

ERF 390, 262 PIET RETIEF CRESCENT, SANDBAAI, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: WRAP PROJECT OFFICE ON BEHALF OF JL COGAN

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:

- relaxation of the north-western side building line from 2m to 1.46m to accommodate the existing dwelling,
- relaxation of the north-western side building line from 2m to 1.8m & 1.85m to accommodate the existing wendy house,
- relaxation of the north-eastern side building line from 2m to 1.03m & 1.12m to accommodate the existing wendy house.

Determination of an administrative penalty in terms of Section 90(5) of the By-Law.

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 may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) on or before **09 May 2025**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, Mr. B Minnaar** 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 390, PIET RETIEF SINGLE 262, SANDBAAI, HERMANUS, OVERSTRAND MUNISIPALE GEBIED: AANSOEK VIR AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MNRE WRAP PROJECT OFFICE NAMENS JL COGAN

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:

- verslapping van die noord-weslike syboullyn vanaf 2m na 1.46m om bestaande woning te akkommodeer, en
- verslapping van die noord-weslike syboullyn vanaf 2m na 1.8m & 1.85m om bestaande wendy huis te akkommodeer
- verslapping van die noord-ooslike syboullyn vanaf 2m na 1.03m & 1.12 om bestaande wendy huis te akkommodeer

Bepaling van 'n administratiewe boete ingevolge Artikel 90(5) van die Verordening

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 / (e) alida@overstrand.gov.za) voor of op **09 Mei 2025**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. B. Minnaar** 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.

ISIZA 390, 262 PIET RETIEF CRESCENT, SANDBAAI, HERMANUS, OVERSTRAND UMMANDLA KAMASIPALA: ISICELO UKUTENXA NGOKUSISIGXINA KUNYE NOKUMISELWA KWESOHLWAYO SOLAWULO: WRAP PROJECT OFFICE EGAMENI LIKAJL COGAN

Isaziso sinikwe apha ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) wokuba isicelo sifunyenwe koku kalandelayo:

Ukutenxa ngokweCandelo le-16(2)(b) loMthetho kaMasipala:

- ukuphumla komgca wesakhiwo wecala lomntla-ntshona ukusuka kwi-2m ukuya kwi-1.46m ukulungiselela indawo yokuhlala ekhoyo,
- ukuphumla komgca wesakhiwo wecala lomntla-ntshona ukusuka kwi-2m ukuya kwi-1.8m kunye ne-1.85m ukulungiselela indlu ekhoyo ye-wendy,
- ukuphumla komgca wesakhiwo wecala lomntla-mpuma ukusuka kwi-2m ukuya kwi-1.03m kunye ne-1.12m ukulungiselela indlu ekhoyo ye-wendy.

Ukumiselwa kwesohlwayo solawulo ngokweCandelo lama-90(5) loMthetho kaMasipala.

Iinkcukacha ezipheleleyo malunga nesindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwe-08:00 kunye ne-16:30 kwiSebe: UCwangciso lweDolophu, ePaterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo zinokungeniswa ngokungqinelana nezibonelelo zeCandelo 51 nelama-52 loMthetho kaMasipala oxeliweyo (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) ngaphambili okanye ngaphambili **09 Ucanzibe 2025**, ukaphula igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo yomnxeba inokwenziwa **kuMcwangcisi weDolophu, uMnu. B Minnaar** ngo-028-313 8900. UMasipala usenokwala ukwamkela izimvo azifumeneyo emva komhla wokuvula. Nawuphi na umntu ongakwaziyo ukufunda nokubhala angatyelela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kubancedisa ukuze benze izimvo zabo zibe sesikweni.

1. Locality Plan Erf 390 - Sandbaai



Subject property

Plan prepared by: Veronica Jansen

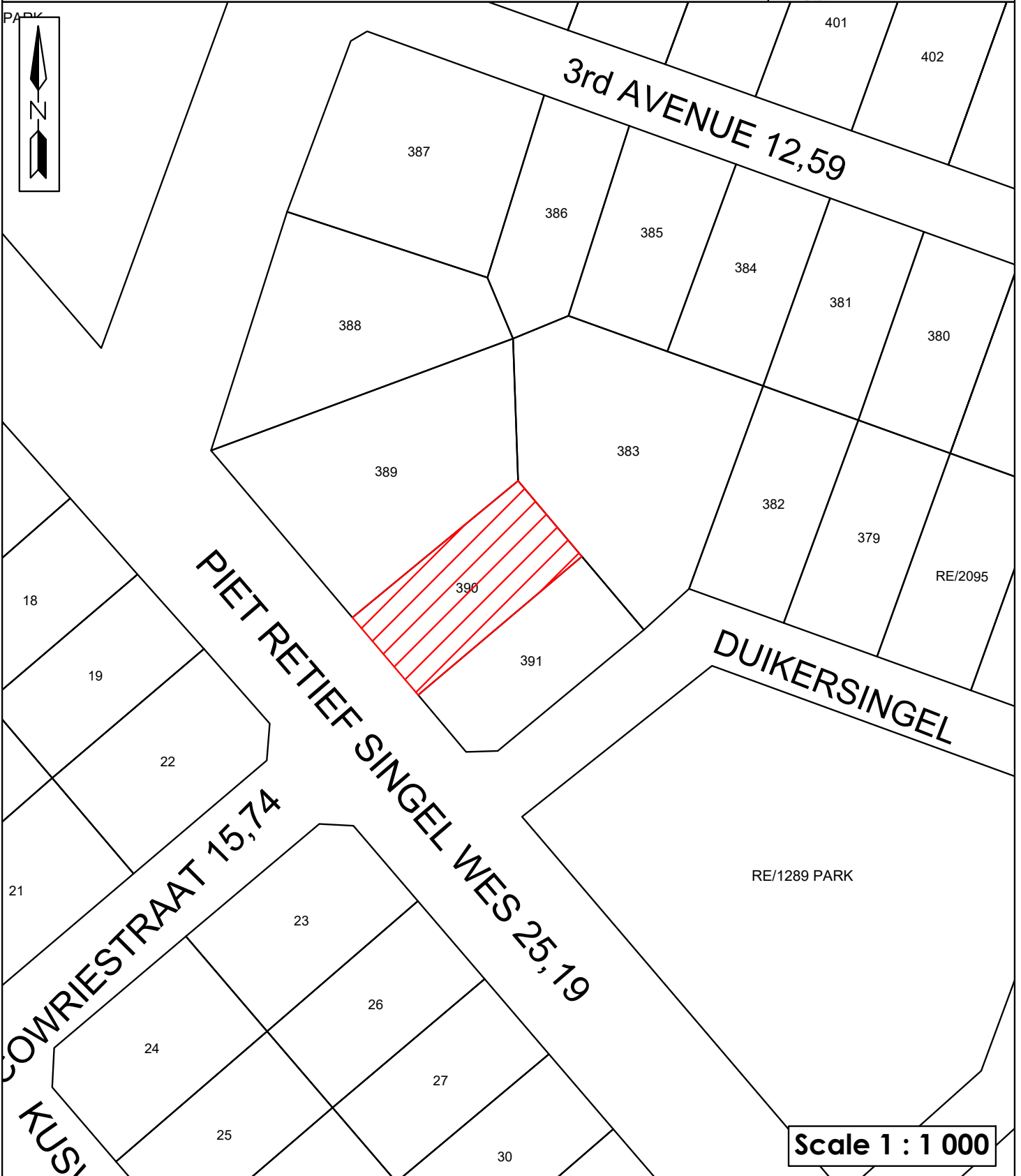
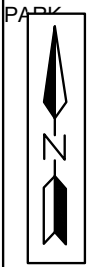
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



Scale 1 : 1 000



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
BY-LAW	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
MSDF	Overstrand Spatial Development Framework, 2020
SR1	Residential Zone 1: Single Residential

2. PROPERTY DETAILS

Consultant	WRAP Project Office
Erf Number	Erf 390 Sandbaai
Extent	773m ²
Zoning	Residential Zone 1: Single Residential

3. BACKGROUND AND INTENT

The subject property, Erf 390 Sandbaai, is located in Piet Retief Crescent, Sandbaai, refer to **Plan 1 - Locality Plan**. The property owner appointed WRAP Project Office to submit a land use application on her behalf, refer to **Annexure A - Power of Attorney**.

The property owner bought the property with existing structures which includes a dwelling, separate braai room and a shed. The approved building plan indicates that the existing dwelling does not encroach on the building line, refer to **Annexure F – Approved Building Plans**. However, it is evident from **Annexure E - Survey** that the existing dwelling and shed encroach on the building line and that the braai room was not built in the indicated position as per the approved build plan. The owner was unaware of the contravention, refer to **Annexure C – Affidavit from owner**, and now wants to remedy this contravention to align with OM legislation. Therefore, applying for a permanent departure on the north-western side building line from 2m to 1,46m to allow the existing dwelling. Additionally, a departure is also required for the existing shed which requires the approval of a departure from the north-western side building line from 2m to 1,8m & 1,85m and departure from the north-eastern rear building line from 2m to 1,03m & 1,12m, refer to **Plan 4 – Site Plan**. The owner also plans to demolish the braai room.

Approval of the following applications are required:

- Permanent Departure from the side and rear building line; and
- Waiving of the determination of an administrative penalty.

4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

WRAP compiled this report to ensure that the property owner's requirements are met. The following is proposed:

4.1 Permanent Departure from the 2m north-western side building line to 1,46m to allow the existing dwelling.

As noted in Section 3 of this report, the property owner is currently in the process of rectifying the contravention committed by the previous owners by submitting this application. After transfer of the property to the new owner, she contacted a draughtsman to apply for the approval of building plans for additions to the property and it was established that the existing- dwelling and shed were situated within the 2m building line which is not compliant with the OMLUS. It was however also established that the approved building plans incorrectly illustrated the position of the dwelling.

The departure is required due to the structure being existing for over 30 years and the intent of the owner when purchasing the property was to use the existing structure and add additions to the existing structure. It would be financially unviable to demolish the part of the dwelling that is encroaching on the building line and hence the reason for the application for a permanent departure. Refer to Figure 1 below which illustrates the existing dwelling encroaching on the building line.

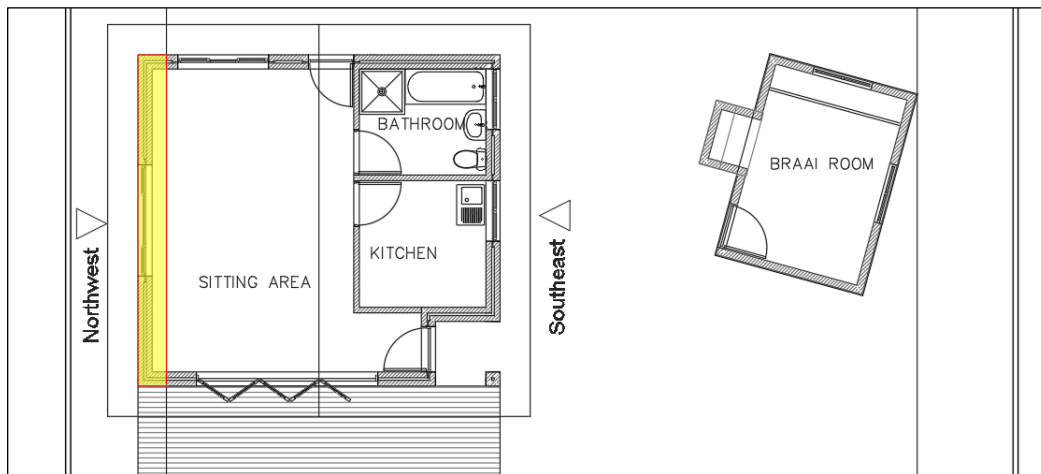


Figure 1: Existing dwelling building line encroachment

It is evident that the positioning of the dwelling within the building line has existed for an extended period, and it is a well-established part of the built environment in the area. This long-term presence reduces the potential impact of the encroachment on neighbouring properties as it has not caused any apparent issues or disturbances over the years, refer to **Annexure D – Letter from neighbour**.

The structure has not negatively impacted the safety, aesthetics, or functionality of the surrounding area. Therefore, its continued existence in its current position will likely not introduce new or unforeseen problems.

The dwelling was purchased with the understanding that it would be expanded and used as a permanent residence, which is a reasonable expectation for any property owner. The owner was unaware of the contravention at the time of purchase, as the building plans approved by the local authorities inaccurately depicted the position of the dwelling. The owner's intent is to adapt and use the existing structure, as demolishing



the encroaching portion would be financially unfeasible and would result in unnecessary waste.

The cost of demolishing and rebuilding the portions of the dwelling that encroach on the building line would impose a significant financial burden on the owner. The existing structure is functional and suited to the owner's needs, and there is no compelling reason to incur the substantial cost of demolition, especially when the structure has been in place for so long without any apparent issues. Preserving and utilizing the existing structure is a more sustainable approach, in line with principles of responsible development. It is anticipated that the dwelling, in its current position, has no significant negative consequences.

Furthermore, there is no evidence to suggest that the encroachment has caused any detriment to neighbouring properties or the general surroundings. The continued existence of the dwelling in its current position is unlikely to cause significant impacts on the surrounding properties in terms of privacy, sunlight, or view obstruction.

This departure is a remedy that allows the owner to address the contravention in a reasonable and financially responsible manner. Furthermore, it demonstrates a pragmatic approach to urban development, where existing structures are repurposed and adapted rather than demolished and rebuilt, contributing to a more sustainable and resource-efficient community.

4.2 Permanent Departure from the 2m north-western side building line to 1,8m & 1,85m to allow the existing shed; and

4.3 Permanent Departure from the 2m north-eastern rear building line to 1,03m & 1,12m to allow the existing shed.

The property owner, as mentioned in *Section 3* of this report, is currently in the process of rectifying the contravention that was done by the previous owners by submitting this application. It was also later discovered by the owner that the shed does not have approved building plans. As a result, the contravention should be rectified that the new owner may receive approval for her building plans for additions and alterations. Before the plans may be approved, a land use application is required to obtain approval for the encroachment into the existing 2m building line.

The shed is used for the storing of miscellaneous objects such as gardening equipment, bicycles etc. The shed is therefore not habitable and only used for storage. The duration of the shed situated within the building line has not been disclosed to the owner and is therefore unknown.

Having additional storage space on your property offers several practical advantages. First, it helps with organization and decluttering, allowing for better management of belongings and creating a more visually appealing environment. With more space for storage, it's easier to find things when needed and keep living spaces tidy. Extra storage also increases the functionality of your home, especially if the property is on the smaller side. By utilizing storage effectively, you can free up room for other uses, such as a home office, exercise area, or recreational space.



Seasonal storage is another key benefit, as it allows you to store items like holiday decorations, sports equipment, gardening tools, and clothing out of sight when not in use. Additionally, space for home maintenance tools and equipment ensures easy access and encourages regular upkeep. As lifestyles evolve, extra storage provides flexibility to accommodate future needs without major renovations.

Properties with ample storage tend to attract more interest from potential buyers, increasing resale value. For many, the added benefit of a tidier, more organized space makes additional storage a priority in maintaining a clutter-free home.

In addition to the above, the surrounding properties have become accustomed to the position of the shed that was built prior to the property owner, owning the property. The current property owner has not received any complaint from any neighbours, in fact the owner has received a support letter from the neighbour (attached as **Annexure D**). It is therefore not predicted that these structures have a negative effect on the neighbouring properties.

4.4 Waiving of the determination of an administrative penalty

The existing dwelling and shed that was built over the building line was done by the previous owner without consent or approval. In order for the present (new) owner to have approved building plans for her new property, approval of a land use application is required. To ensure compliance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 it is of importance to include an application for the determination of an administrative penalty. It is however requested that the administrative penalty be waived as this application serves as method to rectify the contraventions that occurred by the previous owner, and it is not predicted to have a negative impact on the surrounding properties as their owners have become accustomed to the placement and position of the structure. It is of utmost importance to take note that the dwelling has been in its current position for over 30 years.

Section 90(3) of the By-law requires the following information:

The nature, duration, gravity and extent of the contravention

Section 4.1 of this report indicates the nature and gravity of the additions that were constructed without prior approval. The total extent of the building lines encroachments is:

Existing dwelling	±3,85m ²
Existing shed	±6,66m ²

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

The previous owner was responsible for ensuring that there were no contraventions in terms of the by-law. It is important to note that no malicious intent was found in their actions and the present (new) owner aims to rectify the contravention.

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

Due to the small-scale nature of the encroachment no quantity surveyor was involved.

Whether the unlawful conduct was stopped



The structures have already been constructed.

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

To the knowledge of this office, the property owner has not previously contravened the By-Law.

5. LAND USE ENVIRONMENT

The subject property is located in Sandbaai, an established residential area in the Overstrand. The property is surrounded by other Residential Zone 1: Single Residential properties and Public Streets. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).

6. TITLE DEED

Title deed T44299/2024 (refer to **Annexure B**) was perused and there are no restrictive conditions that prohibits the approval of the proposal being made.

7. ZONING

The following zoning parameters were assessed in conjunction with the SR1 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:



RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL			
	Parameters	Proposal	Comply/ deviate
Primary use	Crèche, Dwelling House , Guest Rooms, Home Occupation, Second Dwelling Unit and Self-Catering.	Dwelling House	Comply
Consent use	Day Care Centre, Green House, Guest House, House Shop, Institution, Place of Instruction, Place of Worship, Residential Building, and Intensive Horticulture.	N/A	N/A
Development parameters			
Coverage	The maximum coverage for all buildings on the land unit is determined in accordance with the net erf area: 400m ² and greater = 50%	Existing Structures = ± 83,13m ² Existing Coverage = ±10,75%	Comply
Building lines	(i) The street building line is determined in accordance with the net erf area: <ul style="list-style-type: none"> • 400 m² and greater = 4m (ii) The side and rear building lines are determined in accordance with the net erf area: <ul style="list-style-type: none"> • Greater than 400 m² = 2m 	<ul style="list-style-type: none"> • The street building lines are being adhered to. • Permanent Departure from the 2m side building line to 1,46m, 1,8m & 1,85m to allow the existing- dwelling and the shed. • Permanent Departure from the 2m rear building line to 1,03m & 1,12m to allow the existing shed which is not used for habitable space. 	Deviate
Height	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.	The existing dwelling and shed adheres to the 8,0m height restriction.	Comply
Garages and carports	Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2.	N/A	Comply



8. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water, Sewage and Solid Waste

The subject property is connected to the existing networks in the area, which include electricity, water and sewage. The proposal of this application is not anticipated to impact on existing services.

Solid waste is collected every week by the OM.

Access and Egress

Access and egress to the property is gained from Piet Retief Crescent.

9. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability.

The need for the land use application was a result of addressing all the land use requirements and ensuring the property meets the requirements of the property owner. To achieve this, the property owner is required to apply for a permanent departure from the building line.

Socio-economic impact	The permanent departure is not predicted to have a socio-economic impact.
Compatibility with surrounding uses	The proposal to ensure the property complies with the OMLUS, is it not predicted that the proposal is out of line with the surrounding area.
Impact on the external engineering services	Refer to <i>Section 8</i> of this report.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health, and wellbeing of the surrounding community.
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	It is not predicted that the proposal will have an impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	The proposal will not have an impact on traffic, parking or access.



Impact on views, sunlight and character of the area

The subject property is located in a residential setting and the structures are existing, meaning that the adjacent property owners are accustomed to the structure, and it is not predicted to affect any owners as motivated above.

Economic impact

The proposal is not expected to have a short- or long-term economic impact.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is not predicted to have a negative impact on surrounding properties.

Environmental impact

The subject property is not located within an environmentally important area.

10. POLICIES AND REGULATIONS

10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The property is not located within the EMOZ.

10.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The property is not located within the HPOZ.

10.3 Spatial Planning Policies

This proposal is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Spatial Development Framework, 2020.

11. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal to rectify past contraventions is not predicted to influence past spatial injustices.

Spatial sustainability

Spatial sustainability refers to planning proposals which result in communities that are viable. The proposed departure intends to ensure the subject property is utilised to its maximum capabilities.

Efficiency

This proposal is intended to maximise the usage of the subject property.



Spatial resilience

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.

Good administration

The OM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process.

The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



12. EVALUATION

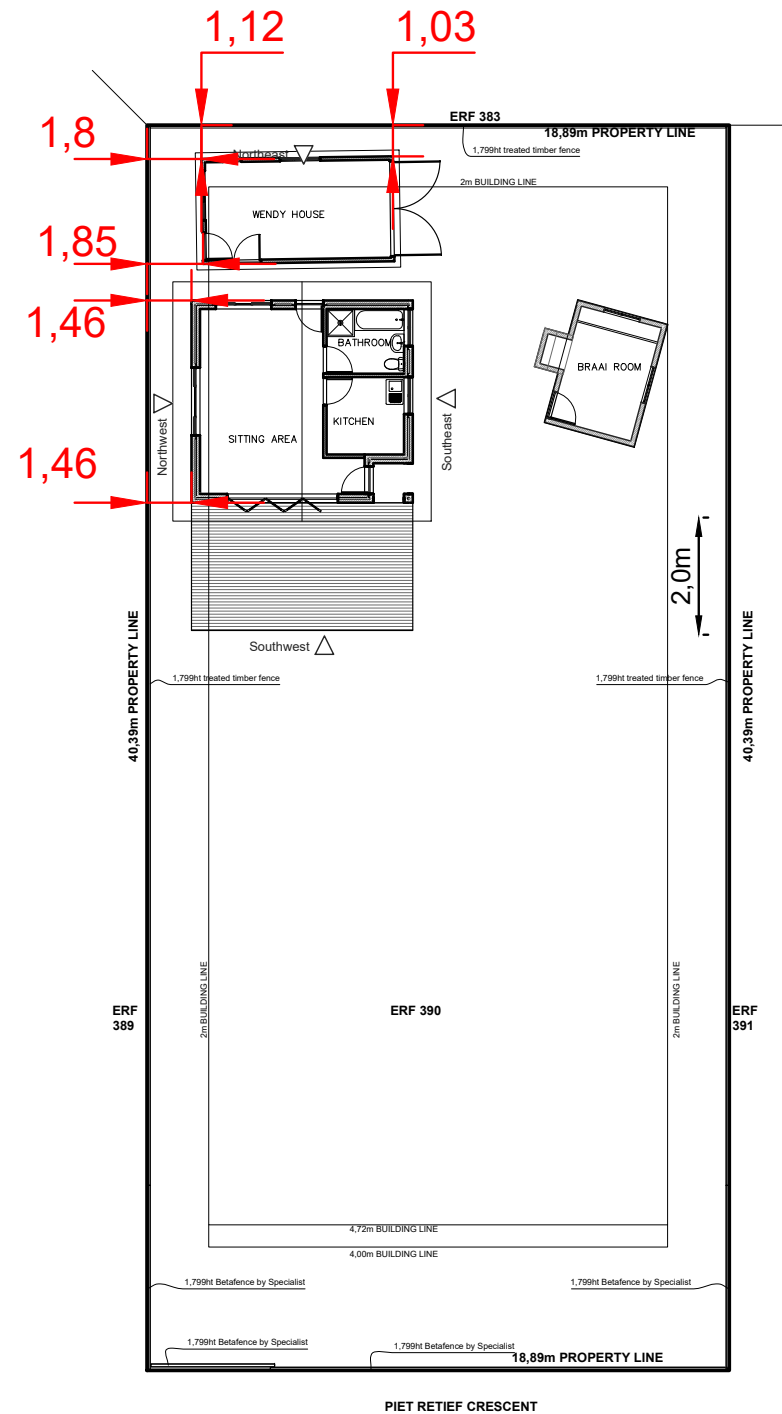
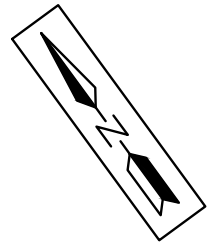
The purpose of submitting this application is to enable the owner to rectify the contravention that had occurred prior to her ownership of the property and to ensure the property has the necessary approvals to be compliant with the OMLUS. The dwelling has been in place for decades without causing harm, and the owner's intent to retain and expand the structure in its current position is in line with both the practical needs of the property owner and the broader community.

This application aims to balance the functional necessity of providing adequate storage space (shed) and preserving the existing dwelling, which is approximately 30 years old, while ensuring compliance with the required conditions outlined in the OMLUS, which include the length, height, and other specifications of structures.

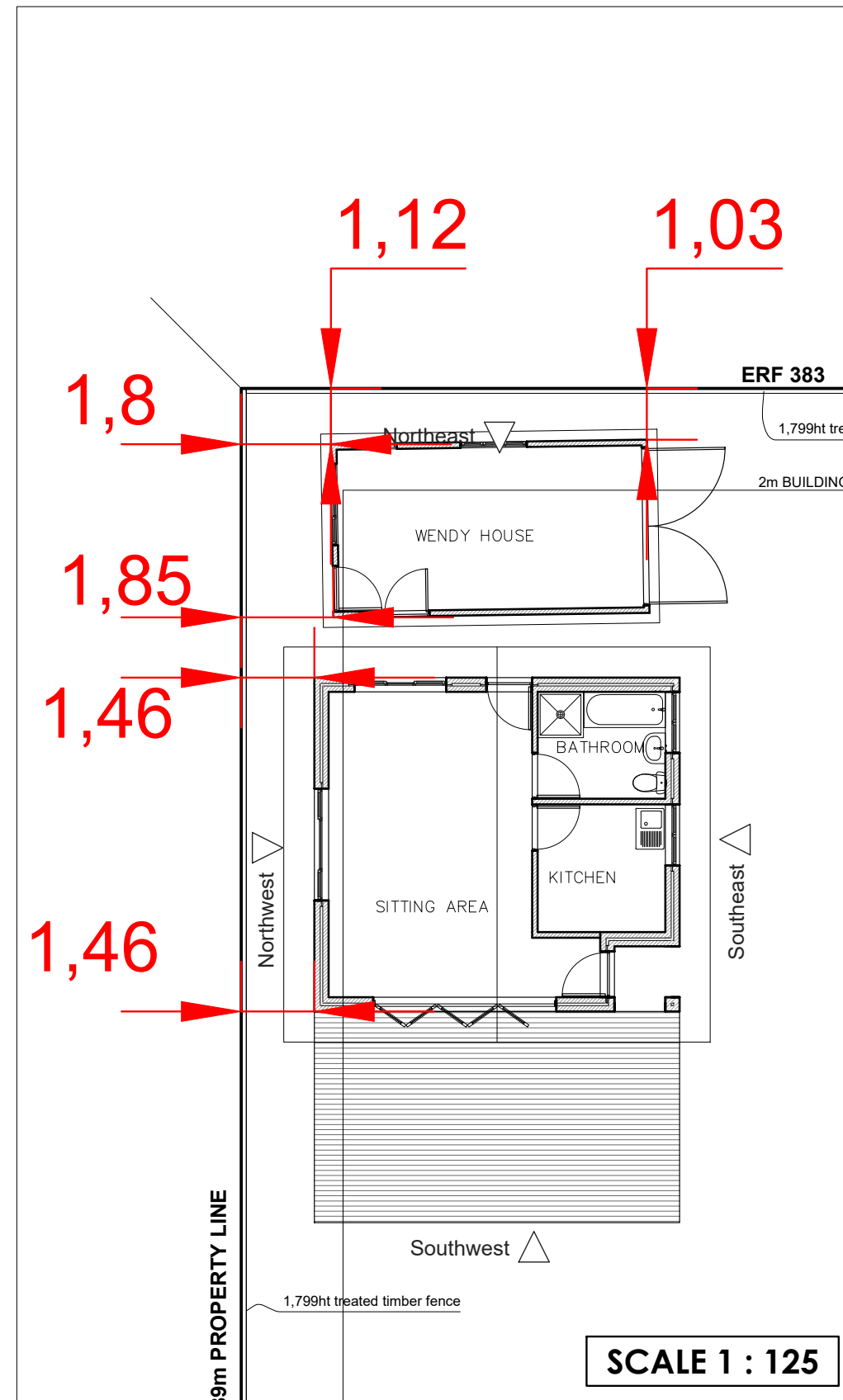
13. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

- 13.1 Permanent Departure** from the 2m north-western side building line to 1,46m to allow the existing dwelling in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 13.2 Permanent Departure** from the 2m north-western side building line to 1,8m & 1,85m to allow the existing shed in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 13.3 Permanent Departure** from the 2m north-eastern side building line to 1,03m & 1,12m to allow the existing shed in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- 13.4 Determination of an administrative penalty** in terms of Section 90(5) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



SCALE 1 : 250



SCALE 1 : 125

4. Site Plan
Erf 390 Sandbaai

Existing structures = ± 83.13m²

Existing Coverage = ± 10,75%

Plan prepared by: Veronica Jansen on 05/02/2025
Based on plans from Ockert Kotze

Plan Number - 25/11 (001)

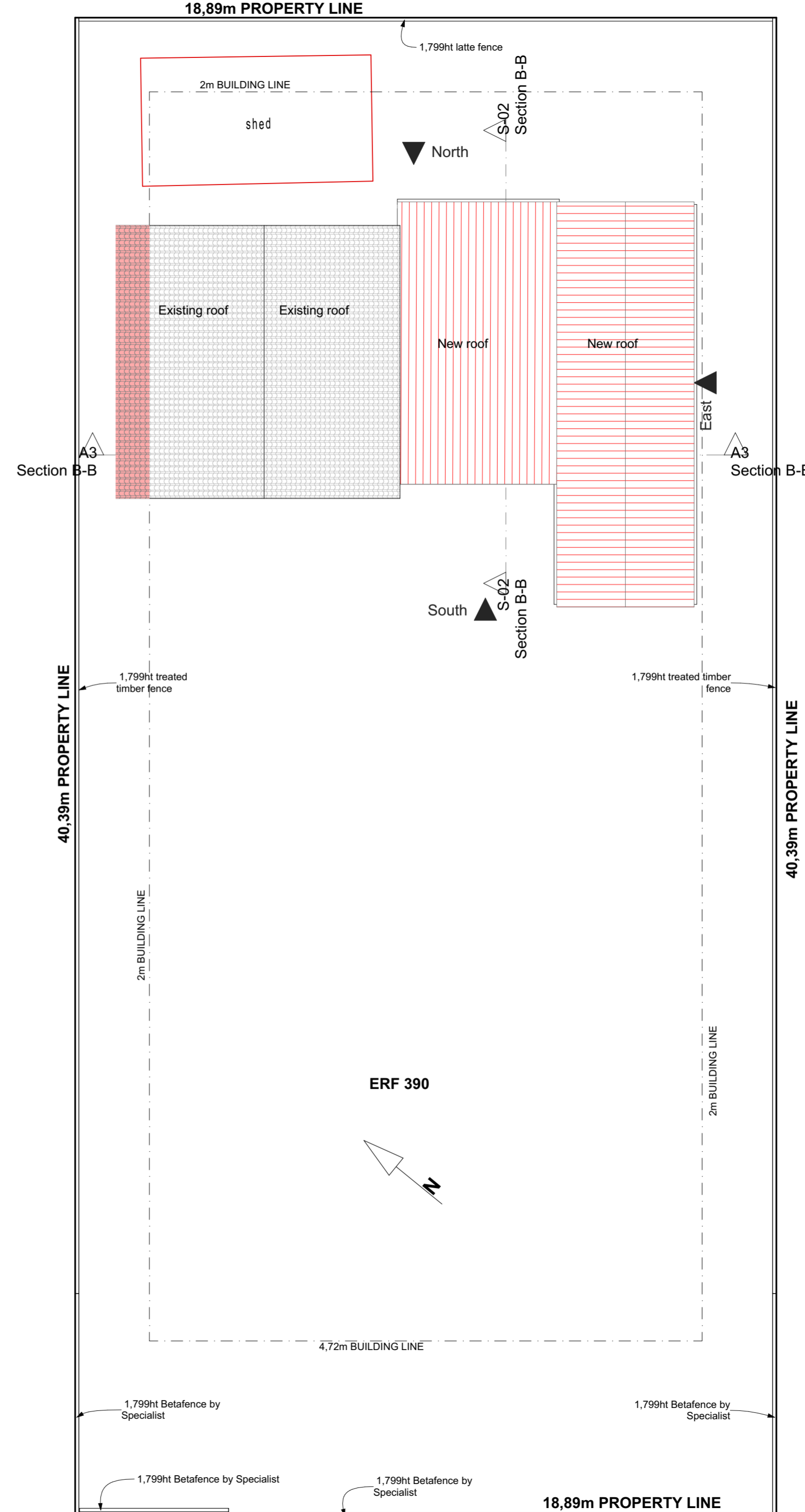
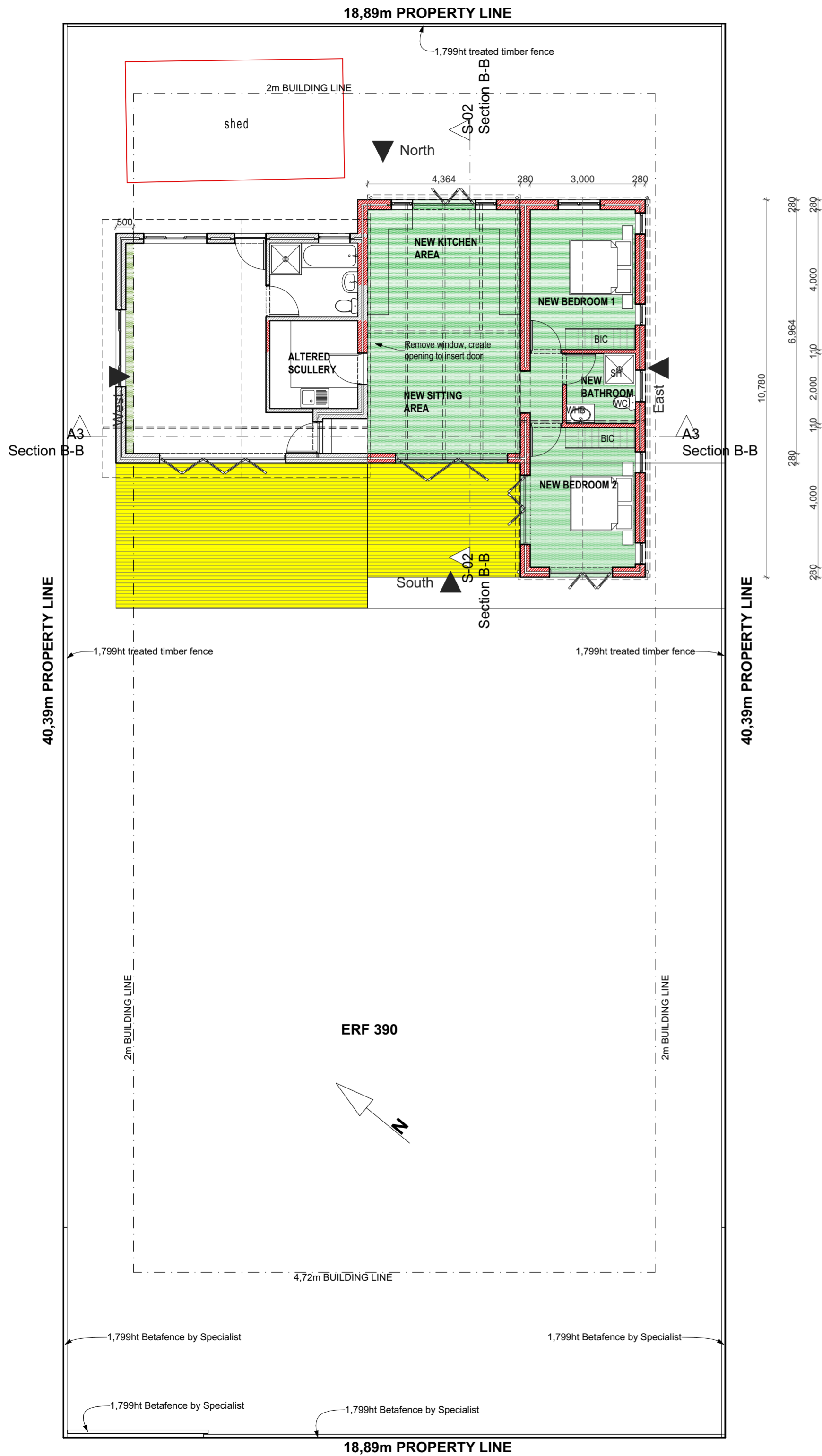
All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200





notes

All work to comply with national building reg's and local authority requirements.

All glazing to be strictly in accordance with sans 10400 part N

All drawings to be read in conjunction with specifications & engineers drawings at all times.

Contractor to verify all dimensions on site before commencing work.

All dimensions are in mm.

Use figured dimensions in preference to scaling.

Any discrepancies to be reported to architect timeously.

Clay brick walls of thickness shown on plan.

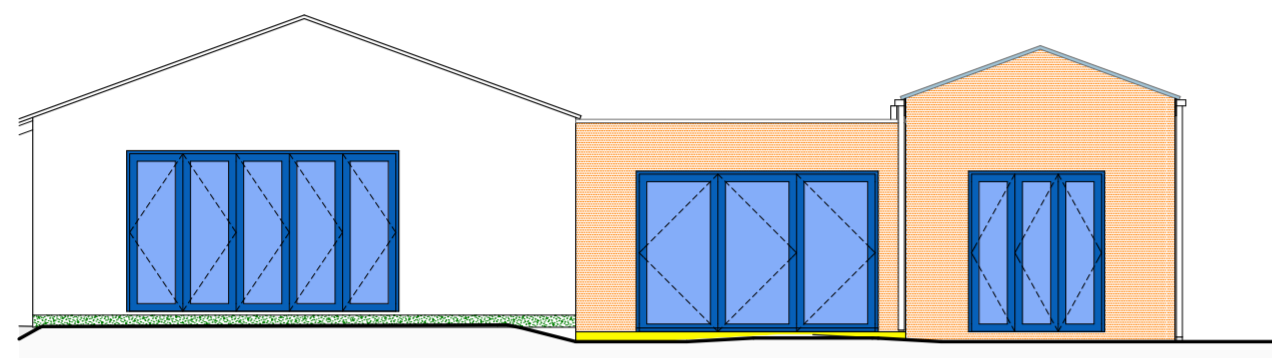
All reinforced concrete works to engineer's spec.

Copyright subsists in this drawing

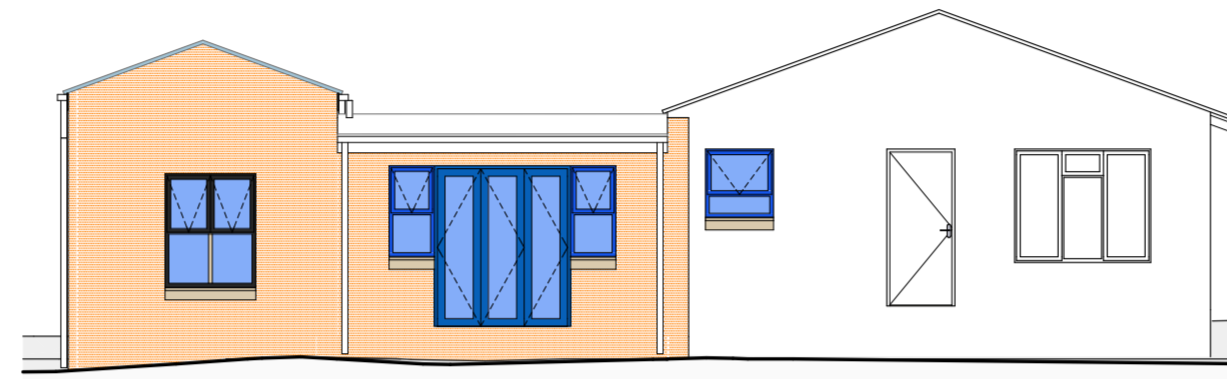
project	ADDITIONS & ALTERATIONS
for client	COGAN
erf	ERF 390 SANDBAAL OVERSTRAND
drawing	PLANS
for	FOR APPROVAL
revisions	

Architect	SACAP REG. NR. T0297 CELL. 083 653 0807	architecture & design
Client	P.O. BOX 1934 HERMANUS 7200 E-MAIL - newlinearchitecture@gmail.com	
scale	1 : 100	<i>new line</i>
paper size	A2	
date	21/01/2025	
drawing no	100	

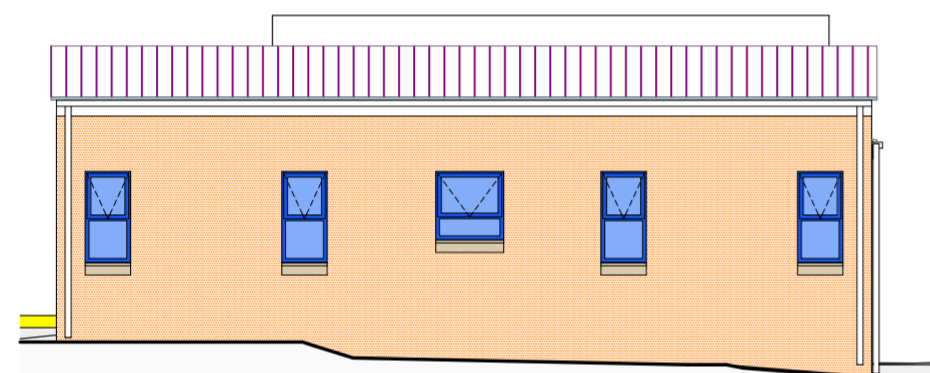
notes
 All work to comply with national building reg's and local authority requirements.
 All glazing to be strictly in accordance with sars 10400 part N
 All drawings to be read in conjunction with specifications & engineers drawings at all times.
 Contractor to verify all dimensions on site before commencing work.
 All dimensions are in mm.
 Use figured dimensions in preference to scaling.
 Any discrepancies to be reported to architect timeously.
 Clay brick walls of thickness shown on plan.
 All reinforced concrete works to engineer's spec.
 Copyright subsists in this drawing



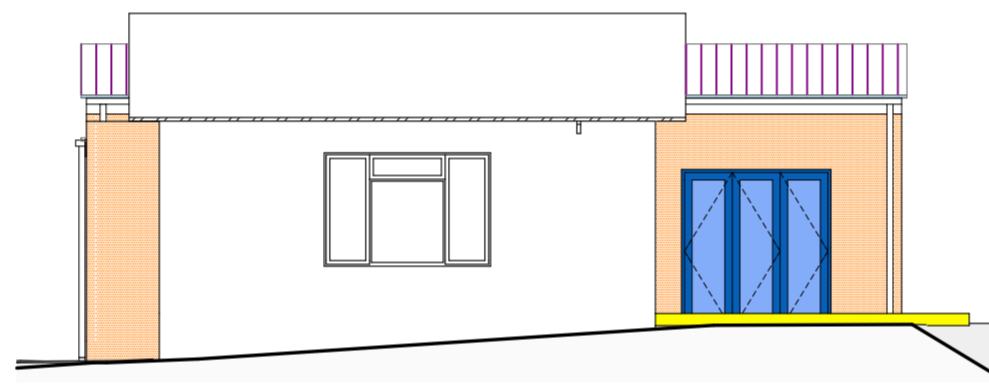
1:100 South Elevation



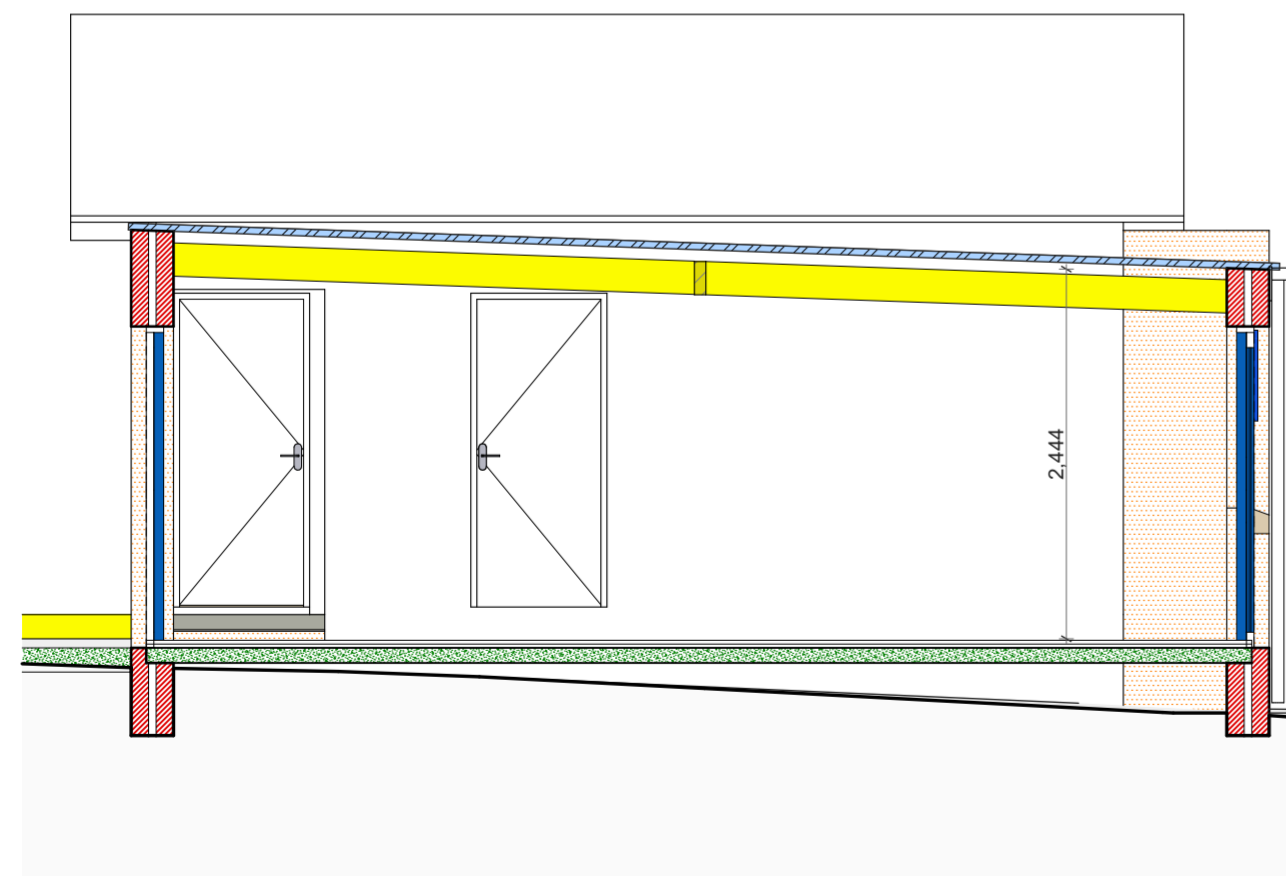
1:100 North Elevation



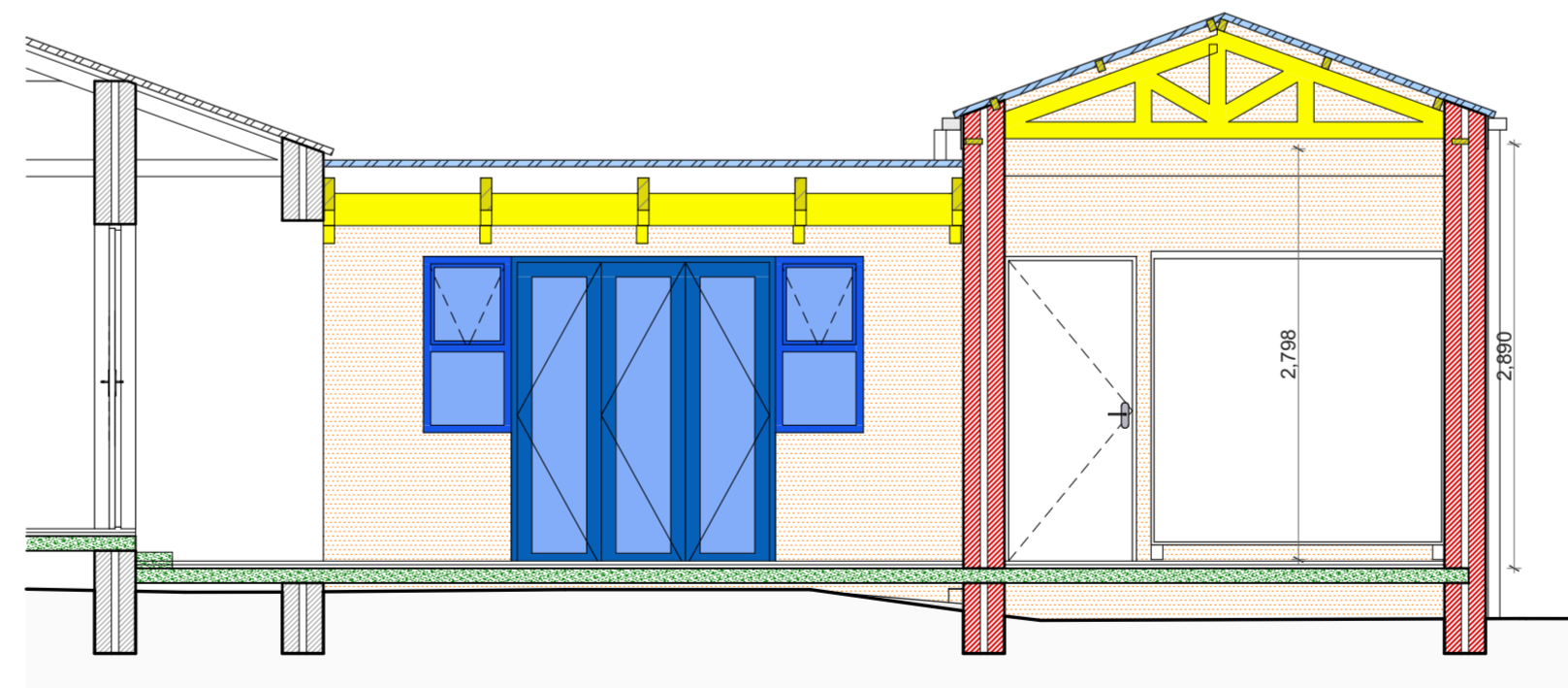
1:100 East Elevation



1:100 West Elevation



1:50 Section B-B

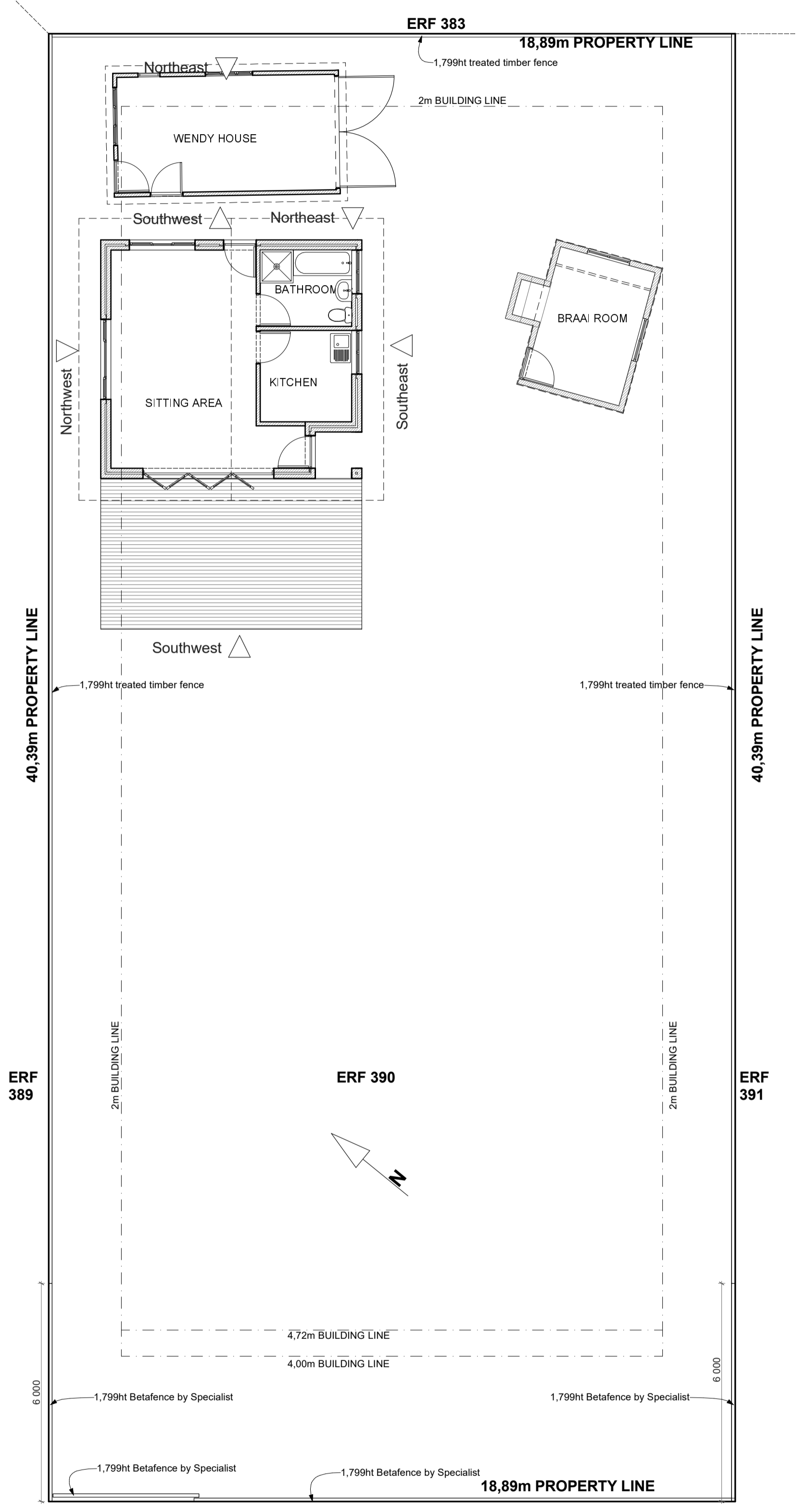


1:50 Section B-B

project	ADDITIONS & ALTERATIONS
for client	COGAN
erf	ERF 390 SANDBAAL OVERSTRAND
drawing	SECTIONS ELEVATIONS
for	FOR APPROVAL
revisions	

Architect	SACAP REG. NR. T0297 CELL. 083 653 0807 architecture & design
Client	P.O. BOX 1934 HERMANUS 7200 E-MAIL - newlinearchitecture@gmail.com <i>new line</i>
scale	1 : 100 / 50
paper size	A2
date	21/01/2025
drawing no	101

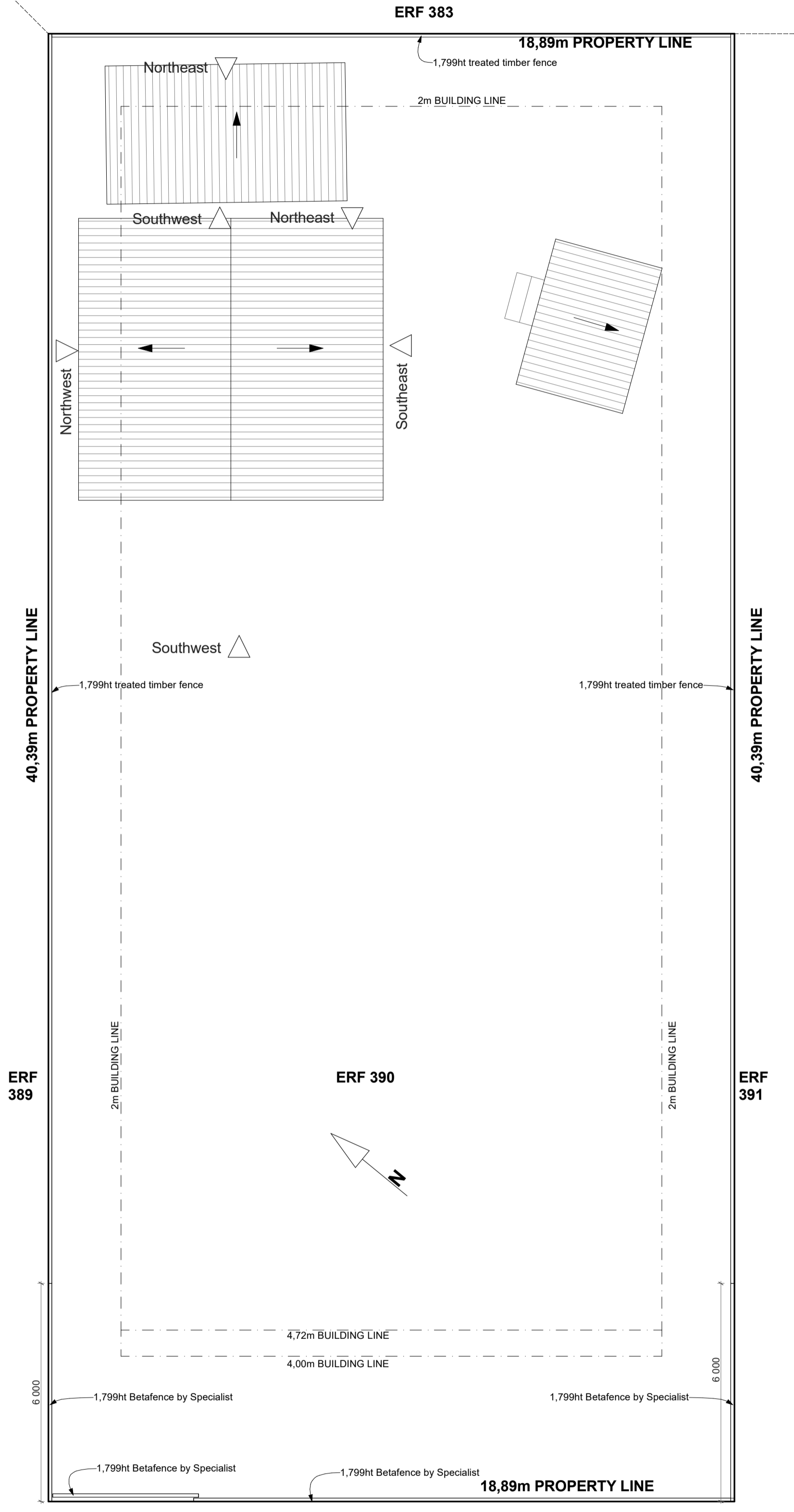
NOTE:
 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.
 ALL DIMENSIONS ARE IN mm.
 USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
 ALL WORK TO COMPLY WITH NATIONAL BUILDING REGS AND LOCAL AUTHORITY REQUIREMENTS.
 ALL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION AT ALL TIMES.
 ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT IMMEDIATELY.
 CEMENT BRICK WALLS OF THICKNESS SHOWN ON PLAN.
 ALL REINFORCED CONCRETE WORKS TO ENGINEER'S SPEC.
 ALL GLAZING TO BE STRICTLY IN ACCORDANCE WITH SANS 10400 PART N.



1:100

PIET RETIEF CRESCENT

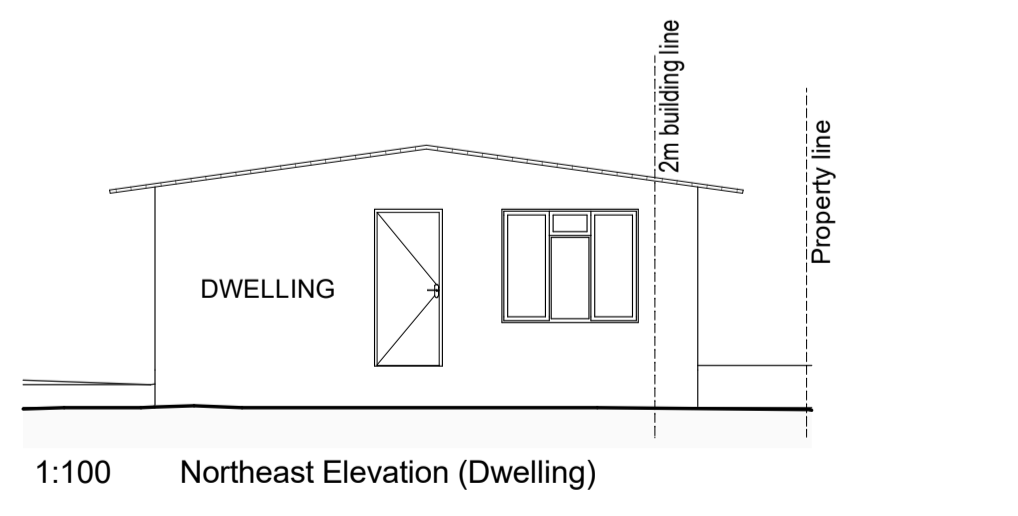
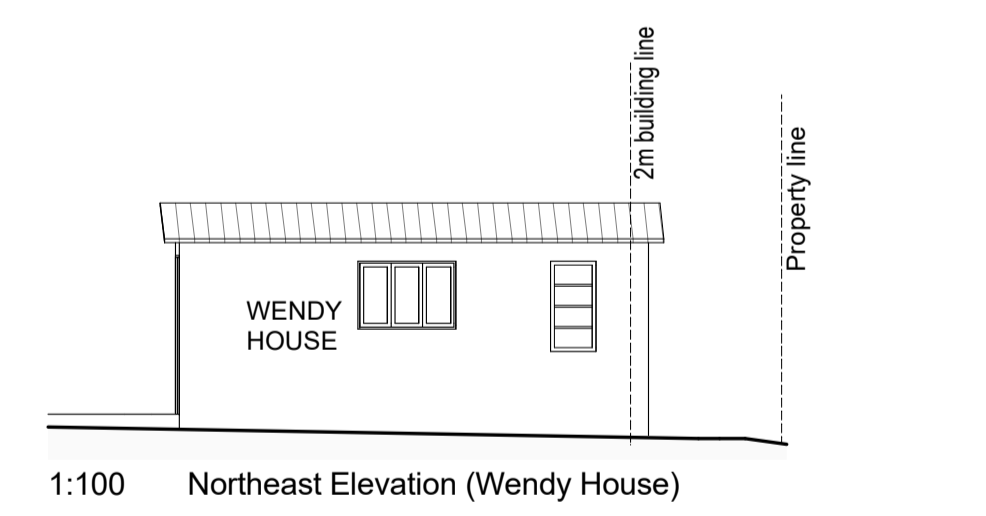
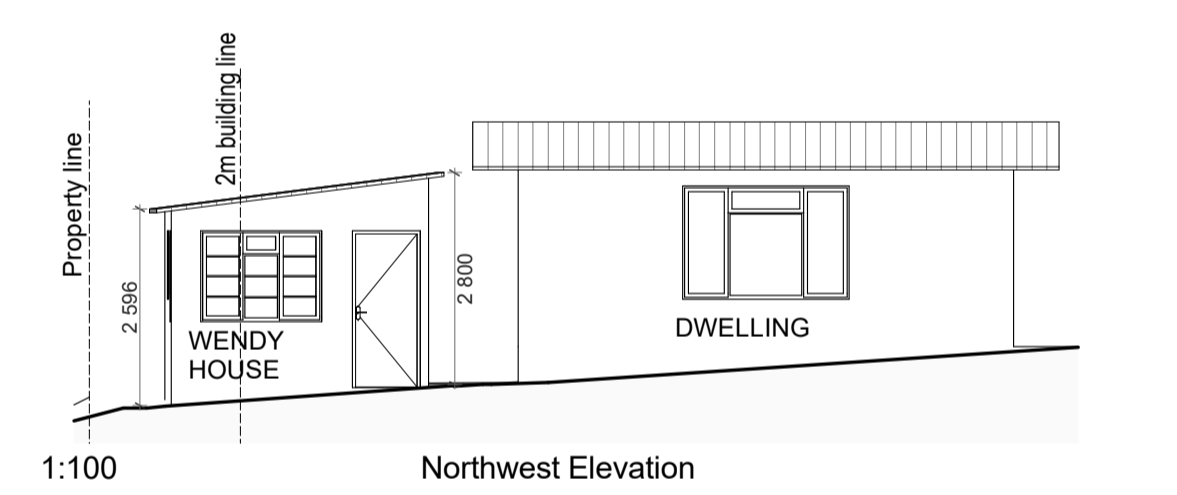
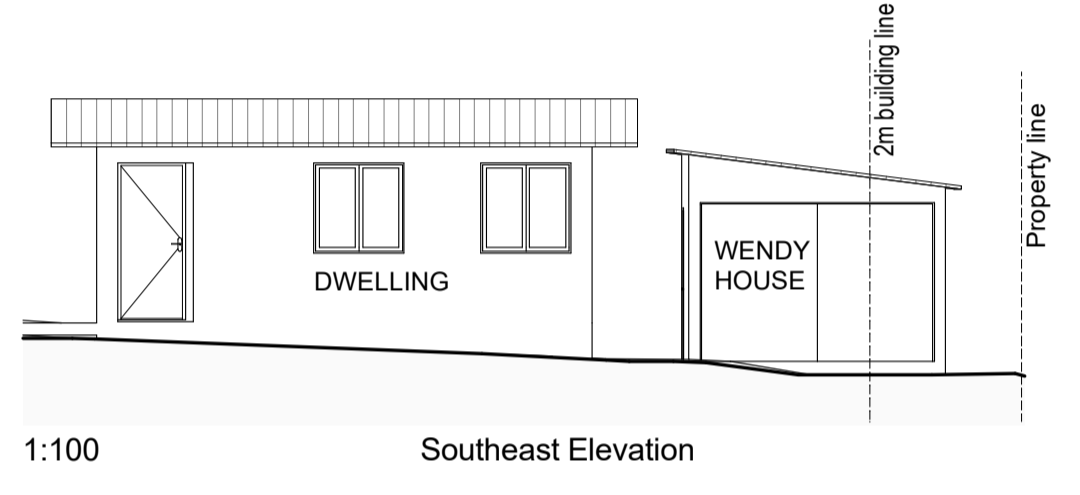
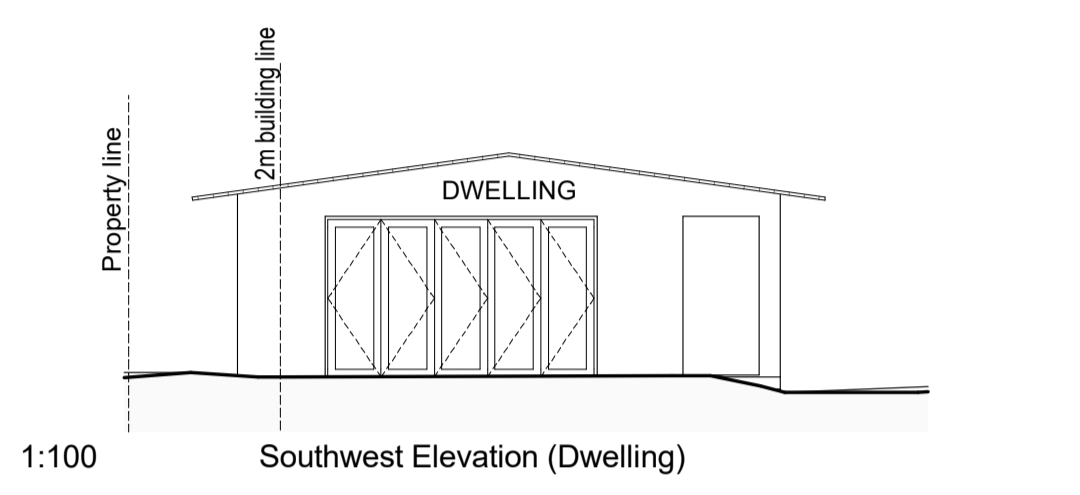
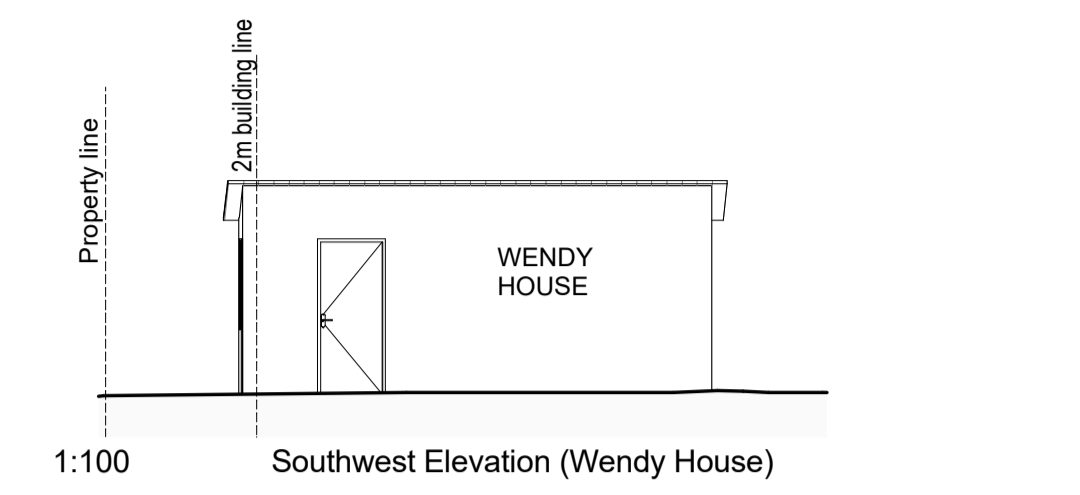
GROUND FLOOR



1:100

PIET RETIEF CRESCENT

SITE PLAN



ERF 390, SANDBAAI, OVERSTRAND

Erf size	763m ²
GROUND FLOOR	= 47m ²
WENDY HOUSE	= 22m ²
OUT BUILDING	= 13m ²
Total Covered	82m²
Coverage	Foot print : 82m ²
Total Coverage	10,70%
Zoning:	Residential Zone 1 : Single residential

Client _____
 Architect _____

ADDITIONS & ALTERATIONS
 FOR APPROVAL

VUE
 architecture

HOUSE
 Stand 390
 262 PIET RETIEF CRESCENT
 SANDBAAI
 OVERSTRAND

DRAWINGS :
 FLOOR PLAN
 ELEVATIONS

SCALE : AS INDICATED
 DATE : 2025/02/18
 PAPER SIZE : A1

DRG. NO. 1.1B