



ERF 2173, 1 FRANCOLIN CLOSE, FRANCOLIN HEIGHTS, VERMONT: APPLICATION FOR DEPARTURE: INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF M COETSEE

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 a **departure in terms of Section 16(2)(b) of the Zoning Scheme** to relax the:

- western street building line from 3m to 2,19m to accommodate the proposed new double storey dwelling on the property.

Application is also made to relax the following building lines **in terms of the Architectural Guidelines** to accommodate the proposed new double storey dwelling on the property:

- northern street building line from 5m to 4m;
- eastern street building line next to Lynx Avenue from 5m to 4m;
- southern 2m building line to 1,5m; and
- western street building line from 5m to 2,19m.

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 **12 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 2173, FRANCOLINSLOT 1, FRANCOLIN HEIGHTS, VERMONT: AANSOEK OM AFWYKING: INTERACTIVE STADS- EN STREEKBEPANNING NAMENS M COETSEE

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is, om **afwyking ingevolge Artikel 16(2)(b) van die Skema Regulasies** om die volgende te verslap:

- westelike straatboulyn vanaf 3m na 2,19m om die voorgestelde nuwe dubbelverdieping woning op die eiendom te akkomodeer.

Aansoek is ook ontvang om die volgende boulyne **ingevolge die Argitektonieseriglyne** te verslap om die voorgestelde nuwe woning op die eiendom te akkomodeer:

- noordelike straatboulyn vanaf 5m na 4m;
- oostelike straatboulyn langs Lynxlaan vanaf 5m na 4m;
- suidelike 2m-boulyn na 1,5m; en
- westelike straatboulyn vanaf 5m na 2,19m.

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 **12 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 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 2173, 1 FRANCOLIN CLOSE, FRANCOLIN HEIGHTS, VERMONT: ISICELO SOKUNYENYISWA: ABAKWA-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LIKA M COETSEE

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho Ohlonyelweyo ka-2020 Womasipala wase-Overstrand ongokuSetyenziswa Nokucetywa koMhlaba kaMasipala, ukuba kufunyenwe isicelo **sokunyeniswa ngokumayela neCandelo 16(2)(b) weNdelela Yokucanda Umhlaba** ukuze kunyenyswe:

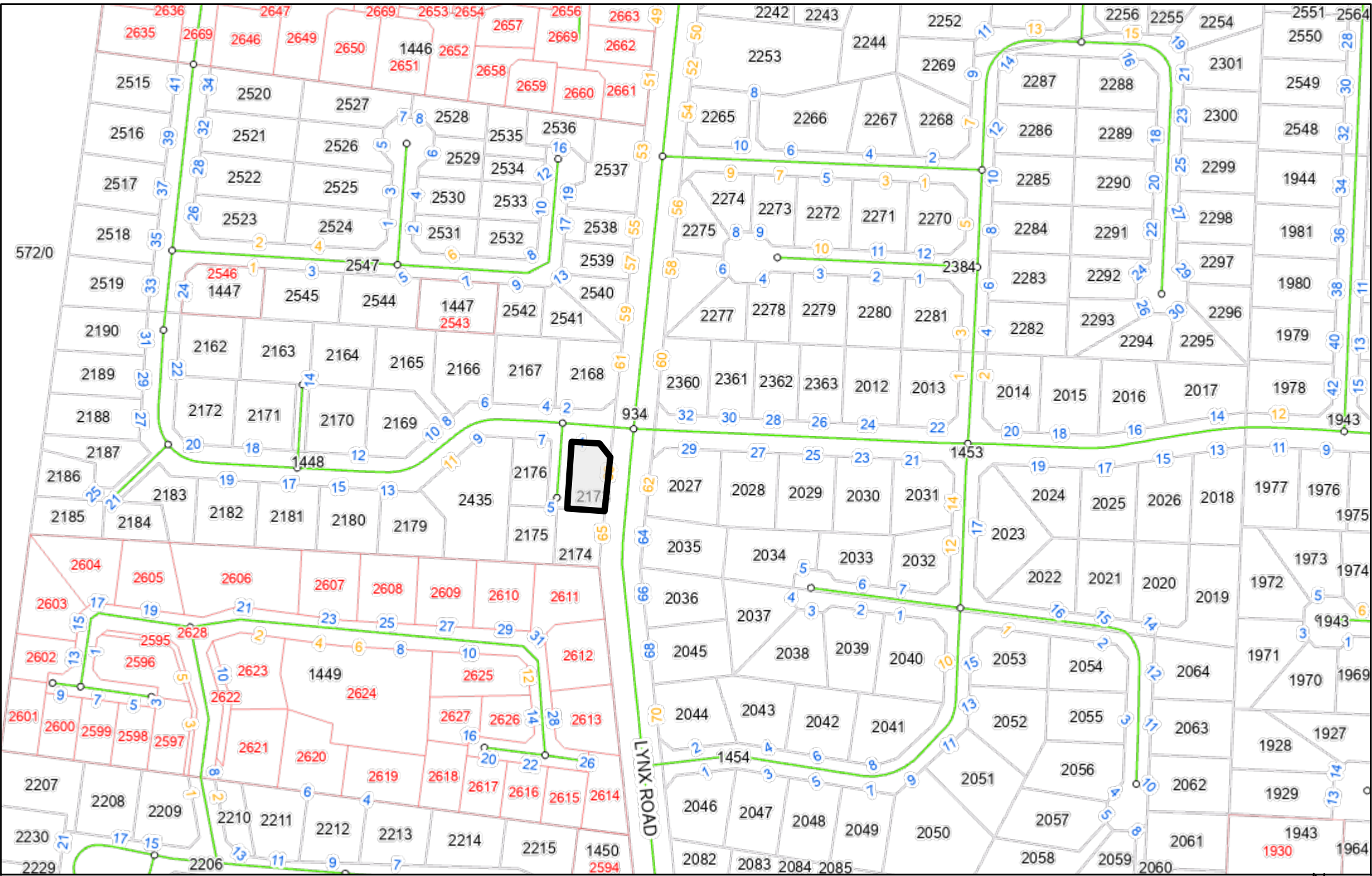
- icala lomgca wesakhiwo ngasentshona kwisitalato ukusuka ku-3m ukuya ku-2,19m ukulungiselela indlu enemigangatho emibini kwipropathi.

Isicelo sikwenziwa ukuze kunyenyswe le mgca yesakhiwo **ngokumayela neZikhokelo Zokuzoba iiPlani** ukulungiselela isakhiwo esinemigangatho emibini ekucetywa ukuba sakhiwe kwipropathi:

- umgca wesakhiwo ongasemntla ukusuka ku-5m ukuya ku-4m;
- umgca wesakhiwo ongasempuma ecaleni kweLynx Avenue ukusuka ku-5m ukuya ku-4m;
- umgca wesakhiwo ongasemzantsi ukusuka ku-1,5m; kunye
- nomgca wesakhiwo kwicala elingasentshona ukusuka ku-5m ukuya ku-2,19m.

Iinkcukacha ezipheleleyo mayela noku kucetywayo ziyafumaneka ukuze zihlolwe phakathi evelini phakathi ko-08:00 no16:30 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 **we12 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 angatyelela iSebe: leTown and Spatial Planning apho igosa lakwamasipala liza kumnceda ukuze afake amagqabaza akhe.

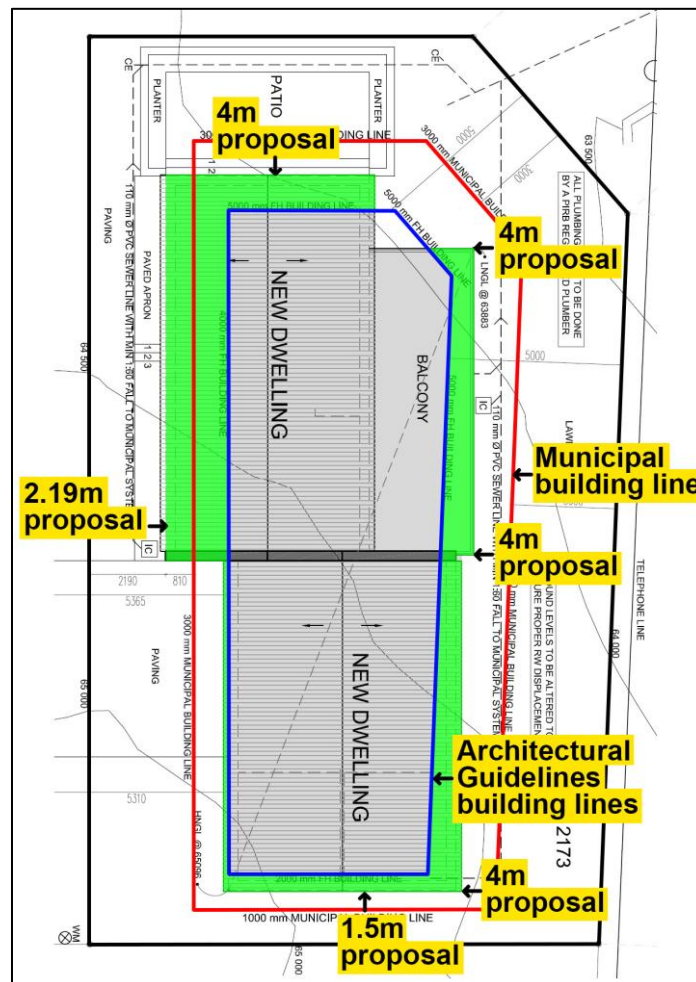
Nceda uphawule ukuba ngokumayela noMthetho Wokukhuselwa kweNkazelo yoBuqu (POPIA), uza kungena kwinkqubo yokuthatha inxaxheba koluntu ibe ngenxa yoku uyavuma ukuba igama, ifani yakho, iinkcukacha zakho zoqhagamshelwano namagqabaza akho angadizwa / asetyenziswa kwinkqubo (yokufaka isicelo).





ERF 2173
VERMONT,
HERMANUS
1 FRANCOLIN CLOSE

Building line departure application April 2026



Andre Wiehahn Pr Pln A/927/1996
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1. Introduction

a. Brief

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

Interactive Town and Regional Planning was appointed by the owners of the property, Mila Coetsee, to prepare and submit an application for building line departures on Erf 2173, Vermont in terms of the relevant legislation.

b. Background, Development Objective & Application Proposal

Refer to **Annexure J** for the Architectural Guidelines

The application area consists of a vacant general residential zoned property situated at 1 Francolin Close within the Francolin Heights Development in Vermont, Hermanus.

The application area is located within an area managed by the Overstrand Municipal Planning By-Law, 2010 as well as the Francolin Heights Architectural Guidelines with different development parameters.

The property is surrounded by three public roads as can be seen on the locality plan and zoning plan reflected in Figures 4 & 6 respectively. The surrounding roads contributes to additional building line restrictions and subsequently restrictive development area on the application site resulting the need for building line departures for the proposed new dwelling house.

The proposal gives rise to the need to consider building line departures in order to accommodate a functional and appropriately designed double storey dwelling house on the property. The elevations of the proposed dwelling is shown in the following sketch:

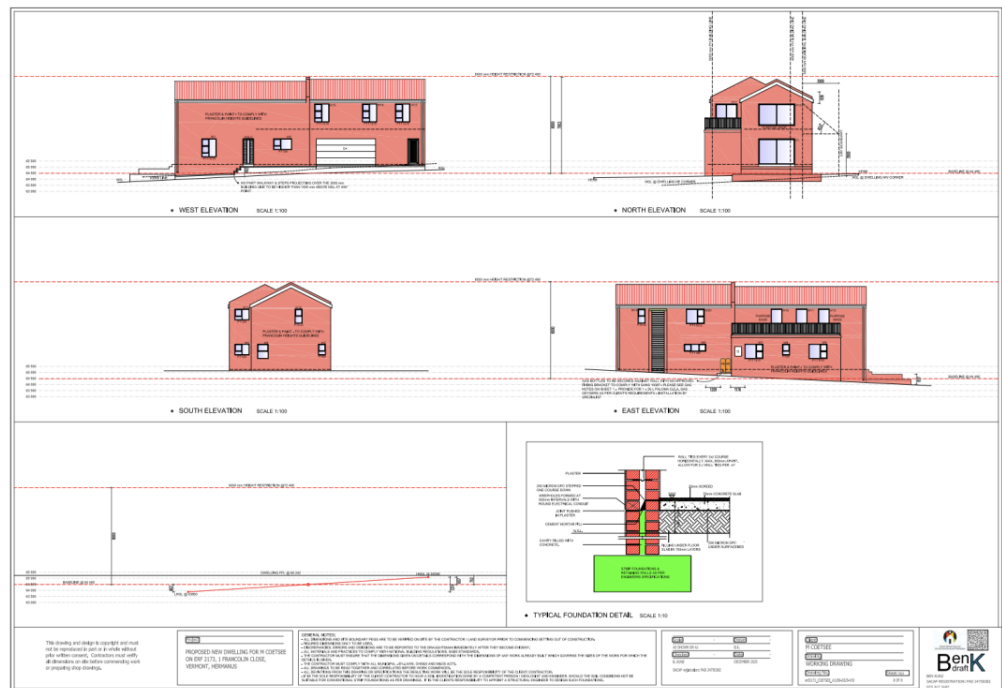


Figure 1: Elevations of the proposed dwelling house

The development objective is to construct a single residential dwelling on the vacant erf in accordance with the Overstrand Municipality Planning By-Law, 2010 and the subject Architectural Design Guidelines of the Francolin Heights development. In this regard, the application has been structured to address both the municipal planning framework and the area-specific architectural guidelines two interrelated components of the overall development proposal.

Figure 1 shows that the application area that forms part of an existing Francolin Heights development - see Architectural Guidelines attached as Annexure J.

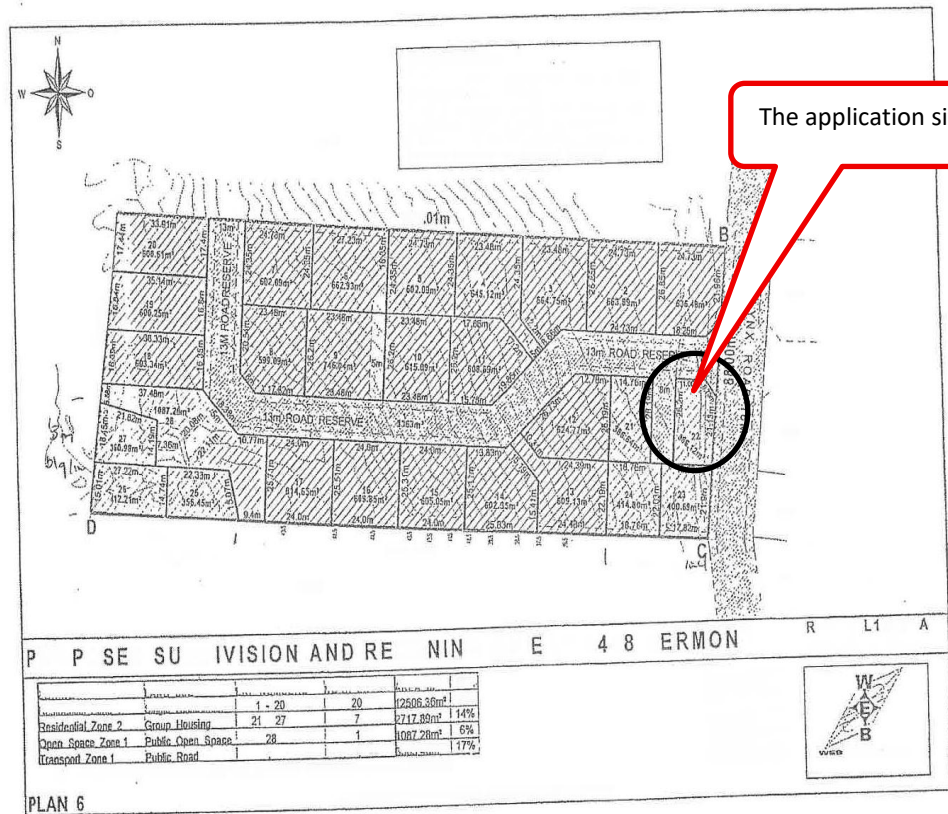
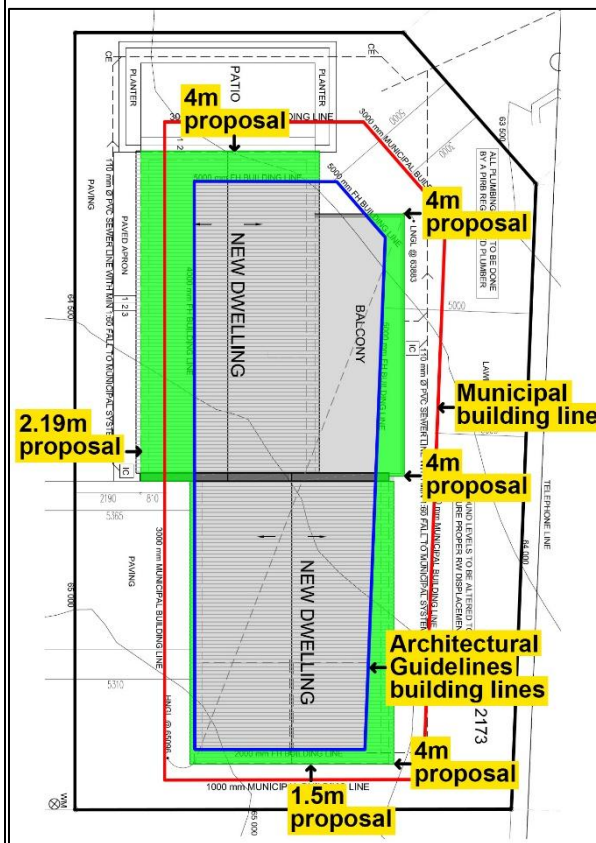


Figure 2: Application illustration

Subsequently the **application proposal** is for departures along all the boundaries to accommodate the newly designed dwelling house as shown in the following sketch:



The application proposal will not negatively impact on neighbouring properties and will be compliant with the relevant spatial policies.

The development proposal for the proposed dwelling will be fully compliant in terms of zoning, coverage, height and parking.

Figure 3: Elevations of the proposed dwelling house

2. The Application

a. Analysis: Title Deed	The Conveyancer James Henry Lamprecht issued a certificate confirming that no restrictive title deed conditions exist against the proposal on Erf 2173 Vermont.						
b. Analysis: Development Criteria: The development parameters for Erf 2173 Vermont, Hermanus as per the Overstrand Zoning Scheme Regulations, 2020, read with the subject title deed are summarised as follows:	Parameters		Existing Zoning Scheme Requirements:	Architectural Guidelines	Proposed	Comments	
	Zoning		General Residential Zone 1: Single Residential (SR1)	General Residential Zone 1: Single Residential (SR1)	General residential Zone 1: Single Residential (SR1)	Consistent	
	Primary Use		Town housing, private open space and private road	Town housing, private open space and private road	General Residential	Consistent	
	Consent Uses		Crèche, day care centre, dwelling house, flats, green house, home occupation, residential building, retirement village and tourist accommodation	Crèche, day care centre, dwelling house, flats, green house, home occupation, residential building, retirement village and tourist accommodation	None	Consistent	
	Coverage		65%	50%	40.1%	Consistent	
	Height		8m	2 storeys & 8m	8m	Consistent	
	Building lines		Street Francolin Close Side Road	3m	5m (double storey)	2.19m west	Application in terms of FH & Zoning Scheme
			Street Francolin Close Main Road	3m	5m (double storey)	4m east	Application in terms of FH
			Street Lynx Road	3m	5m	4m north	Application in terms of FH
			Side	2m	2m	1.5m south	Application in terms of FH & Zoning Scheme
Parking		Dwelling house: 2 bays	Dwelling house: 2 bays	Dwelling house: 2 bays	Consistent		

<p>c. Application:</p> <p>The application form is attached as Annexure A.</p>	<p>Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for:</p> <ul style="list-style-type: none"> • A departure to relax the western Zoning Scheme street building line from 3m to 2.19m to allow for the proposed development of a dwelling house in terms of Chapter IV, Section 16(2)(b). • A departure to relax the western 5m Francolin Heights Architectural Guidelines (FH) building line, as prescribed in terms of the Francolin Heights Architectural Guidelines along Francolin Close, to 2.19m to allow for the proposed development of a dwelling house in terms of Chapter IV, Section 16(2)(b). • A departure to relax the southern 2m FH side building line, in terms of the Francolin Heights Architectural Guidelines, to 1.5m, to allow for the proposed development of a dwelling house in terms of Chapter IV, Section 16(2)(b). • A departure to relax the eastern 5m FH building line adjacent to Lynx Road, as prescribed in terms of the Francolin Heights Architectural Guidelines, to 4m, to allow for the proposed development of a dwelling house in terms of Chapter IV, Section 16(2)(b). • A departure to relax the northern 5m FH building line, as prescribed in terms of the Francolin Heights Architectural Guidelines, to 4m, to allow for the proposed development of a dwelling house in terms of Chapter IV, Section 16(2)(b).
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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.

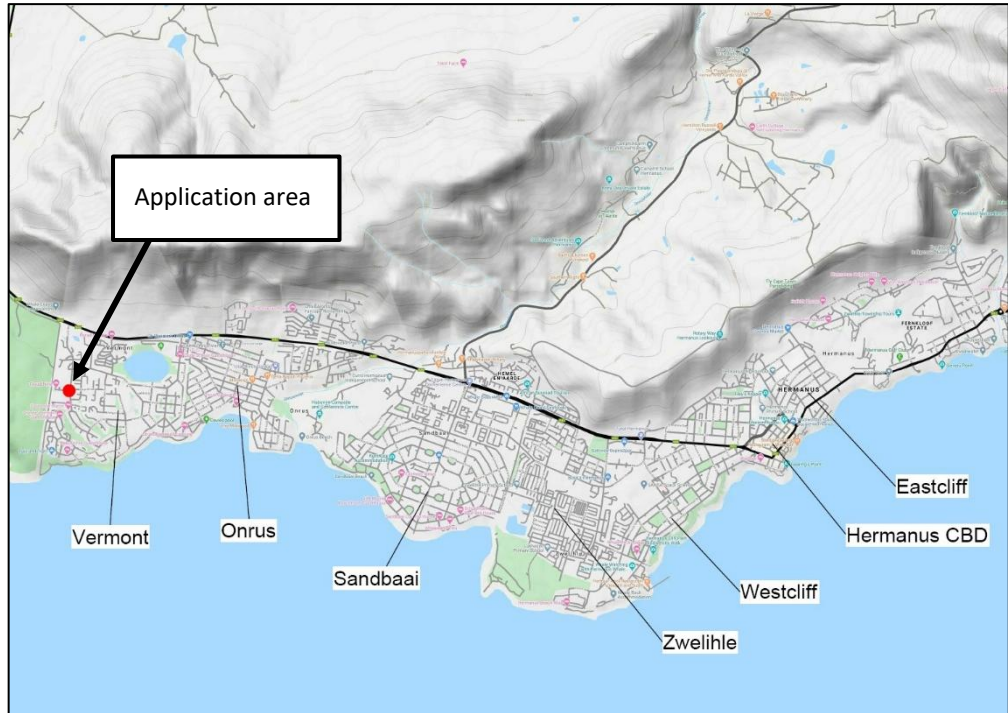


Figure 5: Locality Plan – Regional Context

Local Context:

Within the local context the application area is vacant land and located on a General Residential Zone 1: Town Housing erf within Vermont that forms part of the larger Hermanus West area. The application area is located at number 1 Franklin Close, a Cul de Sac parallel to Lynx Road.

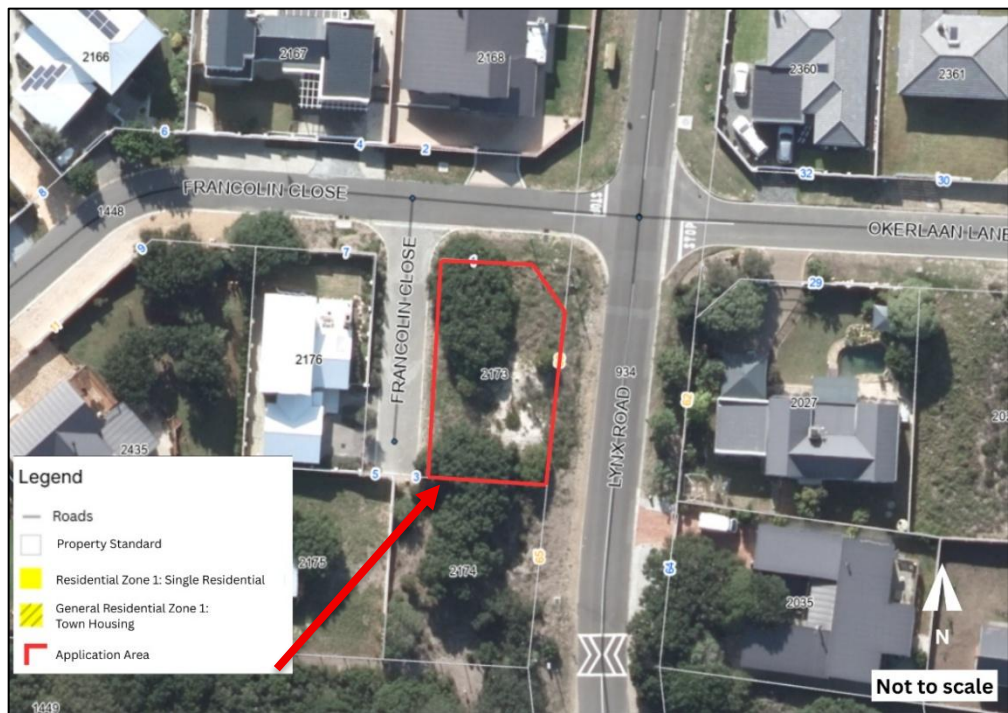


Figure 6: Locality Plan – Local Context

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

The application area is presently vacant. The surrounding land-uses consists of single residential and general residential housing typologies. It is proposed to develop a general residential house type in accordance with the zoning on the property. The application proposal is therefore **consistent** with the land use and character of the area.

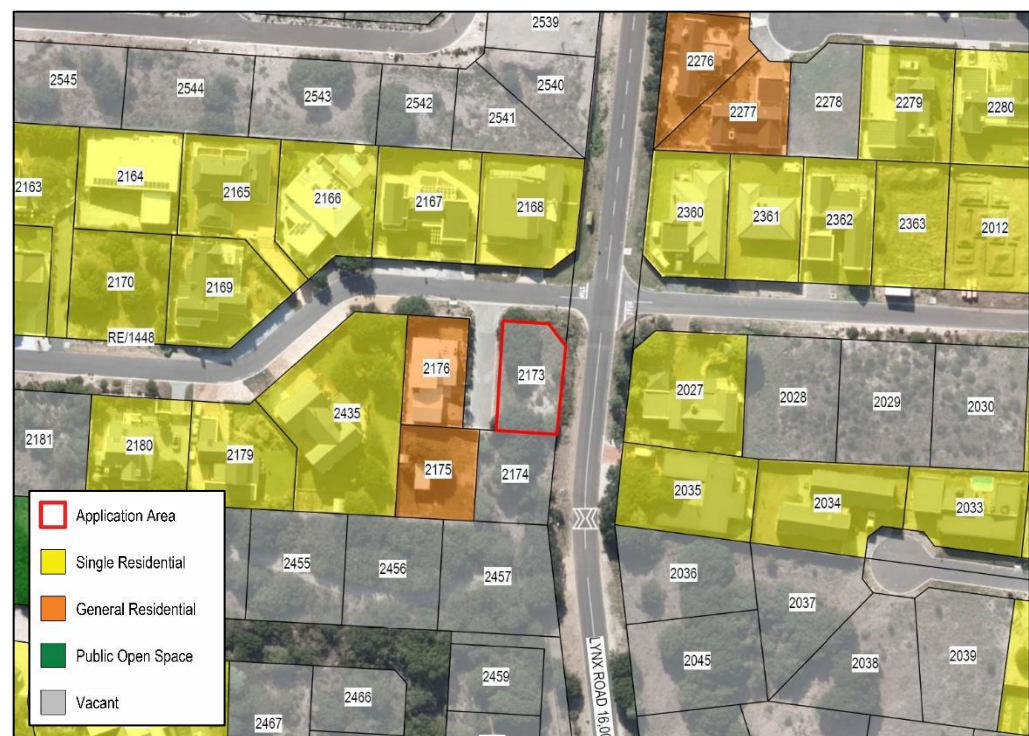


Figure 7: Aerial Image illustrating the residential land-use activities of the application area and surrounding properties

d. Zoning:
Refer to the **Zoning Scheme** attached as **Annexure D.**

The application area, Erf 2173, Vermont is zoned General Residential Zone 1: Town Housing. The surrounding erven are zoned Residential Zone 1 as well as Transport Zone 1. No change in zoning is proposed. The application proposal is **consistent** with the zoning of the area.

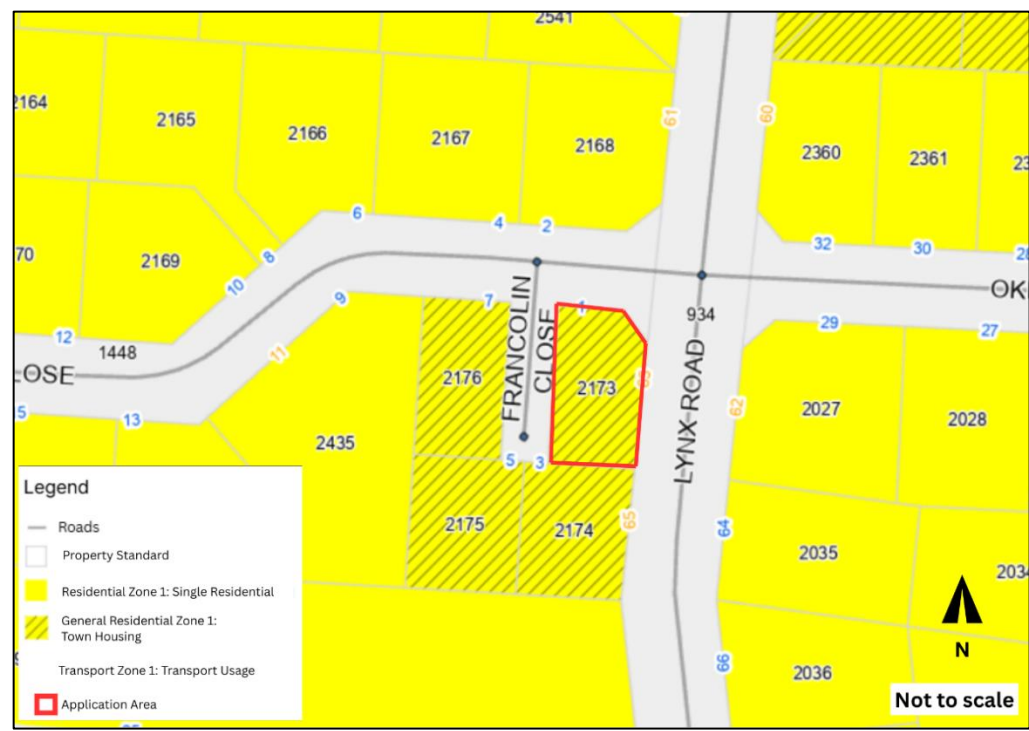
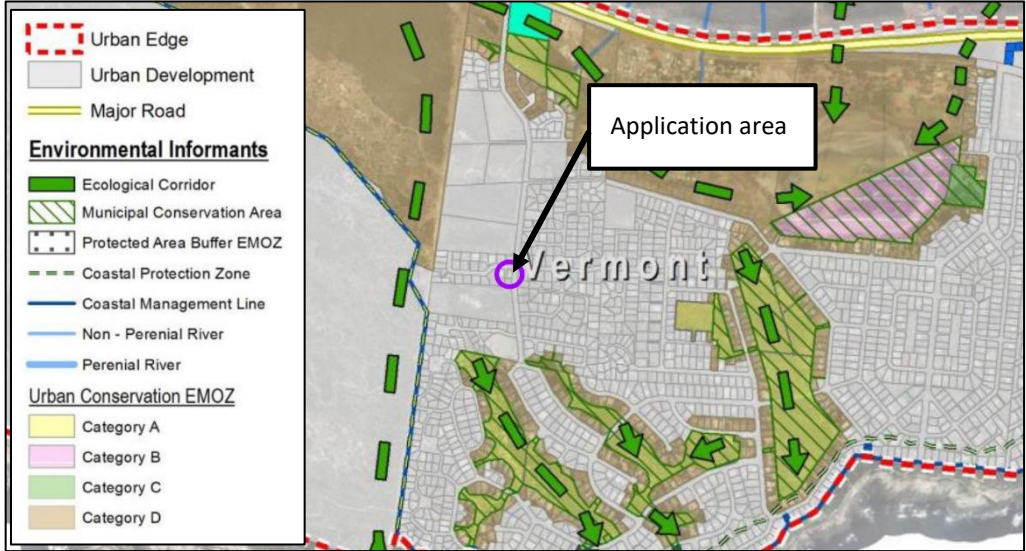


Figure 8: Extract from the Overstrand Municipality: Online zoning viewer

<p>e. Spatial Planning Policy</p> <p>Refer to the Overstrand Municipal Spatial Development Framework attached as Annexure G.</p>	<p>The following policy guidelines from the following relevant policy documents are <u>applicable</u> to the application area.</p> <p>i. Overstrand Municipal Spatial Development Framework, 2020</p> <p>In terms of the Overstrand Municipal Spatial Development Framework (SDF), the application area is within an Urban Development area.</p> <p>The proposal does not involve:</p> <ul style="list-style-type: none"> • An expansion of the urban edge • A change in land use • An increase in density • A change in development intensity <p>The application area seeks a relaxation of a municipal street building line and building lines in accordance with the Architectural Guidelines of Francolin Heights to accommodate a dwelling house that is already permitted in terms of the existing zoning.</p>  <p>Figure 9: Overstrand Municipal Spatial Development Framework, 2020 extract</p> <p>The proposal is consistent with the SDF’s objective of supporting residential development within the urban footprint and does not conflict with any spatial structuring elements identified in the SDF.</p> <p>ii. Overstrand Municipality Spatial Growth Management Strategy – 2010</p> <p>In terms of the Overstrand Growth Management Strategy, the application area falls within an area earmarked for residential development within the existing urban area.</p> <p>No densification, subdivision, or change in land use is proposed. The application relates to a relaxation of development parameters on a general residential zoned erf.</p> <p>The proposal therefore does not alter the growth management intentions applicable to the area and remains consistent with the approved development framework.</p>
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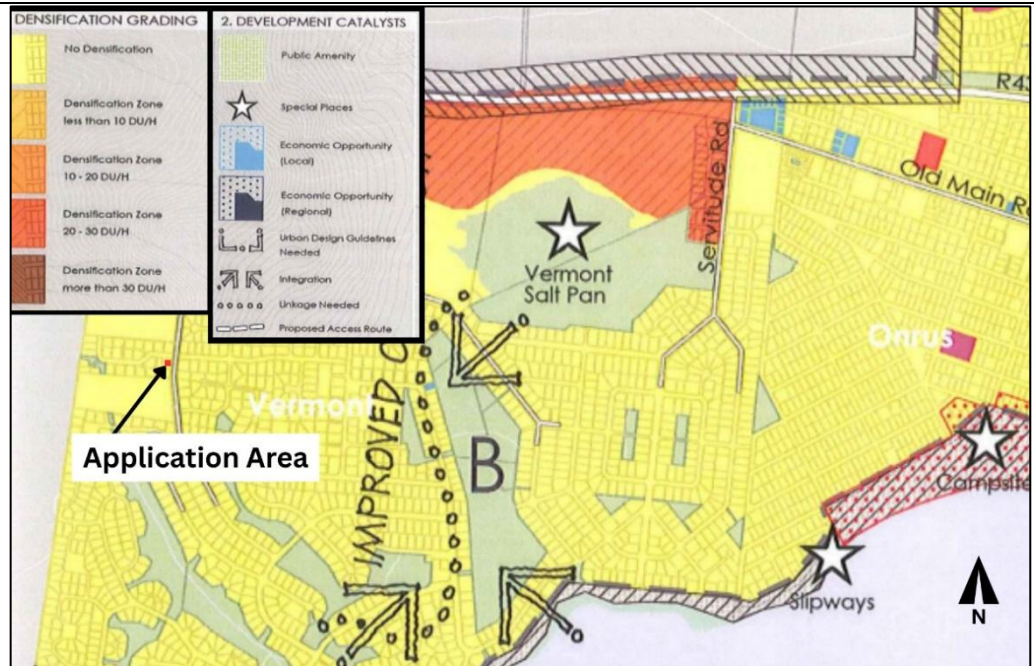


Figure 10: Extract from the Overstrand Municipality: Growth Management Strategy

iii. SPLUMA

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, the proposal:

- Supports spatial sustainability by promoting development within the existing urban footprint.
- Does not perpetuate spatial inequality
- Does not compromise environmental protection objectives.
- Represents efficient use of already serviced residential land

iv. The Francolin Heights Architectural Guidelines

The purpose of the Francolin Heights Architectural Guidelines “is to encourage individual creativity within a unity of materials and finishes ensuring that the overall development harmonizes and creates a balanced lifestyle for all residents.”

It is specifically mentioned that “All plans must be in accordance with the Conditions of Establishment and approved by the Building Control Department of the Overstrand Municipality.”

Relevant to this application is the building lines applicable in the FH’s guidelines being applicable to the proposed double story dwelling with three street boundaries and a rear boundary as follows:

“2.8 Double Storey dwellings- internal street boundaries

- Garages – 4.0m
- House – 5.0m
- External Street boundaries – 5.0m (Lynx)
- Side boundaries – 2.0m
- Back boundaries – 2.0m

In the case of corner stands, application can be made for the relaxation of above”

Erf 2173 Vermont is a corner stand and subsequently in the location of the stand the following building lines is interpreted to be applicable:

- East along Lynx Road- 5.0m
- North along Francolin Close main road- 5.0m
- West along Francolin Close secondary road- 5.0m
- South along the back boundary- 3.0m compared to the building being

v. Compliance with the Municipal Policy and Development Guidelines

The proposal does not conflict with the applicable spatial planning policies, zoning scheme provisions or development guidelines of Francolin Heights and the Overstrand Municipality.

The application does not:

- Does not constitute a change in land use
- Does not increase density or coverage beyond permitted thresholds
- Does not exceed permissible height restrictions
- Remains consistent with the architectural character of the Francolin Heights development
- Does not undermine the intent of the prescribes street building line

The requested departures are limited in extent and technical in nature and does not compromise the broader development objectives or urban design principles applicable to the Vermont residential area.

The proposal does not violate any municipal spatial development policy, zoning provisions, or local area development guidelines.

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 I and K** for the proposed building plans and the support letter from the controlling architect respectively.

a. Introduction and Background

The applicant wishes to develop a double storey dwelling house on the vacant general residential zoned property situated at 1 Francolin Close within the Francolin Heights Development in Vermont, Hermanus as reflected in the following sketch:

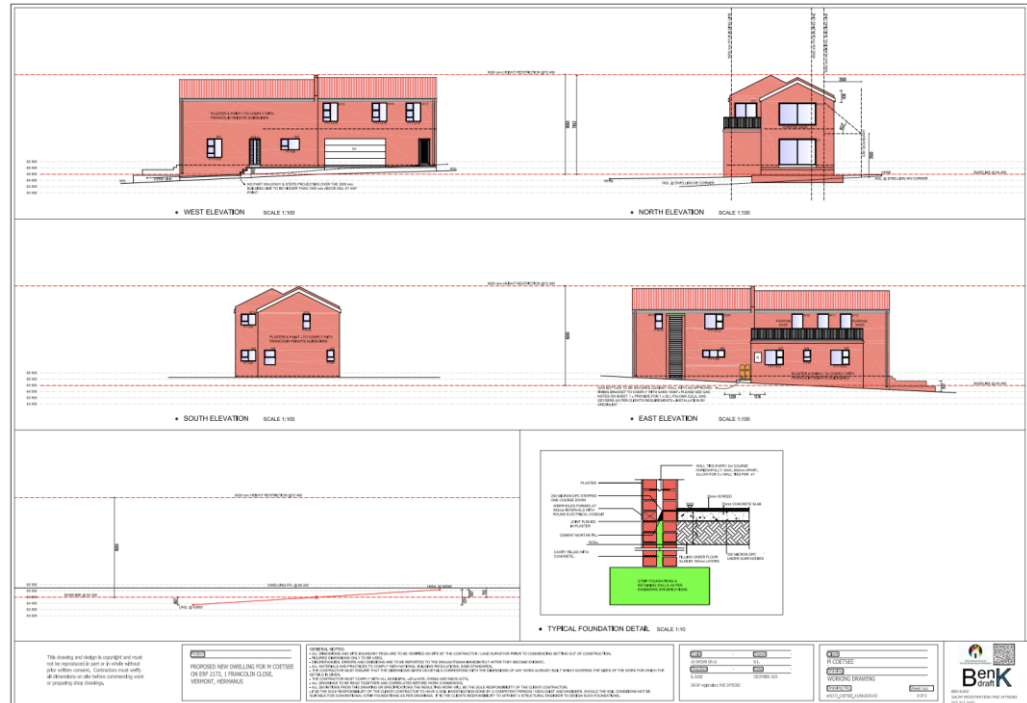


Figure 11: Second elevation sketch

The application area is located within an area managed by the Overstrand Municipal Planning By-Law, 2010 as well as the Francolin Heights Architectural Guidelines with different development parameters.

The property is surrounded by three public roads contributing to additional building line restrictions and subsequently restrictive development area on the application site resulting the need for building line departures for the proposed new dwelling house.

The proposal gives rise to the need to consider building line departures in order to accommodate a functional and appropriately designed dwelling house on the property.

The development objective is to construct a single residential dwelling on the vacant erf in accordance with the Overstrand Municipality Planning By-Law, 2010 and the subject Architectural Design Guidelines of the Francolin Heights development. In this regard, the application has been structured to address both the municipal planning framework and the area-specific architectural guidelines two interrelated components of the overall development proposal.

The building plans have been drawn up, however, due to the configuration and design of the proposed dwelling, portions of the structure encroach beyond the prescribed building lines, which necessitates a formal application for building line departures in terms of both the Overstrand Zoning Scheme Regulations and the Francolin Heights Architectural Guidelines.

This application addresses the departures required in terms of the 3m municipal building line. Following further review and input from the Municipality, the application has been expanded to include the relevant departures from the Francolin Heights Architectural Guidelines to ensure full alignment with all applicable development controls. These additional departures do not introduce further physical encroachment beyond what is reflected on the proposed building plans but rather formalise the required departures in terms of the Architectural Guidelines.

4) The application seeks a departure to relax the southern 2m FH side building line, in terms of the Francolin Heights Architectural Guidelines, to 1.5m, to allow for the proposed development of a dwelling house. The requested relaxation amounts to a minor intrusion of 0.5m and is limited to a specific portion of the structure along the northern boundary.

5) The application seeks a departure to relax the western 5m FH side building line, in terms of the Francolin Heights Architectural Guidelines, to 2.19m, to allow for the proposed development of a dwelling house. The requested relaxation amounts to a minor intrusion of 2.81m and is limited to a specific portion of the structure along the northern boundary.

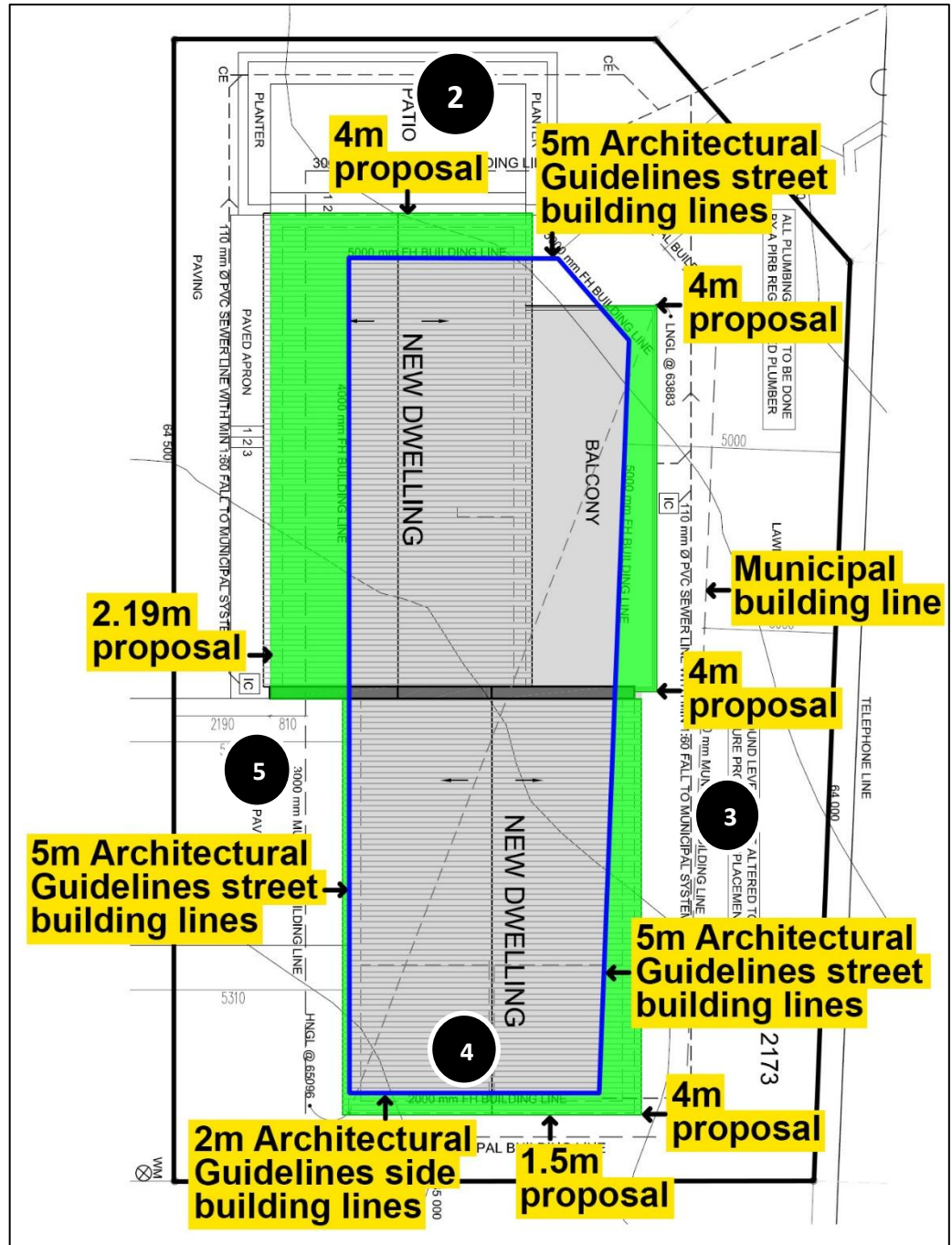


Figure 13: Northern-, Eastern-, Southern-, & Western FH Building Line Plan Overlay

Desirability

- The proposal is compatible and consistent with the character of the area.
- The proposal will not have a negative effect on privacy, views or light of neighbouring properties. The relaxation is therefore technical in nature and does not result in overdevelopment of the property.
- The approval of the proposal will not create undesirable planning precedent due to the limited and site-specific nature of the intrusion.
- The proposal promotes efficient use of already serviced residential land within the existing urban footprint and does not conflict with the planning principles contained in the Spatial Planning and Land Use Management Act.

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 is only for the departure of an existing street building line.

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 proposed departure relates to a minor relaxation of a municipal street building line and the relaxations of street building lines, in accordance with the Architectural Guidelines of Francolin Heights, on an already zoned and serviced residential erf within an established urban area of Vermont.

The proposal does not result in expansion or sprawl, no additional density or intensification beyond what is permitted by the zoning is introduced, it does not affect agricultural land or undeveloped open space, and it does not impact environmentally sensitive or biodiversity-rich areas.

The application is **consistent with the principle of spatial sustainability**.

- 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 proposed application for the relaxation of a municipal street building line and the relaxations of street building lines, in accordance with the Architectural Guidelines of Francolin Heights, enables more functional internal layout of the dwelling without compromising external spatial relationships or settlement structure.

The proposal does not alter the existing land use pattern, nor does it increase the residential density. The proposal does not generate additional demand for public infrastructure or services beyond what is already anticipated for the property, it makes efficient use of existing municipal services and infrastructure.

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 application proposal does not compromise municipal planning systems or infrastructure capacity, and it does not reduce the area's ability to respond to environmental economic changes.

The application proposal does not intensify land use beyond what is permitted by the existing zoning. It does not increase demand on bulk infrastructure or municipal services. The proposal does not introduce environmental risk or development within sensitive or hazardous areas; it remains within the approved urban footprint and development framework.

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

The current application is being submitted in accordance with the provisions of the Overstrand Municipality Amendment By-Law on Municipal Land Use planning, 2020, following consultation with the Planning Department of the Overstrand Municipality.

A meeting was held with the relevant municipal official, who confirmed the requirement for a formal departure application. The proposal has also been discussed with the controlling architect of the Francolin Heights development, who has indicated no objection to the requested relaxation.

The application will be advertised and circulated in accordance with the prescribed established procedures, giving interested and impacted parties a chance to provide feedback.

Following the process demonstrates transparency, interdepartmental coordination and compliance with the applicable legislative framework.

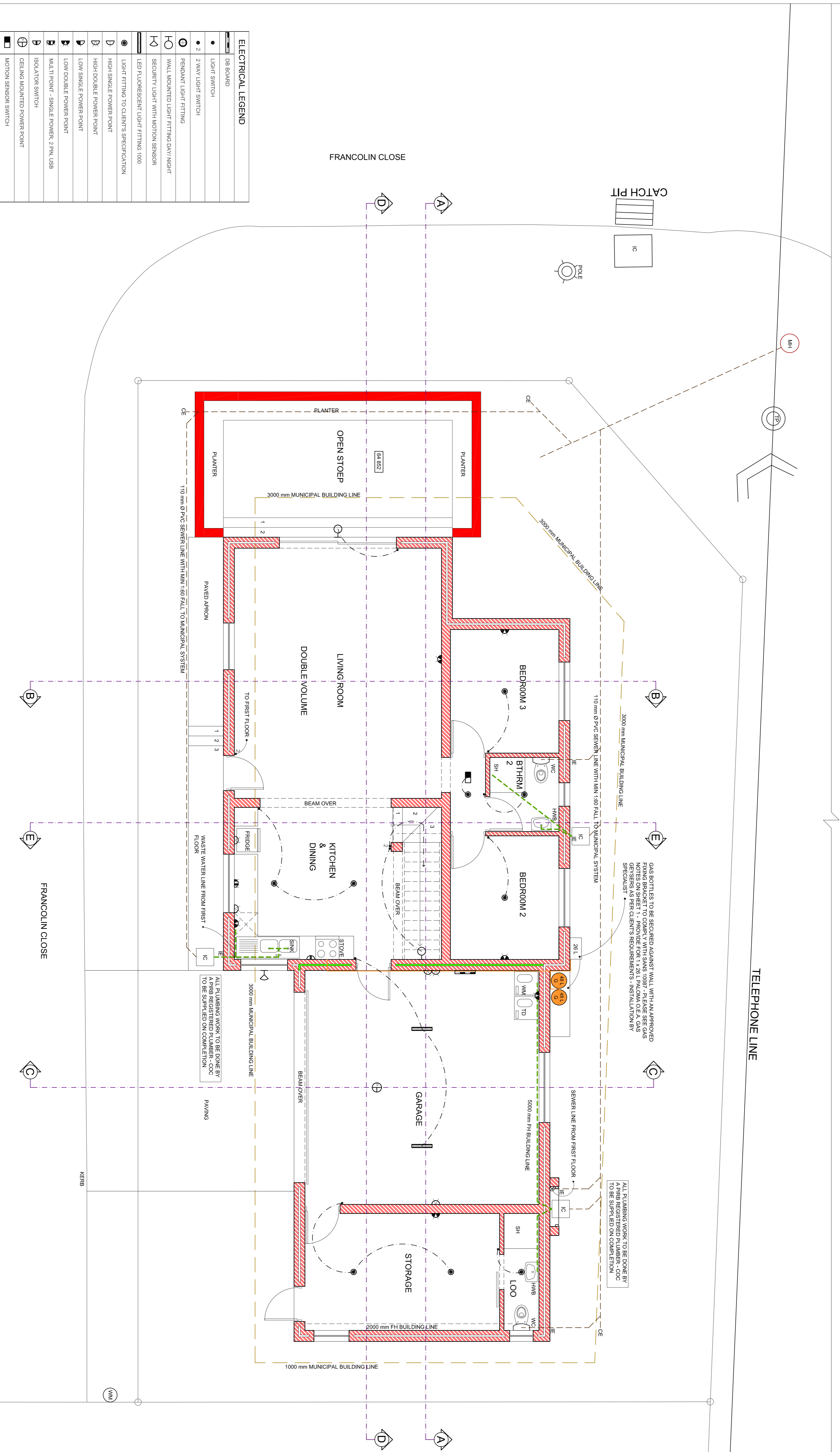
The application proposal is **consistent** with the principle of **good administration**.

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.

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 western Zoning Scheme street building line from 3m to 2.19m to allow for the proposed development of a dwelling house in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the western 5m Francolin Heights Architectural Guidelines (FH) building line, as prescribed in terms of the Francolin Heights Architectural Guidelines along Francolin Close, to 2.19m to allow for the proposed development of a dwelling house in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the southern 2m FH side building line, in terms of the Francolin Heights Architectural Guidelines, to 1.5m, to allow for the proposed development of a dwelling house in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the eastern 5m FH building line adjacent to Lynx Road, as prescribed in terms of the Francolin Heights Architectural Guidelines, to 4m, to allow for the proposed development of a dwelling house in terms of Chapter IV, Section 16(2)(b).
- A departure to relax the northern 5m FH building line, as prescribed in terms of the Francolin Heights Architectural Guidelines, to 4m, to allow for the proposed development of a dwelling house in terms of Chapter IV, Section 16(2)(b).



ELECTRICAL LEGEND

	DBB BOARDED
	LIGHT SWITCH
	2 WAY LIGHT SWITCH
	PENDANT LIGHT FITTING
	WALL MOUNTED LIGHT FITTING DAY/NIGHT
	SECURITY LIGHT WITH MOTION SENSOR
	LED FLUORESCENT LIGHT FITTING 1000
	LIGHT FITTING TO CLIENT'S SPECIFICATION
	HIGH SINGLE POWER POINT
	HIGH DOUBLE POWER POINT
	LOW SINGLE POWER POINT
	LOW DOUBLE POWER POINT
	MULTI POINT - SINGLE POWER, 2 PIN, USB
	ISOLATOR SWITCH
	CEILING MOUNTED POWER POINT
	MOTION SENSOR SWITCH

• GROUND FLOOR ELECTRICAL LAYOUT PLAN SCALE 1:50

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Project
 PROPOSED NEW DWELLING FOR M COETSEE ON RRF 2173, 1 FRANCOLIN CLOSE, VERMONT, HERMANUS

GENERAL NOTES:

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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
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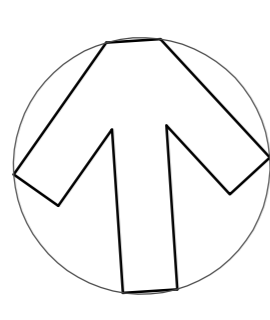
GAS BOTTLES TO BE SECURED AGAINST WALL WITH AN APPROVED FIXING BRACKET TO COMPLY WITH SANS 10097. PLEASE SEE GAS NOTES ON SHEET 1 - PROVIDE FOR 1 x 20 L PALOM O.E.A. GAS BOTTLE FOR CLIENT'S REQUIREMENTS - (AS PLANNED BY SPECIALIST)

ALL PLUMBING WORK TO BE DONE BY A PRB REGISTERED PLUMBER - COC TO BE SUPPLIED ON COMPLETION

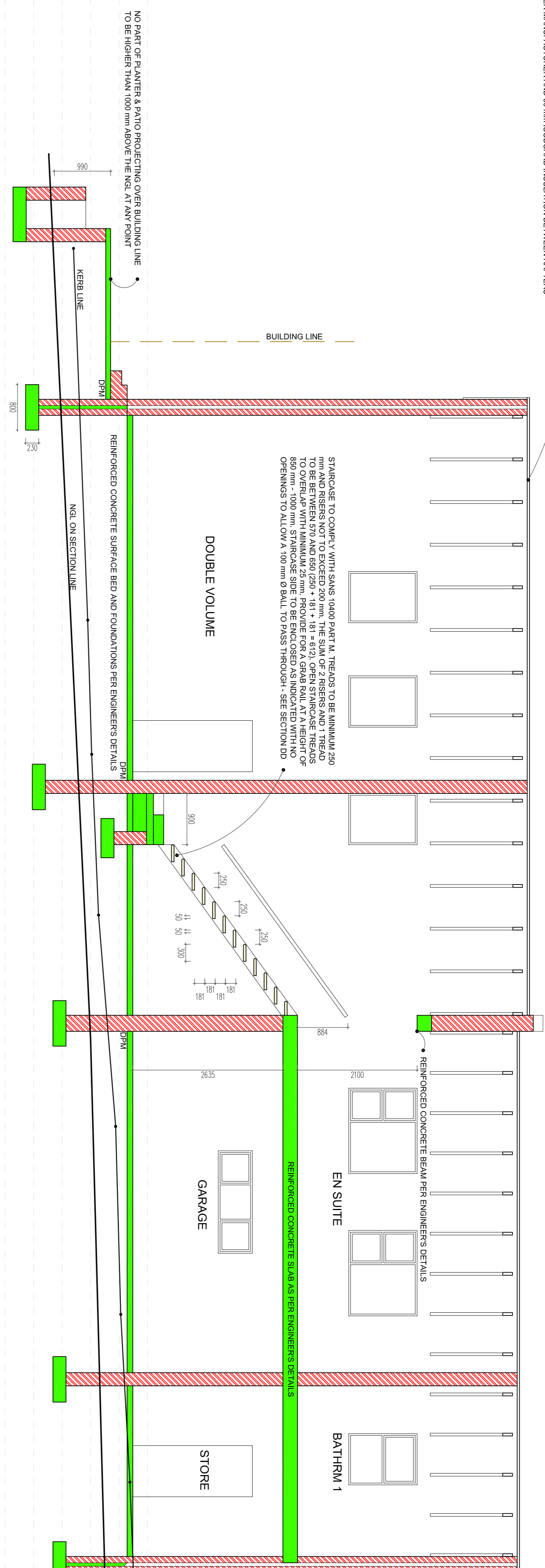
ALL PLUMBING WORK TO BE DONE BY A PRB REGISTERED PLUMBER - COC TO BE SUPPLIED ON COMPLETION

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Checked		Date	DECEMBER 2025
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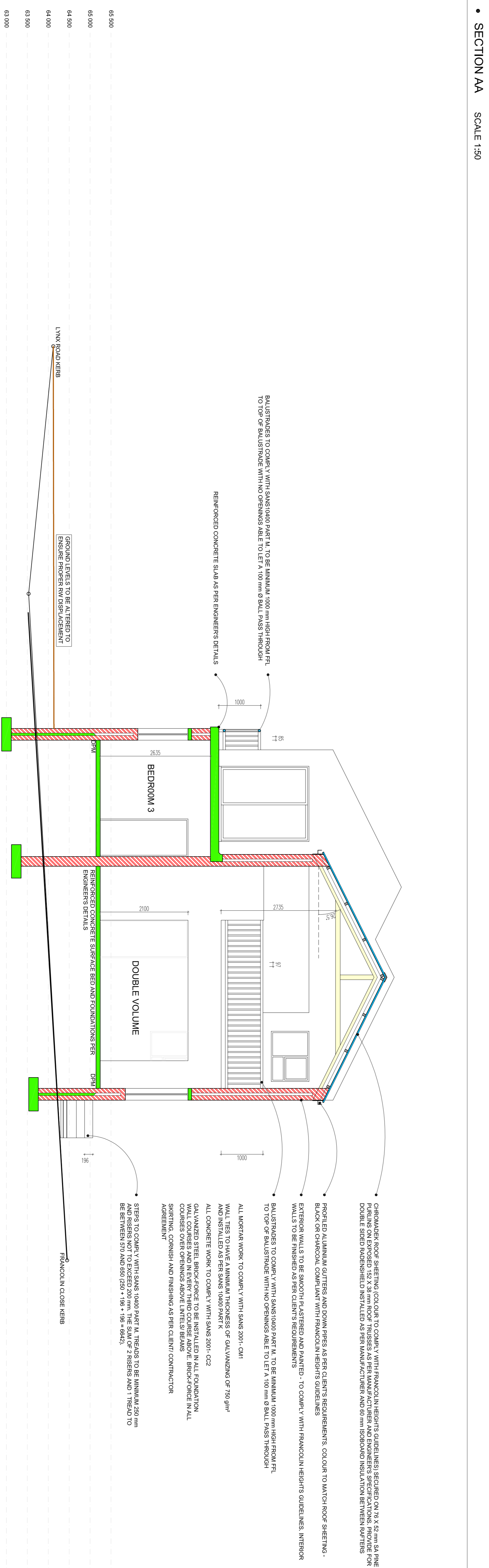
Client	M COETSEE	Sheet no.:	4 OF 8
Drawing	WORKING DRAWING		
Drawing No.	#2173_COETSEE_AI(04-2025-WD		



GIRDER/ROOF SHEETING (COLOUR TO COMPLY WITH FRANCOQUIN HEIGHTS GUIDELINES) SECURED ON 25 X 50 mm S4 PINE PURLINS ON EXPOSED 152 X 38 mm ROOF TRUSSES AS PER MANUFACTURER AND ENGINEER'S SPECIFICATIONS. PROVIDE FOR DOUBLE SIDED RADESHIELD INSTALLED AS PER MANUFACTURER AND 80 mm ISOBOARD INSULATION BETWEEN RAFTERS



SECTION AA SCALE 1:50



SECTION BB SCALE 1:50

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Project:
PROPOSED NEW DWELLING FOR M COETSEE
ON RRF 2173, 1 FRANCOQUIN CLOSE,
VERMONT, HERMANUS

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- ALL DRAWINGS FROM DRAWING OR SPECIFICATIONS TO BE CONSULTED WITH 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.

CHROMIUM/ROOF SHEETING (COLOUR TO COMPLY WITH FRANCOQUIN HEIGHTS GUIDELINES) SECURED ON 25 X 50 mm S4 PINE PURLINS ON EXPOSED 152 X 38 mm ROOF TRUSSES AS PER MANUFACTURER AND ENGINEER'S SPECIFICATIONS. PROVIDE FOR DOUBLE SIDED RADESHIELD INSTALLED AS PER MANUFACTURER AND 80 mm ISOBOARD INSULATION BETWEEN RAFTERS

PROFILED ALUMINIUM GUTTERS AND DOWN PIPES AS PER CLIENT'S REQUIREMENTS. COLOUR TO MATCH ROOF SHEETING - BLACK OR CHARCOAL COMPLIANT WITH FRANCOQUIN HEIGHTS GUIDELINES

EXTERIOR WALLS TO BE SMOOTH PLASTERED AND PAINTED - TO COMPLY WITH FRANCOQUIN HEIGHTS GUIDELINES. INTERIOR WALLS TO BE FINISHED AS PER CLIENT'S REQUIREMENTS

BALUSTRADES TO COMPLY WITH SANS 1040 PART 1. TO BE MINIMUM 1000 mm HIGH FROM FFL TO TOP OF BALUSTRADE WITH NO OPENINGS ABLE TO LET A 100 mm Ø BALL PASS THROUGH

ALL MORTAR WORK TO COMPLY WITH SANS 2001 - CM1

WALL TIES TO HAVE A MINIMUM THICKNESS OF GALVANIZING OF 750 g/m² AND INSTALLED AS PER SANS 1040 PART 1

ALL CONCRETE WORK TO COMPLY WITH SANS 2001 - C22

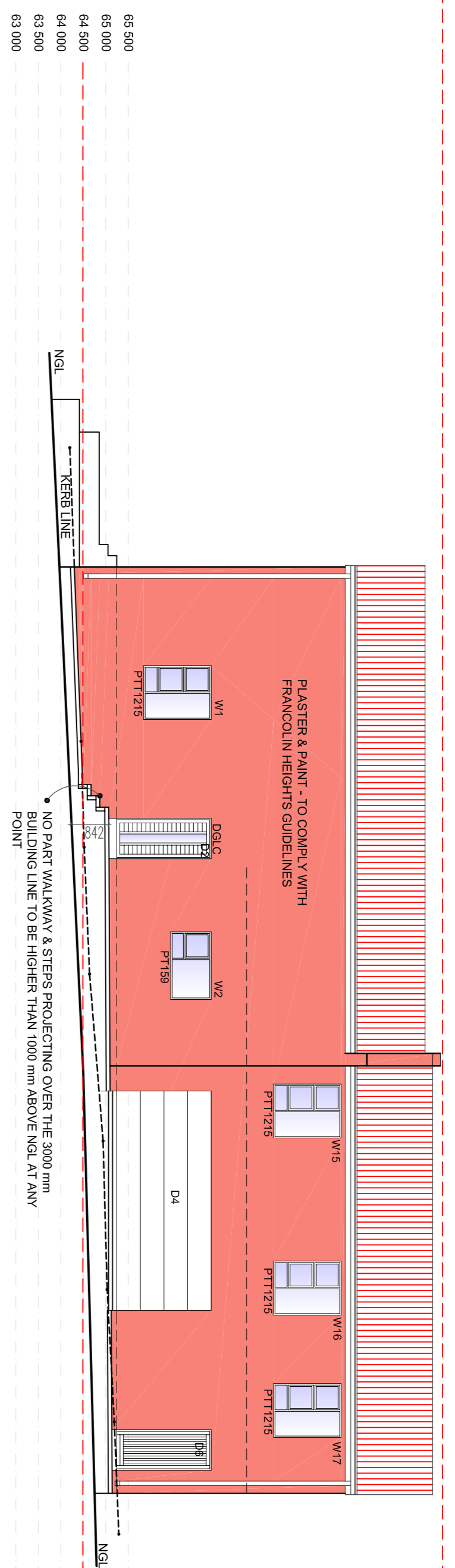
GALVANIZED STEEL BRICK-ORICE TO BE INSTALLED IN ALL FOUNDATION COURSES OVER OPENINGS ABOVE LINTEL/S/ BEAMS

SURTING, COGNISH AND FINISHING AS PER CLIENT CONTRACTOR AGREEMENT

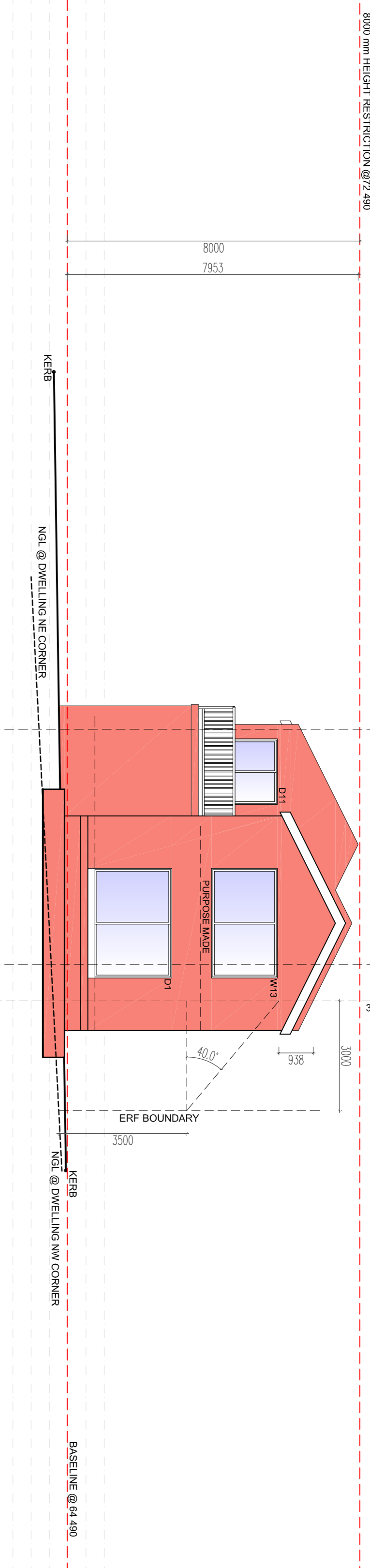
STEPS TO COMPLY WITH SANS 1040 PART 1. TREADS TO BE MINIMUM 250 mm AND RISERS NOT TO EXCEED 200 mm. THE SUM OF 2 RISERS AND 1 TREAD TO BE BETWEEN 970 AND 690 (250 + 190 + 690 = 690)

Scale	AS SHOWN ON A1	Drawn	B.K.
Checked	B.K.	Date	DECEMBER 2025
B. KILIZ		SACP registration: PAO 24793832	

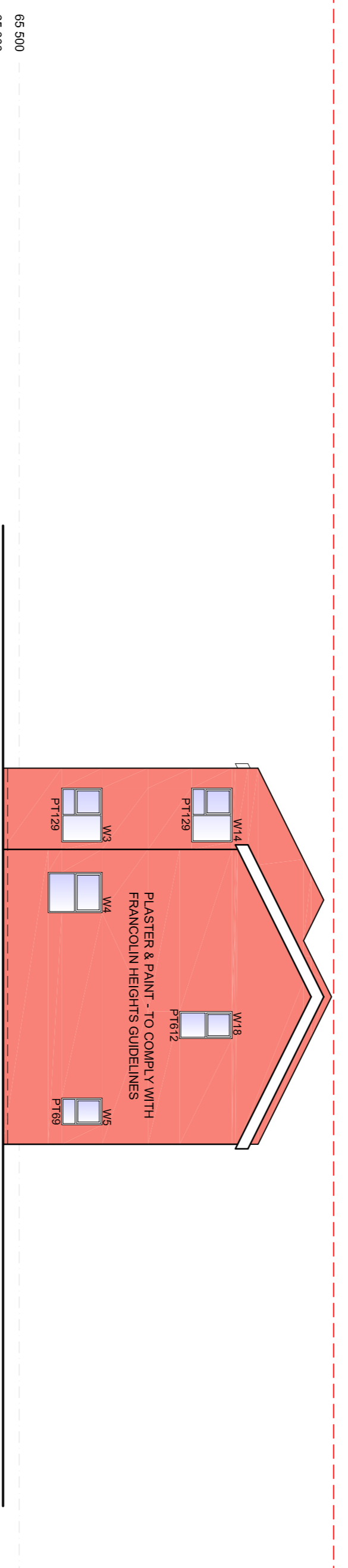
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Working	WORKING DRAWING	Date	DECEMBER 2025
Drawing No.	#2173_COETSEE_A1/06-2025-WD	Sheet no.	6 OF 8



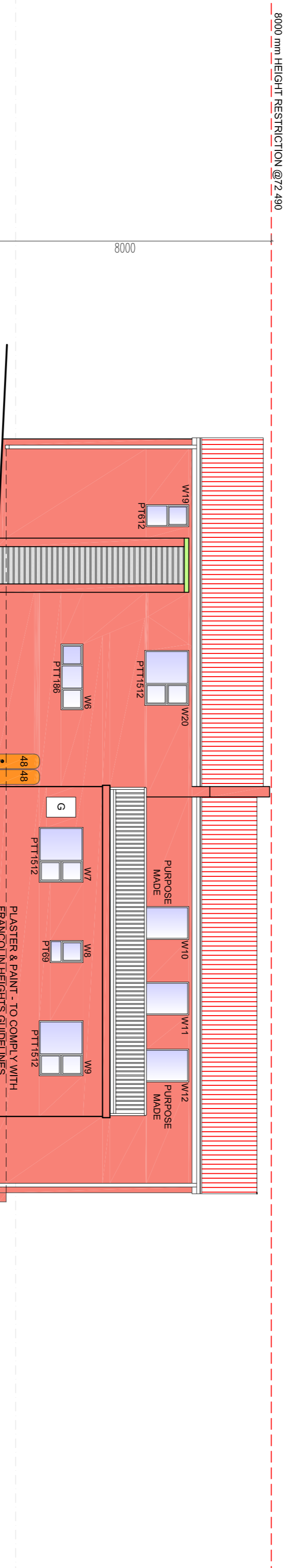
• WEST ELEVATION SCALE 1:100



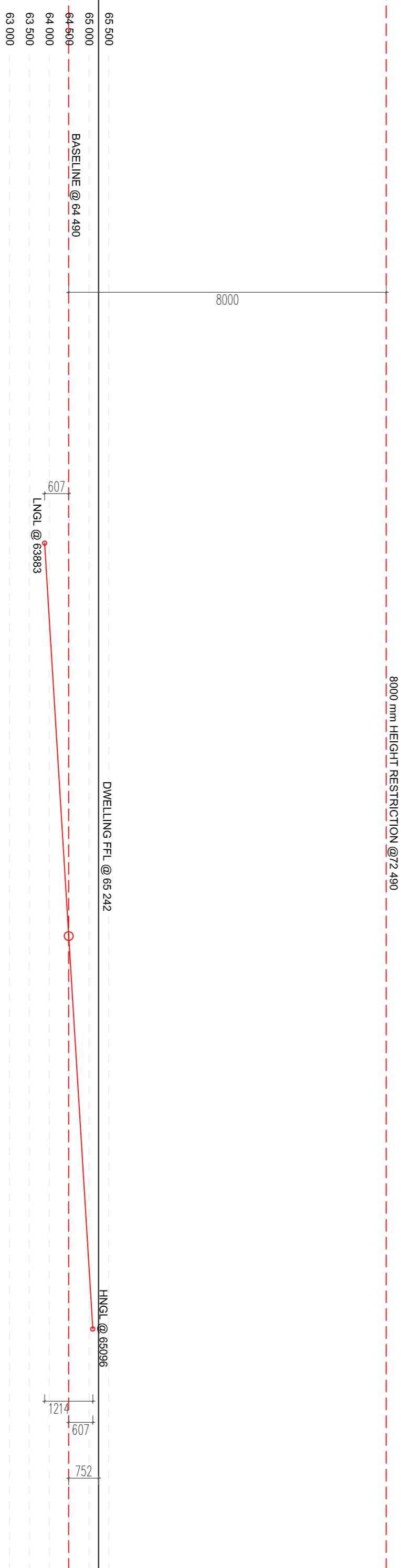
• NORTH ELEVATION SCALE 1:100



• SOUTH ELEVATION SCALE 1:100



• EAST ELEVATION SCALE 1:100



• TYPICAL FOUNDATION DETAIL SCALE 1:10

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Scale
AS SHOWN ON A1
Checked
B. KUNZ
SACP registration: PAO 24793382

Drawn
B.K.
Date
DECEMBER 2025

Client
M COETSEE
Drawing
WORKING DRAWING
Drawing No.
#2173_COETSEE_A108-2025-WD
Sheet no.
8 OF 8