



ERF 6079, 38 NINTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF THE TRUSTEES FOR THE TIME BEING OF BLOM TRUST

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

- **Departure** in terms of Section 16(2)(b) of the By-Law in order to relax the western lateral building line from 2m to 0.62m to accommodate the existing stoep.
- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law to legalize the unauthorised building line encroachments.

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 **23 October 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. P Roux** at 028-313 8983. 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 6079, NEGENDESTRAAT 38, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: INTERACTIVE TOWN & REGIONAL PLANNING NAMENS THE TRUSTEES FOR THE TIME BEING OF BLOM TRUST

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

- **Afwyking** ingevolge Artikel 16(2)(b) van die Verordening ten einde die westelike lateraleboulyn vanaf 2 m na 0.62m te verslap om die bestaande stoep te akkommodeer.
- **Bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) van die Verordening om die onwettige boulynoorskrydings te wettig.

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 / (e) landuse@overstrand.gov.za) voor of op **23 Oktober 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mr. P Roux** at 028-313 8983. 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, kontakbesonderhede en kommentaar(e) openbaar gemaak mag word.

ISIZA 6079, 38 NINTH STREET, VOËLKLIP, HERMANUS, KUMMANDLA WOMASIPALA WASE-OVERSTRAND MUNICIPAL: ISICELO SOKUNYENISWA NOKUGQITYWA KWESOHLWAYO: ABAKWA-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LEETHRASTI ZE-BLOM TRUST

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

- **Ukunyenyiswa** ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala ukuze kunyenyiswe umgca wesakhiwo okwicala elingasentshona ukusuka ku-2m ukuya ku-0.62m ukulungiselela iveranda esele ikhona.
- **Ukugqitywa kwesohlwayo emasihlawulwe** ngokumayela neCandelo 16(2)(q) loMthetho kaMasipala ukuze kwenziwe zibe semthethweni izakhiwo nokugqitha emgqeni wokwakha.

Iinkcukacha ezipheleleyo mayela noku kucetywayo ziyafumaneka ukuze ihlolwe phakathi evelini phakathi ko 08:00 no 16:30 kwiSebe: Town and Spatial Planning e-16 Paterson Street, Hermanus nakwiwebhusayithi kamasipala kule linki ilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Nawaphi amagqabaza okuhlomla amele angeniswe ngokuhambelana nezibonelelo zeCandelo 51 neCandelo 52 loMthetho kaMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngaphambi okanye ungadlulanga umhla we- **23 EyeDwarha 2026**, ubhale igama lakho, idilesi neenkukacha ziqhagamshelwano, umdla kwisicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingadluliselwa ku-**Mr. P Roux** ku-028-313 8983. 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 ngokoMthetho woKhuseleko lweNgcaciso loLwazi loBuqu (POPIA), uya kuba ungena kwinkqubo kawonke-wonke kwaye uvuma ukuba igama lakho, ifani, iinkcukacha ziqhagamshelwano kunye nezimvo zingabhengezwa / zisetyenziswe kwi (isicelo) inkqubo.



Local Context
A4 Scale 1 : 2000

PROJECT Erf 6079 Voëlkop, Hermanus		
TITLE Locality Plan Local Context		
 Application Area		
		
INDEMNITY INTERACTIVE TOWN & REGIONAL PLANNING MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE DATA AND SHALL NOT BE LIABLE IN ANY EVENT FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.		
CLIENT		
DRAWN BY JM	CHECKED BY AW	DATE 2026/02/11
SCALE (to A4) As indicated		PROJECT NUMBER 0001
DRAWING NUMBER Rev 1		
InterActive Town & Regional Planning Andre Wiehahn Pr Pin A/927/1996 B Art et Sc (Town and Regional Planning) Telephone 028 312 1668 Cell phone: 082 486 0490 E-Mail: wiehahn.a@gmail.com		





ERF 6079 VOËLKLIP,
HERMANUS

38 Ninth Street

Building Line Departure and the Determination of an Administrative Penalty Application



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July 2026

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 Blom Trust to prepare and submit an application for a building line departure and the determination of an administrative penalty for Erf 6079, Voëlklip in terms of the relevant legislation.

b.	Background, Development Objective & Application Proposal
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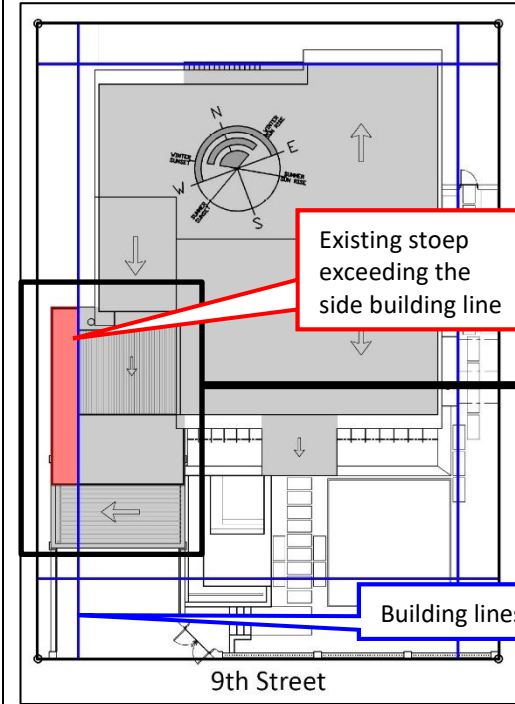
An existing stoep has been built on the garage by previous owners which exceeds the side building line without the required approvals.

Site Plan

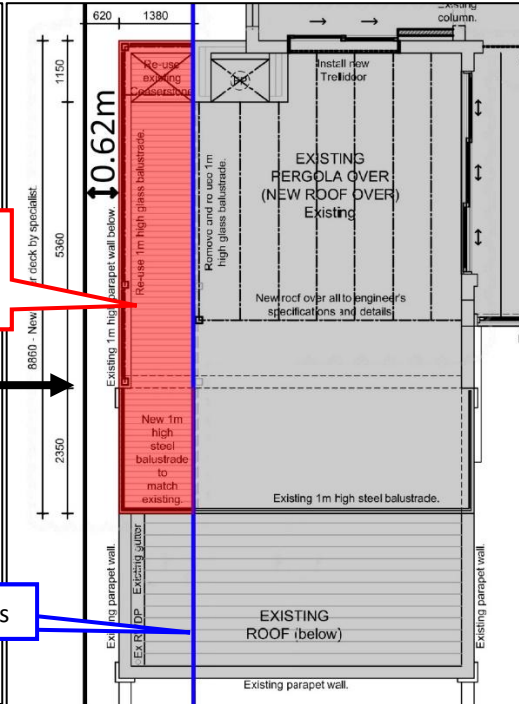
Site Plan extract

The 'Site Plan' shows a rectangular building footprint with a total width of 1980mm, indicated by a dimension line with arrows. The 'Site Plan extract' provides a detailed view of the building's edge, showing a 620mm setback from the left boundary and a 1380mm setback from the right boundary. It also includes a north arrow pointing right and a label for an 'Existing column'.

Site Plan



Site Plan extract



Western Elevation

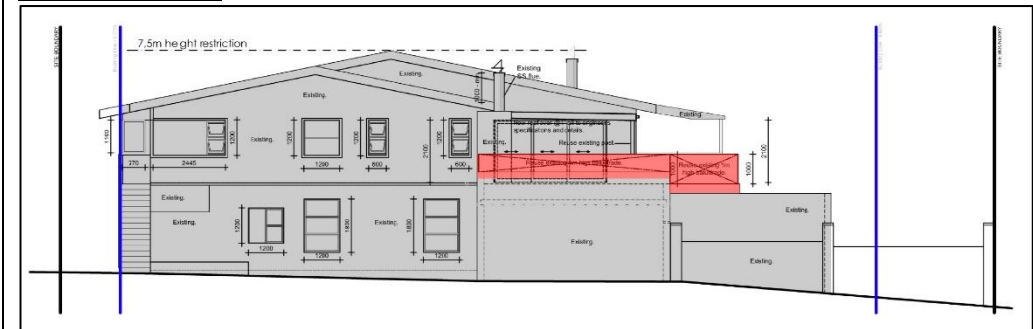


Figure 1: Application illustrations

Subsequently the **application proposal** is for:

- A departure to relax western side building line from 2m to 0.62m to allow for an existing stoep.
- The determination of an administrative penalty for the existing stoep exceeding the western side building line.

2. The Application

a. Analysis: Title Deed Refer to Annexure D for the Conveyancer Certificate.	The conveyancer Amelia Galvin from Virtual Lawyers provided a conveyancer certificate confirming that no title deed conditions exist which restricts the development proposal.				
b. Analysis: Development Criteria: The development parameters for Erf 6079 Hermanus as per the Overstrand Municipality Land Use Scheme, 2020 are summarised as follows:	Parameters		Existing Zoning:	Proposal:	Comments
	Zoning		Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Consistent
	Primary Use		Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering	Dwelling house	Consistent
	Consent Uses		Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture	None	Consistent
	Coverage		50%	49.3%	Consistent
	Height		8m	7.5m	Consistent
	Building lines	Street	4m	4m	Consistent
		Side	2m	2m east 0.62 west	Application includes a departure
		Rear	2m	2m	Consistent
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: • A departure to relax western side building line from 2m to 0.62m to allow for an existing stoep in terms of Chapter IV, Section 16(2)(b). • The determination of an administrative penalty for the existing stoep exceeding the western side building line in terms of Chapter IV, Section 16(2)(q).				

3. Contextual Site Information

a. Property Description

Refer to **Annexure E** for the SG Diagrams,
Annexure C for the Title Deed of Erf 6079 Voëlklip.

Property	Extent	Title Deed	Registered Owner
Erf 6079 Voëlklip, Hermanus	714m ²	T54413/2024	Blom Trust

The following Surveyor General Plans reflect the application site:

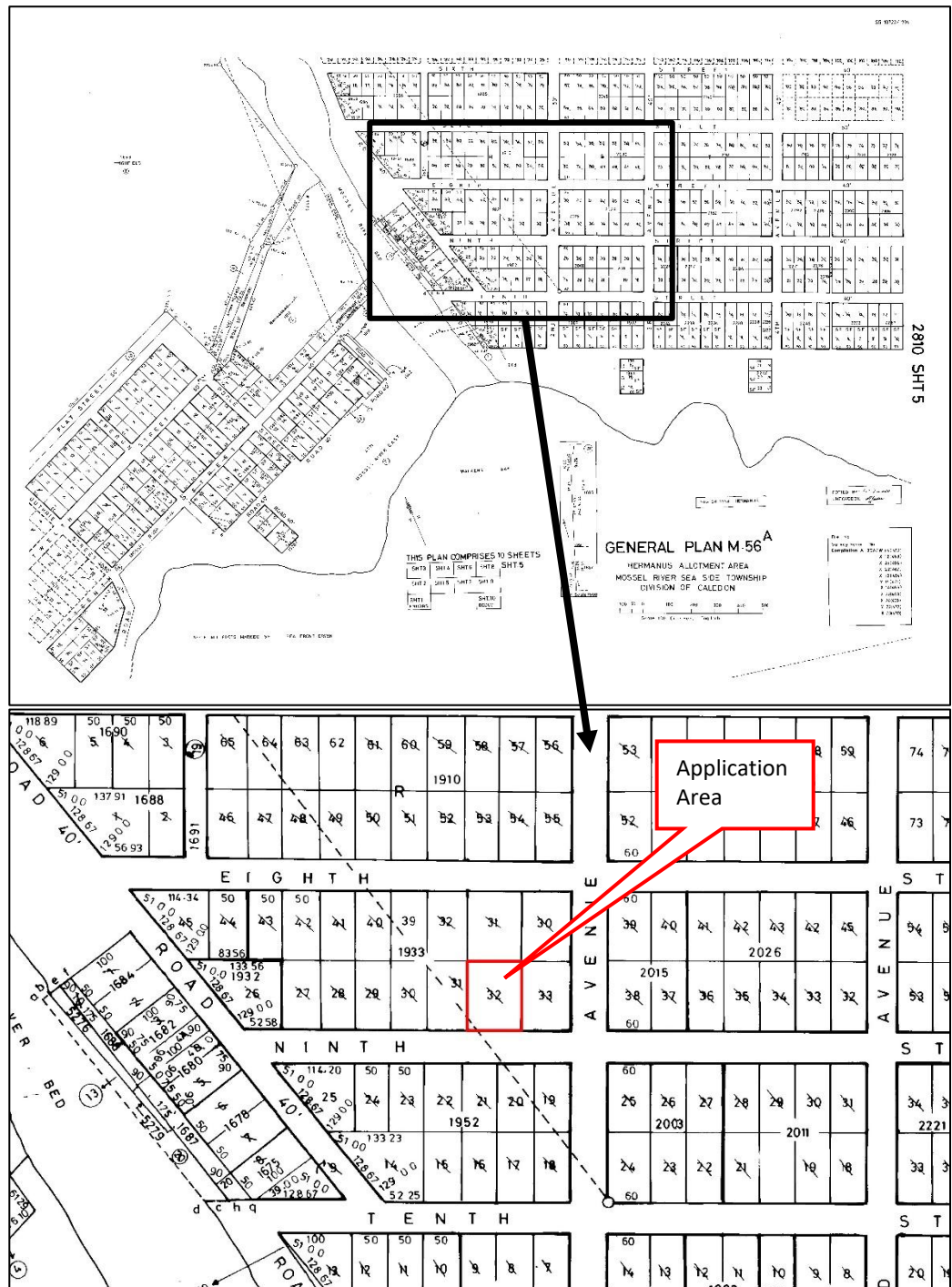


Figure 2: Extracts of the Surveyor General Plans of the application site

b. Location:

For the Locality Plans refer to Annexure F

Regional Context:

Within the regional context, the application area is located within Voëlklip residential suburb. Voëlklip is located on the Eastern side of Hermanus.

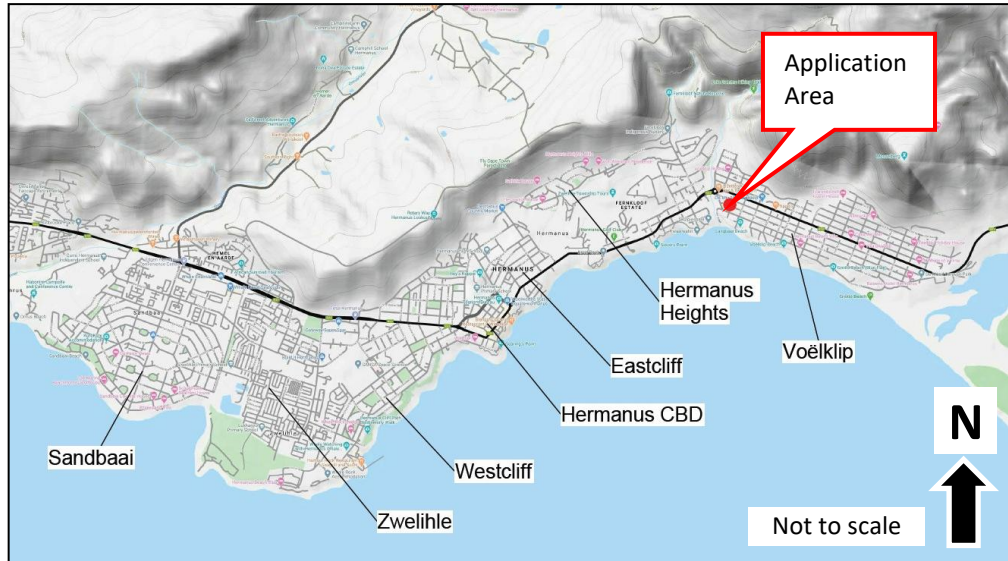


Figure 3: Locality Plan – Regional Context

Local Context:

Within the local context the application area is located at number 38 Ninth Street on the western side of the Voëlklip residential area.



Figure 4: Locality Plan – Local Context

c. Land Use: Refer to the Extract of Hermanus Zoning plan attached as Annexure G.	The application area accommodates a dwelling house on the property. The surrounding land-uses consist of similar single residential dwellings. No change in land use is proposed. The application proposal is consistent with the land use of the area.  Figure 5: Aerial Image illustrating the residential land-use activities of the application area and surrounding properties
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d. Zoning: Refer to the Extract of Hermanus Zoning plan attached as Annexure H.	The application area, Erf 6079, Voëlklip is zoned Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone 1: Single Residential as well. 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
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e. Laws and policies relevant to the consideration of the application and forward planning and land use documents	The following policy is applicable to the application area. i. Overstrand Municipal Spatial Development Framework, 2020 The SDF 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 application area falls within an Urban Development area and within the Urban Edge. <u>The application is consistent with the Overstrand Municipal Spatial Development Framework, 2020.</u> Figure 7: Spatial Development Framework 2020 Spatial Proposals Plan extract ii. Overstrand Municipality Growth Management Strategy, 2010 The Overstrand Growth Management Strategy defines, explains, and uses densification as a growth management tool to positively redress and counteract the effects of urban sprawl to promote the longer-term sustainability of the Overstrand Municipality and its sub-regions environmental quality. The application area is within an area earmarked for 10 to 20 Dwelling Units Per Hectare Densification Zone. No further densification is applicable to this application. <u>The application is thus consistent with the Overstrand Municipality Growth Management Strategy, 2020.</u> Figure 8: Overstrand Municipality Growth Management Strategy, 2010 extract
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4. Motivation

Motivation for the application:

Refer to **Annexure I** for the Building Plan

Motivation for the application:

Refer to **Annexure I** for the Building Plan

a. Introduction and Background

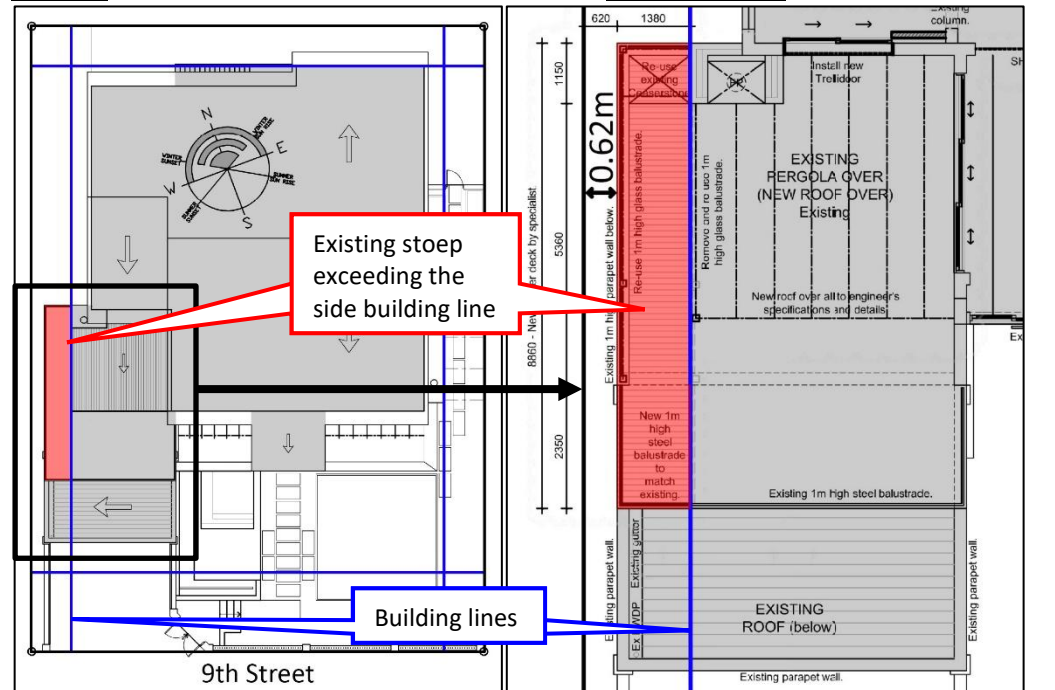
The application area accommodates an existing dwelling house within the residential suburb, Voëlklip. The current owners purchased the property in 2024 whereafter they discovered that the existing stoep was constructed on top of the garage without the required approvals. This stoep exceeds the western side building line.

b. Proposal

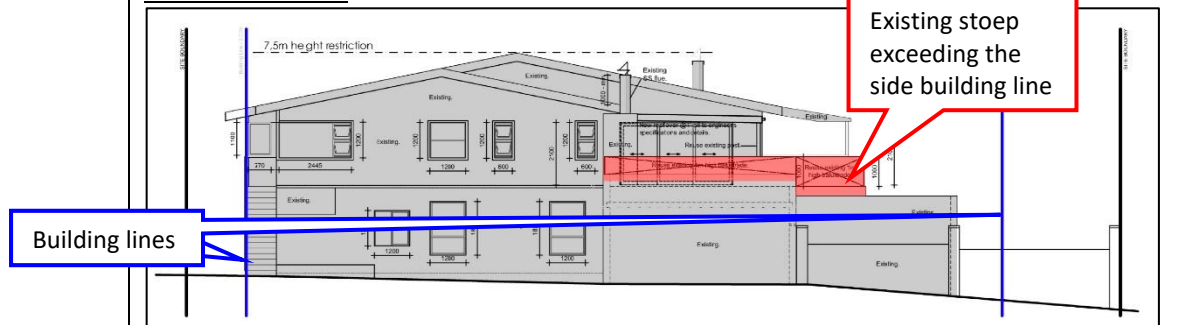
The **development objective** is to legalise existing stoep exceeding the western side building line.

The floor area existing stoep on the first floor is 0.62m from the western boundary.

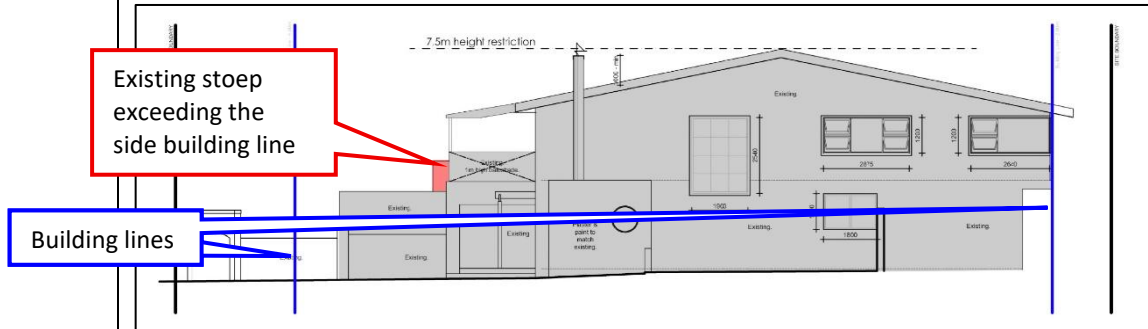
Site Plan **Site Plan extract**



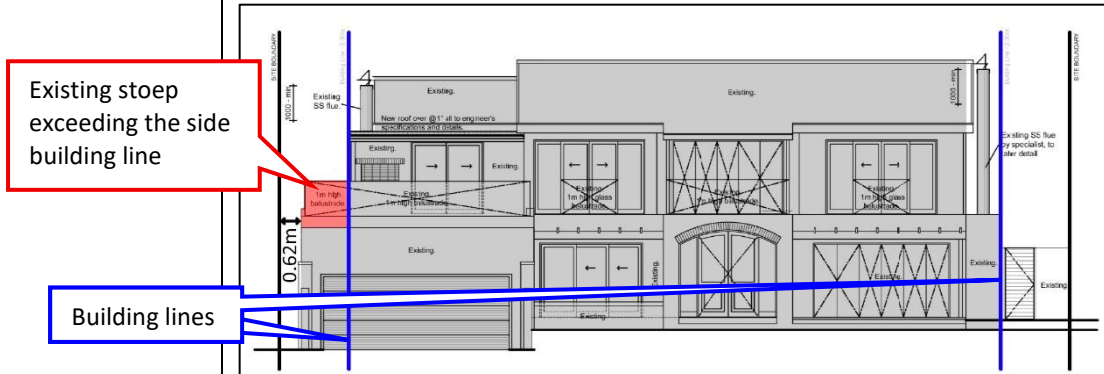
Western Elevation



Eastern Elevation



Southern Elevation



Northern Elevation

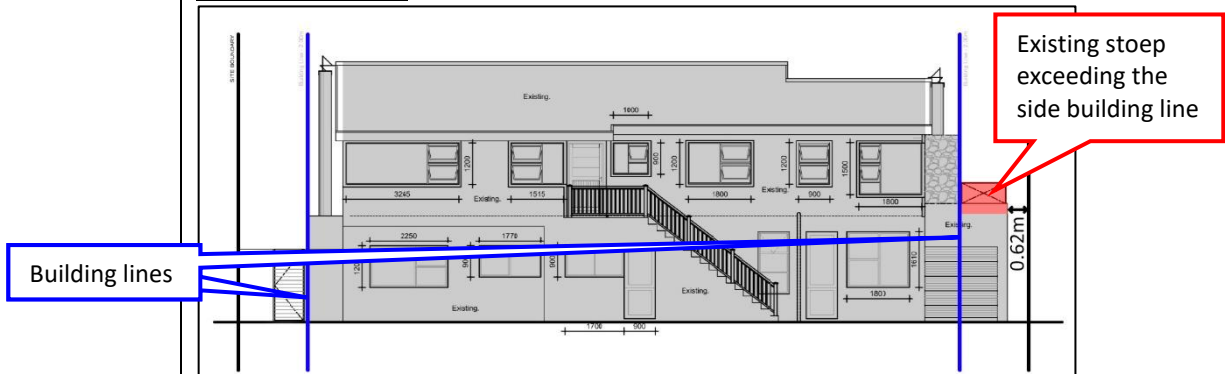


Figure 9: Application illustrations

Subsequently application is made for:

- A departure to relax western side building line from 2m to 0.62m to allow for an existing stoep.
- The determination of an administrative penalty for the existing stoep exceeding the western side building line.

Building line departure to allow for the stoep

Application includes a departure of the western side building line to allow for the existing stoep on the garage.

The stoep was constructed by previous owners.

The stoep is adjacent to the driveway on the property to the west, and approximately 3.5m from the neighbouring dwelling house which has a mostly blank wall facing the stoep with only one window. The application proposal therefore does not have more of an impact on privacy than a typical double storey house in Voëlklip.

Determination of an administrative penalty

Due to the existing stoep exceeding western side zoning scheme building line without the required approvals, the application is for a determination of an administrative penalty in terms of Chapter IV, Section 16(2)(q) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020, as follows:

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 stoep was built 0.62m from the western side boundary on the first floor by previous owners in approximately 2011. The area of the stoep exceeding the side building line is 8.86m².

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

The structures exceeding building lines were constructed by previous property owners and therefore the details are not known.

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

MS Consult Quantity Surveyors provided a cost estimate for the subject stoep exceeding the side building lines with a cost of R101,341.85 including labour and VAT.

(d) Whether the unlawful conduct was stopped

The existing stoep still stands as application is made for building line departure to legalise the existing stoep.

(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.

c. Desirability

The application proposal is considered desirable for the following reasons:

- The application proposal is considered compatible with the character of the area.
- The application proposal does not significantly impact on the neighbouring properties in terms of privacy, light, views, noise or safety.
- The legalisation of the existing structures is the most resource efficient solution to the existing structures that exceeds the street and side building lines.
- The stoep exceeding the building line improves the functionality of the application area.

d. 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 application proposal relates to structure amendments on a single residential property and will not impact on spatial justice.

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 application proposal relates to existing structures on an existing developed single residential property and will not impact on valuable agricultural land, environmentally sensitive or biodiversity rich areas, scenic or cultural landscapes. The application proposal is consistent with 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 application proposal does not affect land use, the layout or structure of the town and will therefore not impact on spatial justice. 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 is for the amendment of a dwelling unit and will not 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 Consultive 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 Government and the general public to participate in the eventual decision-making process. The application proposal is consistent with the principle of good administration.
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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:

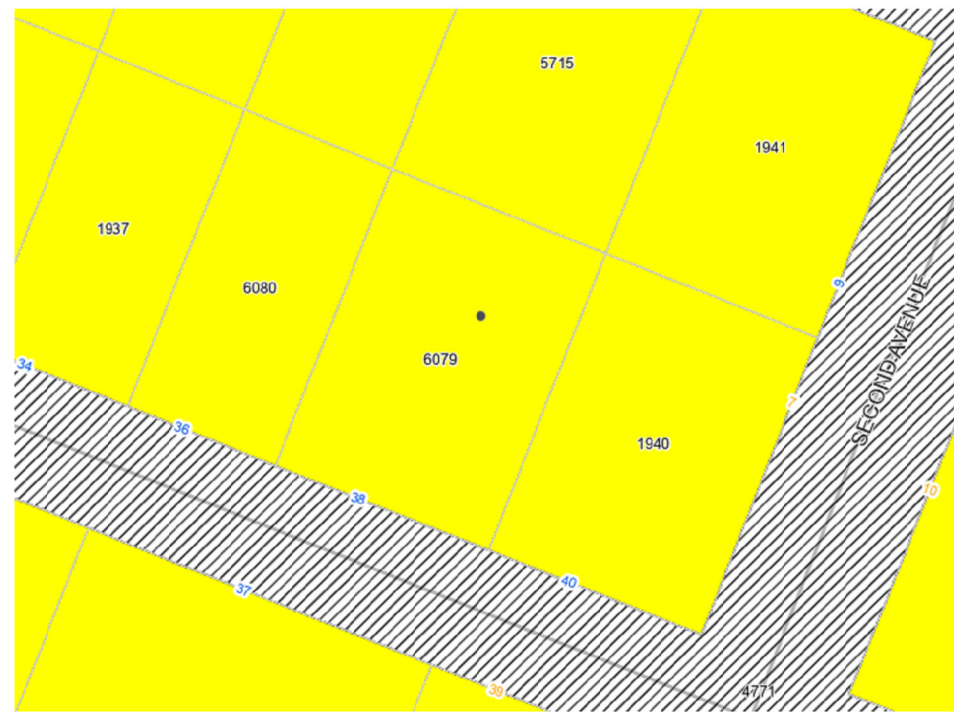
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- The determination of an administrative penalty for the existing stoep exceeding the western side building line in terms of Chapter IV, Section 16(2)(q).

DEVIATION PLAN TO APPROVED PLAN # 49670 (Approved - 18 FEBRUARY 2025)

NOTE: REFER TO ENGINEER'S DRAWINGS FOR ALL STRUCTURAL WORK ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE.

Table 11 — Fire resistance of structural walls						
1	2	3	4	5	6	
Construction and materials	Fire resistance min					
	240	120	90	60	30	
	Minimum thickness, excluding plaster mm					
Solid construction clay masonry units: unplastered	190	110	90	90	90	
	190	90	90	90	90	
NOTE 1 For concrete masonry construction, see SANS 10145.						
NOTE 2 The values given above refer to the thickness of masonry units of commonly available sizes and do not include any allowance for plaster. Therefore, in column 2, it will be seen that a wall made of units of 190 mm thickness in the unplastered condition will give a fire resistance of 240 min. The next lower size has a thickness of 150 mm, but this is not adequate on its own to give a fire resistance of 240 min. However, when the wall is plastered on both sides (with a normal plaster thickness of at least 12 mm), it is possible to attain a fire resistance of 240 min. Similarly, with reference to column 3, units of 110 mm thickness will give a resistance of 120 min or more, but units of thickness 90 mm will not provide this resistance. When plastered, however, the 90 mm units are capable of providing a fire resistance of 120 min. For the lower values of fire resistance, there is no advantage in plastering a wall as the unplastered unit is capable of providing the required resistance.						
Plaster shall be in accordance with the requirements of SANS 2001-EM1 and shall be applied to both faces of the wall.						

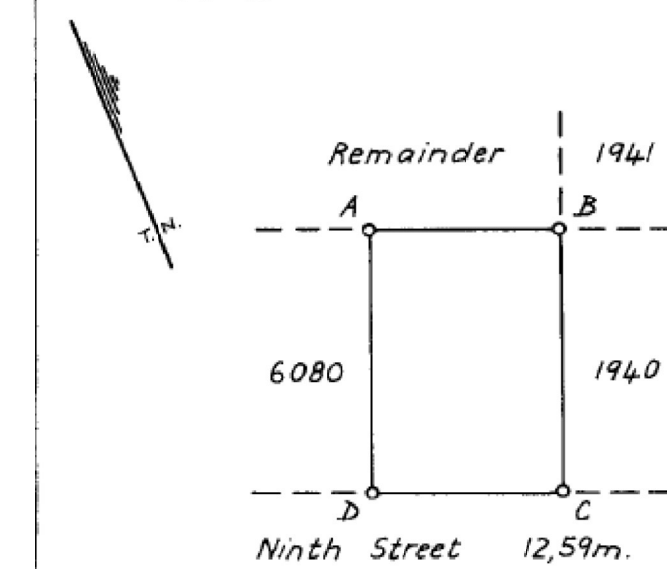
Table 12 — Fire resistance of non-structural walls and partitions						
1	2	3	4	5	6	
Construction and materials	Fire resistance min					
	240	120	90	60	30	
	Minimum thickness, excluding plaster mm					
Solid construction clay masonry units: unplastered	190	110	90	90	75	
	190	90	90	90	75	
NOTE 1 For concrete masonry construction using hollow masonry units, see SANS 10145.						
NOTE 2 The values given above refer to the thickness of masonry units of commonly available sizes and do not include any allowance for plaster. Therefore, in column 2, it will be seen that a wall made of units of 190 mm thickness in the unplastered condition will give a fire resistance of 240 min. The next lower size has a thickness of 150 mm, but this is not adequate on its own to give a fire resistance of 240 min. However, when the wall is plastered on both sides (with a normal plaster thickness of at least 12 mm), it is possible to attain a fire resistance of 240 min. Similarly, with reference to column 3, units of 110 mm thickness will give a resistance of 120 min or more, but units of thickness 90 mm will not provide this resistance. When plastered, however, the 90 mm units are capable of providing a fire resistance of 120 min. For the lower values of fire resistance, there is no advantage in plastering a wall as the unplastered unit is capable of providing the required resistance.						



Green	Urban
Yellow	Agricultural Zone 1: Agriculture
Red	Authority Usage
Blue	Business Zone 1: General Business Bulk Zone 1
Blue	Business Zone 2: General Business Bulk Zone 2
Blue	Business Zone 3: Local Business
Blue	Business Zone 4: Service Station
Blue	Community Zone 1: Community Facilities
Blue	General Residential Zone 1: Town Housing
Blue	General Residential Zone 2: Town Housing
Blue	General Residential Zone 3: Flats Bulk Zone 1
Blue	General Residential Zone 3: Flats Bulk Zone 2
Blue	Industrial Zone 1: General Industry
Blue	Industrial Zone 2: General Industry
Blue	Industrial Zone 3: General Industry
Blue	Industrial Zone 4: General Industry
Blue	Industrial Zone 5: General Industry
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Blue	Industrial Zone 78: General Industry
Blue	Industrial Zone 79: General Industry
Blue	Industrial Zone 80: General Industry
Blue	Industrial Zone 81: General Industry
Blue	Industrial Zone 82: General Industry
Blue	Industrial Zone 83: General Industry
Blue	Industrial Zone 84: General Industry
Blue	Industrial Zone 85: General Industry
Blue	Industrial Zone 86: General Industry
Blue	Industrial Zone 87: General Industry
Blue	Industrial Zone 88: General Industry
Blue	Industrial Zone 89: General Industry
Blue	Industrial Zone 90: General Industry
Blue	Industrial Zone 91: General Industry
Blue	Industrial Zone 92: General Industry
Blue	Industrial Zone 93: General Industry
Blue	Industrial Zone 94: General Industry
Blue	Industrial Zone 95: General Industry
Blue	Industrial Zone 96: General Industry
Blue	Industrial Zone 97: General Industry
Blue	Industrial Zone 98: General Industry
Blue	Industrial Zone 99: General Industry
Blue	Industrial Zone 100: General Industry

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES			S.G. No.	
		Y	System	Lo, 15 ^D X		
		Constant				
			- 20 000,00	+ 3 800 000,00	35-314	
AB	22,57	291,48,30	A	- 5 231,23	+ 8 414,95	Approved 
BC	31,49	211,48,30	B	- 5 252,26	+ 8 423,37	
CD	22,57	111,48,30	C	- 5 240,59	+ 8 452,61	Surveyor-General 19-8-1980
DA	31,49	201,48,30	D	- 5 219,54	+ 8 444,19	
		15 G 3	15 G 3	15 092,99	+ 8 328,11	
		16 G 3	16 G 3	15 158,82	+ 8 507,94	

BEACONS: A,B,C,D - 12 x 600mm. Iron peg.



The figure A B C D		Scale 1: 750
represents		714 square metres of land, being
ERF 6079 a portion of Erf 5715 HERMANUS		
situate in Municipality of Hermanus		
Administrative District of Caledon		Province of Cape of Good Hope.
Surveyed in September 1970 - June 1980		
by me,		Land Surveyor
This diagram is annexed to		S.R. No. 1286/80
No. 7743/77 annexed to		Comp. A1-3DA/X12(463)
dated 4/5/1980		Gen. Plan. M56A(2810)
i.f.o.		No. 1978.27.1342.
Registrar of Deeds		C

1 SURVEYOR GENERAL DIAGRAM
CS2.1 NOT TO SCALE2 LOCALITY
CS2.2 N.T.S

GENERAL NOTES:

Engineers drawings to take preference over architects drawings. This drawing to be read in conjunction with the relevant engineers drawings.

The contractor must verify all dimensions, levels & existing work before any building work is commenced with. Any discrepancies, conflicting information or incorrect information must be verified with the architect and architect must be notified in writing immediately prior to commencement of such work.

Only figured dimensions on scaling of the drawing.

All notes, descriptions & information on layout drawings must be accepted as minimum specification.

All building work and materials to comply with National Building Regulations SANS 10400, Building standards Act (103/1977) and Local Authority Bylaws.

The property owner to appoint a health and safety officer for the building works.

All demolition, site and building work to comply with health and safety report by architects and relevant consultants.

This drawing is the property of the architect, is copyright and is to be returned on completion of the contract.

SPECIFICATIONS:

SUB-STRUCTURE - EXISTING

Site to be cleared of all vegetation, rubbish, etc.. Cut and fill to new levels. Fill to be consolidated well compacted, free of vegetation & rubbish - All to engineer's specifications and details.

FOUNDATIONS - EXISTING

Unless otherwise indicated on plan, 750x230 conc strip footings to all 230 & 280 walls 750x750x230 pad footings to all 345 and 460 brick piers 600x230 strip footings to all 115 and 90 walls. Retaining wall footings to engineers details. No part of any wall or footing to protrude over boundary. All underpinning of existing footings to engineers details. All existing footings to be checked & approved by engineer before commencement of building work.

FOUNDATION WALLING - EXISTING

Concrete filled cavity to u/s of stepped dpc. bricwork every course. See engineers details for further information.

FLOORS - EXISTING

Finish as indicated on plan on screed on 100mm conc surface bed on 250mm DPM on 30 mm sand blinding on well compacted fill. All conc surface beds on fill to have 125 mesh or as per engineers details. First floor reinforced slab to engineers details.

DPC - EXISTING

SABS approved DPCs throughout fitted to standard building practice. All DPCs to be min 150 above finished ground level.

WALLS - EXISTING

Brick walls to thickness as indicated on drawing. All external walls to be cavity walls, all to engineer and specialist detail. All cavity walls to have wall ties every 4th course @ 500cc. All other walls to have bricwork every 4th course All walls to be bagged and painted internally and externally unless indicated differently on drawing. SABS approved DPCs throughout fitted to standard building practice. Retaining walls to engineers detail. See engineer's specifications and details for further information.

ROOFS - EXISTING

All roofs to be 'BR 800' (Supa-Clad), Galvanised/Chromadek sheet metal, 0.58mm ISO505 (3T). All roofs to be specified and certified by engineer or specialist. Rafter to be tied down to walls with 1200x30mm galv hoop iron straps embedded 600mm into brickwork. Roof truss bracing - 114x38mm diagonal and bracing (45deg) nailed to u/s of rafters or trusses at each end of the roof in both planes. Concrete flat roofs by engineer. Waterproofing by specialist. Sheeting flashed to manufacturer's specifications and details. All roofs and anchoring to SABS, NBR & local authority requirements.

WINDOWS - EXISTING

Windows to sizes as indicated. Opening sections as indicated on elevations. Windows to be aluminium. For further details refer to window schedule if provided.

DOORS - EXISTING

All doors as specified on drawings. All doors between different occupancies (eg. house & garage) to be 1 hour fire rated. For further details refer to door schedule if provided.

RAINWATER GOODS - EXISTING

Epoxy coated aluminium seamless guttering throughout with downpipes to suit unless specified otherwise by the architect or engineer. To be in a colour as specified by the relevant HOA. Refer to estate guidelines for further details or information. All full bore or other details on flat roofs or decks to be specified and detailed by engineer or specialist. All to SABS and NBR requirements. Also see design manual.

DRAINAGE - EXISTING

Head of drain as well as branches exceeding 6m to be vented. Vent pipe to be 110mm. All vent and soil pipes to be concealed in walls and ducts. Provide a minimum of 1x open gully to each drainage installation. Drainage within driveways to be adequately protected. Drainage into driveways to be encased in 300mm concrete massing or as specified by engineer. Heavy duty inspection chambers and covers to be provided within driveways. Maximum length of drainage lines not to exceed 25m without provision of an inspection chamber or rodding eye. Any bends in soil pipes to be min 600mm radius. All materials to be SABS approved and to NBR & local authority requirements. All civils and stormwater reticulation by structural and Civils Engineer / Wet services engineer.

GLAZING - EXISTING

All glazing to conform to SANS 10400. Glazing to be of a colourless type. Glazing in excess of 1m² or within 600mm from fill to be safety glazing.

LIGHTING & VENTILATION - EXISTING

All lighting & ventilation to conform to NBR & SANS 10400. All areas must be adequately lighted and naturally or mechanically vented to external light and air. See lighting and ventilation table or mechanical engineers details if provided.

STAIRS & BALUSTRADES - EXISTING

All stairways to conform to NBR & SANS 10400. Treads min 250mm. Risers max 200mm. Min headroom 2100mm. Balustrades min 900mm high from finished floor level.

FIRE PROTECTION - EXISTING

All fire safety requirements to conform to NBR & SANS 10400.

PUBLIC SAFETY

All public safety requirements to conform to NBR & SANS 10400.

INSULATION - EXISTING

Sisalation & 40 mm Isoboard & isopine) throughout.

CEILINGS - EXISTING

All to NBR & SANS 10400.

CEILING FINISHES - EXISTING

Refer to elevations.

GENERAL NOTES (Continued)

- All lintols to be laid in accordance with manufacturers specification.
- All openings of 3000mm or less to have reinforced lintols over, all to be SABS Approved.
- Provide D.P.M. underlayment to slab (minimum 250 microns).
- Damp proof course to be minimum of 150mm above ground level. (where applicable).
- SABS Approved DPC throughout fitted to standard building practice.
- All glazing to be in accordance with building regs Part N SANS 10400. Safety glazing to all doors & sidelights. (Part N of the SANS 10400).
- All parapet walls to have flashing where roof connects.
- Min. parking sizes to be 5mx2.5m
- All exposed steel to be painted.
- All rain water to be taken to the underground water tanks for use in the garden and house, all to Eng' spec & detail.
- Building plans to be in accordance with the Pollution Control requirements.

NOTE

All the requirements of the National Building Regulations and Building Standards Act (103/1977), must be adhered to. Any technical aspects not clearly detailed on this plan, shall be executed strictly in accordance with the rules as prescribed in SABS 0400

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AREAS :

SITE AREA	714 m ²
GROUND STOREY	
Existing - MAIN HOUSE	241.98 m ²
Existing - GARAGE	77.34 m ²
Existing - COVERED ENTRANCE	11.12 m ²
Existing - COVERED PATIO	21.72 m ²

FIRST STOREY	280.93 m ²
Existing - MAIN HOUSE	245.89 m ²
Existing - COVERED BALCONY	14.23 m ²
New - COVERED PATIO	20.81 m ²

TOTAL BULK	633.09 m ²
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TOTAL NEW WORK - DECK & ROOF (to existing deck)	20.81 m ²
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COVERAGE	352.16/714	49.32 %
BULK	633.09/714	886

NOTES:

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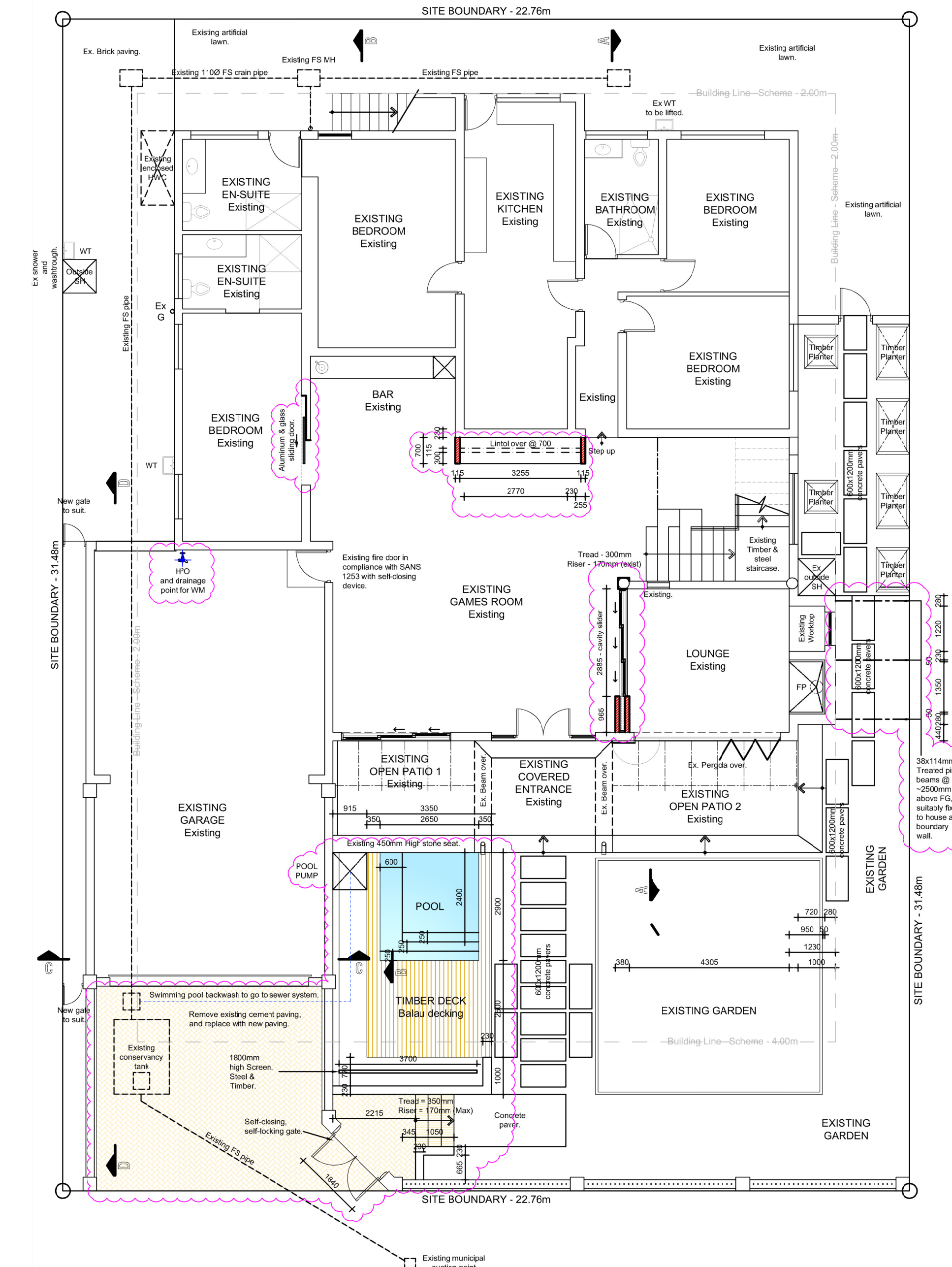
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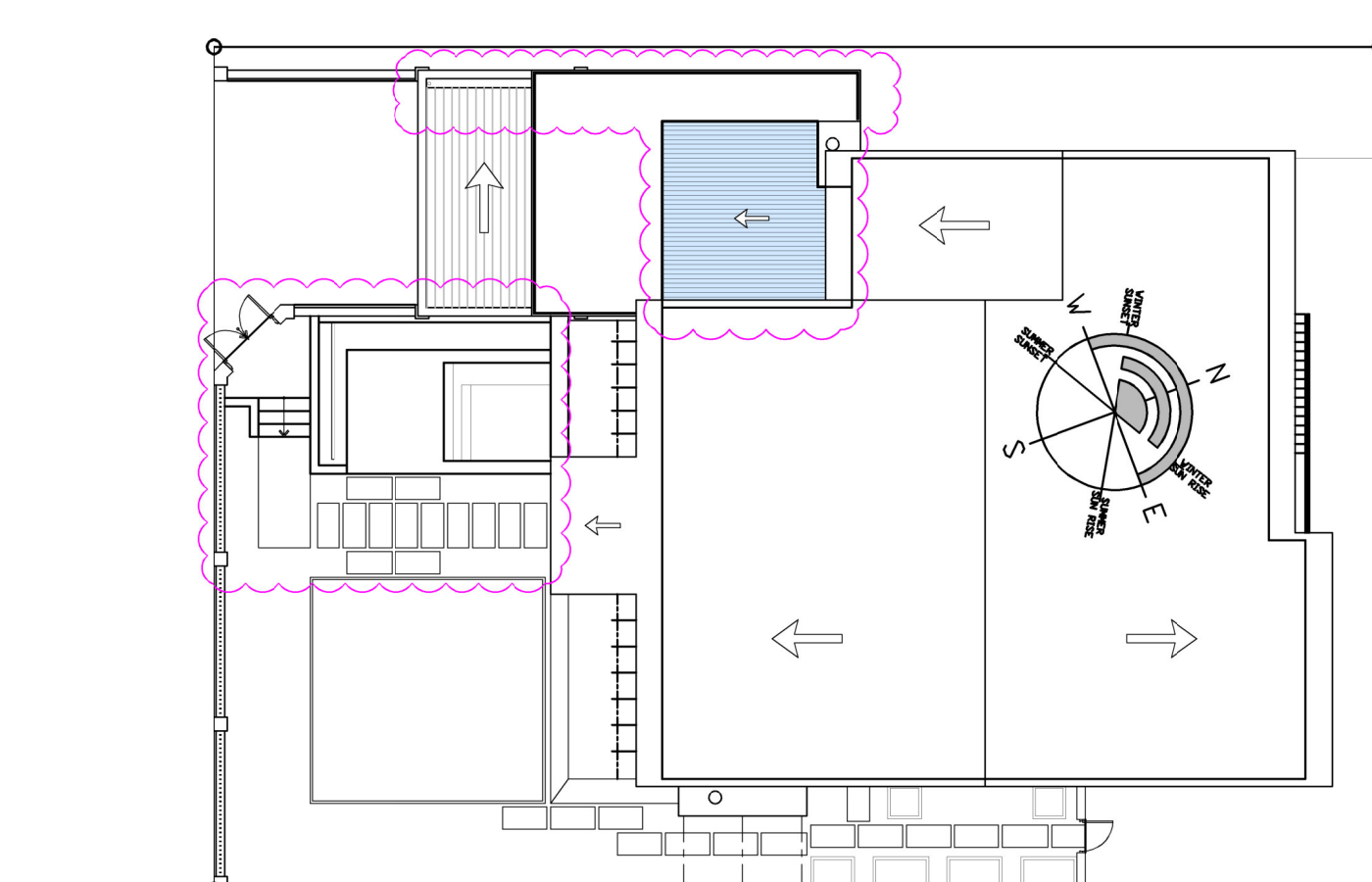
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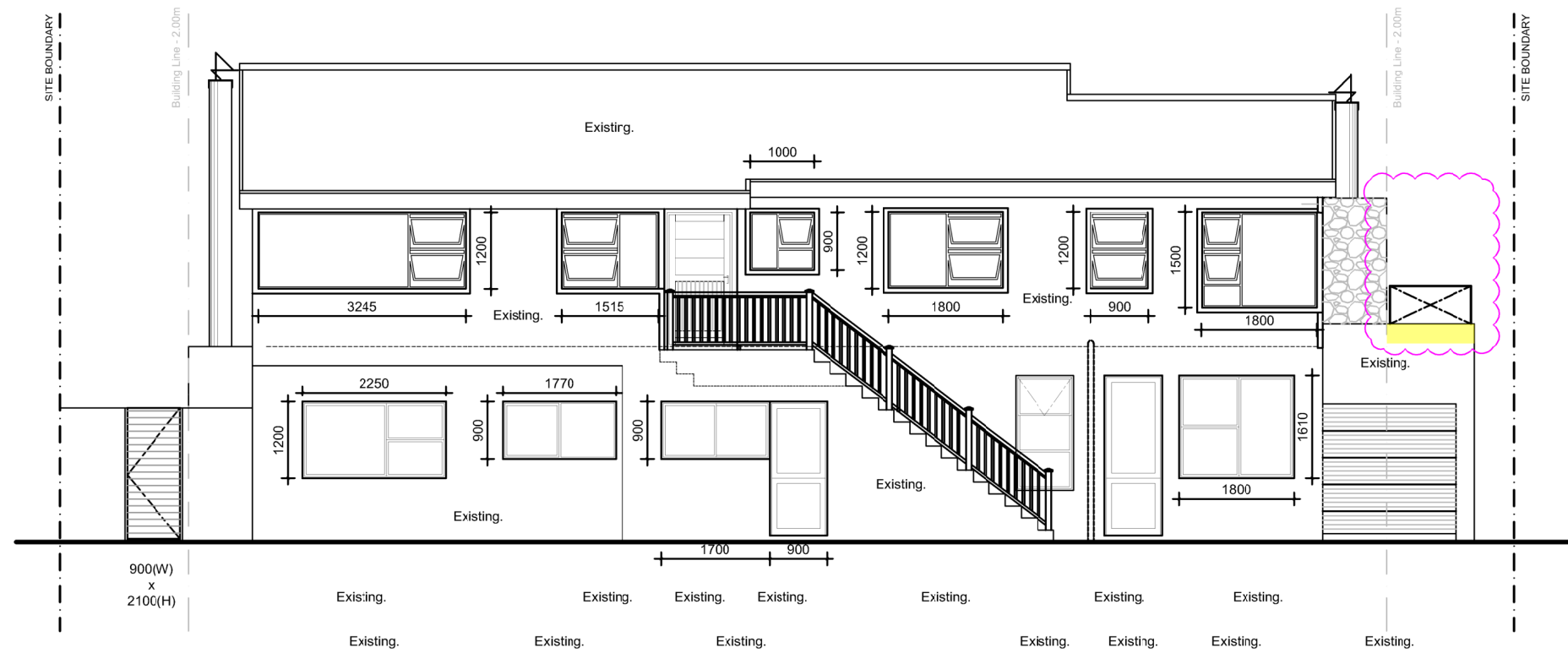
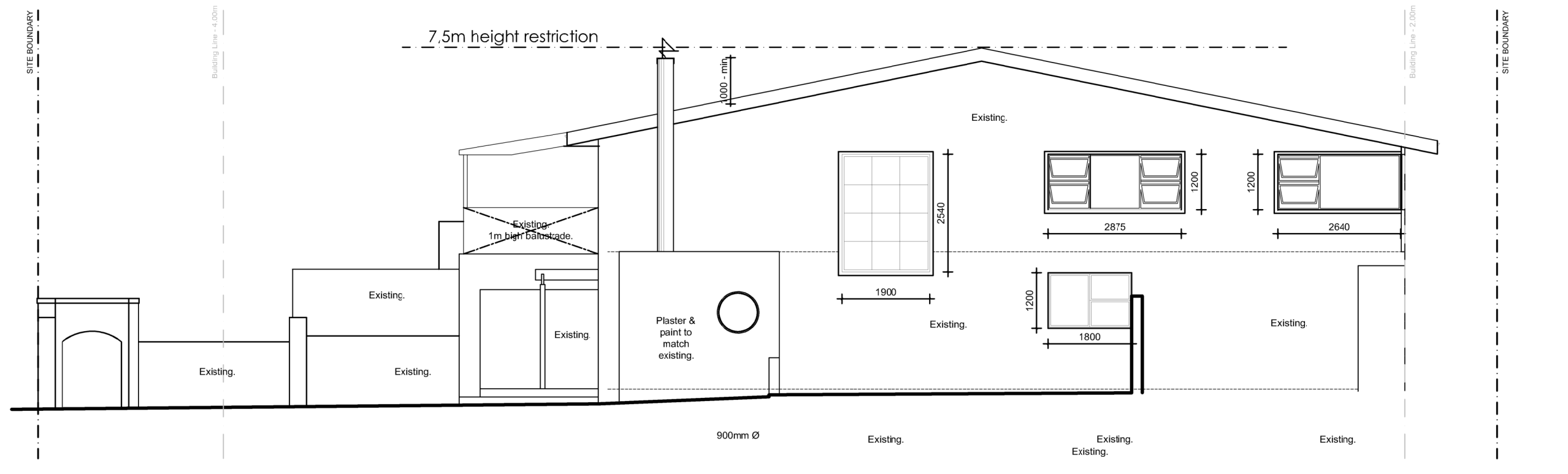
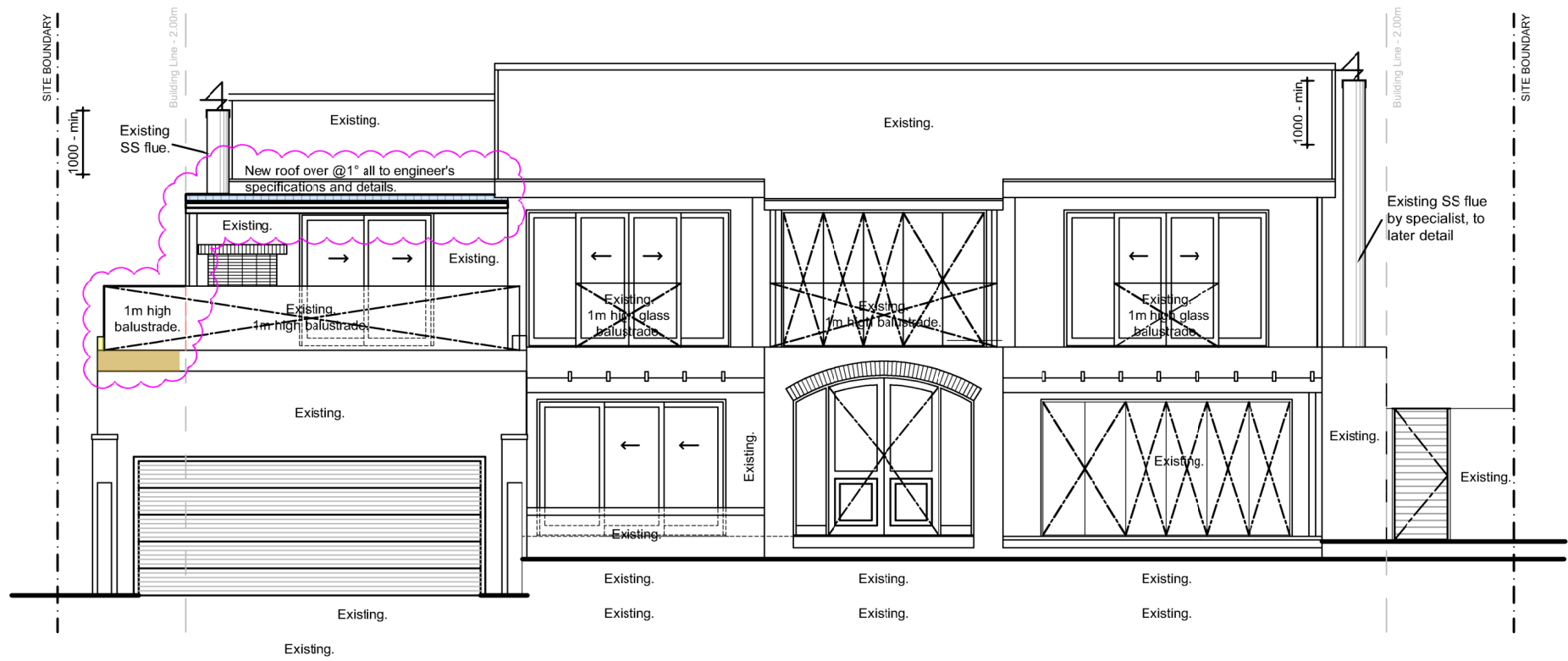
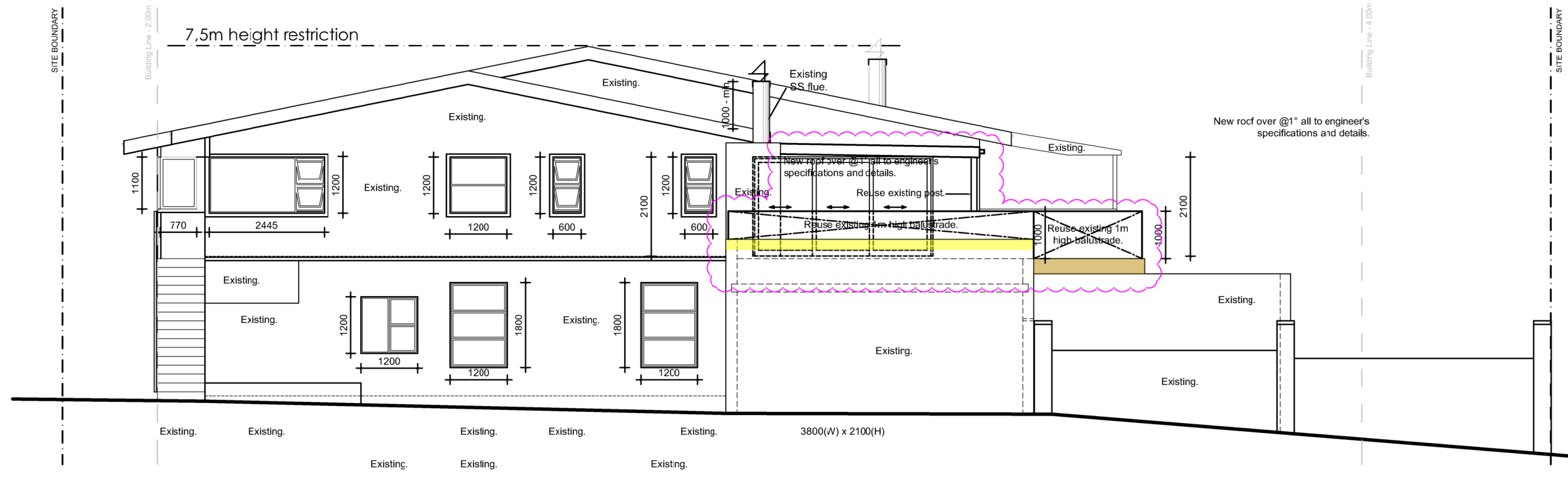
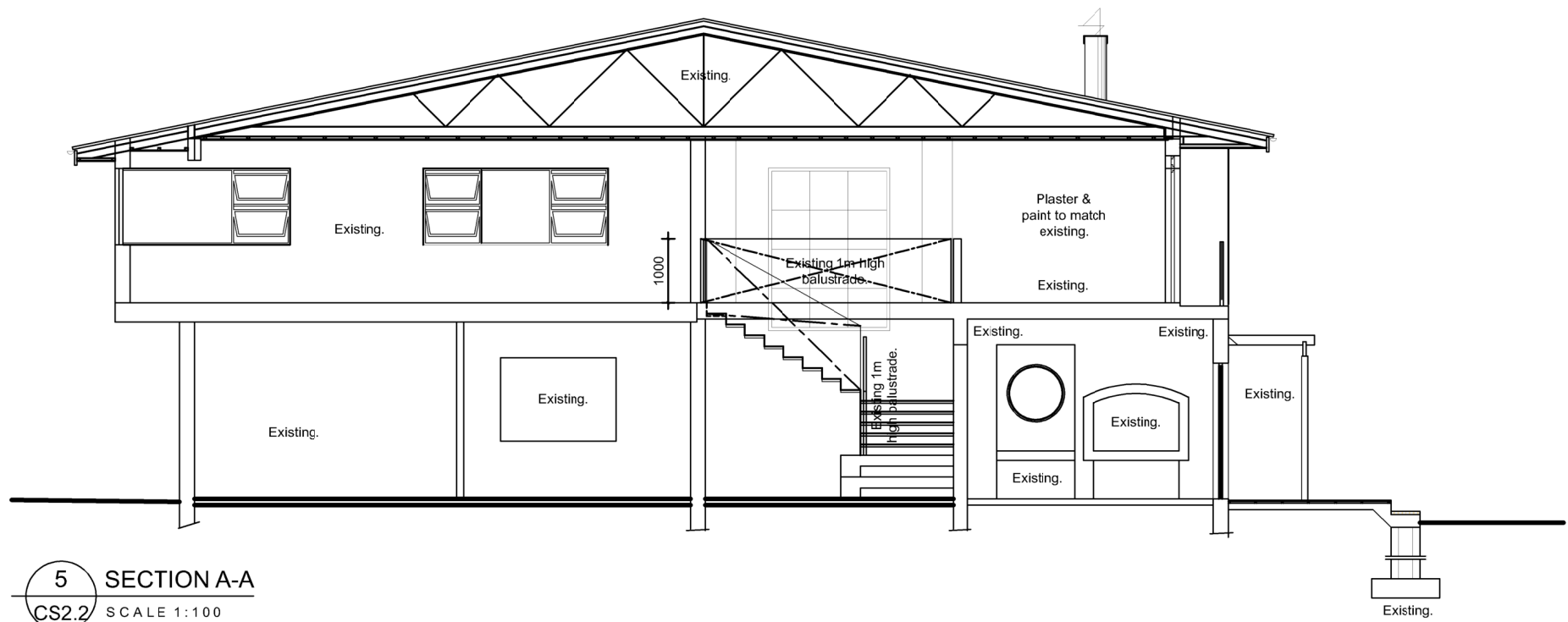
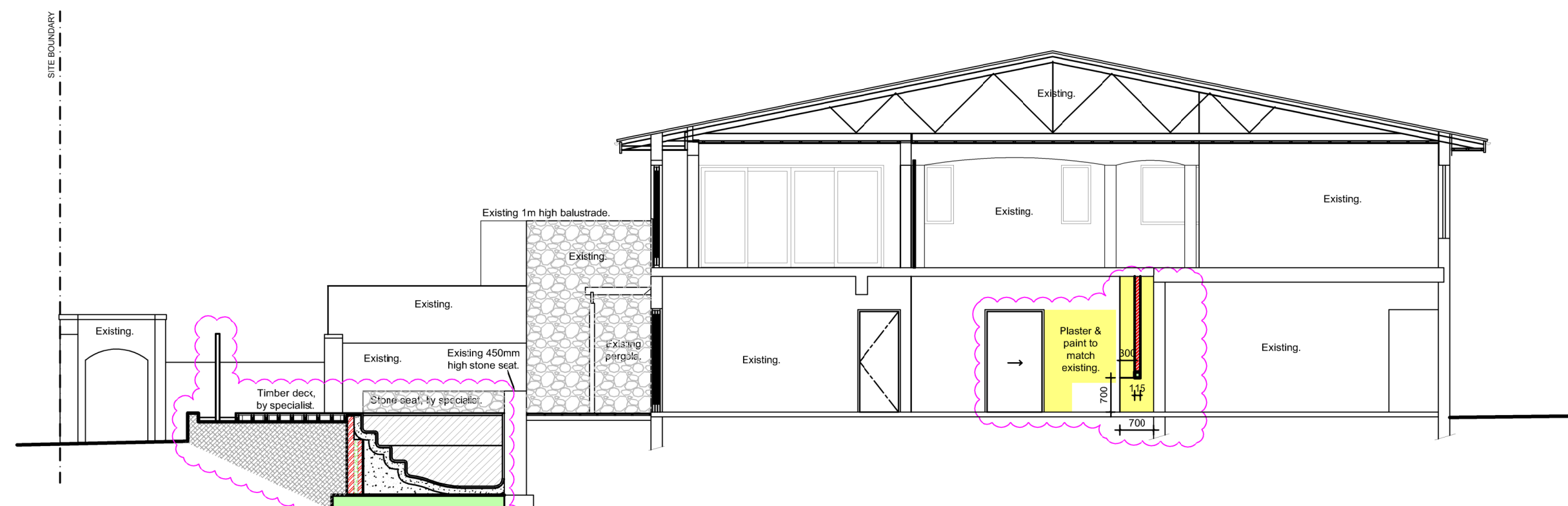
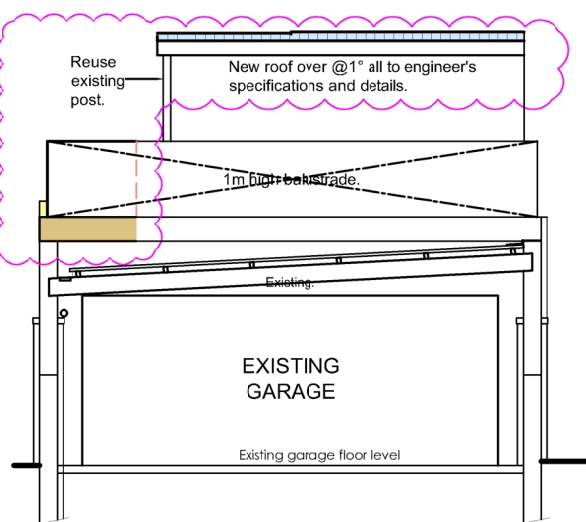
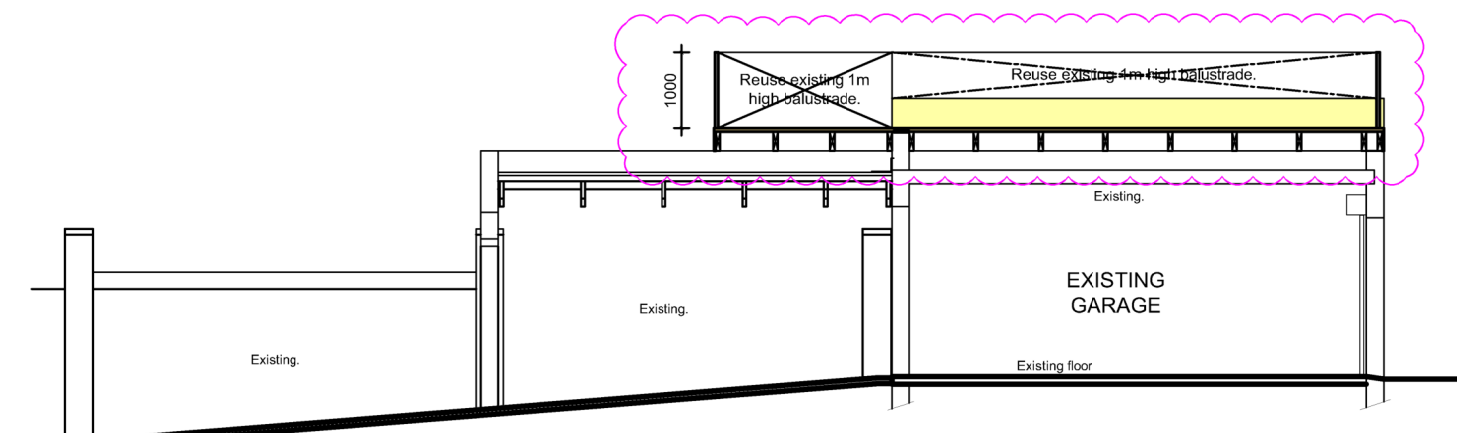
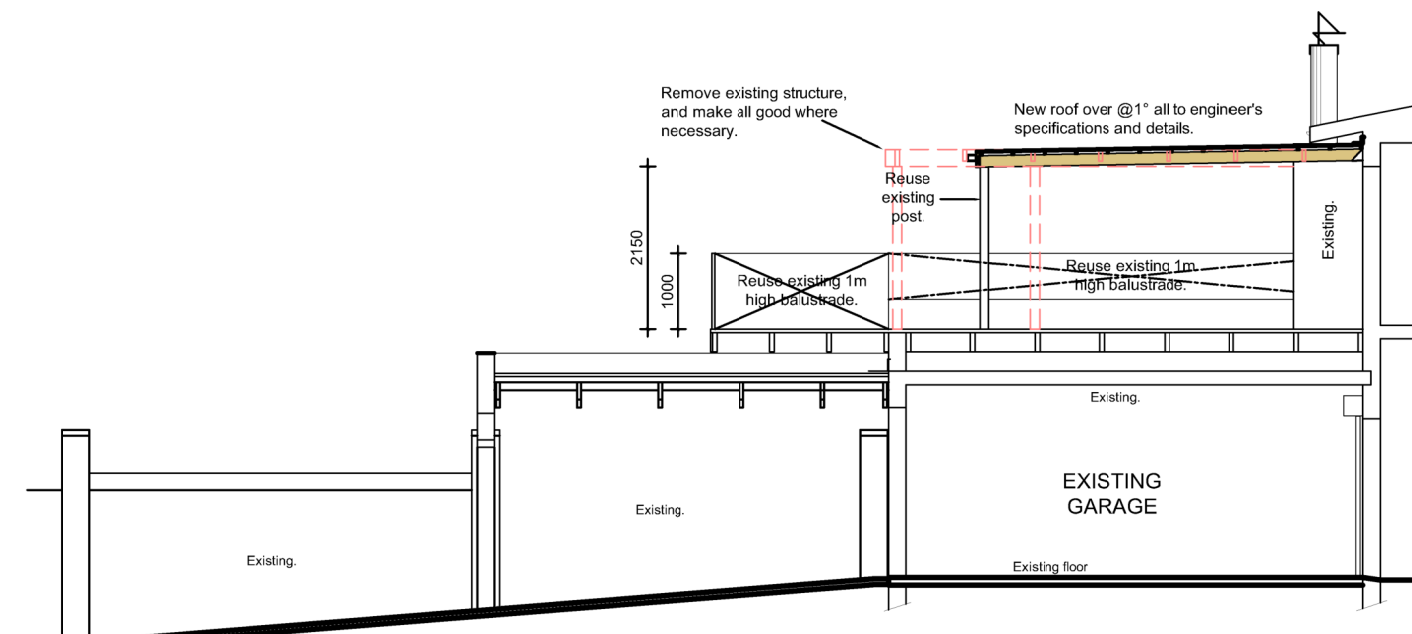
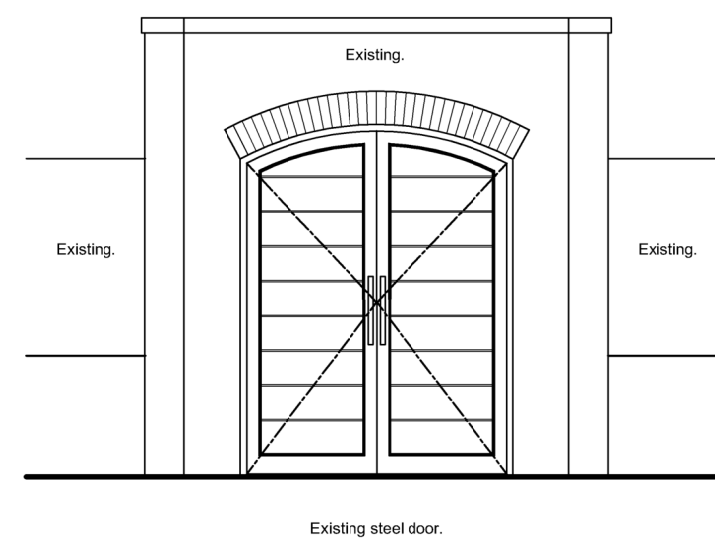
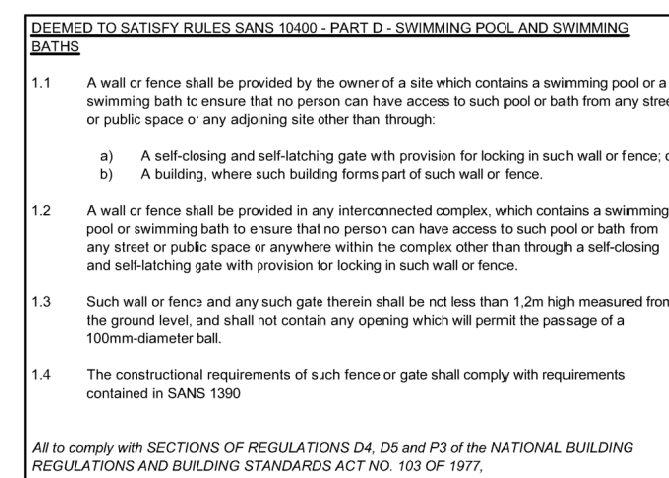


~105m to TENTH STREET ← 9TH STREET → ~45m to SECOND AVENUE

4 SITE PLAN & GROUND STOREY
CS2.1 SCALE 1:1005 FIRST STOREY
CS2.1 SCALE 1:1006 ROOF & SITE PLAN
CS2.1 SCALE 1:2002 LOCALITY
CS2.2 N.T.S

DEVIATION PLAN TO APPROVED PLAN # 49670 (Approved - 18 FEBRUARY 2025)

NOTE: REFER TO ENGINEER'S DRAWINGS FOR ALL STRUCTURAL WORK ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE.

1 NORTH ELEVATION
SCALE 1:1002 EAST ELEVATION
SCALE 1:1003 SOUTH ELEVATION
SCALE 1:1004 WEST ELEVATION
SCALE 1:1005 SECTION A-A
SCALE 1:1006 SECTION B-B
SCALE 1:1007 SECTION C-C
SCALE 1:1008 SECTION D-D
SCALE 1:1009 SECTION E-E
SCALE 1:10010 EXISTING
BOUNDARY ENTRANCE GATE
SCALE 1:5012 POOL SAFETY SANS1031
Not to Scale

GENERAL NOTES:

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Only figured dimensions no scaling of the drawing.

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All building work and materials to comply with National Building Regulations SANS 10400, Building standards Act (103/1977) and Local Authority Bylaws.

The property owner to appoint a health and safety officer for the building works.

All demolition, site and building work to comply with health and safety report by architects and relevant consultants.

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IMPORTANT GENERAL NOTE

ALL MEASUREMENTS/DIMENSIONS TO BE CHECKED AND CONFIRMED / VERIFIED ON-SITE, BEFORE ANY CONSTRUCTION OR MANUFACTURE.

ARCHITECT TO BE KEPT INFORMED AND UPDATED AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION OF THE FOLLOWING:

Discrepancies.
Approximate dimensions.
Non-visible defects and/or issues which could impact upon the design as well as construction at a later stage.

**All dimensions to be checked and verified on-site.

Please refer to relevant engineer's/specialist drawings for all related works - where applicable / where requested.

Please refer to landscaping drawings for all landscaping related details and/or documentation.

Please refer to structural/civil drawings for all structural/civil related details and/or documentation.

Please refer to mechanical drawings for all mechanical related details and/or documentation.

Please refer to fire drawings for all fire related details and/or documentation.

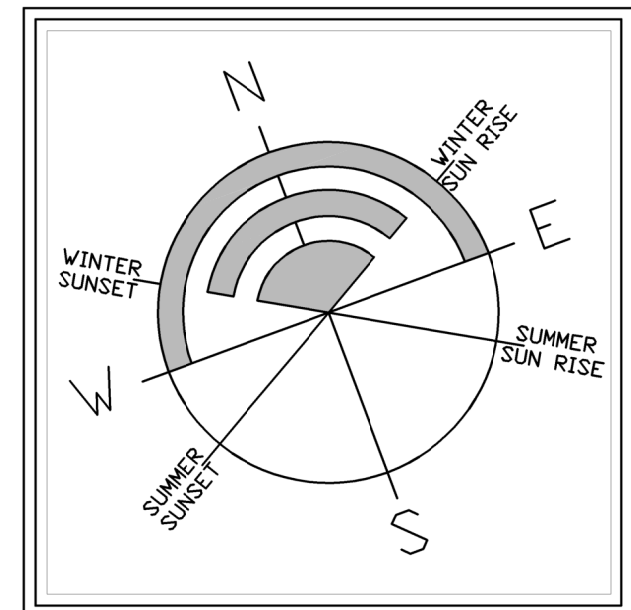
All 'engineer's / specialists' to check and verify all items / elements pertaining to their respective disciplines and to report these to all the relevant parties concerned.

All engineers to provide confirmation before demolition and/or removal of items/elements.

Waterproofing - To all wet areas - walls and floors, to be by specialist, all according to manufacturers' specifications and details.

Shop drawings and colour samples to be provided and approved by client/architect before manufacture - where applicable / where requested.

REFER TO LATEST OS BILL - IF/WHEN APPLICABLE, FOR ADDITIONAL SPECIFICATIONS, ETC...



It is agreed that the client, by its signature to this drawing, accepts and approves the conceptual design and / or technical information contained herein.

LOCAL AUTHORITY DRAWINGS

CLIENT:

ARCHITECT: KOOS SMUTS - SACAP # : 7638

smuts & boyes
Reg No OK 94 / 20570 / 23 architect
Prime Park Unit 7C,
Tennis Meyer & ypois, Bellville
Cape Town 7530

☎ 27 64 773 4062 ✉ koos@smutsandboyes.co.za
rob@smutsandboyes.co.za

CLIENT:

BLOMERUS

PROJECT:

ALTERATIONS AND ADDITIONS TO EXISTING HOUSE, ON ERF 6079,
No. 38 NINTH STREET, VOËLKIP,
HERMANUS, OVERSTRAND

DRAWING:

ELEVATIONS, SECTIONS

SCALE:

1 : 1 0 0 (A1) AUGUST 2025

DRAWN:

DW KS

PROJECT NO:

BLMRS / 24 CS-2-2 00

COUNCIL SUBMISSION