

ERF 5851, 18 RAED-NA-GAEL STREET, HERMANUS HEIGHTS, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: SMART SOLUTION ARCHITECTURE ON BEHALF OF GP LOUW

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 a departure in terms of Section 16(2)(b) to relax the following:

- 1.0m height restriction for any structure over the building line from 1.0m to 2.039m read with Overstrand Municipality land use scheme, 2020 clause 16.1.1 (a).
- Street building line from 4.0m to 3.80m to accommodate the new external stairs.
- Eastern lateral building line from 2.0m to 0.0m to accommodate a new proposed garden loggia.
- Height restriction from 8m to 8.15m to accommodate the existing roof.

Application has also been received for a determination of an administrative penalty in terms of Section 16(2)(q) of the By-Law for the unauthorised building line encroachments as stipulated above.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments must be in writing to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) on or before **05 April 2024**, quoting your name, address and contact details, interest in the application and the reasons for comments. Telephonic enquiries can be made to the Town Planner, **Mr. Petrus Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 5851, RAED-NA-GAEL STRAAT 18, HERMANUS HEIGHTS, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK VIR AFWYKING & BEPALING VAN 'N ADMINISTRATIEWE BOETE: SMART SOLUTION ARCHITECTURE NAMENS GP LOUW

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is ingevolge Artikel 16(2)(b) om die volgende boulyne te verslap:

- 1.0m hoogtebeperking vir enige struktuur oor die boulyn van 1.0m tot 2.039m gelees met Overstrand Munisipaliteit grondgebruik skema, 2020 klousule 16.1.1 (a).
- Straat boulyn van 4.0m tot 3.80m om die nuwe geboude trappe te akkommodeer.
- Oostelike laterale boulyn vanaf 2.0m tot 0.0m om die nuut voorgestelde stoep te akkommodeer.
- Hoogte beperking vanaf 8m na 8.15m om die huidige dak te akkommodeer.

Aansoek is ook ontvang vir die bepaling van 'n administratiewe boete ingevolge Artikel 16(2)(q) van die Verordening vir ongemagtigde boulynoorskreidings soos hierbo uiteengesit.

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 wees en die Munisipaliteit bereik (Patersonstraat 16, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) voor of op **05 April 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr. Petrus 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.

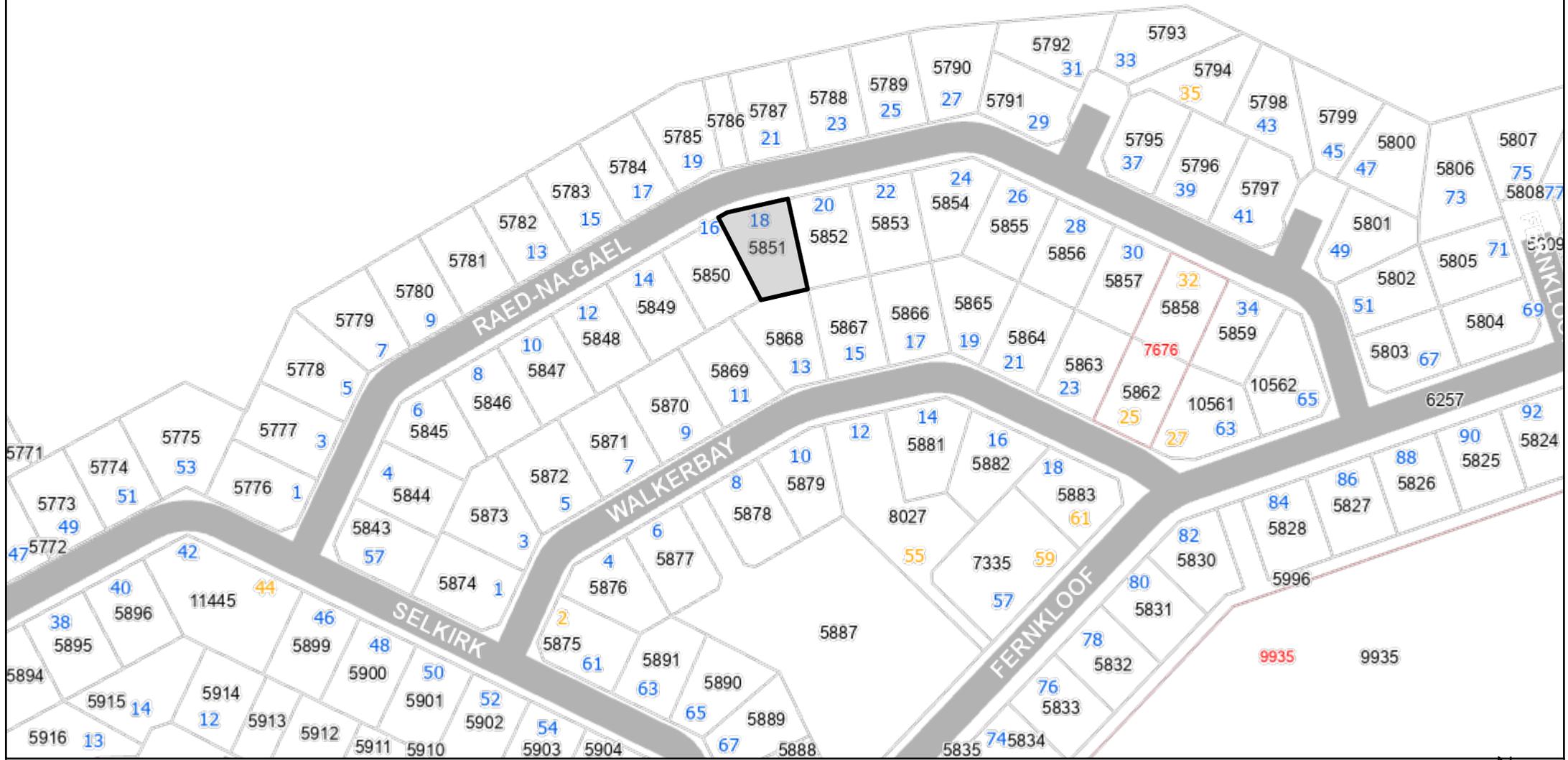
ISIZA 5851, 18 RAED-NA-GAEL STREET, HERMANUS HEIGHTS, HERMANUS, UMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO NOKUMISELWA KWESOHLWAYO SOLAWULO: SMART SOLUTION ARCHITECTURE EGAMENI LIKA-GP LOUW

Isaziso sikhutshwa ngokwemiqathango yeCandelo 48, loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala. 2020 sokokuba isicelo sifunyenwe sophambuko ngokwemiqathango yeCandelo16(2)(b) ukulungiselela ukunyeniswa kokulandelayo:

- Isithintelo somphakamo oyi-1.0m saso nasiphi na isakhiwo esigqithe umda wesakhiwo ukususela kwi-1.0m ukuya kwi-2.093m elifundwa kunye neskimu sokusetyenziswa komhlaba kaMasipala wase-Overstrand, 2020 igatya 16.1.1 (a).
- Umda wesakhiwo osesitalatweni ukususela kwi-4.0m ukuya kwi-3.80m ukulungiselela ukwakhiwa kwamanqwanqwa amatsha angaphandle.
- Umda wesakhiwo esisecaleni elingasempuma ukususela kwi-2.0m ukuya kwi-0.0m ukulungiselela iveranda yegadi entsha ecetywayo.
- Isithintelo somphakamo ukususela kwi-8m ukuya kwi-8.15m kulungiselelwa upahla osele lukho.

linkcukacha ezipheleleyo eziphathelene nesindululo ziyafumaneka ukuba zihlolwe ngeentsuku zeveki phakathi kweyesi-8:00 ukuya kweye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo zinakho ukungeniswa ngokuhambelana nezibonelelo zamaCandelo 51 nelama-52 loMthetho kaMasipala ochaziweyo kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) ngomhla okanye phambi komhla **05 Utshazimpuzi 2024**, uchaze igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla wakho kwisicelo kunye nezizathu zokunikwa kwezimvo. Imibuzo ngomnxeba inakho ukwenziwa ngokutsalela uMnu. **Petrus Roux** kule nombolo 028-313 8900. UMasipala unakho ukwala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nawuphi na umntu ongakwaziyo ukufunda nokubhala unakho ukutyelela iSebe loCwangciso lweDolophu apho igosa likamasipala linokubanceda ukuqulunqa izimvo zabo.

1253





16.01.2024 (REV 01)

OVERSTRAND MUNICIPALITY
16 PATERSON STREET
PO BOX 20
HERMANUS
7200

TO WHOM IT MAY CONCERN:

LETTER OF MOTIVATION

Pre-consultations	n/a
Property location:	Erf 5851 18 Read-na-Gael Street Hermanus 7200
Property size:	805m ²
Coverage permitted:	50.00%
Proposed coverage:	26.97% (217.09m ²)
Property zoning:	Single Residential zone (SR1)
Title Deed number:	T000069096/2015

A) PROPOSED DEVELOPMENT:

With reference to drawings (*dd. 23-11-2023*) attached to this application:

- I 5851/A3/01 - SG Diagram*
- I 5851/A3/02 - Locality Plan*
- I 5851/A3/03 - Site photos*
- I 5851/A1/04 - Site, roof and ground storey layout*
- I 5851/A1/05 - First storey layout, elevations, and sections*
- I 5851/A3/06 - Legalize existing building footprint.*
- I 5851/A3/07 - New stairs*
- I 5851/A3/08 - New loggia*
- I 5851/A3/09 - Legalize 8.m height restriction encroachment.*

Background:

The property (Erf 5851) was purchased by Mr GP Louw, in 2015 without any prior knowledge that the existing building footprint differs from the previously approved position (Plan no. 91221, dated 26.07.1991) and the existing main external staircase which extends over the property boundary (street boundary) onto the sidewalk. After some consideration the owner of the property has decided to make property-enhancing alterations and additions, at that stage we were appointed to assist with the preparations and submission for the proposed alterations and additions.

On appointment we requested a survey to be done by registered land surveyor, only after receipt of the survey we were made aware of the following:

- deviation in building footprint – not as per previously approved building plan
- the existing main external staircase extends over the property boundary.
- existing main roof exceeds the 8.0m height restriction as imposed by latest zoning scheme. *(Take note, the existing roof exceeds the 8.0m height restriction calculated from on the previously approved building footprint. – see drawing I 0485/A3/06). Thus, the existing roof wouldn't have complied even if the building was construction in position as per previously approved building plan.*

Our client, Mr GP Louw now wishes to legalize the above and apply for

- Street building line relaxation to accommodate portion of new proposed external staircase exceeding 1.0m in height over the 4.0m street building line. The proposed staircase only exceeds the 1.0m in height from tread no. 9, see Section B-B on drawing I 0485/A3/07.
- East lateral building line relaxation for proposed new garden loggia as shown, see drawing I 0485/A3/08.
- Exemption on administrative penalty for all unauthorised building works.

B) CHARACTER OF THE ENVIRONMENT:

Erf 5851 is a Single Residential (SR1) property situated in Hermanus Heights, Hermanus.

The building lines according to current imposed municipal zoning scheme regulations:

Overstrand Municipality land use scheme 2020 (Single residential zone (SR1):

Street building line	4.0m
Lateral building lines	2.0m
Rear building line	2.0m
Height restriction	8m from base level
Coverage permitted:	50%
Title Deed restrictions:	n/a

The adjoining and surrounding dwellings are single and double story dwellings, with no heritage significance and have average erf sizes of 800m² - 900m².

With the imposed 50% coverage permitted (for single residential properties) on most of the properties, the area is seen as a low to medium density area.

C) DESIRABILITY OF THE PROPOSED UTILISATION

The proposed alterations and additions to the existing dwelling have no negative impact on any of the adjoining and surrounding properties. The unauthorized building work (as mentioned below) also had no negative impact to date on any of the adjoining neighbour's and or surrounding properties in the area.

Legalize unauthorised building work.

Our client wishes to legalize all unauthorised building work.

Done by previous owner's / builder/s.

- Building footprint
- Demolished existing external staircase extending over property boundary, construct new staircase as per drawings attached to application.
- Yard / screen walls and garden gates.
- Existing main roof extends over the 8.0m height restriction as imposed by latest zoning scheme. *(Take note, the existing roof also exceeds the 8.0m height restriction calculated from on the previously approved building footprint. – see drawing I 0485/A3/06).*

Building works done by our client. (between 2015 – 2022)

- New external timber decks and timber stairs
- New pool
- New Solarium – Ground storey
- Enclosing of existing open balcony on first storey together with new open balcony extension.
- Minor internal changes – Ground and first storey

New proposed alterations and additions.

- New aluminum doors and windows
- New garden loggia adjacent to timber deck
- New external staircase to have access from entrance gate to main dwelling (existing staircase extending over property boundary to be demolished)

None of the above-mentioned alterations and additions, unauthorized or new proposed have any negative impact on any of the direct adjoining or surrounding properties.

The new proposed external staircase will be far less invasive than the existing illegal staircase extending over the property boundary onto sidewalk. The proposed staircase does not affect any views from adjoining neighbours and or will it impose on the privacy of any of the adjoining and or surrounding neighbours / properties. Proposed new stairs will provide access from pedestrian garden gate as well as from driveway, the topography of the site calls for a staircase that has a split level (landing). Various options were considered, this being the best solution with as less impact on the existing building and neighbours.

The proposed garden loggia that encroaches over eastern 2.0m side building will not affect any exterior communal spaces of the direct adjoining neighbour (ERF 5852) and or any other surrounding neighbours/properties. The ineffectual impact of new garden loggia on the social or economic wellbeing of others advocates the proposed position of the new garden loggia.

D) INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT TO THE CONSIDERATION OF THE APPLICANT.

No other laws/regulations, other than the current Overstrand Zoning Scheme 2020, National building regulations and SANS10400 regulations are applicable to the current application.

E) THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES.

- No additional services will be required.
- No alterations to existing services supplied by the municipality to the dwelling are required.
- Alterations/additions have no impact on existing municipal services or future planning services.

F) CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

The current application has no influence on forward planning for the property and/or surrounding properties.

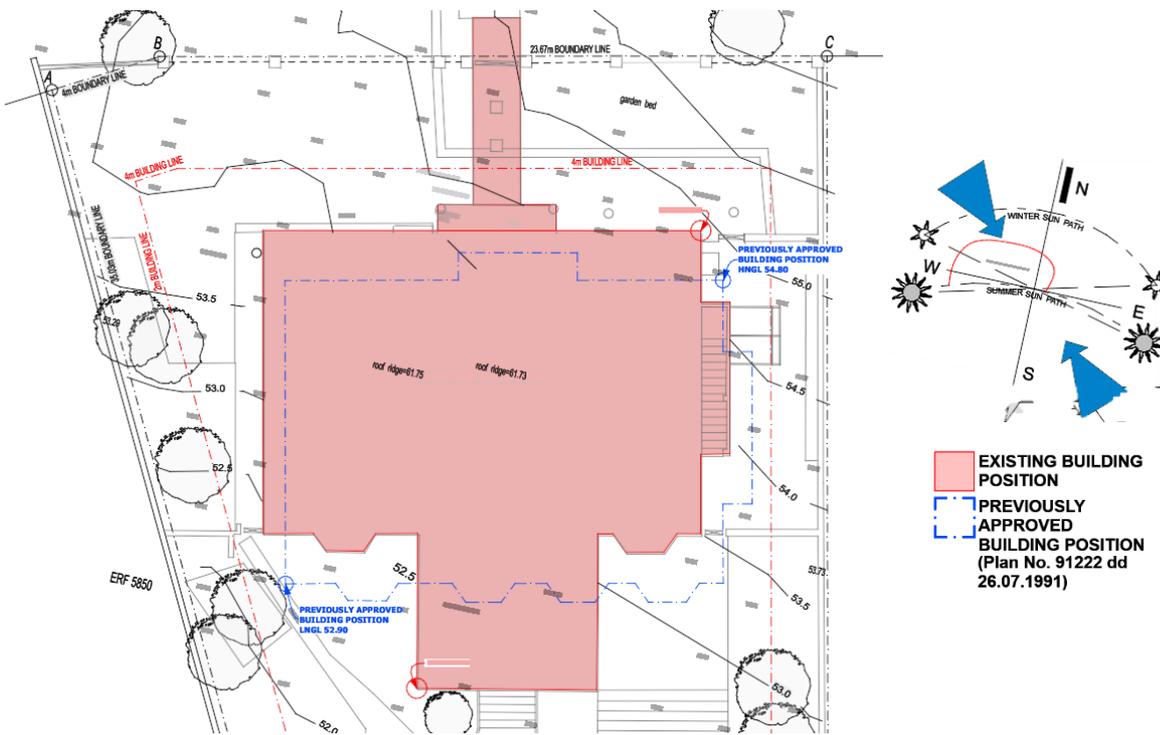
G) PLANNING PRINCIPLES

Not applicable to current application.

I / we would like to obtain approval and permission as required from Overstrand Town Planning Department to proceed with submission to Building Control Department for building plan approval for the building work as per drawings attached.

Application:

1. Legalize existing building footprint position.



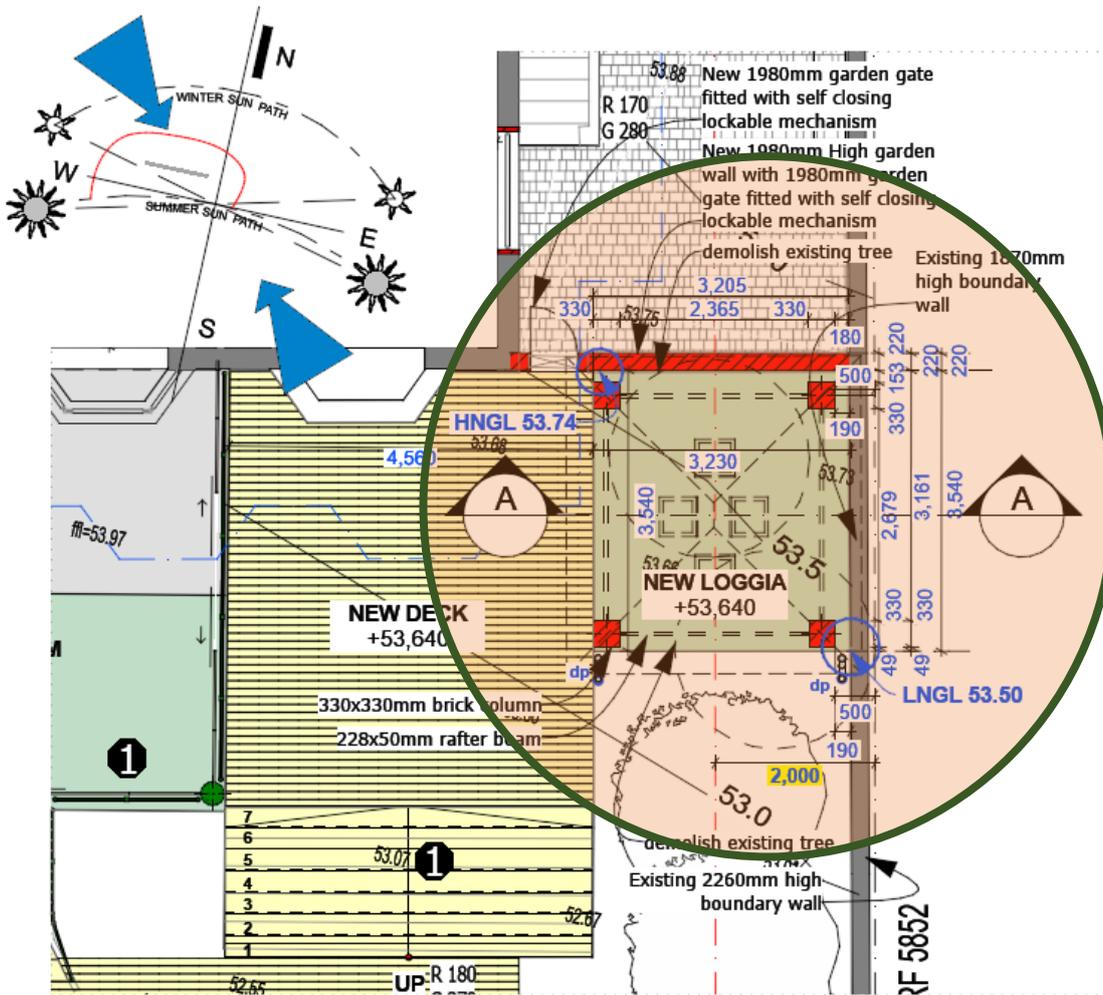
EXISTING DWELLING BASE LEVEL CALCULATIONS		PREVIOUSLY APPROVED DWELLING BASE LEVEL CALCULATIONS	
LOWEST LEVEL	52.240	LOWEST LEVEL	52.900
HIGHEST LEVEL	54.900	HIGHEST LEVEL	54.800
BASE LEVEL	53.570	BASE LEVEL	53.600
8.0m HEIGHT RESTRICTION	61.570	8.0m HEIGHT RESTRICTION	61.600
EXISTING ROOF STRUCTURE HEIGHT	61.750	EXISTING ROOF STRUCTURE HEIGHT	61.750

EXISTING BUILDING POSITION (SHOWING EXISTING POSITION IN RELATION TO PREVIOUSLY APPROVED POSITION)

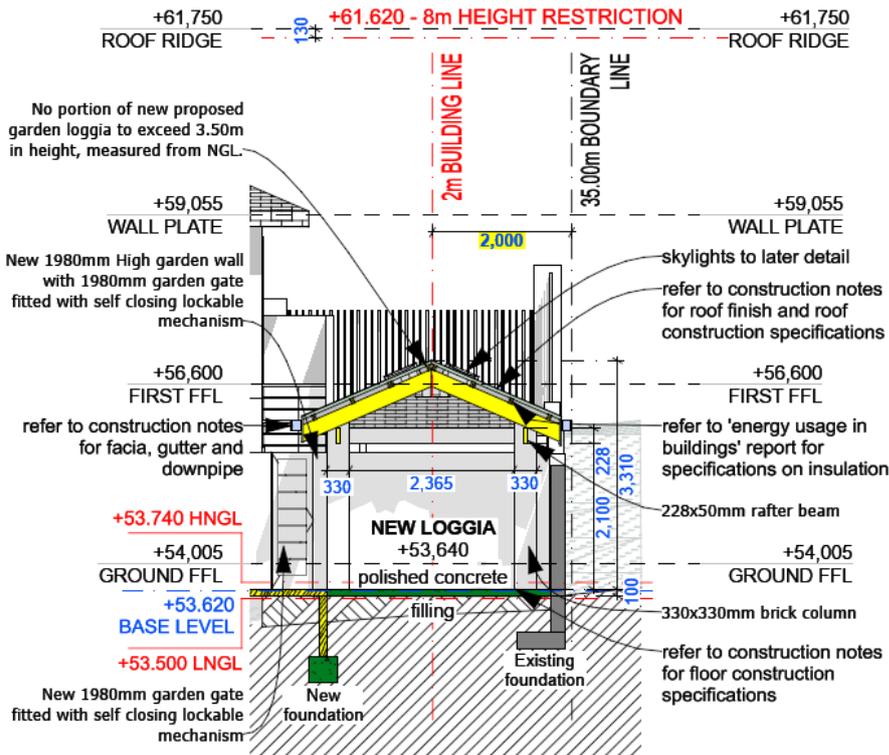


PHOTOS OF THE EXISTING STAIRCASE TO BE DEMOLISHED AND PROPOSED POSITION FOR THE NEW STAIRCASE

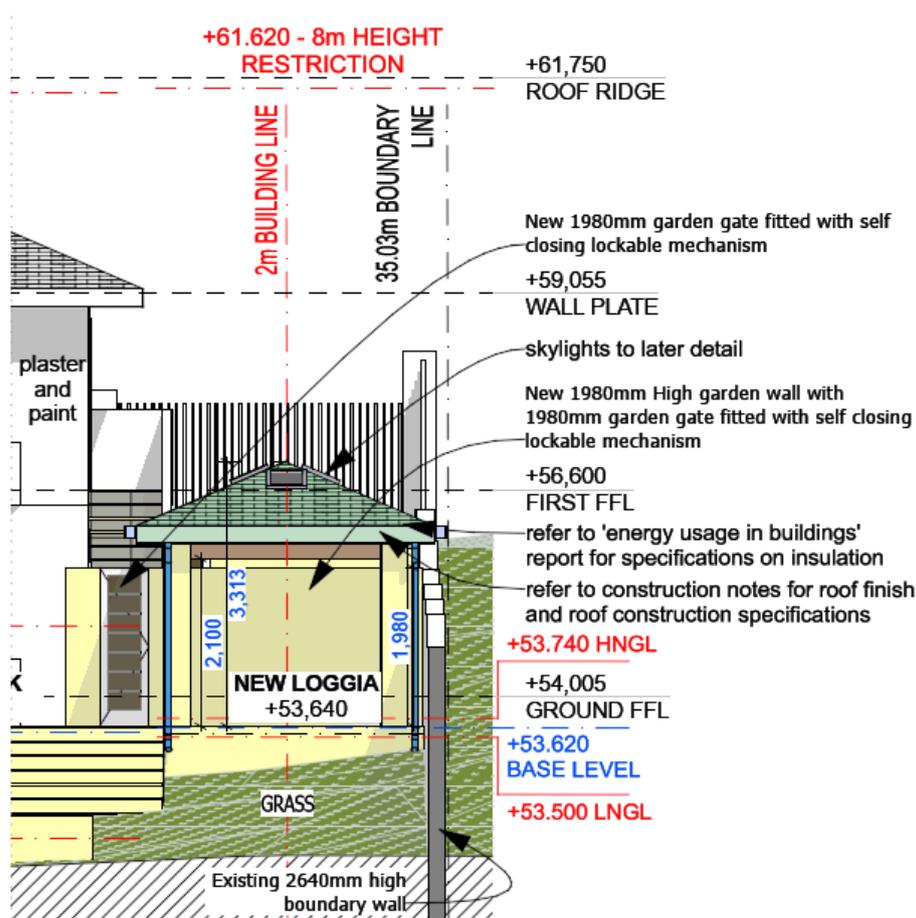
3. Permanent relaxation on the 2.0m lateral building line from 2.00m to 0.00m



PARTIAL GROUND STOREY LAYOUT (SHOWING NEW GARDEN LOGGIA)



SECTION A-A (SHOWING NEW GARDEN LOGGIA)

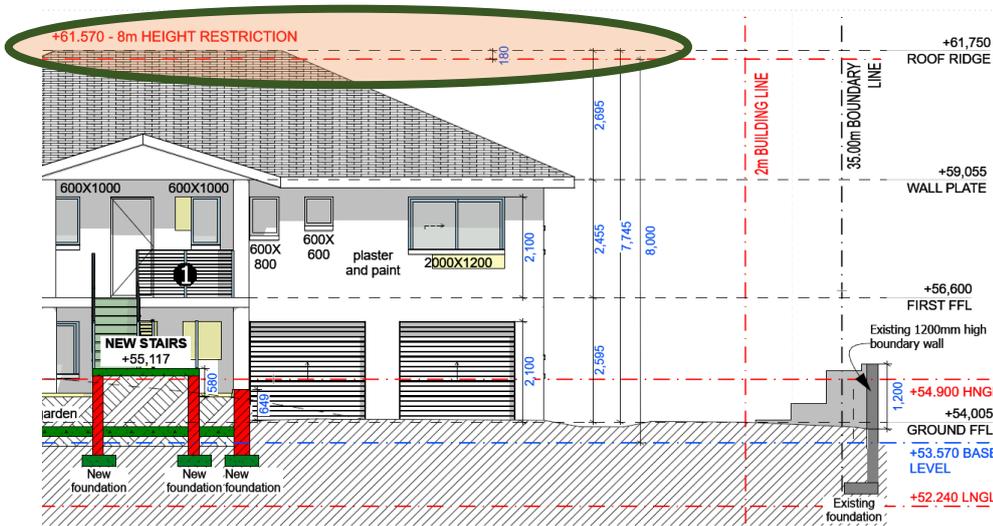


PARTIAL SOUTH ELEVATION (SHOWING NEW GARDEN LOGGIA)

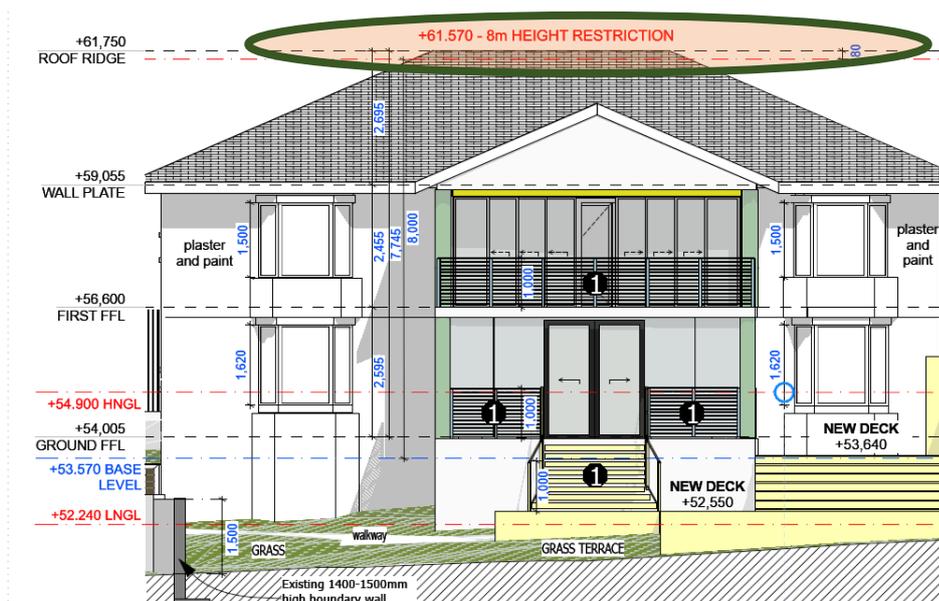


PHOTOS SHOWING PROPOSED POSITION FOR NEW GARDEN LOGGIA

4. Legalize existing roof structure encroaching 8m height restriction.



PARTIAL NORTH ELEVATION (SHOWING 8.M HEIGHT RESTRICTION ENCROACHMENT).



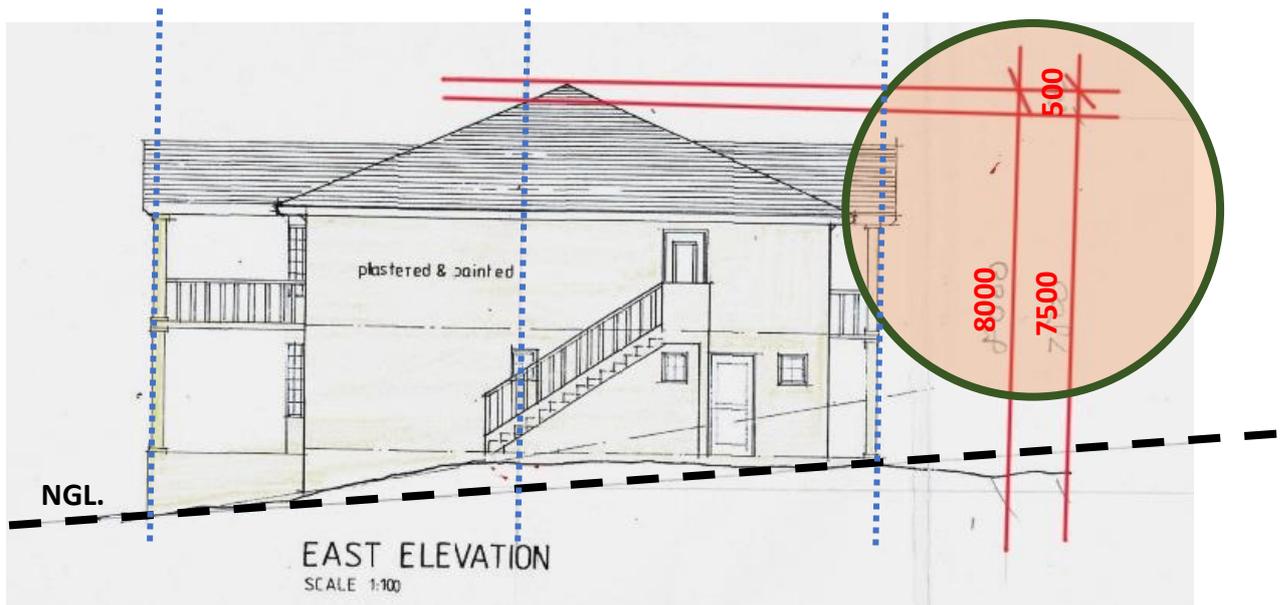
PARTIAL SOUTH ELEVATION (SHOWING 8.M HEIGHT RESTRICTION ENCROACHMENT).

5. Application for administrative penalty on Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 – Article 90, clause (3):

(a) *Nature, duration, gravity, and extent of the contravention.*

Done by previous owner's / builder/s.

- Building footprint
- Existing main roof extends over the 8.0m height restriction as imposed by latest zoning scheme. *(Take note, the existing roof also exceeds the 8.0m height restriction calculated from on the previously approved building footprint. – see drawing I 0485/A3/06).*



Height encroachment on previously approved building plans

The previously approved building plans (Plan no. 91221, dated 26.07.1991) encroaches the 7.5m height restriction condition of approval imposed by the Overstrand municipality - indicated on the approved plans. The encroachment of the 8.0m height restriction, enforced by Overstrand Municipal Land use scheme, 2020 was encroached during construction of the by the previous owners / contractor.

All work done by previous owner/s / contractors, our client Mr GP Louw can't be held responsible as he purchased the property as is and would like to legalize all the unauthorised work. Therefore, would like to apply for exemption on the administrative penalty for all works done by previous owner/s / contractors.

Construction cost for unauthorised building work:

Existing main roof portion extending over the 8.0m height restriction.

Construction cost:

Material: 4,62m² x R 2 750.00 + VAT
R 12 705.00 + VAT
R 14 610.75

Labour: 4.62m² x R 1 800.00 + VAT
R 8 316.00 + VAT
R 9 563.40

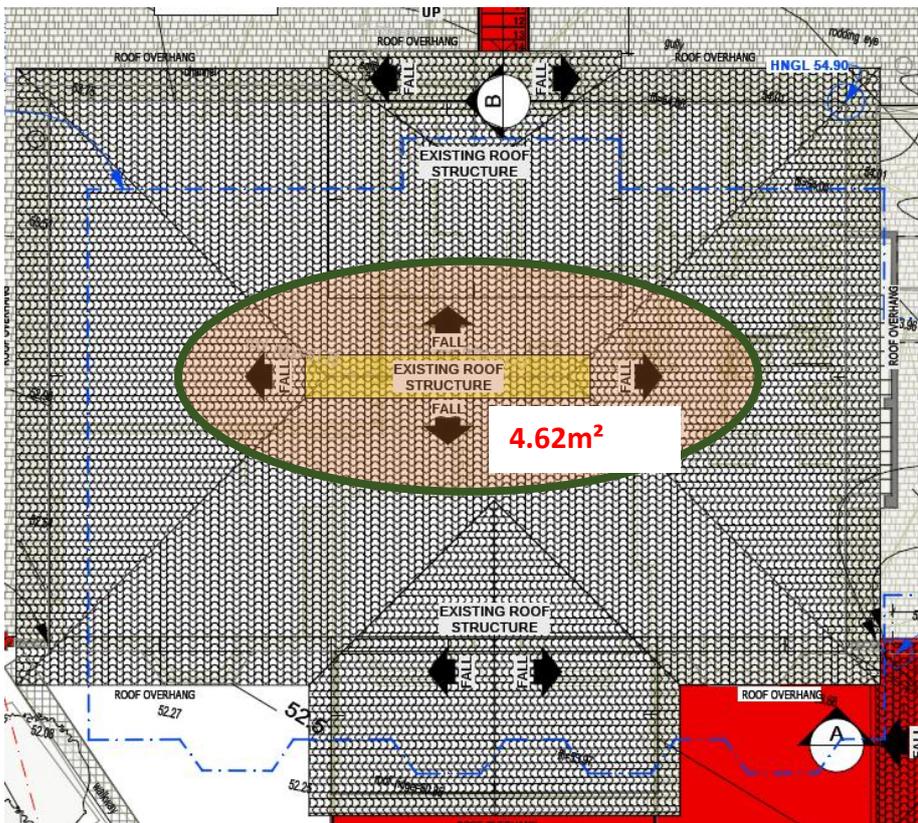


Illustration of the area exceeding the 8.0m height restriction

The above fees are based on recent projects completed October – December 2023.

Total construction cost for unauthorized building work = R 24 174.15 (VAT incl.)

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

- Building footprint
- Existing main roof extends over the 8.0m height restriction as imposed by latest zoning scheme.

(c) *A report by a quantity surveyor in matters of authorized building/construction.*

n/a – Construction cost as given above (5(a)) has been calculated according to current construction costs with similar specifications.

(d) *Whether the unlawful conduct was stopped; and*

1. All building works done by previous owner/s / builders was done between 1991 and prior to 2015 when our client purchased the property.

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

Unknown, all construction by previous owner/builder.

Since the building has been purchased this way, without any prior knowledge of the structure's illegality, we would like to apply for the legalization of the existing structures as is together with all unauthorised building work.

We, on behalf of the client would like to apply for an **exemption** on any administrative penalties related to existing main roof height, legalise all structures on site together with new proposed alterations and additions.

On behalf of our client, we hope you find the application favourable.

Yours truly,

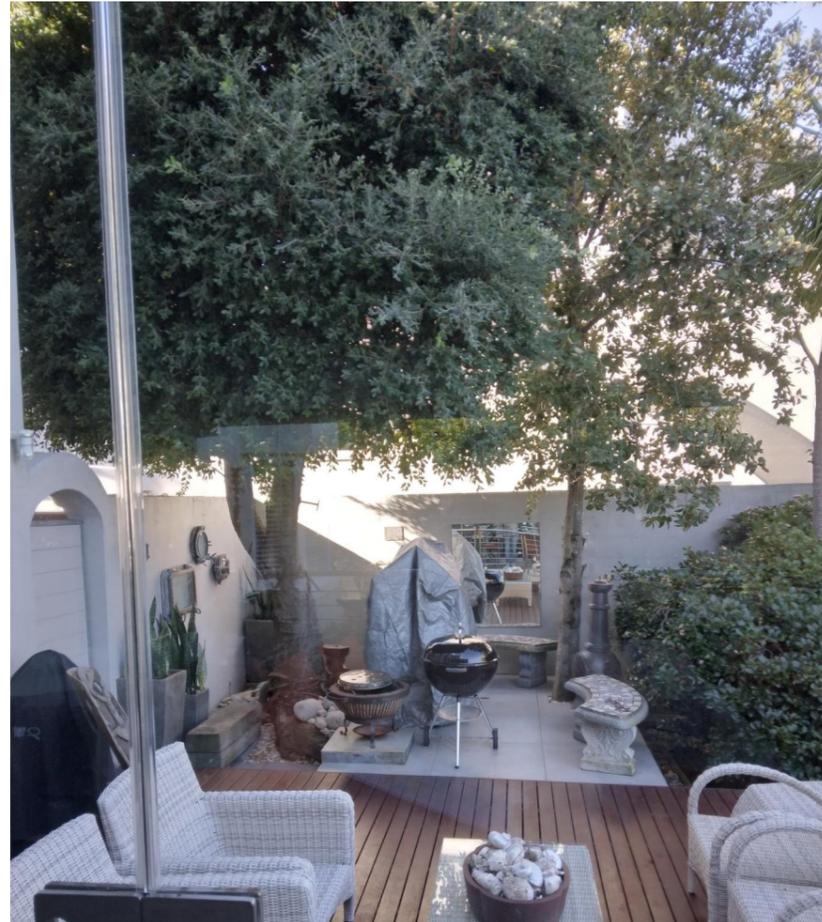
 

D Swart / T: 028 125 0019 / C: 079 694 1728

dian@ssarc.co.za / www.ssarc.co.za



EXISTING GARDEN AND DECK



EXISTING GARDEN AND DECK

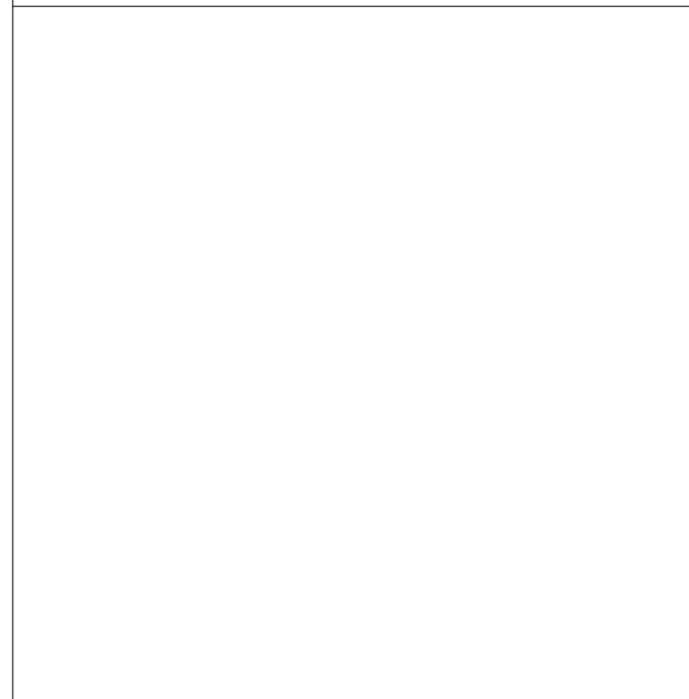


EXISTING STAIRCASE



EXISTING STAIRCASE FROM STREET VIEW (NORTH ELEVATION)

MUNICIPAL APPROVAL STAMP



MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS AND COPYRIGHT THEREOF IS RESERVED BY THEM.

VARIATIONS:		
REV NO.	DATE:	DESCRIPTION:
02	23.11.2023	COUNCIL APPLICATION

DRAWING STAGE:	
COUNCIL SUBMISSION	<input type="checkbox"/>
DEPARTURE APPLICATION	<input checked="" type="checkbox"/>
SKETCH PROPOSAL	<input type="checkbox"/>
TENDER DRAWING	<input type="checkbox"/>
WORKING DRAWING	<input type="checkbox"/>

SITE RESTRICTIONS:	
STREET BUILDING LINE	4.000m
LATERAL BUILDING LINE	2.000m
REAR BUILDING LINE	2.000m
HEIGHT RESTRICTION	8.000m
TITLE DEED BUILDING LINES (see drawings)	[N/A]

ZONE APPLICABLE:	
SINGLE RESIDENTIAL (SR1)	<input checked="" type="checkbox"/>
TOWN HOUSING - ZONE 1 (GR1)	<input type="checkbox"/>
TOWN HOUSING - ZONE 2 (GR2)	<input type="checkbox"/>
FLATS - ZONE 3 (GR3 and GR4)	<input type="checkbox"/>
LESS FORMAL DEVELOPMENT (LFD)	<input type="checkbox"/>



SMART SOLUTION ARCHITECTURE

and Architectural Consultants
Members of SACAP / CIA / and SAIAT
PRINCIPAL: Ian Smit t/a Smart Solution Architecture

Office 028 125 0019 admin@ssarc.co.za
I Smit 082 879 6749 ian@ssarc.co.za
D Swart 079 694 1728 dian@ssarc.co.za
Mail Collection 104, Hemel & Aarde Estate, Hermanus, 7200

PROJECT NAME:
PROPOSED ADDITIONS AND ALTERATIONS
FOR GP LOUW
ERF 5851
18 RAED - NA - GAEL STREET
HERMANUS HEIGHTS, HERMANUS

DWG TITLE:
SITE PHOTOS

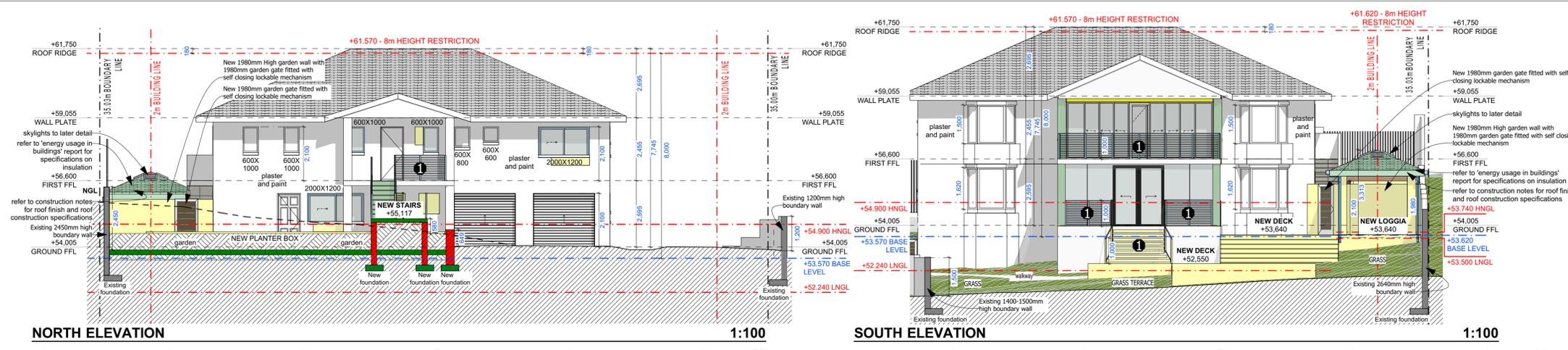
DATE:
23.11.2023

DRAWN BY:
RUCHELLE TALJAARD

CHECKED BY: D SWART
SACAP REG. PSAT24749037

DRAWING SCALE AS SHOWN
PRINT A3 LANDSCAPE

DRAWING NO. I 0485/A3/03
REV NO. 02

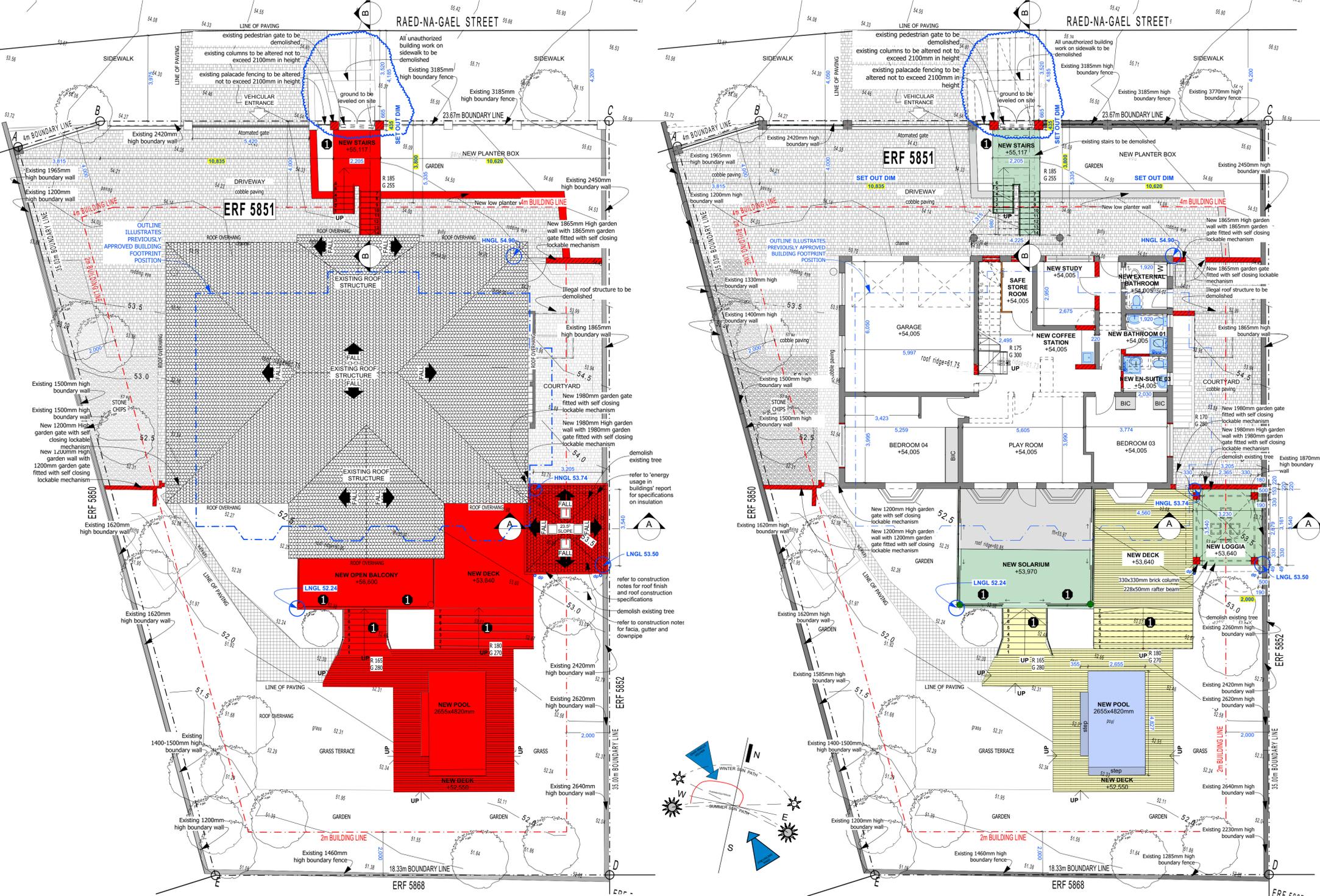


NORTH ELEVATION

1:100

SOUTH ELEVATION

1:100



SITE AND ROOF PLAN LAYOUT

1:100

SITE AND GROUND STOREY LAYOUT

1:100

THE BUILDINGS	
DESCRIPTION	TOTAL
GROUND STOREY	(217.09m ²)
EXISTING GROUND STOREY + GARAGE	188.28m ²
NEW DWELLING ADDITIONS	17.41m ²
NEW OUTSIDE LOGGIA	11.40m ²
GROUND STOREY	(209.86m ²)
EXISTING FIRST STOREY	188.28m ²
COVERED BALCONY	4.16m ²
NEW DWELLING ADDITIONS	17.42m ²
TOTAL COVERED FOOTPRINT	(217.09m²)
TOTAL COVERED FLOOR AREA	(426.95m²)

THE SITE	
ERF SIZE	805m ²
COVERAGE PERMITTED	50.00%
PROPOSED COVERAGE	26.97%

DELLING BASE LEVEL CALCULATIONS	
LOWEST LEVEL	52.240
HIGHEST LEVEL	54.900
BASE LEVEL	53.570
8.0m HEIGHT RESTRICTION	61.570

GARDEN LOGIA BASE LEVEL CALCULATIONS	
LOWEST LEVEL	53.500
HIGHEST LEVEL	53.740
BASE LEVEL	53.620
8.0m HEIGHT RESTRICTION	61.620

MUNICIPAL APPROVAL STAMP

MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS AND COPYRIGHT THEREOF IS RESERVED BY THEM.

VARIATIONS:		
REV NO:	DATE:	DESCRIPTION:
00	03.08.2023	00 SKETCHPLAN
01	13.09.2023	01 SKETCHPLAN
02	23.11.2023	COUNCIL APPLICATION

1 stairs / balustrades: min. 1000mm high balustrade & handrail, all openings to be less than 100mm in dia. All to comply with SANS 10400 - Part M:2011

DRAWING STAGE:

COUNCIL SUBMISSION	<input type="checkbox"/>
DEPARTURE APPLICATION	<input type="checkbox"/>
SKETCH PROPOSAL	<input checked="" type="checkbox"/>
TENDER DRAWING	<input type="checkbox"/>
WORKING DRAWING	<input type="checkbox"/>

SITE RESTRICTIONS:

STREET BUILDING LINE	4.00m
LATERAL BUILDING LINE	2.00m
REAR BUILDING LINE	2.00m
HEIGHT RESTRICTION	8.00m
TITLE DEED BUILDING LINES (see drawings)	na

ZONE APPLICABLE:

SINGLE RESIDENTIAL (SR1)	<input checked="" type="checkbox"/>
TOWN HOUSING - ZONE 1 (GR1)	<input type="checkbox"/>
TOWN HOUSING - ZONE 2 (GR2)	<input type="checkbox"/>
FLATS - ZONE 3 (GR3 and DR4)	<input type="checkbox"/>
LESS FORMAL DEVELOPMENT (LFD)	<input type="checkbox"/>

SMART SOLUTION ARCHITECTURE
and Architectural Consultants
Members of SACAP / CIA / and SAIAI
PRINCIPAL: Ian Smit / Smart Solution Architecture

Office 028 125 0019 admin@ssarc.co.za
1 Smit 082 879 6749 ian@ssarc.co.za
D Swart 079 694 1728 dian@ssarc.co.za
Mail Collection 104, Hemel & Aarde Estate, Hermanus, 7200

PROJECT NAME:
PROPOSED ADDITIONS AND ALTERATIONS
FOR:
GP LOUW

ERF 5851
18 RAED - NA - GAEL STREET
HERMANUS HEIGHTS
HERMANUS

DWG TITLE:
SITE, ROOF AND GROUND STOREY LAYOUT AND ELEVATIONS

DATE:
23.11.2023/2023

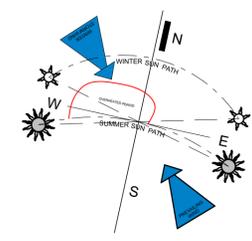
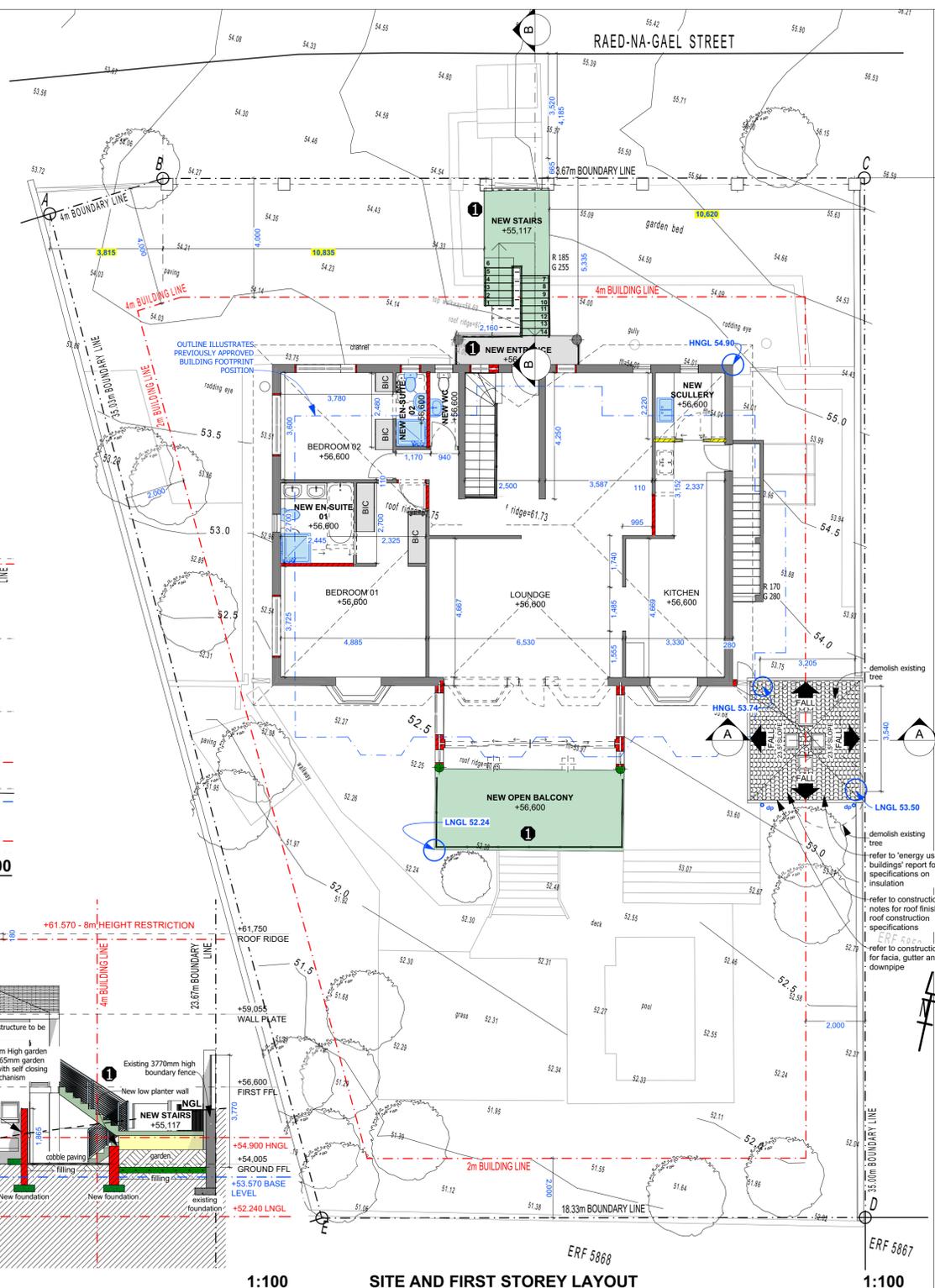
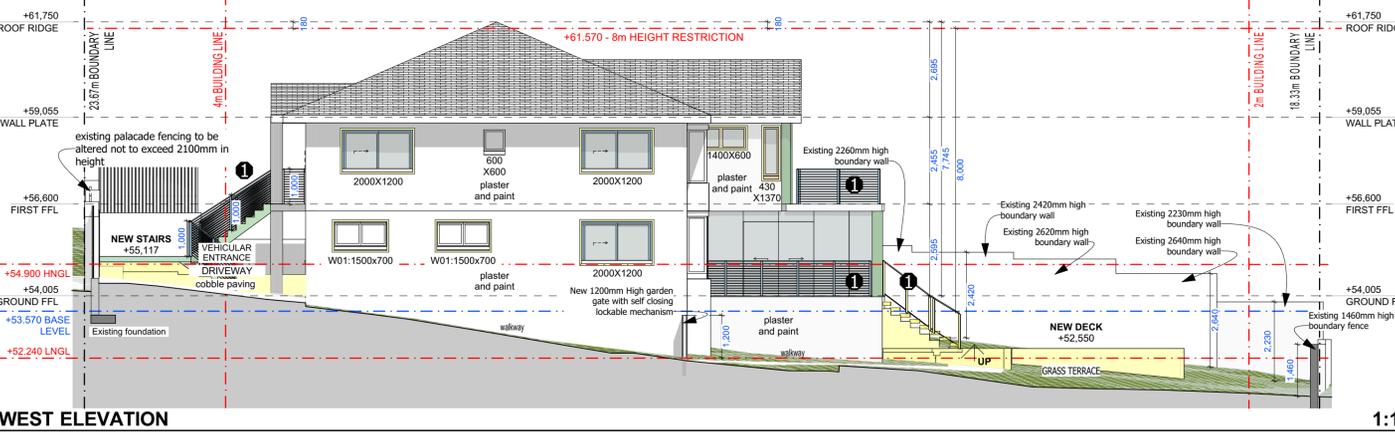
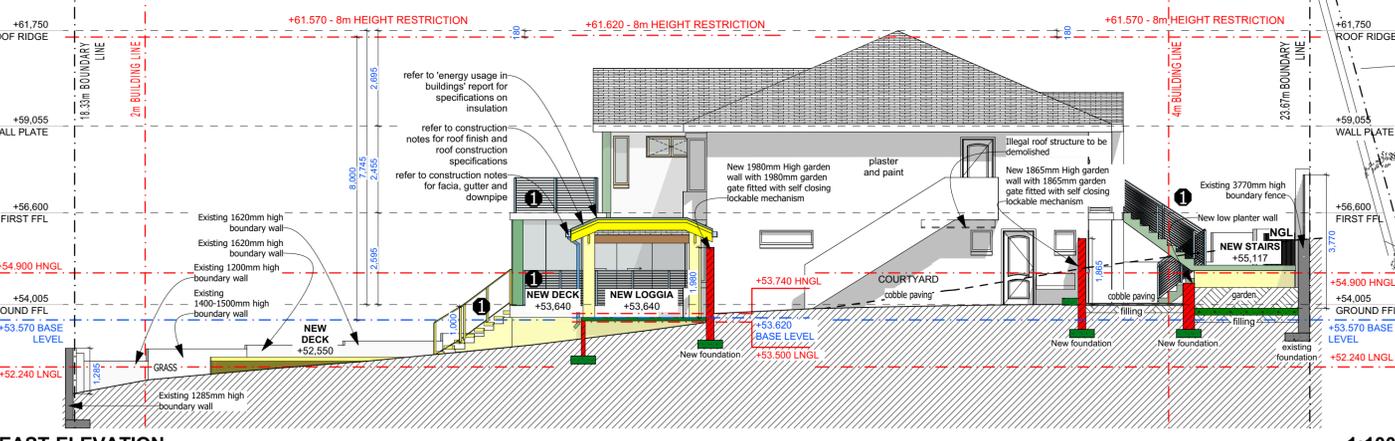
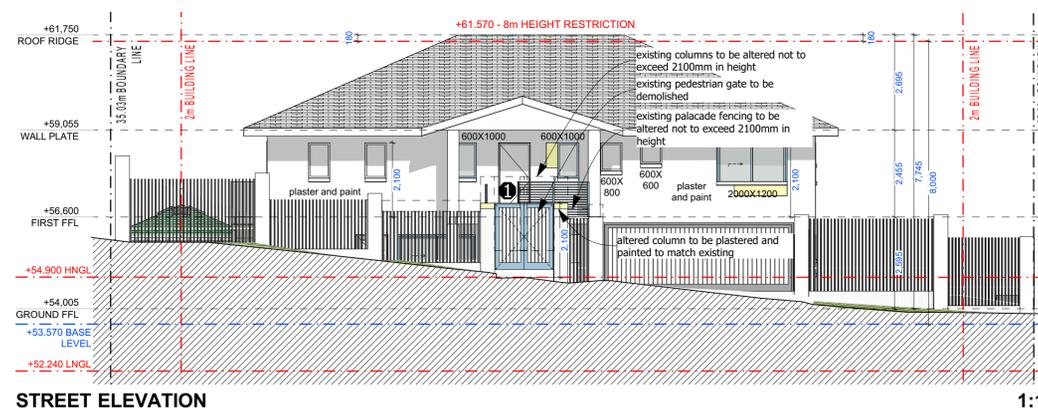
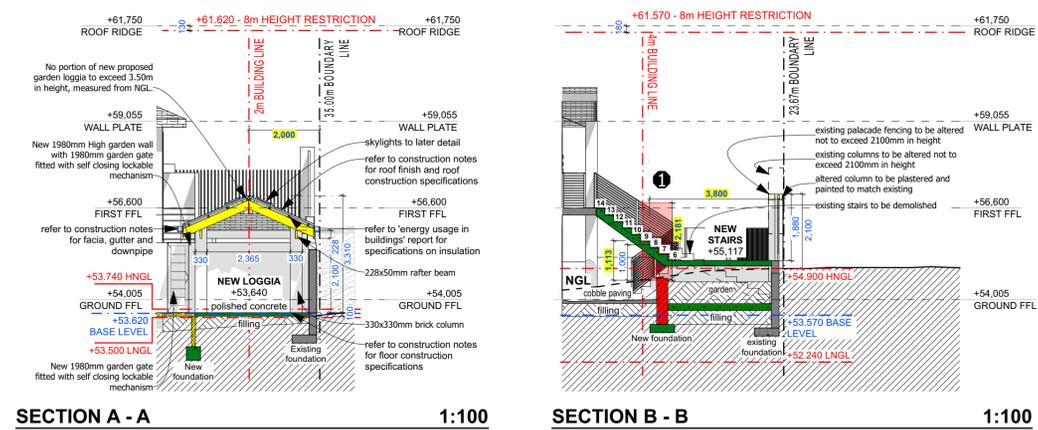
DRAWN BY:
RUCHELLE TALJAARD

CHECKED BY: D SWART	SACAP REG. PSAT24749037
DRAWING SCALE AS SHOWN	PRINT A1 LANDSCAPE
DRAWING NO. 1 0485/A/1/04	REV NO. 02

MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS AND COPYRIGHT THEREOF IS RESERVED BY THEM.

VARIATIONS:		
REV NO	DATE	DESCRIPTION
00	03.08.2023	00 SKETCHPLAN
01	13.09.2023	01 SKETCHPLAN
02	23.11.2023	COUNCIL APPLICATION

1 stairs / balustrades: min. 1000mm high balustrade & handrail, all openings to be less than 100mm in dia. All to comply with SANS 10400 - Part M:2011



DRAWING STAGE:	
COUNCIL SUBMISSION	<input type="checkbox"/>
DEPARTURE APPLICATION	<input type="checkbox"/>
SKETCH PROPOSAL	<input checked="" type="checkbox"/>
TENDER DRAWING	<input type="checkbox"/>
WORKING DRAWING	<input type="checkbox"/>

SITE RESTRICTIONS:	
STREET BUILDING LINE	4.000m
LATERAL BUILDING LINE	2.000m
REAR BUILDING LINE	2.000m
HEIGHT RESTRICTION	8.000m
TITLE DEED BUILDING LINES (see drawings)	n/a

ZONE APPLICABLE:	
SINGLE RESIDENTIAL (SR1)	<input checked="" type="checkbox"/>
TOWN HOUSING - ZONE 1 (GR1)	<input type="checkbox"/>
TOWN HOUSING - ZONE 2 (GR2)	<input type="checkbox"/>
FLATS - ZONE 3 (GR3 and DR4)	<input type="checkbox"/>
LESS FORMAL DEVELOPMENT (LFD)	<input type="checkbox"/>

SMART SOLUTION ARCHITECTURE
and Architectural Consultants.
Members of SACAP / CIA / and SAIAF
PRINCIPAL: Ian Smit U/a Smart Solution Architecture
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I Smit 082 879 6749 ian@ssarc.co.za
D Swart 079 694 1728 dian@ssarc.co.za
Mail Collection 104, Hemel & Aarde Estate, Hermanus, 7200

PROJECT NAME: PROPOSED ADDITIONS AND ALTERATIONS FOR: GP LOUW
ERF 5851
18 RAED - NA - GAEL STREET
HERMANUS HEIGHTS
HERMANUS

DWG TITLE: FIRST STOREY LAYOUT, ELEVATIONS AND SECTIONS

DATE: 23.11.2023

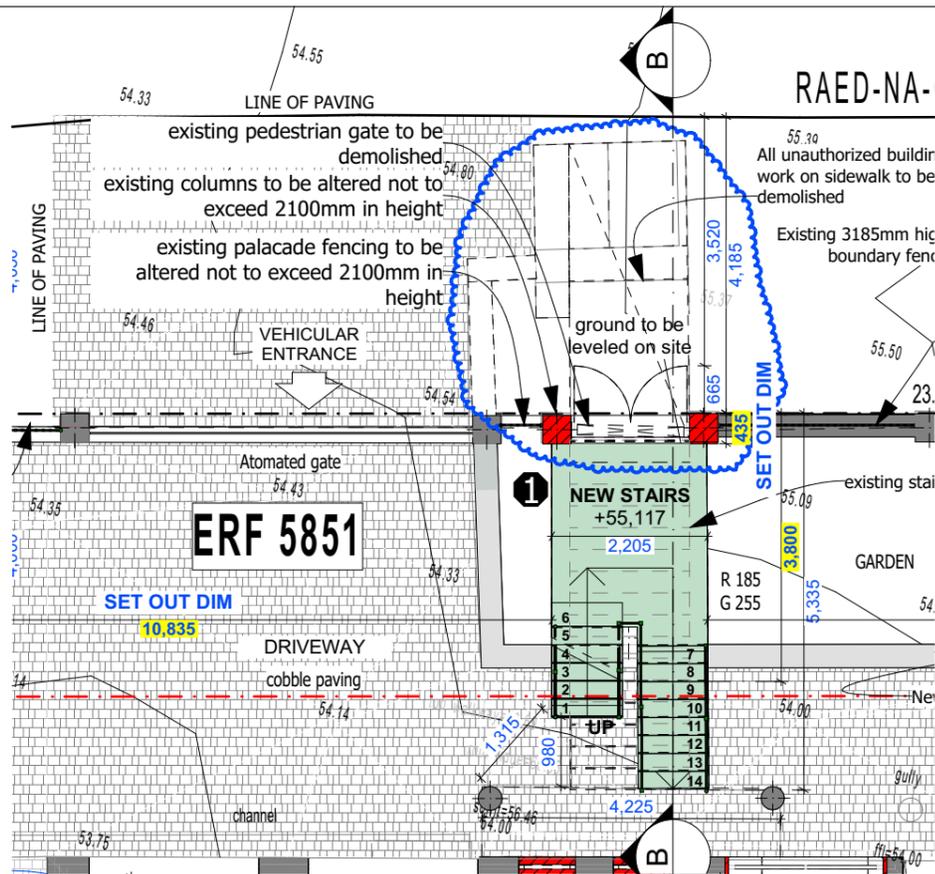
DRAWN BY: RUCHELLE TALJAARD

CHECKED BY: D SWART **SACAP REG. PSAT24749037**

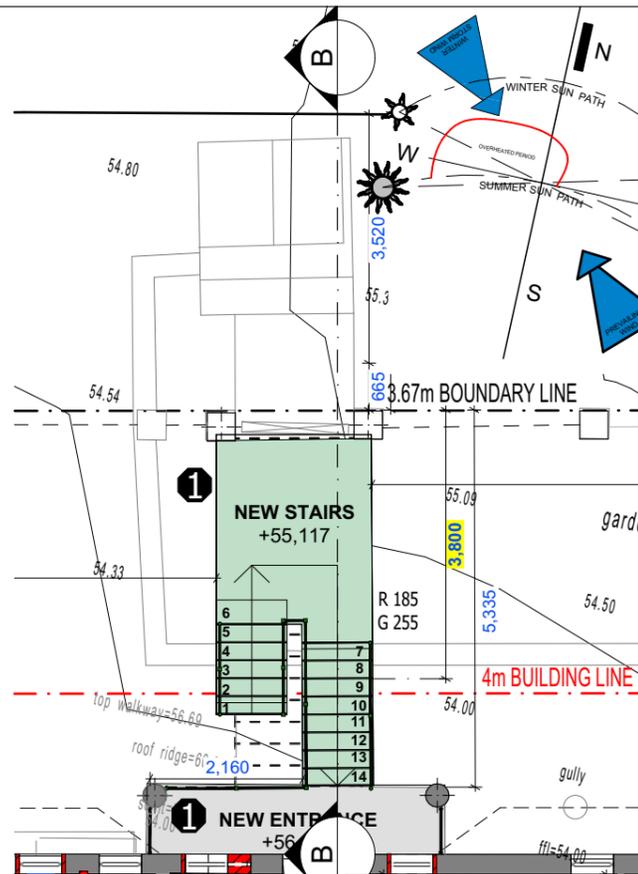
DRAWING SCALE AS SHOWN **PRINT A1 LANDSCAPE**

DRAWING NO. 10485/A/105 **REV NO.** 02

MUNICIPAL APPROVAL STAMP



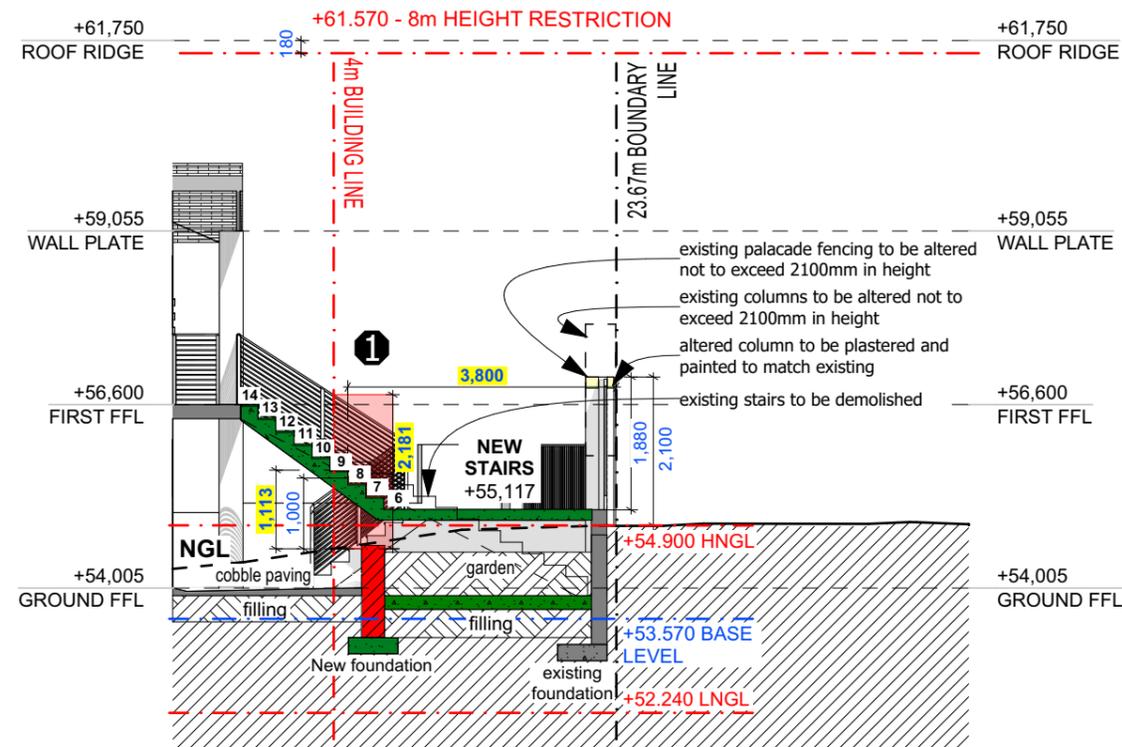
**PARTIAL SITE AND GROUND STOREY LAYOUT
1:100**



**PARTIAL SITE AND FIRST STOREY LAYOUT
1:100**



**PHOTOS OF EXISTING
STAIRCASE**



SECTION B - B

1:100

MUNICIPAL APPROVAL STAMP

MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS AND COPYRIGHT THEREOF IS RESERVED BY THEM.

VARIATIONS:		
REV NO.	DATE:	DESCRIPTION:
02	23.11.2023	COUNCIL APPLICATION

DRAWING STAGE:	
COUNCIL SUBMISSION	<input type="checkbox"/>
DEPARTURE APPLICATION	<input checked="" type="checkbox"/>
SKETCH PROPOSAL	<input type="checkbox"/>
TENDER DRAWING	<input type="checkbox"/>
WORKING DRAWING	<input type="checkbox"/>

SITE RESTRICTIONS:	
STREET BUILDING LINE	4.000m
LATERAL BUILDING LINE	2.000m
REAR BUILDING LINE	2.000m
HEIGHT RESTRICTION	8.000m
TITLE DEED BUILDING LINES (see drawings)	[N/A]

ZONE APPLICABLE:	
SINGLE RESIDENTIAL (SR1)	<input checked="" type="checkbox"/>
TOWN HOUSING - ZONE 1 (GR1)	<input type="checkbox"/>
TOWN HOUSING - ZONE 2 (GR2)	<input type="checkbox"/>
FLATS - ZONE 3 (GR3 and GR4)	<input type="checkbox"/>
LESS FORMAL DEVELOPMENT (LFD)	<input type="checkbox"/>

SMART SOLUTION ARCHITECTURE
and Architectural Consultants
Members of SACAP / CIA / and SAIAT
PRINCIPAL: Ian Smit t/a Smart Solution Architecture

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I Smit 082 879 6749 ian@ssarc.co.za
D Swart 079 694 1728 dian@ssarc.co.za
Mail Collection 104, Hemel & Aarde Estate, Hermanus, 7200

PROJECT NAME:
PROPOSED ADDITIONS AND ALTERATIONS
FOR GP LOUW
ERF 5851
18 RAED - NA - GAEL STREET
HERMANUS HEIGHTS, HERMANUS

DWG TITLE:
NEW STAIRS

DATE:
23.11.2023

DRAWN BY:
RUCHELLE TALJAARD

CHECKED BY:
D SWART

SACAP REG.
PSAT24749037

DRAWING SCALE
AS SHOWN

**PRINT A3
LANDSCAPE**

DRAWING NO.
I 0485/A3/07

REV NO.
02

MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS AND COPYRIGHT THEREOF IS RESERVED BY THEM.

VARIATIONS:		
REV NO.	DATE:	DESCRIPTION:
02	23.11.2023	COUNCIL APPLICATION

DRAWING STAGE:	
COUNCIL SUBMISSION	<input type="checkbox"/>
DEPARTURE APPLICATION	<input checked="" type="checkbox"/>
SKETCH PROPOSAL	<input type="checkbox"/>
TENDER DRAWING	<input type="checkbox"/>
WORKING DRAWING	<input type="checkbox"/>

SITE RESTRICTIONS:	
STREET BUILDING LINE	4.000m
LATERAL BUILDING LINE	2.000m
REAR BUILDING LINE	2.000m
HEIGHT RESTRICTION	8.000m
TITLE DEED BUILDING LINES (see drawings)	[N/A]

ZONE APPLICABLE:	
SINGLE RESIDENTIAL (SR1)	<input checked="" type="checkbox"/>
TOWN HOUSING - ZONE 1 (GR1)	<input type="checkbox"/>
TOWN HOUSING - ZONE 2 (GR2)	<input type="checkbox"/>
FLATS - ZONE 3 (GR3 and GR4)	<input type="checkbox"/>
LESS FORMAL DEVELOPMENT (LFD)	<input type="checkbox"/>

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 I Smit 082 879 6749 ian@ssarc.co.za
 D Swart 079 694 1728 dian@ssarc.co.za
 Mail Collection 104, Hemel & Aarde Estate, Hermanus, 7200

PROJECT NAME:
 PROPOSED ADDITIONS AND ALTERATIONS
 FOR GP LOUW
 ERF 5851
 18 RAED - NA - GAEL STREET
 HERMANUS HEIGHTS, HERMANUS

DWG TITLE:
 NEW LOGGIA

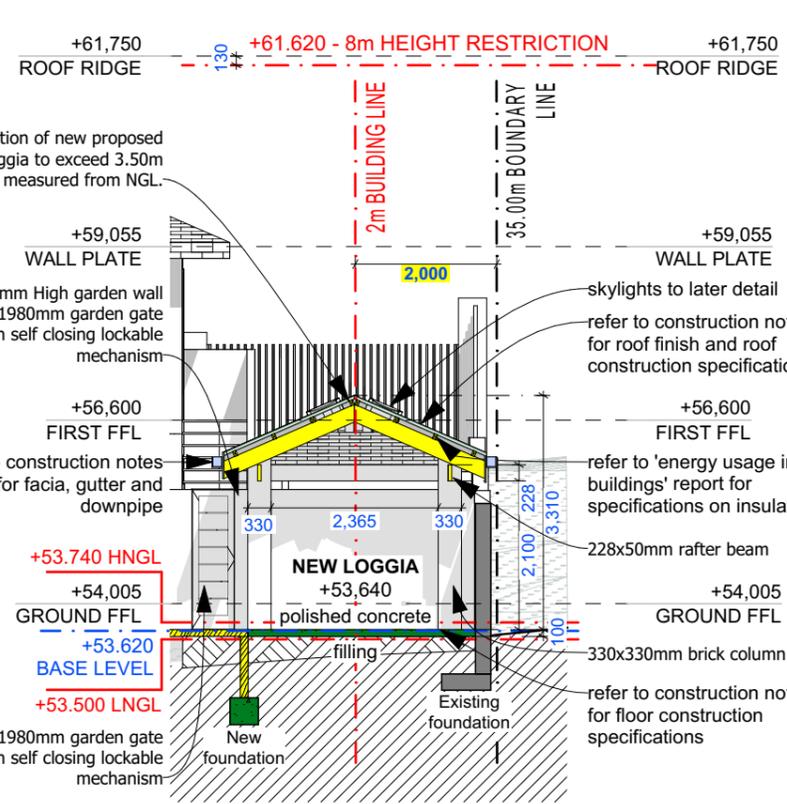
DATE:
 23.11.2023

DRAWN BY:
 RUCHELLE TALJAARD

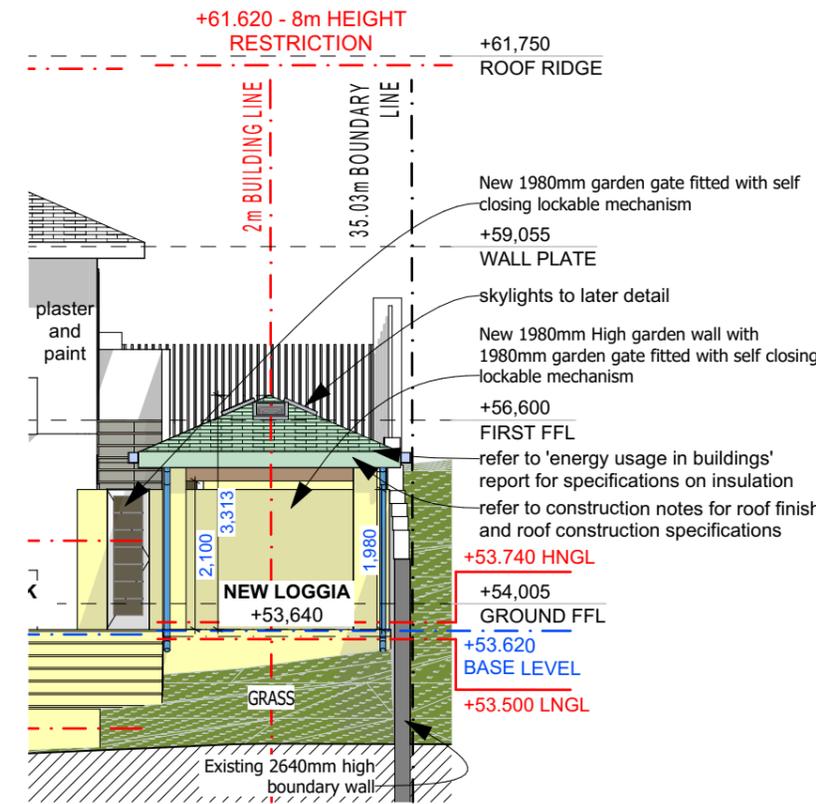
CHECKED BY: D SWART **SACAP REG.** PSAT24749037

DRAWING SCALE: AS SHOWN **PRINT A3 LANDSCAPE**

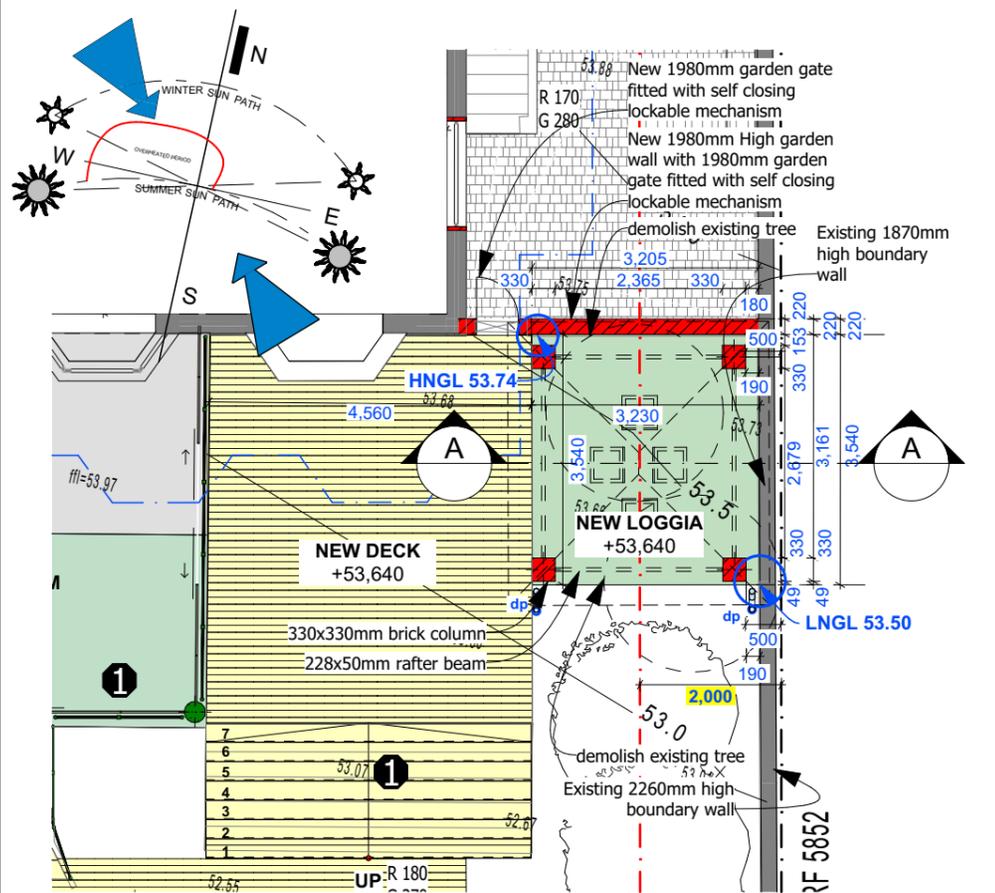
DRAWING NO. I 0485/A3/08 **REV NO.** 02



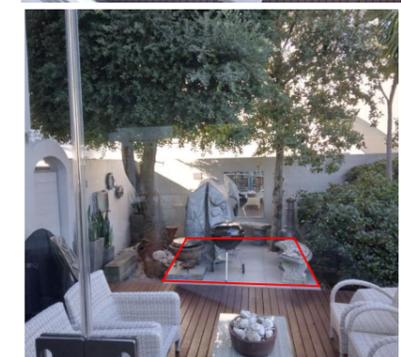
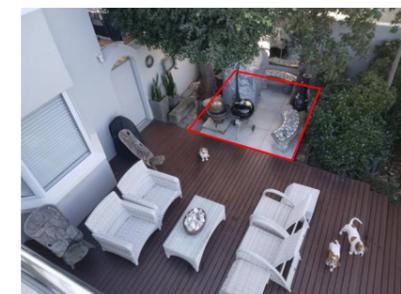
SECTION A-A 1:100



PARTIAL SOUTH ELEVATION 1:100

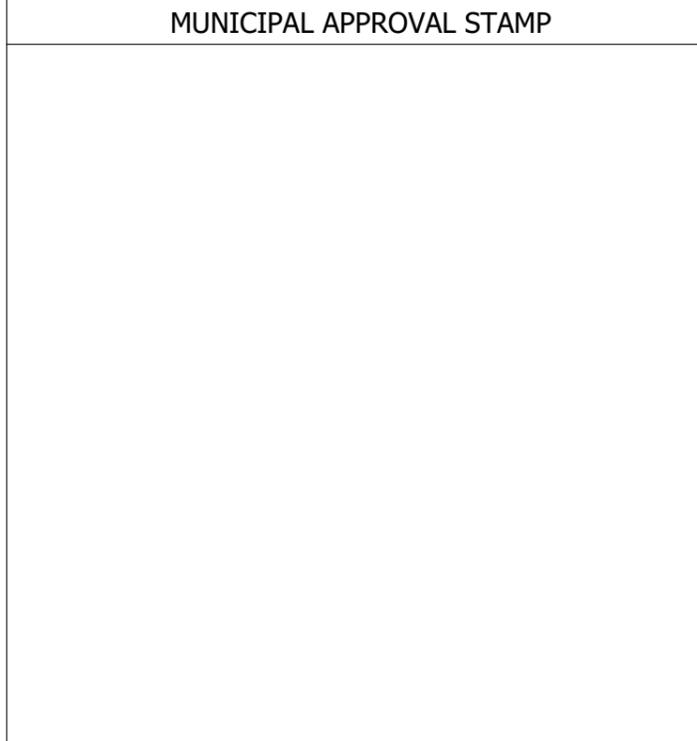


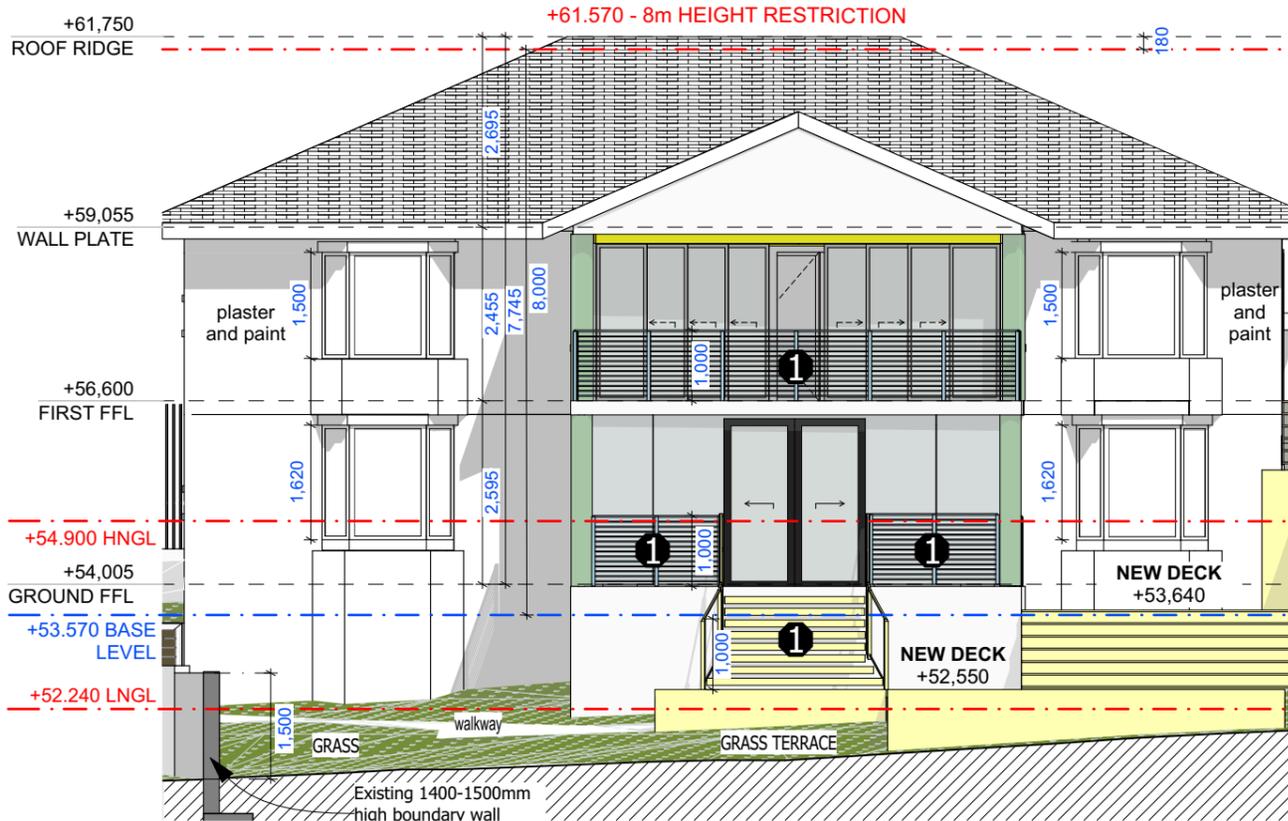
PARTIAL SITE AND GROUND STOREY LAYOUT 1:100



PHOTOS OF EXISTING DECK

MUNICIPAL APPROVAL STAMP



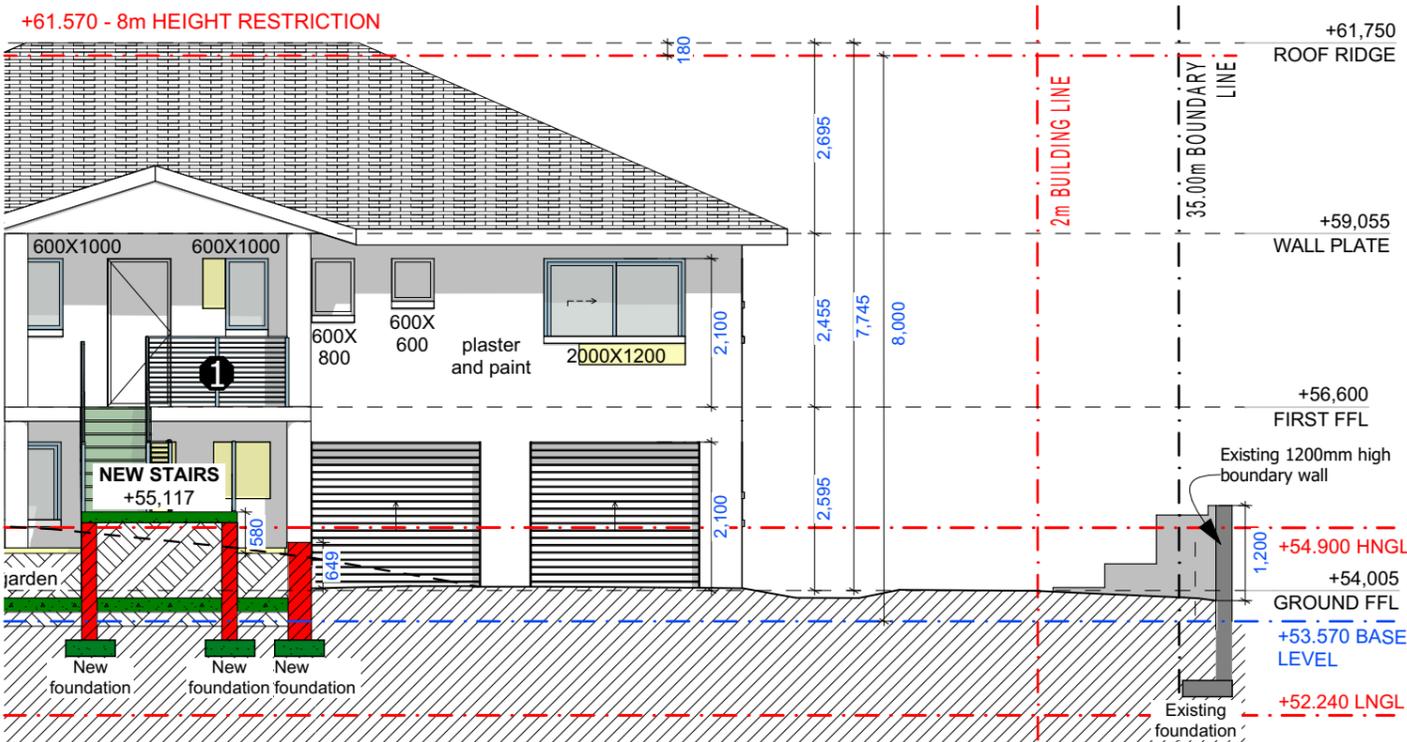


PARTIAL SOUTH ELEVATION

1:100



STREET VIEW (NORTH)



PARTIAL NORTH ELEVATION

1:100

MUNICIPAL APPROVAL STAMP

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VARIATIONS:		
REV NO.	DATE:	DESCRIPTION:
02	23.11.2023	COUNCIL APPLICATION

DRAWING STAGE:	
COUNCIL SUBMISSION	<input type="checkbox"/>
DEPARTURE APPLICATION	<input checked="" type="checkbox"/>
SKETCH PROPOSAL	<input type="checkbox"/>
TENDER DRAWING	<input type="checkbox"/>
WORKING DRAWING	<input type="checkbox"/>

SITE RESTRICTIONS:	
STREET BUILDING LINE	4.000m
LATERAL BUILDING LINE	2.000m
REAR BUILDING LINE	2.000m
HEIGHT RESTRICTION	8.000m
TITLE DEED BUILDING LINES (see drawings)	[N/A]

ZONE APPLICABLE:	
SINGLE RESIDENTIAL (SR1)	<input checked="" type="checkbox"/>
TOWN HOUSING - ZONE 1 (GR1)	<input type="checkbox"/>
TOWN HOUSING - ZONE 2 (GR2)	<input type="checkbox"/>
FLATS - ZONE 3 (GR3 and GR4)	<input type="checkbox"/>
LESS FORMAL DEVELOPMENT (LFD)	<input type="checkbox"/>

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D Swart 079 694 1728 dian@ssarc.co.za
Mail Collection 104, Hemel & Aarde Estate, Hermanus, 7200

PROJECT NAME:
PROPOSED ADDITIONS AND ALTERATIONS FOR GP LOUW
ERF 5851
18 RAED - NA - GAEL STREET
HERMANUS HEIGHTS, HERMANUS

DWG TITLE:
LEGALIZE 8.00m HEIGHT RESTRICTION ENCROACHMENT

DATE:
23.11.2023

DRAWN BY:
RUCHELLE TALJAARD

CHECKED BY:
D SWART

SACAP REG.
PSAT24749037

DRAWING SCALE
AS SHOWN

PRINT A3 LANDSCAPE

DRAWING NO.
I 0485/A3/09

REV NO.
02