

**ERF 729, 28 MALMOK CRESCENT, VERMONT: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: SMART SOLUTION ARCHITECTURE ON BEHALF OF M PRETORIUS FOR THE EXECUTORS OF LATE ESTATE SEK ETSEBETH**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a departure in terms of Section 16(2)(b) to relax the following:

- Street building line from 4m to 3,831m to legalize the encroachments of the existing sitting room addition.
- Northern lateral building line from 2m to 1,699m to legalize the encroachments of the existing dining room.
- Northern lateral building line from 2m to 1,692m to legalize the encroachments of the scullery.
- Northern lateral building line from 2m to 1,699m to legalize the existing outbuilding.

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

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments 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 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **25 November 2022**, 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. H Olivier** 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 729, MALMOKSINGEL 28, VERMONT: AANSOEK OM AFWYKING: SMART SOLUTION ARGITEKTUUR NAMENS M PRETORIUS VIR DIE EKSEKETEURS VAN BOEDEL WYLE SEK ETSEBETH**

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

- Straat boulyn vanaf 4m na 3,831m om die oorskredings van die bestaande sitkamer se aanbouing te wettig.
- Noordelike syboulyn vanaf 2m na 1,699m om die oorskredings van die bestaande eetkamer te wettig.
- Noordelike syboulyn vanaf 2m na 1,692m om die oorskredings van die opwaskamer.
- Noordelike syboulyn vanaf 2m na 1,699m om die bestaande buitegebou te wettig.

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

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **25 November 2022**, 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. H Olivier** 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 SAMA-29, 28 MALMOK CRESCENT, E-EVERMONT: ISICELO SOKUPHAMBUKA NOKUMISELA ISOHLWAYO SOLAWULO: SMART SOLUTION ARCHITECTURE EGAMENI LIKA M PRETORIUS FOR THE EXECUTORS OF LATE ESTATE SEK ETSEBETH**

Isaziso sinikwe ngokuphathelele kwiCandelo lama-48 lomThetho kaMasipala wesiLungiso wase-Overstad kuYilo lokuSetyenziswa koMhlaba kaMasipala (*the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning*), 2020, ukuba isicelo sifunyanelwe ukuphambuka ngokuphathelele kwiCandelo le-16(2)(b) ukunyenisa oku kulandelayo:

- Umda wokwakihiwa kwesitrato ukusuka kwisi- 4m ukuya kwisi- to 3,831m ukumisa ngokusemthethweni ungenelelo lwegumbi lokuphumla elongezelelweyo elikhoyo.
- Umda wokwakihiwa osemacaleni ngasentla ukusuka kwisi-2m ukuya kwi-1,699m ukumisa ngokusemthethweni ungenelelo lwegumbi lokuphumla olukhoyo.
- Umda wokwakihiwa osemacaleni ngasentla ukusuka kwisi-2m ukuya kwi-1,692m ukumisa ngokusemthethweni ungenelelo lwegumbi lokuhlambela izitya.
- Umda wokwakihiwa osemacaleni ngasentla ukusuka kwisi-2m ukuya kwi-1,699m ukumisa ngokusemthethweni isakhiwo esingaphandle esikhoyo.

Isicelo sifunyenelwe ukumisela isohlwayo solawulo ngokuphathelele kwiCandelo le-16(2)(q) lomThetho kaMasipala kwimisebenzi yokusebenzisa umhlaba ongagunyaziswanga njengoko kuchaziwe ngasentla.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, 16 Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho oYilwayo mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla **ngomhla wama-25 Novemba wama-2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **Mnumzana. H Olivier** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

Tel: 028 313 8900 | Fax: 028 313 2093 | E-mail: [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)

PO Box 20 | HERMANUS 7200

[www.overstrand.gov.za](http://www.overstrand.gov.za)

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

VARIATIONS:  
 REV. NO. DATE: DESCRIPTION:  
 00 XX-XX-XXXX XXXXXXXXXXXXXXXX

DRAWING STAGE:  
 COUNCIL SUBMISSION  
 DEPARTURE APPLICATION  
 SKETCH PROPOSAL  
 TENDER DRAWING  
 WORKING DRAWING

SITE RESTRICTIONS:  
 STREET BUILDING LINE 4.000M  
 LATERAL BUILDING LINE 4.000M  
 REAR BUILDING LINE 4.000M  
 HEIGHT RESTRICTION 8.000M  
 TITLE DEED BUILDING LINES (see drawings) YES

ZONE APPLICABLE:  
 SINGLE RESIDENTIAL (SR1)  
 TOWN HOUSING - ZONE 1 (GR1)  
 TOWN HOUSING - ZONE 2 (GR2)  
 FLATS - ZONE 3 (GR3 and DR4)  
 LESS FORMAL DEVELOPMENT (LFD)

SMART SOLUTION ARCHITECTURE  
 and Architectural Consultants  
 Members of SACAP / CIA / and SAAT  
 PRINCIPAL: Ian Smit / Smart Solution Architecture  
 Office 028 125 0019 admin@ssarc.co.za  
 I Smit 082 879 6749 ian@ssarc.co.za  
 D Smit 079 694 1728 dlan@ssarc.co.za  
 Mail Collection: 104, Hemel & Aarde Estate, Hermanus, 7200

PROJECT NAME:  
 ALTERATIONS AND ADDITIONS TO EXISTING DWELLING HOUSE FOR SEK ETSEBETH ON  
 ERF 729, 28 MALMOK STREET, VERMONT  
 DWG TITLE:  
 LOCALITY MAP

DATE:  
 2022/07/12  
 DRAWN BY:  
 JEANNE NEL  
 CHECKED BY:  
 D SWART  
 AS SHOWN  
 DRAWING SCALE  
 PRINT A3  
 LANDSCAPE  
 SACAP REG.  
 PSAT 24749037  
 REV NO.  
 0



8/19/2016  
 LOCALITY MAP

# SMART SOLUTION ARCHITECTURE

## and Architectural Consultants

PRINCIPAL: Ian Smit t/a Smart Solution Architecture

Members of SACAP / CIA / and SAIAT

Mail Collection 104, Hemel & Aarde Estate, Hermanus, 7200

028 125 0019  
admin@ssarc.co.za  
www.ssarc.co.za



13.07.2022

OVERSTRAND MUNICIPALITY  
16 PATERSON STREET  
PO BOX 20  
HERMANUS  
7200

TO WHOM IT MAY CONCERN:

### MOTIVATIONAL LETTER

<b>Pre-consultations</b>	n/a
<b>Property location:</b>	Erf 729 28 Malmok Crescent Vermont 7201
<b>Property size:</b>	744.00m <sup>2</sup>
<b>Coverage permitted:</b>	50.00%
<b>Proposed coverage:</b>	25.63% (190.71 <sup>2</sup> )
<b>Property zoning:</b>	Single Residential (SR1)
<b>Title Deed number &amp; date:</b>	T 63540.92

#### A) PROPOSED DEVELOPMENT:

With reference to drawings (*dd: 12-07-2022-Rev 00*) attached to this application:

- I 0437/A3/01 - Locality map
- I 0437/A3/01 - Locality map
- I 0437/A3/01 - Site photos
- I 0441/A1/04 - Site, floor and roof plan layout
- I 0441/A1/05 - Sections and Elevation
- I 0437/A3/06 - Partial site and dwelling floor plan layout
- I 0437/A3/07 - Partial site and outbuilding floor plan layout
- I 0437/A3/08 - Partial site and North encroachments
- I 0437/A3/09 - Partial site and West encroachments

#### Background:

Registered owner of the property, Mrs SEK Etsebeth passed away a few months back. The property as it was left for her son Mr Ludwig Etsebeth (Our client). Mr Ludwig Etsebeth approached us to assist him with the preparation and submission of as-built drawings to obtain local authority approval on all structures on site as he is planning on selling the property.

Previous building plan approvals (*see copy of building plans attached to application*)

- Existing dwelling 13.09.1985
- Existing outbuilding building 09.03.1992
- Sitting room addition 16.02.2002

ERF 729, 28 MALMOK CRESCENT, VERMONT

**Existing dwelling:**

During the period of 1980's it was not a standard practice to appoint a land surveyor to set-out the building foundations (footprint) according to approved building plans. The contractor / developer / owner building took the onus on them self to set-out the building from visible features. As standard practice today, we always appoint a land surveyor to confirm the exact building footprint/position to ensure that all future planning is done with the correct information.

Our client appointed a land surveyor to do complete survey of all structures on site. Only after we have received the survey, we realized that the main dwelling position is not exactly as per the approved building plans of 13.09.1985. Refer to copy of previously approved building plan and latest as-built layout submitted with application.

The survey received confirm that the existing main dwelling is extending over the Overstrand Zoning Scheme 2.0m lateral building line by 301mm.

Sitting room addition that was done in March – April 2002. With the main dwelling position not as per previously approved building plan, the sitting room addition also extends over the Overstrand Zoning Scheme 4.0m street building line by 169mm. We take it that the sitting room addition was planned according to the previously approved building position, in which case it would have been within the permitted building lines.

We will apply for permanent building line relaxations to obtain approval for existing main dwelling structure as is.

**Scullery addition:**

Sometime during 2000, Mrs SEK Etsebeth had extended the existing kitchen to create a new scullery area. Unfortunately, we couldn't find any building plan records at council or between Mrs SEK personal records. We find it highly unlikely that the addition was built without approved building plans as all other alterations and additions was submitted for approval prior to construction. Records show that Mrs Etsebeth followed the correct process to obtain the necessary approvals prior to construction. Without further speculation, we would like to obtain approval for the existing structure / extension done estimate 22 years ago.

We will apply for permanent building line relaxations to obtain approval for existing scullery extension.

**Existing outbuilding:**

Building plans for outbuilding was approved March 1992 and constructed that same year. As with the dwelling we can presume that the foundations for the outbuilding was also not set-out by a land surveyor, thus the result in the existing garage extending over the 2.0m lateral building line. We will apply for permanent building line relaxations to obtain approval for existing outbuilding structure.

**B) CHARACTER OF THE ENVIRONMENT:**

Erf 729 falls within a mixed used area with most of the properties registered as Single Residential 1 (SR1) Current Zoning scheming restrictions imposed on Erf 729 with property are as follows:

Street building line	4.0m
Side building lines	2.0m
Rear building lines	2.0m
Height restriction	8.0m from base level
Coverage permitted	50%
Title Deed restrictions:	3.15m Street building line 1.57m lateral & rear building lines

Adjoining and surrounding dwellings are single and double storey dwellings some with architectural and heritage significance with average erf sizes of 600m<sup>2</sup> - 900m<sup>2</sup>.

With the imposed 50% coverage permitted on most of the properties, the area is seen a low-density area.

**C) DESIRABILITY OF THE PROPOSED UTILISATION**

The existing dwelling with sitting room and scullery addition, together with existing outbuilding that was constructed more than 20 years ago has no negative impact on any of the adjoining neighbours.

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

N/A - No laws/regulations other than the current Overstrand Zoning Scheme 2020, National building regulations and SANS 10400 regulations are applicable to the current application.

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

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

**F) CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS**

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

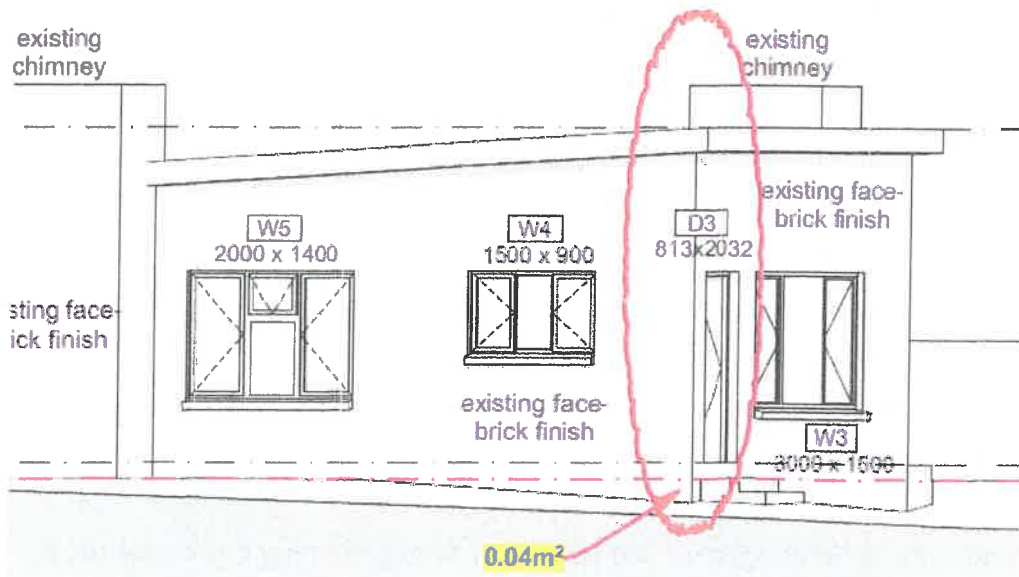
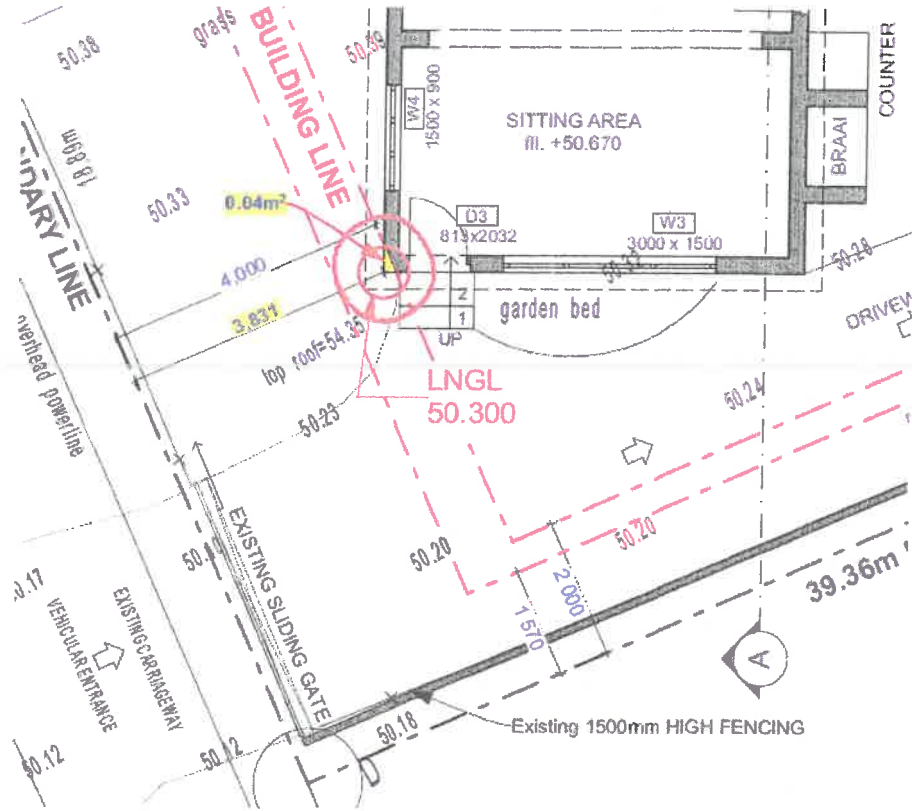
**G) PLANNING PRINCIPLES**

Not applicable to current application.

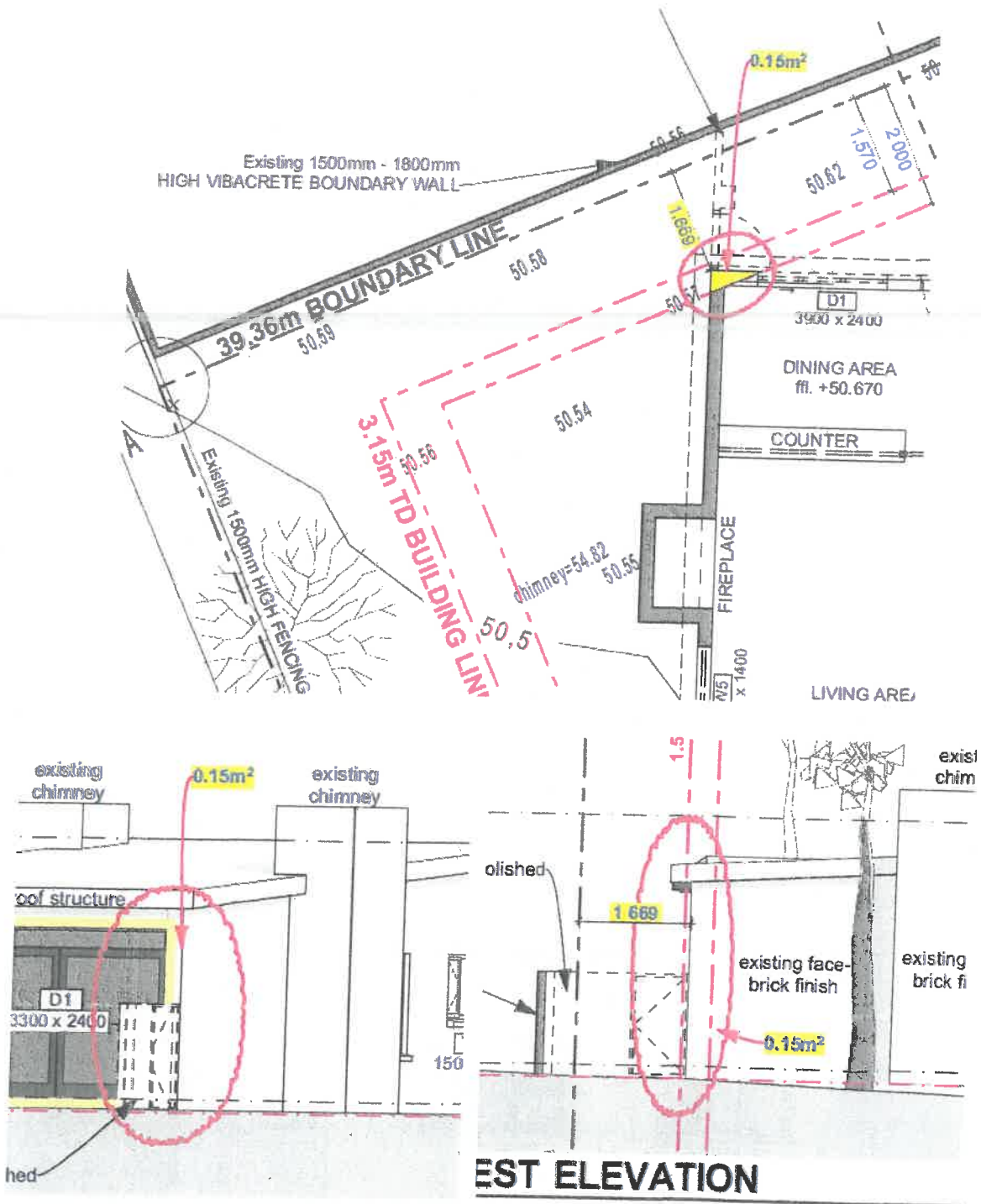
I / we would like to obtain approval and permission as required from Overstrand Town Planning Department to proceed with submission to Building Control Department for building plan approval for the building work as per drawings attached.

**Applications:**

1. **Permanent relaxation** on the 4.0m Street building line from 4.0m to 3.831m to legalize the existing sitting room addition built in March – April 2002 (20 years ago)

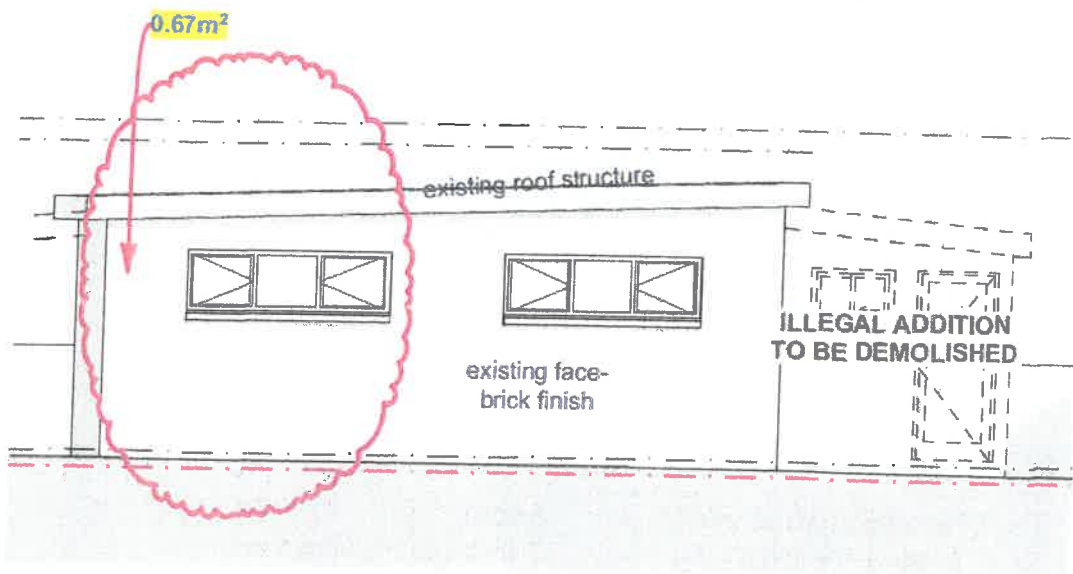
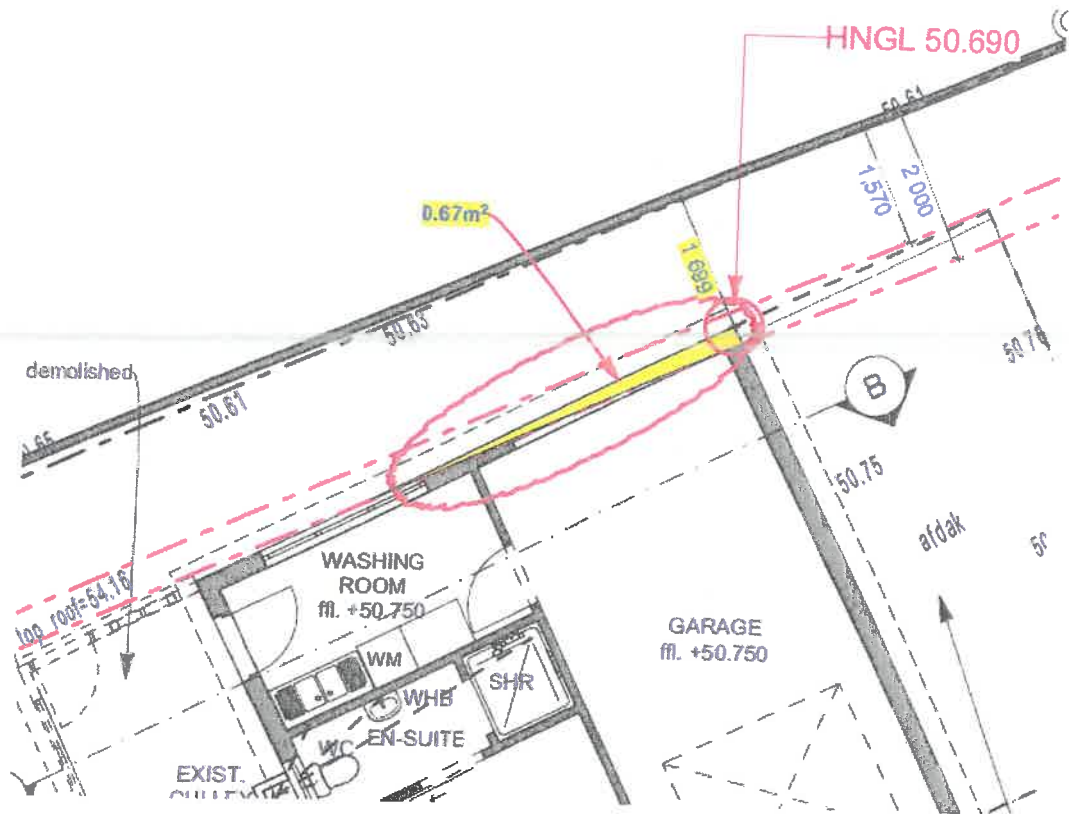


2. **Permanent relaxation** on the 2.0m lateral building line from 2.0m to 1.699m to legalize the existing dwelling built in 1985. (37 years ago)





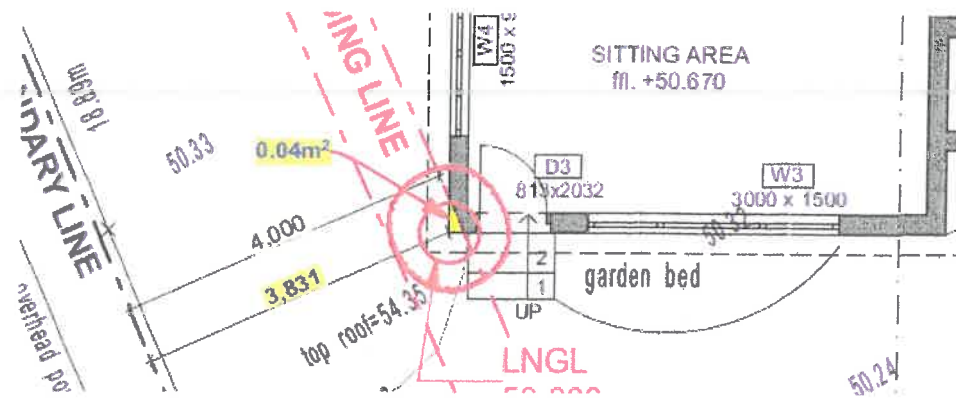
4. Permanent relaxation on the 2.0m lateral building line from 2.0m to 1.699m to legalize the existing outbuilding built in 1992 (30 Years ago)



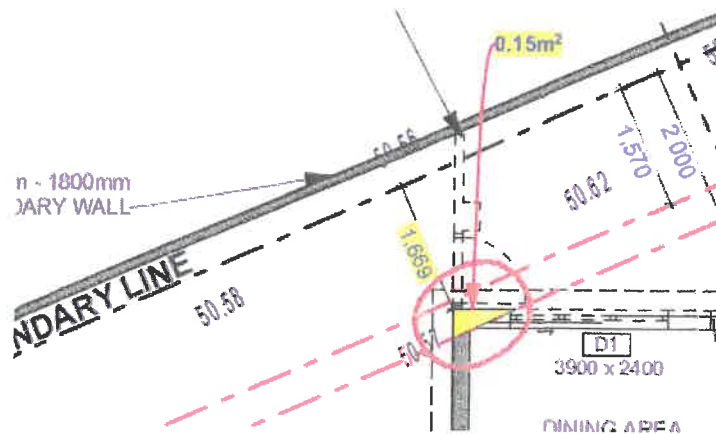
5. Application for administrative penalty on Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 – Article 90, clause (3):

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

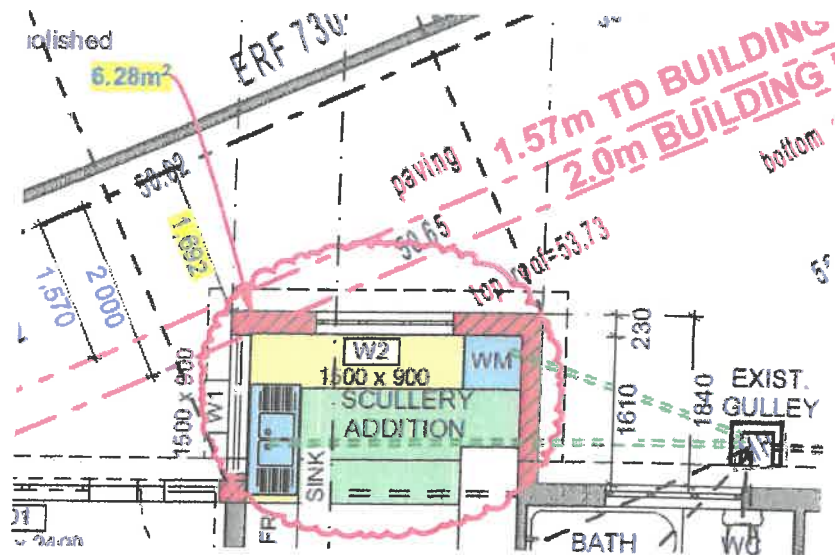
All structures on site were built between 20 – 37 years ago as previously confirm in motivation. There is approved building plan records for all structure on site except for the scullery addition that was done sometime in the year 2000. The only reason why the scullery addition is seen as an unauthorized structure is since we can't find any records and or approvals for the addition. As previously mentioned, Mrs SEK Etsebeth passed away a few months back and the property was left for her son. Thus, her son Mr Ludwig Etsebeth cannot be held liable for the unauthorized building work.



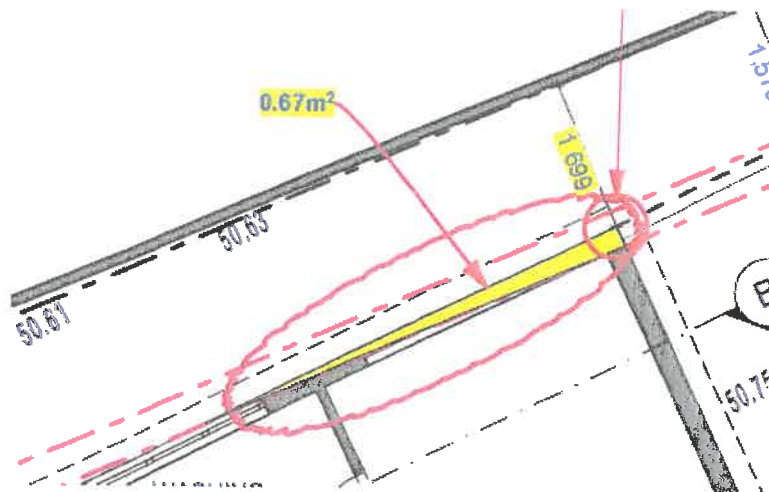
**Dwelling affected area 01** = 0.04m<sup>2</sup>  
**Building line applicable** = 4.0m street building line  
**Distance over permitted building line:** 169mm  
 Previous approved building plan distance to property boundary 5000mm  
 Actual distance to property boundary (survey done) 3831mm



**Dwelling affected area 02** = 0.15m<sup>2</sup>  
**Building line applicable** = 2.0m lateral building line  
**Distance over permitted building line:** 301mm  
 Previous approved building plan distance to property boundary 2000mm  
 Actual distance to property boundary (survey done) 1699mm



**Dwelling affected area 03** = 6.28m<sup>2</sup>  
**Building line applicable** = 2.0m lateral building line  
**Distance over permitted building line:** 308mm  
 Previous approved building plan distance to property boundary 2000mm  
 Actual distance to property boundary (survey done) 1699mm



**Outbuilding affected area 04** = 0.67m<sup>2</sup>  
**Building line applicable** = 2.0m lateral building line  
**Distance over permitted building line:** 301mm  
 Previous approved building plan distance to property boundary 2000mm  
 Actual distance to property boundary (survey done) 1699mm

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

The previous owner / builder / developer is the responsible parties.

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

n/a

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

No, our client inherited the dwelling from his mother (Mrs SEK Etsebeth), our client was only made aware of the deviation on the position of the existing structures after we have received the survey done by land surveyor, also the unauthorized building work done (scullery additions – sometime in the year 2000) after investigation of previously approved building plans and other records at Overstrand Building Control Department.

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

Unknown, as our clients inherited the dwelling and outbuilding as is.

Since the existing structure has been standing in the exact position for the last 20 - 37 years, our client would like to apply for **exemption** on any administrative penalties.

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

Yours truly,

A square logo containing a stylized house icon with a chimney, followed by a handwritten signature in black ink.

D Swart / T: 028 125 0019 / C: 0796941728

[dian@ssarc.co.za](mailto:dian@ssarc.co.za) / [www.ssarc.co.za](http://www.ssarc.co.za)



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DRAWING STAGE:  
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 DEPARTMENT APPLICATION  
 SKETCH PROPOSAL  
 TENDER DRAWING  
 WORKING DRAWING

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

ZONE APPLICABLE:  
 SINGLE RESIDENTIAL (SR1)  
 TOWN HOUSING - ZONE 1 (GR1)  
 TOWN HOUSING - ZONE 2 (GR2)  
 FLATS - ZONE 3 (GR3 and DR4)  
 LESS FORMAL DEVELOPMENT (LFD)

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 and Architectural Consultants  
 Members of SACAP / CIA / and SAIAT  
 PRINCIPAL: Iem Smit / Ie Smart Solution Architecture  
 Office 028 125 0019  
 I Smit 082 879 6749  
 D Swart 079 694 1728  
 Mail Collection 104, Hemel & Aarde Estate, Hermanus, 7200

PROJECT NAME:  
 ALTERATIONS AND ADDITIONS TO EXISTING DWELLING HOUSE FOR SEK ETSEBETH ON  
 ERF 728, 28 MALMOK STREET, VERMONT

DWG TITLE:  
 PARTIAL SITE AND DWELLING FLOOR PLAN LAYOUT

DATE:  
 7/12/2022

DRAWN BY:  
 JEANNE NEL

CHECKED BY:  
 D SWART

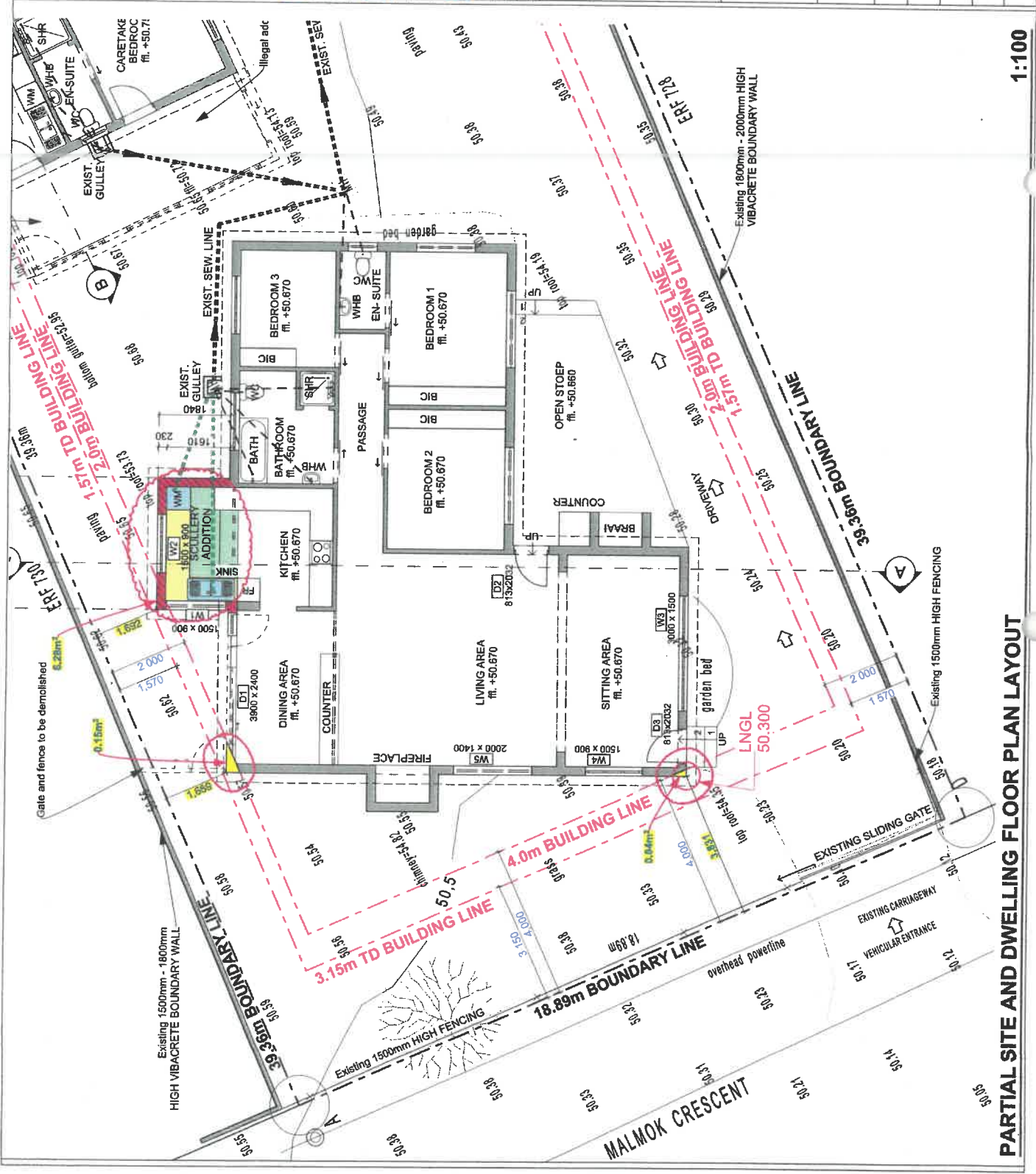
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 PSAT 24749037

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 LANDSCAPE

REV NO.  
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PARTIAL SITE AND DWELLING FLOOR PLAN LAYOUT

1:100

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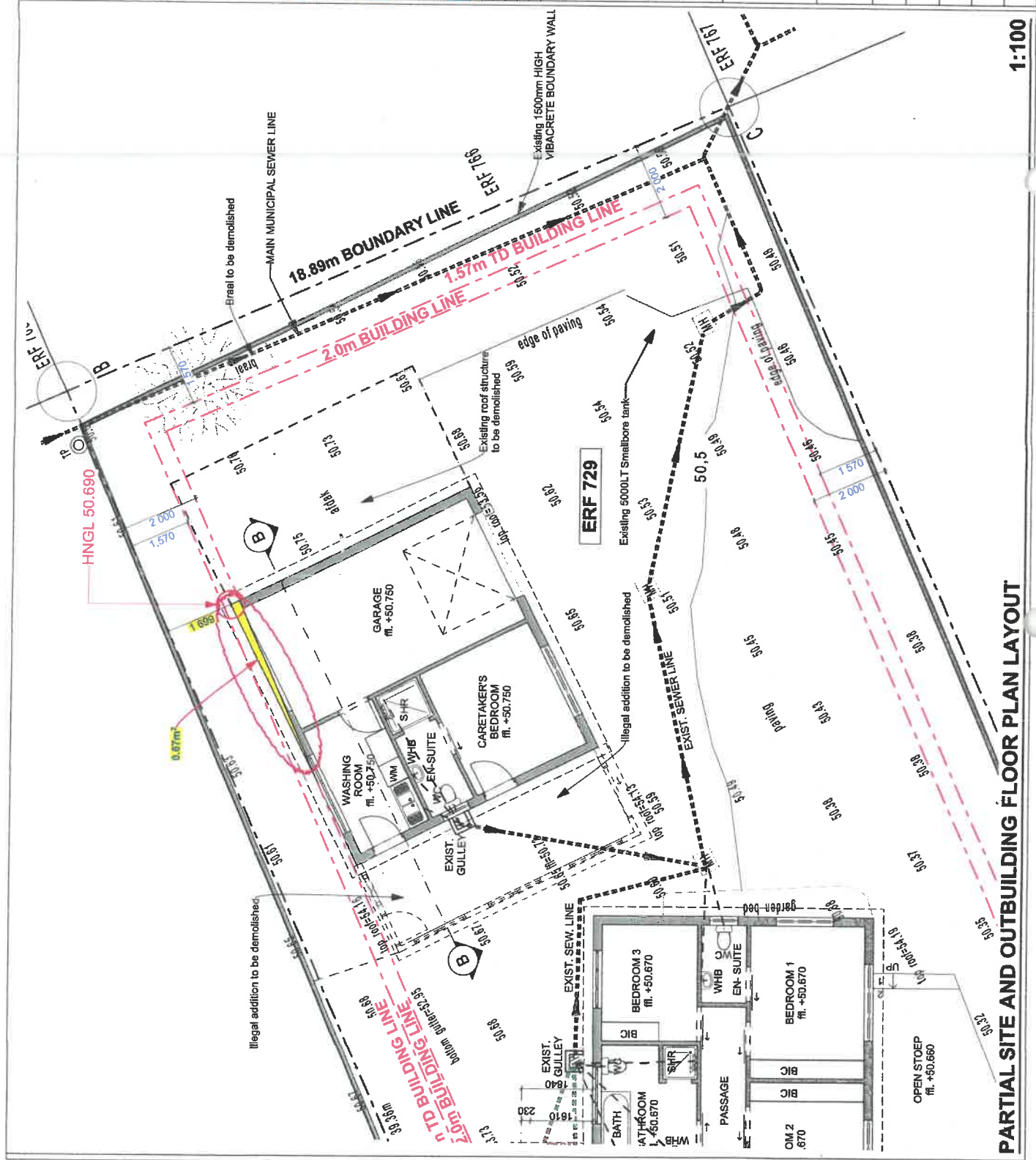
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DEPARTMENT APPLICATION
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TENDER DRAWING
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STREET BUILDING LINE
LATERAL BUILDING LINE
REAR BUILDING LINE
HEIGHT RESTRICTION
TITLE DEED BUILDING LINES (see drawing's)

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TOWN HOUSING - ZONE 2 (GR2)
FLATS - ZONE 3 (GR3 and DR4)
LESS FORMAL DEVELOPMENT (LFD)

SMART SOLUTION ARCHITECTURE
and Architectural Consultants
Members of SACAP / CIA / and SMAT
PRINCIPAL: Ian Smit / U9 Smart Solution Architecture
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ian@ssarc.co.za
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DRAWN BY:
JEANNE NEL
CHECKED BY:
D SWART
DRAWING SCALE:
AS SHOWN
DRAWING NO.:
I 0437 / A3 / 07
SACAP REG.:
PSAT 24749037
PRINT AS:
LANDSCAPE
REV NO.:
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**PARTIAL SITE AND OUTBUILDING FLOOR PLAN LAYOUT**

**1:100**



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REV NO.	DATE:	DESCRIPTION:
00	XX-XX-XXXX	XXXXXXXXXXXXXXXXXX

COUNCIL SUBMISSION	DRAWING STAGE:
DEPARTURE APPLICATION	
SKETCH PROPOSAL	
TENDER DRAWING	
WORKING DRAWING	

SITE RESTRICTIONS:	
STREET BUILDING LINE	4.000m
LATERAL BUILDING LINE	2.000m
REAR BUILDING LINE	2.000m
HEIGHT RESTRICTION	8.000m
TITLE DEED BUILDING LINES (see drawing 5)	YES

ZONE APPLICABLE:
SINGLE RESIDENTIAL (SR1)
TOWN HOUSING - ZONE 1 (GR1)
TOWN HOUSING - ZONE 2 (GR2)
FLATS - ZONE 3 (GR3) and DR4)
LESS FORMAL DEVELOPMENT (LFD)

SMART SOLUTION ARCHITECTURE	and Architectural Consultants
Members of SACAP / CIA / and SAIAT	
PRINCIPAL: Ian Smit / Smart Solution Architecture	
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Email: ian@ssarc.co.za	
Email: dian@ssarc.co.za	
Mail Collection 104, Hemel & Aarde Estate, Hermanus, 7200	

**PROJECT NAME:**  
**ALTERATIONS AND ADDITIONS TO EXISTING DWELLING HOUSE FOR SEK ETSEBETH ON**  
 ERF 728, 28 MALMOK STREET, VERMONT

**DWG TITLE:**  
 WEST STREET BUILDING LINE ENCROACHMENTS

**DATE:**  
 7/12/2022

**DRAWN BY:**  
 JEANNE NEL

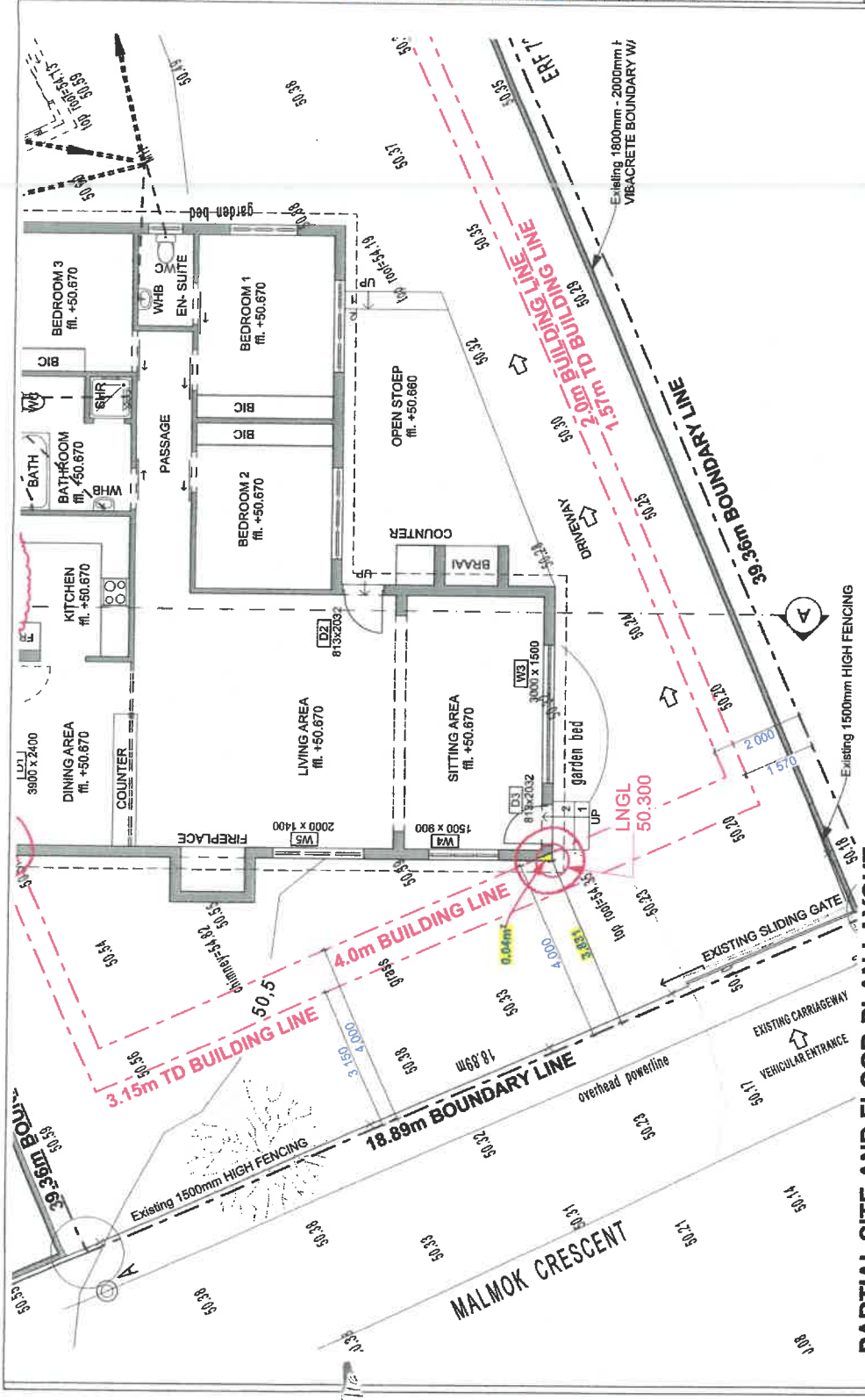
**CHECKED BY:**  
 D SWART

**SACAP REG. NO.:**  
 PSAT 24749037

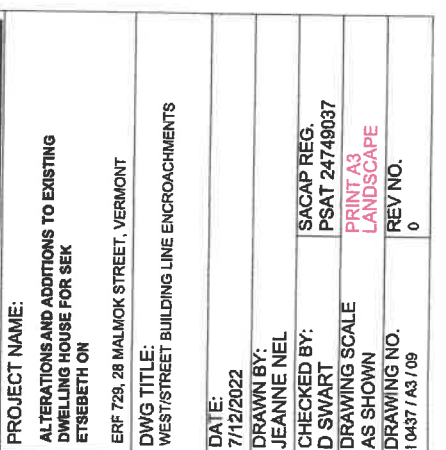
**DRAWING SCALE:**  
 PRINT A3 LANDSCAPE

**DRAWING NO.:**  
 10437 / A3 / 09

**REV NO.:**  
 0



**PARTIAL SITE AND FLOOR PLAN LAYOUT** 1:100



**PARTIAL WEST ELEVATION** 1:100



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

REV NO.	DATE	DESCRIPTION:
00	XX-XX-XXXX	XXXXXXXXXXXXXXXXXX

COUNCIL SUBMISSION	
DEPARTURE APPLICATION	
SKETCH PROPOSAL	
TENDER DRAWING	
WORKING DRAWING	

DRAWING STAGE:	
STREET BUILDING LINE	4.000m
LATERAL BUILDING LINE	2.000m
REAR BUILDING LINE	2.000m
HEIGHT RESTRICTION	8.000m
TITLE DEED BUILDING LINES (see drawings)	
YES	

SITE RESTRICTIONS:	
SINGLE RESIDENTIAL (SR1)	
TOWN HOUSING - ZONE 1 (GR1)	
TOWN HOUSING - ZONE 2 (GR2)	
FLATS - ZONE 3 (GR3 and DR4)	
LESS FORMAL DEVELOPMENT (LFD)	

DRAWING STAGE:	
COUNCIL SUBMISSION	
DEPARTURE APPLICATION	
SKETCH PROPOSAL	
TENDER DRAWING	
WORKING DRAWING	

**SMART SOLUTION ARCHITECTURE**  
 and Architectural Consultants  
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 D Swart 079 694 1728 dian@ssarc.co.za  
 Mail Collection 104, Hemel & Aarde Estate, Hermanus, 7200

**PROJECT NAME:**  
 ALTERATIONS AND ADDITIONS TO EXISTING DWELLING HOUSE FOR SEK ETSEBETH ON

**ERF 729, 28 MALMOK STREET, VERMONT**

**DWG TITLE:**  
 SITE PHOTOS

DATE:	2022/07/12
DRAWN BY:	JEANNE NEL
CHECKED BY:	D SWART
DRAWING SCALE:	AS SHOWN
DRAWING NO.:	1 0437 / A3 / 03
REV NO.:	0

