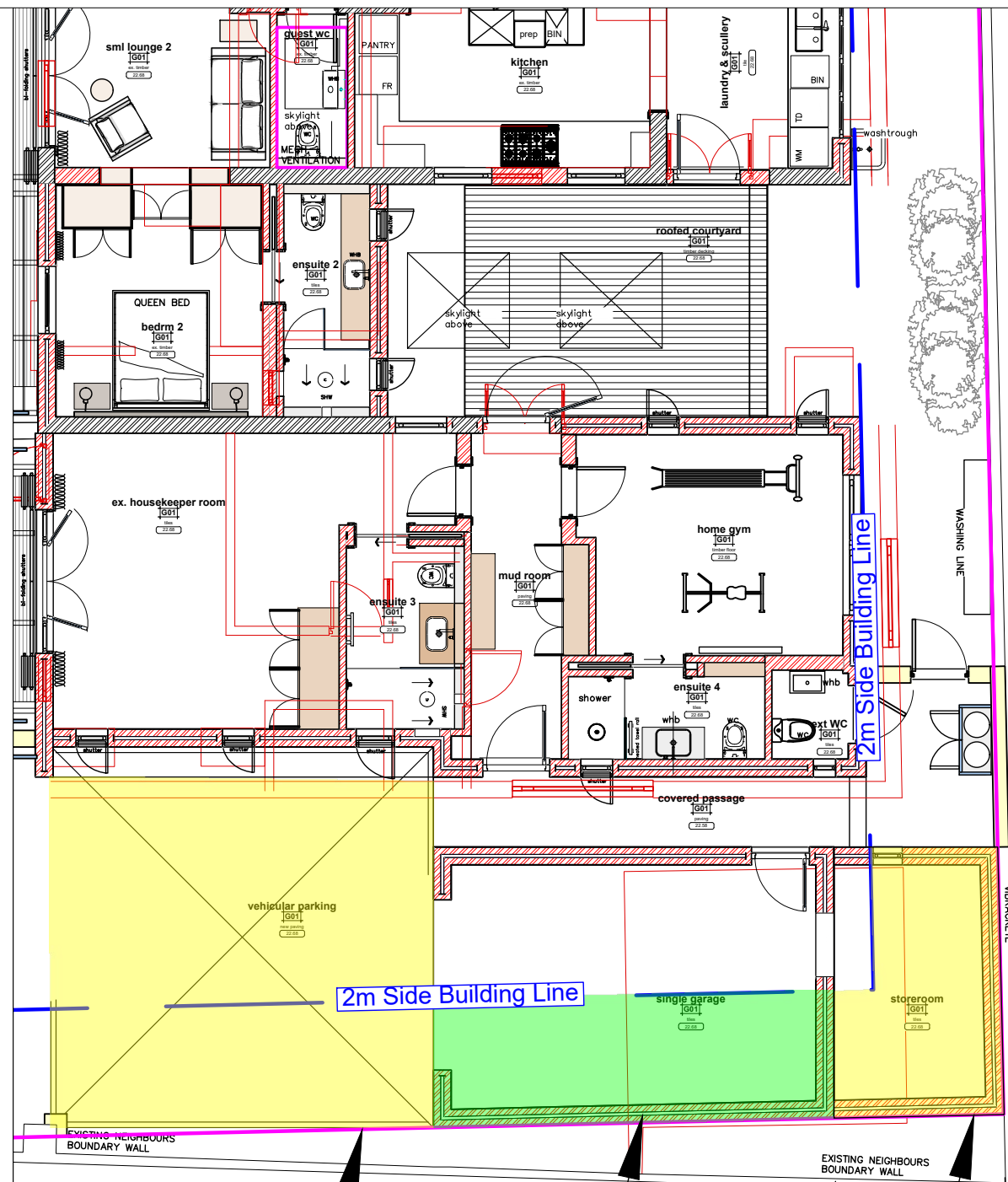
Based on the motivation, it is recommended that the following be approved:

- 7.1 Permanent departure** from the South-Eastern side building line from 2m to 0m to accommodate the proposed carport in terms of Section 16(2)(b) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020; and
- 7.2 Permanent departure** from the South-Eastern side building line from 2m to 0m and the North-Eastern side building line from 2m to 0m to accommodate the proposed storage area in terms of Section 16(2)(b) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020.

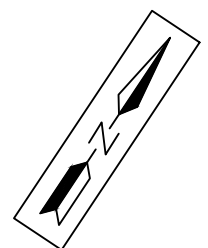
Plan 3: Site Plan
Erf 1124 Hermanus



SCALE 1 : 200



SCALE 1 : 100



Plan prepared by: Thian Jansen on 13/04/2026
Based on plans from Onyx Architecture

Plan Number - 26/41 (001)

All distances are approximate
and subject to a survey

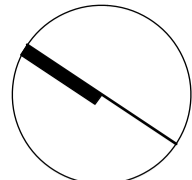
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

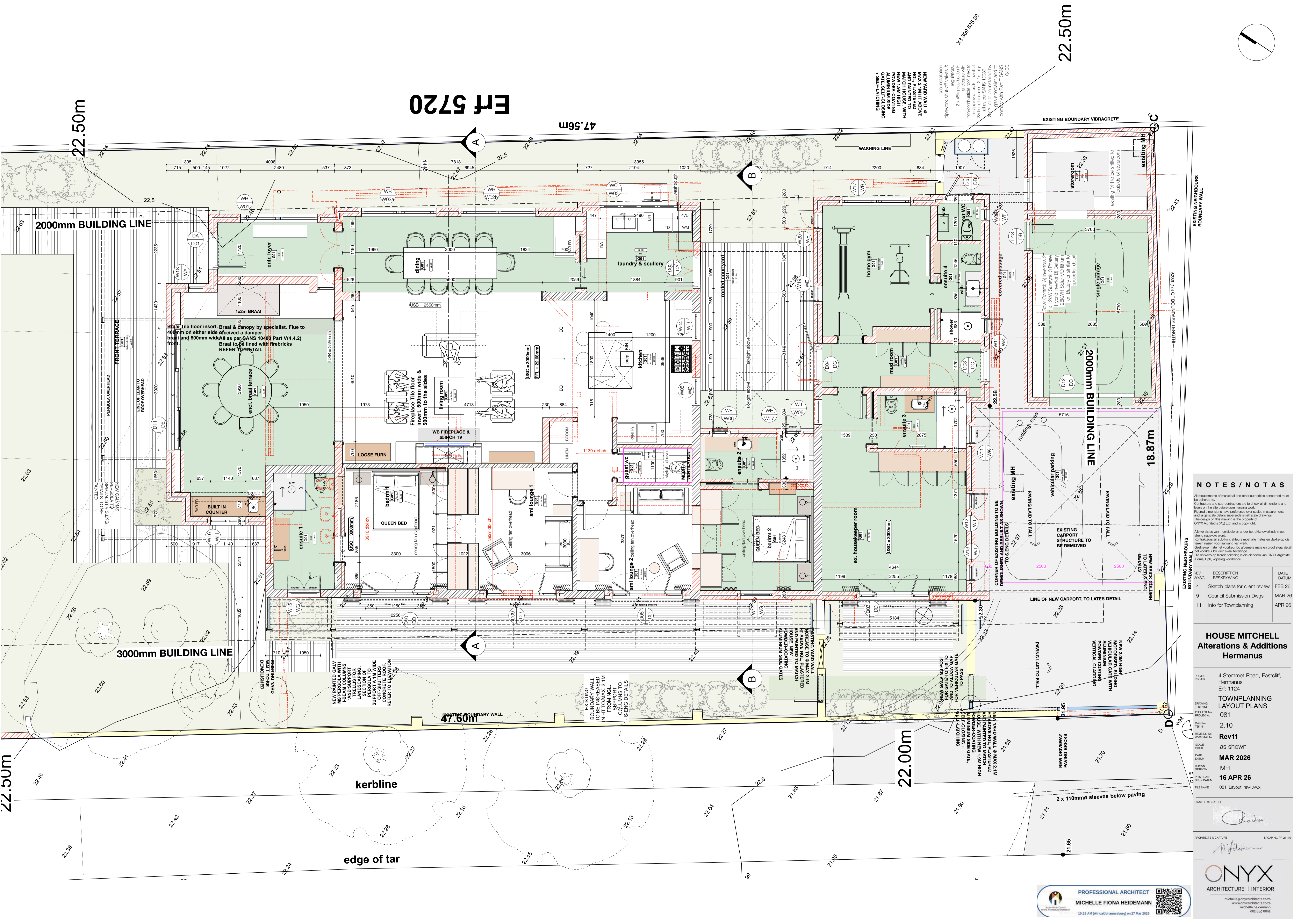
Office 3, Oakwood, 10 Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



Erf 5720



NEW YARD WALL @ MAX 2.1M HIGH ABOVE AND PAINTED TO MATCH HOUSE WITH NEW 9M HIGH ALUMINIUM SIDE GATE SELF-CLOSING + SELF-LATCHING

gas installation pipework, shut-off valves & regulators.

2 x 4kg gas bottles in non-combustible roof, next to an approved backflow of 22mm thickness, 1000g all to be installed by a gas specialist and to comply with Part T SANS 10400

NOTES / NOTAS

All requirements of municipal and other authorities concerned must be adhered to.
Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work.
Figured dimensions have preference over scaled measurements and large scale details supersede small scale drawings.
The design on this drawing is the property of ONYX Architects (Pty) Ltd. and is copyright.

Alle vereistes van munisipale en ander owerhoë owerheids moet streng nagevolg word.
Kontroleerers en sub-aannemers moet alle maters en vlakke op die terrein nagaan voor aanvang van werk.
Getoonde maters het voorrang oor getoonde skaal tekeninge en groot skaal tekeninge het voorrang oor klein skaal tekeninge.
Die ontwerp op hierdie tekening is die eiendom van ONYX Architects (Edinburg) Bpk, kopiereg voorbehou.

REV. NO.	DESCRIPTION	DATE
4	Sketch plans for client review	FEB 26
9	Council Submission Dwg's	MAR 26
11	Info for Townplanning	APR 26

HOUSE MITCHELL Alterations & Additions Hermans

PROJECT: 4 Stemmet Road, Eastcliff, Hermans Erf: 1124

TOWNPLANNING LAYOUT PLANS 081

SCALE: 2:10

REVISION NO: Rev11

SCALE: as shown

DATE: MAR 2026

CRATION: MH

PRINT DATE: 16 APR 26

FILE NAME: 081_Layout_rev1.vwx

OWNER'S SIGNATURE: *[Signature]*

ARCHITECT'S SIGNATURE: *[Signature]*

SACAP No. PR 2119

ONYX ARCHITECTURE | INTERIOR

michelle@onyxarchitects.co.za
www.onyxarchitects.co.za
michelleheidemann
082 899 8802

PROFESSIONAL ARCHITECT
MICHELLE FIONA HEIDEMANN

10:19 AM (Africa/Johannesburg) on 27 Mar 2026

22.50m

2000mm BUILDING LINE

3000mm BUILDING LINE

kerline

edge of tar

22.50m

22.00m

18.87m

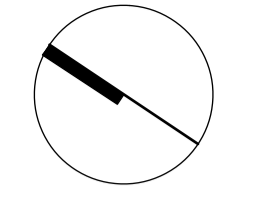
22.50m

47.56m

47.60m

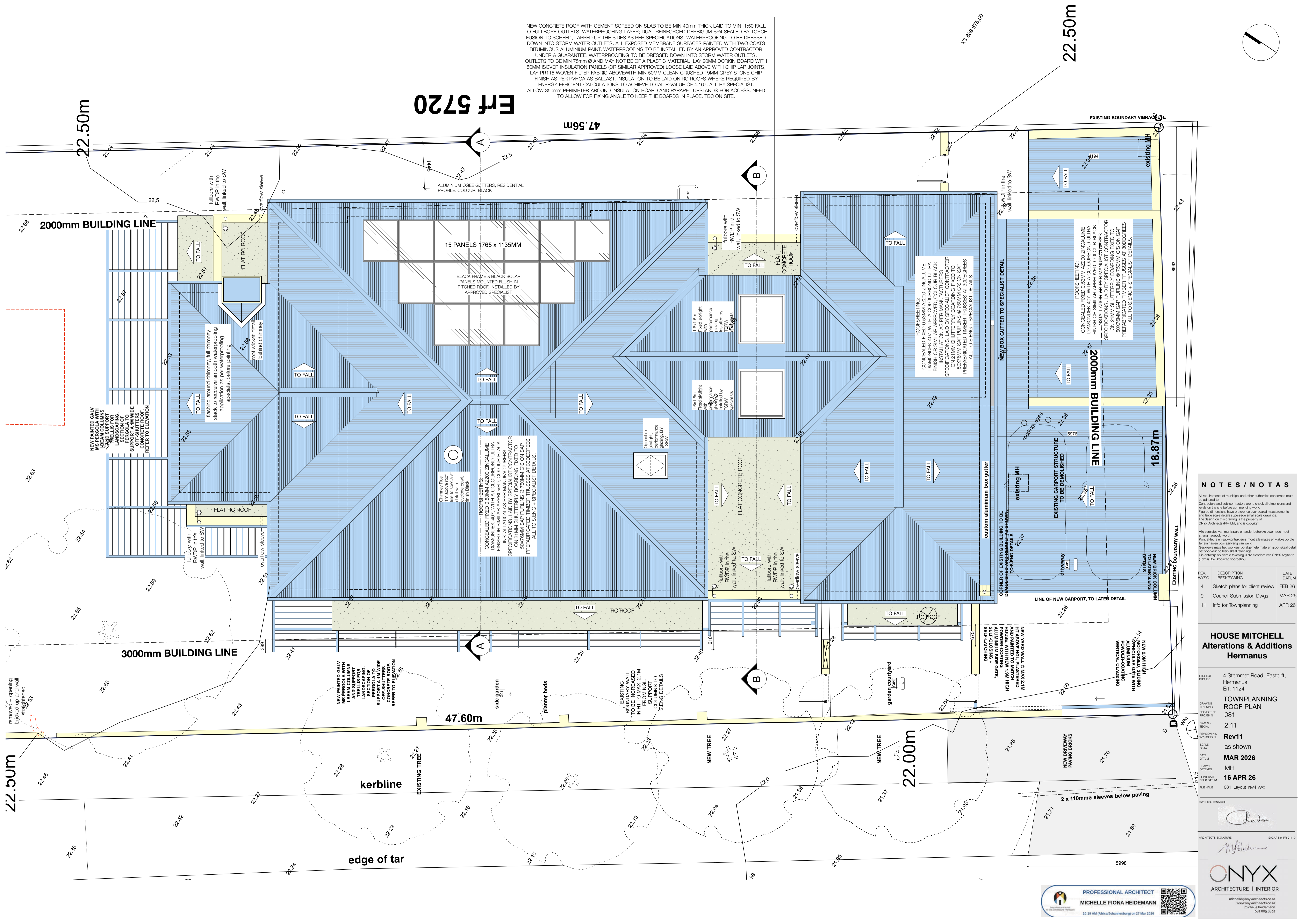
22.00m

2 x 110mm sleeves below paving



NEW CONCRETE ROOF WITH CEMENT SCREED ON SLAB TO BE MIN 40mm THICK LAID TO MIN. 1:50 FALL TO FULLBORE OUTLETS. WATERPROOFING LAYER: DUAL REINFORCED DERBIGUM SP4 SEALED BY TORCH FUSION TO SCREED, LAPPED UP THE SIDES AS PER SPECIFICATIONS. WATERPROOFING TO BE DRESSED DOWN INTO STORM WATER OUTLETS. ALL EXPOSED MEMBRANE SURFACES PAINTED WITH TWO COATS BITUMINOUS ALUMINIUM PAINT. WATERPROOFING TO BE INSTALLED BY AN APPROVED CONTRACTOR UNDER A GUARANTEE. WATERPROOFING TO BE DRESSED DOWN INTO STORM WATER OUTLETS. OUTLETS TO BE MIN 75mm Ø AND MAY NOT BE OF A PLASTIC MATERIAL. LAY 20MM DORKIN BOARD WITH 50MM ISOVER INSULATION PANELS (OR SIMILAR APPROVED) LOOSE LAID ABOVE WITH SHIP LAP JOINTS. LAY PR115 WOVEN FILTER FABRIC ABOVE WITH MIN 50MM CLEAN CRUSHED 19MM GREY STONE CHIP FINISH AS PER PVH04 AS BALLAST. INSULATION TO BE LAID ON RC ROOFS WHERE REQUIRED BY ENERGY EFFICIENT CALCULATIONS TO ACHIEVE TOTAL R-VALUE OF 4.167. ALL BY SPECIALIST. ALLOW 350mm PERIMETER AROUND INSULATION BOARD AND PARAPET UPSTANDS FOR ACCESS. NEED TO ALLOW FOR FIXING ANGLE TO KEEP THE BOARDS IN PLACE. TBC ON SITE.

Erf 5720



NOTES / NOTAS

All requirements of municipal and other authorities concerned must be adhered to.
Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work.
Figured dimensions have preference over scaled measurements and larger scale details supersede small scale drawings.
The design on this drawing is the property of ONYX Architects (Pty) Ltd, and is copyright.
Alle vereistes van munisipale en ander owerheids owerheids moet streng nagevolg word.
Kontroleurs en sub-kontraoleurs moet alle maters en vlakke op die terrein maters voor aanvang van werk.
Geteekende maters het voorkeur bo algemene maters op groot skaal detail het voorkeur bo klein skaal tekening.
Die ontwerp op hierdie tekening is die eiendom van ONYX Argitekture (Edinng) Bpk, keepers van die tekening.

REV. WYSG.	DESCRIPTION BESKRIVING	DATE DATUM
4	Sketch plans for client review	FEB 26
9	Council Submission Dwgs	MAR 26
11	Info for townplanning	APR 26

HOUSE MITCHELL Alterations & Additions Hermanus

PROJECT NO:	4 Stemet Road, Eastcliff, Hermanus Erf: 1124
DRAWING TITLE:	TOWNPLANNING ROOF PLAN 081
DWG NO.:	2.11
REVISION NO.:	Rev11
SCALE:	as shown
DATE:	MAR 2026
DRAWN BY:	MH
CHECK DATE:	16 APR 26
FILE NAME:	081_Layout_rev4.rvt

OWNER'S SIGNATURE:

ARCHITECT'S SIGNATURE:

ONYX ARCHITECTURE | INTERIOR

michelle@onyxarchitects.co.za
www.onyxarchitects.co.za
michelle.heidemann
082 889 8802

PROFESSIONAL ARCHITECT
MICHELLE FIONA HEIDEMANN

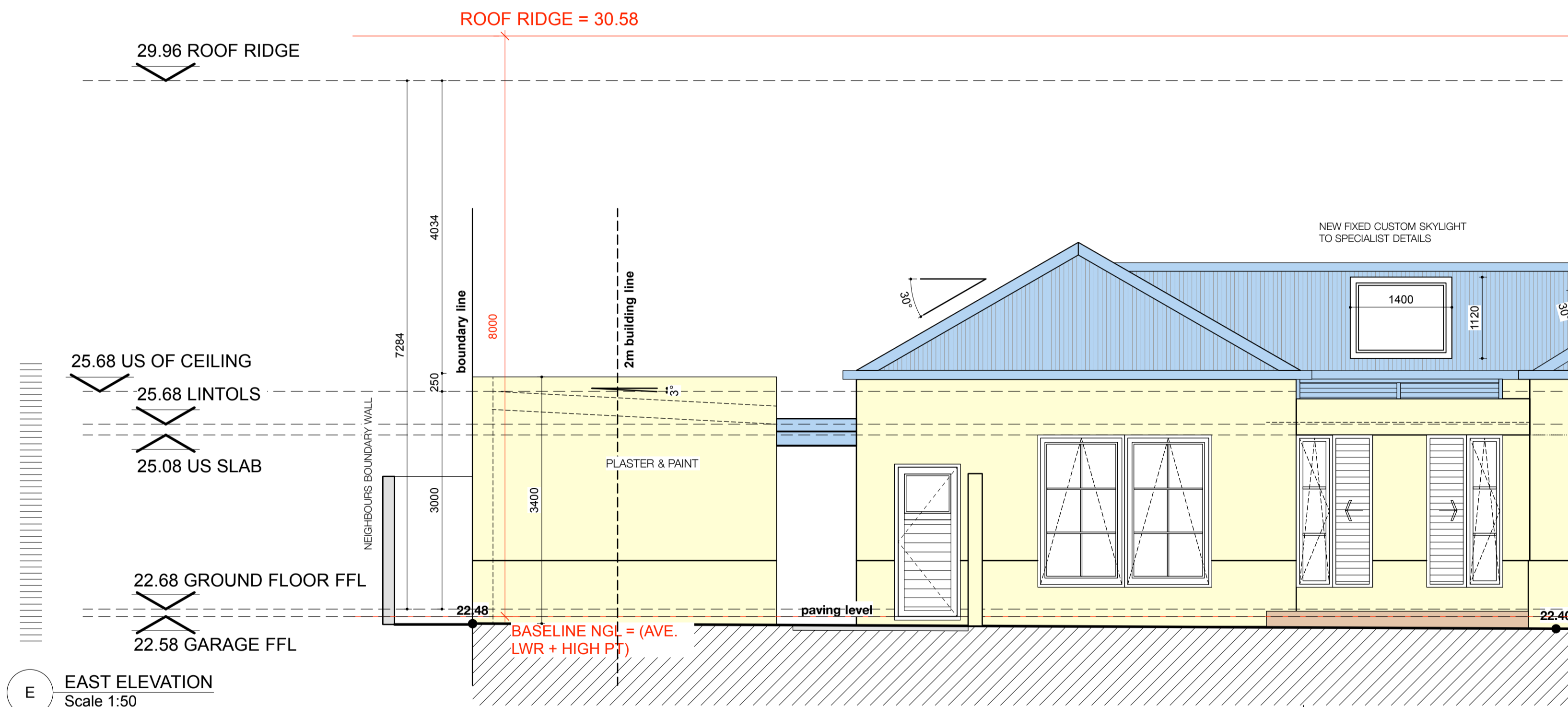
10:19 AM (Africa/Johannesburg) on 27 Mar 2026



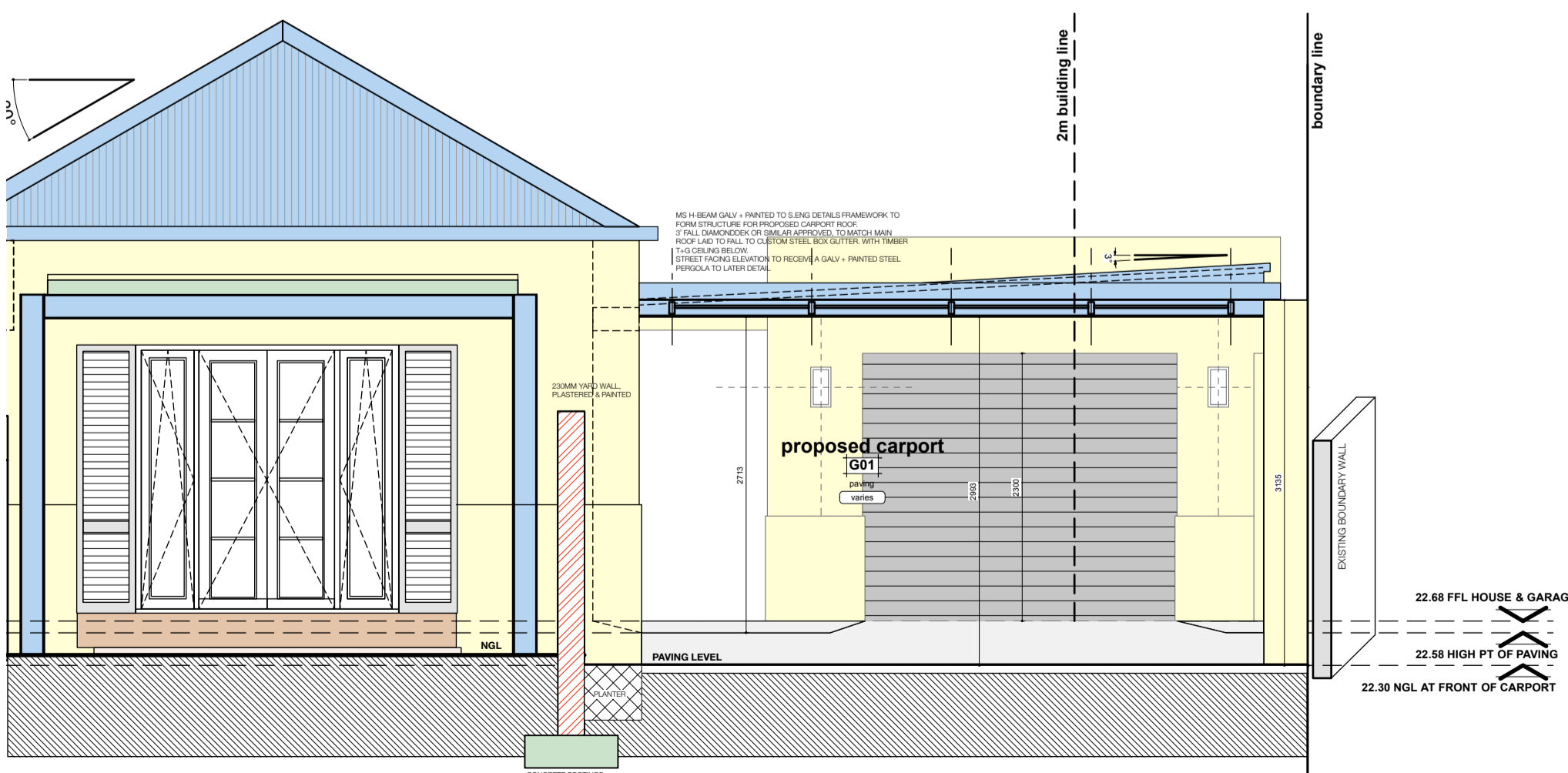
A 3D MODEL | STREET VIEW
Not to Scale



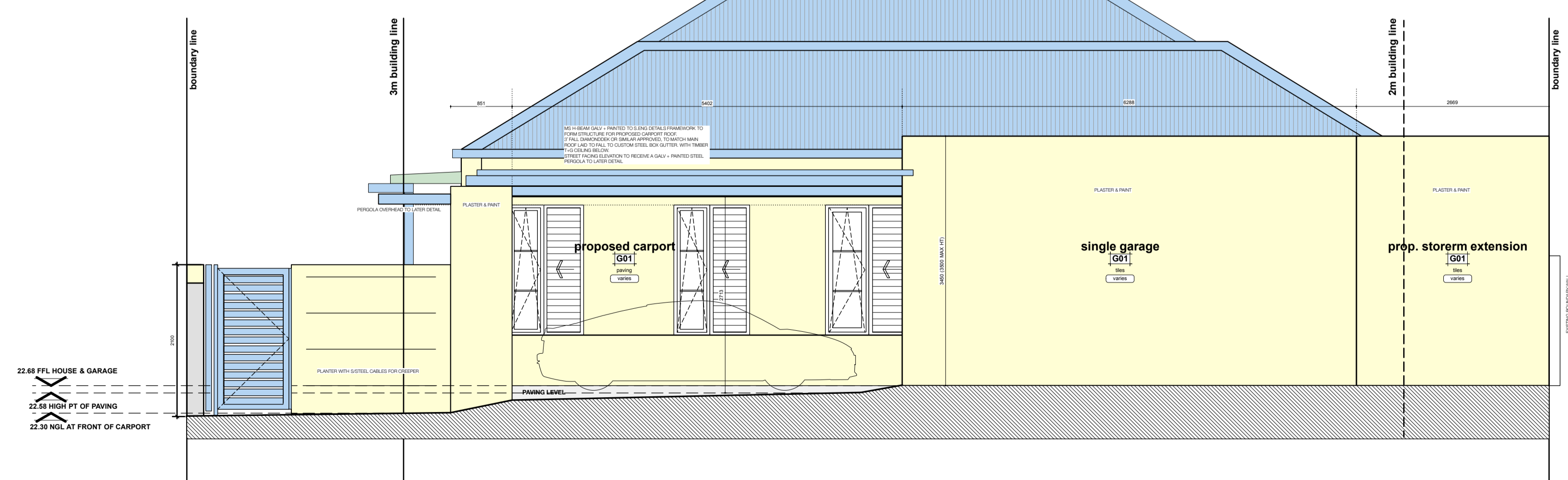
A 3D MODEL | EAST VIEW
Not to Scale



E EAST ELEVATION
Scale 1:50



E WEST ELEVATION | STREET ELEVATION
Scale 1:50



E SOUTH ELEVATION
Scale 1:50

NOTES / NOTAS

All requirements of municipal and other authorities concerned must be followed.
Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work.
Figured dimensions have preference over scaled measurements and large scale details supersede small scale drawings.
The design on this drawing is the property of ONYX Architects (Pty) Ltd, and is copyright.
Alle vereistes van munisipale en ander betrokke owerheids moet gevolg word.
Kontakteurs en sub-kontakteurs moet alle matas en vlakke op die terrein nagaan voor aanvang van werk.
Getoonde matas het voorkeur bo algemeen matas en groot skaal detail het voorkeur bo klein skaal tekening.
Die ontwerp op hierdie tekening is die eiendom van ONYX Architects (Edms) Bpk, kopieëring verbode.

REV. WYSG.	DESCRIPTION BESKRYWING	DATE DATUM
12	Updates for Council - Firewall at Garage - Showing brickwork ch. at new openings - 230mm brickwall at gas bottles shifted in.	APR 26
13	- Grid added. - Western facade of existing bldg showed as new 230mm clay max brick with cavity - Sewerage line goes through the roofed courtyard around the bldgs.	MAY 26
14	- 1:20 sections added. - Roof dimensions added. - D11 cavity increased - ch. to brickwork. - RC roof link between garage + house	MAY 26

**HOUSE MITCHELL
Alterations & Additions
Hermanus**

PROJECT: 4 Stemmet Road, Eastcliff, Hermanus
Erf: 1124
DRAWING: TOWNPLANNING ELEVATIONS
PROJECT NO.: 081
DRAWN BY: MH
DATE: 11 MAY 26
SCALE: as shown
REVISION: Rev14
FILE NAME: 081_Layout_rev12.vwx

OWNER'S SIGNATURE: *[Signature]*
ARCHITECT'S SIGNATURE: *[Signature]* SACAP No. PR 21119