

ERF 1760, 2 SEPIA AVENUE, VERMONT: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF PM HARRIS

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 to relax the southern lateral building line from 2m to 0,27m and 0,55m respectively to accommodate the existing braai patio with roof over.
- **departure** in terms of Section 16(2)(b) of the By-Law to relax the rear building line from 2m to 0,22m and 0,78m respectively to accommodate the existing braai patio with roof overhang.
- **determination of an administrative penalty** in terms of Section 16(2)(q) for the unauthorised building line encroachments as mentioned above.

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 **19 June 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. H. Olivier** 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 1760, SEPIALAAN 2, VERMONT: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: INTERACTIVE STADS- EN STREEKBEPLANNING NAMENS PM HARRIS

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 om die suidelike syboullyn te verslap vanaf 2m na onderskeidelik 0,27m en 0,55m om die bestaande braaipatio met dak te akkommodeer.
- **afwyking** ingevolge Artikel 16(2)(b) van die Verordening om die agterboullyn te verslap vanaf 2m na onderskeidelik 0,22m en 0,78m om die bestaande braaipatio met dakoorhang te akkommodeer.
- **bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) vir die ongemagtigde boulynoorskrydings soos hierbo genoem.

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 **19 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. H. Olivier** 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 Bepalinge 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.

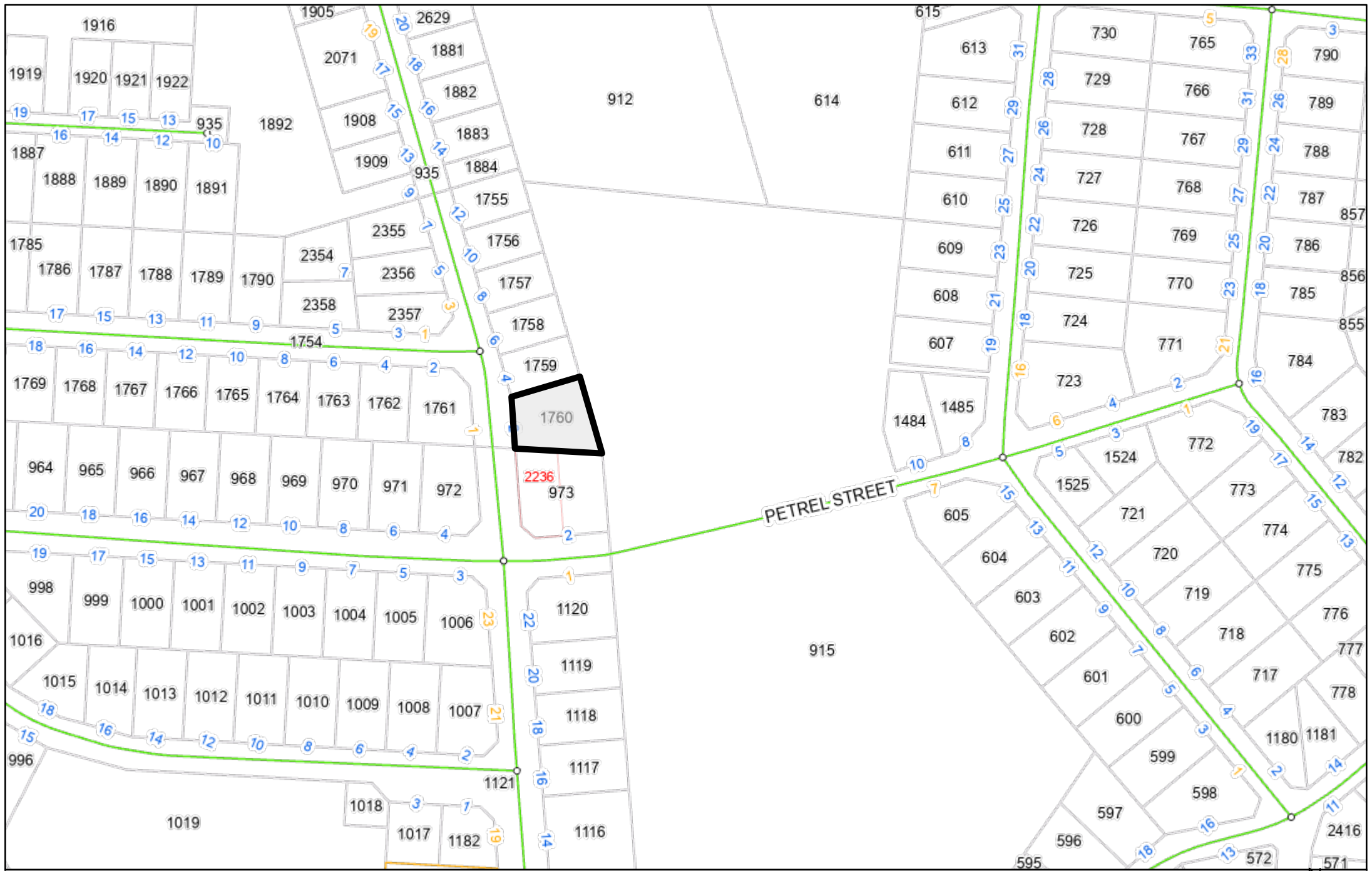
ISIZA 1760, 2 SEPIA AVENUE, VERMONT: ISICELO SOKUNYENYISWA NOKUGQITYWA KWESOHLWAYO: ABAKWA-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LIKA PM HARRIS

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho Otshintshiwewo woMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 ukuba kufunyenwe isicelo sezi zinto zilandelayo:

- **ukunyenysiswa** ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala ukuze kunyenysiswe umgca wesakhiwo okwicala elingasemzantsi ukusuka ku-2m ukuya ku-0,27m no-0,55m ngokulandelelana ukulungiselela indawo yokojela ekhoyo enophahla.
- **ukunyenysiswa** ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala ukuze kunyenysiswe umgca wesakhiwo okwicala elingasemva ukusuka ku-2m ukuya ku-0,22m no-0,78m ngokulandelelana ukulungiselela indawo yokojela ekhoyo enophahla.
- **ukugqitywa kwesohlwayo** ngokumayela neCandelo 16(2)(q) ngenxa yokugqitha kumgca wesakhiwo njengoko kuchazwe ngasentla.

Inkcazelo epheleleyo mayela noku kucutywayo ziafumaneka ukuze ihlolwe phakathi evelini phakathi ko 08:00 no 16:30 kwiSebe: Town and Spatial Planning e16 Paterson Street, Hermanus nakwiwebhusayithi kamasipala kule linki ilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi na izimvo ezibhaliweyo zimelwe zingeniswe ngokumayela nezibonelelo zeCandelo 51 neCandelo 52 laloMthetho kaMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngaphambi okanye ungalulanga umhla **we19 kaJuni 2026**, ubhale igama lakho, idilesi neenkukacha zoqhagamshelwano, umdla kwisicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabhekiswa **kuMnu. H. Olivier** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvula. Nabani na ongakwaziyo ukufunda okanye ukubhala angatyelala iSebe: leTown and Spatial Planning apho igosa lakwamasipala liza kumnceda ukuze afake amagqabaza akhe.

Nceda uqaphele ukuba ngokwemiba yoMthetho Okhusela Inxelo Yomnyu Ngamnye (POPIA), uza kube ungena kwinkqubo yoluntu ngoko ke uyavuma kwaye uvumela ukusetyenziswa kwegama lakho, ifani yakho, iinkukacha zakho noluvo(nezimvo) zakho zingadizwa/ zingasetyenziswa kwinkqubo yesi (sicelo).





InterActive Town & Regional Planning

PO Box 980

Hermanus

7200

Reference: Erf 1760, Vermont, Hermanus

Date: 20 January 2026

ERF 1760, VERMONT: BUILDING LINE DEPARTURES & THE DETERMINATION OF AN ADMINISTRATIVE PENALTY

Application is hereby made for building line departures for Erf 1760, Vermont, Hermanus as well as the determination of an administrative penalty in terms of the relevant legislation, as described in the accompanying documentation.

In support of the application please find the following attached:

- A proof of payment of the application fee
- Motivational Report & Annexures

Kind Regards

Andre Wiehahn Pr Pln A/927/1996

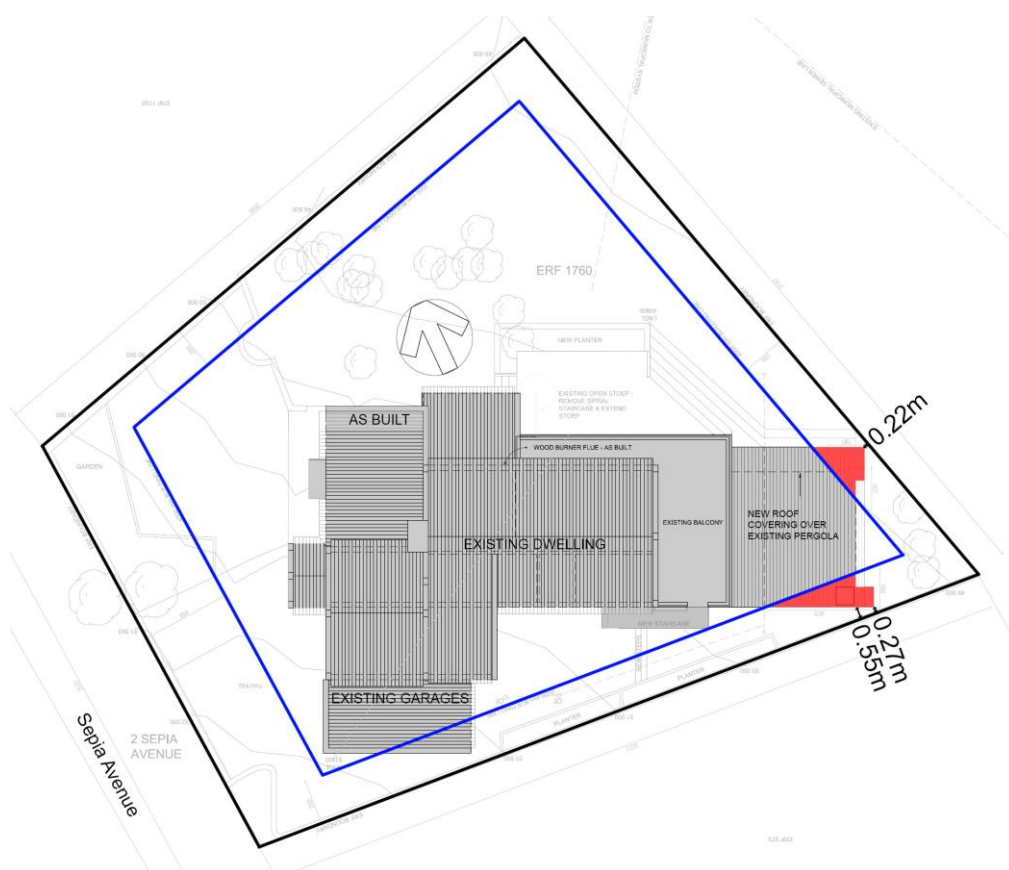
B Art et Sc (Town and Regional Planning)



ERF 1760 VERMONT, HERMANUS

2 Sepia Avenue

Building line departure and the determination of an administrative penalty application



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January 2026

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Annexure H: Land Use Plan
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Notes

1. Introduction

a. Brief

Refer to **Annexure B** for the Power of Attorney.

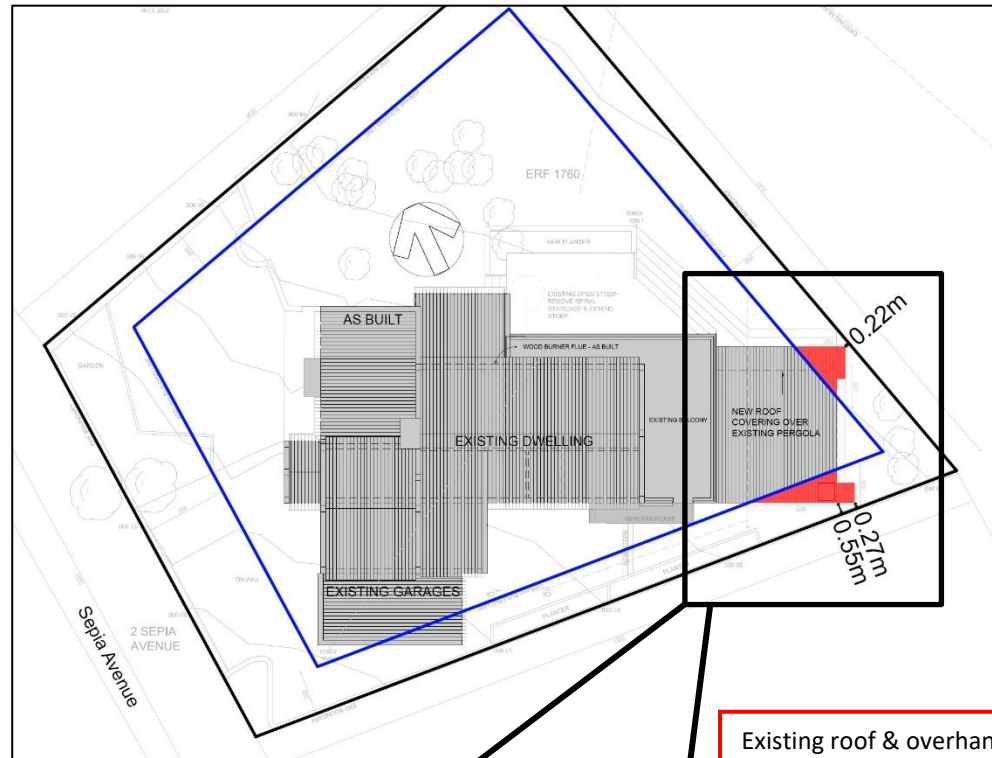
Interactive Town and Regional Planning was appointed by the owners of the property, Paul Harris, to prepare and submit an application for building line departures on Erf 1760, Vermont and the determination of an administrative penalty in terms of the relevant legislation.

b. Background, Development Objective & Application Proposal

The application area is located of a single residential zoned property an accommodates an existing dwelling.

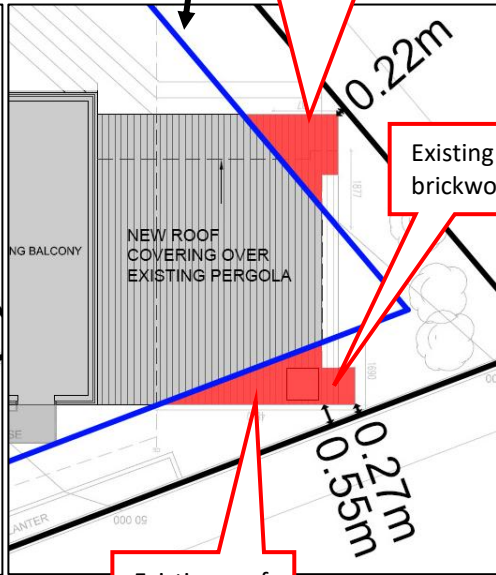
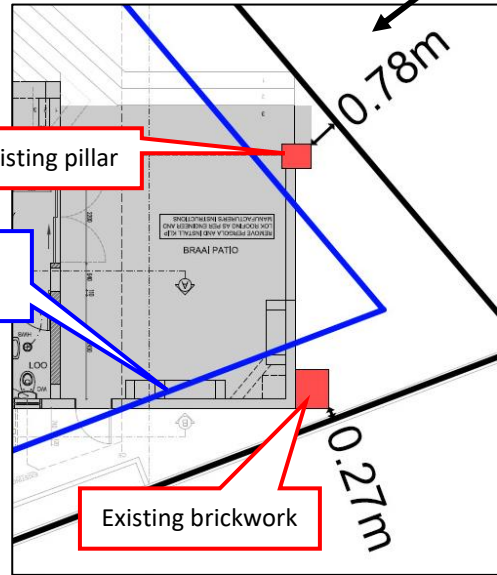
A braai area with a pergola was approved, however a previous property owner added a roof above the braai area with associated column and brickwork.

The property owner wishes to legalise the existing roofed braai area and associated structures as shown here-below:



Ground Floor

First Floor



Existing roof & overhang exceeding 1m in width

Existing pillar

Building lines

Existing brickwork

Existing brickwork

Existing roof

Figure 1: Application illustration

Subsequently the **application proposal** is for:

- A departure to relax the southern side building line from 2m to:
 - 0.27m to allow for the existing brickwork connected to the braai room.
 - 0.55m to allow for the existing braai area roof.
- A departure to relax the rear building line from 2m to:
 - 0.22m to allow for the braai area roof overhang exceeding 1m in width.
 - 0.78m to allow for the existing braai room pillar.
- The determination of an administrative penalty to allow for the existing covered braai area and associated structures exceeding building lines.

2. The Application

a. Analysis: Title Deed	The Conveyancer Monica Korf issued a certificate confirming that no restrictive title deed conditions exist against the proposal on Erf 1760 Vermont.				
b. Analysis: Development Criteria: The development parameters for Erf 1760 Vermont, Hermanus as per the Overstrand Zoning Scheme Regulations, 2015, read with the subject title deed are summarised as follows:	Parameters	Existing Zoning Scheme Requirements:	Proposed	Comments	
	Zoning	Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Consistent	
	Primary Use	Day care centre, dwelling house, guest rooms, home occupation, second dwelling unit;	Dwelling house	Consistent	
	Consent Uses	Crèche, green house, guest house, house shop, institution, place of instruction, place of worship, residential building, tourist accommodation.	None	Consistent	
	Coverage	50%		Consistent	
	Height	8m		Consistent	
	Building lines	Street	4m		Consistent
		Side	2m	0.27m for the existing brickwork connected to the braai room 0.55m for the existing braai area roof 0.56 for the existing garage (previously approved)	Application includes departures
		Rear	2m	0.22m for the existing braai area roof overhang exceeding 1m in width 0.78m for the existing braai room pillar	Application includes departures
	Parking	Dwelling house: 2 bays	Dwelling house: 2 bays	Consistent	
c. Application: The application form is attached as Annexure A .	Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for: <ul style="list-style-type: none"> • A departure to relax the southern side building line in terms of Chapter IV, Section 16(2)(b), from 2m to: <ul style="list-style-type: none"> ○ 0.27m to allow for the existing brickwork connected to the braai room. ○ 0.55m to allow for the existing braai area roof. • A departure to relax the rear building line in terms of Chapter IV, Section 16(2)(b), from 2m to: <ul style="list-style-type: none"> ○ 0.22m to allow for the braai area roof overhang exceeding 1m in width. ○ 0.78m to allow for the existing braai room pillar. • The determination of an administrative penalty to allow for the existing covered braai area and associated structures exceeding building lines in terms of Chapter IV, Section 16(2)(q). 				

3. Contextual Site Information

a. Property Description	Property	Extent	Title Deed	Registered Owner
	1760 Vermont	788m ²	T17280/2022	Paul Mark Harris

Refer to Annexure E for the SG Diagrams, Annexure C for the Title Deed of Erf 1760 Vermont.

The following Surveyor General Plans reflect the application site:

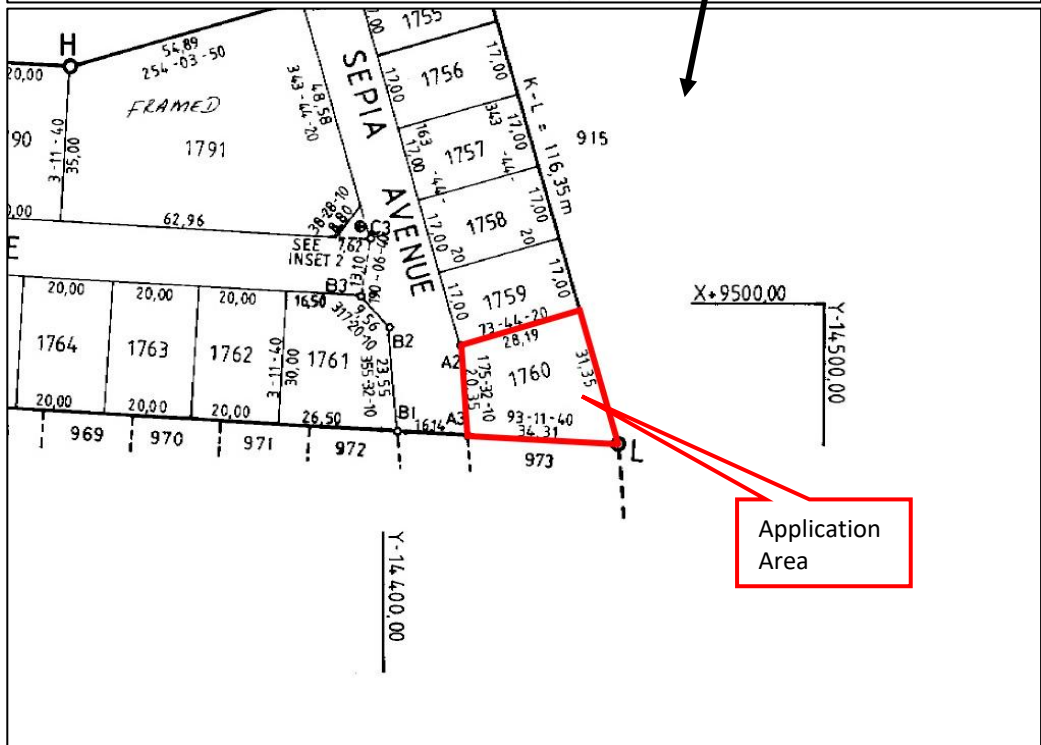
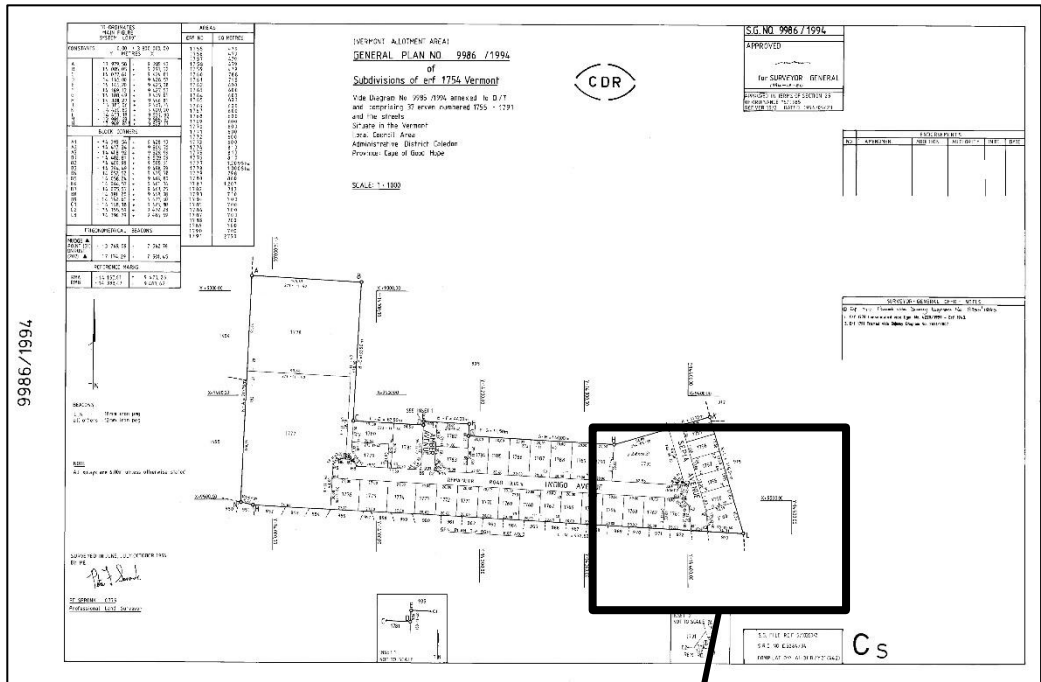


Figure 2: Extracts of the Surveyor General Plans of the application site

b. Location:

For the Locality Plans refer to Annexure F.

Regional Context:

Within the regional context, the application area is located within the Vermont residential suburb. Vermont is located approximately 7km west of the Hermanus CBD.

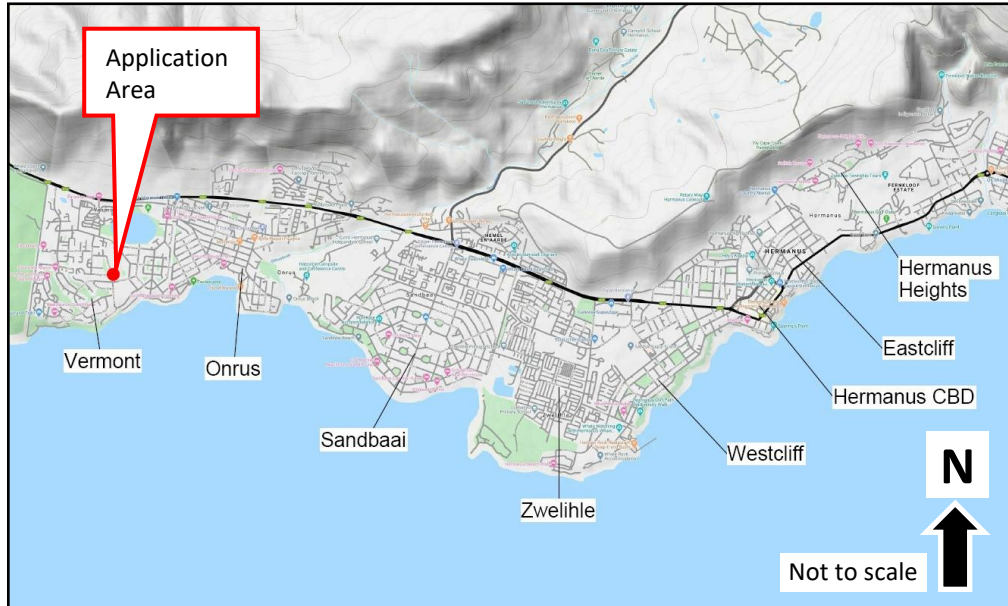


Figure 3: Locality Plan – Regional Context

Local Context:

Within the local context the application area accommodates a dwelling house on a residential zoned erf within Vermont that forms part of the larger Hermanus West area. The application area is located at number 2 Sepia Avenue.



Figure 4: Locality Plan – Local Context

c. Land Use:
 Refer to the Land Use Plan attached as **Annexure H**.

The application area accommodates a dwelling house on the property. The surrounding land-uses consists of single residential and open space land uses. No change in land use is proposed. The application proposal is **consistent** with the land use and character of the area.



Figure 5: Aerial Image illustrating the residential land-use activities of the application area and surrounding properties

d. Zoning:
 Refer to the Extract of Hermanus Zoning plan attached as **Annexure G**.

The application area, Erf 1760, Vermont is zoned Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone and Open Space Zone 2: Public Open Space. No change in zoning is proposed. The application proposal is **consistent** with the zoning of the area.



Figure 6: Extract from the Overstrand Municipality: Online zoning viewer

e. Spatial Planning Policy
 The following policy guidelines from the following relevant policy documents are applicable to the application area.

i. Overstrand Municipal Spatial Development Framework, 2020

In terms of the Overstrand Municipal Spatial Development Framework, the application area is within an Urban Development area as well as a Sensitive Development Area. The application area falls within a Category D EMOZ area. The property is already developed and will not have any additional impact on the environment.

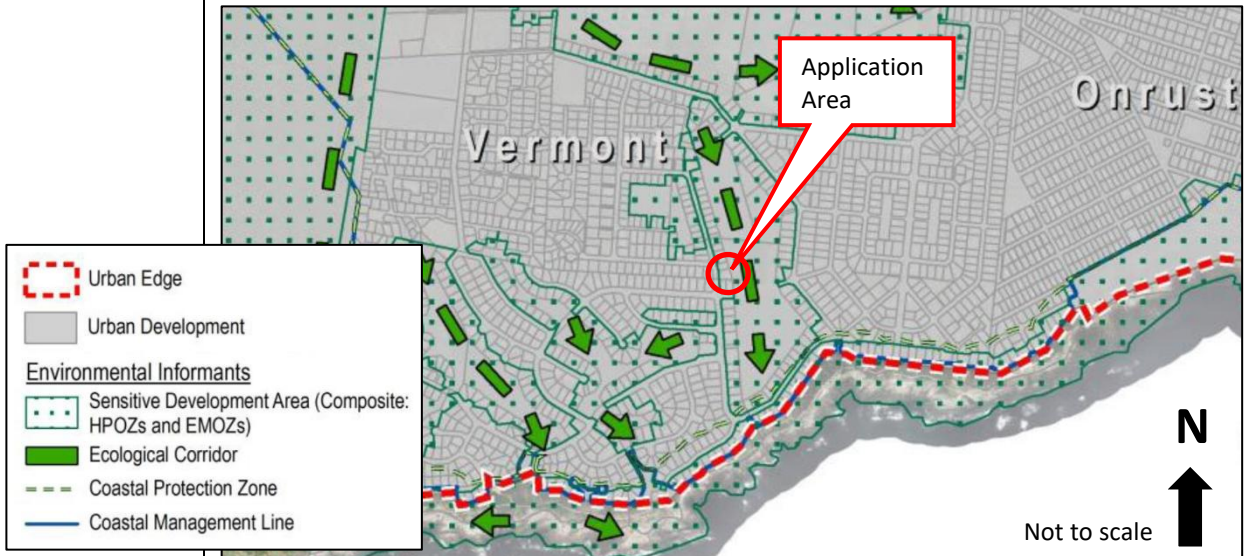


Figure 7: Overstrand Municipal Spatial Development Framework, 2020 extract

ii. Overstrand Municipality Spatial Growth Management Strategy – 2010 (OMSGMS)

In terms of the Overstrand Growth Management Strategy, the application area falls within a “No Densification” Zone, however, no densification is proposed.

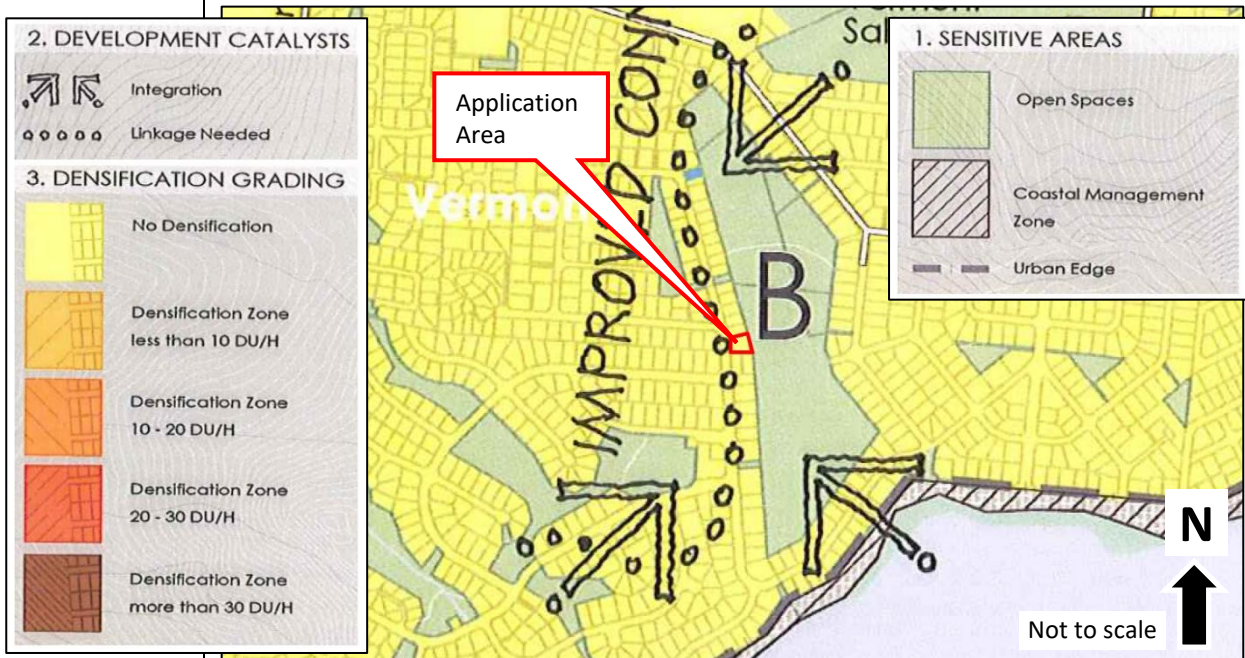


Figure 8: Extract from the Overstrand Municipality: Growth Management Strategy

iii. Overstrand Municipality Environmental Management Overlay Zone Regulations, 2020 (OMEMOZR, 2020)

The following extracts applicable to the property in terms of the OMEMOZR, 2020 is considered necessary to take note of.

“8.5.1. Designation of categories for undeveloped conservation worthy land and adjacent buffer areas:

8.5.1.1. Overstrand Municipality may develop an operational management plan for priority Urban Conservation EMOZ properties per residential area, according to the following categories:

8.5.1.1.4. Category D: Private Property

- Private property within priority conservation-worthy ecological corridors from mountain to coast and/or across priority conservation-worthy areas identified in accordance with the Overstrand Environmental Management Framework.*
- In the face of development pressure, the Municipality may, if it deems it necessary, upon receipt of a development proposal or application that does not involve any activities identified under the NEMA listing notices, require that specialist biodiversity and/or other relevant studies be undertaken by the developer/owner in order to inform development planning and retain priority ecological corridors and habitats.”*

The application area is within a Category D EMOZ area however the proposal consists of a relatively small addition to the existing dwelling is unlikely to impact on the sensitive environment.

Conclusion:

The application is therefore **consistent** with both the Overstrand Municipal Spatial Development Framework, 2020, the Overstrand Municipality Spatial Growth Management Strategy, 2010 and the Overstrand Municipality Environmental Management Overlay Zone Regulations, 2020.

4. Motivation

Motivation for the application:

Refer to **Annexure K** for the As-built building plan

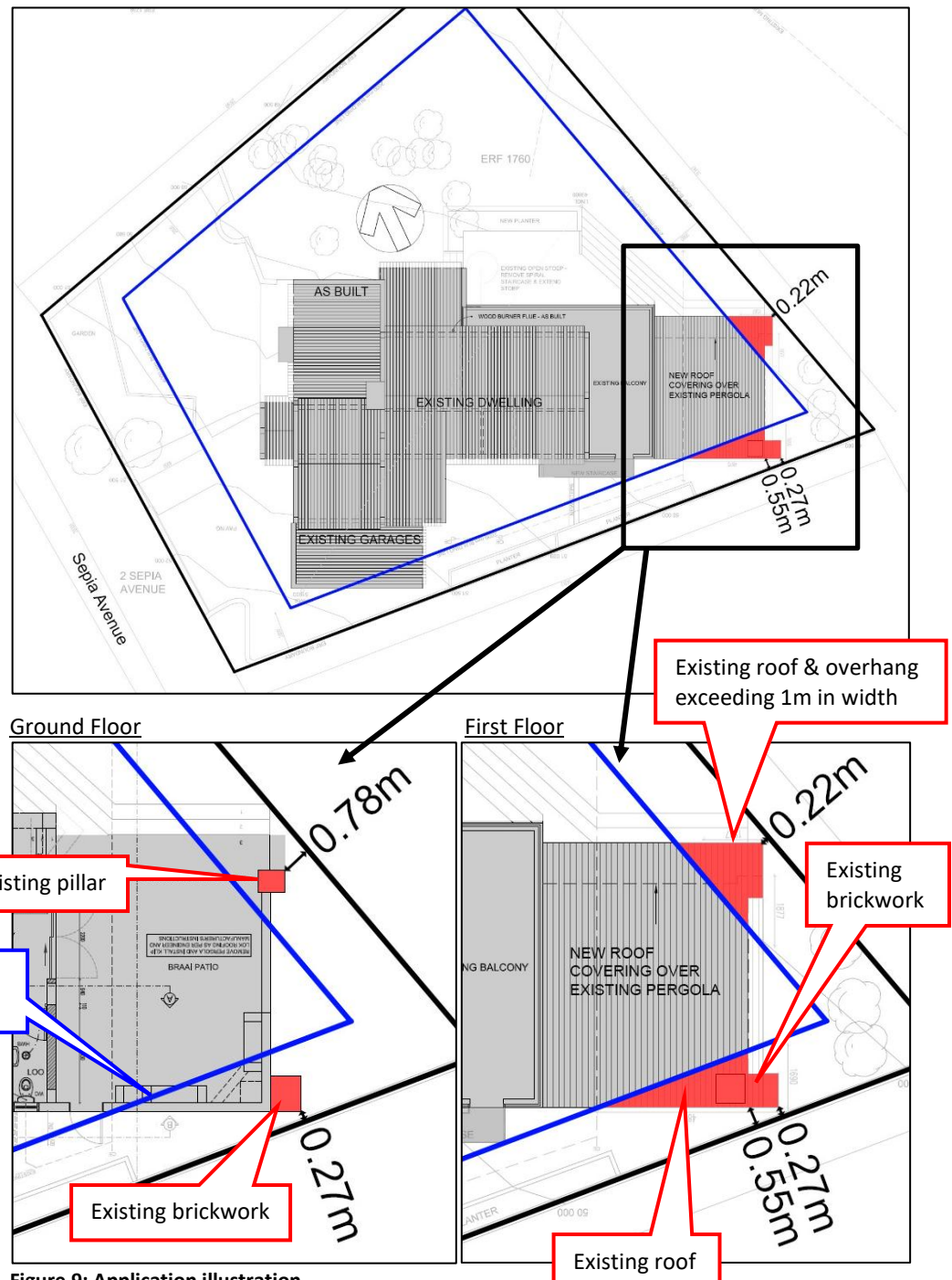
a. Introduction and Background

The application area consists located on single residential zoned property accommodates an existing dwelling with inter alia a braai area with a pergola which was historically approved.

The present owner discovered that the building plan is not consistent with the actual existing braai area deriving that a previous property owner added a roof above the braai area with associated column and brickwork.

b. Proposal

The property owner thus wishes to legalise the existing roofed braai area and associated structures as illustrated in the following sketches and photographs:



Northern Elevation



Eastern Elevation



Southern Elevation



Photographs



Figure 10: Photographs of the structures exceeding building lines.

Building line departures

Application includes the following building line departures to allow for existing non-approved structures:

- A departure to relax the southern side building line from 2m to:
 - 0.27m to allow for the existing brickwork connected to the braai room.
 - 0.55m to allow for the existing braai area roof.
- A departure to relax the rear building line from 2m to:
 - 0.22m to allow for the braai area roof overhang exceeding 1m in width.
 - 0.78m to allow for the existing braai room pillar.

The rear boundary faces an open space natural area and therefore structures exceeding the rear building line will not impact on neighbouring properties in terms of light, privacy or views. The part of the structures exceeding the rear building lines are also screened by trees.

The braai area walls were previously approved and the addition of a semi-flat roof and chimney brickwork exceeding building lines does not significantly impact on light or views of the neighbouring property. No windows, doors or openings exceed the southern side building line and the braai area is on the ground floor thus not impacting on the privacy of the southern neighbouring property.

0.78m is still available between the existing pillar and the rear building line for access to the eastern corner of the property.

The existing braai area improves the functionality and recreation space of the application area.

The determination of an administrative penalty

The following information with regards to the administrative penalty is provided as required according to Chapter X, Section 90(3):

(a) The nature, duration, gravity and extent of the contravention;

A pergola above the braai area was replaced with a roof and a column and brickwork by previous owners which exceeds building lines.

The non-approved structures exceeding building lines have an area of 8.1m².

The contraventions were done by previous owners, therefore the exact timelines are not known, but it was prior to 2022.

(b) The conduct of the person (allegedly) involved in the contravention;

The contraventions were done by previous owners, therefore the details are not known.

(c) Report by a quantity surveyor in matters of unauthorised building/construction;

Since the contraventions were done by previous owners a quantity surveyor report is has not been obtained, but will be provided on request of the municipality.

(d) Whether the unlawful conduct was stopped

The structures is still in place hence the application for the legalisation of the structures.

(e) Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law

We are not aware of any contraventions by the existing owner.

Desirability

The application proposal is considered desirable for the following reasons:

- The existing braai area improves the functionality of the application area.
- The non-approved additions to the braai area does not have a notable impact on the privacy, views or light of the neighbouring property.

c. Planning Principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 1) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

The proposal will not contribute to perpetuation of past apartheid spatial development imbalances since application only relates to amendments to an existing dwelling house.

The application proposal is **consistent** with **spatial justice**.

- 2) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

Possible results of the development

The proposal relates to amendments to an existing dwelling, therefore no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas will occur.

The application proposal can thus be deemed to be **spatially sustainable**.

- 3) **Spatial Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

Possible results of the development

The application proposal does not impact spatial structure and will not have an impact on spatial efficiency.

The application proposal is **consistent** with the **efficiency principle**.

- 4) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

Possible results of the development

The proposal amendments to an existing dwelling and will not have an impact on spatial resilience.

The application proposal is **consistent** with the principle of **spatial resilience**.

- 5) **Good Administration** which, 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 that a joint planning approach is pursued.

Possible results of the development

Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the relevant government tiers and the general public to participate in the eventual decision-making process.

The application proposal is **consistent** with the principle of **good administration**.

5. Conclusion

The application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities. The proposal improves the functionality of the property and no material impact on the neighbouring properties are foreseen.

It is therefore recommended that the application **be approved** in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, as follows:

- A departure to relax the southern side building line in terms of Chapter IV, Section 16(2)(b), from 2m to:
 - 0.27m to allow for the existing brickwork connected to the braai room.
 - 0.55m to allow for the existing braai area roof.
- A departure to relax the rear building line in terms of Chapter IV, Section 16(2)(b), from 2m to:
 - 0.22m to allow for the braai area roof overhang exceeding 1m in width.
 - 0.78m to allow for the existing braai room pillar.
- The determination of an administrative penalty to allow for the existing covered braai area and associated structures exceeding building lines in terms of Chapter IV, Section 16(2)(q).

ELECTRICAL LEGEND	
●	LIGHT SWITCH
○	LIGHT FITTING TO CLIENT'S REQUIREMENT
⊕	LOW DOUBLE POWER POINT
⊖	HIGH DOUBLE POWER POINT

STEPS TO COMPLY WITH SANS 10400 PART 1:1. TREADS TO BE MINIMUM 250 mm AND RISERS NOT TO EXCEED 200 mm. THE SUM OF 2 RISERS + 1 TREAD TO BE BETWEEN 570 AND 650. (197 + 197 + 250 = 584)

STAIRCASE TO COMPLY WITH SANS 10400 PART 1:1. TREADS TO BE MINIMUM 250 mm AND RISERS NOT TO EXCEED 200 mm. THE SUM OF 2 RISERS + 1 TREAD TO BE BETWEEN 570 AND 650. (198 + 198 + 255 = 627). OPEN TREADS TO OVERLAP MINIMUM 25 mm. PROVIDE FOR A RAILING & BALUSTRADE TO BE 1000 mm HIGH MEASURED VERTICALLY FROM FINISH FLOOR TO TOP OF RAILING. PROVIDE A 100 mm Ø BALL TO PASS THROUGH. PLEASE SEE STAIRCASE DETAILS ON SHEET 5

DEMOLISH AS INDICATED. NO DEMOLITION OF STRUCTURAL SUPPORT SYSTEMS PRIOR TO APPOINTED MUNICIPAL ENGINEER. ALL PLUMBING WORK TO BE DONE BY A PEBB REGISTERED PLUMBER (COCC TO BE PROVIDED ON COMPLETION)

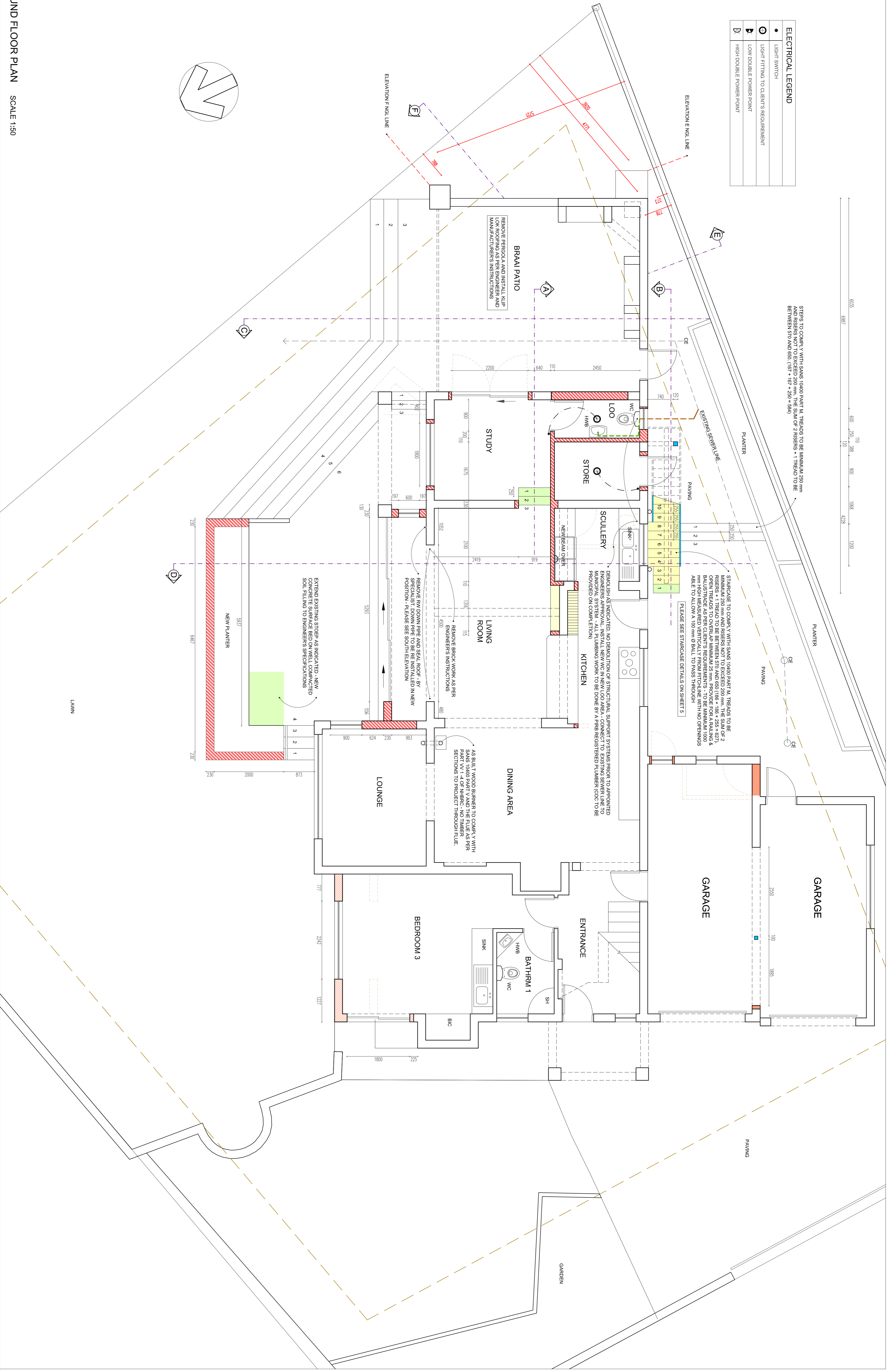
AS BUILT WOOD BURNER TO COMPLY WITH SANS 10400 PART 1 AND THE RULES PER SECTION 10.1. PROVIDE PROTECTIVE SECTIONS TO PROTECT THROUGH FLOOR.

REMOVE BRICK WORK AS PER ENGINEER'S INSTRUCTIONS

REMOVE RAW DOWN PIPE AND SEAL ROOF - BY SPECIALIST. DOWN PIPE TO BE REINSTALLED IN NEW POSITION. PLEASE SEE SOUTH ELEVATION

EXTEND EXISTING STOEP AS INDICATED - NEW CONCRETE SURFACE BED ON WELL COMPACTED SOIL FILLING TO ENGINEER'S SPECIFICATIONS

BRAAI PATIO
REMOVE PERGOLA AND INSTALL KILIP LOK ROOFING AS PER ENGINEER AND MANUFACTURER'S INSTRUCTIONS



• GROUND FLOOR PLAN SCALE 1:50

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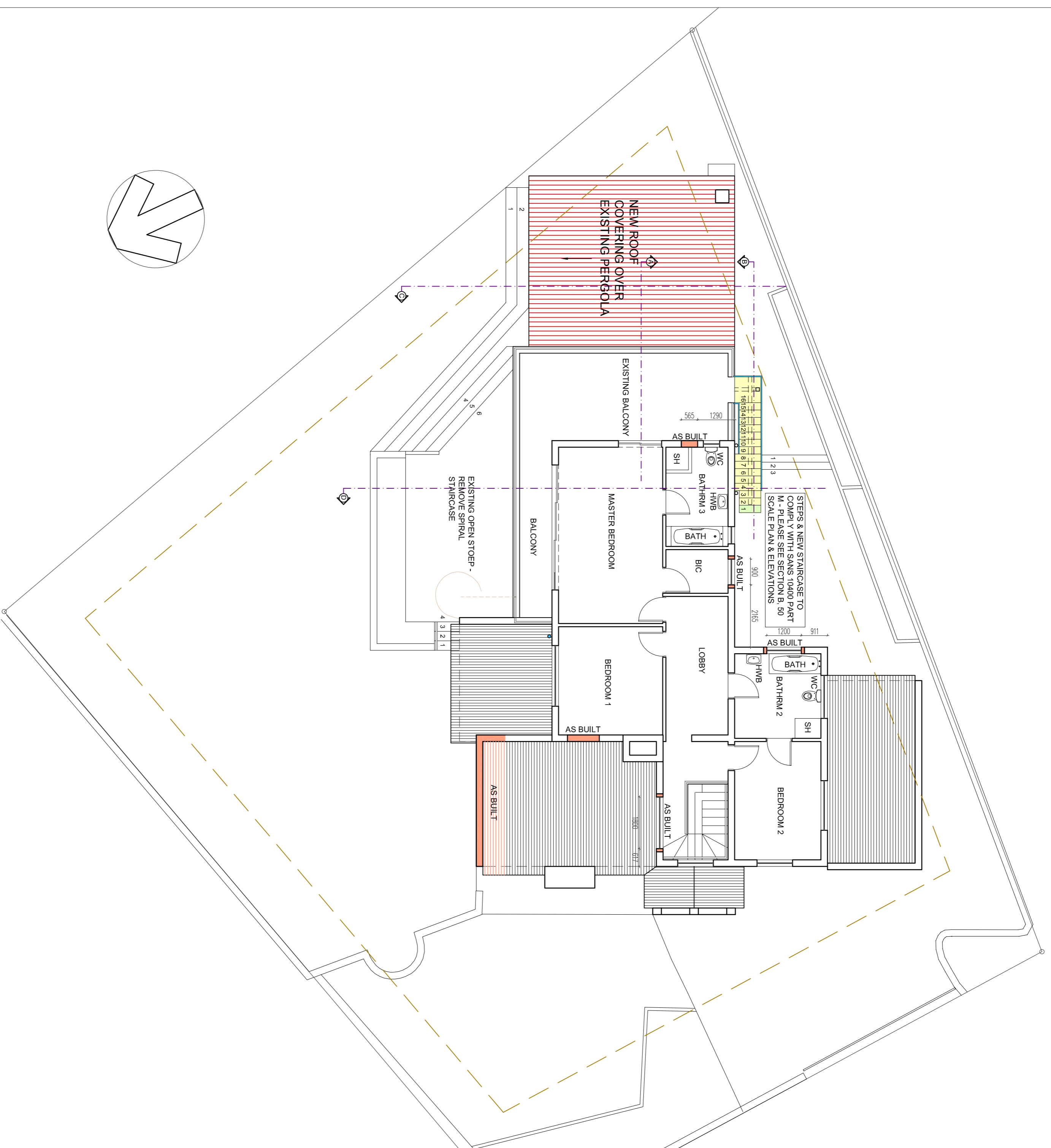
Project: PROPOSED ADDITIONS & ALTERATIONS FOR P.M. HARRIS ON ERF 1760, 2 SERVA AVENUE, VERMONT, HERMANUS

GENERAL NOTES:
 - ALL DIMENSIONS AND SITE BOUNDARY DEFS ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR / LAND SUPERVISOR PRIOR TO COMMENCING SETTING OUT OF CONSTRUCTION.
 - DISCREPANCIES, ERRORS AND OMISSIONS ARE TO BE REPORTED TO THE DRAUGHTSMAN IMMEDIATELY AFTER THEY BECOME EVIDENT.
 - ALL MATERIALS AND PACKAGES TO COMPLY WITH NATIONAL BUILDING REGULATIONS, SUBS STANDARDS.
 - THE CONTRACTOR MUST ENSURE THAT THE DIMENSIONS GIVEN ON DETAILS CORRESPOND WITH THE DIMENSIONS OF ANY WORK ALREADY BUILT WHICH GOVERNS THE SIZES OF THE WORK FOR WHICH THE DRAWINGS TO BE READ TOGETHER AND CORRELATED BEFORE WORK COMMENCES.
 - ALL DRAWINGS TO BE READ TOGETHER AND CORRELATED BEFORE WORK COMMENCES.
 - THE CONTRACTOR MUST COMPLY WITH ALL MUNICIPAL, BY-LAWS, OHS&S AND M&OS ACTS.
 - ALL DRAWINGS FROM THIS PROJECT ARE THE PROPERTY OF THE CLIENT/ CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL DRAWINGS AND DOCUMENTS FROM LOSS, DAMAGE, THEFT AND UNAUTHORIZED REPRODUCTION. THE CLIENT/ CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL DRAWINGS AND DOCUMENTS FROM LOSS, DAMAGE, THEFT AND UNAUTHORIZED REPRODUCTION. IT IS THE CLIENT'S RESPONSIBILITY TO APPOINT A STRUCTURAL ENGINEER TO DESIGN SUCH FOUNDATIONS.

Scale	Drawn
AS SHOWN ON A1	B.K.
Checked	Date
B. KINZ	NOVEMBER 2025
SACP registration: PAO 24750382	

Client	Sheet no.
P.M. HARRIS	2 OF 5
Working Drawing	
Drawing No.	
df1760_HARRIS_A1/02/2025-WD	

Benk draft
 BEN KINZ
 SACP REGISTRATION: PAO 24750382
 073 317 3187



• FIRST FLOOR PLAN SCALE 1:100

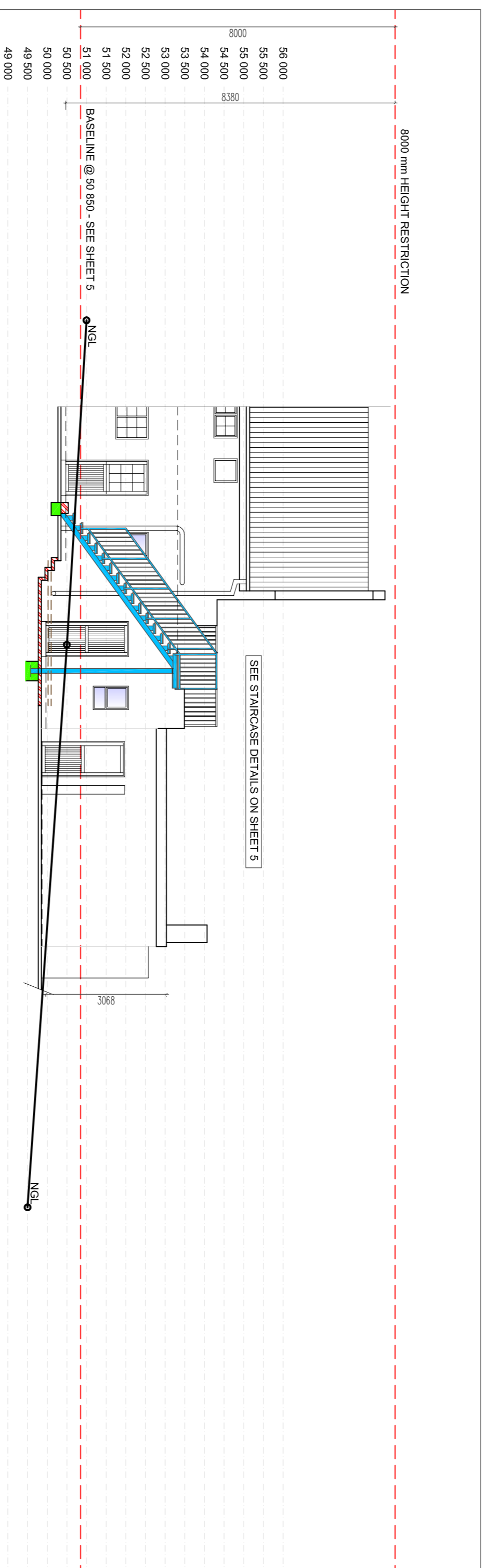
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Project:
PROPOSED ADDITIONS & ALTERATIONS FOR P.M. HARRIS ON ERF 1760, 2 SEPJA AVENUE, VERMONT, HERMANUS

GENERAL NOTES:
 - ALL DIMENSIONS AND SITE BOUNDARY DEFS ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR / LAND SUPERVISOR PRIOR TO COMMENCING SETTING OUT OF CONSTRUCTION.
 - DISCREPANCIES, ERRORS AND OMISSIONS ARE TO BE REPORTED TO THE DRAUGHTSMAN IMMEDIATELY AFTER THEY BECOME EVIDENT.
 - ALL MATERIALS AND PRODUCTS TO COMPLY WITH NATIONAL BUILDING REGULATIONS, SABS STANDARDS AND MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS.
 - THE CONTRACTOR MUST ENSURE THAT THE DIMENSIONS GIVEN ON DETAILS CORRESPOND WITH THE DIMENSIONS OF ANY WORK ALREADY BUILT WHICH GOVERNS THE SIZES OF THE WORK FOR WHICH THE DRAWINGS TO BE READ TOGETHER AND CORRELATED BEFORE WORK COMMENCES.
 - ALL DRAWINGS FROM DRAWING OR SPECIFICATIONS OF OTHERS WILL BE THE SOLE RESPONSIBILITY OF THE CLIENT/ CONTRACTOR.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND ENGINEERS, SHOULD THE SOIL CONDITIONS NOT BE SUITABLE FOR CONVENTIONAL STRIP FOUNDATIONS AS PER DRAWINGS. IT IS THE CLIENT'S RESPONSIBILITY TO APPOINT A STRUCTURAL ENGINEER TO DESIGN SUCH FOUNDATIONS.



• SOUTH ELEVATION SCALE 1:100



• STAIRCASE - NORTH ELEVATION SCALE 1:100



• ELEVATION E SCALE 1:100

• ELEVATION F SCALE 1:100

Scale: AS SHOWN ON A1
Checked: B.K.
Date: NOVEMBER 2025
 SACP registration: PAO 24750382

Client: P.M. HARRIS
Drawing: WORKING DRAWING
Drawing No.: d#1760_HARRIS_A1(03-2025-WD)
Sheet no.: 3 OF 5

