

**ERF 2124, 59 FIFTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF COLDMAN FAMILY INVESTMENTS (PTY) LTD**

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

- ❖ **Departure** in terms of Section 16(2)(b) of the By-Law, to:
  - relax the eastern lateral building line from 2.0m to 1.263m, to accommodate the new windows and the existing enclosed balcony; and
  - relax the western lateral building line from 2.0m to 1.144m, to accommodate the new windows and the existing (approved) garage that was converted into an entertainment room and a storage room; and
- ❖ **determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law, to rectify a contravention.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **Friday, 24 January 2025**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Town Planner, Mr. P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 2124, VYFDESTRAAT 59, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MNRE PLAN ACTIVE STAD- EN STREEKSBEPLANNERS NAMENS COLDMAN FAMILY INVESTMENTS (PTY) LTD**

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

- ❖ **Afwyking** ingevolge Artikel 16(2)(b) van die Verordening, om:
  - die oostelike lateraleboulyn vanaf 2.0m na 1.263m te verslap, om die nuwe vensters en die bestaande toegeboude balkon te akkommodeer; en
  - die westelike lateraleboulyn vanaf 2.0m na 1.144m te verslap, om die nuwe vensters en die bestaande (goedgekeurde) motorhuis wat in 'n onthaalkamer en 'n stookkamer omskep is, te akkommodeer; en
- ❖ **bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) van die Verordening, om 'n oortreding reg te stel.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **Vrydag, 24 Januarie 2025**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Stadsbeplanner, Mnr. P Roux** 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

**ISIZA ESINGU-ERF 2124, 59 FIFTH STREET, VOËLKLIP, HERMANUS, KUMMANDLA KAMASIPALA WASEOVERSTRAND: ISICELO SOKWAHLULA NENGIKELELO YOBHALISO LOMDLIWO: NGABAMNU BAKWAPLAN ACTIVE TOWN & REGIONAL PLANNERS EGAMENI LE-COLDMAN FAMILY INVESTMENTS (PTY) LTD**

Kukhutshwe isaziso esimayela nemiba yeSoloty lama48 loMthethwana Osisihlomelo kaMasipala wase-Overstrand NgeZicwangciso Zokusetyenziswa koMhlaba kaMasipala ku2020 (Umthethwana), isaziso esi sithi kufunyenwe isicelo esingale miba ilandelayo:

- ❖ **Ukwahlula** ngokwemiba yeSoloty le16(2)(b) loMthethwana, ngoku:
  - nyenyesa umgca omelene nesakhiwo kwicala elisempuma ukusuka kwiimitha ezi-2.0m ukuya 1.263m, ukulungiselela iifestile ezintsha esele zikhona kwibhalkhoni/iveranda evalekileyo;
  - nokunyenyesa umgca omelene nesakhiwo kwicala elisentshona ukusuka kwiimitha ezi-2.0m ukuya kwezi1.144m, ukulungiselela iifestile ezintsha kwigaraji esele ikhona (iphunyeziwe/ivunyelwe) kwigaraji eyajikwa yenziwa igumbi lokuzonwabisa nelokugcina impahla.
- ❖ **nengqikelelo yomdlivo wobhaliso** ngokwemiba yeSoloty le16(2)(q) loMthethwana, ukulungisa esi siphoso/ulwaphulo lomthetho wokwandisa indlu/wokwenza iinguqu kwisakhiwo.

linkukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlole kwiintsuku zaphakathi evekini phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: LeZicwangciso zeDolophu, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSoloty lama51 nelama-52 loMthethwana ufike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye **ngoLweishlanu, 25 EyoMqungu 2025**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdlu wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingabuzwa ku **Mcwangcisi weDolophu, Mnu. P Roux** kwa-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe LeZicwangciso zeDolophu apho igosa likamasipala liza kumncedisa ukuhlomla ngokusemthethweni.



Scale: NTS  
 Drawing Nr: herm21241.drw  
 Date: NOVEMBER 2024

Plan Description:  
**LOCALITY MAP**

Property Description:  
**ERF 2124  
 HERMANUS**

All distances approximate  
 and subject to survey.  
 COPY RIGHT RESERVED

**PLActive**  
 Stads-en Streeksbeplanners  
 Town & Regional Planners



**PROPOSED DEPARTURE AND DETERMINATION OF AN  
ADMINISTRATIVE PENALTY**

**ERF 2124 HERMANUS**

**OVERSTRAND MUNICIPALITY**

**MOTIVATION REPORT**

**1. BACKGROUND**

Plan Active Town & Regional Planners has been appointed by Mr. R. Coldman, on behalf of Coldman Family Investments Pty Ltd, the owner of erf 2124 Hermanus, to apply for the determination of an administrative penalty and departure of the building lines of the subject property.

Plans were submitted for additions and alterations to this property in 2022 (copy of the approved building plan attached). The renovations to the property were undertaken in 2022 and the property owners made some practical changes during these renovations. However, the construction / renovations have occurred over the eastern and western lateral building lines without the necessary land use and building development management approvals.

This application is intended to:

- Seek retroactive approval for the garage that was converted into an entertainment room and a storage room on the western lateral building line, window sizes that were changed from previous approved building plans and the existing covered balcony that was enclosed and made part of the main bedroom on the eastern and western lateral building lines without the required permissions.

- Obtain approval for the deviation from the established eastern and western lateral building lines to accommodate the As-Built entertainment room, storage room, new windows and extended main bedroom.

## **2. APPLICATION DETAILS**

Application is made in terms of:

- Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the determination of an **administrative penalty** for erf 2124 Hermanus;
- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the **building lines departure** of erf 2124 Hermanus.

## **3. NEED AND DESIRABILITY**

### **3.1 PROPERTY DESCRIPTION**

Erf 2124 Hermanus is situated at 59, 5<sup>th</sup> Street, Voëklip, Hermanus. Refer to the locality plan attached. Erf 2124 Hermanus is 495m<sup>2</sup> in extent and is held by title deed no. T25059/2022.

The subject property gently slopes in a southerly direction and is characterized by residential buildings.

### **3.2 ZONING**

Erf 2124 Hermanus has the following land use rights:

<b>ERF NUMBER</b>	<b>ZONING</b>
Erf 2124 Hermanus	Residential Zone 1: Single Residential

Surrounding properties are zoned for single residential and public road purposes.

### 3.3 LAND USE

There is a double storey dwelling (ground and first floor) with a covered parking on the subject property.

Land uses that surround the subject property are single residential dwellings and public roads.

### 3.4 PROPOSAL

The following is proposed:

1. The determination of an **administrative penalty** for erf 2124 Hermanus in terms of Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, to accommodate:
  - window sizes that were changed from previous approved building plans and the existing covered balcony that was enclosed and made part of the main bedroom on the eastern lateral building line; and
  - window sizes that were changed from previous approved building plans and the As Built (approved) garage that was converted into an entertainment room and a storage room on the western lateral building line.
2. The **departure** of erf 2124 Hermanus in terms of Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to:
  - relax the eastern lateral building line from 2m to 1,263m to accommodate the new windows and the existing covered balcony that was enclosed and made part of the main bedroom;
  - relax the western lateral building line from 2m to 1,144m to accommodate the new windows and the As Built (approved) garage

that was converted into an entertainment room and a storage room on the western lateral building line.

### 3.4.1 Rectification of contravention

In terms of Chapter 5, Section 90(1) a person who is in contravention of the Municipal Planning Amended By-Law (2020), and submits an application to rectify the contravention, must apply to the Municipality for the determination of an administrative penalty, provided that the Municipality has not obtained and issued a demolition directive in terms of Section 85 in respect of the land or building or part thereof concerned.

As the application is for the rectification of a contravention of the By-Law, an application is submitted for the determination of an administrative penalty fee in terms of Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020. However, the Municipal Planning Tribunal (MPT) has the authority not to impose such a fee.

In terms of Section 90(3) of the MPBL, the MPT must at least consider the following factors when determining an appropriate administrative penalty:

- **The nature, duration, gravity and extent of the contravention**

Plans for additions and alterations to this property were submitted in 2022 (see attached approved building plan). The renovations were completed in September 2022, during which the property owners implemented some practical modifications. However, the construction has taken place beyond the eastern and western lateral building lines without obtaining the required land use and building development management approvals.

The window sizes of the windows on ground and first floor level encroaching the eastern and western lateral boundary deviates from the approved building plans. In addition, the covered balcony (approved on the 1,263m eastern lateral building line) was enclosed and made part of the main bedroom on first floor level. The covered balcony included in the main bedroom is 8,43m<sup>2</sup> in extent of which 1,48m<sup>2</sup> / 17,55%

encroaches the eastern lateral building line. No windows were placed in the wall facing the eastern erf boundary. It is self-evident that an extension to the dwelling (in this case the main bedroom and new windows) followed the existing line of the approved dwelling and balcony.

The new windows (deviation from the approved building plan) and extended main bedroom are shown on the attached site development plan and on the images below:

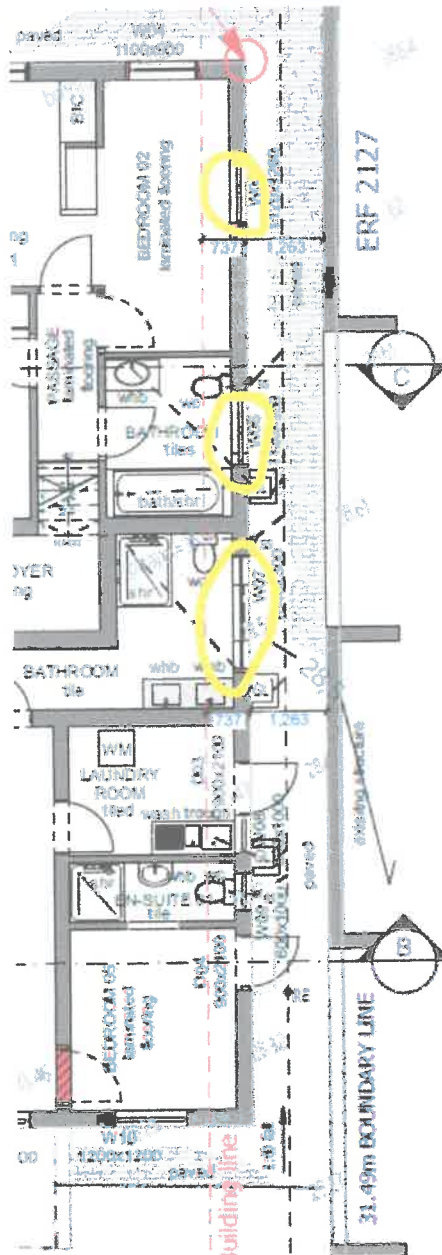


Image 1: Window sizes on ground floor level that were changed from previous approved building plans

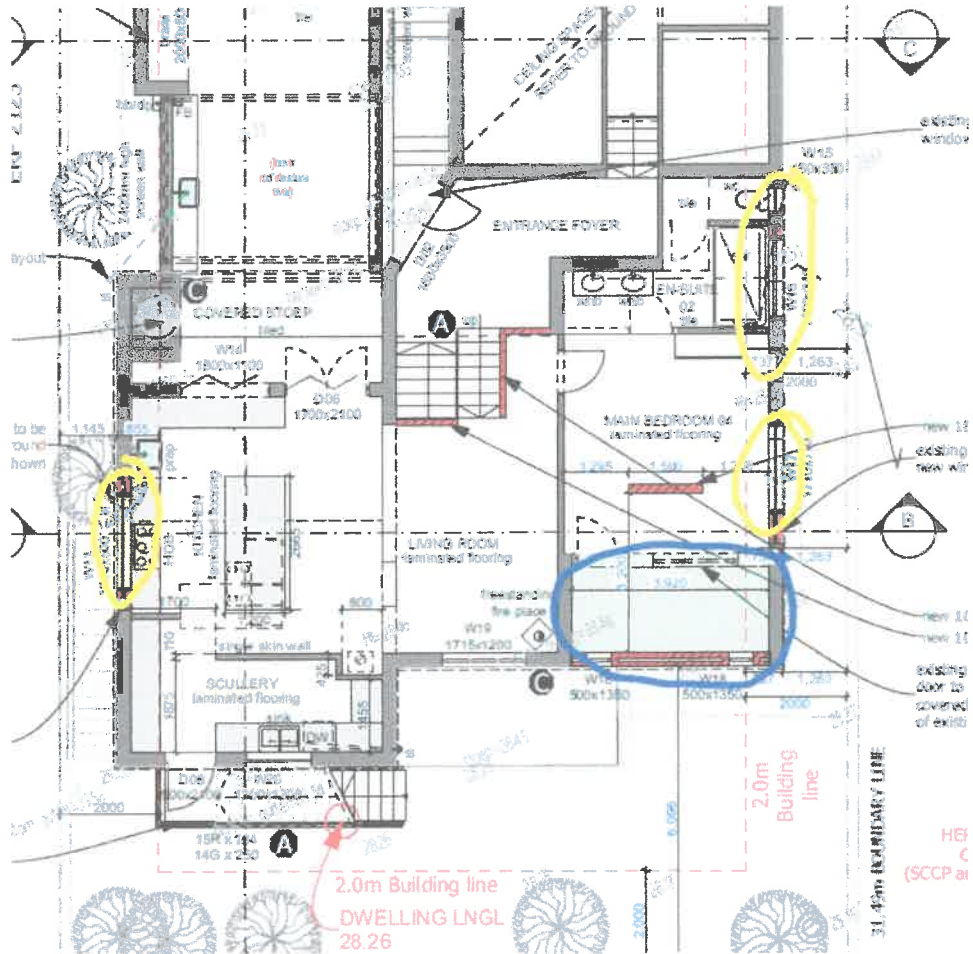


Image 2: Window sizes that were changed from previous approved building plans and the covered balcony made part of the main bedroom on first floor level

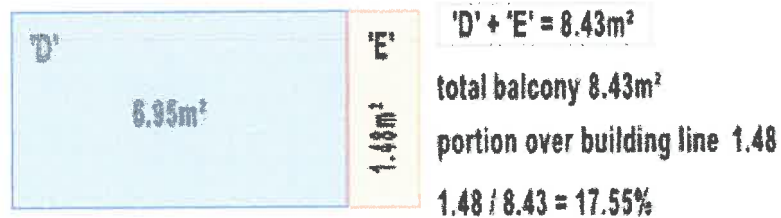
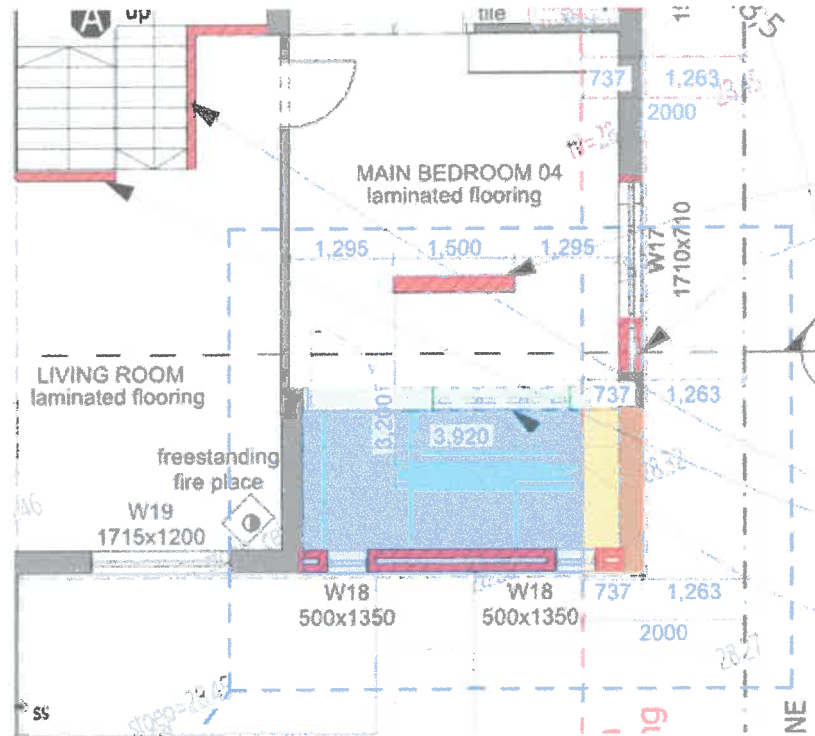
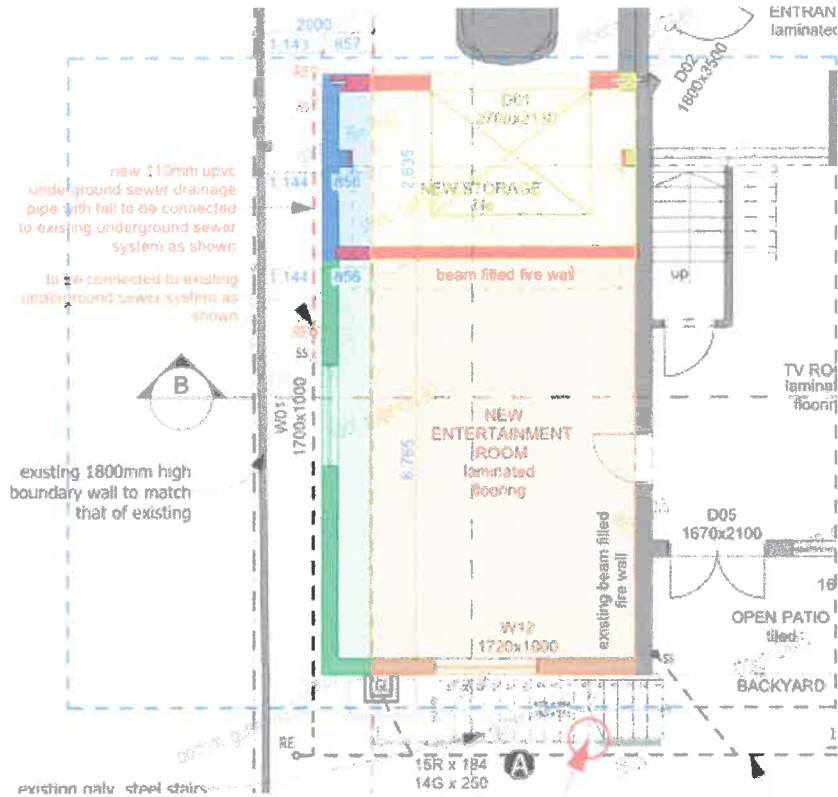


Image 3: Balcony encroachment plan and calculations

The original dwelling was constructed years ago when less strict lateral building lines applied to the subject property. The conversion of a section of the approved double garage to entertainment room is merely a change of use that occurred – the footprint and placement of doors and windows as per the approved building plan remains unchanged. The entertainment room is 37,31m<sup>2</sup> in extent of which 5,88m<sup>2</sup> / 18,7% of the entertainment room encroaches the western lateral building line.

The remainder of the approved double garage was converted to a storage room as indicated below. The footprint of the approved structure remains unchanged, and the storage room use is still considered an outbuilding use. The storage room is 16,64m<sup>2</sup> in extent of which 2,62m<sup>2</sup> / 18,68% encroaches the western lateral building line. No new windows or doors facing the western erf boundary were added to the storage

room. Refer to encroachment plan below indicating the double garage conversion to a storage room and entertainment room:



2.62m <sup>2</sup>	14.02m <sup>2</sup>	'A' + 'B' = 16.64m <sup>2</sup>
total storeroom 16.64m <sup>2</sup>		
portion over building line 2.62m <sup>2</sup>		
2.62/14.02 = 18.68%		
5.88m <sup>2</sup>	31.43m <sup>2</sup>	'C' + 'D' = 37.31m <sup>2</sup>
total entertainment room 37.31m <sup>2</sup>		
portion over building line 5.88m <sup>2</sup>		
5.88/31.43 = 18.70%		

**GROUND STOREY AREAS 1:100**

Images 4 and 5: Change of use of the approved double garage to a storage room and entertainment room and encroachment calculation

The additions and alterations are unobtrusive in nature and do not impact negatively on the surrounding properties. A building line departure application to accommodate the As Built structures are included in this application.

- **The conduct of the person involved in the contravention**

The owners have never contravened the land use planning By-law in the past. They have addressed the matter related to the unlawful construction work by appointing the relevant consultants (architect and town planner) to assist them to obtain the necessary approvals.

- **Whether the unlawful conduct was stopped**

The owners would like to rectify the contravention by submitting the administration penalty application and subsequent departure application in order to legalise the As Built structures on the subject property.

To proceed with the construction work was a proactive approach - it was never the intention to disregard the legislation.

- **A report by a quantity surveyor in matters of unauthorised building / construction**

The architect has estimated the costs of the unlawful structures based on current construction costs:

- New storage: 16.64m<sup>2</sup> @ R 2,500.00 per m<sup>2</sup> = R 41,600.00 (VAT inclusive)
- New entertainment room: 37.13m<sup>2</sup> @ R 950.00 per m<sup>2</sup> = R 38,095.00 (VAT inclusive)
- New main bedroom addition: 8.43m<sup>2</sup> @ R 4,500.00 per m<sup>2</sup> = R 37,935.00 (VAT inclusive).

**TOTAL = R 117,630.00 (VAT inclusive).**

- **Whether a person involved in the contravention has previously contravened this By-Law or a previous planning law**

To the best knowledge of the applicant and as confirmed by the landowner, they have never previously contravened this By-Law or any other previous planning law.

- **Summary**

We urge the Overstrand Municipality to consider the low impact that the As Built structures and their respective uses have had, and will continue to have, on the surrounding area (as further explained in the building line relaxation application below). The As Built structures have minimal effect on neighbouring properties, as their footprint remains unchanged.

Additionally, it is important to note that no complaints regarding the As Built structures have been received from surrounding property owners.

The owners have been proactive in addressing this issue by promptly instructing consultants to submit a comprehensive and well-supported departure application, as well as an application for a determination of an administrative penalty. Therefore, we respectfully request that a minimal or no penalty fee be imposed on the property owner for the reasons outlined above.

#### **3.4.2 Departure**

It is proposed to retain the As Built windows, extended main bedroom, storage room and entertainment room. The As Built alterations to the approved garage to convert the garage into a storage room and entertainment room, the new window sizes and the inclusion of the balcony as an extension of the main bedroom were done to a structure already encroaching the 2m eastern and western lateral Land Use Scheme building lines.

Firstly, some of the windows' sizes encroaching the eastern and western lateral building lines were changed during construction and therefore deviates from the approved building plans. An application is therefore submitted for a departure to:

- Deviate from the eastern lateral building line from 2m to 1,263m to accommodate the As Built windows on ground and first storey level;
- Deviate from the western lateral building line from 2m to 1,144m to accommodate the As Built window on first storey level.

Secondly, the covered balcony (approved on the 1,263m eastern lateral building line) was enclosed and made part of the main bedroom on first floor level. The covered balcony included in the main bedroom is 8,43m<sup>2</sup> in extent of which 1,48m<sup>2</sup> / 17,55% encroaches the eastern lateral building line. No windows were placed in the wall facing the eastern erf boundary. It is self-evident that an extension to the dwelling (in this case the main bedroom and new windows) followed the existing line of the approved dwelling. An application is therefore submitted for a departure to:

- Deviate from the eastern lateral building line from 2m to 1,263m to accommodate the extended main bedroom on first floor level.

Refer to the site development plan and images included in the administrative penalty section of this report. The elevation plans below indicate the changes to the windows and covered balcony:

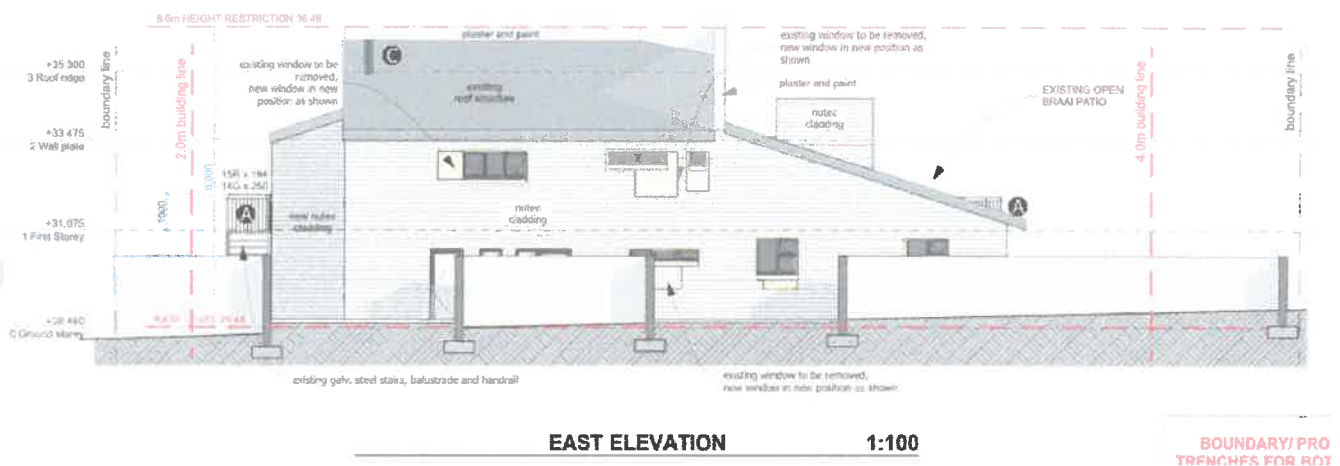
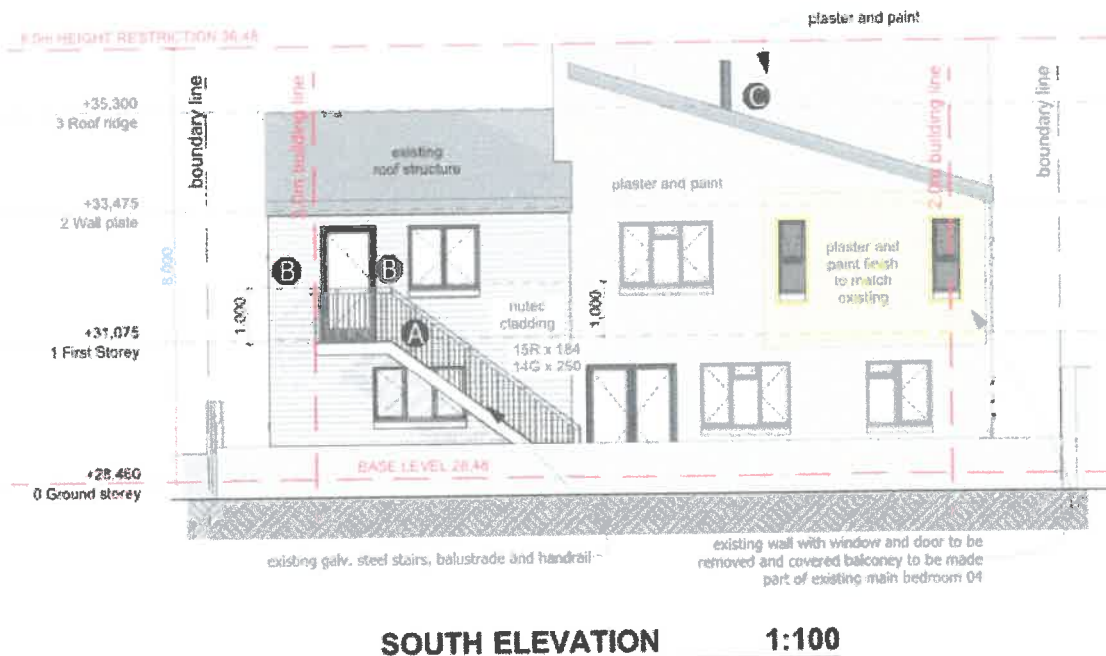


Image 6: East elevation (showing new size windows)



*Image 7: South elevation (showing covered balcony made part of the main bedroom and existing entertainment room / previous double garage)*

Lastly, the approved garage was altered and converted into an entertainment room and storage room. The conversion of the approved double garage to entertainment room and storage room is merely a change of use that occurred – the footprint and placement of doors and windows as per the approved building plan remains unchanged. An application is submitted for a departure to:

- Deviate from the western lateral building line from 2m to 1,144m to accommodate the As Built storage room and entertainment room.

The entertainment room is 37,31m<sup>2</sup> in extent. 5,88m<sup>2</sup> / 18,70% of the entertainment room encroaches the western lateral building line. The remainder of the approved double garage was converted to a storage room as indicated below. The footprint of the approved structure remains unchanged, and the storage room use is still considered an outbuilding use. The storage room is 16,64m<sup>2</sup> in extent. 2,62m<sup>2</sup> / 18,68% encroaches the western lateral building line. No new windows or doors facing the western erf boundary were added to the storage room. Refer to the site development plan and images included in the administrative penalty section of this report. The elevation plans below indicate the changes to the windows and approved double garage that changed use (no structural changes):



The proposed application will not adversely affect the character or property values of the surrounding area. The existing structures on the subject property are positioned in such a way that they do not obstruct traffic flow or public activity, due to their location in relation to neighbouring properties and the low-impact nature of the structures themselves.

It is argued that the massing and height of the existing structures are in keeping with the character of the area, regardless of the departure being applied for.

The zoning of erf 2124 Hermanus will remain as Residential Zone I: Single Residential, and the primary land use will remain for single residential purposes. The height of all structures on the property complies with the permissible height regulations for SR1-zoned properties. Any encroachments into the applicable building lines, as shown on the site development plan, involve existing structures. This application specifically addresses these encroachments. As such, the proposed departure will not result in a greater visual impact on surrounding properties. The impact on adjacent property owners and passers-by will be marginally greater than it would be if these structures did not exist.

The area schedule and coverage for the subject property are as follows:

<b>THE BUILDINGS</b>	
<b>DESCRIPTION</b>	<b>TOTAL</b>
<b>GROUND STOREY</b>	(226.34m <sup>2</sup> )
dwelling	169.25m <sup>2</sup>
new storage	15.43m <sup>2</sup>
covered parking	41.66m <sup>2</sup>
<b>FIRST STOREY</b>	(177.01m <sup>2</sup> )
dwelling	121.12m <sup>2</sup>
covered stoep	27.42m <sup>2</sup>
open braai/patio	28.47m <sup>2</sup>
<b>TOTAL COVERED FOOTPRINT</b>	226.34m <sup>2</sup>
<b>TOTAL COVERED FLOOR AREA</b>	333.22m <sup>2</sup>
<b>THE SITE</b>	
<b>ERF SIZE</b>	495m <sup>2</sup>
<b>COVERAGE</b>	
PERMITTED	50.00%
PROPOSED	45.72%

The total coverage of 45,72% does not exceed the maximum permissible coverage of 50% for SR1 zoned properties.

It is submitted that the existing structures on the property are compatible with the character of the area, do not negatively impact the rights of neighbouring property owners, and that there is no valid reason to deny approval of this application. In considering the proposed building line deviations, it is important to acknowledge the broader objective of discouraging urban sprawl while promoting densification and more compact, sustainable urban development. This approach aligns with responsible resource use and supports sustainable growth.

The proposed departure for erf 2124 Hermanus is consistent with the prevailing land use trends in the surrounding area, and therefore, we do not anticipate any adverse effects or issues arising from the approval of this application.

### **3.5 THE POTENTIAL OF THE PROPERTY**

The zoning and primary land use of the subject property will remain unchanged. The location of the subject property within a single residential area allows the property to be developed for low impact land uses only (such as bed-and-breakfast establishments, day care, second dwelling, guest house and home occupation uses). The proposed departure will not hinder any possible future land use applications on erf 2124 Hermanus.

The subject property has the potential and allows for the deviations being applied for. The As Built structure meets the rear and street building lines, coverage and maximum of 8m height requirement for SR1 zoned properties as depicted on the site development plan. Erf 2124 Hermanus is situated in Voëlklip, known for its smaller property sizes. Before the latest land use scheme regulations were promulgated, the subject property was developed in line with the land use parameters of the previous Hermanus Zoning Scheme. The aforementioned allowed for 1,2m lateral building lines and the owner merely followed the same building line with the alterations to the

structures. Most erven in Voëlklip are developed with dwellings and outbuildings situated closer to lateral erf boundaries due to the extent and width of the erven.

The following should be noted when considering the potential of the site:

- The position of the dwelling on erf 2124 Hermanus does not have a negative impact on neighbours' views towards the ocean and mountain.
- The massing and scale of the proposed development are compatible with the area.

The scale of the surrounding built environment and the low impact on the streetscape are also factors that must be considered when contemplating the potential of the property to accommodate the departure. The following factors confirm the potential of the property to accommodate the proposed building line deviation:

- Good quality materials were used for the construction of the dwelling;
- The As Built dwelling adds value to the property and the area.

### **3.6 ECONOMIC IMPACT**

The proposed departure is to accommodate the As Built structure and the respective uses thereof on erf 2124 Hermanus. The approval of the encroachment will allow the owners to retain the As Built structure. The As Built structure is aesthetically pleasing and will continue to have a positive impact on the property value of the site and the area.

The proposed building line deviation will have a low but positive impact on the local economy.

### **3.7 SOCIAL IMPACT**

The proposed application will have no impact on the social status quo of the area.

No negative impact on the social wellbeing of the surrounding community is anticipated. It is submitted that the As Built dwelling in its current position on site is compatible with the character of the area and does not impact negatively on the rights of anyone else.

### **3.8 COMPATIBILITY WITH SURROUNDING LAND USES**

The subject property is situated in an existing low-density residential area. The application does not propose to change the zoning or land use of the subject property and therefore the proposal is compatible with the surrounding land uses.

The surrounding properties are developed with single and double storey dwellings and the use of the surrounding properties is for permanent residences and holiday houses. The scale of the proposed development on erf 2124 Hermanus merges well with the scale of the surrounding dwellings in the immediate area.

In addition, to accommodate the As Built structure and change of use of the approved structure encroaching the eastern and western lateral building lines will contribute towards the value of the subject property and consequently have a positive impact on the area. The use of the subject property will remain for residential purposes.

### **3.9 IMPACT ON EXTERNAL ENGINEERING SERVICES**

All services on the subject property already exist. The proposed departure will have no impact on the scale and usage of the existing available services since no additional loading of the existing civil infrastructure is anticipated.

Additional services (if required) will be provided to the satisfaction of the Overstrand Municipality.

### **3.10 IMPACT ON SAFETY, HEALTH AND WELLBEING OF SURROUNDING COMMUNITY**

The proposed departure will have no impact on the general safety and wellbeing of the surrounding community. It is anticipated that one family will continue to occupy the subject property.

Since the proposed departure is not associated with a noxious trade with polluting air emissions the impact on the health of the community will be kept to a minimum.

### **3.11 IMPACT ON HERITAGE**

The application does not involve changing the character of a site larger than 5 000m<sup>2</sup>. Consequently, the proposed application for the departure does not trigger Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

Erf 2124 Hermanus is not situated within the Heritage Protection Overlay Zone as determined by the Overstrand Municipality's Zoning Scheme (2020). The subject property is also not earmarked for heritage conservation purposes with reference to the Overstrand Municipal Growth Management Strategy (2010).

The subject property is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage.

In the light of the above mentioned it is evident that the proposed departure will not have a negative impact on the heritage value of the Voëlklip area.

### **3.12 IMPACT ON THE BIOPHYSICAL ENVIRONMENT**

The proposed departure does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998). The subject property is not situated within the Overstrand Municipality's Land Use Scheme Environmental Overlay Zone (2020).

### **3.13 TRAFFIC IMPACT, PARKING AND ACCESS**

Access to erf 2124 Hermanus will remain unchanged and will be from 5<sup>th</sup> Street. No new access points are proposed. Refer to the site development plan.

The Overstrand Municipality Land Use Scheme (2020) requires a minimum of two parking bays for a dwelling house. The approved double garage has changed use to a storage room and entertainment room. However, the subject property is developed with an approved tandem carport (covered parking) as indicated on the site development plan. This arrangement will remain unchanged for the purposes of the application.

Considering the above the proposed main dwelling on erf 2124 Hermanus will comply with the minimum parking requirements for SR1 zoned properties. The subject property will continue to be used primarily for single residential purposes and therefore the impact on the traffic flow in the area will remain unchanged.

### **3.14 TITLE DEED**

Title Deed No. T25059/2022 has no restrictions that need to be removed to accommodate the proposed departure of erf 2124 Hermanus. A conveyancer's certificate is not included with this application since the title deed is straight forward.

There is no bond registered against erf 2124 Hermanus.

### 3.15 FORWARD PLANNING AND LAND USE DOCUMENTS

The *Overstrand Spatial Development Framework (2020)* earmarks the area where erf 2124 Hermanus is situated, for urban development purposes. The zoning and use of the subject property will remain unchanged (Residential Zone 1: Single Residential). As a result, the impact of the proposed departure on the spatial integrity of the area will be minimal and is therefore consistent with the Overstrand SDF (2020).

The *Overstrand Municipal Growth Management Strategy (OMGMS, 2010)* specifies that erf 2124 Hermanus forms part of Planning Unit no. 3. This planning unit stipulates an increase in density from 11 du/ha to 14,3 du/ha. A main dwelling is developed on the property, with no additional densification proposed in terms of this application. The current status will remain unchanged. Therefore, the land use application is consistent with the existing planning for the Voëlklip area.

The proposal will promote land development in a location that is sustainable. The proposed departure is to an improved erf within an established residential area and will not impact on urban sprawl or upon a sensitive environment. There is no impact on the overall density of Voëlklip and therefore the proposed application still promotes a low-density residential area.

From the above it is evident that the proposed development adheres and complies with the relevant municipal spatial planning policies.

### 3.16 PLANNING PRINCIPLES

The planning principle of spatial resilience does not apply to this application.

Spatial justice: The proposed land use application ties in with the existing character of the area and will not have a negative impact on the surrounding neighbours. The impact on the biophysical environment will be low as the subject property has been in existence since 1937. The proposed application will not promote spatial development imbalances. This application is for an erf as per the establishment of the existing Hermanus Township. The proposed application is in character with the existing area where similar applications have been approved in the past and therefore, the approval of the proposed application will not be spatially biased.

Spatial sustainability: The proposed departure will have a low impact on the visual elements of the subject property and surroundings. It is submitted that the proposed application is compatible with the character of the area (as motivated in previous sections of this report). The encroachments of the eastern and western lateral building lines have a low impact on the massing of the buildings and the streetscape or passers-by. The dwelling and outbuilding will merge well with the surrounding built environment. The impact on the biophysical environment will also be kept to a minimum since the development does neither trigger any listed activities in terms of NEMA nor is it positioned within Overstrand Municipality's EMOZ.

Factors such as the good quality materials used, the overall layout of the structures on the subject property, the scale of the surrounding built environment, the extent and width of erven in Voëlklip, the approved eastern and western lateral building lines for As Built structures, compliance with all other land use and title deed development parameters, etc. allow for the consideration and approval of the proposed deviations without having an adverse impact on the spatial sustainability of the area. To accommodate the proposed development is to an improved erf within an established residential area will not impact on urban sprawl, or upon a sensitive environment.

The application is considered spatially sustainable as the existing property will be more optimally utilised without affecting natural vegetation. The property is compatible with the character of the area and does not impact negatively on the rights of any adjacent property owners.

Efficiency: The subject property is easily accessible and conveniently located close to Hermanus CBD and major routes. The massing and height of the property will be in line with the relevant land use scheme regulations. It proves to be resourceful to approve the additions, alterations and use thereof since it is compatible with the existing built environment and the way the dwelling was designed and constructed proves to be aesthetically pleasing.

It proves to be efficient to accommodate the planned development by approving the proposed departure of erf 2124 Hermanus since the anticipated impact on the character of the area and on neighbouring properties is considered low.

The proposed departure proves to be efficient since it discourages the phenomenon of urban sprawl and encourages more compact towns and cities, all of which relates to more responsible resource and infrastructure use and sustainable development. Furthermore, the proposal is efficient in that it optimizes existing resources and infrastructure and continues the existing suburban development typology.

Good administration: Our firm is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020.

#### **4. RECOMMENDATION**

When this application is evaluated, it is important to take note of the following:

- All services on the subject property already exist and no additional loading of the existing infrastructure is anticipated;
- The zoning and primary land use of the subject property will remain unchanged;
- The deviations from the applicable scheme regulations' eastern and western lateral building lines are to accommodate the As Built structures only (no new development is proposed);
- The proposal is compatible with the existing built character of the area;
- Impact on the traffic will be kept to a minimum;
- There are no heritage aspects that will negatively impact the application;
- There are no environmental aspects that will negatively impact the application and the application will not have a negative impact on any environmental factors;
- The proposal is compatible with the spatial planning strategies for the area;
- The application is fully compliant with the applicable planning principles described in the LUPA (2014) and SPLUMA (2013).

The application can be supported for your favourable evaluation. The opinion is held that this application will have no negative impact on the land values, privacy, built environment and character of the area.

REVNO	DATE	DESCRIPTION
01	11-06-2022	SKETCH PROPOSAL 01
02	04-08-2022	SKETCH PROPOSAL 02
03	20-08-2022	COUNCIL DRAWINGS
04	22-08-2022	COUNCIL DRAWINGS

**CONSTRUCTION NOTES:**

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LOCAL COUNCIL'S DEVELOPMENT PLAN AND THE NATIONAL BUILDING REGULATIONS 2011.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND RELEVANT AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SERVICES AT ALL TIMES.

4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SERVICES AND STRUCTURES.

6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL COUNCIL.

7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

8. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT ALL TIMES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND RELEVANT AGENCIES.

10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SERVICES AT ALL TIMES.

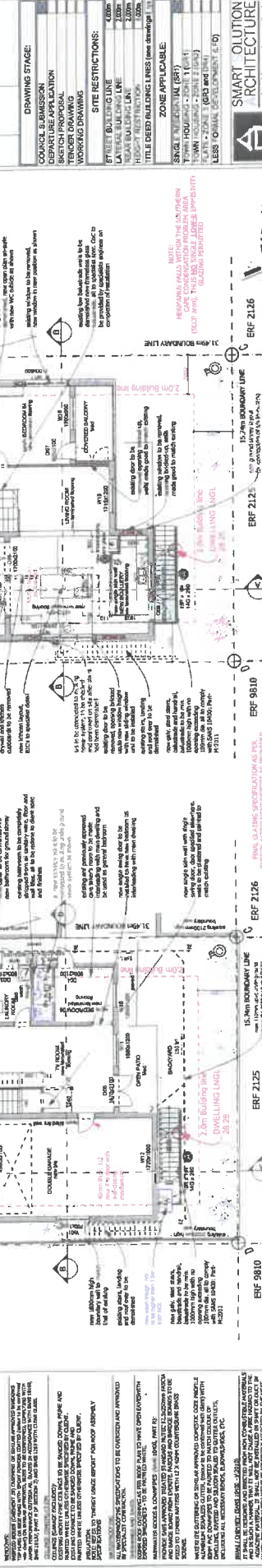
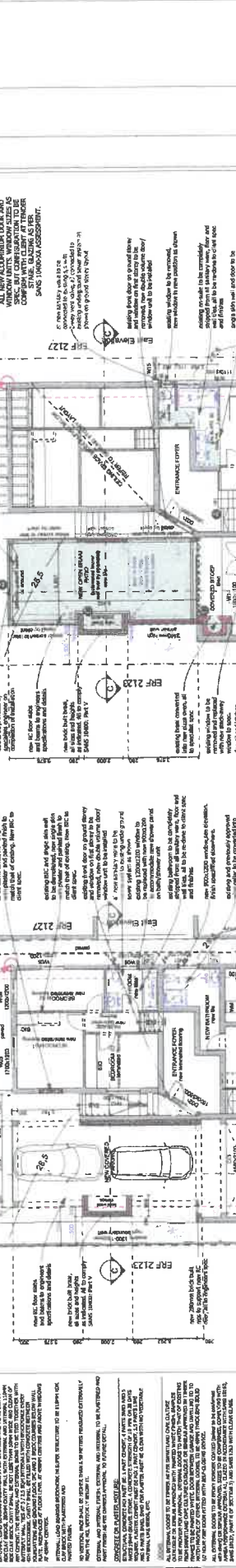
11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SERVICES AND STRUCTURES.

13. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL COUNCIL.

14. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

15. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT ALL TIMES.



**THE BUILDINGS**

DESCRIPTION	AREA (sq.m)	VALUE
GROUND STOREY	131.28	131.28
FIRST STOREY	177.89	177.89
TOTAL GROUND COVER	309.17	309.17
TOTAL COVERED AREA	309.17	309.17
TOTAL COVERED LOR AREA	309.17	309.17

**THE SITE**

DESCRIPTION	AREA (sq.m)	VALUE
PROPOSED	309.17	309.17
PROTECTED	309.17	309.17
TOTAL	618.34	618.34

**STRUCTURE SET OUT:**

BOUNDARY PROPERTY PEGS TO BE COMPLETED PRIOR TO DIGGING OF TRENCHES FOR FOUNDATION WORK. ALL TO BE DONE BY AN APPROVED AND REGISTERED LAND SURVEYOR.

**FINAL GRADING SPECIFICATION AS PER ARCHITECTURAL PROFESSIONAL'S OR ENGINEER CONSULTANT**

**NATURAL VENTILATION:**

ALL ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION. THE CONTRACTOR SHALL PROVIDE ADEQUATE VENTILATION TO ALL ROOMS. THE CONTRACTOR SHALL PROVIDE ADEQUATE VENTILATION TO ALL ROOMS. THE CONTRACTOR SHALL PROVIDE ADEQUATE VENTILATION TO ALL ROOMS.

**FOR ILLUSTRATION PURPOSES ONLY**

ALL CONCRETE WORKS TO ENGINEER DETAILS AND SPECIFICATIONS. ENGINEERS' DRAWINGS SUPERSEDE THESE DRAWINGS AND SPECIFICATIONS.

**SMART SOLUTION ARCHITECTURE**  
 15/16 THE SQUARE, SYDNEY NSW 1585  
 PH: 02 9550 1234  
 WWW.SMARTSOLUTIONARCHITECTURE.COM.AU

**PROPOSED ALTERATIONS AND ADDITIONS FOR COLMANN FAMILY INVESTMENTS PTY LTD**  
 55 BTH STREET  
 MERRIMANUS  
 7200

**DWG TITLE:** SITE AND FLOOR PLAN LAYOUTS  
**DATE:** 22.08.2022  
**DESIGNED BY:** D SWARTZ  
**CHECKED BY:** D SWARTZ  
**SCALE:** AS SHOWN  
**LANDSCAPE:** LANDSCAPE  
**NO.:** 1/1

**CONSTRUCTION NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR) AND THE NATIONAL BUILDING CODE (NBC) AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RELEVANT AUTHORITIES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING DEPTH.

6. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON A LEVEL SURFACE.

7. ALL ROOFS SHALL BE CONSTRUCTED TO A MINIMUM SLOPE OF 2% TO FACILITATE DRAINAGE.

8. ALL EXTERIOR WALLS SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

9. ALL INTERIOR WALLS SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

10. ALL FLOORS SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

11. ALL CEILING SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

12. ALL ROOFING SHALL BE CONSTRUCTED TO A MINIMUM SLOPE OF 2% TO FACILITATE DRAINAGE.

13. ALL ROOFING SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

14. ALL ROOFING SHALL BE CONSTRUCTED TO A MINIMUM SLOPE OF 2% TO FACILITATE DRAINAGE.

15. ALL ROOFING SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR) AND THE NATIONAL BUILDING CODE (NBC) AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RELEVANT AUTHORITIES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING DEPTH.

6. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON A LEVEL SURFACE.

7. ALL ROOFS SHALL BE CONSTRUCTED TO A MINIMUM SLOPE OF 2% TO FACILITATE DRAINAGE.

8. ALL EXTERIOR WALLS SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

9. ALL INTERIOR WALLS SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

10. ALL FLOORS SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

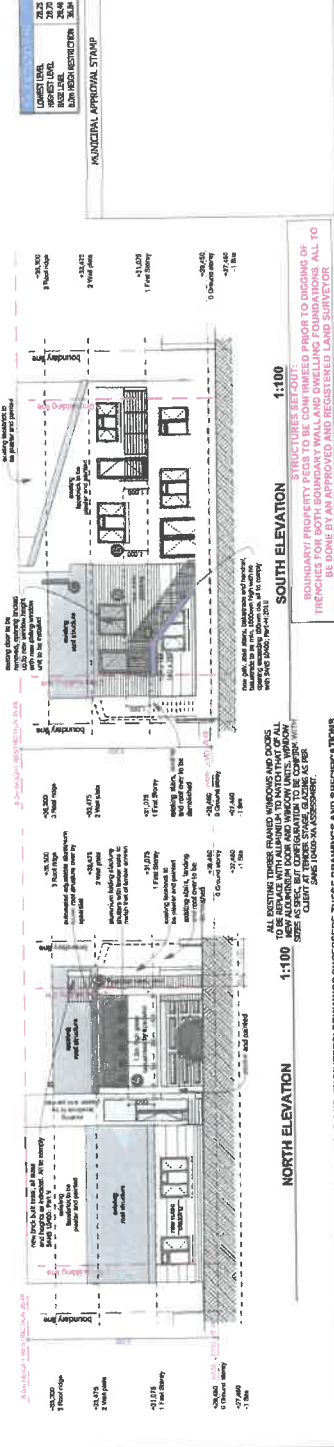
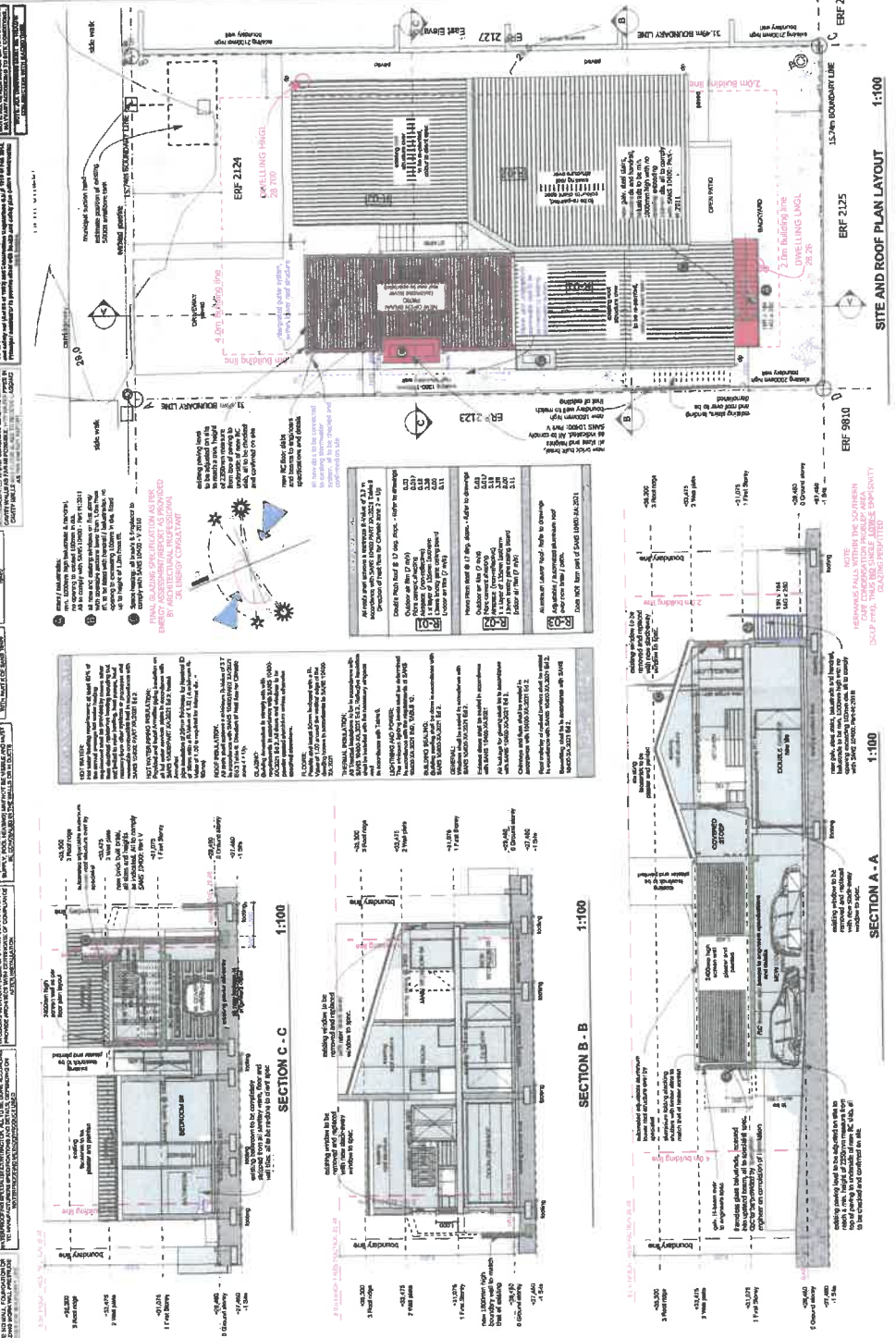
11. ALL CEILING SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

12. ALL ROOFING SHALL BE CONSTRUCTED TO A MINIMUM SLOPE OF 2% TO FACILITATE DRAINAGE.

13. ALL ROOFING SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

14. ALL ROOFING SHALL BE CONSTRUCTED TO A MINIMUM SLOPE OF 2% TO FACILITATE DRAINAGE.

15. ALL ROOFING SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.



<b>VARIATIONS:</b>	<b>DESCRIPTION:</b>
01	11-05-2022 SKETCH PROPOSAL 01
02	08-08-2022 SKETCH PROPOSAL 02
03	20-08-2022 COUNCIL DRAWINGS

<b>DRAWING STAGE:</b>	<b>COUNCIL SUBMISSION</b>
<b>DEPARTMENT:</b>	<b>DEPARTMENT OF PLANNING</b>
<b>PROJECT NAME:</b>	<b>PROPOSED ALTERATIONS AND ADDITIONS FOR GOLDMAN FAMILY</b>
<b>ADDRESS:</b>	<b>69-21-1 STREET, JERMANUS, 7200</b>
<b>DATE:</b>	<b>23.08.2022</b>
<b>DRAWN BY:</b>	<b>D SWART</b>
<b>CHECKED BY:</b>	<b>D SWART</b>
<b>SCALE:</b>	<b>AS SHOWN</b>
<b>PROJECT NO.:</b>	<b>143541/02</b>

**CONSTRUCTION NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR) AND THE NATIONAL BUILDING CODE (NBC) AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RELEVANT AUTHORITIES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING DEPTH.

6. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON A LEVEL SURFACE.

7. ALL ROOFS SHALL BE CONSTRUCTED TO A MINIMUM SLOPE OF 2% TO FACILITATE DRAINAGE.

8. ALL EXTERIOR WALLS SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

9. ALL INTERIOR WALLS SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

10. ALL FLOORS SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

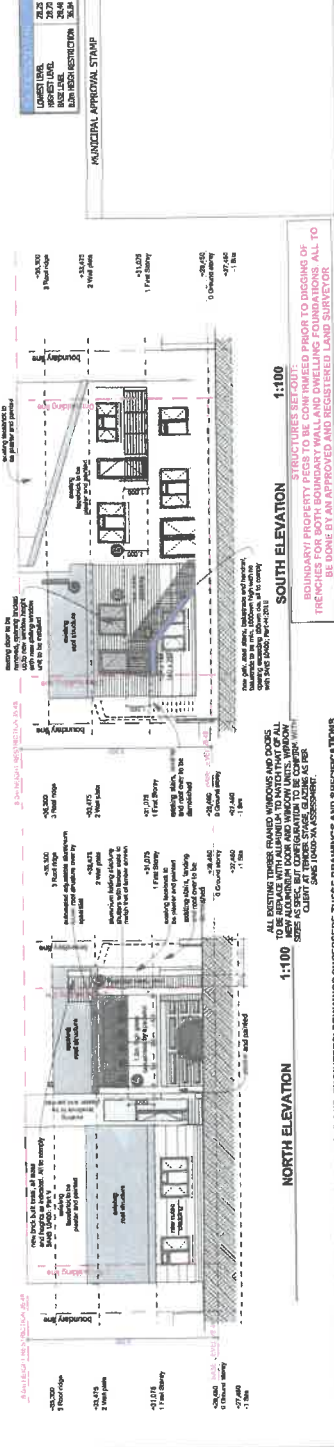
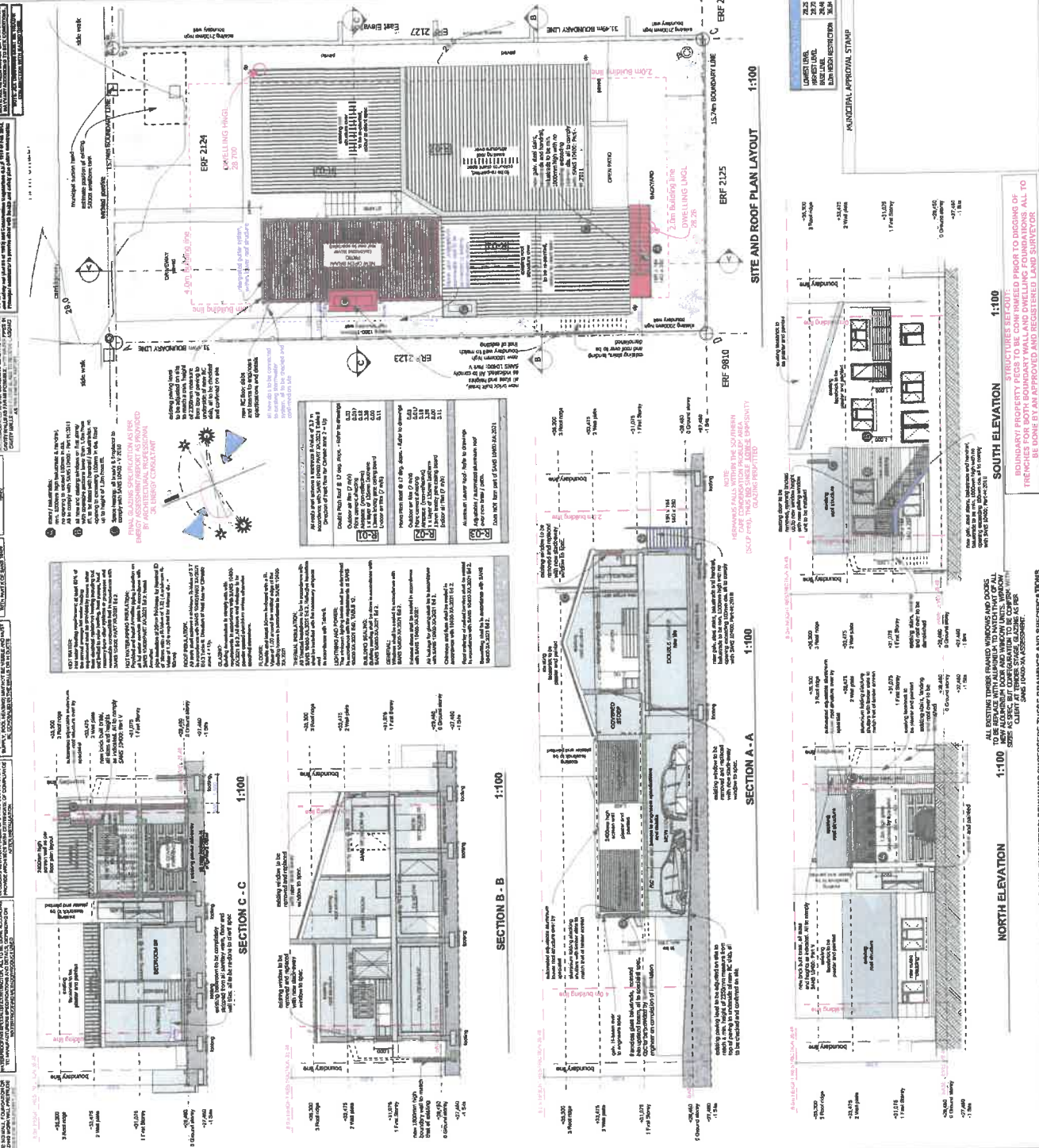
11. ALL CEILING SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

12. ALL ROOFING SHALL BE CONSTRUCTED TO A MINIMUM SLOPE OF 2% TO FACILITATE DRAINAGE.

13. ALL ROOFING SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

14. ALL ROOFING SHALL BE CONSTRUCTED TO A MINIMUM SLOPE OF 2% TO FACILITATE DRAINAGE.

15. ALL ROOFING SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.



<b>VARIATIONS:</b>	<b>DESCRIPTION:</b>
01	11-05-2022 SKETCH PROPOSAL 01
02	08-08-2022 SKETCH PROPOSAL 02
03	20-08-2022 COUNCIL DRAWINGS

<b>DRAWING STAGE:</b>	<b>COUNCIL SUBMISSION</b>
<b>DEPARTMENT:</b>	<b>DEPARTMENT OF PLANNING</b>
<b>PROJECT NAME:</b>	<b>PROPOSED ALTERATIONS AND ADDITIONS FOR GOLDMAN FAMILY</b>
<b>ADDRESS:</b>	<b>69-21-1 STREET, JERMANUS, 7200</b>
<b>DATE:</b>	<b>23.08.2022</b>
<b>DRAWN BY:</b>	<b>D SWART</b>
<b>CHECKED BY:</b>	<b>D SWART</b>
<b>SCALE:</b>	<b>AS SHOWN</b>
<b>PROJECT NO.:</b>	<b>143541/02</b>

**CONSTRUCTION NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR) AND THE NATIONAL BUILDING CODE (NBC) AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RELEVANT AUTHORITIES.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING DEPTH.

6. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON A LEVEL SURFACE.

7. ALL ROOFS SHALL BE CONSTRUCTED TO A MINIMUM SLOPE OF 2% TO FACILITATE DRAINAGE.

8. ALL EXTERIOR WALLS SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

9. ALL INTERIOR WALLS SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

10. ALL FLOORS SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

11. ALL CEILING SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

12. ALL ROOFING SHALL BE CONSTRUCTED TO A MINIMUM SLOPE OF 2% TO FACILITATE DRAINAGE.

13. ALL ROOFING SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.

14. ALL ROOFING SHALL BE CONSTRUCTED TO A MINIMUM SLOPE OF 2% TO FACILITATE DRAINAGE.

15. ALL ROOFING SHALL BE FINISHED WITH A FINISH AS SPECIFIED IN THE DRAWINGS.







THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING BY-LAW AND THE SUBSIDIARY ZONING BY-LAW. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING BY-LAW AND THE SUBSIDIARY ZONING BY-LAW. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING BY-LAW AND THE SUBSIDIARY ZONING BY-LAW.

REV. NO.	DATE	DESCRIPTION
1	11/2024	ISSUED FOR PERMIT

**SMART SOLUTION ARCHITECTURE**  
 101-103-105-107-109-111-113-115-117-119-121-123-125-127-129-131-133-135-137-139-141-143-145-147-149-151-153-155-157-159-161-163-165-167-169-171-173-175-177-179-181-183-185-187-189-191-193-195-197-199-201-203-205-207-209-211-213-215-217-219-221-223-225-227-229-231-233-235-237-239-241-243-245-247-249-251-253-255-257-259-261-263-265-267-269-271-273-275-277-279-281-283-285-287-289-291-293-295-297-299-301-303-305-307-309-311-313-315-317-319-321-323-325-327-329-331-333-335-337-339-341-343-345-347-349-351-353-355-357-359-361-363-365-367-369-371-373-375-377-379-381-383-385-387-389-391-393-395-397-399-401-403-405-407-409-411-413-415-417-419-421-423-425-427-429-431-433-435-437-439-441-443-445-447-449-451-453-455-457-459-461-463-465-467-469-471-473-475-477-479-481-483-485-487-489-491-493-495-497-499-501-503-505-507-509-511-513-515-517-519-521-523-525-527-529-531-533-535-537-539-541-543-545-547-549-551-553-555-557-559-561-563-565-567-569-571-573-575-577-579-581-583-585-587-589-591-593-595-597-599-601-603-605-607-609-611-613-615-617-619-621-623-625-627-629-631-633-635-637-639-641-643-645-647-649-651-653-655-657-659-661-663-665-667-669-671-673-675-677-679-681-683-685-687-689-691-693-695-697-699-701-703-705-707-709-711-713-715-717-719-721-723-725-727-729-731-733-735-737-739-741-743-745-747-749-751-753-755-757-759-761-763-765-767-769-771-773-775-777-779-781-783-785-787-789-791-793-795-797-799-801-803-805-807-809-811-813-815-817-819-821-823-825-827-829-831-833-835-837-839-841-843-845-847-849-851-853-855-857-859-861-863-865-867-869-871-873-875-877-879-881-883-885-887-889-891-893-895-897-899-901-903-905-907-909-911-913-915-917-919-921-923-925-927-929-931-933-935-937-939-941-943-945-947-949-951-953-955-957-959-961-963-965-967-969-971-973-975-977-979-981-983-985-987-989-991-993-995-997-999-1001-1003-1005-1007-1009-1011-1013-1015-1017-1019-1021-1023-1025-1027-1029-1031-1033-1035-1037-1039-1041-1043-1045-1047-1049-1051-1053-1055-1057-1059-1061-1063-1065-1067-1069-1071-1073-1075-1077-1079-1081-1083-1085-1087-1089-1091-1093-1095-1097-1099-1101-1103-1105-1107-1109-1111-1113-1115-1117-1119-1121-1123-1125-1127-1129-1131-1133-1135-1137-1139-1141-1143-1145-1147-1149-1151-1153-1155-1157-1159-1161-1163-1165-1167-1169-1171-1173-1175-1177-1179-1181-1183-1185-1187-1189-1191-1193-1195-1197-1199-1201-1203-1205-1207-1209-1211-1213-1215-1217-1219-1221-1223-1225-1227-1229-1231-1233-1235-1237-1239-1241-1243-1245-1247-1249-1251-1253-1255-1257-1259-1261-1263-1265-1267-1269-1271-1273-1275-1277-1279-1281-1283-1285-1287-1289-1291-1293-1295-1297-1299-1301-1303-1305-1307-1309-1311-1313-1315-1317-1319-1321-1323-1325-1327-1329-1331-1333-1335-1337-1339-1341-1343-1345-1347-1349-1351-1353-1355-1357-1359-1361-1363-1365-1367-1369-1371-1373-1375-1377-1379-1381-1383-1385-1387-1389-1391-1393-1395-1397-1399-1401-1403-1405-1407-1409-1411-1413-1415-1417-1419-1421-1423-1425-1427-1429-1431-1433-1435-1437-1439-1441-1443-1445-1447-1449-1451-1453-1455-1457-1459-1461-1463-1465-1467-1469-1471-1473-1475-1477-1479-1481-1483-1485-1487-1489-1491-1493-1495-1497-1499-1501-1503-1505-1507-1509-1511-1513-1515-1517-1519-1521-1523-1525-1527-1529-1531-1533-1535-1537-1539-1541-1543-1545-1547-1549-1551-1553-1555-1557-1559-1561-1563-1565-1567-1569-1571-1573-1575-1577-1579-1581-1583-1585-1587-1589-1591-1593-1595-1597-1599-1601-1603-1605-1607-1609-1611-1613-1615-1617-1619-1621-1623-1625-1627-1629-1631-1633-1635-1637-1639-1641-1643-1645-1647-1649-1651-1653-1655-1657-1659-1661-1663-1665-1667-1669-1671-1673-1675-1677-1679-1681-1683-1685-1687-1689-1691-1693-1695-1697-1699-1701-1703-1705-1707-1709-1711-1713-1715-1717-1719-1721-1723-1725-1727-1729-1731-1733-1735-1737-1739-1741-1743-1745-1747-1749-1751-1753-1755-1757-1759-1761-1763-1765-1767-1769-1771-1773-1775-1777-1779-1781-1783-1785-1787-1789-1791-1793-1795-1797-1799-1801-1803-1805-1807-1809-1811-1813-1815-1817-1819-1821-1823-1825-1827-1829-1831-1833-1835-1837-1839-1841-1843-1845-1847-1849-1851-1853-1855-1857-1859-1861-1863-1865-1867-1869-1871-1873-1875-1877-1879-1881-1883-1885-1887-1889-1891-1893-1895-1897-1899-1901-1903-1905-1907-1909-1911-1913-1915-1917-1919-1921-1923-1925-1927-1929-1931-1933-1935-1937-1939-1941-1943-1945-1947-1949-1951-1953-1955-1957-1959-1961-1963-1965-1967-1969-1971-1973-1975-1977-1979-1981-1983-1985-1987-1989-1991-1993-1995-1997-1999-2001-2003-2005-2007-2009-2011-2013-2015-2017-2019-2021-2023-2025-2027-2029-2031-2033-2035-2037-2039-2041-2043-2045-2047-2049-2051-2053-2055-2057-2059-2061-2063-2065-2067-2069-2071-2073-2075-2077-2079-2081-2083-2085-2087-2089-2091-2093-2095-2097-2099-2101-2103-2105-2107-2109-2111-2113-2115-2117-2119-2121-2123-2125-2127-2129-2131-2133-2135-2137-2139-2141-2143-2145-2147-2149-2151-2153-2155-2157-2159-2161-2163-2165-2167-2169-2171-2173-2175-2177-2179-2181-2183-2185-2187-2189-2191-2193-2195-2197-2199-2201-2203-2205-2207-2209-2211-2213-2215-2217-2219-2221-2223-2225-2227-2229-2231-2233-2235-2237-2239-2241-2243-2245-2247-2249-2251-2253-2255-2257-2259-2261-2263-2265-2267-2269-2271-2273-2275-2277-2279-2281-2283-2285-2287-2289-2291-2293-2295-2297-2299-2301-2303-2305-2307-2309-2311-2313-2315-2317-2319-2321-2323-2325-2327-2329-2331-2333-2335-2337-2339-2341-2343-2345-2347-2349-2351-2353-2355-2357-2359-2361-2363-2365-2367-2369-2371-2373-2375-2377-2379-2381-2383-2385-2387-2389-2391-2393-2395-2397-2399-2401-2403-2405-2407-2409-2411-2413-2415-2417-2419-2421-2423-2425-2427-2429-2431-2433-2435-2437-2439-2441-2443-2445-2447-2449-2451-2453-2455-2457-2459-2461-2463-2465-2467-2469-2471-2473-2475-2477-2479-2481-2483-2485-2487-2489-2491-2493-2495-2497-2499-2501-2503-2505-2507-2509-2511-2513-2515-2517-2519-2521-2523-2525-2527-2529-2531-2533-2535-2537-2539-2541-2543-2545-2547-2549-2551-2553-2555-2557-2559-2561-2563-2565-2567-2569-2571-2573-2575-2577-2579-2581-2583-2585-2587-2589-2591-2593-2595-2597-2599-2601-2603-2605-2607-2609-2611-2613-2615-2617-2619-2621-2623-2625-2627-2629-2631-2633-2635-2637-2639-2641-2643-2645-2647-2649-2651-2653-2655-2657-2659-2661-2663-2665-2667-2669-2671-2673-2675-2677-2679-2681-2683-2685-2687-2689-2691-2693-2695-2697-2699-2701-2703-2705-2707-2709-2711-2713-2715-2717-2719-2721-2723-2725-2727-2729-2731-2733-2735-2737-2739-2741-2743-2745-2747-2749-2751-2753-2755-2757-2759-2761-2763-2765-2767-2769-2771-2773-2775-2777-2779-2781-2783-2785-2787-2789-2791-2793-2795-2797-2799-2801-2803-2805-2807-2809-2811-2813-2815-2817-2819-2821-2823-2825-2827-2829-2831-2833-2835-2837-2839-2841-2843-2845-2847-2849-2851-2853-2855-2857-2859-2861-2863-2865-2867-2869-2871-2873-2875-2877-2879-2881-2883-2885-2887-2889-2891-2893-2895-2897-2899-2901-2903-2905-2907-2909-2911-2913-2915-2917-2919-2921-2923-2925-2927-2929-2931-2933-2935-2937-2939-2941-2943-2945-2947-2949-2951-2953-2955-2957-2959-2961-2963-2965-2967-2969-2971-2973-2975-2977-2979-2981-2983-2985-2987-2989-2991-2993-2995-2997-2999-3001-3003-3005-3007-3009-3011-3013-3015-3017-3019-3021-3023-3025-3027-3029-3031-3033-3035-3037-3039-3041-3043-3045-3047-3049-3051-3053-3055-3057-3059-3061-3063-3065-3067-3069-3071-3073-3075-3077-3079-3081-3083-3085-3087-3089-3091-3093-3095-3097-3099-3101-3103-3105-3107-3109-3111-3113-3115-3117-3119-3121-3123-3125-3127-3129-3131-3133-3135-3137-3139-3141-3143-3145-3147-3149-3151-3153-3155-3157-3159-3161-3163-3165-3167-3169-3171-3173-3175-3177-3179-3181-3183-3185-3187-3189-3191-3193-3195-3197-3199-3201-3203-3205-3207-3209-3211-3213-3215-3217-3219-3221-3223-3225-3227-3229-3231-3233-3235-3237-3239-3241-3243-3245-3247-3249-3251-3253-3255-3257-3259-3261-3263-3265-3267-3269-3271-3273-3275-3277-3279-3281-3283-3285-3287-3289-3291-3293-3295-3297-3299-3301-3303-3305-3307-3309-3311-3313-3315-3317-3319-3321-3323-3325-3327-3329-3331-3333-3335-3337-3339-3341-3343-3345-3347-3349-3351-3353-3355-3357-3359-3361-3363-3365-3367-3369-3371-3373-3375-3377-3379-3381-3383-3385-3387-3389-3391-3393-3395-3397-3399-3401-3403-3405-3407-3409-3411-3413-3415-3417-3419-3421-3423-3425-3427-3429-3431-3433-3435-3437-3439-3441-3443-3445-3447-3449-3451-3453-3455-3457-3459-3461-3463-3465-3467-3469-3471-3473-3475-3477-3479-3481-3483-3485-3487-3489-3491-3493-3495-3497-3499-3501-3503-3505-3507-3509-3511-3513-3515-3517-3519-3521-3523-3525-3527-3529-3531-3533-3535-3537-3539-3541-3543-3545-3547-3549-3551-3553-3555-3557-3559-3561-3563-3565-3567-3569-3571-3573-3575-3577-3579-3581-3583-3585-3587-3589-3591-3593-3595-3597-3599-3601-3603-3605-3607-3609-3611-3613-3615-3617-3619-3621-3623-3625-3627-3629-3631-3633-3635-3637-3639-3641-3643-3645-3647-3649-3651-3653-3655-3657-3659-3661-3663-3665-3667-3669-3671-3673-3675-3677-3679-3681-3683-3685-3687-3689-3691-3693-3695-3697-3699-3701-3703-3705-3707-3709-3711-3713-3715-3717-3719-3721-3723-3725-3727-3729-3731-3733-3735-3737-3739-3741-3743-3745-3747-3749-3751-3753-3755-3757-3759-3761-3763-3765-3767-3769-3771-3773-3775-3777-3779-3781-3783-3785-3787-3789-3791-3793-3795-3797-3799-3801-3803-3805-3807-3809-3811-3813-3815-3817-3819-3821-3823-3825-3827-3829-3831-3833-3835-3837-3839-3841-3843-3845-3847-3849-3851-3853-3855-3857-3859-3861-3863-3865-3867-3869-3871-3873-3875-3877-3879-3881-3883-3885-3887-3889-3891-3893-3895-3897-3899-3901-3903-3905-3907-3909-3911-3913-3915-3917-3919-3921-3923-3925-3927-3929-3931-3933-3935-3937-3939-3941-3943-3945-3947-3949-3951-3953-3955-3957-3959-3961-3963-3965-3967-3969-3971-3973-3975-3977-3979-3981-3983-3985-3987-3989-3991-3993-3995-3997-3999-4001-4003-4005-4007-4009-4011-4013-4015-4017-4019-4021-4023-4025-4027-4029-4031-4033-4035-4037-4039-4041-4043-4045-4047-4049-4051-4053-4055-4057-4059-4061-4063-4065-4067-4069-4071-4073-4075-4077-4079-4081-4083-4085-4087-4089-4091-4093-4095-4097-4099-4101-4103-4105-4107-4109-4111-4113-4115-4117-4119-4121-4123-4125-4127-4129-4131-4133-4135-4137-4139-4141-4143-4145-4147-4149-4151-4153-4155-4157-4159-4161-4163-4165-4167-4169-4171-4173-4175-4177-4179-4181-4183-4185-4187-4189-4191-4193-4195-4197-4199-4201-4203-4205-4207-4209-4211-4213-4215-4217-4219-4221-4223-4225-4227-4229-4231-4233-4235-4237-4239-4241-4243-4245-4247-4249-4251-4253-4255-4257-4259-4261-4263-4265-4267-4269-4271-4273-4275-4277-4279-4281-4283-4285-4287-4289-4291-4293-4295-4297-4299-4301-4303-4305-4307-4309-4311-4313-4315-4317-4319-4321-4323-4325-4327-4329-4331-4333-4335-4337-4339-4341-4343-4345-4347-4349-4351-4353-4355-4357-4359-4361-4363-4365-4367-4369-4371-4373-4375-4377-4379-4381-4383-4385-4387-4389-4391-4393-4395-4397-4399-4401-4403-4405-4407-4409-4411-4413-4415-4417-4419-4421-4423-4425-4427-4429-4431-4433-4435-4437-4439-4441-4443-4445-4447-4449-4451-4453-4455-4457-4459-4461-4463-4465-4467-4469-4471-4473-4475-4477-4479-4481-4483-4485-4487-4489-4491-4493-4495-4497-4499-4501-4503-4505-4507-4509-4511-4513-4515-4517-4519-4521-4523-4525-4527-4529-4531-4533-4535-4537-4539-4541-4543-4545-4547-4549-4551-4553-4555-4557-4559-4561-4563-4565-4567-4569-4571-4573-4575-4577-4579-4581-4583-4585-4587-4589-4591-4593-4595-4597-4599-4601-4603-4605-4607-4609-4611-4613-4615-4617-4619-4621-4623-4625-4627-4629-4631-4633-4635-4637-4639-4641-4643-4645-4647-4649-4651-4653-4655-4657-4659-4661-4663-4665-4667-4669-4671-4673-4675-4677-4679-4681-4683-4685-4687-4689-4691-4693-4695-4697-4699-4701-4703-4705-4707-4709-4711-4713-4715-4717-4719-4721-4723-4725-4727-4729-4731-4733-4735-4737-4739-4741-4743-4745-4747-4749-4751-4753-4755-4757-4759-4761-4763-4765-4767-4769-4771-4773-4775-4777-4779-4781-4783-4785-4787-4789-4791-4793-4795-4797-4799-4801-4803-4805-4807-4809-4811-4813-4815-4817-4819-4821-4823-4825-4827-4829-4831-4833-4835-4837-4839-4841-4843-4845-4847-4849-4851-4853-4855-4857-4859-4861-4863-4865-4867-4869-4871-4873-4875-4877-4879-4881-4883-4885-4887-4889-4891-4893-4895-4897-4899-4901-4903-4905-4907-4909-4911-4913-4915-4917-4919-4921-4923-4925-4927-4929-4931-4933-4935-4937-4939-4941-4943-4945-4947-4949-4951-4953-4955-4957-4959-4961-4963-4965-4967-4969-4971-4973-4975-4977-4979-4981-4983-4985-4987-4989-4991-4993-4995-4997-4999-5001-5003-5005-5007-5009-5011-5013-5015-5017-5019-5021-5023-5025-5027-5029-5031-5033-5035-5037-5039-5041-5043-5045-5047-5049-5051-5053-5055-5057-5059-5061-5063-5065-5067-5069-5071-5073-5075-5077-5079-5081-5083-5085-5087-5089-50