

**ERF 7529, WHALE ROCK, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND PHASED DEVELOPMENT: MESSRS PLANACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF TOBAGO BAY**

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 northern perimeter building line from 3m to 0.595m to accommodate eighteen (18) proposed new carports and twelve (12) garages for phase 1, and
- relaxation of the southern perimeter building line from 3m to 0m to accommodate eight (8) new carports and one (1) shade port for phase 2.

**Phased development** in terms of Section 16(2)(k) of the By-Law to develop the carport and garages on erf 7529, Hermanus in two phases as follows:

- Phase 1 (part 1):
  - 38 carport parking bays,
  - 12 garages,
  - 1 new open parking bay.
- Phase 2 (part 2)
  - 8 carport parking bays,
  - 2 new parking bays for unit no. 56 (1 shade port and 1 open parking bay).

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](mailto:alida@overstrand.gov.za)) on or before **27 June 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 7529, WHALE ROCK, WESTCLIFF, HERMANUS, OVERSTRAND MUNISIPALE GEBIED: AANSOEK VIR AFWYKING EN GEFASEERDE ONTWIKKELING: MNRE PLANACTIVE STADS- EN STREEKS BEPLANNERS NAMENS TOBAGO BAY**

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 noordelike omtrek boulyne vanaf 3m na 0.595m om die agtien (18) voorgestelde motorafdakke en twaalf (12) motorhuise vir fase 1 te akkommodeer,
- verslapping van die suidelike omtrek boulyne vanaf 3m na 0m om die agt (8) nuwe motorafdakke en een (1) skadupport vir fase 2 te akkommodeer.

**Gefaseerde ontwikkeling** ingevolge Artikel 16(2)(k) van die Verordening om die motorafdak en motorhuise op Erf 7529, Hermanus in twee fases soos volg te ontwikkel:

- Fase 1 (deel 1):
  - 38 motorafdak parkeerplekke,
  - 12 motorhuise,
  - 1 nuwe oop parkeerplek
- Fase 2 (deel 2)
  - 8 motorafdak parkeerplekke,
  - 2 nuwe parkeerplekke vir eenheid no.56 (1 skadupport en 1 oop parkeerplek).

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](mailto:alida@overstrand.gov.za)) voor of op **27 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 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 ESINGU-ERF 7529, WHALE ROCK, WESTCLIFF, HERMANUS, KUMMANDLA KAMASIPALA I-OVERSTRAND: ISICELO SOKWAHLULA NOPHUHLISO NGOKWEZIGABA: MESSRS PLANACTIVE TOWN & REGIONAL PLANNERS EGAMENI LE- TOBAGO BAY**

Kukhutshwe isaziso esimayela nemiba yeSoloty lama48 loMthethwana kaMasipala waseOverstrand OsisiHlomelo soMthethwana OngeZicwanciso Zokusetyenziswa koMhlaba kaMasipala ku2020 (Umthethwana) isaziso esithi kufunyenwe isicelo esimayela nale miba ilandelayo:

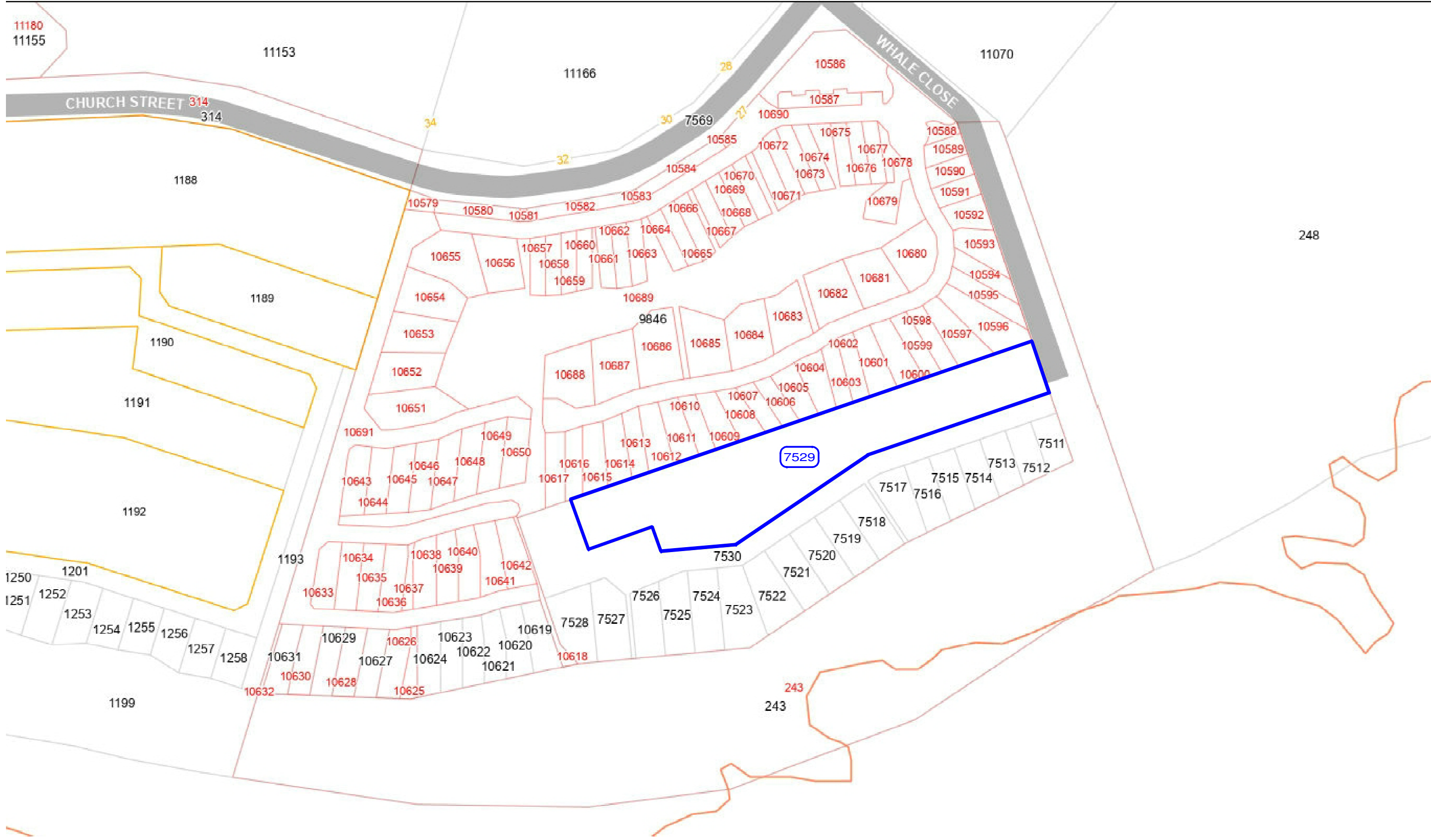
**Ukwahlula** ngokwemiba yeSoloty le16(2)(b) loMthethwana:

- ukunyenya umgca wesakhiwo kwiperimitha esemantla ukusuka kwimitha ezi-3m ukuya kwi-0.595m ukulungiselela isiphakamiso seekhapoti ezintsha ezilishumi elinesibhozo(18) neegaraji ezilishumi elinesibini (12) kwisigaba 1, kunye
- nokunyenya umgca wesakhiwo kwiperimitha esemazantsi ngeemitha ezi-3m ukuya kwi-0m ukulungiselela iikhapoti ezintsha ezisibhozo (8) nepoti yomthunzi enye (1) kwisigaba 2.

**Uphuhliso oluzizigaba** ngokweSoloty 1le6(2)(k) loMthethwana ukuphuhlisa ikhapoti neegaraji kwisiza esingu-erf 7529, Hermanus ngokwezigaba ezibini ezihamba ngolu hlobo:

- Isigaba 1 (Icandelo 1):
  - 38 yeekhapoti neebheyi zokupaka,
  - 12 yegaraji,
  - 1 yebheyi evulekileyo entsha.
- Isigaba 2 (icandelo 2)
  - 8 yeekhapoti ezizibheyi zokupaka,
  - 2 yebheyi ezintsha zokupaka kuyunithi no. 56 (1 ipoti eyenza umthunzi nebheyi e1 yokupaka nevulekileyo).

Iinkcukacha eizpheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusuka phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: IziCwanciso zeDolophu, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSoloty lama51 nelama52 loMthethwana kaMasipala ochazwe ngentla(16 Paterson Street, Hermanus / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi **komhla 27 kaJuni 2025**, uchaze igama lakho, idilesi yakho neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingabuzwa ku**Mcwangcisi Omkhulu weDolophu, Mnu. B Minnaar** ku- 028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe Lezicwanciso zeDolophu apho igosa likamasipala liza kumnceda ukuhlomla ngokusemthethweni.



**PROPOSED DEPARTURE & PHASED PARKING RE-DEVELOPMENT****ERF 7529 HERMANUS****OVERSTRAND MUNICIPALITY****MOTIVATION REPORT****1. BACKGROUND**

Plan Active Town & Regional Planners has been appointed by Mr Johannes Kempff, on behalf of the Tobago Bay Body Corporate, to apply for the departure and phased parking re-development of the subject property.

Whale Rock Estate is developed on the subject property. The property is developed with shadeports for the residential units on the subject property. There is a demand for garages and carports for the individual units in the estate. This application is to change the common property to allow the owners of the individual units in the estate to replace the shadeports with garages and carports as per the body corporate's decision dated 24 June 2024. One new shadeport and two new open parking bays will also be added to the subject property. The latter will be undertaken as a two phased approach. This application therefore also seeks to obtain phasing approval to enable our client to address the new carports in front of buildings no. 5 (E) and the new shadeport with open bay between buildings no. 5 and 6 (E and F) as part of phase 2 of the alterations / development.

For phase 1 (referenced as Part 1 on the site development plan) the As Built shadeports are positioned in the 3m northern perimeter building line. Since the shadeports will be replaced with garages and carports, the new structures will also encroach the 3m northern perimeter building line.

For Phase 2 (referenced as Part 2 on the site development plan), the existing shadeports that currently encroach upon the property boundary with erf 7530

Hermanus, are understood to have been approved due to the absence of records for a master site development plan (SDP). A departure to accommodate the As Built shadeports that will remain unchanged within the 3m southern perimeter building line is therefore not included (shadeports in front of Building no. 6 / F). The shadeports in front of Building no. 5 (E) will however also be replaced with carports in the future as phase 2 of the re-development of the parking bays on the subject property. The latter will address the encroachment on erf 7530 Hermanus since the new carports will be placed on erf 7529 Hermanus only (and will not follow the existing footprint that encroaches the erf boundary).

This application proposes to address the proposed carports, garages and one new shadeport over the 3m northern and southern perimeter building lines and to undertake the aforementioned as a phased approach.

## **2. APPLICATION DETAILS**

Application is made in terms of:

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for **the departure** of erf 7529 Hermanus;
- Chapter 4, Section 16(2)(k) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the **phased development of the carports, garages and shadeport** on erf 7529 Hermanus.

## **3. NEED AND DESIRABILITY**

### **3.1 PROPERTY DESCRIPTION**

Erf 7529 Hermanus is situated in 1 Whale Close, Hermanus. Refer to the locality plan attached. Erf 7529 Hermanus is 7073m<sup>2</sup> in extent. There is a sectional title scheme registered on the subject property; hence no title deed is available for erf 7529 Hermanus.

The subject property gently slopes in a southerly direction and is developed with residential units (Whale Rock Estate).

### 3.2 ZONING

Erf 7529 Hermanus has the following land use rights:

ERF NUMBER	ZONING
Erf 7529 Hermanus	General Residential Zone 1: Town Housing

Surrounding properties are zoned for General Residential Zone 1: Town Housing, Transport Zone 2: Road and Parking (Private), Residential Zone 1: Single Residential and Open Space Zone 2: Public Open Space purposes.

### 3.3 LAND USE

Whale Rock Estate is a secure higher density residential complex in Hermanus. The subject property is developed with fifty-nine (59) sectional title residential units. The complex is situated approximately 80m from the sea and a short drive from the swimming beach. The subject property overlooks Walker Bay and is situated 3km from central town in a quiet cul-de-sac seafront complex.

Land uses that surround the subject property are single residential dwellings, apartments / duplex units, an abalone farm, public open spaces and private and public roads.



### 3.4 PROPOSAL

The following is proposed:

- The **departure** of erf 7529 Hermanus in terms of Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to:
  - relax the northern perimeter building line from 3m to 0,595m (nearest point) to accommodate eighteen (18) proposed new carports and twelve (12) garages that encroach the building line - phase 1 (Part 1);
  - Relax the southern perimeter building line from 3m to 0m to accommodate the eight (8) new carports and 1 shadeport - phase 2 (Part 2);
- The **phased development** of the carports and garages on erf 7529 Hermanus in terms of Chapter 4, Section 16(2)(k) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to develop the carports and garages on erf 7529 Hermanus in two phases as follows:
  - Phase 1 (part 1):
    - 38 carport parking bays;
    - 12 garages;
    - 1 new open parking bay.
  - Phase 2 (part 2):
    - 8 carport parking bays;
    - 2 new parking bays for unit no. 56 (1 shadeport and 1 open parking bay.

The potential of the subject property is discussed in detail in *Section 3.5 Potential of the property.*

Whale Rock Estate is developed on the subject property. The property is developed with shadeports for the residential units on the subject property. There is a demand for garages and carports for the individual units in the estate. This application is to change the common property to allow the owners of the individual units in the estate to replace the shadeports with garages and carports and to add two new open parking bays and one new shadeport as per the body corporate's decision dated 24 June 2024.

**Phase 1 (Part 1):**

The As Built shadeports next to Buildings 2 and 3 (B and C) are positioned in the 3m northern perimeter building line. Since the shadeports will be replaced with new garages and carports, the new structures will also encroach the 3m northern perimeter building line.

This application proposes to address the proposed carports and garages over the 3m northern perimeter building line. To accommodate the proposed garages and carports an application is submitted for a departure to:

- Relax the northern perimeter building line from 3m to 0,595m (nearest point) to accommodate the proposed new carports and garages.

Refer to the site plan layout below and attached:

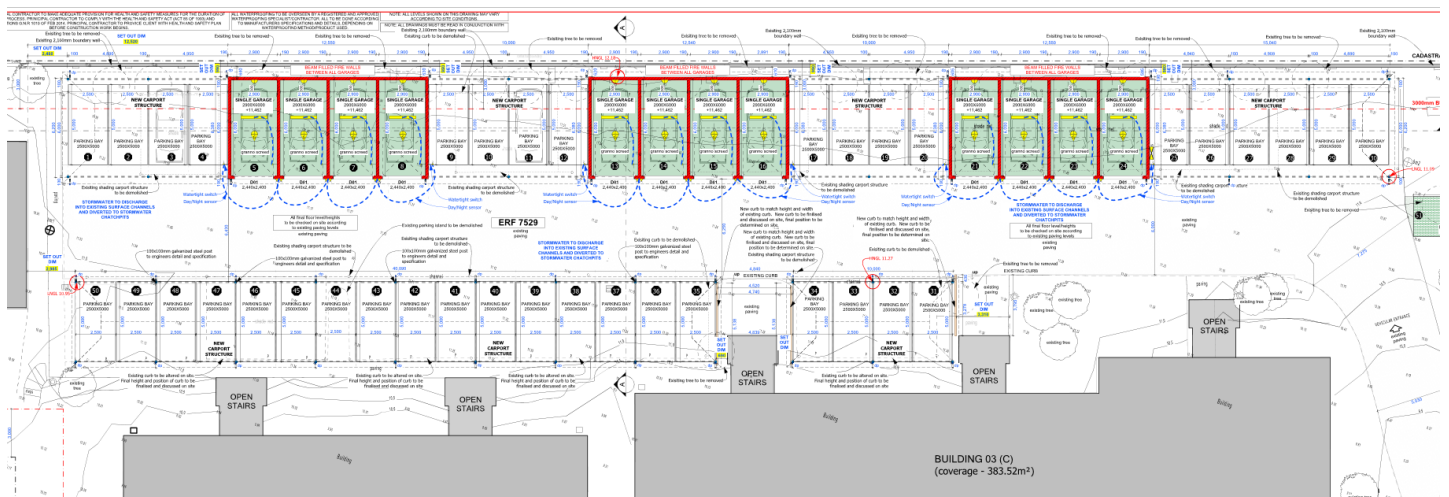


Image 1: Site and ground plan indicating eighteen (18) carports and twelve (12) new garages encroaching the northern perimeter building line



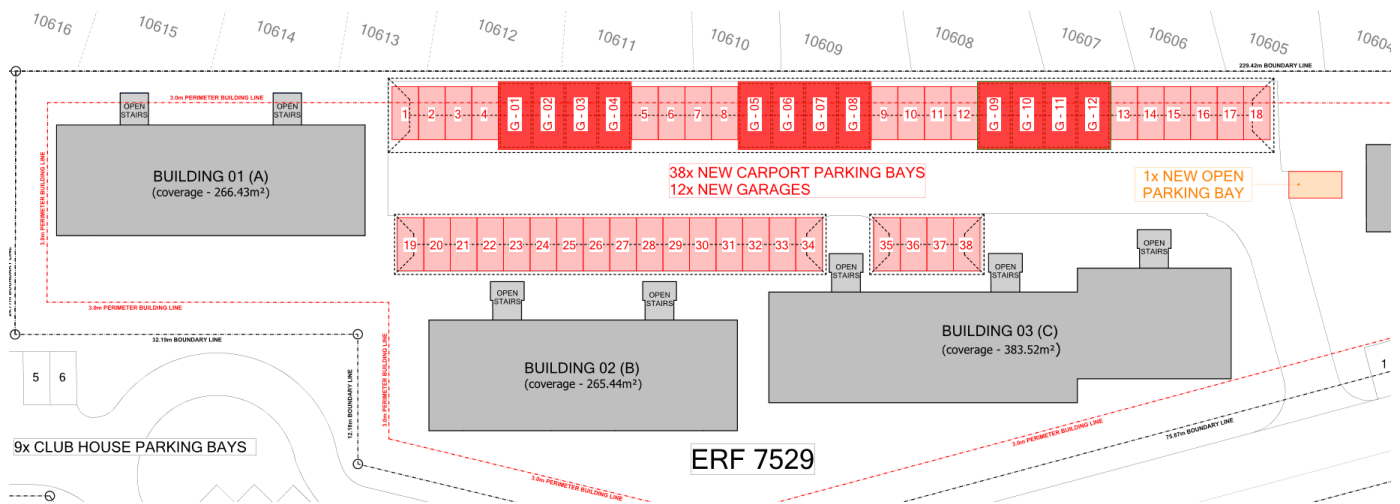


Image 2: Parking layout plan for Phase 1 (Part 1)

The existing shadeport structures situated on the northern boundary will be demolished and the relevant trees will be removed. Refer to the Site and Ground Storey plan - A total of 30 (thirty) new vehicle storage units in the form of garages and carports are proposed on the northern section of the subject property in the same position on site than the As Built shadeport structures (parking areas no. 1-30). Parking bays no. 5-8, 13-16 and 21-24 will be developed as single garages (twelve single garages in total) and all twelve garages will encroach the northern perimeter building line. The other parking bays will be new carport structures (total of 18 carports). Eighteen (18) of the thirty-eight (38) carports will encroach the northern perimeter building line as described above. Each new carport will be 2,5m x 5m in extent. Each single garage will be 2,9m x 6m in extent.

### **Phase 2 (Part 2):**

Refer to the Tobago Bay SDP plan -The As Built shadeports next to buildings 5 and 6 (E and F) are positioned in the 3m southern perimeter building line. Eight (8) of the shadeports will be replaced with new carports and one new shadeport is proposed. The *new structures* will therefore encroach the 3m southern perimeter building line.

This application proposes to address the proposed new carports and new shadeport over the 3m southern perimeter building line. To accommodate the proposed carports and shadeport an application is submitted for a departure to:

- Relax the southern perimeter building line from 3m to 0m to accommodate *the proposed new carports and new shadeport*.

Refer to the site plan layout below and attached:

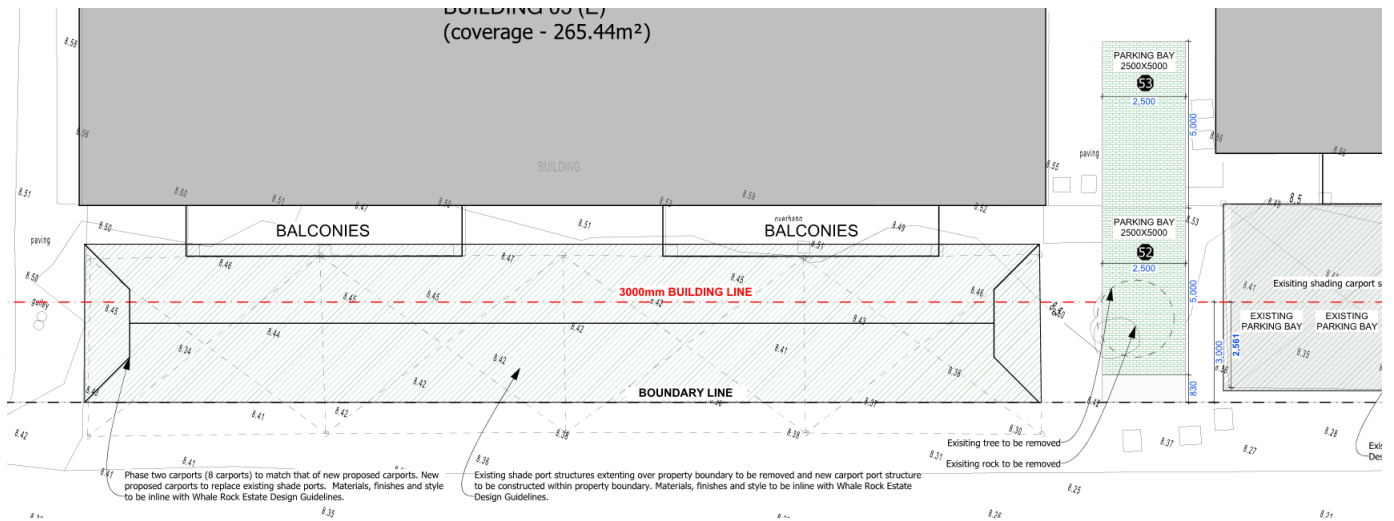


Image 3: Site and ground plan indicating eight (8) new carports and one (1) new shadeport encroaching the southern perimeter building line in front and adjacent to building no. 5 (E)

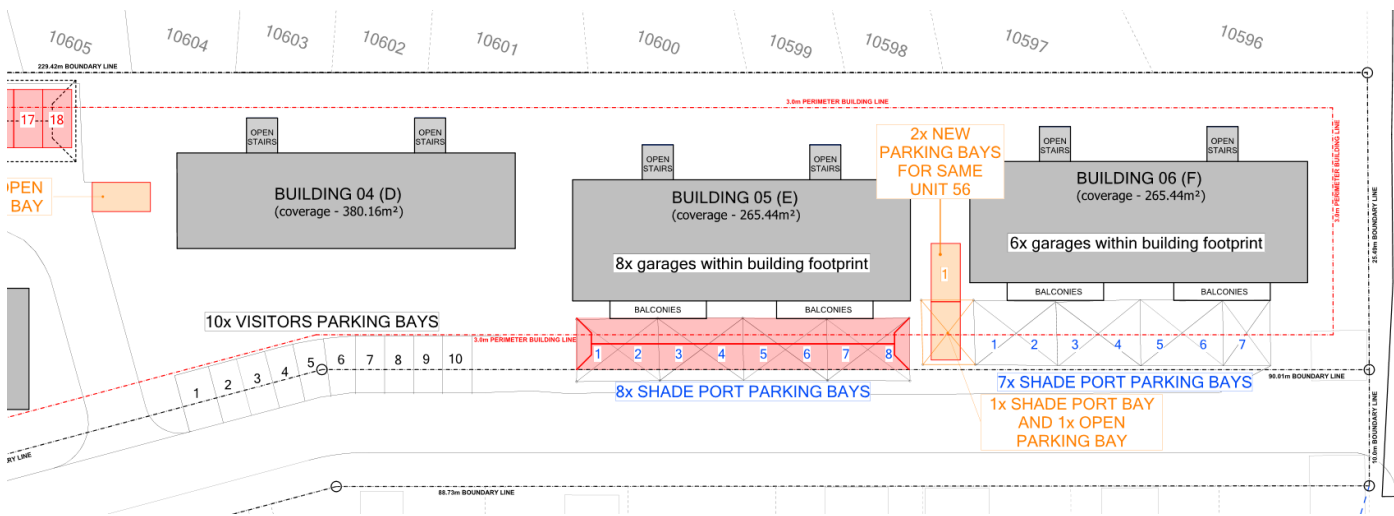


Image 4: Parking layout plan – Phase 2 (Part 2)

For Phase 2 (referenced as Part 2 on the site development plan), the existing shadeports that currently encroach upon the property boundary with erf 7530 Hermanus, are understood to have been approved due to the absence of records for a master site development plan (SDP). A departure to accommodate the As Built shadeports that will remain unchanged within the 3m southern perimeter building line is therefore not included (shadeports in front of Building no. 6 / F).

**General:**

The parking bays for the clubhouse and visitors will remain unchanged.

The new carport and garage structures will be developed as per the engineer's specification and detail as provided on the proposed site development plan. The shadecloth carports will be replaced with IBR carports and garages. IBR materials are generally more durable and weather-resistant than shadecloth, offering better protection against the elements and potentially reducing maintenance needs. IBR carports and garages will provide better protection for vehicles from weather conditions, compared to shadecloth which primarily offers shade and minimal protection.

Additional fascia board will be installed to hide the gutter, and the latter will not be visible from the adjacent property. The stormwater will be discharged into existing surface channels and diverted stormwater catch pits. No doors or windows will be placed in the garage walls closer than 1 meter to the rear or side boundary.

The Overstrand Land Use Scheme (2020) allows for the consideration and approval of carports, garages and shadeports encroaching side and rear building lines where the proposed structures meet the requirements as stipulated in Section 16.1.1 c). The proposed garages and carport structures will not meet the following requirements, hence a deviation to accommodate the new garages, carports and shadeport is proposed:

*"Encroachment of side and rear building lines permitted*

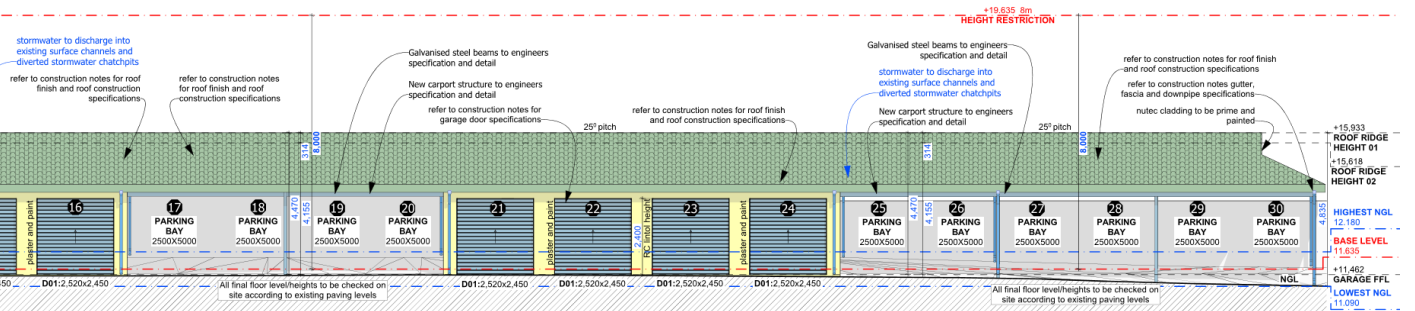
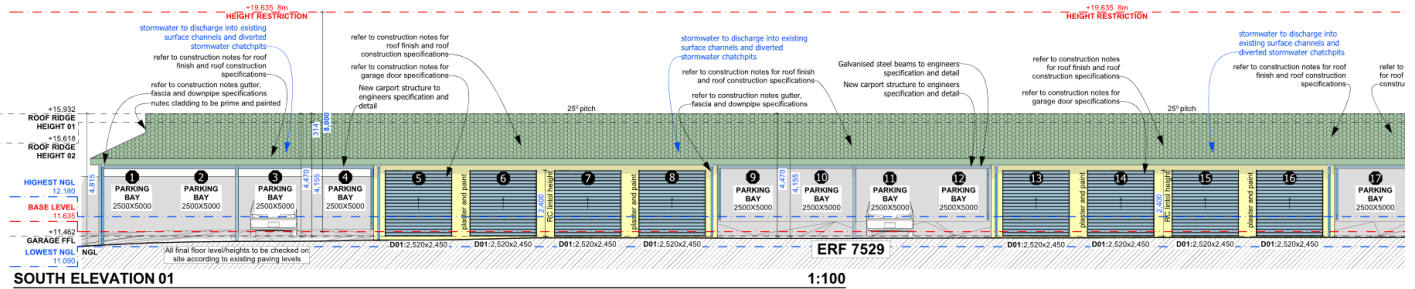
*c) The Municipality may approve the construction of a structure used for the housing of vehicles that encroaches onto the side and rear building lines, provided that:*

*(ii) no building that encroaches the building line may be higher than 3,5m above the existing ground level on the common boundary, provided that the height may increase at a 40 degree angle away from such boundary;*

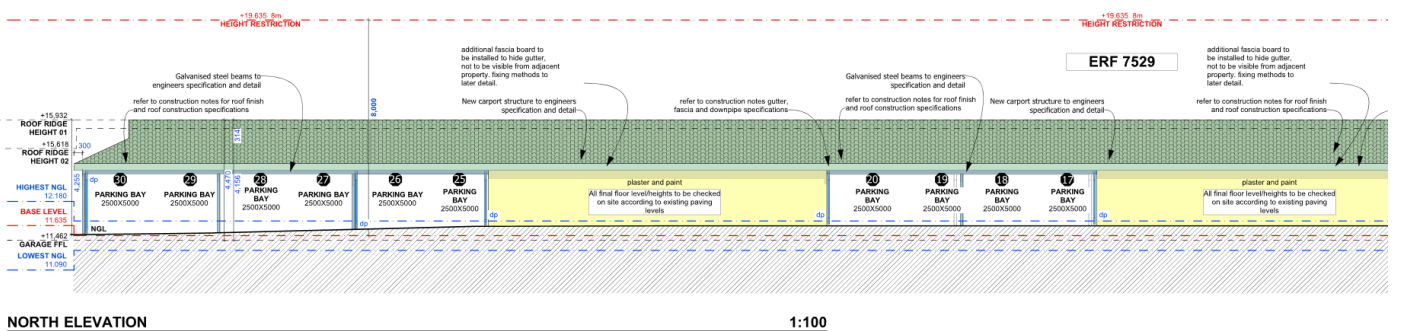
*(iii) the length and width of the structure does not exceed one third of the lateral and rear boundary concerned or 9,0 m, whichever is the most restrictive (except in cases as prescribed in point (iv) below);"*

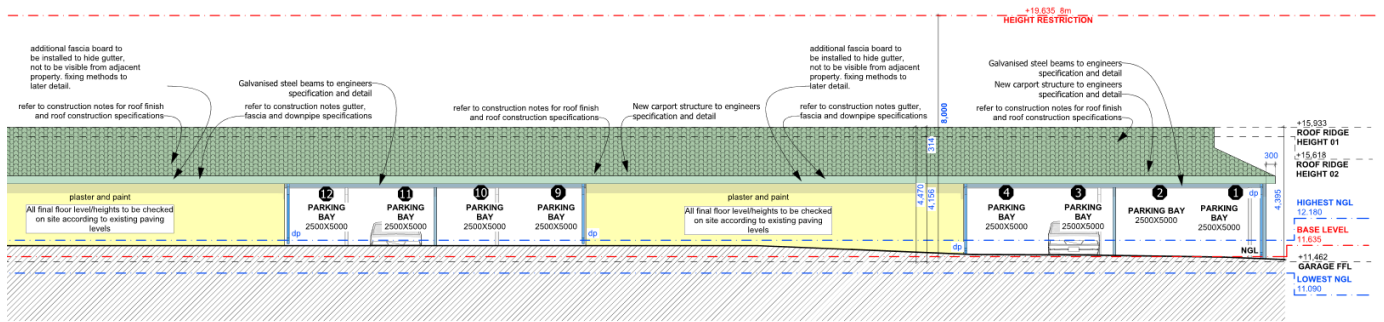
The proposed height of the new garage and carport structure for Phase 1 (Part 1) is 4,815m and 4,835m at the highest points measured from the garage finished floor level as indicated on the elevation plans. The roof will have a 25-degree pitch. The total

length of the vehicle storage structure (garages and carports) encroaching the 3m northern perimeter building line will be at least 85,2m. The proposed new garages and carport structure do not encroach the 8m maximum height restriction for all buildings. Refer to the elevation plans below (for carports and structures that encroach the northern perimeter building line, i.e. Phase 1):



Images 5 and 6: Split image of the South Elevation (Phase 1)





Images 7 and 8: Split image of the North Elevation (Phase 1)

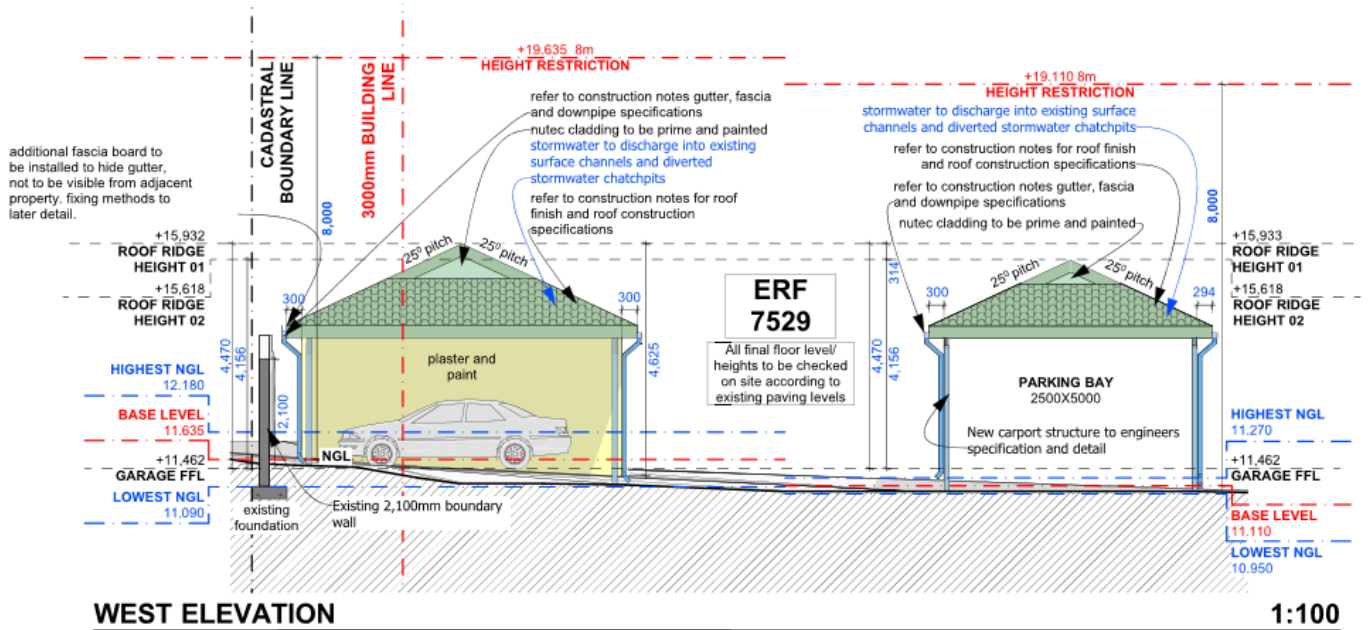


Image 8: West elevation (garages & carports Phase 1)



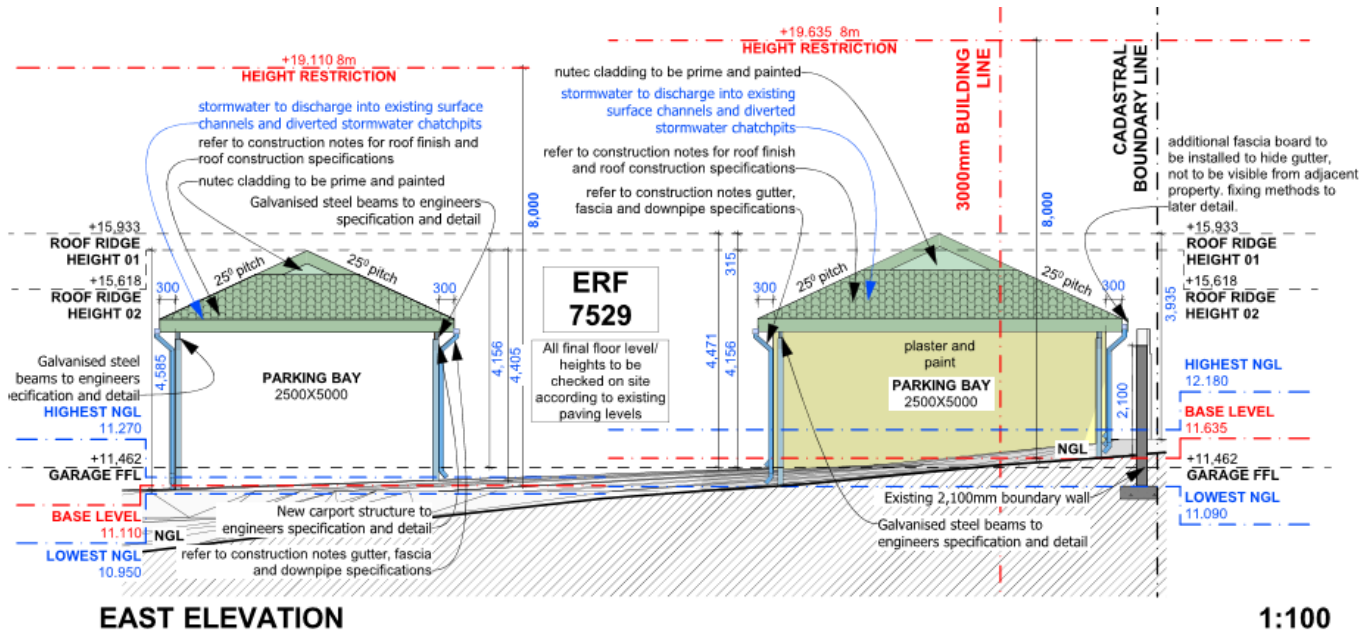


Image 9: East elevation (garages and carports Phase 1)

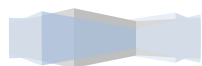
The elevation and section plans for Phase 2 (eight new carports and one new shadeport and open parking bay) will be submitted with building plans in future.

The new garages and carports will be visible from roof neighbouring properties. However, their positions will be the same as those of the existing shade ports, and therefore, they will not negatively impact the neighbours' views of the ocean and mountain.

The following should be noted when considering the proposed structures:

- The materials to be used and the design are aesthetically pleasing.
- The proposed structures will be used for the housing of vehicles only.

The new carports no. 31 to 50 and the two new open parking bays no. 51 and 53 will not encroach any building lines. The proposed application has a low to no impact on the character and property values of the surrounding properties. The existing structures on the subject property do not create an infringement to any passing traffic or public activity due the low impact use of the structures. The new structures will be positioned on the same footprint. It is submitted that the massing and height of the proposed new garages and carport structures are compatible with the character of the area, regardless of the departure being applied for.

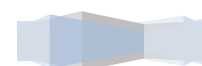


The zoning of erf 7529 Hermanus will remain unchanged (General Residential Zone I: Town Housing) as well as the primary land use (general residential purposes). The height of all the structures on the subject property will comply with the permissible height requirements for GR1 zoned properties. Except for the new garages, carports and one shadeport proposed, all other structures and land uses will remain unchanged. All other land use parameters are met as confirmed in the area schedule below:

<b>THE BUILDINGS</b>	
<b>DESCRIPTION</b>	<b>TOTAL</b>
EXISTING SHADE PORTS	(142.92m <sup>2</sup> )
EXISTING SHADE PORTS - To be replaced with new carport (Phase 02)	(136.17m <sup>2</sup> )
<b>NEW GARAGES AND CARPORTS</b>	<b>(780.80m<sup>2</sup>)</b>
EXISTING BUILDING 01 (A)	(266.43m <sup>2</sup> )
EXISTING BUILDING 02 (B)	(265.44m <sup>2</sup> )
EXISTING BUILDING 03 (C)	(383.52m <sup>2</sup> )
EXISTING BUILDING 04 (D)	(380.16m <sup>2</sup> )
EXISTING BUILDING 05 (E)	(265.44m <sup>2</sup> )
EXISTING BUILDING 06 (F)	(265.44m <sup>2</sup> )
<b>TOTAL COVERED FOOTPRINT</b>	<b>(2886.32m<sup>2</sup>)</b>
<b>THE SITE</b>	
<b>ERF NUMBER</b>	<b>7529</b>
<b>ERF SIZE</b>	<b>7073m<sup>2</sup></b>
<b>MAXIMUM COVERAGE PERMITTED</b>	<b>65.00%</b>
<b>PROPOSED COVERAGE</b>	<b>40.81%</b>

It is submitted that the proposed carports, garages and shadeport are compatible with the character of the area, do not impact negatively on the rights of anyone else and that no good reason exists for not approving this application. When considering the proposed building line deviation, the point of departure is the need to discourage the phenomenon of urban sprawl and to encourage densification and more compact towns and cities, all of which relates to more responsible resource use or sustainable development.

The proposed departure of erf 7529 Hermanus is not in contrast to the existing land use tendencies in the surrounding environment and we therefore do not foresee any problems with the proposed application.



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

The zoning and primary land use of the subject property will remain unchanged. The proposed application will not hinder any possible future land use applications on erf 7529 Hermanus.

The subject property has the potential and allows for the deviations being applied for. The existing shadeports are merely replaced with new carports and garages to meet the demand of residents in the estate. Two new open parking spaces and one new shadeport are also proposed.

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

- The position of the proposed carports, garages and shadeport do not have a negative impact on neighbours' views towards the ocean and mountain.
- The massing and scale of the proposed structures are compatible with the area.
- Except for the 3m northern and southern perimeter building line deviations applied for, all other land use parameters are met.

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

- Good quality materials will be used for the construction of the carports, garages and shadeport;
- The development will keep to the approved number of residential units (no new development / increase in density is proposed);
- The new carports, garages and shadeport will add value to the property and the area.

### **3.6 ECONOMIC IMPACT**

The proposed departure and phased re-development of the parking bays are to accommodate the replacement of shadeports with garages and carports and to



construct one new shadeport in line with the sectional title owner's needs in the development. Converting shadeports into garages and carports in a sectional title scheme can offer several economic benefits to property owners, the area, and the municipality. Here are some key reasons:

- Converting shadeports into garages or carports can significantly increase the value of individual units. Garages are generally considered an attractive feature, and they provide additional storage space and security. Subsequently an increase in property values across multiple units in the scheme can improve the overall value of the area.
- Garages and carports provide a safer and more secure environment for vehicles, reducing the risk of theft, vandalism, and weather damage.
- Converting the shadeports into garages or carports requires construction work, which will create local employment opportunities in the building and construction sector. This can stimulate the local economy by providing jobs and increasing demand for materials and services.

In summary, converting the shadeports into garages and carports in this sectional title scheme offers numerous economic benefits by increasing property values, improving security, enhancing space utilization and supporting local economic growth.

### **3.7 SOCIAL IMPACT**

The proposed application will have no impact on the social status quo of the area. Residents will benefit from increased security for their vehicles and personal belongings. With a more secure parking structure (such as garages or carports), there's a reduced risk of theft or vandalism, which directly enhances overall quality of life.

No negative impact on the social wellbeing of the surrounding community is anticipated. It is submitted that the proposed development of new garages, carports and a shadeport (replacing existing shadeports on site) is compatible with the character of the area and does not impact negatively on the rights of anyone else.

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

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

The surrounding properties are developed with apartments and the use of the surrounding properties is for permanent residences, holiday houses / apartments. The scale of the proposed new structures on erf 7529 Hermanus (and the proposed vehicle storage use thereof) merges well with the scale of the surrounding dwellings in the immediate area.

The IBR carports and garages typically have a more solid, structured appearance compared to the flexible and more translucent shade cloth. This could affect the visual aesthetics of the property, potentially making it look more solid and enclosed. IBR structures might also offer a more uniform and cohesive look with other buildings, particularly if they match existing architectural styles or materials. It is however submitted that these changes will have a minimal impact on the visual and aesthetic value of the area because of the proposed height of these structures, the roof pitch and quality materials to be used.

The solid nature of IBR structures might impact views more than the semi-transparent shade cloth. However, since the structures are positioned in the same locations as the existing shade cloth carports, the visual impact on neighbours' views is expected to be minimal.

In addition, to accommodate the proposed structures encroaching onto the northern and southern perimeter building line will contribute towards the value of the subject property and consequently have a positive impact on the area. The use of the subject property will remain for residential purposes.



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

All services on the subject property already exist. The new carports, garages and one new shadeport will have no impact on the scale and usage of the existing available services since no additional loading of the existing civil infrastructure is anticipated.

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

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

The proposed departure and phased parking development will have no impact on the general safety and wellbeing of the surrounding community.

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

### **3.11 IMPACT ON HERITAGE**

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

Erf 7529 Hermanus is not situated within the Heritage Protection Overlay Zone as determined by the Overstrand Municipality's Zoning Scheme (2020). The subject property is also not earmarked for heritage conservation purposes with reference to the Overstrand Municipal Growth Management Strategy (2010).



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

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

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

The proposed departure and phased parking development does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

The subject property is not situated within the Overstrand Municipality's Land Use Scheme Environmental Management Overlay Zone (2020).

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

Access to erf 7529 Hermanus will remain unchanged and will be from Whale Close. Refer the site development plan. No new access points are proposed.

The detailed parking layout for both Phases 1 and 2 (Part 1 and 2) is attached.

The conditions of the initial approval for the development stipulate that four (4) parking bays must be provided for every three (3) units on the site. There is a total of fifty-nine (59) residential units on erf 7529 Hermanus. As a result, a total of 79 parking spaces are required. As seen in the table below and on the parking layout plan attached provision is made for eighty-three (83) parking bays with the re-development of the shadeport structures as a two phased approach:



<b>REQUIRED PARKING - ERF 7529</b>			
	Section Nos.	Qty. Units	Parking bays as per previously approved conditions of approval / zoning scheme
BUILDING - 01 (A)	1-10	10 units	(4 parking bays per 3 units)  59units / 3 units x 4 bays =78.66 79 bays required
BUILDING - 02 (B)	11-22	12 units	
BUILDING - 03 (C)	23-37	15 units	
BUILDING - 04 (D)	38-45	8 units	
BUILDING - 05 (E)	46-53, 60-67	8 units	
BUILDING - 06 (F)	54-59, 68.73	6 units	
<b>TOTALS UNITS</b>		<b>59</b>	<b>79 bays required</b>

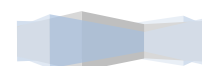
<b>PROPOSED PARKING - ERF 7529</b>		
Garage / Carport / Shade Port / Parking Bay	Applicable Erf	Qty.
EXISTING GARAGES / BUILDING 05	Erf 7529	8
EXISTING SHADE PORTS / BUILDING 05	Erf 7529	8
EXISTING GARAGES / BUILDING 06	Erf 7529	6
EXISTING SHADE PORTS / BUILDING 06	Erf 7529	7
PROPOSED NEW SHADE PORT	Erf 7529	1
PROPOSED NEW GARAGES	Erf 7529	12
PROPOSED NEW CARPORTS	Erf 7529	38
PROPOSED NEW PARKING BAYS	Erf 7529	3
<b>TOTAL PROPOSED</b>		<b>83</b>

<b>EXISTING CLUB HOUSE AND VISITORS PARKING</b>		
Garage / Carport / Shade Port / Parking Bay	Applicable Erf	Qty.
EXISTING PARKING BAYS - Club House	Erf 7530	9
EXISTING PARKING BAYS - Visitors	Erf 7529	10
<b>TOTAL EXISTING</b>		<b>19</b>

From the above it is evident that the existing development will continue to comply with the parking requirements in line with the approved land use rights. No new development or increase in density is proposed. The subject property will continue to be used for general residential purposes and therefore the impact on the traffic flow in the area will remain unchanged.

### 3.14 TITLE DEED

There is a sectional title scheme registered on the subject property; hence no title deed is available for erf 7529 Hermanus. As a result, a conveyancer's certificate is not attached to the application.



### 3.15 **FORWARD PLANNING AND LAND USE DOCUMENTS**

The *Overstrand Spatial Development Framework (2020)* specifies that erf 7529 Hermanus is within the approved urban edge and earmarks the area where the subject property is situated, for urban development purposes. The zoning and use of the subject property will remain unchanged (General Residential Zone 1: Town Housing). As a result, the impact of the proposed departure on the spatial integrity of the area will be minimal and is therefore consistent with the Overstrand SDF (2020).

The *Overstrand Municipal Growth Management Strategy (OMGMS, 2010)* specifies that erf 7529 Hermanus forms part of Planning Unit no. 7. This planning unit stipulates that the density status quo should remain. No densification is proposed with this application. The land use application for the subject property therefore falls within the existing planning for the Hermanus Central area.

The proposal will promote land development in a location that is sustainable. The proposed departure and phased parking development is to an improved erf within an established residential area and will not impact on urban sprawl or upon a sensitive environment.

There is no impact on the overall density of this area of Hermanus therefore the proposed application still promotes a medium-density residential area.

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

### 3.16 **PLANNING PRINCIPLES**

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

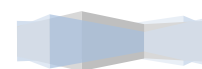


Spatial justice: The proposed land use application ties in with the existing character of the area and will not have a negative impact on the surrounding neighbours. The impact on the biophysical environment will be low as the subject property has been in existence since 1994. The proposed application will not promote spatial development imbalances. This application is for an erf as per the establishment of the existing Hermanus Township. The proposed application is in character with the existing area and therefore the approval of the proposed application will not be spatially biased.

Spatial sustainability: The proposed departure and phased parking re-development will have a low impact on the visual elements of the subject property and surroundings. It is submitted that the proposed application is compatible with the character of the area (as motivated in previous sections of this report). The encroachment of the northern and southern perimeter building lines has no impact on the massing of the buildings and the impact on the streetscape or passers-by is considered low. The new carports, garages and shadeport will merge well with the surrounding built environment. The impact on the biophysical environment will also be kept to a minimum since the development does neither trigger any listed activities in terms of NEMA nor is it positioned with Overstrand Municipality's EMOZ.

Factors such as the good quality materials to be used, the position and overall layout of the structures on the subject property, the scale of the surrounding built environment, compliance with all other land use development parameters, etc. allow for the consideration and approval of the proposed deviation without having an adverse impact on the spatial sustainability of the area. To accommodate the proposed structures as a phased approach is to an improved erf within an established residential area and will not impact on urban sprawl, or upon a sensitive environment.

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



Efficiency: The subject property is easily accessible and conveniently located close to Hermanus CBD and major routes. Approving the proposed carports, garages and shadeport is advantageous as they are compatible with the existing built environment. The positions of the structures, along with their design and materials, are expected to be aesthetically pleasing.

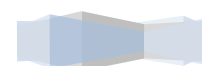
The proposed departure and phased parking re-development proofs to be efficient since it discourages the phenomenon of urban sprawl, encourages densification and more compact towns and cities, all of which relates to more responsible resource and infrastructure use and sustainable development. Furthermore,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

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

#### **4. RECOMMENDATION**

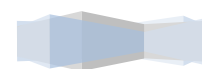
When this application is evaluated, it is important to take note of the following:

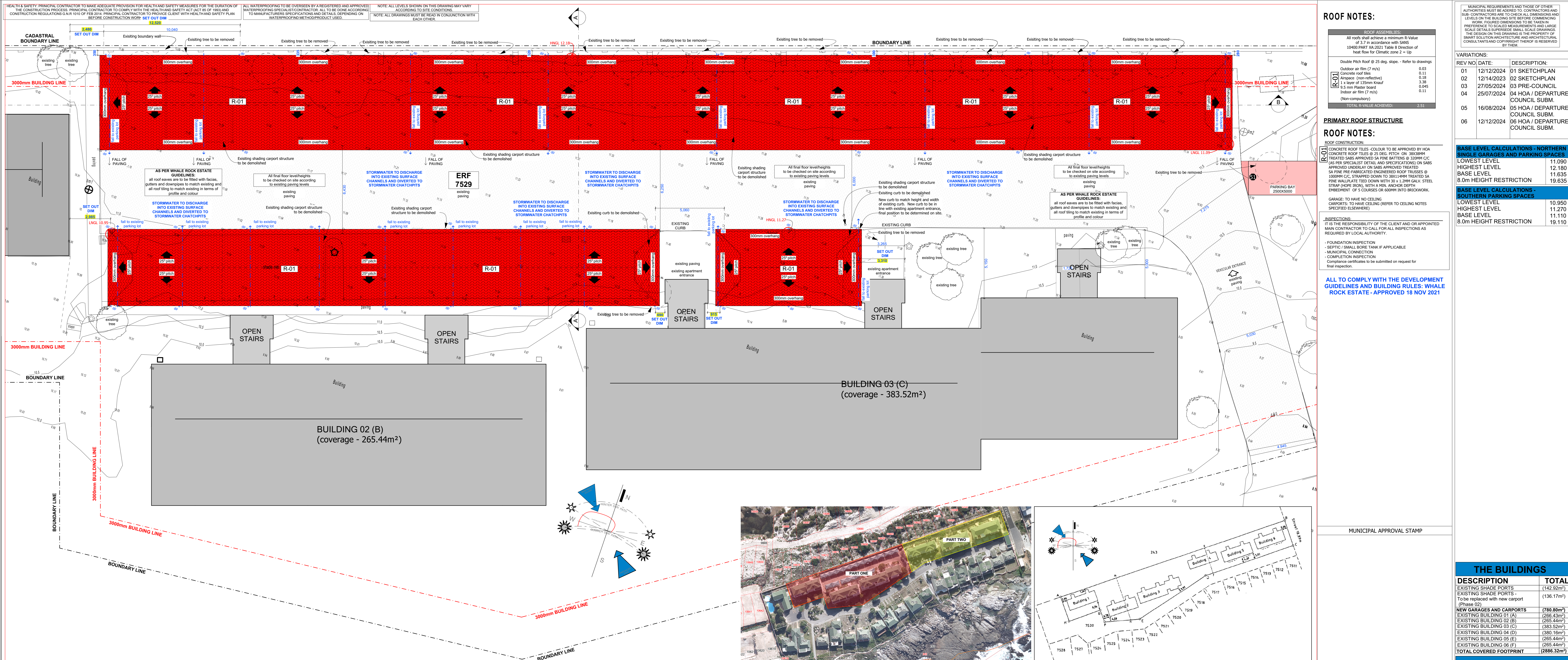
- All services on the subject property already exist and no additional loading of the existing infrastructure is anticipated;
- The zoning and primary land use of the subject property will remain unchanged;
- The deviation from the applicable scheme regulations' 3m perimeter building lines is to accommodate the new garages, carports and one new shadeport only;
- The proposal is compatible with the existing built character of the area;
- Impact on the traffic will be kept to a minimum;
- There are no heritage aspects that will negatively impact the application;



- There are no environmental aspects that will negatively impact the application and the application will not have a negative impact on any environmental factors;
- The proposal is compatible with the spatial planning strategies for the area;
- The application is fully compliant with the applicable planning principles described in the LUPA (2014) and SPLUMA (2013).

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



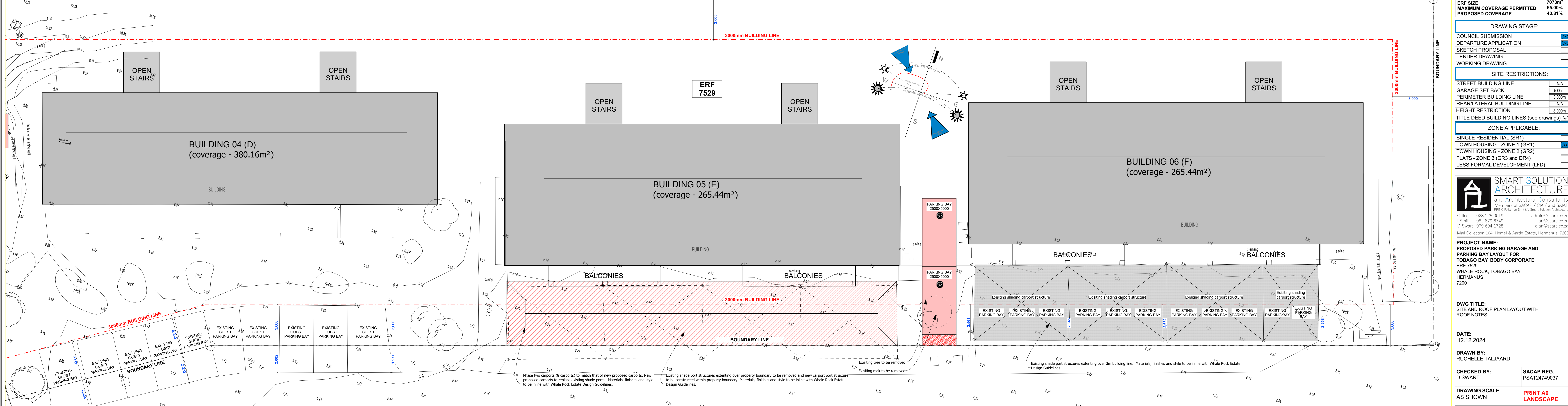


**PART ONE - PARTIAL SITE AND ROOF PLAN LAYOUT**

1:100

**LOCALITY PLAN**

CADASTRAL BOUNDARY LINE



**PART TWO - PARTIAL SITE AND ROOF PLAN LAYOUT**

1:100

**STRUCTURES SET-OUT**

BOUNDARY/PROPERTY PEGS TO BE CONFIRMED PRIOR TO DIGGING OF TRENCHES FOR BOTH BOUNDARY WALL AND DWELLING FOUNDATIONS. ALL TO BE DONE BY AN APPROVED AND REGISTERED LAND SURVEYOR.

**ROOF NOTES:**

ROOF ACCENTRICS	
All roofs shall achieve a minimum R-Value of 3.7 in accordance with SANS 10400 PART 2A:2011 Table 8 (direction of heat flow for Climatic zone 2 = Up)	
Double Pitch Roof @ 25 deg. slope - Refer to drawings	
Outdoor air film (7 m/s)	0.03
Concrete roof tiles	0.11
Airspace (non-reflective)	0.18
1 x layer of 15mm board	0.045
5.5 mm Plaster board	0.11
Indoor air film (7 m/s)	0.11
(Non-compulsory)	
<b>TOTAL R-VALUE ACHIEVED</b>	<b>2.51</b>

**PRIMARY ROOF STRUCTURE**

**ROOF CONSTRUCTION:**

CONCRETE ROOF TILES - COLOUR TO BE APPROVED BY HOA  
 CONCRETE ROOF TILES @ 25 DEG. PITCH ON 300MM CC TREATED SABS APPROVED SA PINE BATTENS @ 300MM CC  
 AS PER SPECIALIST DETAIL AND SPECIFICATIONS ON SABS APPROVED UNDERLAY ON SABS APPROVED TREATED SA PINE PRE-FABRICATED ENGINEERED ROOF TRUSSES @ 3000MM CC, STAPLED DOWN TO 38x14MM TREATED SA PINE WALLPLATE TIED DOWN WITH 30 x 1.20MM GALV. STEEL STRAP (HOPE BROW), WITH 4 M8x ANCHOR BUSH. EMBEDMENT OF 5 COURSES OR 600MM INTO BRICKWORK.  
 GARAGE: TO HAVE NO CEILING  
 CARPORTS: TO HAVE CEILING (REFER TO CEILING NOTES SPECIFIED ELSEWHERE)

**INSPECTIONS:**  
 IT IS THE RESPONSIBILITY OF THE CLIENT AND/OR APPOINTED MAIN CONTRACTOR TO CALL FOR ALL INSPECTIONS AS REQUIRED BY LOCAL AUTHORITY.  
 FOUNDATION INSPECTION  
 SEPTIC TANK/SMALL HOLE TANK IF APPLICABLE  
 MUNICIPAL CONNECTION  
 COMPLETION INSPECTION  
 Compliance certificates to be submitted on request for final inspection.

**ALL TO COMPLY WITH THE DEVELOPMENT GUIDELINES AND BUILDING RULES: WHALE ROCK ESTATE - APPROVED 18 NOV 2021**

MUNICIPAL MEASUREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE REFERRED TO CONTRACTORS AND SUB-CONTRACTORS AS TO CORRECT ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS AND COPYRIGHT THEREOF IS RESERVED BY THEM.

REV NO.	DATE:	DESCRIPTION:
01	12/12/2024	01 SKETCHPLAN
02	12/14/2023	02 SKETCHPLAN
03	27/05/2024	03 PRE-COUNCIL
04	25/07/2024	04 HOA / DEPARTURE/ COUNCIL SUBM.
05	16/08/2024	05 HOA / DEPARTURE/ COUNCIL SUBM.
06	12/12/2024	06 HOA / DEPARTURE/ COUNCIL SUBM.

**BASE LEVEL CALCULATIONS - NORTHERN SINGLE GARAGES AND PARKING SPACES**

LOWEST LEVEL	11,050
HIGHEST LEVEL	12,180
BASE LEVEL	11,635
8.0m HEIGHT RESTRICTION	19,635

**BASE LEVEL CALCULATIONS - SOUTHERN BUILDING SPACES**

LOWEST LEVEL	10,950
HIGHEST LEVEL	11,270
BASE LEVEL	11,110
8.0m HEIGHT RESTRICTION	19,110

**THE BUILDINGS**

DESCRIPTION	TOTAL
EXISTING SHADE PORTS	(142.92m²)
EXISTING SHADE PORTS - To be replaced with new carport (Phase 02)	(136.17m²)
<b>NEW GARAGES AND CARPORTS</b>	<b>(780.80m²)</b>
EXISTING BUILDING 01 (A)	(266.43m²)
EXISTING BUILDING 02 (B)	(265.44m²)
EXISTING BUILDING 03 (C)	(383.52m²)
EXISTING BUILDING 04 (D)	(380.16m²)
EXISTING BUILDING 05 (E)	(265.44m²)
EXISTING BUILDING 06 (F)	(265.44m²)
<b>TOTAL COVERED FOOTPRINT</b>	<b>(2886.32m²)</b>

**THE SITE**

ERF NUMBER	7529
ERF SIZE	7073m²
MAXIMUM COVERAGE PERMITTED	65.00%
PROPOSED COVERAGE	40.81%

**DRAWING STAGE:**

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

**SITE RESTRICTIONS:**

STREET BUILDING LINE	NA
GARAGE SET BACK	5.00m
PERIMETER BUILDING LINE	3.00m
REAR/LATERAL BUILDING LINE	NA
HEIGHT RESTRICTION	8.00m
TITLE DEED BUILDING LINES (see drawings)	NA

**ZONE APPLICABLE:**

SINGLE RESIDENTIAL (SR1)	<input type="checkbox"/>
TOWN HOUSING - ZONE 1 (GR1)	<input checked="" 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 SAIA  
 TOWN HOUSING - ZONE 2 (GR2)  
 Office 028 125 0119 adm@ssarc.co.za  
 15 Unit 082 979 9149 info@ssarc.co.za  
 D Swart 079 694 1728 dan@ssarc.co.za  
 Mail Collector 304, Heron & Aurde Estate, Hermanus 7200

**PROJECT NAME:**  
 PROPOSED PARKING GARAGE AND PARKING BAY LAYOUT FOR TOBAGO BAY BODY CORPORATE  
 ERF 7529  
 WHALE ROCK TOBAGO BAY HERMANUS 7200

**DWG TITLE:**  
 SITE AND ROOF PLAN LAYOUT WITH ROOF NOTES

**DATE:**  
 12/12/2024

**DRAWN BY:**  
 RUCHELLE TALJAARD

**CHECKED BY:**  
 D SWART

**SACAP REG.:**  
 PSAT24749037

**DRAWING SCALE:**  
 AS SHOWN

**PRINT A0 LANDSCAPE**

**DRAWING NO.:**  
 1.0501/A0/02

**REV NO.:**  
 06

HEALTH & SAFETY: PRINCIPAL CONTRACTOR TO MAKE ADEQUATE PROVISION FOR HEALTH AND SAFETY MEASURES FOR THE DURATION OF THE CONSTRUCTION PROCESS. PRINCIPAL CONTRACTOR TO COMPLY WITH THE HEALTH AND SAFETY ACT OF 1991 AND ALL WATERPROOFING TO BE OVERSEEN BY A REGISTERED AND APPROVED WATERPROOFING SPECIALIST CONTRACTOR. ALL TO BE DONE ACCORDING TO MANUFACTURERS SPECIFICATIONS AND DETAILS DEPENDING ON WATERPROOFING METHOD/PRODUCT USED.

NOTE: ALL LEVELS SHOWN ON THIS DRAWING MAY VARY ACCORDING TO SITE CONDITIONS. NOTE: ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH EACH OTHER.

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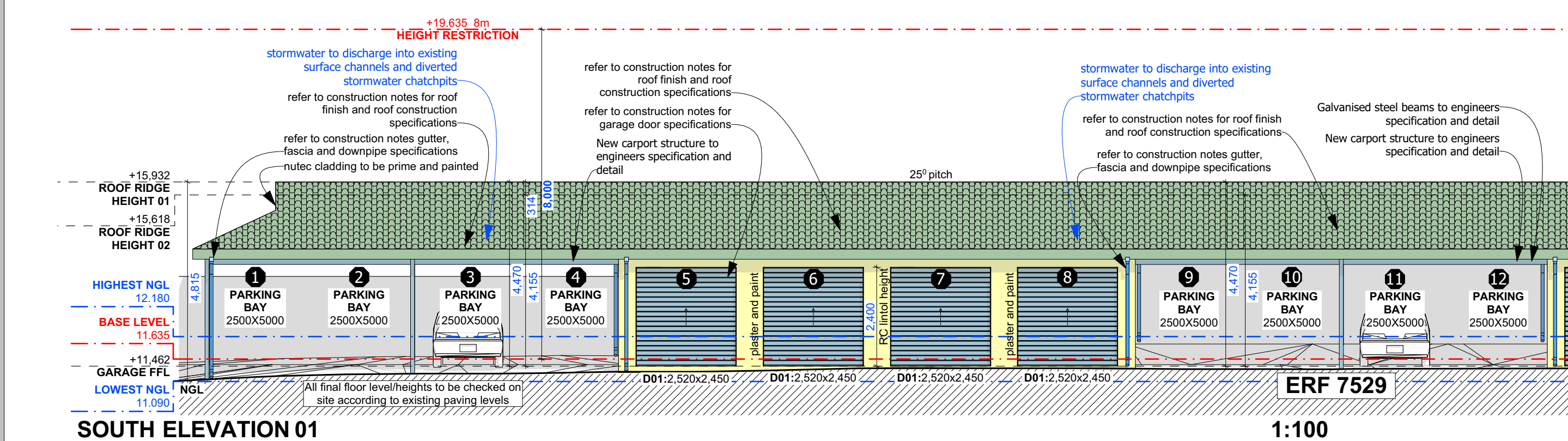
NOTE: ALL LEVELS SHOWN ON THIS DRAWING MAY VARY ACCORDING TO SITE CONDITIONS. NOTE: ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH EACH OTHER.

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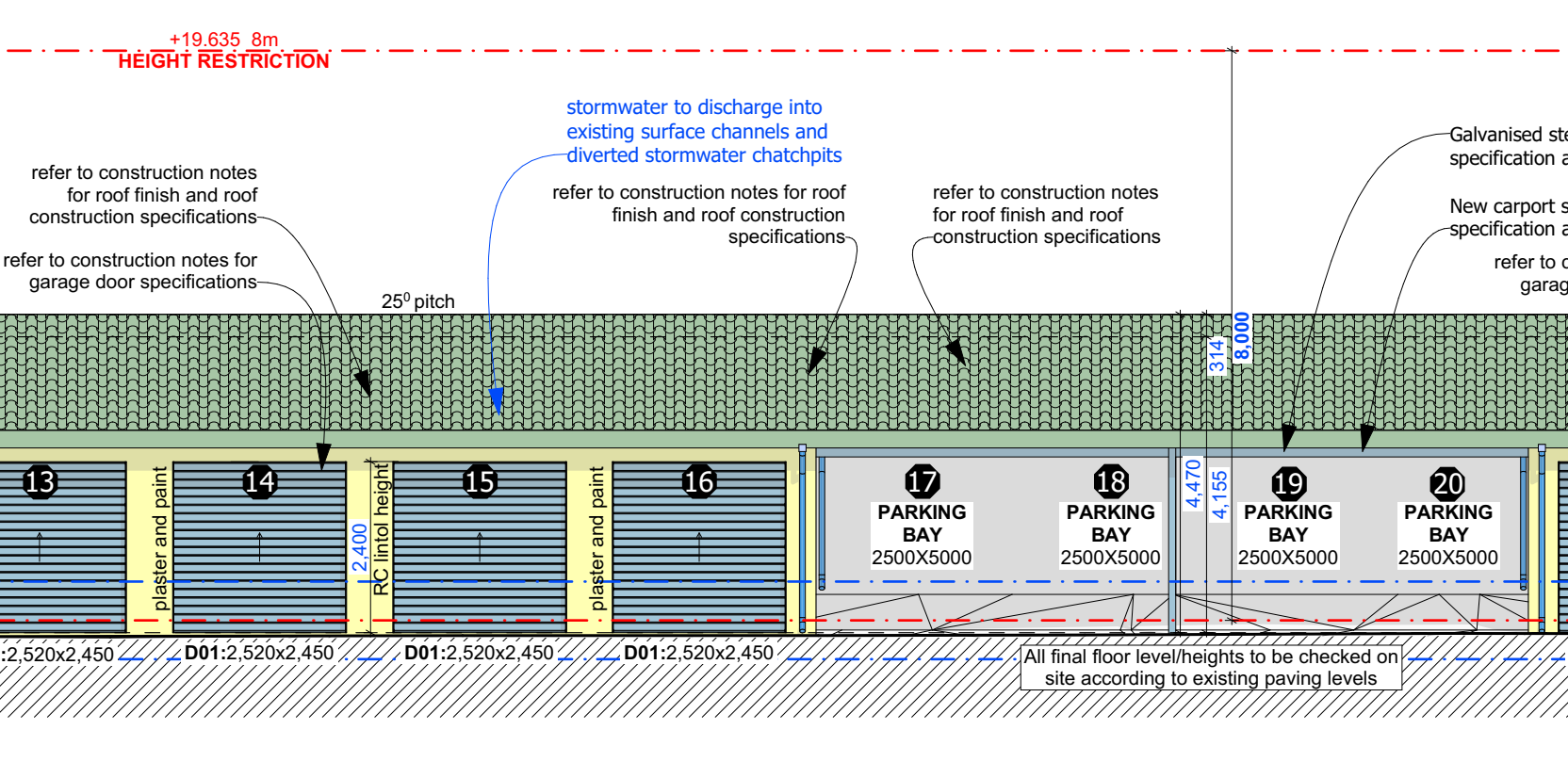
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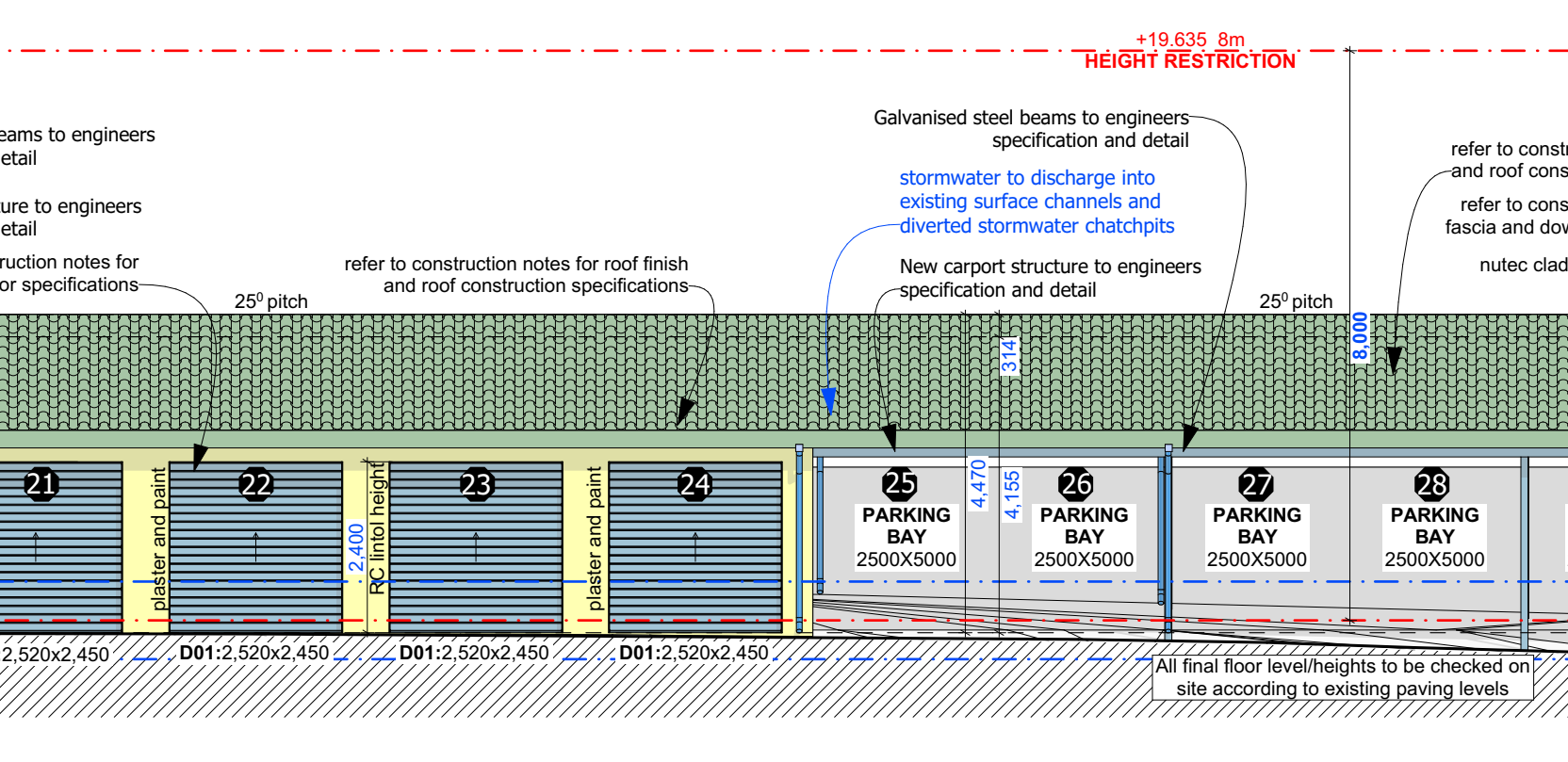
NOTE: ALL LEVELS SHOWN ON THIS DRAWING MAY VARY ACCORDING TO SITE CONDITIONS. NOTE: ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH EACH OTHER.



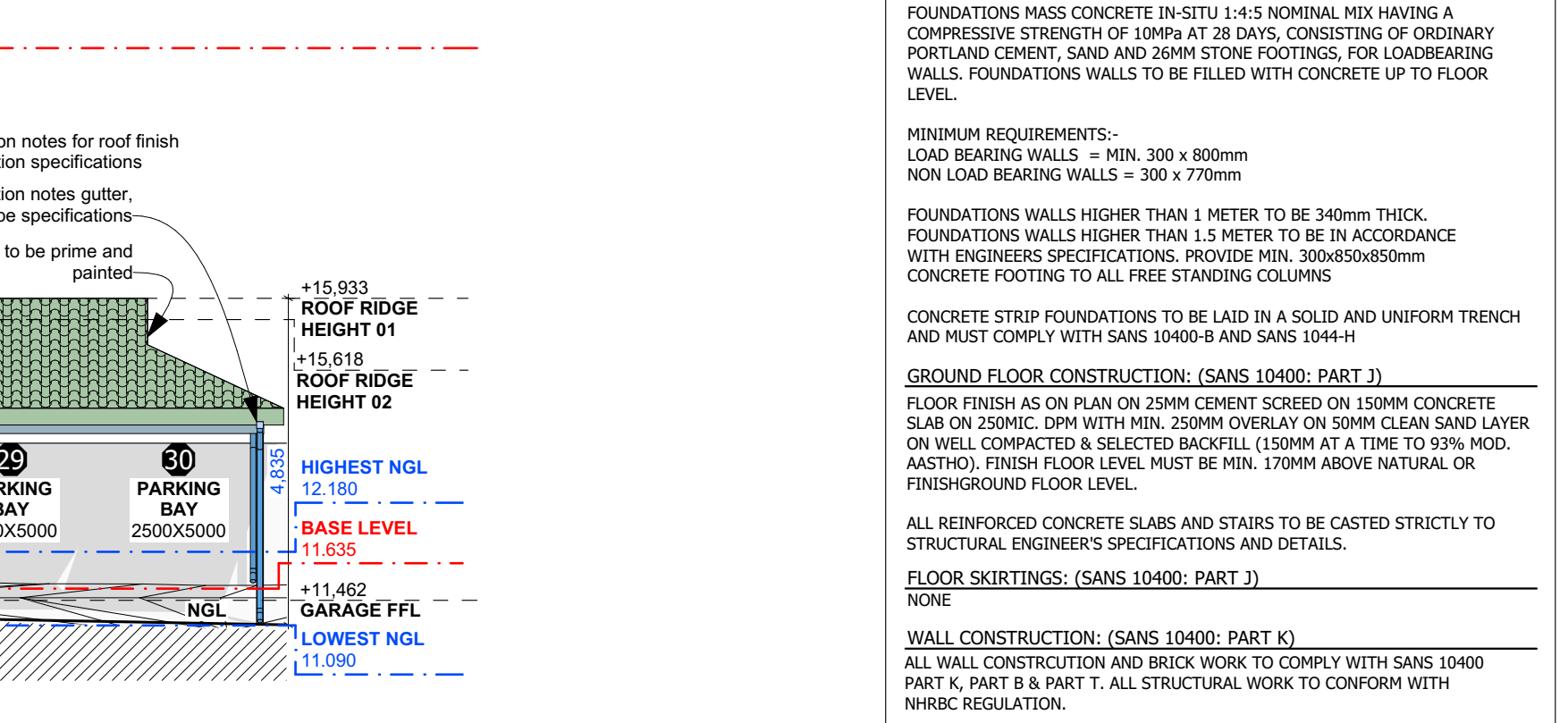
**SOUTH ELEVATION 01** 1:100



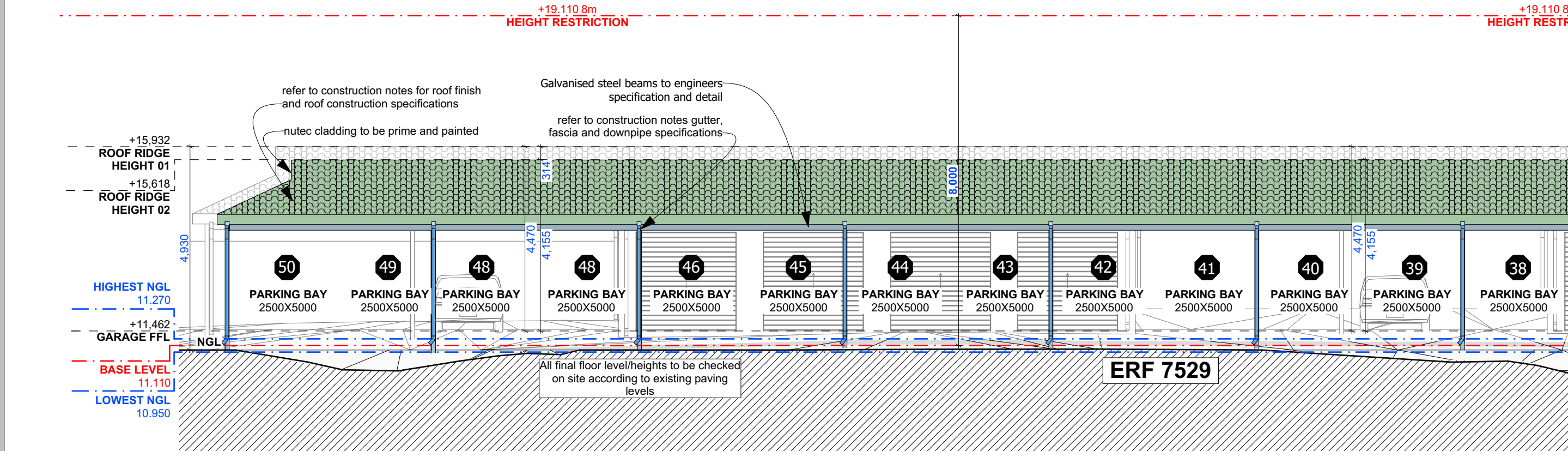
**SOUTH ELEVATION 02** 1:100



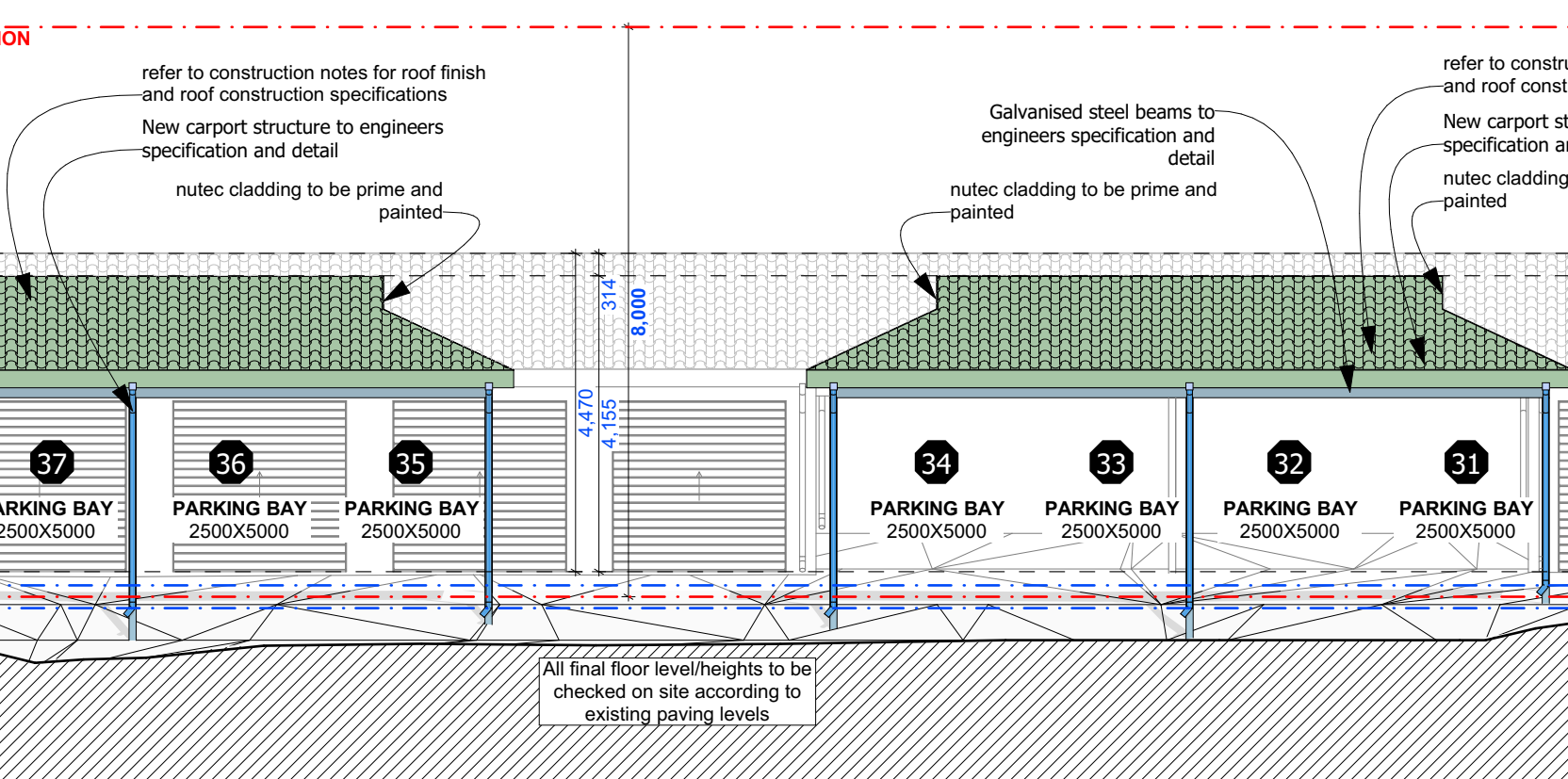
**NORTH ELEVATION** 1:100



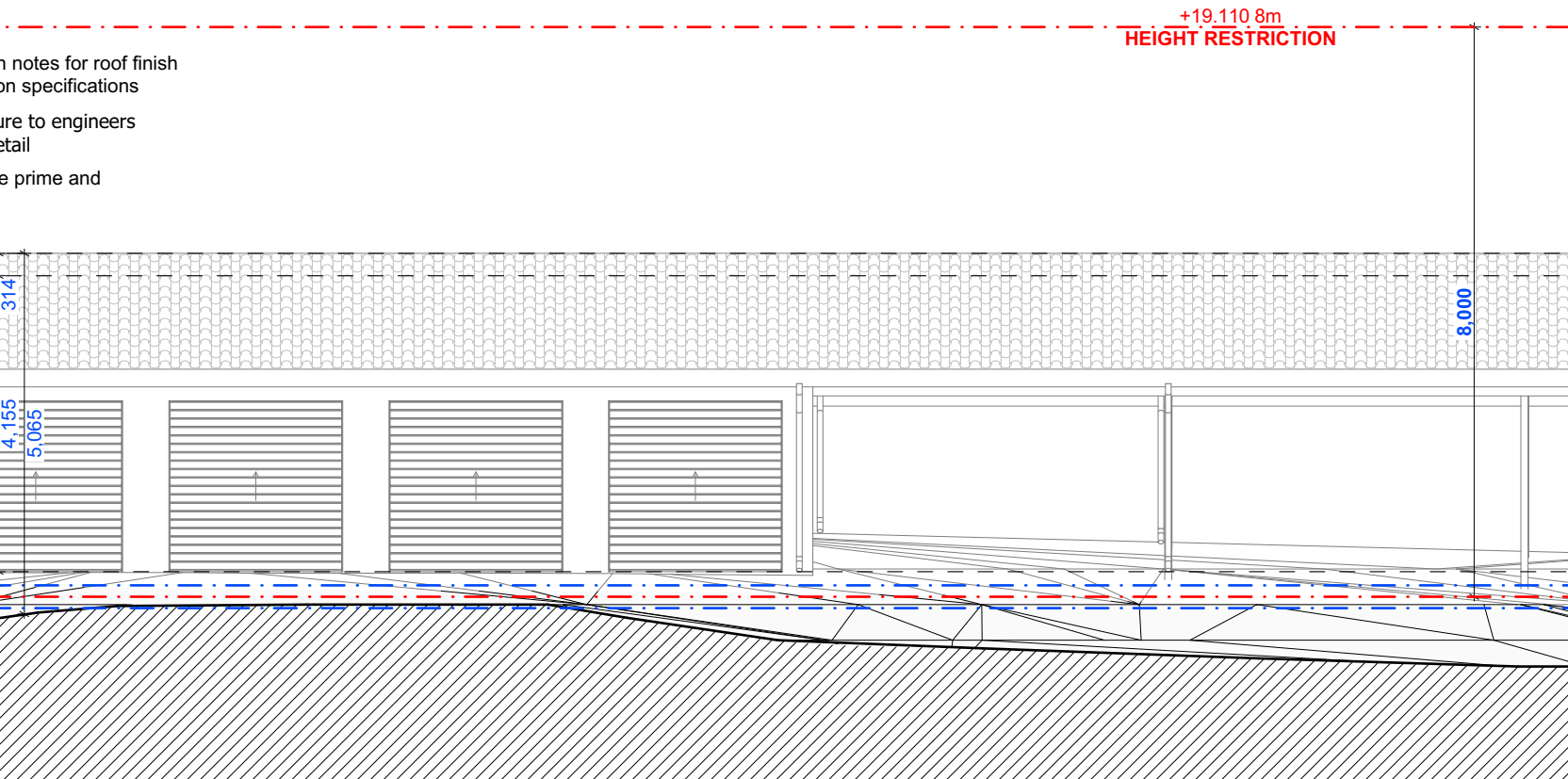
**WEST ELEVATION** 1:100



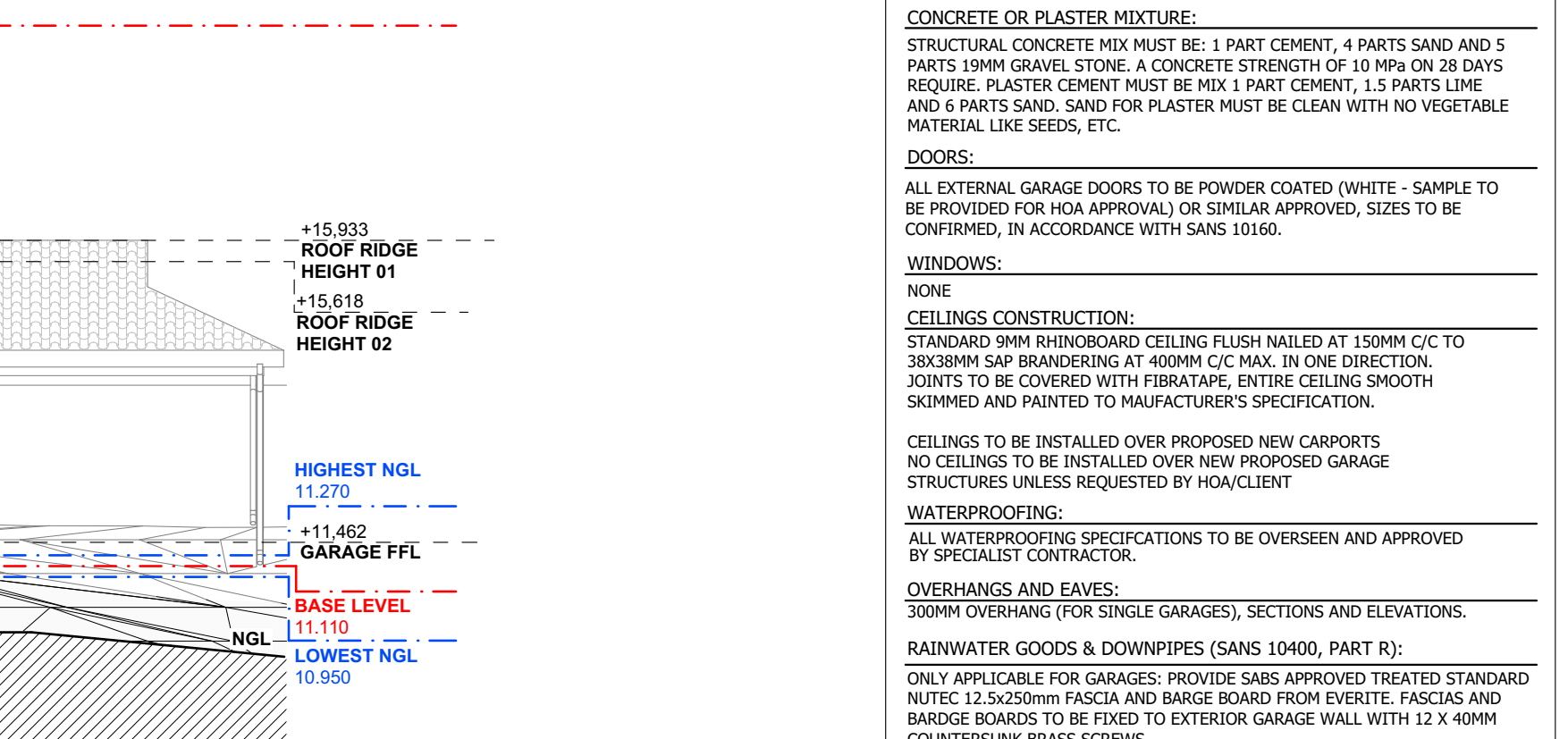
**EAST ELEVATION** 1:100



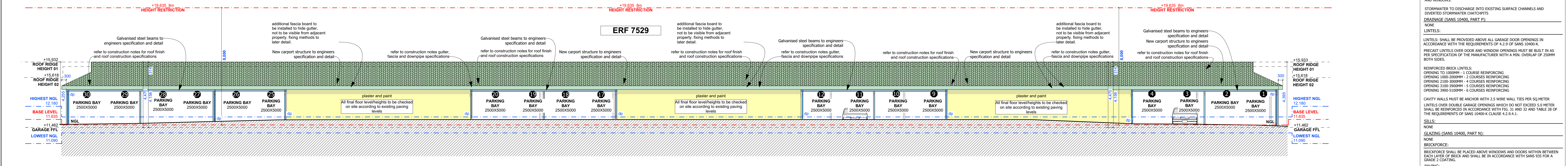
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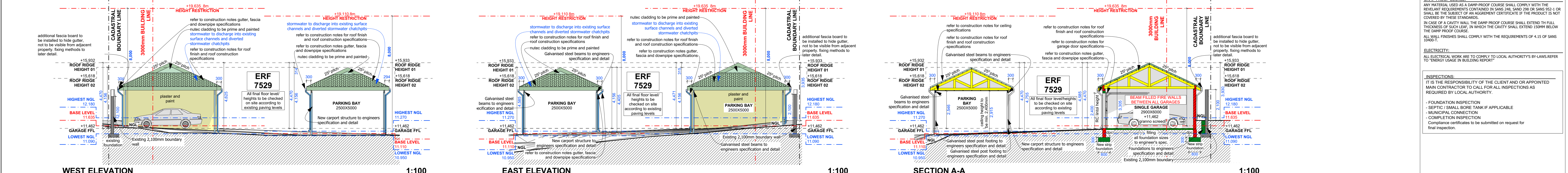
**SECTION B-B** 1:100



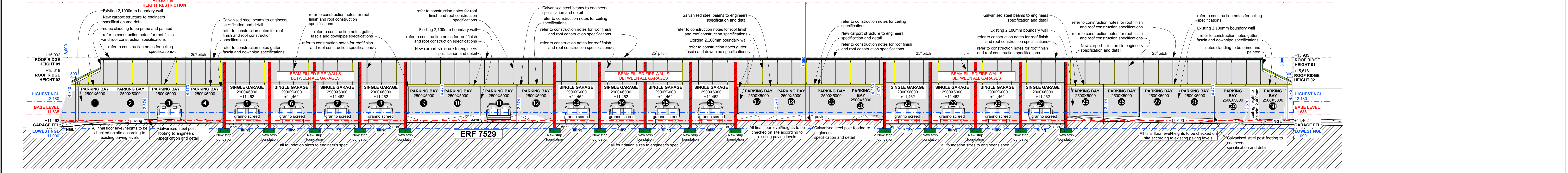
**DOOR SCHEDULE**



**CONSTRUCTION NOTES:**



**CONSTRUCTION NOTES:**



**CONSTRUCTION NOTES:**



**CONSTRUCTION NOTES:**



**CONSTRUCTION NOTES:**

REV NO.	DATE	DESCRIPTION
01	12/12/2024	01 SKETCHPLAN
02	12/12/2024	02 PRE-COUNCIL
03	25/07/2024	04 HOA / DEPARTURE COUNCIL SUBM
04	25/07/2024	05 HOA / DEPARTURE COUNCIL SUBM
05	16/08/2024	06 HOA / DEPARTURE COUNCIL SUBM

BASE LEVEL CALCULATIONS - NORTHERN SINGLE GARAGES AND PARKING SPACES	LOWEST LEVEL	HIGHEST LEVEL	BASE LEVEL
11,050	12,180	11,635	11,935

BASE LEVEL CALCULATIONS - SOUTHERN PARKING SPACES	LOWEST LEVEL	HIGHEST LEVEL	BASE LEVEL
10,950	11,270	11,110	11,110

**ALL TO COMPLY WITH THE DEVELOPMENT GUIDELINES AND BUILDING RULES, WHALE ROCK ESTATE - APPROVED 18 NOV 2021**

**INSPECTIONS:**  
 IT IS THE RESPONSIBILITY OF THE CLIENT AND/OR APPOINTED MAIN CONTRACTOR TO CALL FOR ALL INSPECTIONS AS REQUIRED BY LOCAL AUTHORITY.  
 - FOUNDATION INSPECTION  
 - SEPTIC / SMALL BORE TANK IF APPLICABLE  
 - MUNICIPAL CONNECTION  
 - COMPLETION INSPECTION  
 Compliance certificates to be submitted on request for final inspection.

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

SITE RESTRICTIONS:	
STREET BUILDING LINE	N/A
GARAGE SET BACK	5.00m
PERIMETER BUILDING LINE	3.00m
REAR/LATERAL BUILDING LINE	N/A
HEIGHT RESTRICTION	8.00m
TITLE DEED BUILDING LINE (see drawings)	N/A

ZONE APPLICABLE:	
SINGLE RESIDENTIAL (SR1)	<input type="checkbox"/>
TOWN HOUSING - ZONE 1 (GR1)	<input checked="" 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"/>

MUNICIPAL APPROVAL STAMP	
PROJECT NAME:	PROPOSED PARKING GARAGE AND PARKING BAY LAYOUT FOR TOBAGO BAY BAY CORPORATE
PROJECT NO.:	ERF 7529
PROJECT ADDRESS:	WHALE ROCK, TOBAGO BAY HERMANUS 7200

DWG TITLE:	
ELEVATIONS AND SECTIONS WITH CONSTRUCTION NOTES	

DATE:	
12.12.2024	

DRAWN BY:	
RUCHELLE TALJAARD	

CHECKED BY:	
D SWART	SACAP REG. PSAT24749037

DRAWING SCALE AS SHOWN	
PRINT A0 LANDSCAPE	

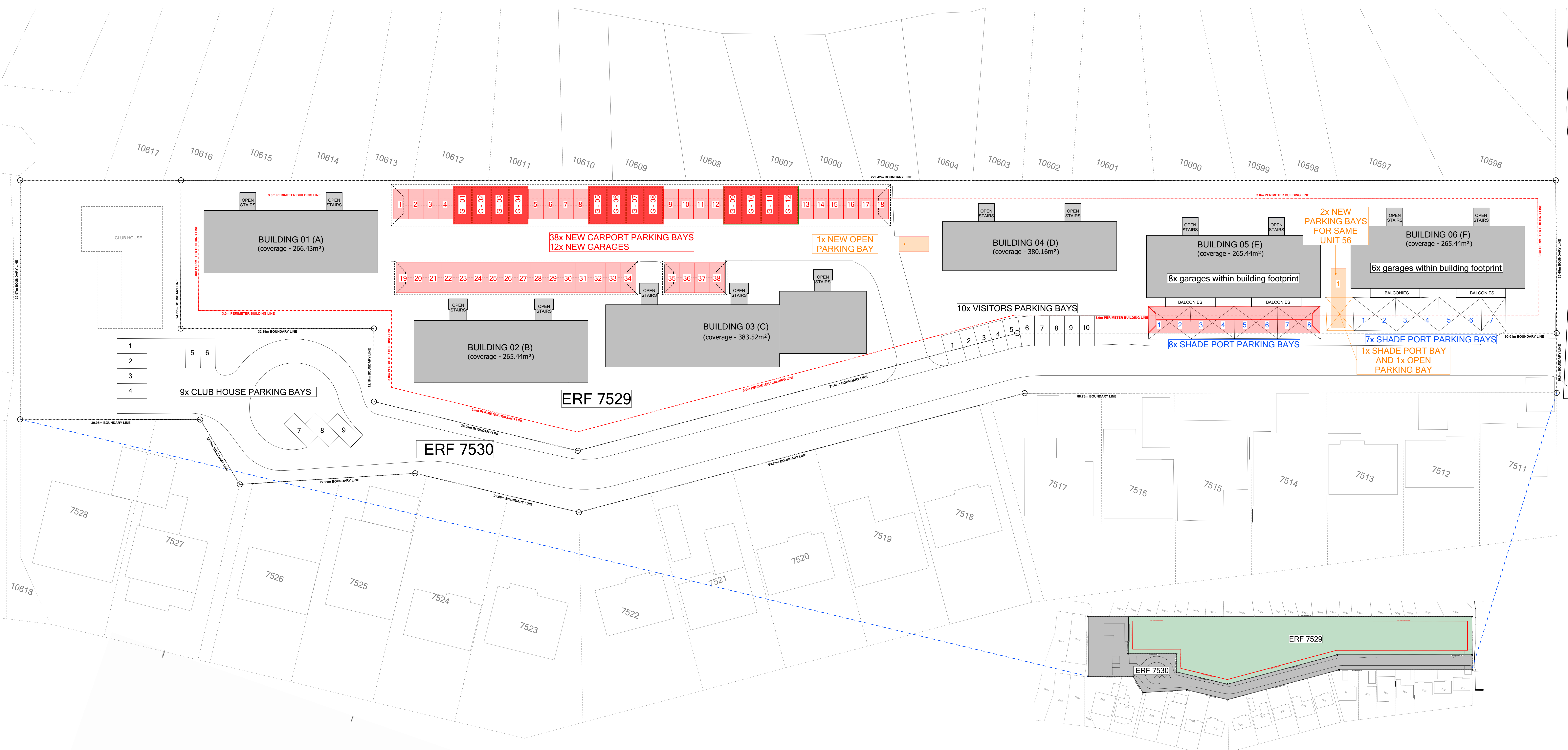
DRAWING NO. / REV. NO.	
1.0501/A0/03	06

ALL CONCRETE WORKS TO ENGINEER DETAILS AND SPECIFICATIONS. ENGINEERS' DRAWINGS SUPERSEDE THESE DRAWINGS AND SPECIFICATIONS. BOUNDARY/PROPERTY PEGS TO BE CONFIRMED PRIOR TO DIGGING OF TRENCHES FOR BOTH BOUNDARY WALL AND DWELLING FOUNDATIONS. ALL TO BE DONE BY AN APPROVED AND REGISTERED LAND SURVEYOR. STRUCTURES SET-OUT.

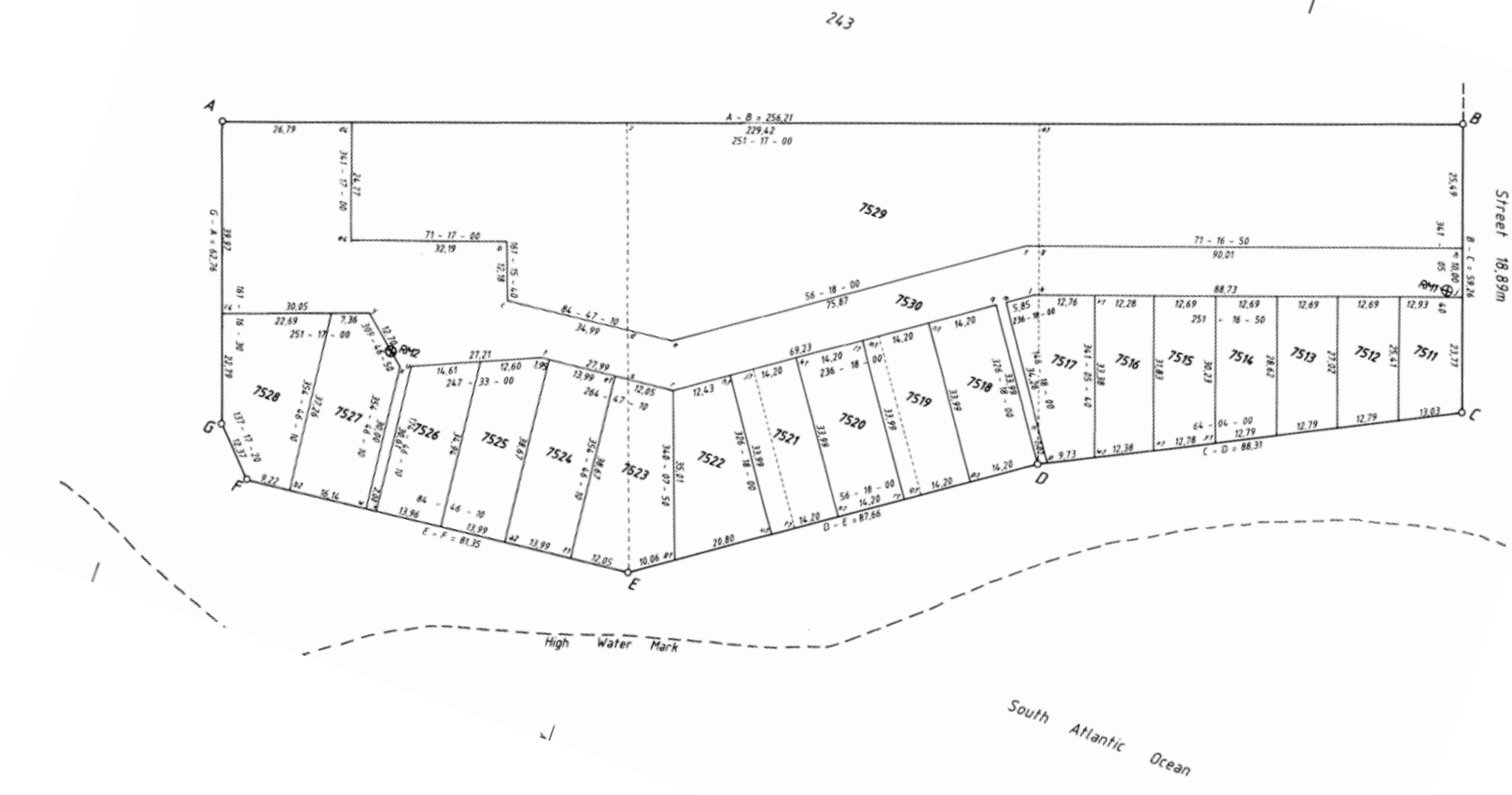
MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE REFERRED TO CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. PLEASED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE 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	26.09.2024	DRAFT
01	27.09.2024	SDP FOR COUNCIL
02	04.10.2024	SDP FOR COUNCIL
03	08.10.2024	SDP FOR COUNCIL



SITE DEVELOPMENT PLAN 1:250



REQUIRED PARKING - ERF 7529			
	Section Nos.	Qty. Units	Parking bays as per previously approved conditions of approval / zoning scheme  (4 parking bays per 3 units) 59units / 3 units x 4 bays = 78.66 79 bays required
BUILDING - 01 (A)	1-10	10 units	
BUILDING - 02 (B)	11-22	12 units	
BUILDING - 03 (C)	23-37	15 units	
BUILDING - 04 (D)	38-45	8 units	
BUILDING - 05 (E)	46-53, 60-67	8 units	
BUILDING - 06 (F)	54-59, 68,73	6 units	
<b>TOTALS UNITS</b>		<b>59</b>	<b>79 bays required</b>

PROPOSED PARKING - ERF 7529			
Garage / Carport / Shade Port / Parking Bay	Applicable Erf	Qty.	
EXISTING GARAGES / BUILDING 05	Erf 7529	8	
EXISTING SHADE PORTS / BUILDING 05	Erf 7529	8	
EXISTING GARAGES / BUILDING 06	Erf 7529	6	
EXISTING SHADE PORTS / BUILDING 06	Erf 7529	7	
PROPOSED NEW SHADE PORT	Erf 7529	1	
PROPOSED NEW GARAGES	Erf 7529	12	
PROPOSED NEW CARPORTS	Erf 7529	38	
PROPOSED NEW PARKING BAYS	Erf 7529	3	
<b>TOTAL PROPOSED</b>		<b>83</b>	

EXISTING CLUB HOUSE AND VISITORS PARKING			
Garage / Carport / Shade Port / Parking Bay	Applicable Erf	Qty.	
EXISTING PARKING BAYS - Club House	Erf 7530	9	
EXISTING PARKING BAYS - Visitors	Erf 7529	10	
<b>TOTAL EXISTING</b>		<b>19</b>	

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	NA
GARAGE SET BACK	5.00m
PERIMETER BUILDING LINE	3.000m
REAR/LATERAL BUILDING LINE	NA
HEIGHT RESTRICTION	8.000m
TITLE DEED BUILDING LINES (see drawings) NA	

ZONE APPLICABLE:	
SINGLE RESIDENTIAL (SR1)	<input type="checkbox"/>
TOWN HOUSING - ZONE 1 (GR1)	<input checked="" 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 / CA / and SAAT  
Incorporated in South Africa  
Office: 028 125 0019 adm@sarc.co.za  
1 Floor: 028 125 0019 info@sarc.co.za  
D Swart: 079 694 1728 ds@ssarc.co.za  
Mail: Collector 304, Herval & Arde Estate, Hermanus 7200

**PROJECT NAME:**  
PROPOSED SDP FOR  
TOBAGO BAY BODY CORPORATE  
ERF 7529 & ERF 7530  
WHALE ROCK, TOBAGO BAY  
HERMANUS  
7200

**DWG TITLE:**  
SITE DEVELOPMENT PLAN WITH  
PARKING CALCULATIONS

**DATE:**  
12.12.2024

**DRAWN BY:**  
D SWART

**CHECKED BY:**  
D SWART

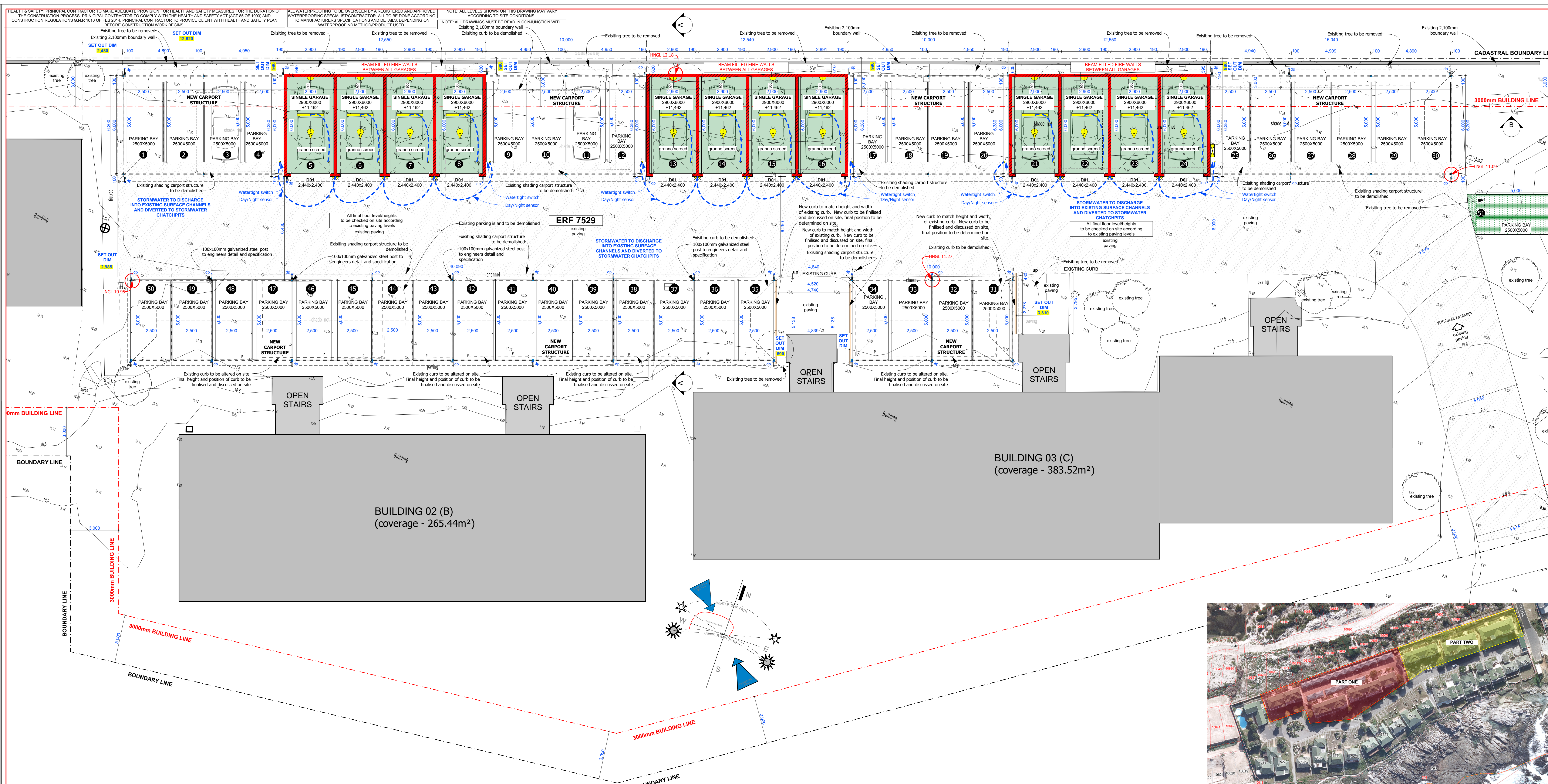
**DRAWING SCALE**  
AS SHOWN

**DRAWING NO.**  
1.05011/AD/SDP01

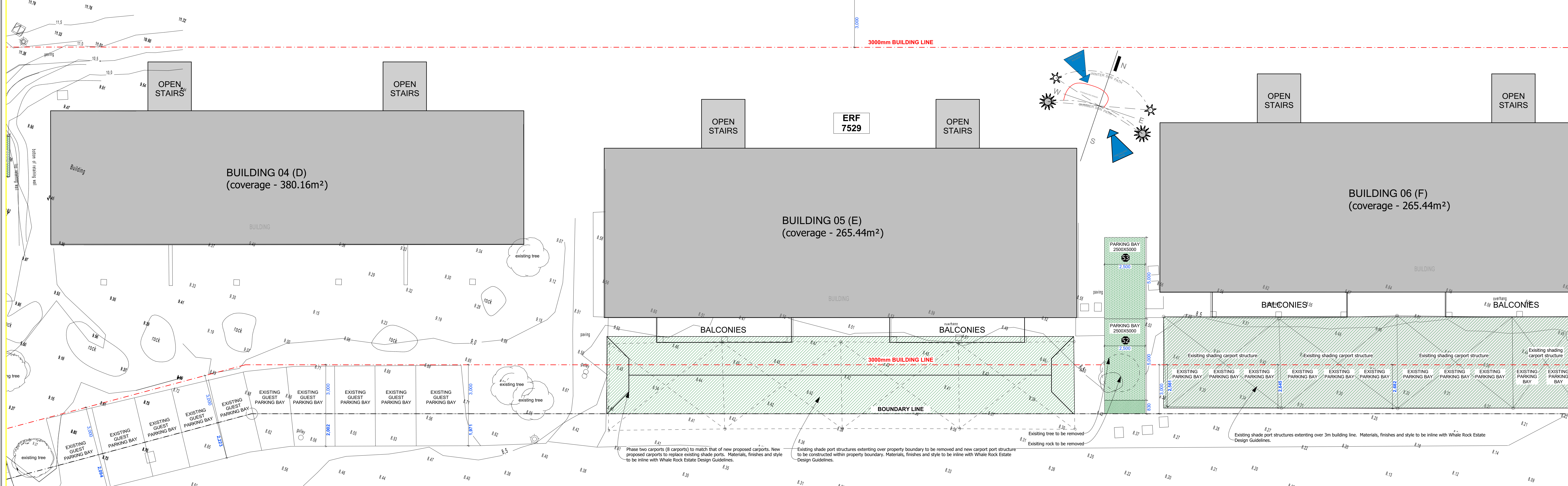
**SACAP REG.**  
PSAT24749037

**PRINT A0 LANDSCAPE**

**REV NO.**  
04



**PART ONE - PARTIAL SITE AND GROUND STOREY LAYOUT** 1:100



**PART TWO - PARTIAL SITE AND GROUND STOREY LAYOUT** 1:100

**GENERAL NOTES:**

**BUILDING WORK:**  
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. ALL WORK TO BE DONE IN ACCORDANCE TO LOCAL AUTHORITIES REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK.

REV NO.	DATE	DESCRIPTION
01	12/12/2023	01 SKETCHPLAN
02	12/14/2023	02 SKETCHPLAN
03	27/05/2024	03 PRE-COUNCIL
04	25/07/2024	04 HOA / DEPARTMENT / COUNCIL SUBM
05	16/08/2024	05 HOA / DEPARTMENT / COUNCIL SUBM
06	12/12/2024	06 HOA / DEPARTMENT / COUNCIL SUBM

**CONSTRUCTION NOTES FOR BUILDING WITH CONCRETE BLOCKS**

- The foundation walls are to be 230mm solid wall constructed with concrete blocks with brick face.
- Place OPC at floor level and continue with blocks with brick face between all corners.
- On other side of all openings porch through the blocks, place 75mm vertically and fill with concrete.
- Ensure that all inlets are at least 450mm on either side of all openings.
- Fill the entire 2 top courses of blocks with concrete to lock the top roof concrete.
- Apply a 20mm thick plaster layer to all external walls.
- Apply 2 coats of Concrete SilicoSeal in accordance with the manufacturer's specifications.
- When the above-mentioned seal has been cured for 7 days, paint all surfaces with acrylic plaster primer.
- When the plaster primer has dried, paint all walls with 2 coats of fluted or similar.

BASE LEVEL CALCULATIONS - NORTHERN SINGLE GARAGES AND PARKING SPACES	
LOWEST LEVEL	11.090
HIGHEST LEVEL	12.180
BASE LEVEL	11.635
8.0m HEIGHT RESTRICTION	19.635
BASE LEVEL CALCULATIONS - SOUTHERN PARKING SPACES	
LOWEST LEVEL	10.950
HIGHEST LEVEL	11.270
BASE LEVEL	11.110
8.0m HEIGHT RESTRICTION	19.110

**ALL TO COMPLY WITH THE DEVELOPMENT GUIDELINES AND BUILDING RULES: WHALE ROCK ESTATE - APPROVED 18 NOV 2021**

ELECTRICAL LEGEND	
Lighting symbol	LIGHTING (to be confirmed if warm/cool white)
WALL LIGHT SWITCH symbol	WALL LIGHT SWITCH: Standard white @ height as shown on layout
Electrical wiring symbol	ELECTRICAL WIRING FROM SWITCH TO LIGHT FITTING
LED Fluorescent ceiling symbol	SINGLE LED FLUORESCENT CEILING MOUNTED
WALL MOUNTED LIGHT FITTING symbol	WALL MOUNTED LIGHT FITTING (confirm height with architectural professional)
Garage door opener symbol	GARAGE DOOR OPENER / MOTOR
SOCKET & POWER SUPPLIES	
Electrical distribution board symbol	ELECTRICAL DISTRIBUTION BOARD - SUB
WALL SOCKET symbol	WALL SOCKET (PLUG BOX) Standard white 4x4 @ height as shown on layout
WATER TIGHT WALL PLUG symbol	SINGLE WATER TIGHT WALL PLUG @ height as shown on layout

**MUNICIPAL APPROVAL STAMP**



STRUCTURES SET-OUT: BOUNDARY/PROPERTY PEGS TO BE CONFIRMED PRIOR TO DIGGING OF TRENCHES FOR BOTH BOUNDARY WALL AND DWELLING FOUNDATIONS. ALL TO BE DONE BY AN APPROVED AND REGISTERED LAND SURVEYOR.

DRAWING STAGE:	
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TENDER DRAWING	<input type="checkbox"/>
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 Office 021 275 0119 adm@ssarc.co.za  
 1 Smart 021 919 9149 info@ssarc.co.za  
 D Smart 079 694 1728 dsm@ssarc.co.za  
 Mail Collection 104, Heron & Aurde Estate, Hermanus 7200

**PROJECT NAME:**  
 PROPOSED PARKING GARAGE AND PARKING BAY LAYOUT FOR TOBAGO BAY BODY CORPORATE  
 ERF 7529  
 WHALE ROCK, TOBAGO BAY HERMANUS 7200

**DWG TITLE:**  
 SITE AND ROOF PLAN LAYOUT WITH GENERAL NOTES

**DATE:** 12/12/2024  
**DRAWN BY:** RUCHELLE TALJAARD  
**CHECKED BY:** D SWART

**SACAP REG. PSAT24749037**  
**DRAWING SCALE AS SHOWN PRINT A0 LANDSCAPE**  
**DRAWING NO. 1.0501/A0/01** **REV NO. 06**