



MUNISIPALITEIT OVERSTRAND
ERF 1642, GOUSBLOMSTRAAT 4, PEARLY
BEACH, OVERSTRAND MUNISIPALE AREA:
AANSOEK OM OPHEFFING VAN BEPERKENDE
TITELAKTE VOORWAARDE,
VERGUNNINGSGEBRUIK EN BEPALING VAN 'N
ADMINISTRATIEWE BOETE: MNRE ME
PLANNERS NAMENS RM VILJOEN

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoeke van toepassing op Erf 1642, Pearly Beach, naamlik:

- aansoek om opheffing van beperkende titelakte voorwaarde C3 (a) soos vervat in titelakte T49042/2018 van toepassing op Erf 1642, Pearly Beach in terme van Artikel 16(2)(f) van bogenoemde Verordening;
- aansoek om vergunningsgebruik in terme van Artikel 16(2)(o) van bogenoemde Verordening ten einde die tweede wooneenheid vir toerisme akkommodasie aan te wend;
- bepaling van 'n administratiewe boete ingevolge Artikel 16(2)(q) van die Verordening.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en by Gansbaai Biblioteek, Hoofweg, Gansbaai.

Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening by die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za voor of op **10 September 2021**, vergesel van u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mnr SW van der Merwe** by 028-313 8900. Die Munisipaliteit mag weier om kommentare 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 formuleer.

Munisipale Bestuurder, Overstrand
Munisipaliteit, Posbus 20, **HERMANUS**, 7200

Munisipale Kennisgewing Nr. 101/2021

OVERSTRAND MUNICIPALITY
ERF 1642, 4 GOUSBLOM STREET, PEARLY
BEACH, OVERSTRAND MUNICIPAL AREA:
REMOVAL OF RESTRICTIVE TITLE DEED
CONDITION, CONSENT USE AND
DETERMINATION OF AN ADMINISTRATIVE
PENALTY: MESSRS ME PLANNERS ON BEHALF
OF RM VILJOEN

In terms of Section 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) notice is hereby given of the applications mentioned below applicable to Erf 1642, Pearly Beach, namely:

- removal of restrictive title deed condition C3 (a) as contained in title deed T49042/2018 applicable to Erf 1642, Pearly Beach in terms of Section 16(2)(f) of the above mentioned By-Law;
- application for consent use in terms of Section 16(2)(o) of the above mentioned By-Law in order utilize the second dwelling for tourist accommodation;
- determination of an administrative penalty in terms of Section 16(2)(q) of the By-Law.

Detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai.

Any written comments must 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) alida@overstrand.gov.za on or before **10 September 2021** quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Senior Town Planner, Mr SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comment 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.

Municipal Manager, Overstrand Municipality,
P.O. Box 20, **HERMANUS**, 7200

Municipal Notice No. 101/2021

UMASIPALA WASE-OVERSTRAND
ISIZA 1642, 4 GOUSBLOM STREET, PEARLY BEACH,
KUMMANDLA WOMASIPALA WASE-OVERSTRAND:
UKUSUSWA KWEMIQATHANGO ENEZITHINTELO
KWITAYITILE KUNYE NEMVUME YOSETYENZISO
NOKUMISELWA KWESOHLWAYO SOLAWULO:
MESSRS ME PLANNERS EGAMENI LIKA-RM VILJOEN

Ngokwemiqathango yeCandelo 47 nelama-48 loMthetho oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba, 2020 (uMthetho oYilwayo), isaziso siyanikezelwa sezicelo ezichaziweyo apha ngasezantsi ezihamelana neSiza 1642, ePearly Beach, ezizezi:

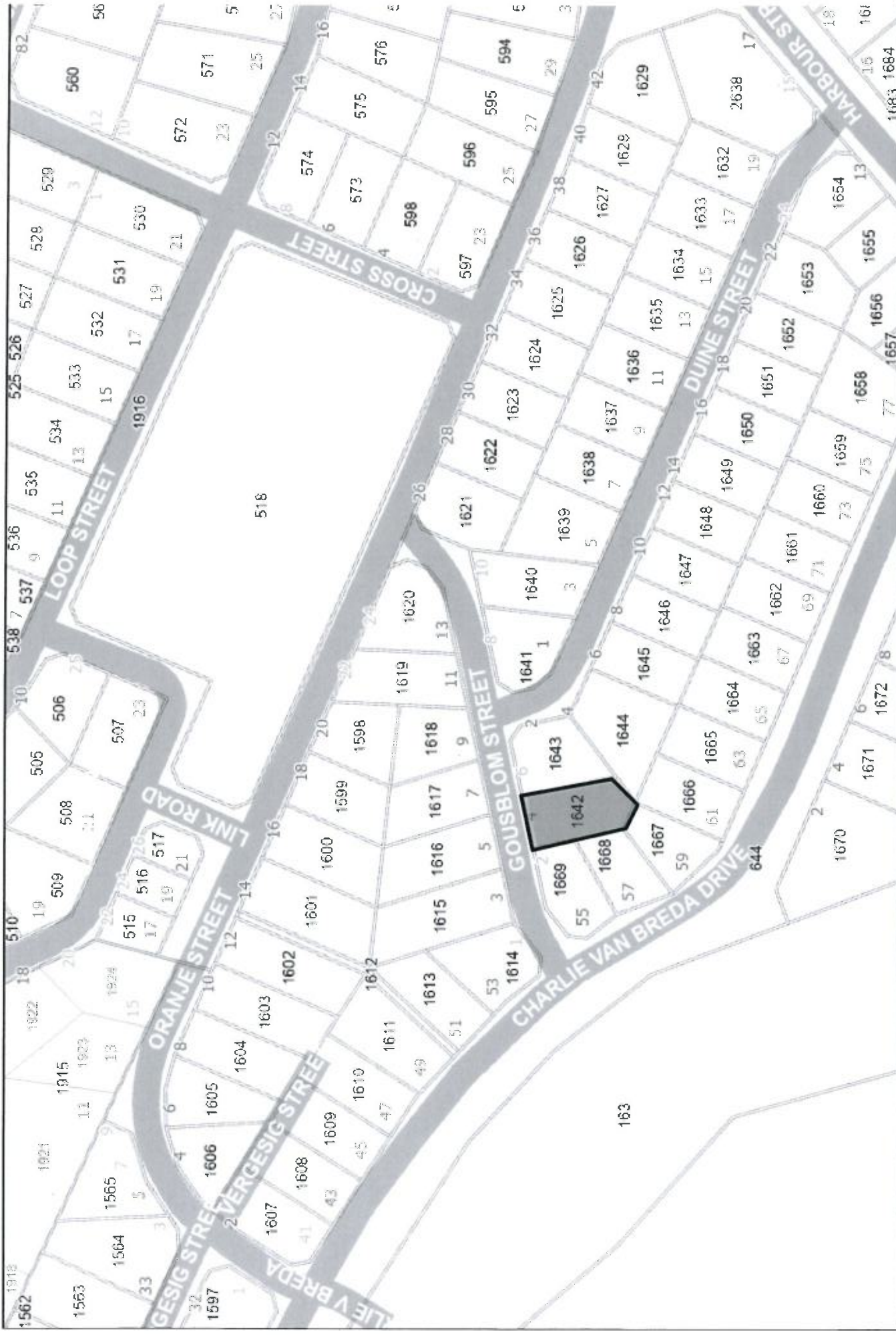
- ukususwa kwemiqathango ethintelayo C.3 (a) njengoko iqulethwe kwitayitile T4371/1985 ehambelana neSiza 1642, ePearly Beach ngokuhambelana neCandelo 16(2)(f) loMthetho kaMasipala ochazwe ngasentla;
- isicelo sokufumana imvume yosetyenziso ngokuhambelana neCandelo 16(2)(o) loMthetho kaMasipala ochazwe ngasentla ukulungiselela ukulungiselela ukusetyenziswa kwesakhiwo sesibini esilungiselelwe ukuhlatiswa kwabatyeleli;
- ukumiselwa kwesohlwayo solawulo ngokuhambelana neCandelo 16(2)(q) loMthetho kaMasipala.

Iinkcukacha eziphathelelene nesi sindululo ziyafumaneka kwiintsuku zaphakathi evekini ukuze zihlolwe phakathi kwentsimbi ye-08:00 ne- 16:30 kwiSebe: UCwangciso lweDolophu 16 Paterson Street, Hermanus nakwithala leencwadi lase Gansbaai, Main Road Gansbaai.

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo lama-51 nelama-52 loMthetho oYilwayo kaMasipala ochaziweyo kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za ngomhla okanye ngaphambi **komhla we 10 uSeptemba 2021** uchaze igama lakho, idilesi, neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Imibuzo ngefowuni ingabuzwa **kuMcwangcisi weDolophu oPhezulu, uMnu. SW van der Merwe** kule nombolo 028-313 8900. UMasipala angala ukwamkela izimvo emva kokuvula. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe loCwangciso lweDolophu acele igosa limncede ukufaka uluvo lwakhe ngokusemthethweni.

Umlawuli kaMasipala, woMasipala wase-Overstrand,
P.O. Box 20, **HERMANUS**, 7200

Inombolo yesaziso sikaMasipala 101/2021



ERF 1642, 4 GOUSBLOM STREET, PEARLY BEACH



Date: 2

AMENDED MEMORANDUM

APPLICATIONS FOR: REMOVAL OF RESTRICTIVE CONDITIONS: CONSENT USE AND AN APPLICATION FOR AN ADMINISTRATIVE PENALTY: ERF 1642: GOUSBLOM STREET: PEARLY BEACH: OVERSTRAND MUNICIPALITY: DIVISION CALEDON: PROVINCE OF WESTERN CAPE

1. INTRODUCTION:

This introduction serves as a short summary of the application before the necessary proposals and motivations are presented.

- 1.1 Applicant: ME Planners Town and Regional Planner
P.O.Box 552
Hermanus
7200
- 1.2 Power of Attorney: Power of Attorney has been rendered to ME Planners Town and Regional Planner to lodge the applications for the Removal of Restrictive Conditions in terms of Section 16 (2) (f), Departures in terms of Section 16(2) (b) as well as a Determination of an Administrative Penalty in terms of Section 16(2) (q); and read with Section 20 of the Overstrand Municipality: Amendment By-Law on Municipal Land Use Planning, 2020.
- 1.3 Property: Erf 1642 Pearly Beach (hereafter referred to as “the site of application” or “the property”)
- 1.4 Street address: 4 Gousblom Street, Pearly Beach.
- 1.5 Locality: Erf 1642 Pearly Beach is situated on the southern side of Gousblom Street, abutting Erven 1667, 1668 and 1669 on the western side, Erf 1644 on the southern side and Erf 1643 on the eastern side.



2. OVERVIEW OF APPLICATIONS

- 2.1 **Application for Removal of Restrictive Conditions** in terms of Section 16 (2) (f) of the Overstrand Municipality By-Law on Municipal Land Use Planning (forth with called 'the By-Law').

The restrictive condition is C3 (a) of the Title Deed, which reads as follows:

"Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd, na oorleg met die Dorpskommissie en die Plaaslike owerheid, goedkeur, met dien verstande dat, indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander gebou wat deur die skema toegelaat word, kan toelaat.

- 2.2 **Application for Consent Use in terms of 16 (2) (o)** of the Overstrand Municipality By-Law on Municipal Land Use Planning (forth with called 'the By-Law'). The consent use applied for, is for the use of "tourist accommodation" read together with the Overstrand Municipality Zoning Scheme (June 2013)

- 2.3 **Application for Administrative Penalty** in terms of Section 16(2) (q) of the Overstrand Municipality read together with Section 90 of the Bylaw Municipal Land Use Planning (November 2020).

It is stated in Section 90 (1) of the said Bylaw that the applicant may rectify any contravention on a property by applying to the Municipality to pay an Administrative Penalty. **In this case, no formal application is made for the payment of such an administrative penalty.**

The reasons are dealt with by discussing them in accordance with Section 90 (3) of the same Bylaw.

- 2.3.1 Section 90 (3) (a) refers to the nature, duration, gravity and extent of the contravention. In order to address this, it is important to motivate that the owner does not to violate any regulation.

- (i) The nature of the development on the erf does not impose on the privacy of any of the surrounding owners and has no negative effect on the surrounding built environment.
- (ii) The previous building plan was approved in the nineteen eighties already, and the registered owner bought the property with the existing buildings as is.
- (iii) Because of the zoning of erf 1642 Pearly Beach, namely "Residential Zone 1: Single Residential (SR1), in terms of the Overstrand

Municipality Zoning Scheme (June 2013), the owner had a primary right to utilise the dwelling for guest rooms.

- (iv) Due to the fact that the dynamics of the family changed, the registered owner decided to do structural changes to the building in order to create a 'second dwelling', hence the reason for these applications, as well as the submission of the proposed 'as built' plans.

2.3.2 Section 90 (3) (b): The application and the submission of the 'as built' plans, proves that the owner is not involved in any contravention. At the moment the owner allows only her immediate family and her children and extended family members to come over and sleep in the second dwelling. The owner does not allow any paid guests at the moment and although "Sandy Feet Self-catering Accommodation" is advertised on the web, she is taking down numbers of potential clients so that when she can open, she can invite them to book.

2.3.3 Section 90 (3) (c) (d) and (e): The creation of the second dwelling involves no unauthorised building/construction work. This application for a 'second dwelling' is a primary right in terms of the "Residential Zone 1: Single Residential (SR1) in terms of SCHEDULE 2: OVERSTRAND MUNICIPALITY LAND USE SCHEME, 2020. There is no sign of any unlawful conduct, and the registered owner has never contravened this By-Law or any previous planning law.

3. GENERAL INFORMATION

3.1 Title Deed and Property Description

In terms of the Title Deed, No. T 000049042/2018, the property is described as Erf 1642 Pearly Beach, situate in the Overstrand Municipality, Division Bredasdorp, Province of the Western Cape, and is 770 (seven hundred and seventy) square metres in size.

The property is registered in the name of Renee Mary Viljoen

Identity Number 620211 0009 087

Unmarried

Her Heirs, Executors, Administrators or Assigns in full and free property.

3.2 Bond/s

The property is encumbered by bond no. B 000023354/2018 (Standard Bank – Bondholder’s consent was obtained)

3.3 Current Zoning Status

Erf 1642 Pearly Beach, (41 Third Avenue) is zoned as Residential Zone 1: Single Residential (SR1); thus for residential purposes only.

3.4 Existing Development on the Property

(Refer to the attached building plans.)

3.4.1 The property was purchased, with the house and outbuilding at their current locations on the property. The original plans had been drawn up in April 1989 and the house and outbuilding constructed accordingly.

The planned new developments are shown as new planned additions and conversions on the building plans which will be submitted for approval

3.4.2 It is the sole intention of the landowner to legalize the proposed changes and conversions. “As built” and proposed building plans of all structures will be submitted to the Municipality for approval.

3.4.3 This application is made as it is the intention of the applicant to utilise the second dwelling for the business of “tourist accommodation (self-catering accommodation)” on Erf 1642, Pearly Beach.

4. ZONING OF THE ERF:

In terms of the Overstrand Municipality Zoning Scheme Regulations (June 2013) the erf is zoned Residential Zone 1: Single Residential (SR1) with the following use restrictions applicable to it:

- (a) **Primary uses are:** day care centre, dwelling house, guest rooms, home occupation, and second dwelling unit.
- (b) **Consent uses:** crèche, green house, guest house, house shop, institution, place of instruction, place of worship, residential building, tourist accommodation.

5. DEFINITIONS OF INTEREST:

5.1 “second dwelling unit” means a dwelling unit which may, in terms of this land use scheme, be erected on a land unit where a dwelling house is permitted, and such second dwelling unit may be a separate structure or may be contained in the same structure as the dwelling house,.... *subject to certain provisions as set out in Schedule 2: Overstrand Municipality Land Use Scheme, 2020.*

- 5.2 **“self-catering accommodation”** means sole occupancy unit(s) for transient guests, consisting of one or more rooms and self-contained public areas, e.g. kitchen, dining area and lounge;

It is therefore the intention of the registered owner to utilize the second dwelling as accommodation for guests on a temporary basis. Pearly Beach, being only 185 km from Cape Town, and 25 km from Gansbaai, is predominantly holiday accommodation. The densification proposals as set out by the OGMS, will contribute to the enhancement of the nodal points as envisaged by SPLUMA.

6. PROPOSED DEVELOPMENT:

- 6.1 As already mentioned the application is being submitted for the purpose to obtain the necessary approval to put the applicant in a position to effect the proposed development of tourist facilities.
- 6.2 Application for Consent Use is done in terms of 16 (2) (o) of the Overstrand Municipality By-Law on Municipal Land Use Planning (forth with called ‘the By-Law’). The consent use applied for, is for the use of “tourist accommodation”
- 6.3 The development will consist mainly of the establishment and provision of facilities for tourist accommodation and the usual ancillary uses – through the conversion of a section of the house to form a self-catering establishment (second dwelling) attached to the main house by a covered walkway, which includes its own kitchen – and therefore comply with the definition of a tourist accommodation.
- 6.4 The second swelling unit will consist of two bedrooms with their own and the section kitchen.
- 6.5 The above-mentioned aspect will have an influence on the parking requirements, which will be for at least 4 vehicles. (2 for each of the two dwellings)

7. DEVELOPMENT PARAMETERS:

The following Development Parameters are applicable:

- 7.1 Coverage: 50%
With an erf size of 770m², the development has coverage of 30%
- 7.2 Building lines:
As specified in Schedule 2: Overstrand Municipality Land Use Scheme, 2020.
- 7.3 Parking and Access:
In accordance with Chapter 17.1 of Schedule 2: Overstrand Municipality Land Use Scheme, 2020.

The present access to the property is from Gousblom Street and will provide safe access to and exit from the proposed development.

The Site Development Plan is updated in order to accommodate the required parking requirements. (Mentioned in paragraph 6.5)

8. NEED AND DESIRABILITY:

When considering the need for a second dwelling unit, for Erf No. 1642, Pearly Beach, it is evident that the need and desirability should both fall within the broad parameters and principles set out and necessary for orderly planning. To this end the following facts are given as far as this statement is concerned:

8.1 ORDERLY PLANNING:

Orderly planning centres on the following four considerations that should be taken into account:

- The existing as well as the future character of the area;
- Traffic generation and access;
- The impact on services; as well as
- The standards and conditions that apply to such an application.

8.1.1 Character of Area:

The area, in which the site is located, is characterized by predominantly residential uses. The proposed self-catering accommodation-development will merely be an extension of and/or similar to the existing character of the area.

In view of the long existing position of the primary dwelling unit and its outbuildings the proposed development is not regarded as being undesirable and will not have any detrimental impact on the rights of surrounding property owners nor the existing built environment in future.

8.1.2 Traffic:

The low level of traffic generated by this planned kind of development will have no significant effect on the existing and surrounding street network and the traffic flow patterns around the site will not be affected at all.

Because of the foregoing, no traffic impact assessment or environmental impact assessment is necessary with this application.

8.1.3 Services:

The site is fully serviced as it is located in an existing township with the result that all municipal services are available, which is an indication that a tourist accommodation facility will have no significant effect on the existing water and sewerage systems.

8.1.4 Standards and additional conditions:

In this regard it is also necessary to take into account the Policies and Studies relevant to this application.

9. RELEVANT POLICIES AND STUDIES:

9.1 Coastal Zone Policy for the Western Cape

The aim of the Policy is to give guidance regarding the sustainable development and management of the Western Cape coastline with specific reference to the creation of environments for investment opportunities, which would lead to economic development and consequent sustainability of the economic growth of its coastal towns.

According to the Policy the area falls within its specific Spatial Planning Category, in **that tourist related enterprises within coastal towns must be encouraged.**

It is therefore a given that the proposed development is consistent with the principles of the Policy.

9.2 The Heritage Survey, 2009

The objective of the heritage survey was to identify properties within Hermanus that has historical significance and that should therefore be protected.

The subject property has not been listed as a building with great historical significance and is not older than 60 years.

In the light of the foregoing it is not considered necessary to apply for Heritage approval to make the proposed changes to the building.

9.3 Overstrand Municipality Zoning Scheme

Land uses in the area and on the site of application are being regulated and controlled by the revised Overstrand Municipality Zoning Scheme to be known as Schedule 2: Overstrand Municipality Land Use Scheme, 2020.

The said Town Planning Scheme together with the proposals in the Provincial Spatial Development Framework 2014 (PSDF), the Overstrand Spatial Development Framework (2006) SDF, 2006, and the Overstrand Municipality: Growth Management Strategy, 2010, makes provision for consent uses such as applied for in this application.

9.4 PSDF

The purpose of the PSDF is to give expression to the national and provincial development agendas for land development and serves as a basis for coordinating, integrating and aligning national and provincial programmes. It also aims to

communicate the spatial development intentions of the government to the private sector.

The following aims underpin the PSDF, together with explanations of how the proposed development will be in line therewith.

“Capitalise and preserve unique local built form and natural typologies, character and heritage.”

The application will not disturb the local built form as it aims to only change the present use of the property from use by one or two families to “tourist accommodation” with minor additions to the existing building.

“Promote urban rather than suburban model: avoid further fragmentation of townships.”

The proposed development will not lead to a fragmentation of the area.

“Focus on creating connections to economic and social opportunity to promote spatial and socio-economic integration.”

The proposed development is an excellent example of the promotion of spatial and socio-economic integration.

“Cluster all social facilities and complementary activities.”

As a business concerns with a basic social background this development will be an addition to the nearby variety of business activities.

9.5 SDF

The objective of the SDF is to formulate strategic policy guidelines and proposals which are spatially based, through which the needs, changes and growth in the area can be managed to the benefit of the inhabitants and the environment of the Overstrand Municipality.

The following objectives are used to test whether the proposed development will be in line with the aims of the SDF

“To provide an environmentally and economically sustainable bulk service infrastructure and road transport network.”

The proposed development is already connected to all services and no extra services will be required.

“To ensure that on-going pressure and its spatial implications are managed in a sustainable manner that protects the unique character of the existing cultural landscapes and the place-specific character and form of the existing settlement pattern.”

The proposal will not change anything in the existing cultural landscape and the character and form of the existing settlement pattern.

“Restrict development within the carrying capacity limitation of the natural resources.”

The proposal will not change anything in the carrying capacity limitation of the natural resources.

“To improve the aesthetic quality of the built environment.”

The proposed minor additions to the building can only lead to the improvement of the aesthetical quality of the built environment.

9.6 GROWTH MANAGEMENT STRATEGY

The purpose of the GMS is to improve the Overstrand Municipality’s overall environmental sustainability by enhancing the quality and efficiency of the built environment.

The following core objectives of the strategy will be used to test the suitability of the proposed development.

“Ensure optimal land use planning and the efficient use of infrastructure, services, facilities and land.”

The proposal seeks to make optimal use of the erf and will result in more efficient use of the infrastructure.

“Contribute to place making and the development of attractive and safe urban environments.”

The proposed development will definitely contribute to place making and a more attractive property.

“Ensure that the scale and character (in terms of bulk, height and architectural styling) of the higher density areas are appropriate to the immediate context.”

The proposed ground storey development will not be extended with the result that the coverage will basically stay the same as at present.

10. PLANNING PRINCIPLES

The application has also been analysed for consistency with the planning principles prescribed by the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) and also the Western Cape Land Use Planning Act, 2014 (LUPA) and the following conclusions were made:

(a) Spatial Justice which refers to the need for redressing the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

The proposed consent use will not in any way contribute to the perpetuation of past apartheid spatial development imbalances as the development of the tourist accommodation will open up the provision of all of the above to all persons in the Republic of South Africa.

(b) Spatial Sustainability which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

Possible results of the development

The proposed development will take place within the urban edge and will therefore have no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas. The application can thus be deemed to be spatially sustainable.

(c) Efficiency which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

Possible results of the development

The proposed development is not intended as a new settlement development and caters specifically for long-distance travellers for whom all facilities will be available on site.

(d) Spatial Resilience which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

Possible results of the development

The proposed development will not lead to any economical and/or environmental shocks as the business to be conducted will not differ basically from the existing use on the erf.

(e) Good Administration which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued

Possible results of the development

Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the Government and the general public to participate in the eventual decision-making process.

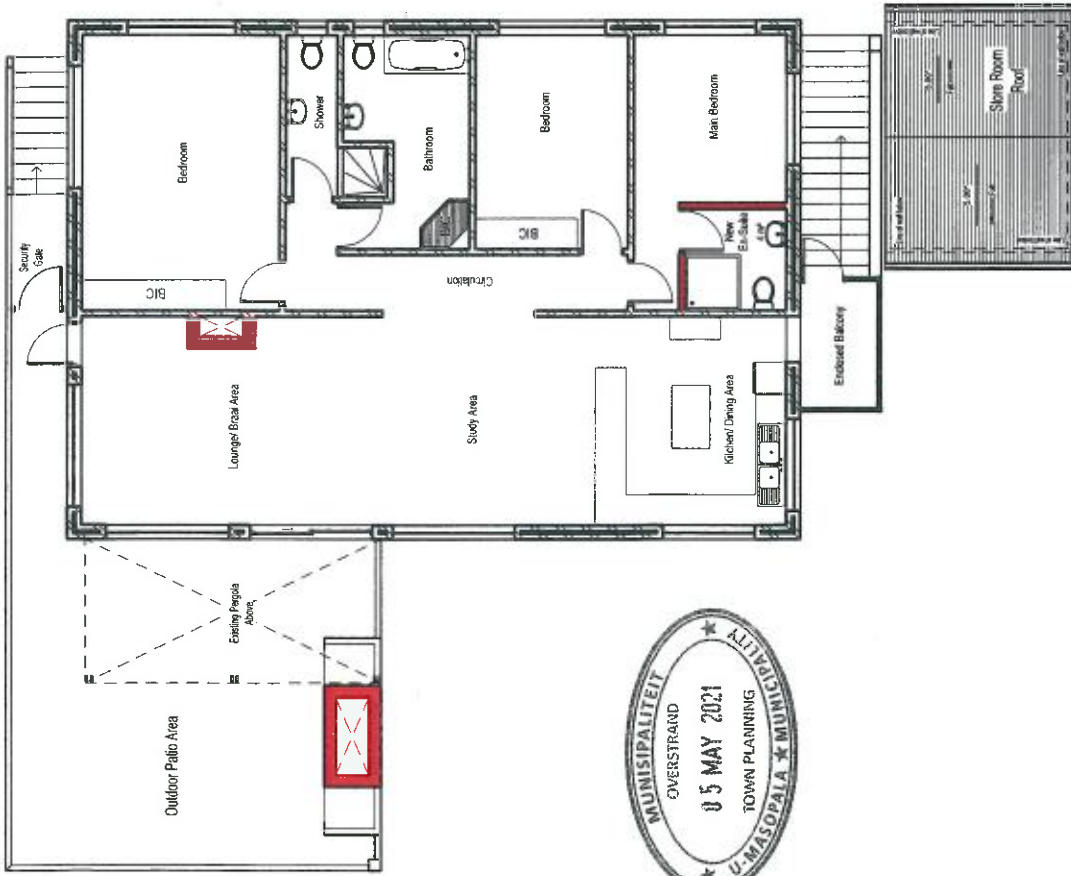
11. SUMMARY AND CONCLUSION

- 11.1 The proposed development, apart from monetary reasons, is an attempt by the client to bring about a development that will add value to the area. Tourism is an important growth driver in South Africa.
- 11.2 There is also a definite need for tourist accommodation together with ancillary uses, in this area of the Overstrand. In this regard it can be stated that the demand and economic viability of any development determines the need for it. Local economic conditions, the presence of the sea and mountains and other attractions plus the unprecedented growth in the tourism market make the proposed development viable and favourable on the site of application.
- 11.3 Finally, the application adheres to the criteria of the Overstrand Municipality Zoning Scheme of June 2013, updated and revised Schedule 2: Overstrand Municipality Land Use Scheme, 2020. The proposed developments will contribute positively to the economy and character of the area in which it is situated as well as the Overstrand as a whole.

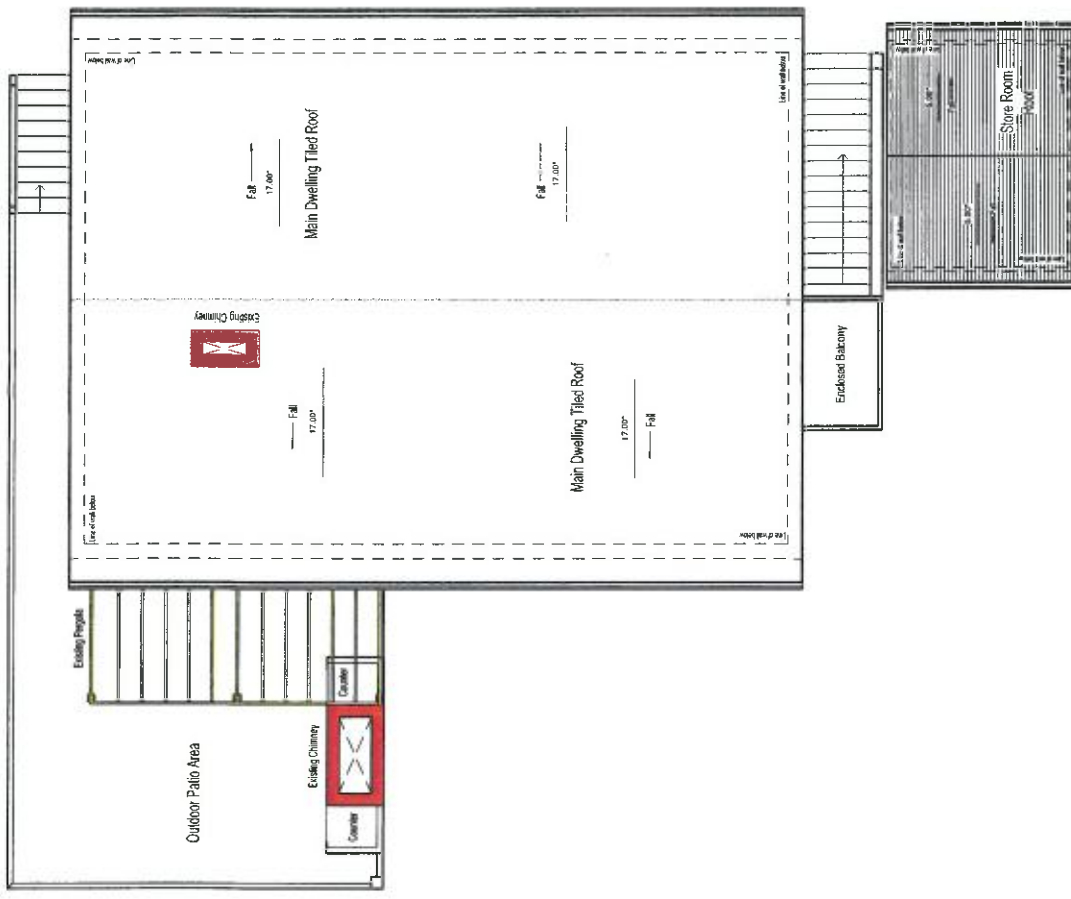
12. RECOMMENDATION

It is recommended that the application as set out above be considered favourably and approved.

June 2021



Upper Ground Floor Layout
1 : 100



Roof Plan Layout
1 : 100

No.	Date	Description	By
		Revision Schedule	

PROJECT:		Upper Ground Floor & Roof Plan Layout (Ert 1642 - Pearty Beach - Mr & Mrs Viljoen)	
SHEET DESCRIPTION:		Proposed Upper Ground & Roof Plan Layout	
SCALE:	1 : 100	DRAWING #:	RV/00/01
DWG DATE:	2020/01/30	REVISION #:	
DRAWN:	AK	DATE:	2021/04/14 15:02:10
DRAWING:		DRAWN:	

Gerlicke Argitektoniese Oienste Johan Gerlicke Pr. Arch. Draught. / O2065 / Posbus 392, Gembastel 7230 Telf: 081 301 1000 Cell: 082 453 6554 www.gerlicke.co.za	
Lid van SAIT : S07023	

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GENERAL:

1. Habitable rooms to have min. 1.5% floor area cross ventilation.
2. Vertical D.P.C. to be at least 150mm above floor level.
3. All external walls to be at least 200mm thick.
4. The drawing and all details to be checked and approved by the relevant authorities.
5. All work to be carried out in accordance with local authority requirements.
6. All levels unless otherwise indicated are finished floor levels.
7. Finished floor levels are to be min. 150mm above M.G.L.
8. Any discrepancies are to be reported to the offices of the Architects.
9. All glazing is to comply with part N of the NBR.

LEGEND:

- New Brickwork
- New Timberwork
- New Steel
- New Foundation/Concrete
- New Soil pipe
- New Waste Pipe
- New Stormwater Line

No.	Date	Description	By

SCHEDULE OF RIGHTS

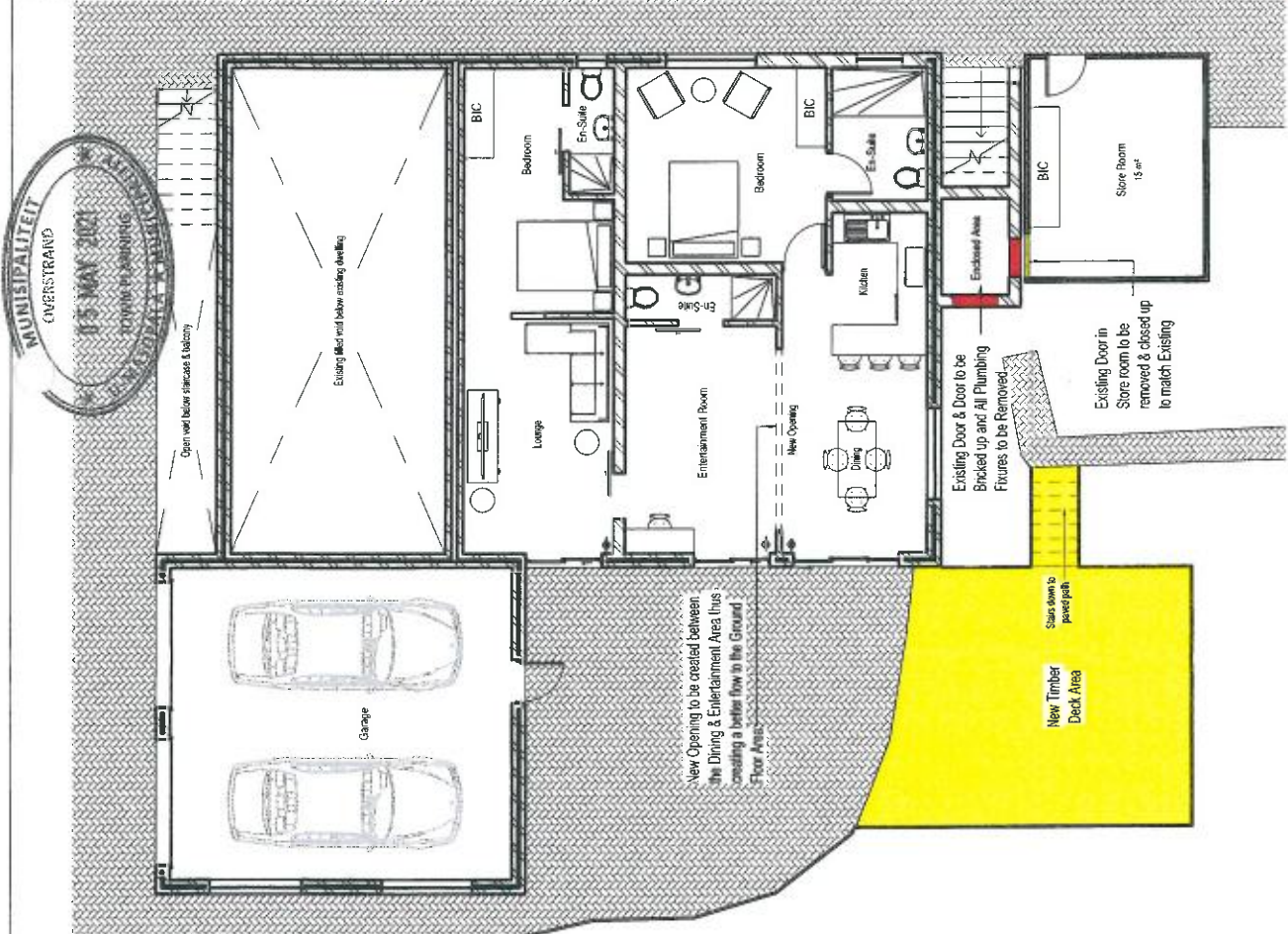
ERF Number:	1642
Stand Area:	770.00m ²
Ex. Ground Floor Area:	173.20m ²
Ex. Upper G/Floor Area:	216.50m ²
TOTAL NEW AREA:	228.83m²
Coverage:	29.71%

PROJECT:
Upper Ground Floor & Roof Plan Layout
(ERF 1642 - Pearly Beach - Mr & Mrs Viljoen)

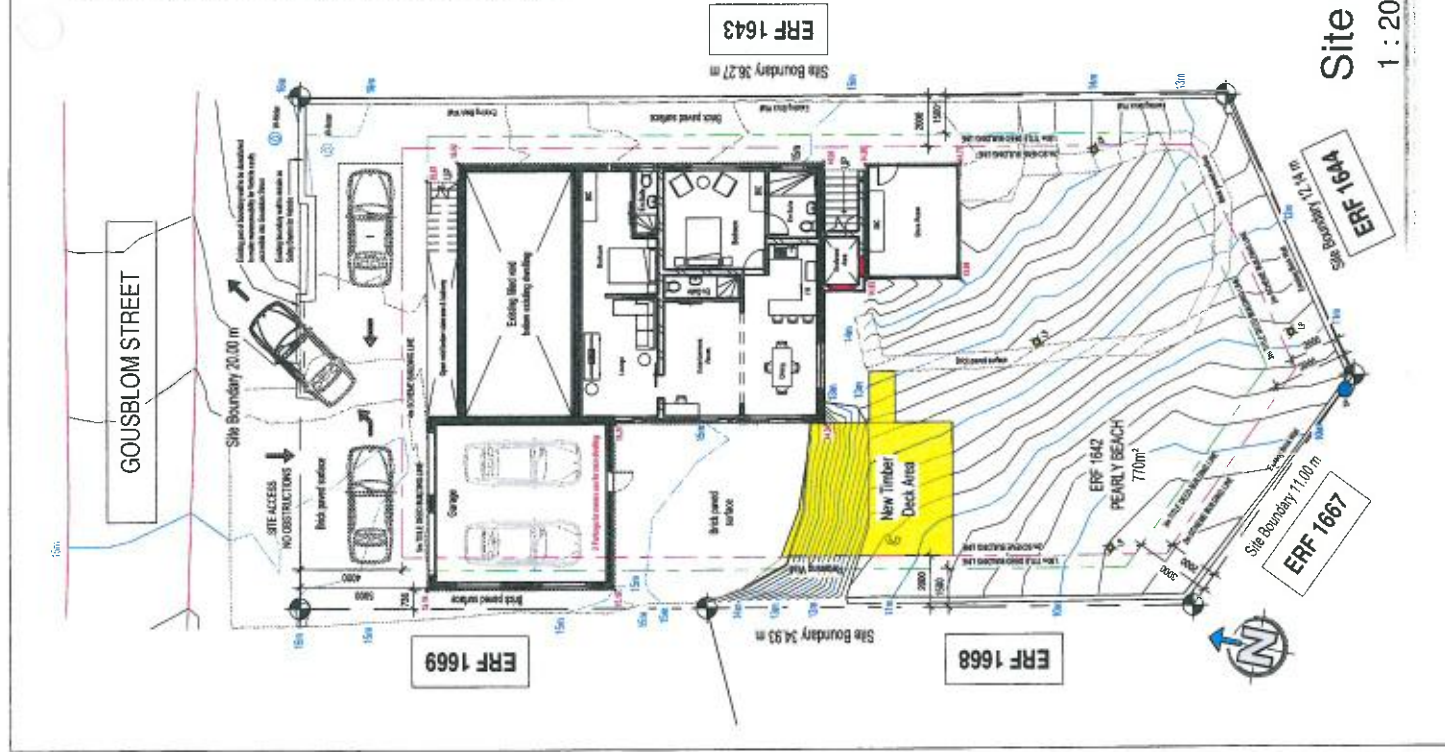
DESCRIPTION:
Proposed Site Plan & Ground Floor Layout

SCALE:	As indicated
DRAWING DATE:	2020/01/30
DRAWN:	AK
CHECKED:	JG
DRAWING #:	RV/00/00
REVISION #:	
PLOT DATE:	2021/04/14 15:00:51

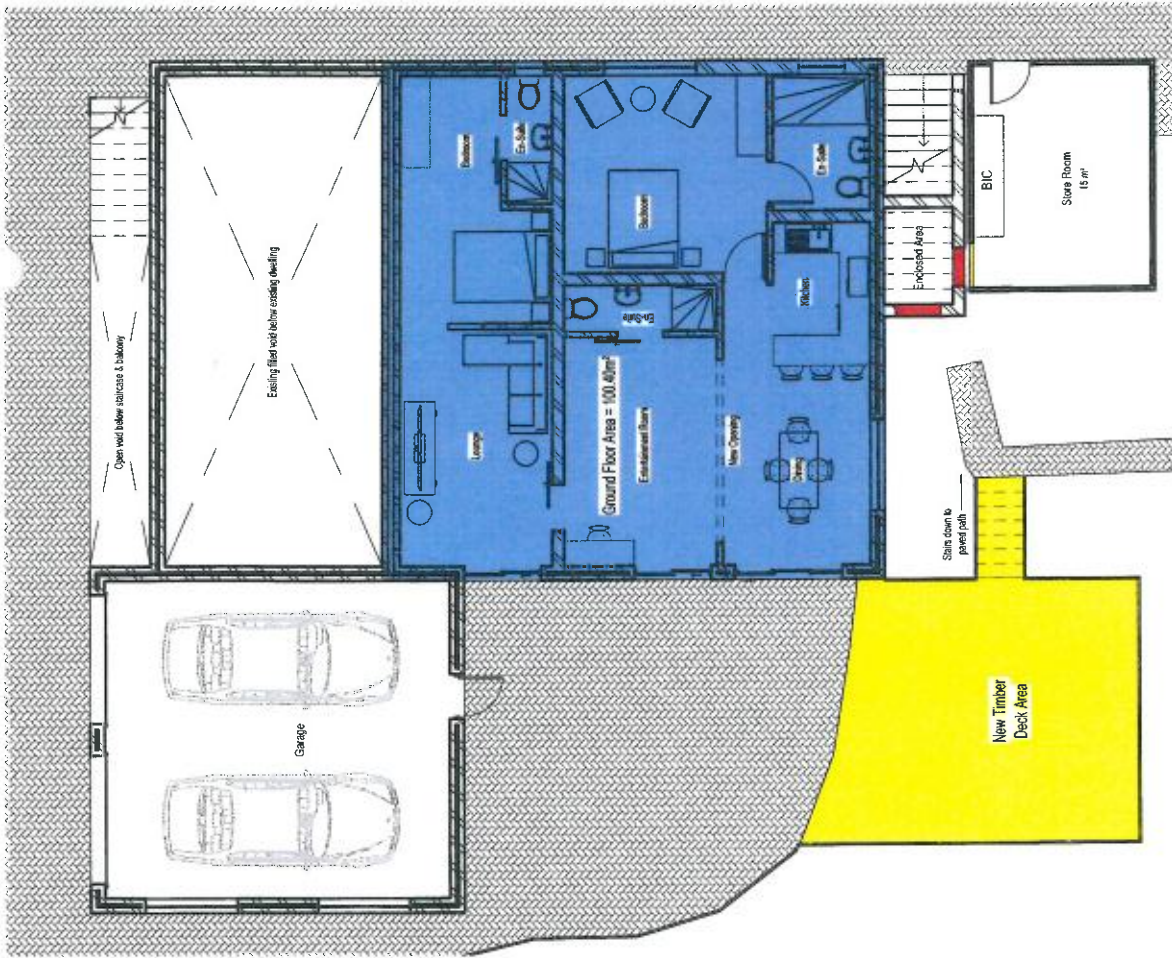
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 Postbus 382, Capetown 7720
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 Lij van SAIT : S07023



Ground Floor Layout
1 : 100



Site Plan Layout
1 : 200

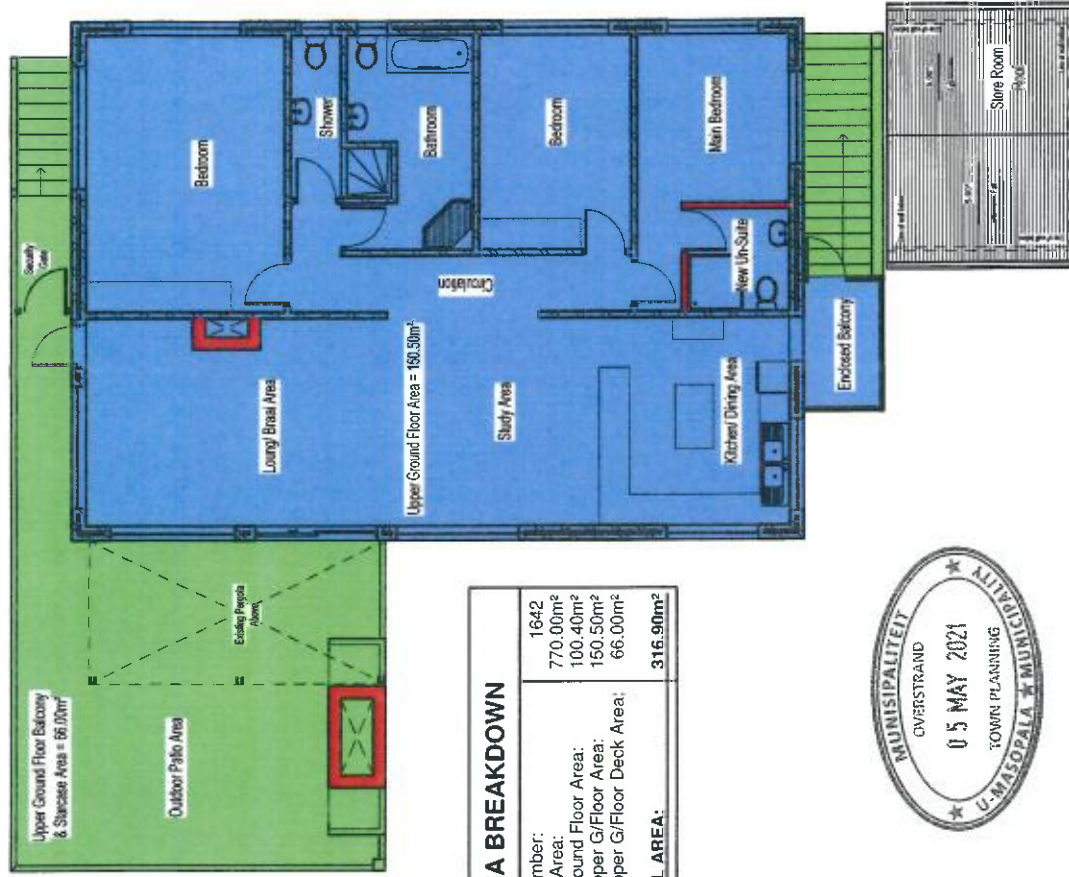


Ground Floor Layout - Area Breakdown

1 : 100

PROJECT: Upper Ground Floor & Roof Plan Layout
(Erf 1642 - Pearty Beach - Mr & Mrs Viljoen)

No.	Date	Description	By
Revision Schedule			



AREA BREAKDOWN	
Erf Number:	1642
Stand Area:	770.00m ²
Ex. Ground Floor Area:	100.40m ²
Ex. Upper G/Floor Area:	150.50m ²
Ex. Upper G/Floor Deck Area:	66.00m ²
TOTAL AREA:	316.90m²



Upper Ground Floor Layout - Area Breakdown

1 : 100

SHEET DESCRIPTION:	
SCALE:	As indicated
DWG DATE:	2020/01/30
DRWNR:	Author
REVISION #:	RV/00/02
PLOT DATE:	2021/04/14 15:03:18

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