

ERF 5234, 46 CAMDEBO AVENUE, KLEINMOND: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF KS & M WATTS

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

- **Departure** in terms of Section 16(2)(b) to relax the eastern lateral building line from 2m to 1,5m to accommodate a portion of the existing laundry room.
- **Determination of an administrative penalty** in terms of Section 16(2)(q) for the unauthorised existing laundry room.

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 and at the Kleinmond Library, Fifth Avenue, Kleinmond. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **20 October 2023**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mrs. H van der Stoep** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 5234. CAMDEBOLAAN 46, KLEINMOND: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: PLAN ACTIVE STAD- EN STREEKBEPLANNERS NAMENS KS & M WATTS

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

- **Afwyking** ingevolge Artikel 16(2)(b) om die oostelike syboullyn vanaf 2m na 1,5m te verslap om 'n gedeelte van die bestaande waskamer te akkommodeer.
- **Bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) vir die ongemagtigde bestaande waskamer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Kleinmond Biblioteek, Vyfdelaan, Kleinmond. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **20 Oktober 2023**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** at 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 5234, 46 CAMDEBO AVENUE, KLEINMOND: ISICELO SOKWAHLULA NENGQIKELELO YEPENALTHI/YOMDLIWO WOBHALISO: NGABAKWAPLAN ACTIVE TOWN & REGIONAL PLANNERS EGAMENI LIKAKS & M WATTS

Kukhutshwe isaziso esimayela nemiba yeSoloty lama48 loMthethwana kaMasipala osisiHlomelo soMthetho kaMasipala waseOverstrand ngeziCwangciso zokuSetyenziswa koMhlaba ku2020, isaziso eso sithetha ngale miba ilandelayo:

- **Ukwahlula** ngokwemiba yeSoloty le16(2)(b) ukunyenisa umgca omelene nesakhiwo kwicala elisempuma ukusuka kwiimitha ezi2m ukuya 1,5m ukulungiselela inxalenye yegumbi eliyindawo yokuhlambela impahla esele likhona.
- **Ingqikelelo yomdliwo/yepenalthi yobhaliso** ngokwemiba yeSoloty le16(2)(q) ngokwakha igumbi lokuhlambela impahla elingagunyaziswanga.

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze sihlolwe kwiintsuku zaphakathi evekini ukusukela kwintsimbi ye08:00 neye16:30 kwiSebe: Izicwangciso zeDolophu, Paterson Street, Hermanus naseKleinmond Library, Fifth Avenue, Kleinmond. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokweziboneleleo zeSoloty lama51 nelama52 loMthethwana ochazwe ngentla zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama**20 uOktoha ka2023**, uchaze igama lakho, idilesi neenkukacha zakho, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingabuzwa ku**Nkskz. H van der Stoep** kwa028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda nokubhala angahambela iSebe Lezicwangciso zeDolophu apho igosa liza kumnceda ahlomle ngokusemthethweni.



Scale: **NTS**
 Drawing Nr: erf 5234 Kleinmond.drw
 Date: JUNE 2023

Plan Description:
LOCALITY MAP

Property Description:
**ERF 5234
 KLEINMOND**

All distances approximate
 and subject to survey.
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PIAⁿ Active
 Stads- en Streeksbeplanners
 Town & Regional Planners

**PROPOSED DETERMINATION OF AN
ADMINISTRATIVE PENALTY AND
BUILDING LINE DEPARTURE**

ERF 5234 KLEINMOND

DIVISION: CALEDON

OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

The owners of Erf 5234 Kleinmond, Mr. K.S. Watts & Mrs. M. Watts, have instructed the company Plan Active Town Planners to apply for the determination of an administrative penalty and building line departure of Erf 5234 Kleinmond.

The owners are in the process of selling the subject property. A laundry room was built on the subject property without any land use or building plan approvals and therefore no updated, approved building plans exists for the subject property. The existing laundry room that was erected by the owners, encroaches the eastern lateral building line of 2 meters. The intention of the owners is to legalize the unauthorised building work to obtain approved building plans from the Building Control Department by applying for the determination of an administrative penalty and building line departure.

Erf 5234 Kleinmond is 595m² in extent and is held by Title Deed No. T55516/1992.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended Bylaw on Municipal Land Use Planning, 2020, for the departure from the prescribed zoning scheme building line;
- Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the determination of an administrative penalty.

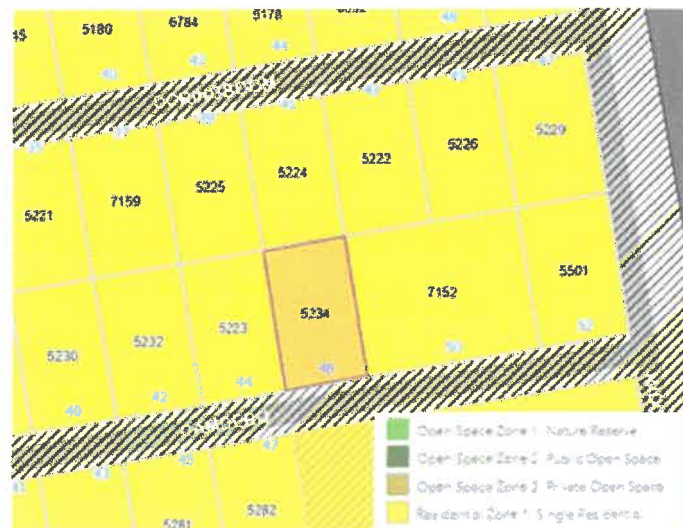
3. DESIRABILITY

3.1 PROPERTY DESCRIPTION

Erf 5234 Kleinmond is located at 46 Camdebo Avenue, Kleinmond and is 595m² in extent and is held by Title Deed No. T55516/1992. Please refer to the enclosed locality plan.

3.2 ZONING

Erf 5234 Kleinmond is zoned Residential Zone 1 and is utilised as such. The surrounding properties are also zoned for single residential purposes and public roads as depicted by the abstract from the Zoning map below.



3.3 LAND USE

Erf 5234 Kleinmond is used for residential purposes. A double story dwelling with a double garage is established on the subject property.

Land uses that surround Erf 5234 Kleinmond are single dwellings and public roads. It is therefore evident that Erf 5234 Kleinmond is situated within a predominantly residential area.

3.4 PROPOSAL

The following are proposed in terms of:

- Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the determination of an administrative penalty;
- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended Bylaw on Municipal Land Use Planning, 2020, for the departure from the prescribed zoning scheme building line.

The illegal portion of the existing dwelling that needs to be addressed is the existing **laundry room**, of which a portion encroaches the eastern lateral building line. The detail of the proposed applications are as follows:

3.4.1. Determination of an administrative penalty

The owners made alterations to the original homestead without any land use or building plan approval from the Overstrand Municipality. The following unauthorised alterations were made to the original homestead:

- **Laundry Room.**

The owners are addressing the unauthorised building work as it is their intention to obtain approved building plans for the existing unauthorised laundry room. A portion of the existing laundry room encroaches the 2m lateral building line as described in the Zoning Scheme regulations.

In terms of **Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020**, an application is made for the determination of an administrative penalty for unauthorised land uses. In terms of **Chapter 10, Section 90(1)**, "A person who is in contravention of this By-Law, and submits an application to rectify the contravention, must apply to the Municipality for the determination of an administrative penalty, provided that the Municipality has not obtained and issued a demolition directive in terms of Section 85 in respect of the land or building or part thereof concerned".

In terms of **Chapter 10, Section 90(3)**, of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020 the applicant must to the satisfaction of the municipality, provide the following:

3.4.1.1 CRITERIA FOR DETERMINATION OF AN ADMINISTRATIVE PENALTY

The Nature, duration, gravity, and extent of the contravention

The owners erected the unauthorised building work, established on the subject property, without any land use or building plan approvals. A portion of the existing laundry room encroaches the 2m lateral building line as prescribed in the Land Use Scheme Regulations. It should be noted that the laundry room is an extension of the existing dwelling that was constructed 1.5m from the lateral boundary. A 1.5m lateral building line applied to houses as determined by the former Hangklip-Kleinmond Land Use Scheme Regulations. The intention of the owners is to address the unauthorised building work in order to obtain building plan approval for the unauthorised building work situated on the subject property.

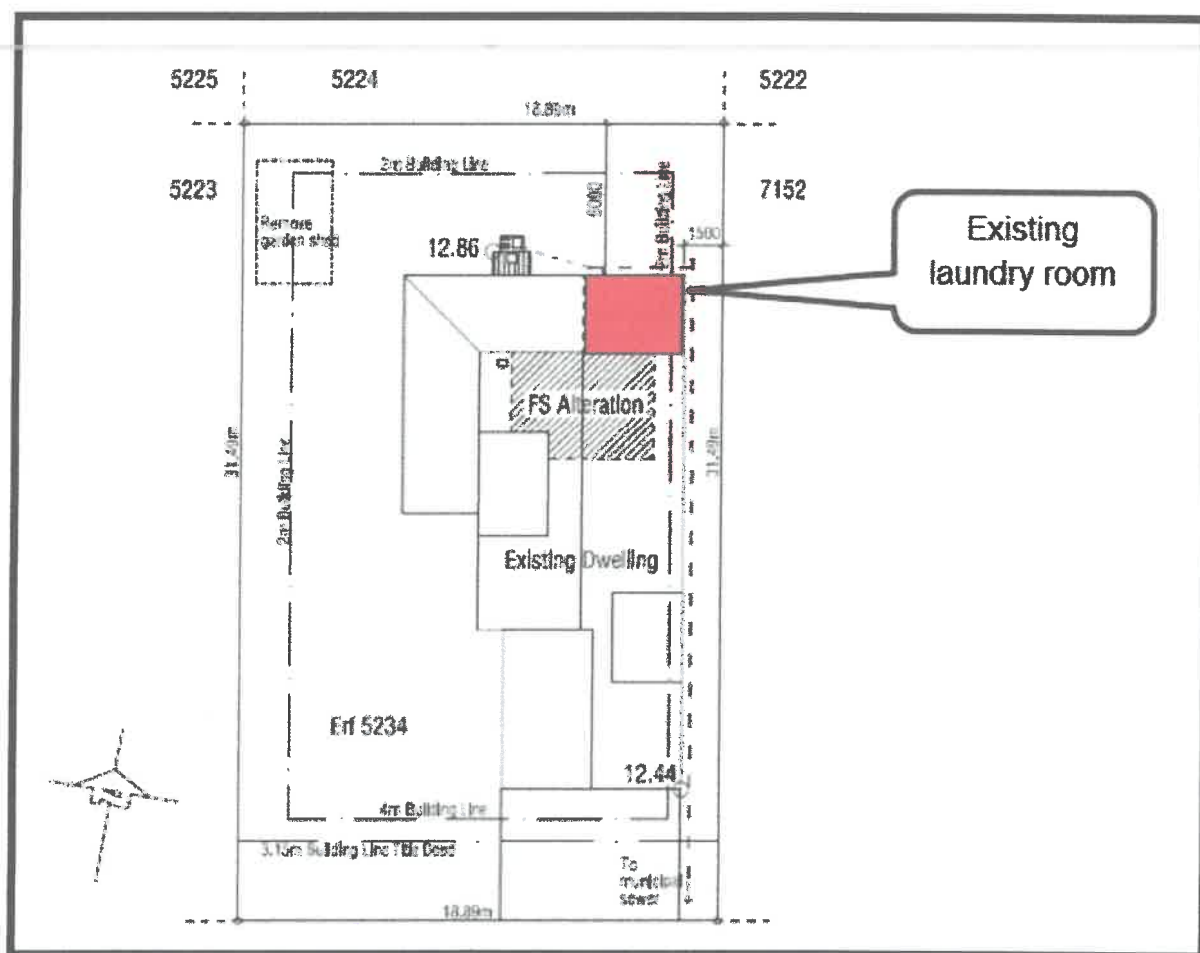
The extent of the unauthorised building work is as follows:

Structure	Extent of unauthorised building work
Portion of the existing laundry room encroaching the 2m building line	±1.50m ²
Total Extent of unauthorised building work	±1.50m²

The owners of the subject property intend to provide their full co-operation to the Overstrand Municipality to address the illegal building work. The applications for the

determination of an administrative penalty and building line departure are submitted simultaneously in order to address the encroachment situated on the subject property.

The position and nature of the unauthorised laundry room is unobtrusive in nature and do not impact negatively on the surrounding properties, as no complaints from surrounding property owners have been received. The laundry room is situated in the north-eastern corner of the dwelling. A 1.5m lateral building line was previously applicable and according to the plan below the laundry room was not built up to the former 1.5m lateral boundary as depicted.



The conduct of the person involved in the contravention.

The unauthorised building work was erected by the property owners of Erf 5234 Kleinmond. The alterations that were made to the existing structure on the subject

property, encroaches the eastern lateral Scheme Building line of 2 meters. The owners are now in the process of addressing the unauthorised building work that is in contravention of the zoning scheme regulations.

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

If the Overstrand Municipality finds it necessary that an administrative penalty fee needs to be enforced for the unauthorised building work, a report from a quantity surveyor with reference to the unauthorised building work can be submitted at the request of the Overstrand Municipality. The reason being that a report from the quantity surveyor could be unnecessary should a penalty fee not be imposed.

Whether the unlawful conduct was stopped

The owners are in the process of rectifying the contravention by applying for the determination of an administration penalty and a building line departure. Building work has been completed.

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

To the best knowledge of the applicant and as confirmed by the landowners, the owners have never previously contravened this By-Law or any other previous planning law except for the current contravention as stipulated in this report.

We appeal to the Overstrand Municipality to take into consideration the low impact the unauthorised building work has on the neighbouring properties and the surrounding area. It should also be considered that no complaint from surrounding property owners has been received with regards to the unauthorised building work and only a portion of the laundry room encroaches the eastern lateral building line. The owners intend to address the unauthorised building work by following due process in order to submit as built building plans for approval and subsequently obtaining an occupation certificate.

It is also important to note that the Zoning Scheme Regulations and the Overstrand Municipality's Amended Bylaw on Municipal Land Use Planning, 2020 will still be used

to guide future development on the subject property. We therefore respectfully request that a penalty fee not be imposed on the property owners for the reasons given above.

3.4.2. Proposed Building line Departures

The laundry room on the subject property was erected without any land use or building plan approval by the owners. Only a portion of the existing laundry room encroaches the lateral building line. The owners are in the process of selling the property and want to do so with an approved building plan.

The Overstrand Scheme Regulations stipulate that a **4m street building line** and **2m lateral and rear building lines** apply to **Residential Zone 1: Single Residential** properties larger than **400m²** in extent as seen in the tables below:

Net erf area	Street building line
Less than 150 m ²	1,0 m
Less than 400 m ²	2,0 m
400 m ² and greater	4,0 m

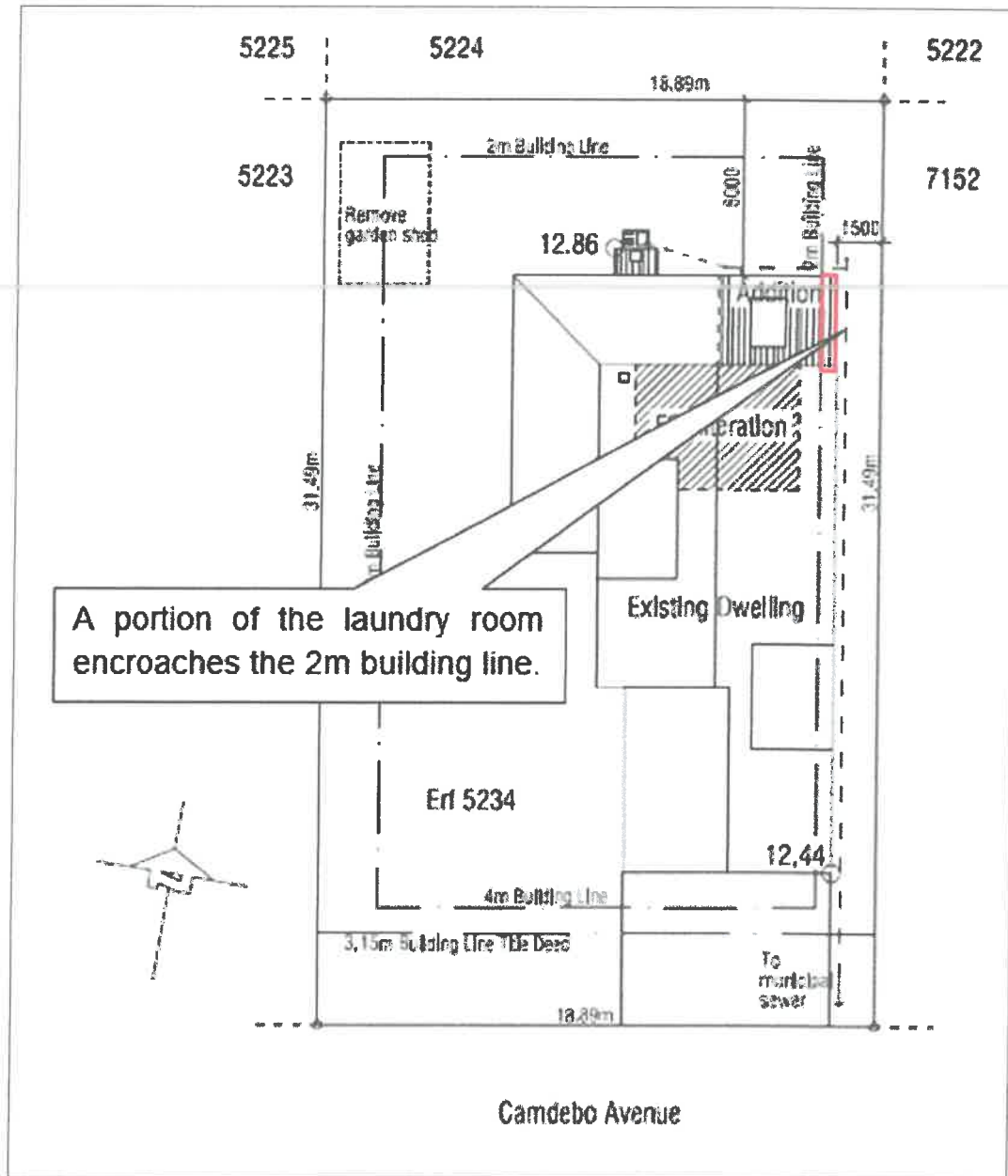
Net erf area	Side and rear building lines
Less than 150 m ²	At least 1,0 m one side and 0 m on the other side. Rear = 1,0 m.
Up to 400 m ²	1,0 m
Greater than 400 m ²	2,0 m

A portion of the existing laundry room encroaches the 2m eastern lateral building line by 0.5m. The building line departure can be summarised as follows:

- Relaxation of the eastern lateral building line from **2m** to **1.5m** to accommodate a portion of the existing laundry room.

The laundry room is situated **1.5m** from the eastern common boundary line abutting Erf 7252 Kleinmond. As seen in the plan below the existing laundry room is an extension of the existing dwelling that was built 1.5m from the previous applicable

lateral boundary, in line with the remainder of the dwelling on the subject property. As mentioned earlier, a 1.5m lateral building line applied to the subject property in terms of the former Hangklip-Kleinmond Land Use Scheme Regulations. As seen in the plan below, only a small portion of the laundry room encroaches the lateral building line.



The proposed building line departure will not have a negative impact on the neighbouring properties or the character of the greater Kleinmond area. With the mentioned encroachment, a 1.5m building line is still maintained and the existing structure is not situated on the mentioned boundary line.

3.5 ACCESS AND PARKING

Vehicular and pedestrian access to the subject property exist and are from Camdebo Avenue, Kleinmond. The existing access will be retained.

3.6 SERVICES

All services on Erf 5234 Kleinmond already exist. No additional services are required in order for the proposed application to be approved.

3.7 TITLE DEED

There are no restrictive Title Deed conditions in Title Deed No. T55516/1992 that needs to be addressed in order for the proposed building line departure of Erf 5234 Kleinmond to be approved.

There is no bond registered against Erf 5234 Kleinmond.

3.8 FORWARD PLANNING

The Overstrand Spatial Development Framework (2020) earmarks the area where Erf 5234 Kleinmond is situated, for urban development purposes. Refer to the abstract from the Spatial Development Framework (2020) below. The land use and zoning of the subject property will remain unchanged (Residential Zone I: Single Residential for single residential use).



Overstrand Growth Management Strategy

The *Overstrand Municipal Growth Management Strategy (OMGMS, 2010)* specifies that Erf 5234 Kleinmond forms part of Planning Unit no. 11 which consists of a middle to high income area of Kleinmond, with limited densification opportunity.

From the above it is evident that the proposed departure adheres to the spatial planning policies for the Kleinmond area and consequently falls within the existing planning for the Kleinmond area.

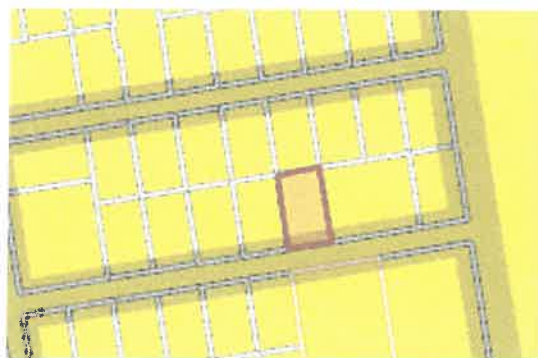
3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Erf 5234 Kleinmond is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The property is developed and not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

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.

The subject property falls within an area that is graded under the 3C Heritage area as depicted on the abstract from the Overstrand Municipal GIS System. The proposal does not have any impact on the demarcated area.



▼ Heritage Area

2A,3A

3A,3B

3B

3C

In light of the above mentioned it is evident that the building line departure will not have a negative impact on the heritage value of the subject property or the greater area of Kleinmond.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

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

3.10 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

Spatial Justice: It is motivated that the proposed building line departure is compatible with the character of the area and does not impact negatively on the rights of the surrounding landowners due to the fact that a 1.5m lateral building line applied in terms of a former Land Use Scheme.

Spatial sustainability: The building line departure is in line with the current character of the established residential area. The proposal will have no impact on the conservation worthy areas of Kleinmond. Spatially the land use will be in line with the residential character of the area.

Efficiency refers to the need to create settlements that optimise the use of space, energy, infrastructure, resources, and land. Inherent in this statement is the need to promote densification and urban (as opposed to suburban) development typologies. This also has to do with the way the settlement itself is designed and functions, which should reduce the need to travel long distances to access services, facilities, and opportunities. Efficiency also refers to decision making procedures which are designed to minimise negative financial, social, economic, or environmental impacts. In addition, efficiency refers to the need for development application procedures that are efficient

and streamlined. In our opinion the principle of efficiency is not applicable to this application.

Spatial Resilience in the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e. communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies and land use management systems should enable the communities to be able to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner, which includes the preservation and restoration of essential basic infrastructure and functions, but also adaptation in order to ensure increased resilience in terms of future shocks (United Nations Office for Disaster Risk Reduction, 2009). In our opinion the principle of Spatial Resilience is not applicable to this application.

Good administration: Our Company 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 Amended By-law on Municipal Land Use Planning, 2020.

4. **RECOMMENDATION**

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

- The current owners are in the process of legalising the structure situated on the subject property in order to obtain as built building plan approval from the Overstrand Municipality;
- A 1.5m building line applied in terms of the former Land Use Scheme.
- The proposed building line departure will not have a negative impact on the current character and land values of the surrounding erven.

Motivation report

- The proposed building line departure of Erf 5234 Kleinmond falls within the existing land use tendencies in the area;
- No additional services are needed for the proposed application to be approved;
- The proposed application is in line with Spatial Planning Land Use Management Act, 2013 (SPLUMA) and the Land Use Planning Act, 2014 (LUPA).
- We request that a penalty fee not be imposed.

With regards to the above mentioned it would be appreciated if the Overstrand Municipality would consider the application favourably for the **dismissal** of an administrative penalty and the approval for the building line departure applicable to Erf 5234 Kleinmond.

General Specifications
 All building work in accordance with the National Building Regulations and the South African Standard Code of Practice SANS 10400.
 Sewer work in accordance with the National Building Regulations and Municipal By-laws.
 All structural concrete work to Engineer's design and specification.
 All changes in level, the design of ramps and driveways in accordance with the detailed requirements of SANS 10400-D.
 Builders toilet and site operations to be in accordance with SANS 10400-F.
 Fire safety to comply with SANS 10400-T and the Overstrand Fire Safety By-law PN 6454 - 2007.
 All materials and fittings used to be SABS approved. It is the responsibility of the Owner to appoint a Land Surveyor to confirm erf boundaries.
 It is the responsibility of the Owner to appoint a Health and Safety Agent to comply with the Construction Regulations 2014 and the Occupational Health and Safety Act.
 All concrete work to comply with SANS 2001-CC1 & CC2.
 Gas installation by Specialist to comply with SANS 10087-1:2013.

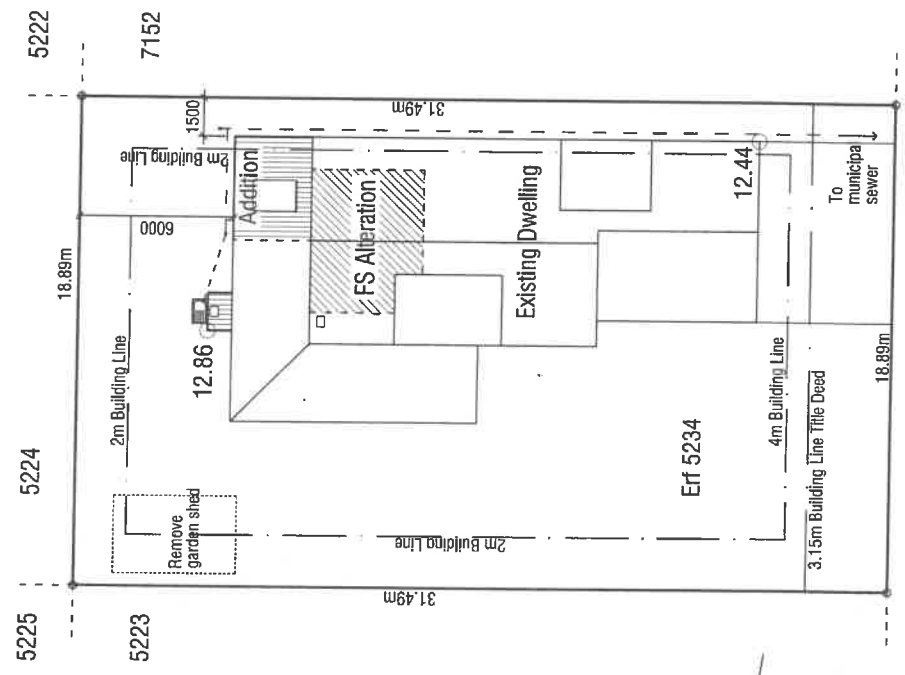
Scaled dimensions invalid. All measurements have to be checked on site before work can commence. Copyright reserved. Any discrepancies or errors must be reported to the Architect.

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Client	Watts	2050
Project	Building Plans for Municipal Approval	
Documentation of additions and alterations to existing dwelling		
Erf No. 5234		
46 Camdebo Avenue Kleinmond		
Drawing	Site Plan	
Scale	1:200	
Drawn	LS	Checked SS
Project No	Revision	Date
E.250.K	0	2023/02/16
	Sheet No	1 of 5

Areas:	13.38m ²
New covered area	185.59
Footprint	595m ²
Erf	31%
Coverage	H4
Class of occupancy of building	Dwelling House
Occupancy	6
Population	Residential Zone 1 - Single Residential
Zoning	West
Orientation	4 (Low, Low)
Energy Zone	
Engineer's Signature	

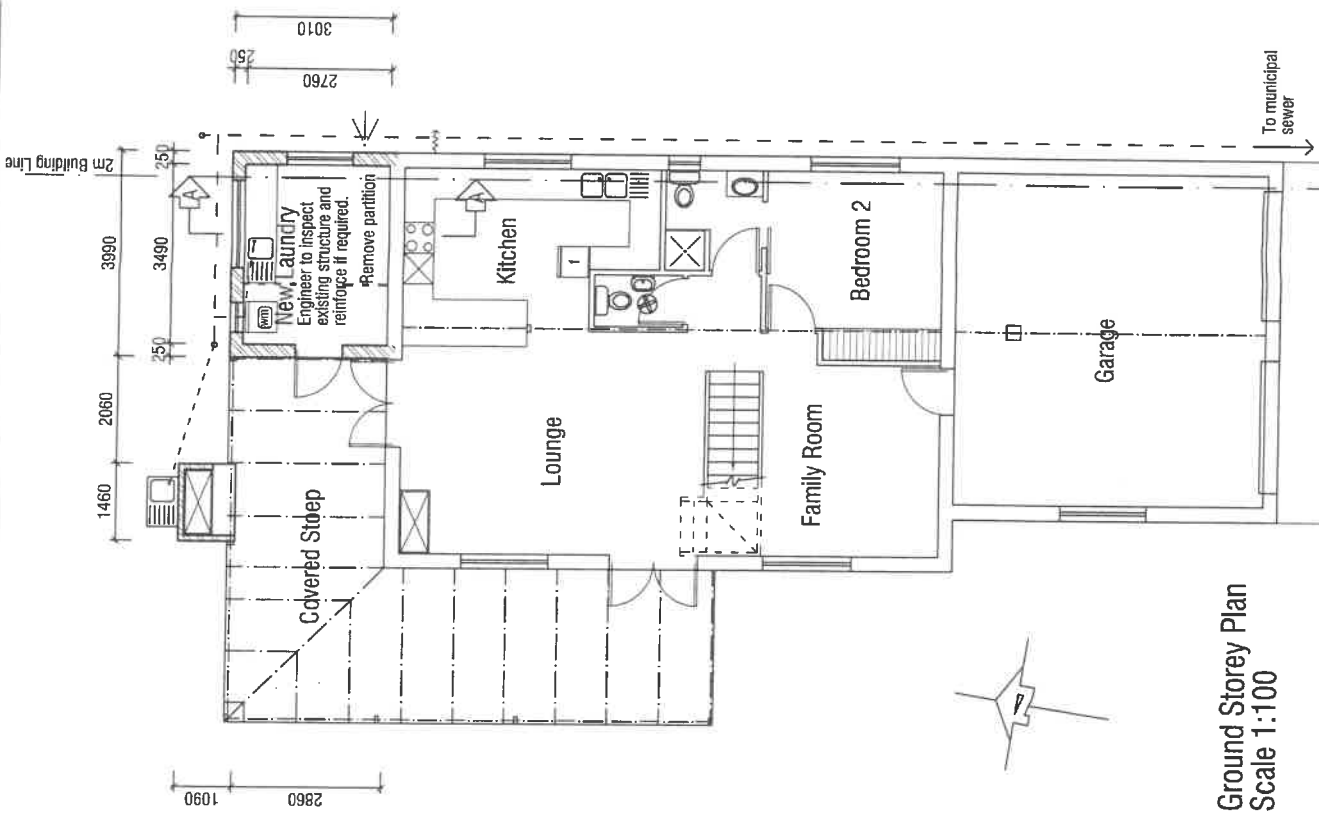


Camdebo Avenue

Site Plan
 Scale 1:200

All deviations from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility relating directly or indirectly to the deviations.

Owner's Signature _____
 Architects Signature _____



Ground Storey Plan
Scale 1:100

All deviations from plan, however minor, must be reported to and approved by the Architect in writing. Failure to do so will absolve the Architect of ANY further responsibility relating directly or indirectly to the deviations.

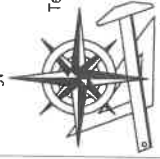
Owner's Signature

Architect's Signature

Engineer's Signature

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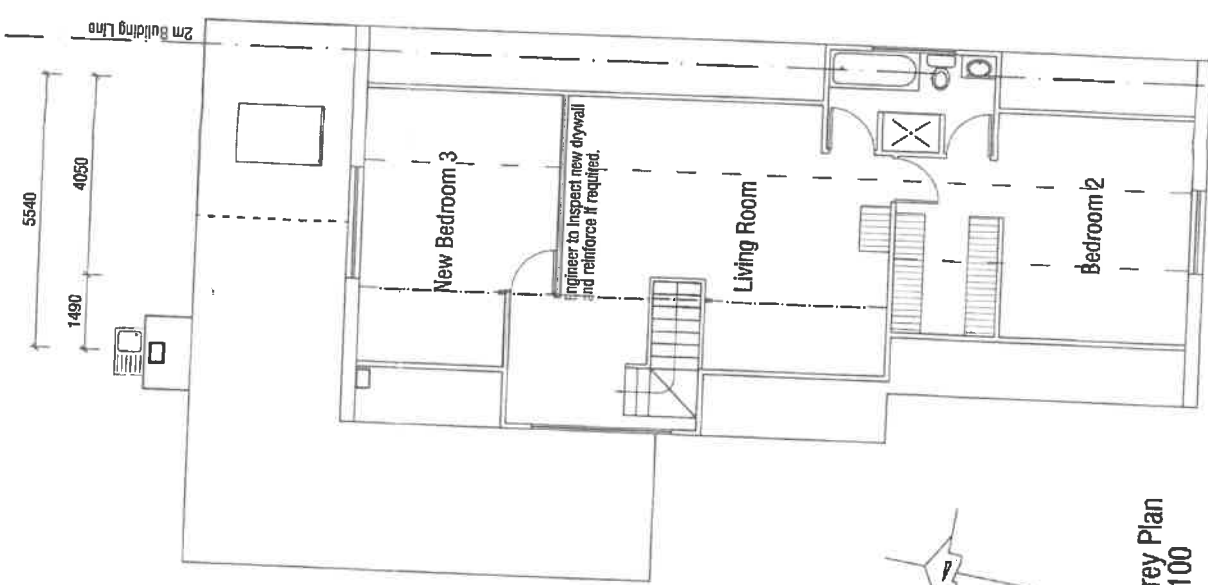
SACAP Reg. No: Pr Arch 21077

Client **Watts** 2050

Project
Building Plans for Municipal Approval
Documentation of additions and alterations to existing dwelling
Erf No. 5234
46 Cardebo Avenue
Kleinmond

Drawing
Ground Storey Plan
Scale 1:100

Drawn	LS	Checked	SS
Project No	Revision	Date	2023/02/16
E-250.K	0	Sheet No	2 of 5



First Storey Plan
Scale 1:100

Scaled dimensions invalid. All measurements have to be checked on site before work can commence. Copyright reserved. Any discrepancies or errors must be reported to the Architect.

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Client	Watts	SACAP Reg No: Pr Arch 21077
Project	2050	
Building Plans for Municipal Approval		
Documentation of additions and alterations to existing dwelling		
Erf No. 5234		
46 Camdebo Avenue Kleinmond		
Drawing		
First Storey Plan		
Scale 1:100		
Drawn	LS	Checked
Project No	Revision	Date
E.250.K	0	2023/02/16
	Sheet No	SS
		3 of 5

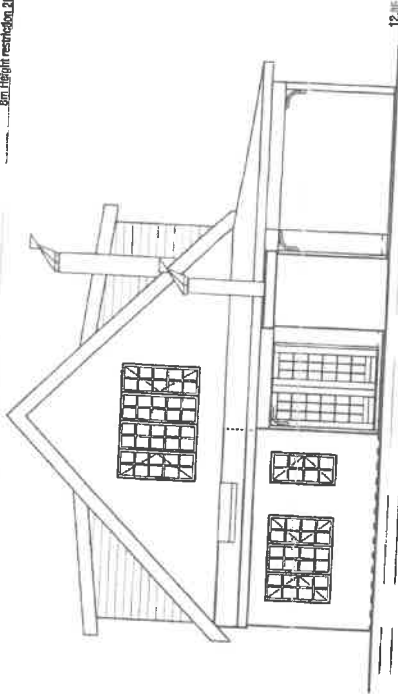
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Owner's Signature

Architect's Signature

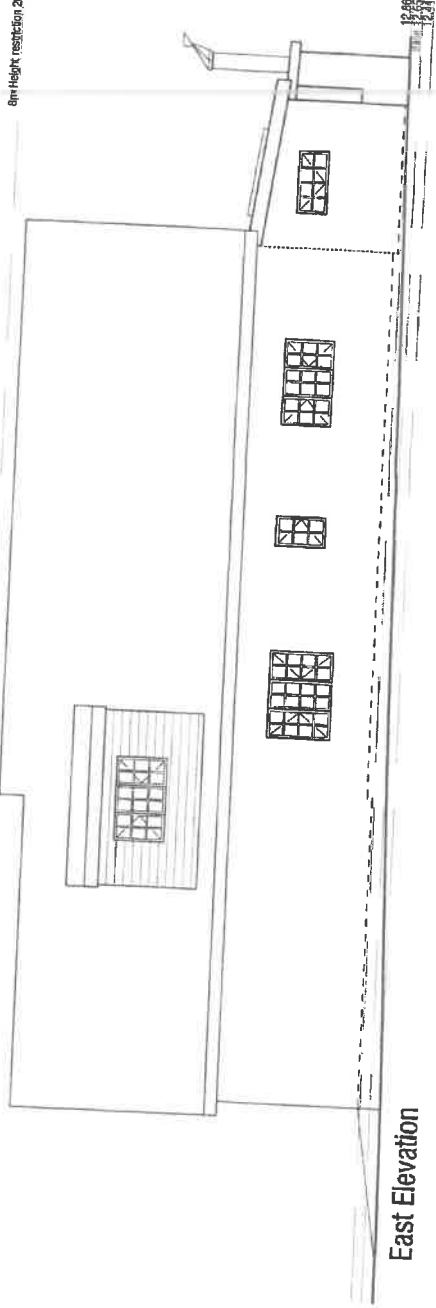
Engineer's Signature

8m height restriction 20.65



North Elevation

8m height restriction 20.65



East Elevation

Scaled dimensions invalid. All measurements have to be checked on site before work can commence. Copyright to the Architect.

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SACAP Reg No: P1 Arch 21077

Client: Watts

Project: 2050

Building Plans for Municipal Approval
Documentation of additions and alterations to existing dwelling
Erf No. 5234
46 Camdebo Avenue
Kleinmond

Drawing: Elevations

Scale: 1:100

Drawn	LS	Checked	SS
Project No	Revision	Date	2023/02/16
E.250.K	0	Sheet No	4 of 5

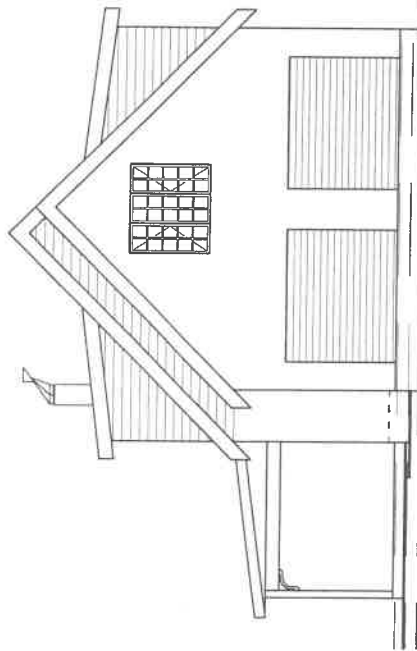
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Owner's Signature

Architect's Signature

Engineer's Signature

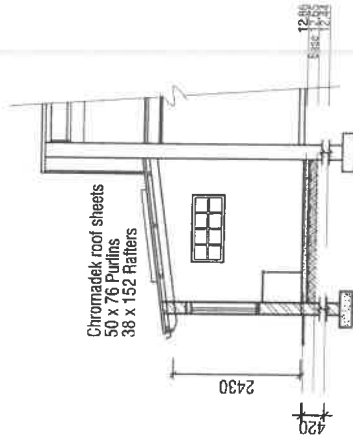
8m Height restriction 20.65



South Elevation

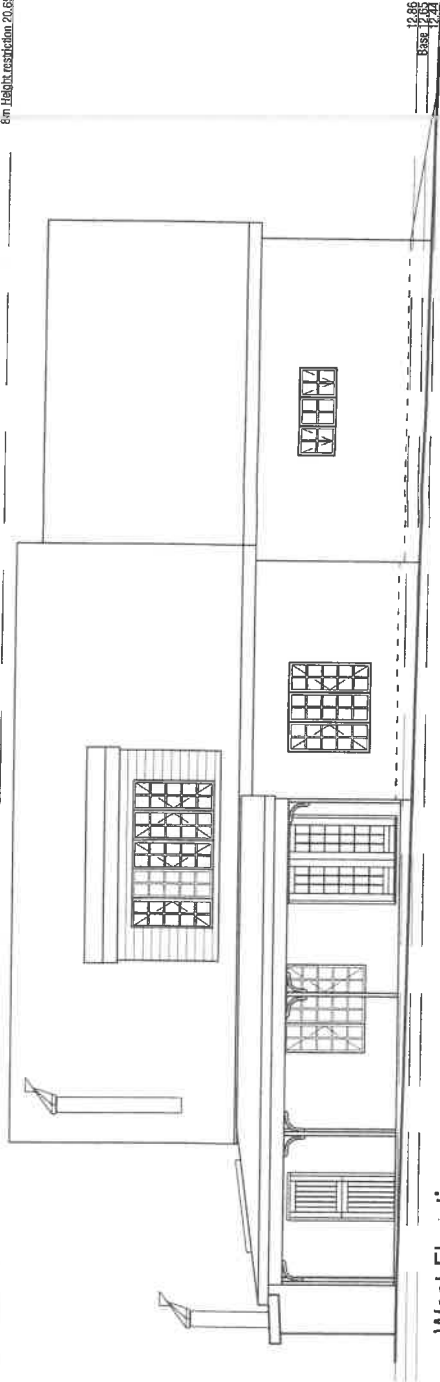
8m Height restriction 20.65

Engineer to inspect existing structure and reinforce if required.



Section A-A
Scale 1:100

8m Height restriction 20.65



West Elevation

Scaled dimensions invalid. All measurements have to be checked on site before work can commence. Copyright reserved. Any discrepancies or errors must be reported to the Architect.

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Client **Watts**

2050

Project

Building Plans for Municipal Approval

Documentation of additions and alterations to existing dwelling

Erf No. 5234

46 Camdebo Avenue
Kleinmond

Drawing
Elevations / Section

Scale 1:100

Drawn	LS	Checked	SS
Project No	Revision	Date	2023/02/16
E.250.K	0	Sheet No	5 of 5

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