



ERF 4696, 19 STRAND STREET, KLEINMOND: APPLICATION FOR DEPARTURE: CK RUMBOLL & PARTNERS ON BEHALF OF MK HOFFMAN GEBOU (PROPRIETARY) LIMITED

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

- **departure** in terms of Section 16(2)(b) of the By-Law to relax the southeastern lateral building line from 4,5m to 1,5m to accommodate the proposed new roof over a portion of the existing open balcony on the ground floor of Flat 1 on the property.
- **departure** in terms of Section 16(2)(b) of the By-Law to relax the southern lateral building line from 4,5m to 2,17m to accommodate the change of use of the existing open balcony on the first floor of Flat 1 on the property to two proposed new bedrooms.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town & Spatial Planning, Hermanus and at the Kleinmond Library, Fifth Avenue, Kleinmond. 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 / loretta@overstrand.gov.za) on or before **13 June 2025**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Ms. H van der Stoep** 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 & Spatial Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 4696, STRANDSTRAAT 19, KLEINMOND: AANSOEK OM AFWYKING: CK RUMBOLL & VENNOTE NAMENS MK HOFFMAN GEBOU (EIENDOMS) BEPERK

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

- **Afwyking** ingevolge Artikel 16(2)(b) van die Verordening om die suidoostelike syboullyn vanaf 4,5m na 1,5m te verslap om die voorgestelde nuwe dak oor 'n gedeelte van die bestaande oop balkon op die grondvloer van Woonstel 1 op die eiendom te akkommodeer.
- **Afwyking** ingevolge Artikel 16(2)(b) van die Verordening om die suidelike syboullyn vanaf 4,5m na 2,17m te verslap om die gebruiksverandering van die bestaande oop balkon op die eerste verdieping van Woonstel 1 op die eiendom na twee voorgestelde nuwe slaapkamers te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning, Hermanus en by die Kleinmond Biblioteek, Vyfdelaan, Kleinmond. 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 / loretta@overstrand.gov.za) voor of op **13 Junie 2025**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** 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: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

I-ERF 4696, STRANDSTRAAT 19, KLEINMOND: ISICELO SOKUDLALWA KWAKHONA: CK RUMBOLL & NAMABANDLA EGAMENI LEMK HOFFMAN BUILDING (PROPERTY) LIMITED

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala kaMasipala waseOverstrand oLungisa ukuSetyenziswa koMhlaba woMthetho kaMasipala, wokuba isicelo sifunyenwe ngolu hlobo lulandelayo:

- **Ukutenxa** ngokweCandelo 16(2)(b) lomthetho kamasipala ukucuthwa komda wesakhiwo osecaleni kumzantsi-mpuma ukusuka kwi-4.5m ukuya kwi-1.5m ukulungiselela uphahla olutsha olucetywayo phezu kwexalenye yebalcony evulekileyo ekhoyo kumgangatho ophantsi weApartment 1 kwipropati.
- **Ukutenxa** ngokweCandelo le-16(2)(b) loMthetho kaMasipala ukuze kucuthwe umda wesakhiwo osemazantsi ukusuka kwi-4.5m ukuya kwi-2.17m ukuze kuvumeleke utshintsho losetyenziso lwebalcony ekhoyo evulekileyo kumgangatho wokuqala weApartment 1 kwipropati ukuya kumagumbi amabini okulala amatsha acetywayo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha eveki phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Ucwangciso lweDolophu noMmandla, eHermanus nakwiThala leeNcwadi laseKleinmond, iVyfde Avenue, eKleinmond. Naziphi na izimvo ngesindululo mazingeniswe ngokubhaliweyo ngokwemigaqo yeCandelo lama-51 kunye nelama-52 loMthetho kaMasipala omiselweyo kuMasipala (16 Paterson Street, Hermanus / loretta@overstrand.gov.za) ngaphambi okanye nge-**13 Juni 2025**, ebonisa igama, idilesi neenkukacha zoqhagamshelwano, umdla kwisicelo kwakunye nezizathu zezimvo. Imibuzo ngomnxeba ingabhekiswa **kuNkskz. H van der Stoep** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo emva komhla wokuvula. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe: loCwangciso lweDolophu noMmandla apho aya kuthi ancediswe ligosa likamasipala ukuze anike izimvo zakhe ngokusesikweni.

LOCALITY OF ERF 4696
KLEINMOND

REF.
KLM/14319/RP



LEGEND

 The Property

NOTE:

ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY

Date:
FEBRUARY 2025

AUTHORITY:
OVERSTRAND
MUNICIPALITY

COMPILED BY:



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Malmesbury
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MOTIVATIONAL REPORT
Proposed Permanent Departure
Erf 4696, Kleinmond

Application in terms of
the Overstrand
Municipality By-Law on
Municipal Land Use
Planning, 2020

Authority:

Overstrand Municipality

Date:

February 2025

Our reference:

KLM/14319/RPP

Compiled By:

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1. SECTION 1 INTRODUCTION

CK Rumboll and Partners have been appointed by Suzette van Wyk duly authorised representative of M K Hoffmann Gebou Pty Ltd¹, registered owners of Erf 4696, Kleinmond², to attend to all town planning actions regarding applying for a permanent departure to further improve one of the existing dwellings situated on The Property. Professional town planner e

1.1 Purpose

It is the purpose of this report to apply in terms of:³

- ▶ *Section 16 (2) (b) of the Overstrand Municipality: By-Law on Municipal Land Use Planning By-Law for the Permanent Departure from the Relaxation of the 4.5m southern side building line from 4.5m to the existing building footprint. This entails:*
 - The 4.5m southern side building line to 2.17m in order to accommodate the proposed additions / expansion on the first storey of Flat 1 situated on The Property.
 - The 4.5m southeastern side building line to 1.5m in order to accommodate the proposed roof over a portion of the existing open balcony on the ground storey.

1.2 Restrictions

There are no restrictions within the Title Deed of The Property, which will prohibit the proposed Permanent Departures on The Property.⁴ It is important to note that a previous land use application was lodged for the permanent departure of the prescribed building lines of The Property.

1.3 Property Description

Table 1: Property details

Erf 4696, Kleinmond	
Applicant	CK Rumboll & Partners on behalf of M K Hoffmann Gebou Pty Ltd
Extent	1047m ²
Registered Owner	M K Hoffmann Gebou Pty Ltd
Local Authority	Overstrand Municipality
Current Zoning	General Residential Zone 3: Flats
Current Land Use	Flats

¹ **Power of Attorney & Company Resolution – Annexure A**

² Hereinafter referred to as The Property.

³ **Municipal Application Form – Annexure B**

⁴ **Title Deed & SG Diagrams – Annexure C**

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Title Deed T6991/1974
Applicable Zoning Scheme *Overstrand Municipality Land Use Scheme, 2020*

2. SECTION 2 CONTEXTUAL ANALYSIS

2.1 Registered Description and Ownership

The Property is owned by M K Hoffmann Gebou Pty Ltd

Table 2: Ownership

Property no	Title Deed	Extent	Restrictive Conditions
Erf 4696, Kleinmond	T6991/1974	1047m ²	None

2.2 Locality

Kleinmond is a small coastal town in the Overberg region of the Western Cape Province. It is situated proximately 90km east of Cape Town between Betty's Bay and Hermanus. Tourism plays a large role in the town's economy due to its popularity with tourists from across the Western Cape. The Property is situated in the southwestern part of Kleinmond, with the Kleinmond lagoon and beach situated to the west of The Property. The Property gains access from Strand Street (Gravel road).⁵



⁵ **Locality Plan – Annexure D**

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Figure 1: Locality of Erf 4696, Kleinmond

2.3 Existing Zoning and Surrounding Uses

In accordance with the Overstrand Municipality Land Use Scheme, The Property is zoned General Residential Zone 3: Flats. The Property is located within an established residential neighbourhood. The Property is surrounded by Residential Zone 1 properties to the north, east and south, with Open Space Zone 2 (Public open space) situated to the west. The Open Space Zone 2 property to the west, separates The Property from Kleinmond Lagoon.⁶



Figure 2: Surrounding land uses

2.4 Access and Parking

Access to The Property is obtained from Strand Street situated to the west. Strand street is a small gravel

⁶ **Surrounding Land Uses – Annexure E**

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road providing access to both The Property and Erf 4699, Kleinmond which is situated to the south of The Property. Sufficient parking is already provided on The Property for the Dwelling and two existing flats situated thereon.

2.5 Services

The existing building on The Property is already connected to the existing municipal services located in the established area, therefore, sufficient services are considered available for the proposed expansion / addition to the existing flat on The Property.

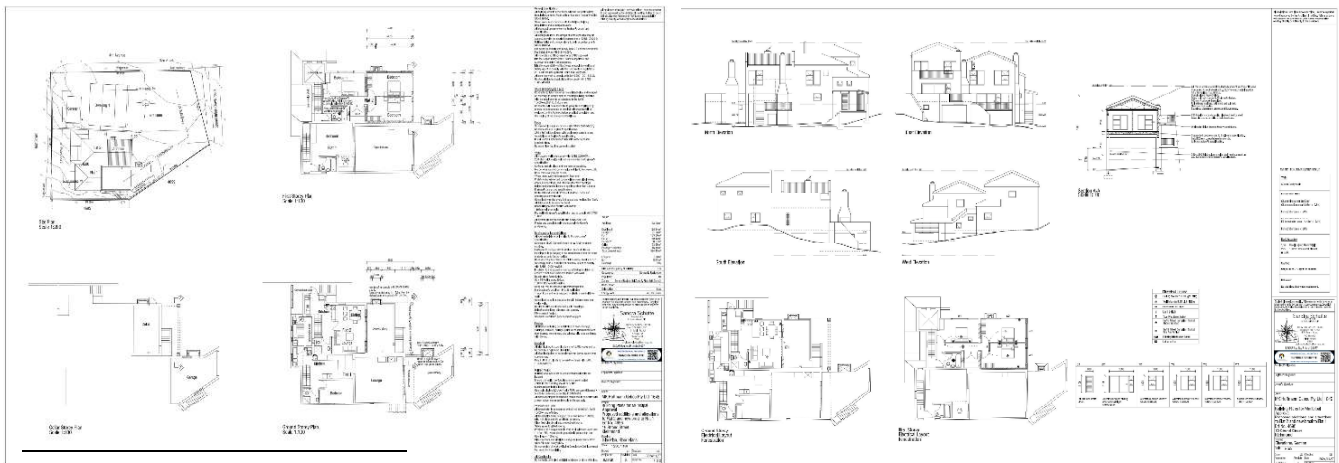
3. SECTION 3 DEVELOPMENT PROPOSAL

3.1 Background

As previously mentioned, land use approval was granted for the relaxation of certain prescribed building lines to facilitate the development of The Property with a dwelling and two flats. Our client now seeks to further enhance The Property by upgrading some of the buildings, including the building in which Flat 1 is located.

The proposed development involves the addition of two bedrooms where the existing open balcony on the first floor is situated, which is above the existing lounge. A new roof over a portion of the existing open balcony on the ground floor, above the garage, is also proposed. By utilising the existing structure for this addition, the development ensures that the building's **footprint remains unchanged**.

Furthermore, building plans for specific improvements and additions to flat 2 have already been approved.⁷



⁷ **Flat 2 Building Plans – Annexure F**

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Figure 3: Flat 2 Building Plans

Following the approval of the building plans for the improvements and upgrading of Flat 2 as illustrated above (Figure 3), this application is submitted to enable the enhancement and upgrading of Flat 1, ensuring both units benefit from the same development opportunities while also enhancing the overall aesthetic appeal of The Property.

It is important to note that the previous relaxation of the prescribed building line applies only to the existing structures on the property. Specifically, in relation to Flat 1, includes the encroachment of the southern side building line at the cellar storey, ground storey, and a portion of the first storey.

To accommodate the proposed additions to Flat 1, this application seeks approval for the relaxation of the prescribed building lines applicable to a portion of both the ground and first storeys.

3.2 Proposed Departure from Development Parameters

3.2.1 Building Lines

- ▶ *Application is made in terms of Section 16 (2) (b) of the Overstrand Municipal Land Use Planning By-Law for the following Permanent Departure⁸ from the 4.5m building line to the existing building footprint, this entails:*
 - *Relaxation of the Prescribed 4.5m southeastern Building line (Side Building Line) of The Property to 1.5m to accommodate the proposed additions to Flat 1 on The Property, namely the proposed roof over a portion of the existing open balcony situated above the garage on the ground storey.*
 - *Relaxation of the prescribed 4.5m southern Building Line (Side Building Line) of The Property to 2.17m to accommodate the proposed additions to Flat 1 on The Property, namely the addition of two rooms where the existing open balcony situated above the existing lounge, on the first storey, is.*

⁸ **Departure Plan – Annexure G**

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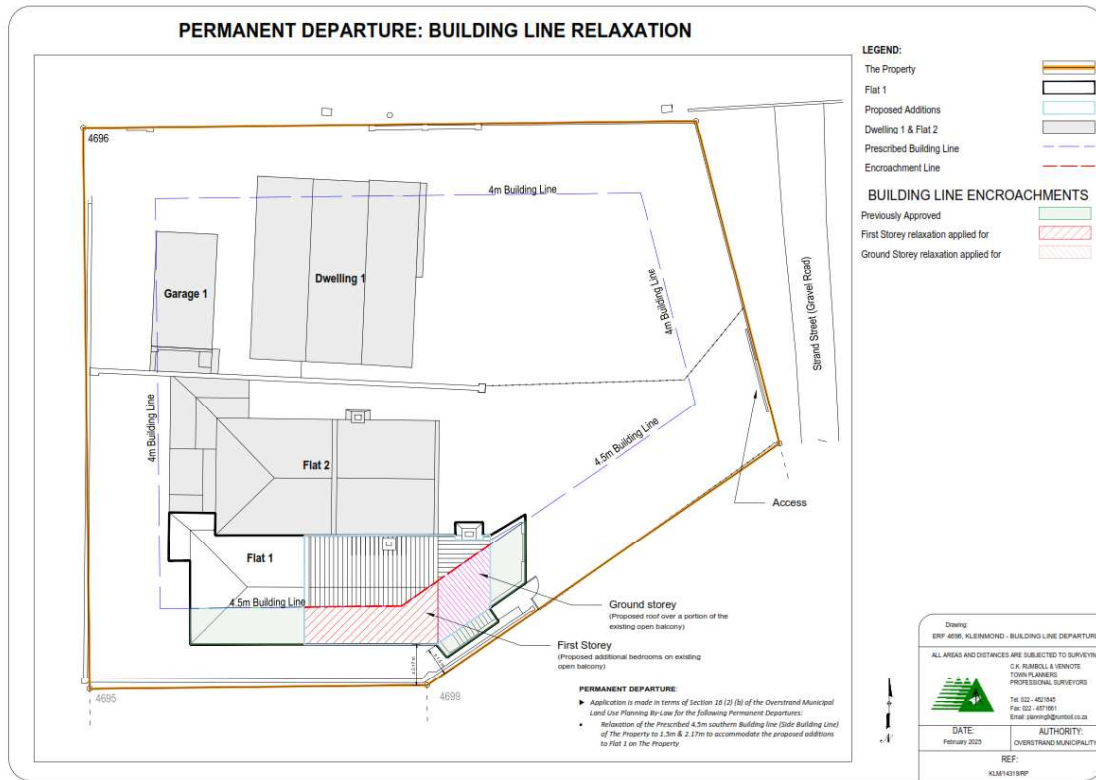


Figure 4: Departure Plan

The proposed departure is justified based on the following considerations:

- **Existing Development and Land Use Approval:** The Property has been previously developed with a dwelling, and two flats, which our client is systematically upgrading to better meet their needs. Certain structures on the property already encroach upon the prescribed building lines, and prior land use approval was granted for these encroachments. The current application seeks to align with the previously approved land use framework.
- **Enhancement of Flat 1:** The proposed upgrades to Flat 1 involve the addition of two bedrooms and a roof over the existing open balcony above the garage on the ground floor, contributing to the overall improvement of the unit while maintaining the integrity of the existing development.
- **No Increase in Building Footprint:** The proposed additions will be accommodated within the existing building's footprint, ensuring that the footprint of the building remains unchanged. This minimizes any potential impact on the surrounding environment and neighbouring properties.
- **No Further Encroachment Beyond Approved Limits:** The proposed development will not extend beyond the previously approved building line encroachments. No new encroachments are being introduced, ensuring compliance with the existing built framework.
- **Privacy Considerations:** No doors or windows are proposed along the southern boundary, except for a door to and from the garage allowing for better access, mitigating any potential concerns regarding privacy or overlooking onto adjacent properties.

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- Improved Accommodation Opportunities:** The relaxation of the prescribed building lines for the ground and first storey will enable the addition of two bedrooms and a roof over a portion of the existing open balcony situated above the garage on the ground floor, enhancing the accommodation capacity of Flat 1. This improvement supports broader tourism and housing demand in the area by providing greater lodging options for larger groups, families, or individuals seeking accommodation.

Given the above, the proposed departure is reasonable, aligns with existing approvals, and contributes positively to the functionality and accommodation potential of the property without negatively impacting the surrounding area.

As illustrated in **Figure 6: Building Plans**, the proposed additions to Flat 1 will not expand the existing building footprint and will not introduce any new openings, windows, or doors along the southern boundary of The Property except for the door leading to and from the garage, which will not have significant intrusion on surrounding properties privacy. This ensures that the privacy of adjacent properties is maintained, and that the development remains within the existing built form.

Furthermore, a formal building plan submission will be made following the approval of the proposed departures, ensuring full compliance with regulatory requirements.

It is important to note that, due to prior land use approvals for the relaxation of the prescribed side building lines and the previous approval of building plans depicting the existing structures on the property, this application does not seek the relaxation of the 4.5m side building line to 0.67m for the entrance stairs to Flat 1, as this was previously authorized. This application specifically applies the relaxation of the 4.5m side building line respectively to 1.5m & 2.17m to accommodate the proposed additions to Flat 1 on both the ground and first storeys.⁹

Furthermore, it is important to highlight that for properties zoned **Residential Zone 1 (SR1)** and exceeding **400m²**, the prescribed building line is **2 meters**. In this context, it can be argued that the existing land use—comprising a primary dwelling and two flats—does not impose a significantly greater impact on the surrounding properties than a typical single residential development permitted under this zoning category.

Given that the proposed departure does not introduce a substantial deviation from the intended residential character of the area and does not exacerbate the impact on neighboring properties, it is reasonable to conclude that the application for the **permanent relaxation of the building line** should be considered

⁹ **Proposed Building Plans – Annexure H**

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favorably. This proposal aligns with existing land use patterns while ensuring efficient use of the property within the regulatory framework.

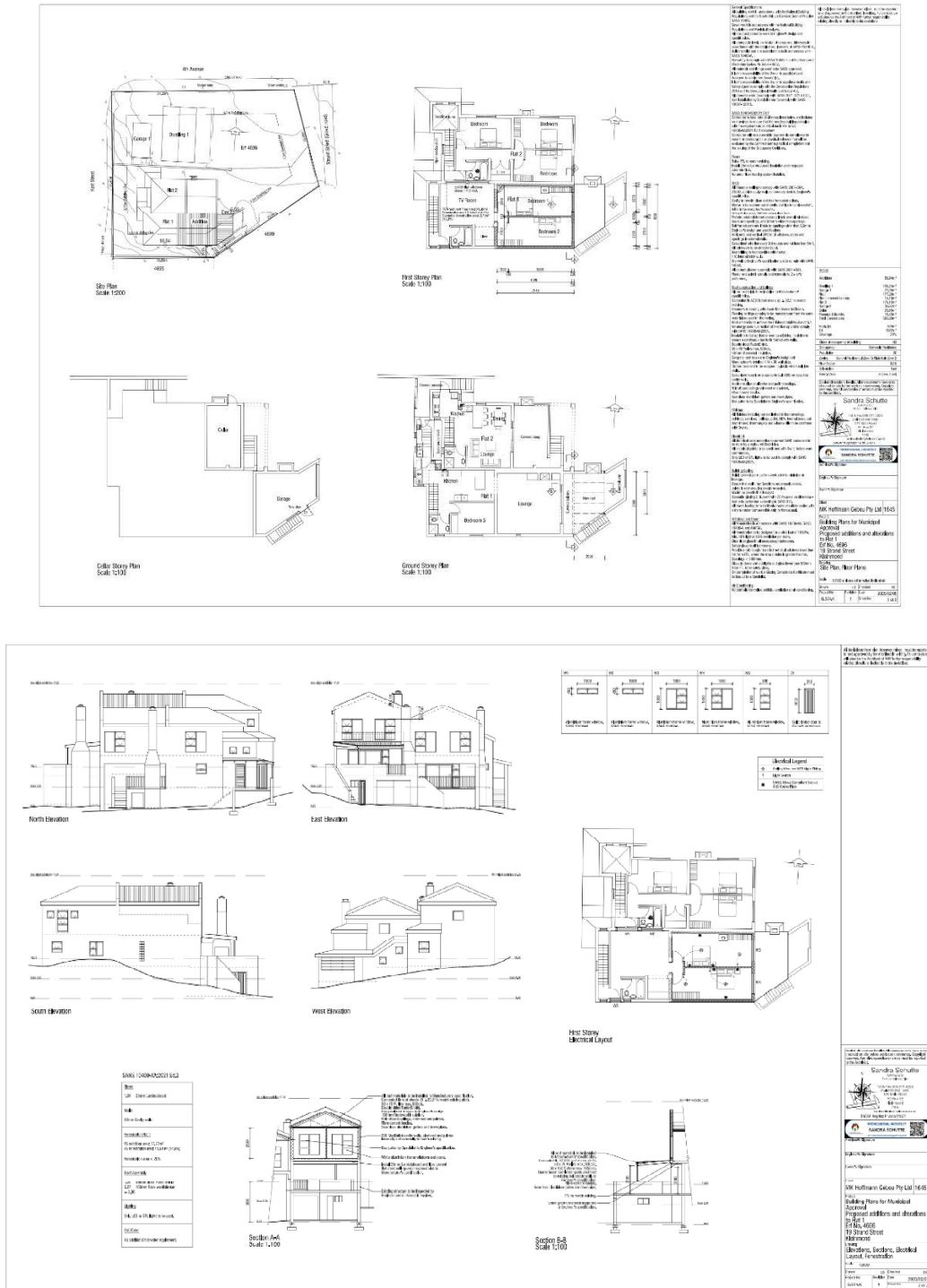





Figure 5: Building Plans

3.3 Zoning Parameters

The following table indicates the compliance of the proposed development with the requirements specified in the Overstrand Municipality Land Use Scheme.¹⁰

Table 3: Land Use Scheme Regulations applicable to General Residential Zone 3 properties

General Residential Zone 3: Flats		
Land Use Determination	Proposal	Compliance
<p>Primary uses: Flats and town house in accordance with 6.3.2 and residential buildings.</p> <p>Consent uses: Crèche, day care centre, home occupation, hotel, institution, place of assembly, place of instruction, place of worship, retirement village, tourist accommodation and transmission apparatus.</p>	1 Dwelling & accompanied garage and 2 Flats	
<p>Coverage: The maximum coverage is 80%.</p>	The total coverage for The Property is 29%	
<p>Height: The maximum height of a building, measured from the base level to the top of the structure, is determined in accordance with the bulks zone as specified below: GR3: 12.5m (4 storeys) GR4: 9m (3 storeys)</p>	The existing building and proposed amendments will maintain a height restriction of 9m.	
<p>Building Lines: Street: 4m Side: 4.5m Rear: 3m</p>	Application is made for the relaxation of the prescribed side building line (Southern boundary) from 4.5m to 1.5m & 2.17m. The proposed relaxation will allow for the proposed additions to Flat 1 as presented in this application.	Departure is applied for.

4. SECTION 4 PLANNING POLICY

4.1 Overstrand Municipality: Municipal Spatial Development Framework

The Overstrand Municipality Spatial Development Framework (OMSDF) facilitates the formulation of a common vision and objectives that will underpin an orderly spatial development pattern, thus contributing

¹⁰ **Zoning Certificate – Annexure I**

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directly towards the creation of a sustainable relationship between urban and rural settlements, related socio-economic systems and the natural environment. Furthermore, the OMSDF provides the planning guidelines that guide forward planning and development in Kleinmond and the greater Overstrand Municipal area as a whole.

The proposed relaxation of the side building line aligns with the Overstrand Municipality Spatial Development Framework (OMSDF) as follows:

- **Encouraging Mixed-Use and Densification:** The OMSDF promotes mixed-use development and higher-density residential areas to enhance land use efficiency and prevent urban sprawl. The proposed addition to Flat 1 optimizes the use of existing structures without increasing the building footprint, thus aligning with the strategic goal of compact urban development.
- **Enhancing Vibrancy and Liveability:** The Overstrand SDF emphasizes creating vibrant and exciting urban areas by encouraging development that enhances the built environment while maintaining accessibility, safety, and social engagement. The proposed relaxation of the building line supports this by facilitating an upgraded residential unit that improves accommodation offerings without compromising spatial quality.
- **Sustainable Growth and Spatial Efficiency:** The OMSDF seeks to promote spatial efficiency by utilizing existing infrastructure and minimizing unnecessary land expansion. The proposal adheres to this principle by ensuring that no additional land is consumed and by using existing building structures for improvements.
- **Alignment with Growth Management Strategies:** The OMSDF highlights the importance of urban regeneration and the redevelopment of existing properties to meet modern needs. The planned improvements to Flat 1 align with this by enhancing the property's accommodation potential while maintaining its structural integrity.
- **Economic and Tourism Enhancement:** The proposal supports the municipality's vision of attracting visitors and skilled individuals by improving accommodation options within established urban areas. The addition of two bedrooms to Flat 1 will create greater flexibility for rental or tourism-related uses, thereby contributing to local economic development.

By facilitating the relaxation of the building line for the proposed development, the application is consistent with the overarching goals of the Overstrand Municipality's Spatial Development Framework, ensuring sustainable, efficient, and vibrant urban growth.

4.2 Principles of Land Use Planning

The proposed development supports the principles of *Chapter VI (Article 59) of the Land Use Planning Act (LUPA), Act 3 of 2014, and Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013*, as follows;

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4.2.1 Spatial justice

The use of the property for residential purposes is consistent with the applicable zoning regulations as well as *SDF* proposals for the area in which the property is located. The zoning of the property will not change; the owner's right to develop the land for additional residential purposes is consistent with the proposals of the *SDF*.

The proposed development complies with the principle of Spatial Justice by reinforcing residential use within the existing zoning framework and *SDF* proposals. The property's use remains solely residential, adhering to zoning regulations and preserving the owner's right to develop on his property without altering the land's designated purpose. The proposal enhances residential capacity through in-place upgrades, supporting equitable access to quality housing while maintaining a balanced urban fabric as envisioned in the *SDF*. By aligning with the strategic planning objectives outlined in the *SDF*, the development reinforces planned residential growth, ensuring improvements are consistent with long-term spatial justice goals, thereby upholding the vision for accessible, equitable, and well-planned residential development in the community.

4.2.2 Spatial sustainability

The development of this property falls within the densification proposal suggested within urban boundaries of all towns in the Western Cape. The proposed development promotes spatial compactness and resource frugal development, whilst protecting the environment. The proposed application supports sustainable use of resources and falls within an administrative area earmarked for residential use. The proposal limits urban sprawl by optimising the utilisation of existing land within the urban periphery and forms part of the existing densification environment. The proposed development will benefit from existing services that will ensure quality of life to present and future generations.

The proposed relaxation of the building line from 4.5m to 1.5m & 2.17m to add two rooms to Flat 1 aligns with the principle of spatial sustainability by promoting densification within the urban boundaries, as suggested for towns in the Western Cape. This development encourages spatial compactness and resource-efficient growth while minimizing environmental impact. By utilizing existing land within the urban periphery and optimizing residential capacity, the proposal supports the sustainable use of resources and helps limit urban sprawl. Additionally, the development benefits from existing services, ensuring a high quality of life for both current and future residents, consistent with the objectives of sustainable urban growth.

4.2.3 Efficiency

The proposed development will promote urban functions remaining within urban areas. The proposed development will promote the short-, medium- and long-term financial sustainability of the property, seeing as optimal use of existing services is made. The zoning scheme regulations can be considered sufficient in regulating future development. The proposed development uses the optimal efficiency of land and services. Infill development is an effective spatial planning tool that promotes sustainable development by making optimal use of available opportunities. The proposal will also ensure an overall a more compact town.

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4.2.4 Spatial resilience

The principle of spatial resilience allows more flexibility in spatial plans, policies and systems. More flexible development opportunities promote sustainable livelihoods. The proposed land use change will still be resilient in terms of the multiple uses that are allowed if the correct land use rights are obtained. The proposed development does not limit any future benefits of the properties or surrounding area and have no negative impact on disadvantaged communities.

4.2.5 Good administration

The proposed application will be taken through the public process, and all relevant departments will be approached. Participation of different relevant departments and the public will ensure an informed decision.

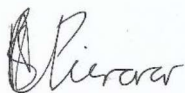
From the above it can be concluded that the proposed development complies with the overall guidelines and proposals for future development in Kleinmond when taking into consideration the impact and scale of the proposed development. The proposal can be deemed consistent with the applicable planning policies and guidelines as it will result in uses that will still maintain the character of the area whilst supporting densification within the urban edge of Kleinmond. With the proposed development, The Property will be used to its full potential and further contribute to limiting urban sprawl.

5. SECTION 5 SUMMARY

In view of the foregoing motivation report, it is therefore clear that the application for:

- Permanent Departure for:
 - *The Relaxation of the Prescribed 4.5m southeastern Building line (Side Building Line) of The Property to 1.5m to accommodate the proposed additions to Flat 1 on The Property, namely the proposed roof over a portion of the existing open balcony situated above the garage on the ground storey.*
 - *The Relaxation of the prescribed 4.5m southern Building Line (Side Building Line) of The Property to 2.17m to accommodate the proposed additions to Flat 1 on The Property, namely the addition of two rooms where the existing open balcony situated above the existing lounge, on the first storey, is.*





Is considered desirable and is therefore submitted for your favourable consideration.






.....
 Roeben Pienaar
 For CK RUMBOLL AND PARTNERS

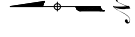
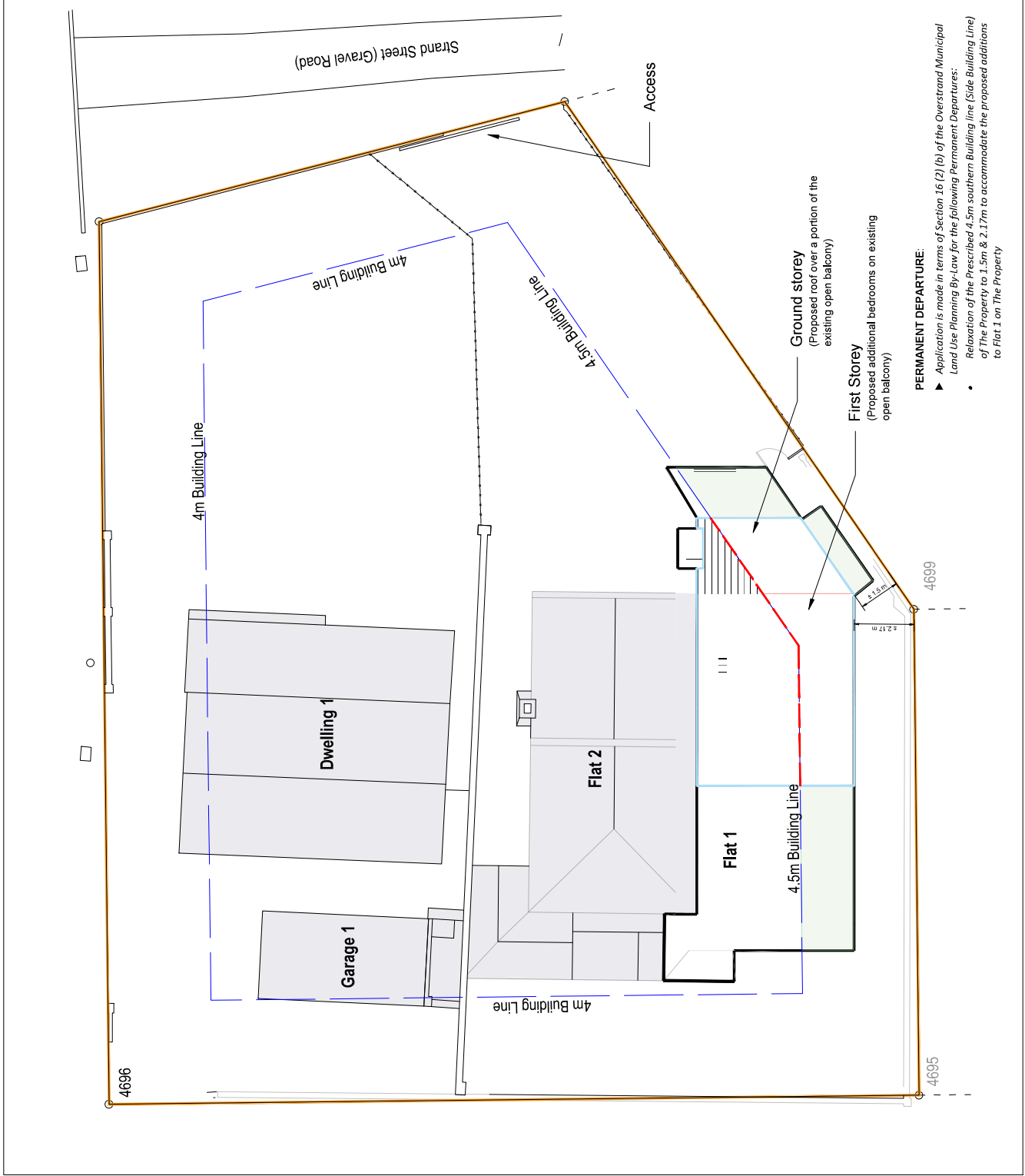
PERMANENT DEPARTURE: BUILDING LINE RELAXATION

LEGEND:

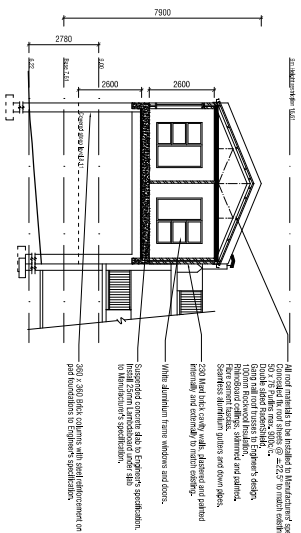
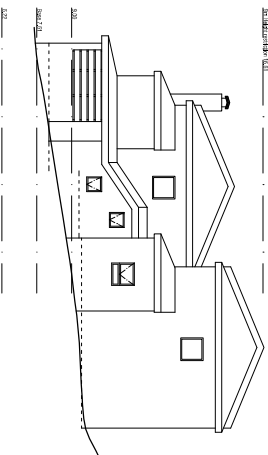
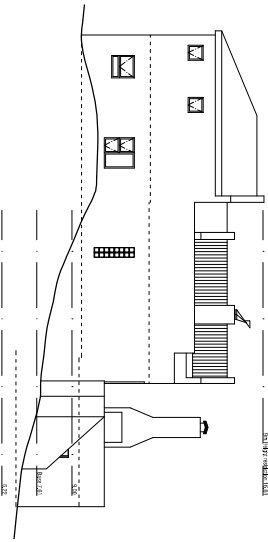
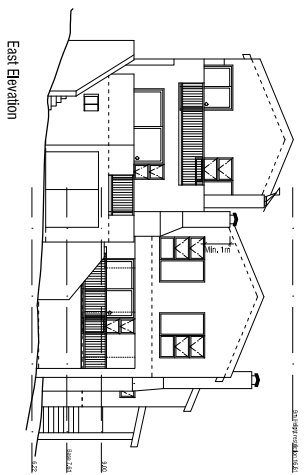
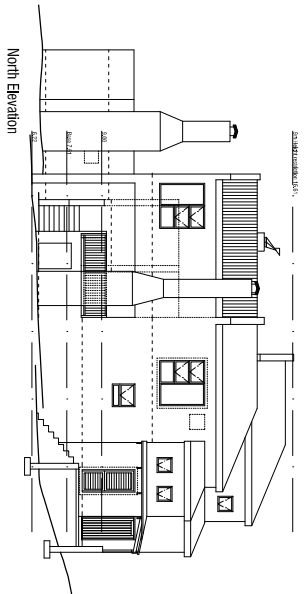
-  The Property
-  Flat 1
-  Proposed Additions
-  Dwelling 1 & Flat 2
-  Prescribed Building Line
-  Encroachment Line

BUILDING LINE ENCROACHMENTS

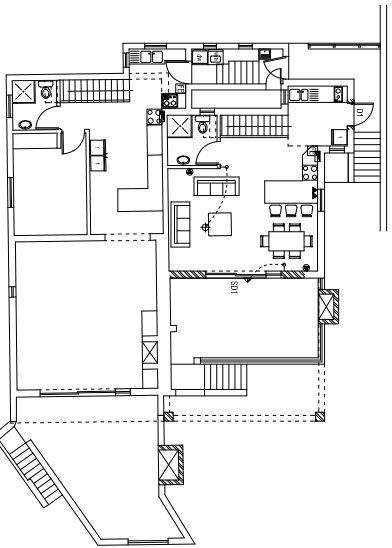
-  Previously Approved
-  First Storey relaxation applied for
-  Ground Storey relaxation applied for



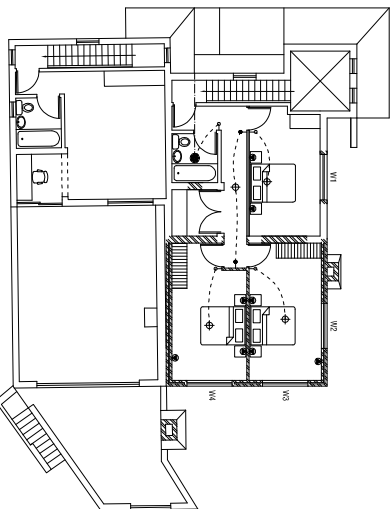
Drawing: ERF 4696, KLENMOND - BUILDING LINE DEPARTMENT	
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS Tel: 022 - 4821845 Fax: 022 - 4871661 Email: planning@rumboll.co.za	
DATE: February 2025	AUTHORITY: OVERSTRAND MUNICIPALITY
REF: KLMI14319/RP	



Section A-A
Scale 1:100



Ground Storey
Electrical Layout
Fenestration



First Storey
Electrical Layout
Fenestration

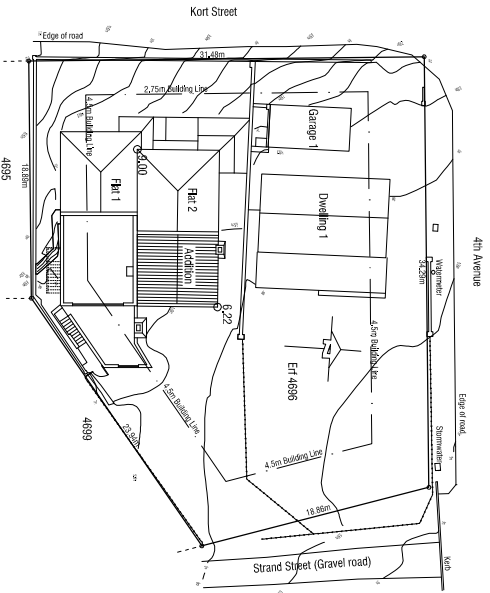
- Electrical Legend**
- ⊕ Ceiling Mounted LED Light Fitting
 - ⊖ Wall Mounted LED Light Fitting
 - ⊕ Recessed LED Light
 - ⊕ Light Switch
 - ⊕ Two Way Light Switch
 - ⊕ SMS Back Control Socket
 - ⊕ SMS Back Control Socket
 - ⊕ 400 Volt Floor
 - ⊕ Emergency Exit Sign
 - ⊕ Exit Sign

FD	SD1	WF	WF2	WF3	WF4
2100 800	2100 3000	1800 1800	1800 1800	1800 1800	1800 1800
Aluminium sliding door	Aluminium frame sliding door	Aluminium frame window, SMS 100/200	Aluminium frame window, SMS 100/200	Aluminium frame window, SMS 100/200	Aluminium frame window, SMS 100/200

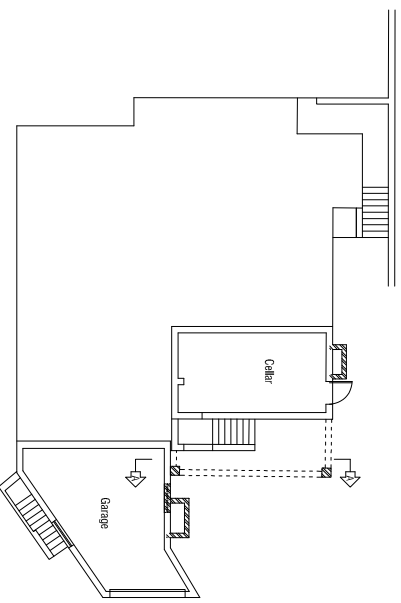
All good drawings must be approved by the relevant authority and approved by the architect in writing. I shall be so to liability directly or indirectly to the authorities.

SMS 1 (04/04/2021) EQ2

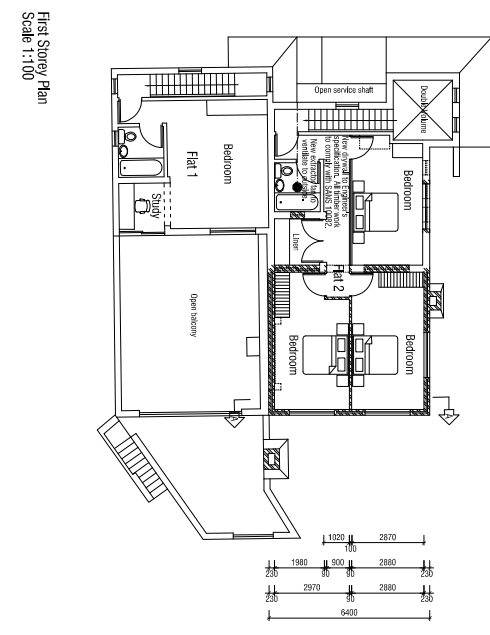
NAME	Sandra Schutte
POSITION	Electrical Engineer
COMPANY	Sandra Schutte Electrical Engineering
ADDRESS	151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 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, 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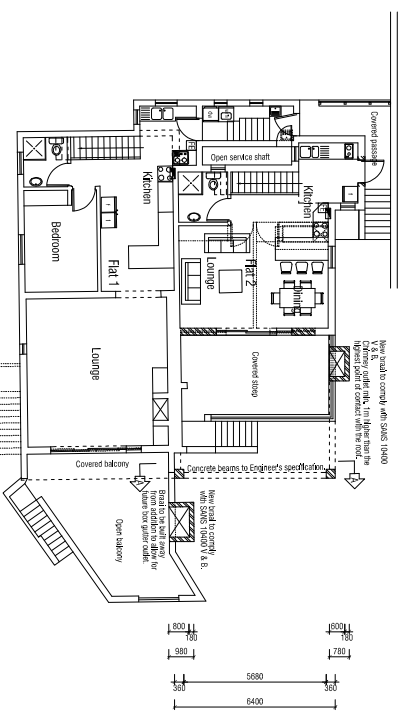
Site Plan
Scale 1:200



Callier Storey Plan
Scale 1:100



First Storey Plan
Scale 1:100



Ground Storey Plan
Scale 1:100

General Specifications

All drawings shall be in accordance with the National Building Standards (NBS) and the National Building Standards (NBS) 10000. All drawings shall be in accordance with the National Building Standards (NBS) 10000. All drawings shall be in accordance with the National Building Standards (NBS) 10000.

Structural

Structural design shall be in accordance with the National Building Standards (NBS) 10000. All structural concrete work shall be designed in accordance with the National Building Standards (NBS) 10000. All structural concrete work shall be designed in accordance with the National Building Standards (NBS) 10000.

Services

Services shall be in accordance with the National Building Standards (NBS) 10000. All services shall be designed in accordance with the National Building Standards (NBS) 10000. All services shall be designed in accordance with the National Building Standards (NBS) 10000.

Finishes

Finishes shall be in accordance with the National Building Standards (NBS) 10000. All finishes shall be designed in accordance with the National Building Standards (NBS) 10000. All finishes shall be designed in accordance with the National Building Standards (NBS) 10000.

Address	7308th
City	Edmonton
Province	Alberta
Country	Canada
Client	General Residential Ltd. 3115 St. James St. E. Edmonton, Alberta
Project	Building Plans for Municipal Approval additions and alterations to Part 2 and new head to Part 1
Site No.	4898
Address	19 Strand Street Edmonton
Project No.	1200 17100
Scale	1:100
Drawn by	0
Checked by	0
Project No.	2024/11/27
Sheet No.	0
Scale	1:100

Sandia Schutte
Professional Architect
P. Eng. No. 11111
11111 Street, Edmonton, Alberta

SANDIA SCHUTTE
Professional Architect
P. Eng. No. 11111
11111 Street, Edmonton, Alberta

