



REMAINDER ERF 2450, 108 EIGHTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS BRINK STOKES MKHIZE ARCHITECTS ON BEHALF OF K & T FAMILIETRUST

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 a departure in terms of Section 16(2)(b) of the By-Law, to relax the eastern lateral building line from 2m to 1.2m, to accommodate the extension of the existing garage and the first floor of the second dwelling on the property.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **Friday, 1 November 2024**, 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 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.

REMANANT ERF 2450, AGTSTESTRAAT 108, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: MNRE BRINK STOKES MKHIZE ARCHITECTS NAMENS K & M FAMILIETRUST

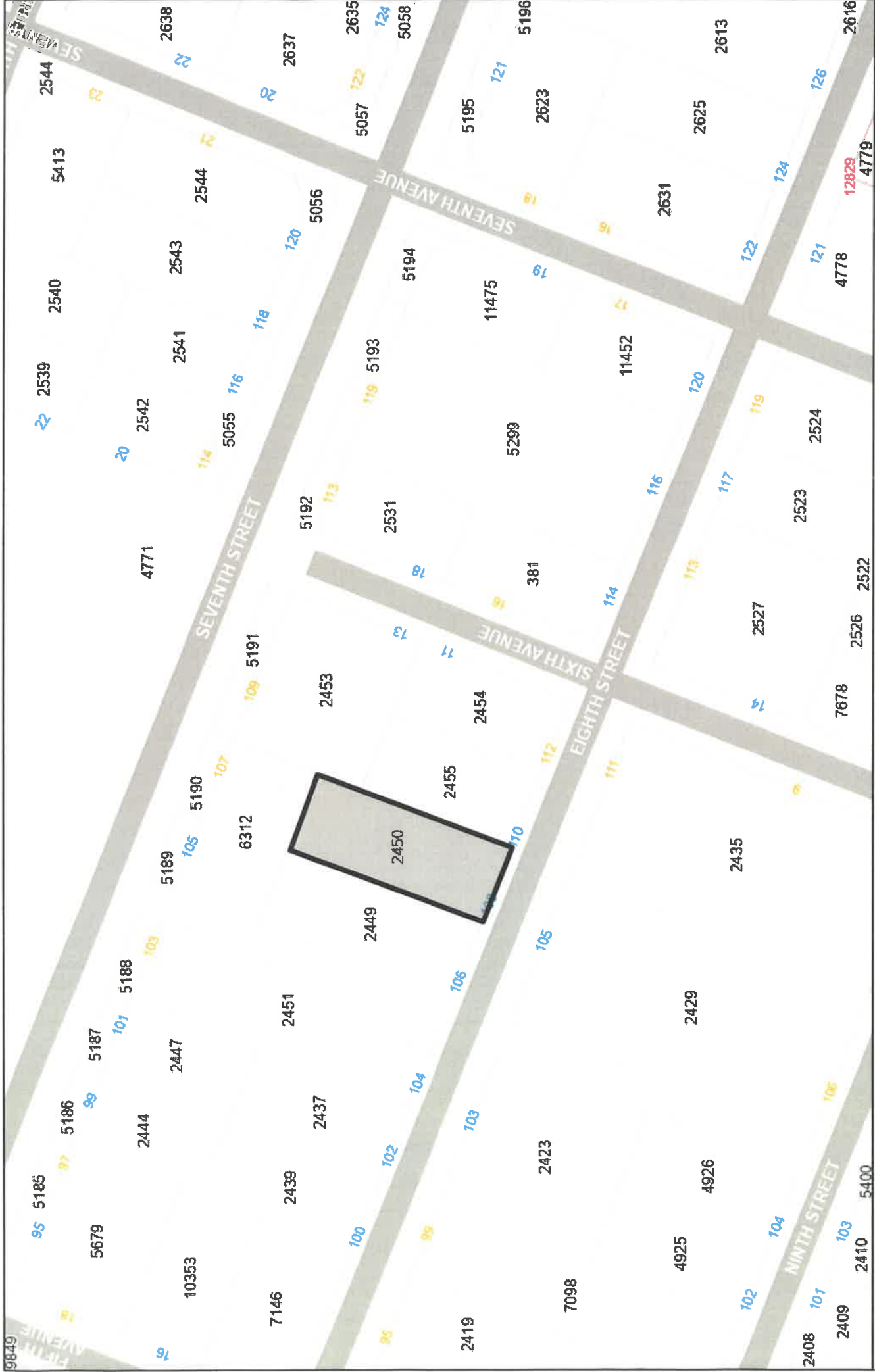
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is om afwyking ingevolge artikel 16(2)(b) van die Verordening, om die oostelike lateraleboulyn vanaf 2m na 2.1m te verslap, om die verlenging van die bestaande motorhuis en die eerste vloer van die tweede woning op die eiendom te akkommodeer.

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 kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op **Vrydag, 1 November 2024** met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr P Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

INTSALELA KWI-SIZA ERF 2450, EIGHT STREET, VOËLKLIP, E-HERMANUS, KU-MASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: MESSRS BRINK STOKES MKHIZE ARCHITECTS EGAMENI LE- K & T FAMILY TRUST

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho oYilwayo kaMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlabane kaMasipala, 2020 (uMthetho kaMasipala) sokokuba isicelo sifunyenwe sokuphambuka ngokwemiqathango yeCandelo 16(2)(b) soMthetho kaMasipala ukulungiselela ukunyeniswa komda wesakhiwo osecaleni ongasempuma ukusuka kwi-2m ukuya kwi1.2m, ukulungiselela ukwandiswa kwegaraji ekhoyo kunye nomgangatho wokuqala wendawo yokuhlala yesibini kwipropati

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure yesi-08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, e-Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi kwango-**Lwesihlanu 1 EyeNkanga 2024** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umxeba **uMnu P Roux** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



REMAINDER ERF 2450, 108 8TH STREET, VOELKLIP, HERMANUS

Date: 2024/05/30



MOTIVATIONAL REPORT

1. INTRODUCTION

1.1 BACKGROUND

The involved property, Remainder of Erf 2450, Hermanus is situated in the residential neighbourhood of Voëlklip, within the town of Hermanus. Hermanus is situated within the Overstrand Municipality of which Hermanus is the administrative seat. Other towns within the municipal jurisdiction include Hangklip-Kleinmond, Stanford and Greater Gansbaai, and the main economic sectors of the Municipality include tourism, retail and manufacturing.

1.2 CURRENT REALITY

The involved property is owned by K & T Marais Familietrust and is situated adjacent to 8th Street Hermanus with the street address thereof being 108 8th Street, and it covers an area of 632m². Erf 2450, Hermanus currently holds a Residential Zone 1 zoning: Single Residential (SRI), with a 5-bedroom house, servants' room, garage and granny flat situated thereon. The owner wishes to make a small extension to the garage and flat situated on top of the garage in a south-westerly direction towards 8th Street, whilst adhering to the Street building line requirement of 4m. However, the side building line was changed from 1.2m to 2m with the enactment of the 2020 Land Use Scheme and therefore the proposed extension of the mentioned buildings will now encroach on this side building line. The extension is proposed directly in line with the existing buildings and will be erected at a distance of 1.28m from the side adjoining Erf 2455, Hermanus. It is therefore the opinion of the applicant that the proposed extension and portion of each building (1.44m²) that will encroach the side building line by 0.72m, will not in any way affect the privacy of the surrounding properties, and that the approval for the relaxation of this building line will not have any negative or adverse impact thereon. The fact that the building lines were amended in the new Scheme and become more restrictive than before, could not be ground for not approving this request.

The title deed of the involved property has been scrutinised to determine if there are any restrictive conditions that need to be removed in order for the above-mentioned action to take place. No such restrictive conditions are enumerated within the title deed of the involved property.

This application is therefore launched, in terms of the Spatial Planning Land Use Management Act (Act 16 of 2013) & the Overstrand Land Use Scheme & By-Law (2020), in order to initiate this process and facilitate all the legal formalities associated therewith.

1.3 AIM/OBJECTIVE

The objective of this application is as follow:

1. **Permanent Departure** in terms of Section 16(2)(b) for the relaxation of the building line as follows:
 - **Permanent building line departure** of the eastern side building line from 2m to 1.28m;
2. To serve as a **support system** for the Overstrand Local Municipality, in order for all the formalities to be handled correctly.



1.4 JURISDICTION

According to §26 of the Spatial Planning Land Use Management Act (Act 16 of 2013), the MEC delegated the powers to approve the land use change of the involved property, to the Overstrand Local Municipal Planning Tribunal. This application will be evaluated in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) & §26 of SPLUMA, which states the following:

- (2) Land may be used for the purposes permitted –
 - (a) By a land use scheme;
 - (b) By a town planning scheme, until such scheme is replaced by a land use scheme;

With the enactment of SPLUMA, the delegations of jurisdictions in terms of the decision making on land use change matters are however interpreted as follows:

§26:

- (4) A permitted land use may, despite any other law to the contrary, be changed with the approval of a Municipal Planning Tribunal in terms of this Act.

§33:

- (1) ...all land development applications must be submitted to a municipality as the authority of first instance.

§34:

- (2) A district municipality may, with the agreement of the local municipalities within the area of such district municipality, establish a Municipal Planning Tribunal to receive and dispose of land development applications and land use applications within the district area.

§35:

- (1) A municipality must, in order to determine land use and land development applications within its municipal area, establish a Municipal Planning Tribunal.

In the light of the above, this land use application is submitted to the Overstrand Local Municipality as the authority of first instance, for processing, administration and decision-making by the Municipal Planning Tribunal.

1.5 COMPLIANCE WITH PRINCIPLES

SPLUMA sets out certain development principles (§7) to guide the development of land in the republic and any land use application should be considered with due cognisance of these principles. These principles may be shortly listed as follows:

- (a) The principle of spatial justice;
- (b) Spatial sustainability;



- (c) Efficiency;
- (d) Spatial resilience; and
- (e) Good administration.

The following paragraphs will indicate how the SPLUMA Development Principles are applicable to the application at hand:

(a) The principle of spatial justice, whereby –

- (i) Past spatial and other development imbalances must be redressed through improved access to and use of land;

Relevance: The actions proposed herein do not support diminishing access to land or the use thereof, seeing as no change in the use of the land is proposed as part of this submission.

- (ii) Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;

Relevance: This component is applicable to public entities such as municipalities and government departments, it is therefore not the responsibility of an applicant to adhere thereto.

- (iii) Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons;

Relevance: This component is applicable to public entities such as municipalities and government departments, it is therefore not the responsibility of an applicant to adhere thereto.

- (iv) Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas.

Relevance: This component is applicable to public entities such as municipalities and government departments, it is therefore not the responsibility of an applicant to adhere thereto.

- (v) Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and

Relevance: This component is applicable to public entities such as municipalities and government departments, it is therefore not the responsibility of an applicant to adhere thereto.

- (vi) A Municipal Planning Tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.



Relevance: This component is applicable to public entities such as municipalities and government departments, it is therefore not the responsibility of an applicant to adhere thereto.

(b) The principle of spatial sustainability, whereby spatial planning and land use management systems must

-
- (i) Promote land development that is within the fiscal, institutional and administrative means of the Republic;

Relevance: It is the opinion of the applicant that this application for land use change will not place an unreasonable amount of stress on the fiscal, institutional and administrative capabilities of the area in which it is situated.

- (ii) Ensure that special consideration is given to the protection of prime and unique agricultural land;

Relevance: The involved property is not located within the jurisdiction of the Department of Agriculture, nor is it currently being utilised in an agricultural capacity. No problems are therefore foreseen in this regard.

- (iii) Uphold consistency of land use measures in accordance with environmental management instruments;

Relevance: This land use change proposal does not, to the knowledge of the applicant, trigger any listed activities in terms of the relevant environmental legislation. No problems are therefore foreseen in this regard.

- (iv) Promote and stimulate the effective and equitable functioning of land markets;

Relevance: It is the opinion of the applicant that the proposed actions will not, to the knowledge of the applicant, influence the value of the involved property, seeing as no change in the use of land or land use rights is proposed as part of this submission. No problems are therefore anticipated in this regard.

- (v) Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;

Relevance: The proposed development should not put unreasonable stress on the current services infrastructure of the Voëlkop community. No problems are therefore foreseen in this regard.

- (vi) Promote land development in locations that are sustainable and limit urban sprawl; and

Relevance: The study area is located within the delineated Urban Edge of Hermanus. No problems are therefore foreseen in this regard.

- (vii) Result in communities that are viable.

Relevance: It is the opinion of the applicant that the proposed actions will not, to the knowledge



of the applicant, influence community viability, seeing as no change in land use is proposed as part of this submission. No problems are therefore anticipated in this regard.

(c) The principle of spatial efficiency, whereby –

- (i) Land development optimises the use of existing resources and infrastructure;

Relevance: Please refer to §2.5 for more details in this regard.

- (ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and

Relevance: This component is applicable to public entities such as municipalities and government departments, it is therefore not the responsibility of an applicant to adhere thereto.

- (iii) Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.

Relevance: As the applicant in this instance, the applicant will do his very best to adhere to the timelines set by the local municipality. If this is not possible, we will if need be, endeavour to consult the municipality in these matters and find a solution thereto.

(d) The principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

Relevance: This component is applicable to public entities such as municipalities and government departments, it is therefore not the responsibility of an applicant to adhere thereto.

(e) The principle of good administration, whereby –

- (i) All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act;

Relevance: This component is applicable to public entities such as municipalities and government departments, it is therefore not the responsibility of an applicant to adhere thereto.

- (ii) All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks;

Relevance: This component is applicable to public entities such as municipalities and government departments, it is therefore not the responsibility of an applicant to adhere thereto.

- (iii) The requirements of any law relating to land development and land use are met timeously;

Relevance: To the knowledge of the applicant, no inputs from other State Departments are applicable in terms of the actions proposed herein. No problems are therefore expected in this regard.



- (iv) The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and

Relevance: The Overstrand Land Use Planning By-Law indicates the specific procedures that are to be followed with a land use change application such as this. This will ensure that both the municipality, the relevant community and our client will be guarded against negative social, economic and environmental impacts.

- (v) Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.

Relevance: This component is applicable to public entities such as municipalities and government departments, it is therefore not the responsibility of an applicant to adhere thereto.

2. PLANNING CONSIDERATIONS

2.1 LOCATION OF STUDY AREA

The involved property, Erf 2450, Hermanus is located in the eastern parts of Hermanus within the well-established residential neighbourhood of Voëlklip. The property is furthermore situated adjacent to 8th Street, with the street address thereof being 108 8th Street. The following coordinates may be helpful for the purpose of locating the study area (central point of study area as spatial reference):

LAT: 34°24'26.64"S

LONG: 19°16'49.71"E

2.2 PHYSIOGRAPHY

The physiography of the area within which the study area is located is discussed briefly.

2.2.1 TOPOGRAPHY

The study area exhibits no mentionable slope that may pose a risk to the actions proposed herein. The built-up nature of the involved property as well as surrounding land units/area attest to the suitability of the study area in terms of future usage. No problems are expected in terms of topography.

2.2.2 SOIL/GEOLOGICAL CONDITIONS

The study area is located in the Urban Edge of Hermanus, within a residential neighbourhood of the town. The built-up nature of the involved property as well as surrounding land units/area attest to the suitability of the study area in terms of future usage. No problems are expected in terms of the soil & geological conditions.



2.2.3 FAUNA AND FLORA

The study area is situated within the urban edge of Hermanus in an area that has been disturbed by extensive township development, mostly through residential developments. The involved property has already been disrupted with no conservation worthy fauna and flora to be found thereon. No problems are therefore foreseen in this regard.

2.3 INTEGRATED PLANNING

The Spatial Planning and Land Use Management Act (Act 16 of 2013) stipulates that each Municipality must prepare a spatial development framework (SDF) that interprets and represent the spatial development vision of the competent Authority. All proposed developments, specifically pertaining to land use change applications within a municipality, must be measured against an approved Spatial Development Framework (SDF) of such a municipality, which may be seen as the spatial translation of the Integrated Development Plan (IDP). The planning legislation states that no land development decision can be made if the proposed development is inconsistent with the municipal spatial development framework. However, the Municipal Planning Tribunal may depart from the provisions of the SDF only if site-specific circumstances justify a departure from the provisions of such SDF, as envisaged in §22 (2).

OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK (2020)

The Overberg Municipal Council recently approved the all-inclusive SDF (2020) for the entire Overberg Municipality. The all-inclusive SDF is well constructed and adhere to the requirements as stipulated in the Spatial Planning and Land Use Management Act (Act 16 of 2013), therefore providing a potential investor with adequate information to plan a development according to the spatial vision of the municipality.

The involved property is situated within the well-established residential neighbourhood of Voëlkop, and is indicated as part of the "urban development area". This application does not include any change in land use or land use rights, as only permanent departure is proposed herein, in order to allow for the extension of the existing garage and granny flat. This will, in the opinion of the applicant have a spatial impact that is virtually non-existent and is therefore in line with the provisions of the SDF.

In light of the above-mentioned aspects, it is the opinion of the applicant that the proposed development will not have a negative impact on the spatial functionality of Hermanus and its surrounding area and that this land use change proposal may as such be positively considered by the Overberg MPT.

2.4 CHARACTER OF THE AREA

The involved property is situated within a well-established neighbourhood of Hermanus, as such the character of the area can be described as being predominantly residential in nature. It is the opinion of the applicant that the approval of this application will not have an adverse effect on the rights or character of the surrounding properties, seeing as no change in the use of the land or land use rights are proposed as part of this submission. It is therefore our opinion that this application may be viewed in a positive light.



2.5 INFRASTRUCTURE

2.5.1 WATER

The involved property is already included into the services network of the Overstrand Local Municipality. It is anticipated that this will remain to be the case after the approval of this application, seeing as only small alterations/additions will be made to existing structures.

2.5.2 SEWERAGE

The involved property is already included into the services network of the Overstrand Local Municipality. It is anticipated that this will remain to be the case after the approval of this application, seeing as only small alterations/additions will be made to existing structures

2.5.3 ELECTRICITY

The involved property is already included into the services network of the Overstrand Local Municipality. It is anticipated that this will remain to be the case after the approval of this application, seeing as only small alterations/additions will be made to existing structures

2.5.4 STORM WATER

Storm water drainage takes place above ground, in natural furrows and also the roads in the area of the involved property. This will continue to be the case after approval of this application for departure. No problems are expected in this regard.

2.5.5 ROAD NETWORK

The involved property is situated in 8th Street and currently receives direct access from this road. The current arrangement in terms of site access will remain the same should this application be approved.

2.5.6 REFUSE REMOVAL

The involved property is already included in the service route of the Overstrand Local Municipality. It is the opinion of the applicant that the proposed development will not necessitate any changes in the current service routes of the municipal refuse collection services. No problems are therefore expected in terms of refuse removal.

2.6 SUMMARY

During the consideration of the approval of this application, it is necessary to keep the following in mind:

1. *The planned development is in line with the provisions of the Overstrand Municipal Spatial Development Framework of 2020;*
2. *The physiography of the area is suitable to accommodate the actions proposed herein;*
3. *This application is in line with the principles set out in Chapter 2, §7 of the Spatial Planning and Land Use Management Act, Act 16 of 2013.*



3. PROPOSED LAND USE CHANGE

3.1 PLANNING APPROACH

During the motivation of the project, the following objectives were kept in mind:

1. *That this development is not expected to detrimentally affect the character of the surrounding area;*
2. *The proposal should not place an unreasonable amount of additional stress on the service infrastructure of the local authority, seeing as only small additions to the existing garage and flat is proposed;*
3. *This application is in line with the spatial vision, as envisaged in the SDF, of the Overstrand Municipality.*
4. *Complying with any provisions that the Overstrand Municipality may enforce on the application.*

3.2 PUBLIC PARTICIPATION

As contemplated in SPLUMA, a land use change implies an amendment to the Scheme and where an amendment to a scheme is to be considered, according to §28(2), a public participation process must be undertaken to ensure that all affected parties have the opportunity to make representations on, object to and appeal the decision. For the purpose of land use applications in the Overstrand Municipality at this stage, we will be guided by the requirements of the Overstrand Land Use Planning By-Law, and we anticipate this to include:

1. Notice placed in local print media, which will be followed by a limited 30-day period within which any member of public may provide inputs and/or objections to the proposed development at the offices of the local municipality. No late inputs will be considered relevant with the cut-off date being clearly indicated in the public notice.
2. The same notice published in the local print media will be placed at the entrance to the study area at the same time as publication, allowing an expanded audience to be reached by the notice.
3. The said notice will be forwarded to the surrounding land owners via registered mail or hand delivery, further expanding the audience for inputs.

Should any inputs be received at the offices of the Overstrand Municipality, it would be the responsibility of the receiving official to place the date stamp of the municipality on the received input, proving that it was acquired within the limited timeframe.

Upon the closure of the 30-day public participation period, any inputs received must be forwarded to the applicant whereupon the applicant will have a maximum of 30 days to provide a written response to the inputs. The application will then be forwarded to the decision-making body for consideration.

3.3 PROPOSED LAND USES

The involved property is currently zoned as Residential Zone 1: Single Residential Zone (SR1) in terms of the Overstrand Municipal Land Use Scheme of 2020. This application does not propose a change in land use rights, but rather the departure from the building line requirements in order to allow additions to the existing structures.



Coverage: 50%	
Evaluation	The existing structures and proposed additions amount to a total coverage of 48.80% (308.40m ²) therefore adhering to this restriction. No problems are therefore expected in this regard.
Height: 8m	
Evaluation	The existing structures and proposed additions do not exceed a height of 8m. No problems are therefore expected in this regard.
Street Building lines: 4m	
Evaluation	The existing structures and proposed additions do not encroach on the prescribed street building line. No problems are therefore expected in this regard.
Side & Rear Building lines: 2m	
Evaluation	The proposed additions to the garage and flat will encroach on the side (eastern) building line. This therefore necessitates the following permanent departure from the prescribed building line restrictions of a Residential Zone 1 zoning: <ul style="list-style-type: none"> • Permanent building line departure of the eastern side building line from 2m to 1.28m

Table 1: Land use restrictions applicable to Erf 2450, Hermanus

4. RECOMMENDATION

It is thus evident from the previous discussions that the application for **Permanent Departure** with regards to the involved property, Erf 2450, Hermanus, Overstrand Local Municipality, can be favourably considered for approval by the Overstrand Municipal Planning Tribunal.

4.1 APPROVAL OF THE APPLICATION

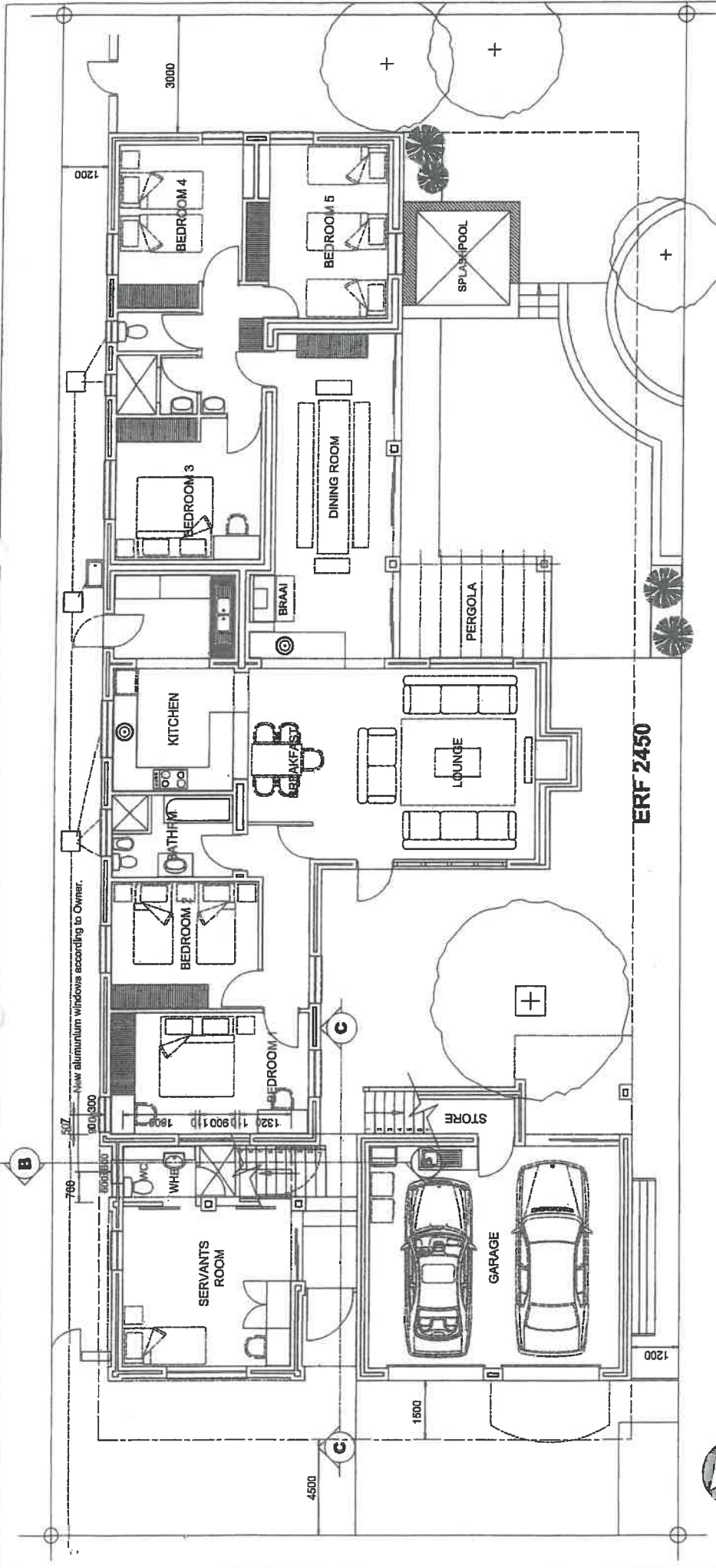
The Overstrand Municipality is therefore requested to:

1. Give the go-ahead for advertising the application according to and in terms of the procedures adopted by themselves as part of their commitment to the provisions of the Spatial Planning and Land Use Management Act, Act 16 of 2013.
2. Communicate the relevant administrative fee to the applicant after accepting the application and stipulating its stipulations and requirements.

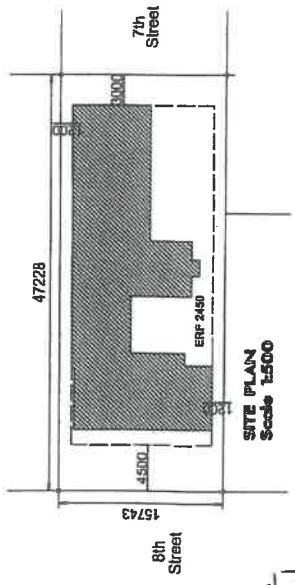
The Overstrand Municipal Planning Tribunal is therefore requested to:

1. Favourably consider and decide upon this application, in light of the motivation provided herein.





GROUND FLOOR PLAN
Scale 1:100



OVERSTRAND MUNICIPALITY
Building plan no. **1923/15** is recommended for approval subject to the applicable Town Planning regulations and the National Building Regulations and Building Standards Act 103 of 1977.
Approved by the Municipal Council on **30/12/2011**
Approved for Council

BRIGADE / BRANDWEER
APPROVED / GOEDKEUR
29-05-2011

architects
Group | Design | Research | Practice

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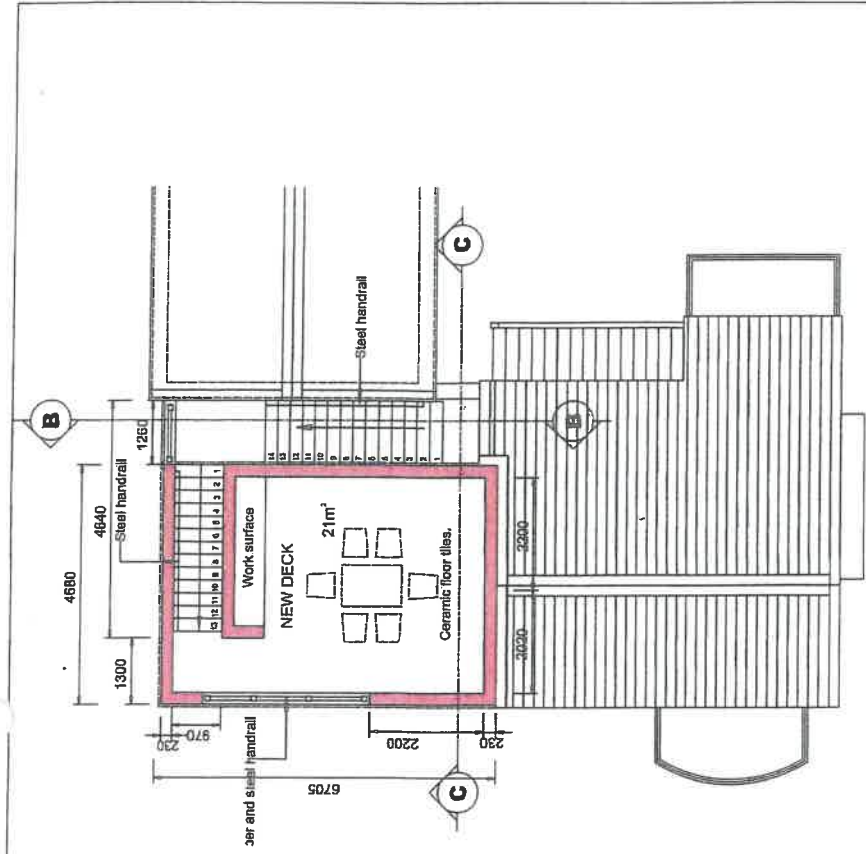
discipline	ARCHITECTURE	date	Mar. 2011
file no.		revision no.	REV 01
block		drawing number	SW0303/01

service **HERMANUS: ERF 2450 ALTERATIONS AND ADDITIONS TO EXISTING HOUSE**

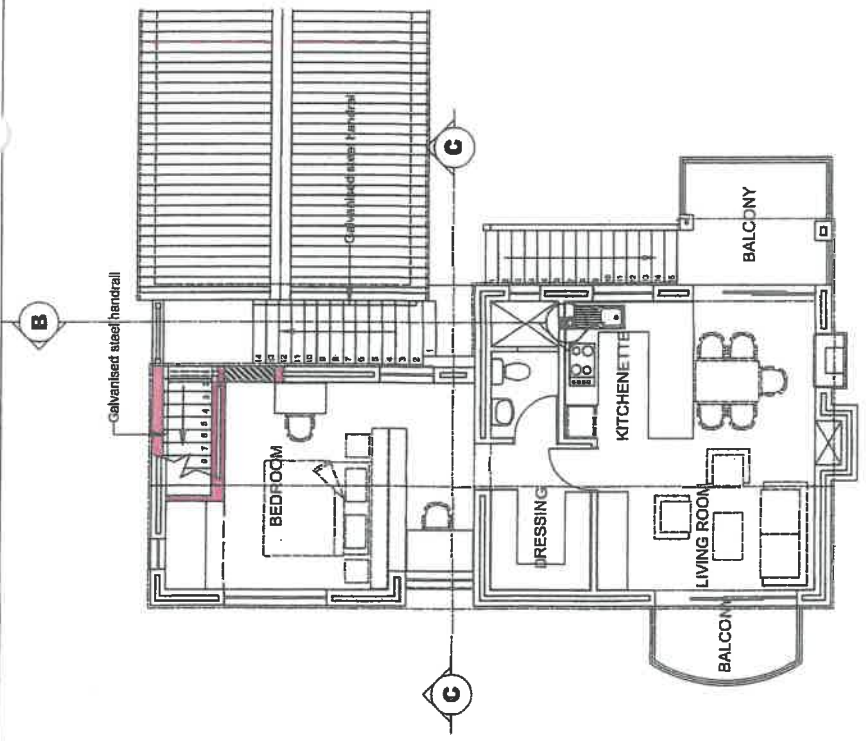
drawing title

GROUND FLOOR PLAN

designed J. Marais
drawn M. Du Plessis
checked J. Marais
scale



DECK FLOOR PLAN
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100

architects
George Upton, Bernard West, Paula

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215 Main Road, Rosebank, Johannesburg
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discipline	ARCHITECTURE
file no.	block
drawing number	SW0303/02
revision no.	REV 01
date	Mar. 2011

service **HERMANUS: ERF 2450 ALTERATIONS AND ADDITIONS TO EXISTING HOUSE**

drawing title **FIRST & DECK FLOOR PLANS**

designed **J. Merais**

drawn **M. Du Plessis**

checked **J. Merais**

scale

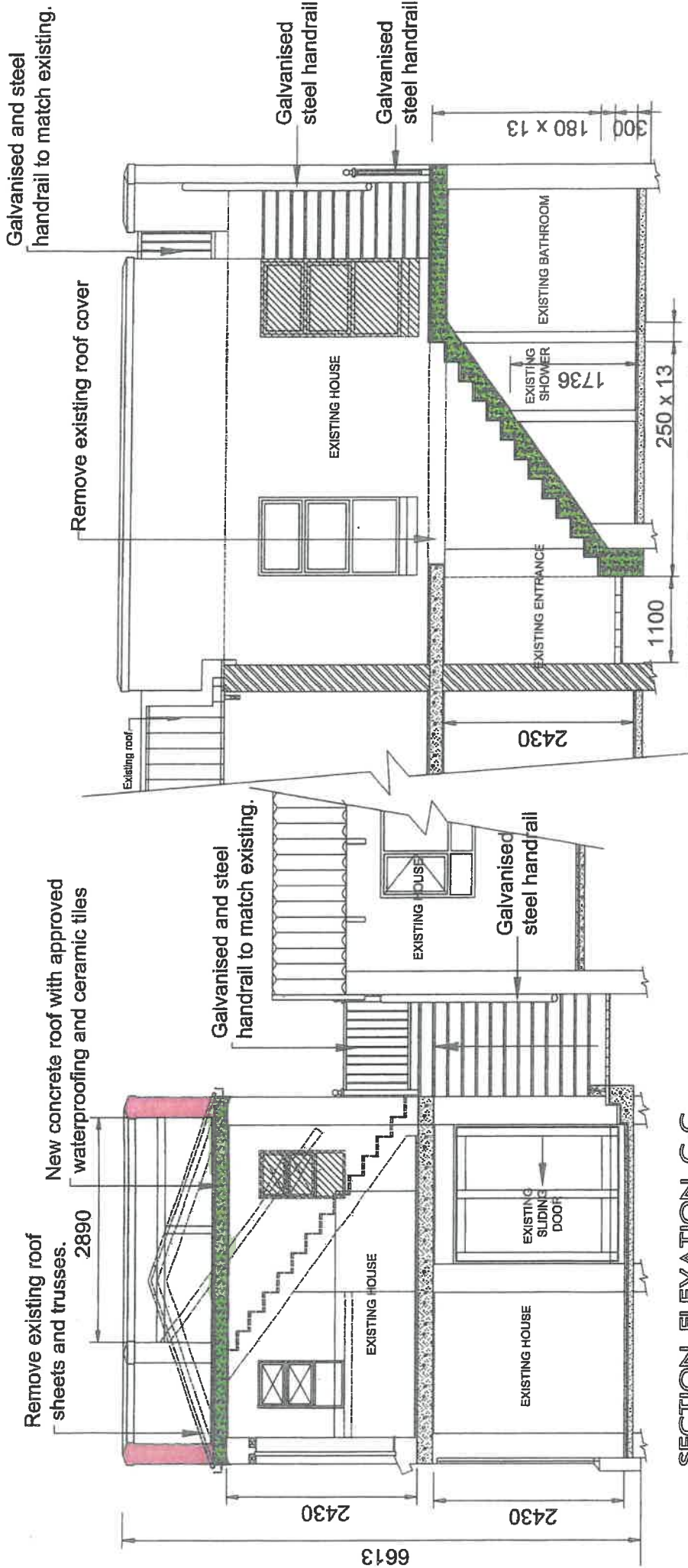


OVERSTRAND MUNICIPALITY
Building Plan No. **19305** is recommended for approval to the applicable Town Planning Regulations and Building Regulations and Building Standards Act 103 of 1977.

is approved subject to the applicable Town Planning Regulations, the National Building Regulations and Building Standards Act 103 of 1977.

Plan approved on: **2011/03/20**

Area Manager for Council



SECTION ELEVATION B-B
Scale 1:50

SECTION ELEVATION C-C
Scale 1:50

APPROVED
19/03/2011
M. Du Plessis

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services
**HERMANUS: ERF 2450
ALTERATIONS AND ADDITIONS
TO EXISTING HOUSE**
drawing title

SECTION ELEVATIONS

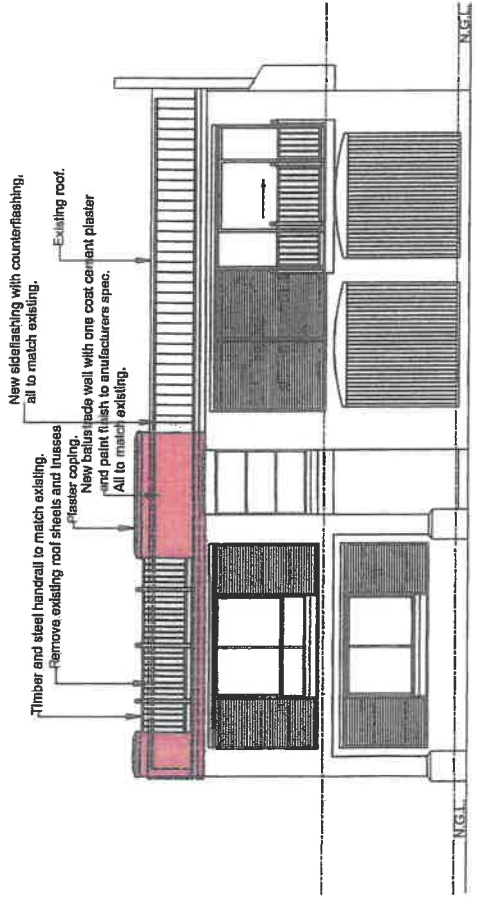
designed J. Marais
drawn M. Du Plessis
checked J. Marais
scale 1

discipline	ARCHITECTURE	file no.	block	drawing number	revision no.
				SW0303/03	REV 01
date	Mar. 2011				

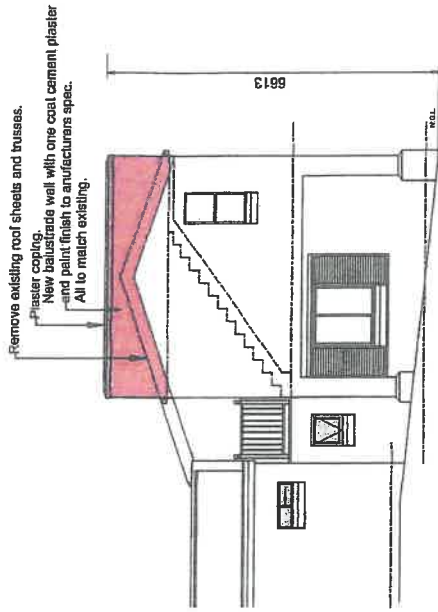
OVERSTRAND MUNICIPALITY
Building plan for 193365 is recommended for Approval to the applicable Town Planning regulations and the National Building Regulations and Building Standards Act 103 of 1977.

Chief Building Control Officer
Building plan for 193365 is approved subject to the applicable Town Planning regulations, the National Building Regulations and Building Standards Act 103 of 1977.

Area Manager of Council
Plan approved on: 20/03/2011



SOUTH-WEST ELEVATION
Scale 1:100



NORTH-WEST ELEVATION
Scale 1:100

MUNICIPALITY OVERSTRAND MUNISPALITEI
 APPROVED / GOVERNEUR
 29/03/2011

OVERSTRAND MUNICIPALITY
 Building Plan No. 19305 is recommended for
 Approval subject to the applicable Town Planning regulations
 and the National Building Regulations and Building Standards
 Act 103 of 1977.
 Chief Building Control Officer
 Building Plan no. 19305 is approved subject
 to the applicable Town Planning regulations, the National Building
 Regulations and Building Standards Act 103 of 1977.
 Area Manager for Council
 Plan approved on: 30/3/2011

service
**HERMANUS: ERF 2450
 ALTERATIONS AND ADDITIONS
 TO EXISTING HOUSE**
 drawing title

designed J. Marais
 scale

drawn M. Du Plessis
 checked J. Marais

ELEVATIONS

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BRILLIANT
 STOKES
 MKHIZE

discipline
ARCHITECTURE

file no. block drawing number
SW0303/04

date Mar. 2011
 revision no.
REV 01