



ERF 1502, 395 MAIN ROAD, EASTCLIFF, HERMANUS: APPLICATION FOR DEPARTURE: MESSRS FUTURE PLAN TOWN AND REGIONAL PLANNING ON BEHALF OF MJ & H KLEYNHANS

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following application, applicable to the above-mentioned property, namely:

- ❖ **Departure** in terms of Section 16(2)(b) of the By-Law for the following:
 - to relax the street building line from 4m to 3.213m to accommodate the proposed garage;
 - to relax the western building line from 2m to 1.2m to accommodate the existing dwelling;
 - to relax the eastern building line from 2m to 1m to accommodate the existing dwelling.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any 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 / (f) 0283132093 / alida@overstrand.gov.za) on or before **10 May 2024**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Town Planner, **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 Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 1502, HOOFF WEG 395, EASTCLIFF, HERMANUS: AANSOEK VIR AFWYKING: MNRE FUTURE PLAN TOWN AND REGIONAL PLANNING NAMENS MJ & H KLEYNHANS

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

- ❖ **Afwyking** ingevolge Artikel 16(2)(o) van die Verordening om die volgende toe te laat:
 - 'n afwyking van die straat boulyn vanaf 4m na 3.213m vir die voorgestelde motorhuis;
 - 'n afwyking van die westelike boulyn vanaf 2m na 1.2m om die bestaande woning te akkommodeer;
 - 'n afwyking van die oostelike boulyn vanaf 2m na 1m om die bestaande woning te akkommodeer.

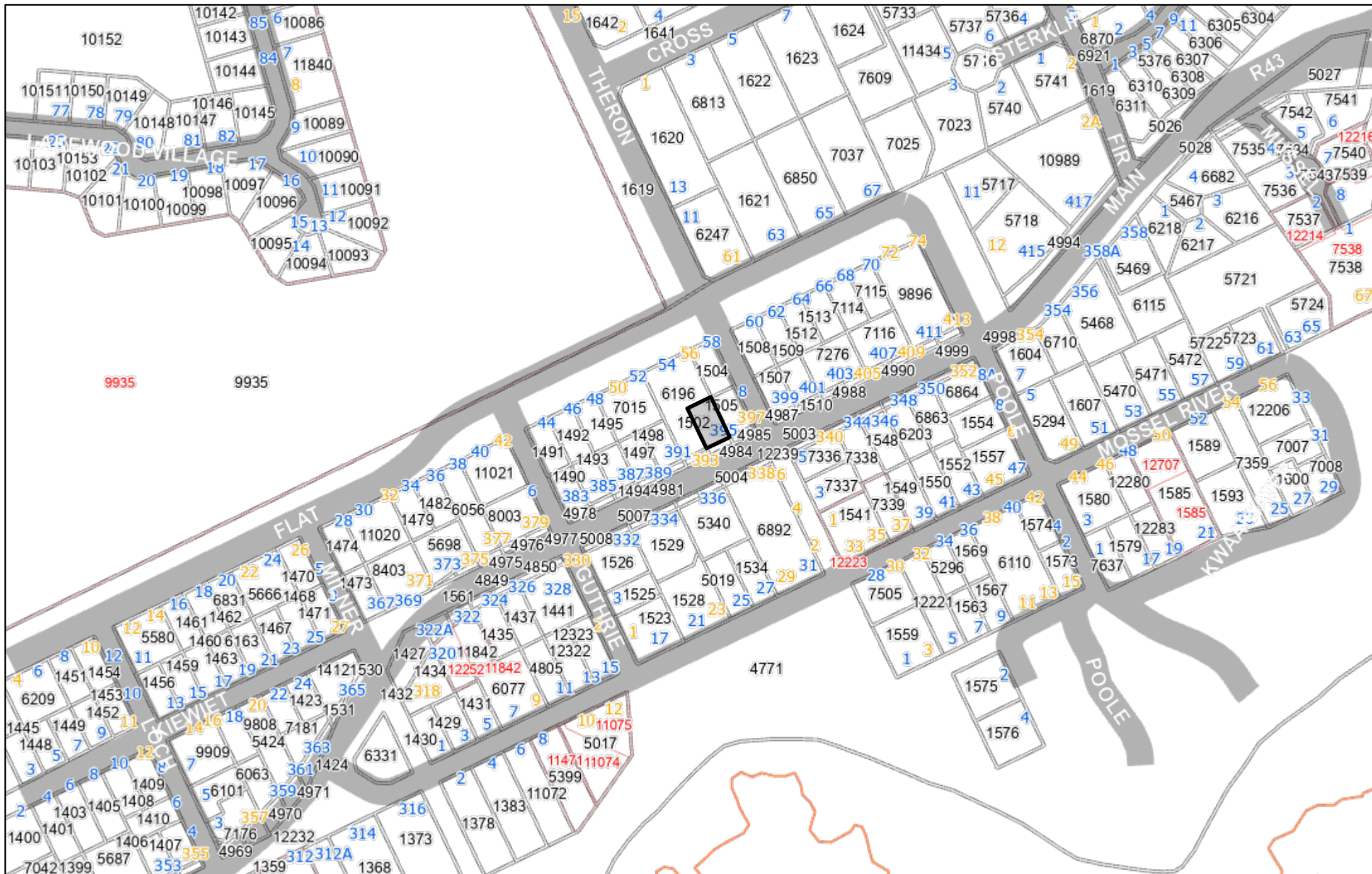
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) voor of op **10 Mei 2024**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **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 Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 1502, 395 MAIN ROAD, EASTCLIFF, HERMANUS: ISICELO SOPHAMBUKO: MESSRS FUTURE PLAN TOWN AND REGIONAL PLANNING EGAMENI LIKA-MJ & H KLEYNHANS

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), sezicelo ezilandelayo ezisebenza kwipropati echazwe ngasentla, ezizezi:

- ❖ **Uphambuko** ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala kulungiselelwa okulandelayo:
 - ukunyenysiswa komda ongasesitalatweni wesakhiwo ukususela kwi-4m ukuya kwi-3.213m kulungiselelwa ulwakhiwo olucetywayo lwegaraji;
 - ukunyenysiswa komda ongasesentshona wesakhiwo ukususela kwi-2m ukuya kwi-1.2m ukulungiselela indawo yokuhlala ekhoyo;
 - ukucuthwa komda wesakhiwo osempuma ukusuka kwisi-2m ukuya kwisi-1m ukulungiselela indawo yokuhlala ekhoyo.

linkcukacha ezipheleleyo ngokubhekiselele kwisindululo ziyafumaneka ukuba zihlolwe ngeentsuku zaphakati evekini phakathi kwentsimbi yesi-8:00 ukuya kweye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo kufuneka zingeniswe ngokuhambelana nezibonelelo zamaCandelo 51 nelama-52 omTheho kaMasipala ochaziweyo kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) ngomhla okanye ngaphambili komhla **10 Ucanzibe 2024**, unike igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla wakho kwisicelo kunye nezizathuzokunika izimvo. Imibuzo ngomnxeba ingathunyelwa kuMchwangcisi weDolophu, **uMnu P. Roux** kule nombolo yomnxeba 028-313 8900. UMasipala angazala izimvo ezifike emva komhla wokuvalwa. Nawuphi na umntu ongakwaziyo ukufunda nokubhala unakho ukutyelela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kumnceda okokuba aqulunqe izimvo zabo.



OVERSTRAND



MUNICIPALITY

Locality Map

ERF 1502, 395 MAIN ROAD, EASTCLIFF, HERMNAUS



Date: 2023/09/08



1. EXECUTIVE SUMMARY

1.1. Background Information

Future Plan Town and Regional Planners (hereafter referred to as *this office*) was approached by the property owner to assist with the applicable town planning application as was deemed necessary. After lengthy consultation between this office and the property owners, a decision was made to proceed with the application.

1.2. Application Summary

Herewith a land use planning application is made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning of 2020 (OMLUS) for:

- *Section 16 (2) (b) – Permanent Departure from the provisions of the Land Use Scheme*
 - Relaxation of the 4m street boundary building line to 3.213m to accommodate the proposed garage.
 - Relaxation of the 2m side boundary building line (western boundary) to 1.2m to accommodate the existing dwelling.
 - Relaxation of the 2m side boundary building line (eastern boundary) to 1m to accommodate the existing dwelling.

Please refer to the following attached Annexures:

Annexure A: Application Form

Annexure B: Power of Attorney

Annexure C: Title Deed





2. THE PROPOSAL

2.1. Permanent Departure from the provisions of the Land Use Scheme

To reiterate those as mentioned earlier, an application in terms of Section 16 (2) (b) for a permanent departure is made and is depicted as follows:

- Relaxation of the 4m street boundary building line to 3.213m to accommodate the proposed garage.
- Relaxation of the 2m side boundary building line (western boundary) to 1.2m to accommodate the existing dwelling.
- Relaxation of the 2m side boundary building line (eastern boundary) to 1m to accommodate the existing dwelling.

The departures, as applied for above, are to accommodate the proposed new garage and existing dwelling on Erf 1502, Hermanus. Please refer to the attached Site Development Plan (Plan 2) for the full extent and layout of the proposed additions and alterations. Please see Figure 1 below:

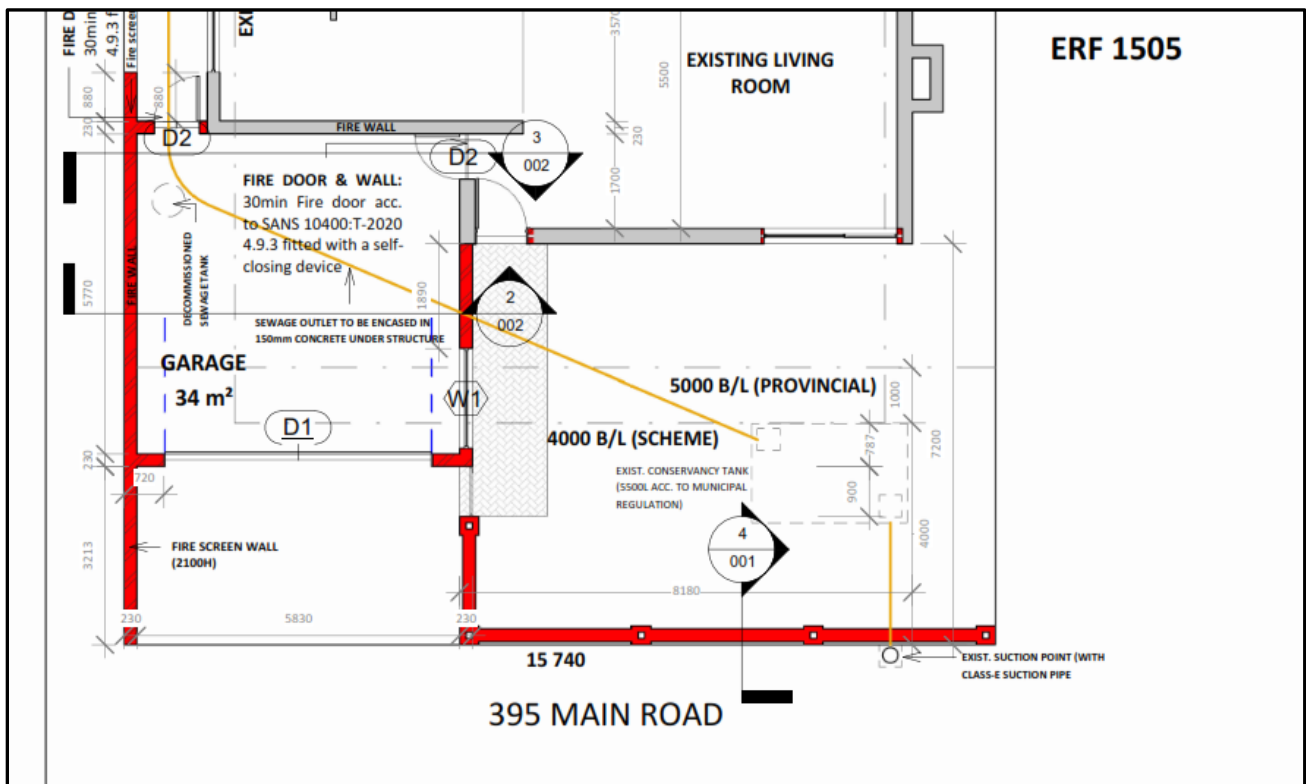


Figure 1: Proposed new garage and boundary wall.



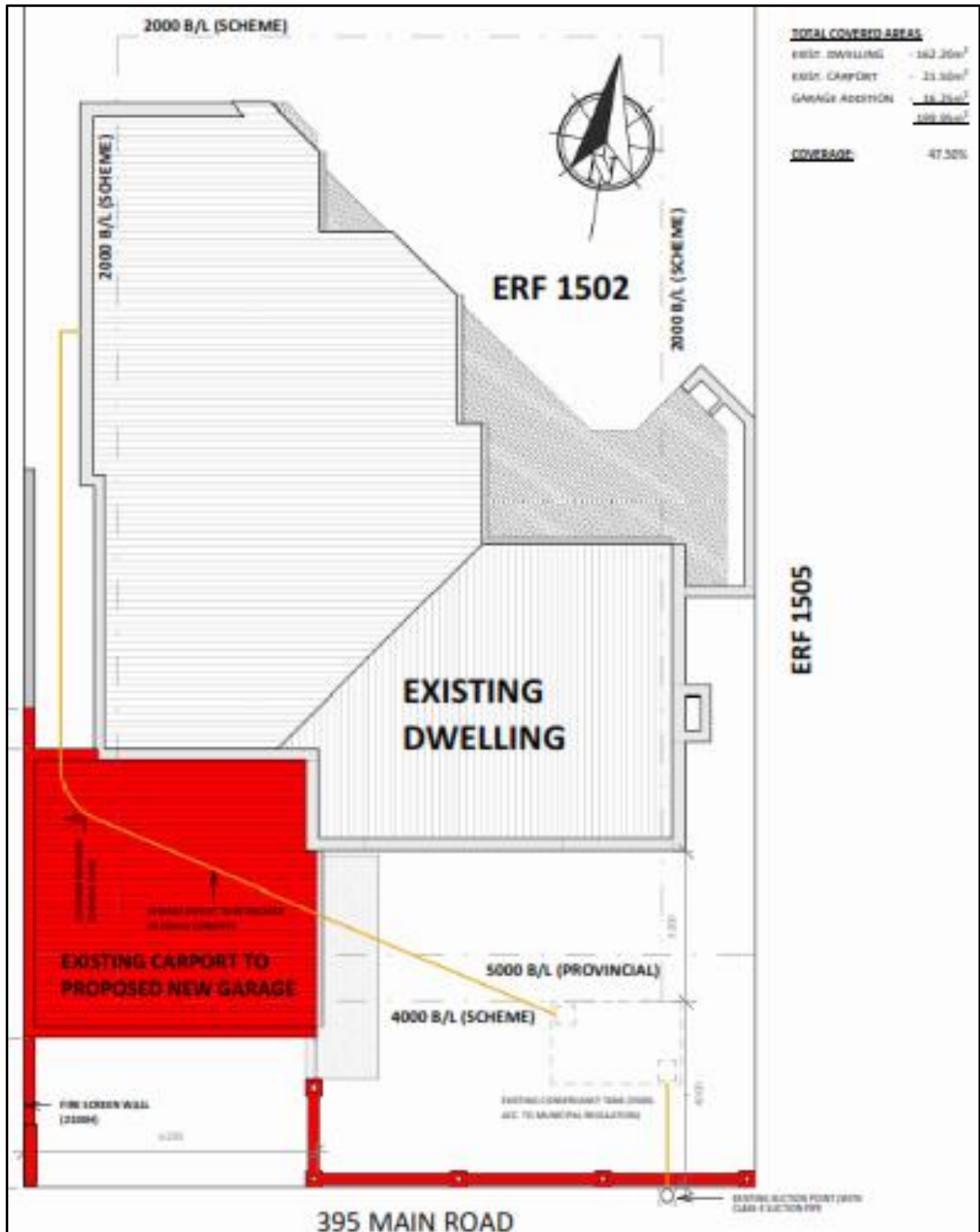


Figure 2: Proposed Site Development Plan





Figure 3: Surrounding Properties





3. CHARACTER OF ENVIRONMENT

3.1. Current Utilisation of Subject Erf & Zoning

Erf 1502 is zoned as Single Residential Zone 1 (SR1) and used for residential purposes as intended by the zoning.

3.2. Location and Surrounding Land Uses

The subject erf is located at 395 Main Road within Hermanus, Overstrand Municipal districts.

3.3. Land Uses in the Area

Surrounding land uses are predominately residential nature, with the exception of a few tourist-related activities, such as guest house and the Hermanus Golf Course.

Please refer to the Figures on Page 6.

3.4. Ownership Details

A perusal of the title deed revealed that no restrictive conditions could prohibit the approval of this land use planning application. Below are the details of the subject title deed.

Property Description	The Remainder of Erf 1502 Hermanus, situated in the Area of the Greater Hermanus Transitional Local Council, Division Caledon, Western Cape Province.
Ownership	Barbara Johanna Janz-Iltgen
Extent	421m ²
Title Deed Number	59833/2000

Please note that the property is currently being transferred to the new owners, as described in the letter from the Executrix dated 11 August 2023.

3.5. Municipal Services, Access, and Parking

The application site is well-serviced in terms of municipal services. Therefore, the proposal is not deemed to have a negative impact on the existing services network. Furthermore, access to the application site will not be altered. It will thus remain as is.



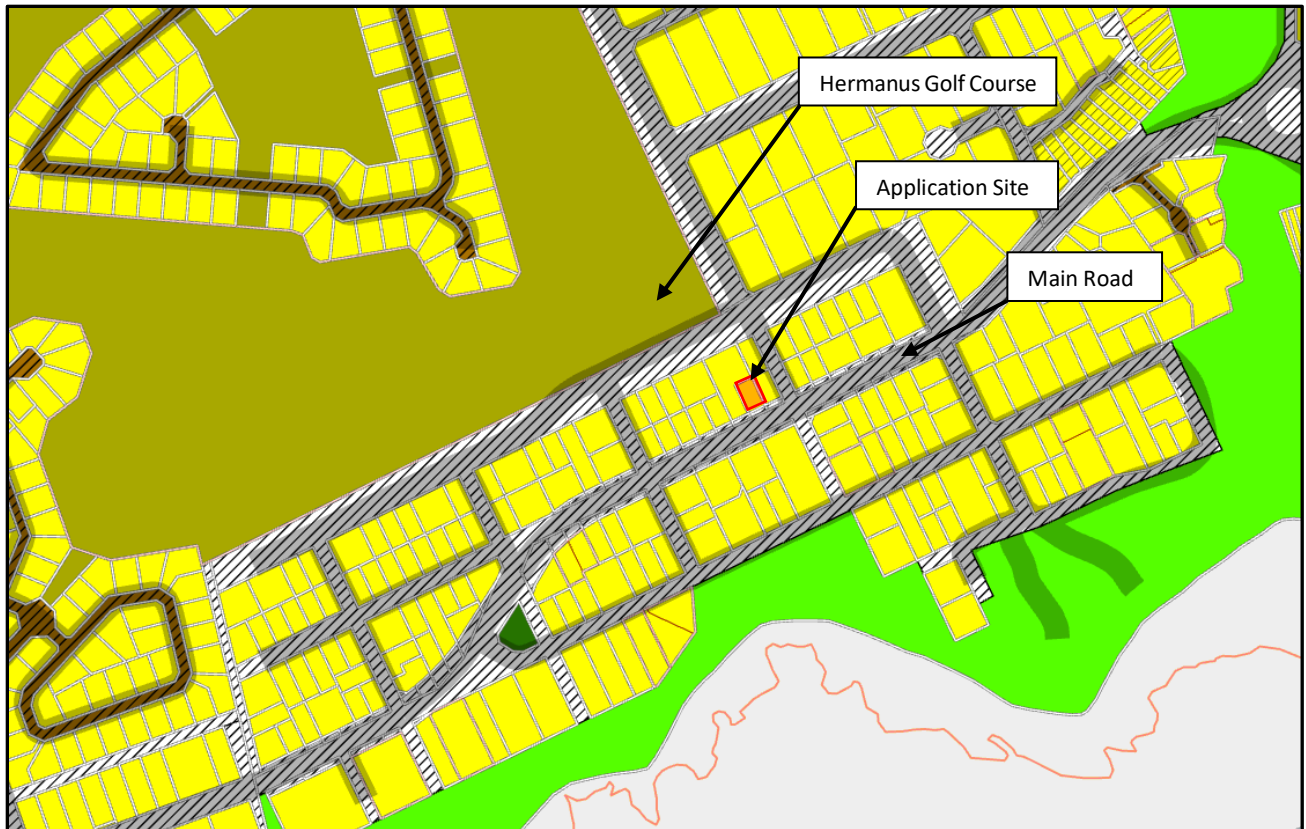


Figure 1: Application site and surrounding zonings.



Figure 2: Predominately residential use of surrounding erven.





4. NEED & DESIRABILITY

For an informed decision by the Authorised Official, it is crucial to address the need and desirability of an application. Therefore, this office has summarised a few site-specific key aspects that should be considered before a decision is made. Herewith is the need for the proposal:

- The proposed garage is over the street boundary (Provincial Road) building line and would thus require a departure application.
- The existing house in its current form was approved as per the development parameters of the previous Land Use Scheme, and therefore does not comply with the development parameters of the current Land Use Scheme.

The proposal is deemed desirable due to the following reasons:

- The proposed garage will not negatively impact the streetscape of Main Road.
- The proposal will not detract from the abutting neighbours regarding privacy.
- No additional Municipal services will be required for the proposal.
- The application site is situated within an existing residential area and thus is not deemed to impact any environmentally sensitive areas negatively.
- The proposal will add value to the existing dwelling.
- The proposed garage is not out of the surrounding area's character and the current zoning's true nature (see page 5 Figure 3).

The following aspects are also crucial to take into consideration when determining the desirability of an application:

Section 66 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning of 2020:

- *When the Authorised Official or Municipal Planning Tribunal considers an application, it must have regard to the following:*
 - *the application submitted in terms of this By-law;*
 - *the procedure followed in processing the application;*
 - *the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding proposed land uses;*
 - *the comments in response to the notice of the application and the comments received from organs of state and internal departments;*
 - *the response by the applicant to the comments referred to in paragraph (d);*
 - *investigations carried out in terms of other laws which are relevant to the consideration of the application;*
 - *a registered planner, or a planner eligible for registration, written assessment, which includes:*
 - *an amendment of a Spatial Development Framework or land use scheme*
 - *an approval of an overlay zone contemplated in the land use scheme*
 - *a phasing, amendment or cancellation of a subdivision plan or part thereof*
 - *a determination of a zoning*
 - *a rezoning*
 - *the integrated development plan and Municipal Spatial Development Framework;*
 - *the applicable Local Spatial Development Frameworks adopted by the Municipality;*
 - *the applicable policies of the Municipality that guide decision-making;*





- *the Provincial Spatial Development Framework;*
- *where applicable, the regional spatial development framework;*
- *the policies, principles, planning and development norms and criteria set by the national and provincial government;*
- *the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act;*
- *the principles referred to in Chapter VI of the Land Use Planning Act; and*
- *the relevant provisions of the land use scheme.*
- *An Authorised Official or Municipal Planning Tribunal must approve a site development plan submitted to the Municipality for approval in terms of applicable development parameters or conditions of approval if the site development plan—*
 - *is consistent with the development parameters of the zoning;*
 - *is consistent with the development parameters of the overlay zone;*
 - *complies with the conditions of approval; and*
 - *complies with this By-law.*
- *When a site development plan is required in terms of development parameters or conditions of approval—*
 - *the Municipality may not approve a building plan if the site development plan has not been approved; and*
 - *the Municipality may not approve a building plan that is inconsistent with the approved site development plan.*

The application, site development plan and subsequent attachments conform to the specified regulations listed above. The application in its current state can thus be accepted. The application shall thus be motivated and assessed in terms of its merits and desirability.

Section 49 of the Western Cape Land Use Planning Act of 2014:

When a municipality considers and decides on a land use application, the municipality must have regard to at least—

- *the applicable spatial development frameworks;*
- *the applicable structure plans;*
- *the principles referred to in Chapter VI;*
- *the desirability of the proposed land use, and*
- *guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.*

It is the opinion of this office that the proposed application is well motivated in terms of the legislation as provided for in this motivation report and is not deemed to impose an unusual risk to the surrounding community due to the following reasons:

- No negative visual impact on the abutting neighbours.
- The extension is of the same architectural style as the existing dwelling.
- Vistas and other rights, such as privacy, remain intact.
- The proposal will add value to Erf 1502 and the surrounding area.
- No threat to the health and safety of the surrounding community is envisaged.

Thus, this office believes that the proposal can be deemed desirable.





5. LEGISLATION

Overstrand Municipality Spatial Development Framework (May 2020)

The Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the Municipal Systems Act, 2000 (Act No. 32 of 2000), is aimed at providing general direction to guide decision-making on an ongoing basis, aiming at the creation of integrated, sustainable, and habitable regions, cities, towns and residential areas.

The key statutory requirements of the SDF are as follows:

- give effect to the principles, norms, and standards.
- Include a written and spatial representation of the Municipality's five-year spatial development plan.
- Include a longer spatial development vision statement.
- Identify current and future structuring elements of the Municipal spatial form (i.e., development corridors, activity spines, economic nodes, etc.).
- Include population growth estimates for the next five years.
- Include estimates for the demand for housing units and the planned location and density of future housing developments.
- Include estimates of economic activity, employment trends, and locations in the Municipality for the next five years.
- Identify, quantify, and provide location requirements for the next five years of engineering infrastructure and services.
- Identify the designated areas where a national or provincial inclusionary housing policy may be applicable.
- Include a strategic assessment of the environmental pressures.
- Create opportunities (incl. spatial location of environmental sensitivities, high potential agricultural land, and coastal strips).
- Identify areas where more detailed local plans must be developed and shortened land use procedures may be applicable.
- Provide spatial expression of integration of municipal sectoral policies.
- Determine a capital expenditure framework for the Municipal development programmes depicted spatially.
- Include an implementation.

The proposal is not deemed to be in contravention of the Overstrand SDF as it does not contradict the abovementioned statutory requirements of the SDF. Further to those described above, the application site is





in an urban development area within the urban edge of Hermanus. The proposal is thus not in contravention of the SDF.

Overstrand Integrated Development Plan (May 2020)

The Overstrand Municipality Integrated Development Plan (IDP) aims to address our communities' development needs with clearly defined strategic objectives and performance indicators. These strategic objectives are as follows:

- The provision of democratic, accountable, and ethical governance
- The provision and maintenance of municipal services
- The encouragement of structured community participation in the matters of the municipality
- The creation and maintenance of a safe and healthy environment
- The promotion of tourism and economic and social development.

The IDP is crucial to take into consideration in any planning-related application. It is the opinion of this office that the proposal promotes social development and creates a safe and healthy environment, not only for the property owner but also for the surrounding residents of the area.

Overstrand Municipal Growth Management Strategy (2010)

The Growth Management Strategy does not refer to individual erven; however, it provides a guideline for densification and additional community facilities. This proposal does not entail the densification of Erf 4829 and would thus not contradict the Growth Management Strategy. Furthermore, the proposal adds to the character and natural landscape of the surrounding area as a holiday destination. It would thus positively impact tourism promotion, economic development, and job creation.

The application site is not within a Heritage Overlay Zone defined in the Growth Management Strategy and will thus not constitute any heritage-related aspects.

Overstrand Municipality Amended By-Law on Municipal Land Use Planning (2020)

It is essential to consider Section 66 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning in terms of the "General criteria for consideration of applications":

- When the Authorised Official or Municipal Planning Tribunal considers an application, it must have regard to the following:
 - the application submitted in terms of this By-law;
 - the procedure followed in processing the application;





- the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding proposed land uses;
- the comments in response to the notice of the application and the comments received from organs of state and internal departments;
- the response by the applicant to the comments referred to in paragraph (d);
- investigations carried out in terms of other laws which are relevant to the consideration of the application;
- a registered planner, or a planner eligible for registration, written assessment, which includes:
 - an amendment of a Spatial Development Framework or land use scheme
 - an approval of an overlay zone contemplated in the land use scheme
 - a phasing, amendment or cancellation of a subdivision plan or part thereof
 - a determination of a zoning
 - a rezoning
- the integrated development plan and Municipal Spatial Development Framework;
- the applicable Local Spatial Development Frameworks adopted by the Municipality;
- the applicable policies of the Municipality that guide decision-making;
- the Provincial Spatial Development Framework;
- where applicable, the regional spatial development framework;
- the policies, principles, planning and development norms and criteria set by the national and provincial government;
- the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act;
- the principles referred to in Chapter VI of the Land Use Planning Act; and
- the relevant provisions of the land use scheme.
- An Authorized Official or Municipal Planning Tribunal must approve a site development plan submitted to the Municipality for approval in terms of applicable development parameters or conditions of approval if the site development plan—
 - is consistent with the development parameters of the zoning;
 - is consistent with the development parameters of the overlay zone;
 - complies with the conditions of approval; and
 - complies with this By-law.
- When a site development plan is required in terms of development parameters or conditions of approval—
 - the Municipality may not approve a building plan if the site development plan has not been approved; and





- the Municipality may not approve a building plan that is inconsistent with the approved site development plan.

The proposal is not considered a deviation from the requirements above; however, it is substantially in accordance with any residential neighbourhood and is not deemed to pose a significant threat to the surrounding community.

Planning Principles

The proposed development supports the principles of Chapter VI (Article 59) of the Land Use Planning Act (LUPA), Act 3 of 2014, and Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013, as follows:

Spatial Justice

Refers to the need to redress the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services, and land.

The proposed application will not contribute to perpetuating past apartheid spatial development imbalances.

Spatial Sustainability

A spatially sustainable settlement will have an equitable land market while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity-rich areas, scenic and cultural landscapes, and ultimately limiting urban sprawl.

The proposal will continue to protect any environmentally sensitive areas and cultural landscapes, as it is in an already developed residential area. It will thus not alter any environmentally sensitive areas.

Efficiency

Efficiency refers to the need to create settlements that optimise the use of space, energy, infrastructure, resources, and land.

The proposed development will optimally harness the potential that sustainably exists on the subject property, as is evident in the proposed SDP.





Spatial Resilience

Spatial resilience in the context of land use planning refers to spatial plans, policies and land use management systems that should enable the communities to be able to resist, absorb and accommodate economic and environmental shocks and to recover from these shocks in a timely and efficient manner.

The proposed development is well aligned with the spatial plans and policies, enabling the subject property to resist, absorb and accommodate environmental and economic shocks and recover from shocks in a timely and efficient manner.

Good Administration

Good administration in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure a joint planning approach is pursued.

The proposed development will promote consultative planning as the Municipality will advertise the proposal to the public to allow the comments of the public to be taken into consideration. In addition, Future Plan Town and Regional Planners will also respond to the public's comments and consider the comments in the project's planning.

This section outlines how the proposed development aligns with the core planning principles outlined in SPLUMA and LUPA. The proposal can therefore encompass and promote all planning principles.





6. CONCLUSION & RECOMMENDATION

The motivation report has provided a clear and complete analysis of the land use proposal. It was proven that the application is desirable and will not adversely impact the existing landscape. It was also demonstrated that the proposal is well aligned with the spatial planning initiatives for the area in which it is located.

The following factors should also be considered when evaluating the feasibility of the proposed application:

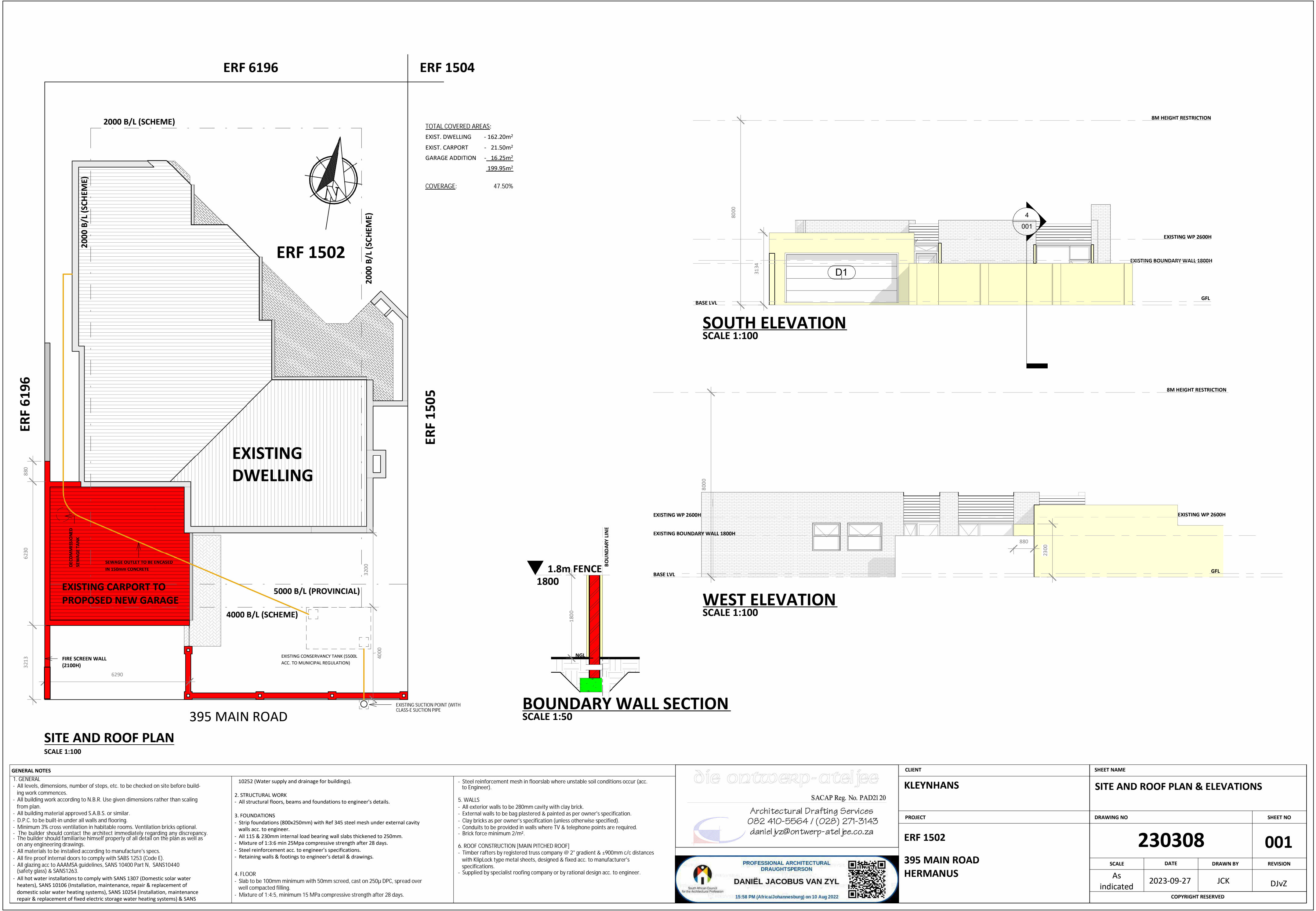
- The proposal will not negatively impact the abutting neighbours regarding privacy.
- It can be argued that the proposal will not negatively impact the health and safety of the surrounding community.
- The proposal is consistent with any residential property within the surrounding area.
- No increase in the current and proposed density patterns for the Hermanus area is envisaged and will thus not negatively impact any future proposed subdivisions within the immediate surrounding area.
- No additional municipal services will be required to implement the proposed addition to the existing dwelling.

Considering the above, it is recommended that the following applications:

- *Section 16 (2) (b) – Permanent Departure from the provisions of the Land Use Scheme:*
 - Relaxation of the 4m street boundary building line to 3.213m to accommodate the proposed garage.
 - Relaxation of the 2m side boundary building line (western boundary) to 1.2m to accommodate the existing dwelling.
 - Relaxation of the 2m side boundary building line (eastern boundary) to 1m to accommodate the existing dwelling.

be approved in terms of Section 16 of the OMLUS.





GENERAL NOTES			CLIENT		SHEET NAME	
<div>1. GENERAL</div> <div><ul style="list-style-type: none">- All levels, dimensions, number of steps, etc. to be checked on site before building work commences.- All building work according to N.B.R. Use given dimensions rather than scaling from plan.- All building material approved S.A.B.S. or similar.- D.P.C. to be built-in under all walls and flooring.- Minimum 3% cross ventilation in habitable rooms. Ventilation bricks optional.- The builder should contact the architect immediately regarding any discrepancy.- The builder should familiarise himself properly of all detail on the plan as well as on any engineering drawings.- All materials to be installed according to manufacture's specs.- All fire proof internal doors to comply with SABS 1253 (Code E).- All glazing acc to AAAMSA guidelines, SANS 10400 Part N, SANS10440 (safety glass) & SANS1263.- All hot water installations to comply with SANS 1307 (Domestic solar water heaters), SANS 10106 (Installation, maintenance, repair & replacement of domestic solar water heating systems), SANS 10254 (Installation, maintenance repair & replacement of fixed electric storage water heating systems) & SANS</div>			KLEYNHANS		SITE AND ROOF PLAN & ELEVATIONS	
<div>10252 (Water supply and drainage for buildings).</div> <div>2. STRUCTURAL WORK</div> <div><ul style="list-style-type: none">- All structural floors, beams and foundations to engineer's details.</div> <div>3. FOUNDATIONS</div> <div><ul style="list-style-type: none">- Strip foundations (800x250mm) with Ref 345 steel mesh under external cavity walls acc. to engineer.- All 115 & 230mm internal load bearing wall slabs thickened to 250mm.- Mixture of 1:3:6 min 25Mpa compressive strength after 28 days.- Steel reinforcement acc. to engineer's specifications.- Retaining walls & footings to engineer's detail & drawings.</div> <div>4. FLOOR</div> <div><ul style="list-style-type: none">- Slab to be 100mm minimum with 50mm screed, cast on 250µ DPC, spread over well compacted filling.- Mixture of 1:4:5, minimum 15 MPa compressive strength after 28 days.</div>			PROJECT		DRAWING NO	SHEET NO
<div>5. WALLS</div> <div><ul style="list-style-type: none">- All exterior walls to be 280mm cavity with clay brick.- External walls to be bag plastered & painted as per owner's specification.- Clay bricks as per owner's specification (unless otherwise specified).- Conduits to be provided in walls where TV & telephone points are required.- Brick force minimum 2/m².</div> <div>6. ROOF CONSTRUCTION [MAIN PITCHED ROOF]</div> <div><ul style="list-style-type: none">- Timber rafters by registered truss company @ 2° gradient & ±900mm c/c distances with Kiplok type metal sheets, designed & fixed acc. to manufacturer's specifications.- Supplied by specialist roofing company or by rational design acc. to engineer.</div>			ERF 1502		230308	001
			395 MAIN ROAD HERMANUS		SCALE	DATE
					As indicated	2023-09-27
					DRAWN BY	REVISION
					JCK	DJvZ
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SCALE 1:100



SCALE 1:50



SCALE 1:50



SCALE 1:100



WINDOW SCHEDULE

SCALE 1:100

SACAP Reg. No. PAD21 20

Architectural Drafting Services

082 410-5564 / (028) 271-3143

daniel.jvz@ontwerp-ateljee.co.za



CLIENT

KLEYNHANS

PROJECT

ERF 1502

**395 MAIN ROAD
HERMANUS**

SHEET NAME

GROUND FLOOR PLAN LAYOUT & SECTION

DRAWING NO

SHEET NO

230308

002

SCALE	DATE	DRAWN BY	CHECKED
As indicated	2023-09-27	JCK	DJvZ

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