

**ERF 1748, 2 FOURTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS INTERACTIVE TOWN AND REGIONAL PLANNING ON BEHALF OF THE BOOYSEN FAMILIE TRUST**

Notice is hereby given in terms of Section 48, read together with Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application for departure has been received applicable to Erf 1748, Hermanus, to relax the eastern lateral building line from 2m to 1.1m, in order to accommodate the proposed buildings and extension of the existing dwelling on the property.

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 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **30 June 2023**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 1748, VIERDE STRAAT 2, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: MNRE INTERACTIVE TOWN AND REGIONAL PLANNING NAMENS DIE BOOYSEN FAMILIE TRUST**

Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek vir afwyking ontvang is, van toepassing op Erf 1748, Hermanus, om die oostelike laterale boulyn vanaf 2m na 1.1m te verslap, ten einde die voorgestelde geboue en uitbreiding van die bestaande woning op die eiendom te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enigse 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) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) voor of op **30 Junie 2023**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr P Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

**ISIZA 1748, 2 FOURTH STREET, VOËLKLIP, HERMANUS, KUMASIPALA WASE-OVERSTRAND: ISICELO SOKUNYENYISWA: ABAKWA-INTERACTIVE TOWN AND REGIONAL PLANNING EGAMENI LABAKWA-BOOYSEN FAMILIE TRUST**

Kukhutshwa isaziso ngokumayela neCandelo 47 xa lifundwa neCandelo 16(2)(b) loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa Nokucetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe izicelo ezilandelayo ezichazwe ngezantsi ngokumayela neSiza 1748, Hermanus ukuze kunyenyiswe umgca wesakhiwo ukusuka ku-2m ukuya ku-1.1m ukulungiselela izakhiwo ezicetywayo nokwandiswa kwesakhiwo esele sikhona kwipropathi.

linkcukacha ezipheleleyo mayela noku kucetyiweyo ziyafumaneka ukuze kuhlolwe phakathi evekini phakathi ko 08:00 no-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo zingangeniswa ngokwezibonelelo zeCandelo 51 nele-52 loMthetho kaMasipala zize zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngaphambi okanye ngomhla we-**30 uJuni 2023**, ubhale igama lakho, idilesi neenkukacha zoqhagamshelwano, umdla kwisicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabhekiswa ku**Mnu. Mr P Roux** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe lokuCeba Idolophu apho igosa lakwamasipala liya kumnceda afake amagqabaza okuhlomla.



ERF 1748, 2 FOURTH STREET, VOELKLIP, HERMANUS



## 1. Introduction

### a. Brief

Refer to Annexure B for the Power of Attorney.

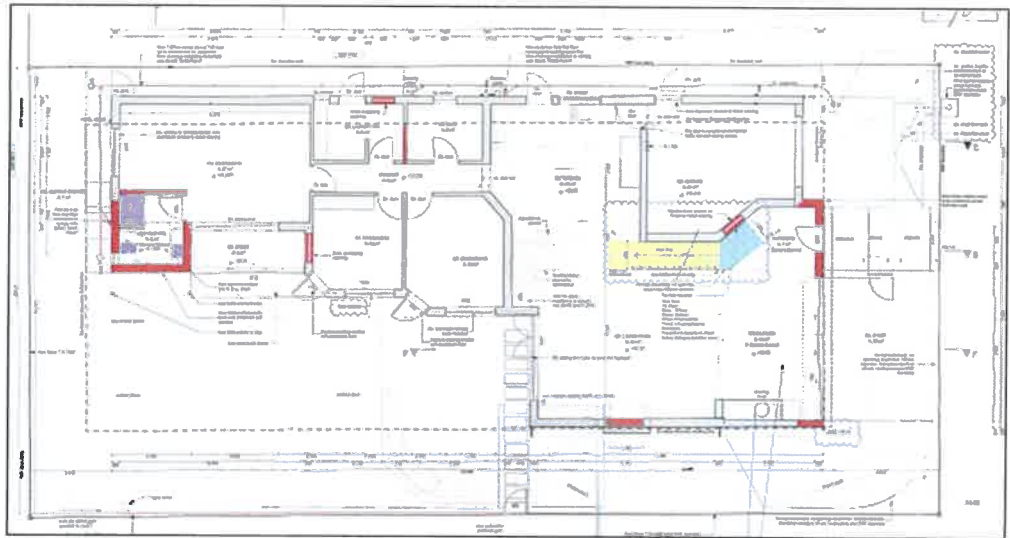
Interactive Town and Regional Planning was appointed by the owner of the property DM Booysen Familietrust to prepare and submit an application for building line departures on Erf 1748, Voëlklip in terms of the relevant legislation.

### b. Background

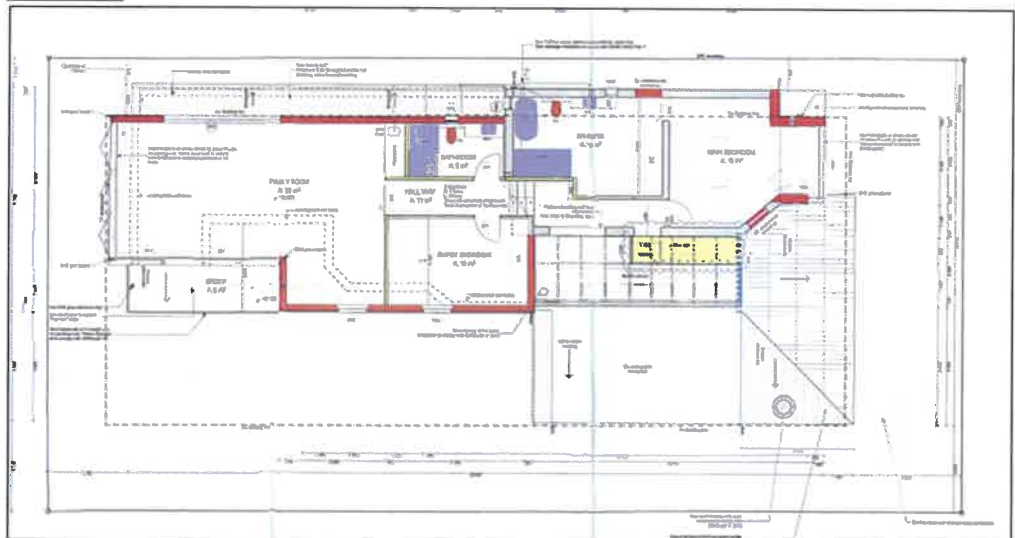
The application area consists of a 495m<sup>2</sup> single residential erf accommodating a dwelling house situated at number 2 Fourth Street in Voëlklip, Hermanus.

Building plans has been approved on 14 March 2023 to extend the existing dwelling house towards Fourth Street as shown in the following building plan extract:

#### Ground Floor:



#### First Floor:

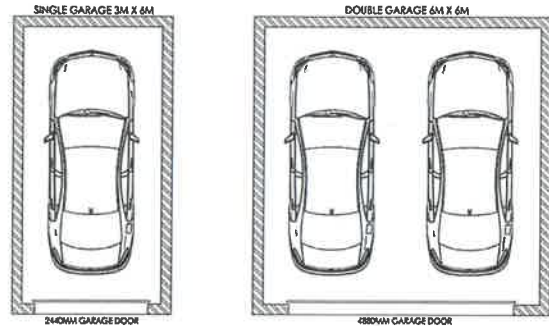


The approved plan is proposed to accommodate a bedroom on top of the existing garage. The owner however wishes to extend to garage as well as the bedroom above, aligned with existing side boundaries of the dwelling house to the 4m street building street building for practical purposes and optimising the current floor space.

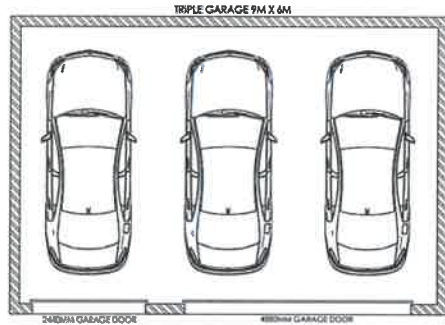
The current length of the existing garage is 5m which is not ideal to store for a Sports Utility Vehicle of 4,7m in length with additions resulting that only approximately 150mm is available in front and behind the vehicle to manoeuvre past it towards the inside access door towards the dwelling house.

**c. Development Objective & Application Proposal**

The **development objective** is to create a practical usable garage to accommodate a SUV with a with an aesthetical pleasing and practical bedroom above.



**WHAT TO CONSIDER WHEN BUILDING A GARAGE**



**Common Vehicle Dimensions**

**SUVs and Bakkies:**

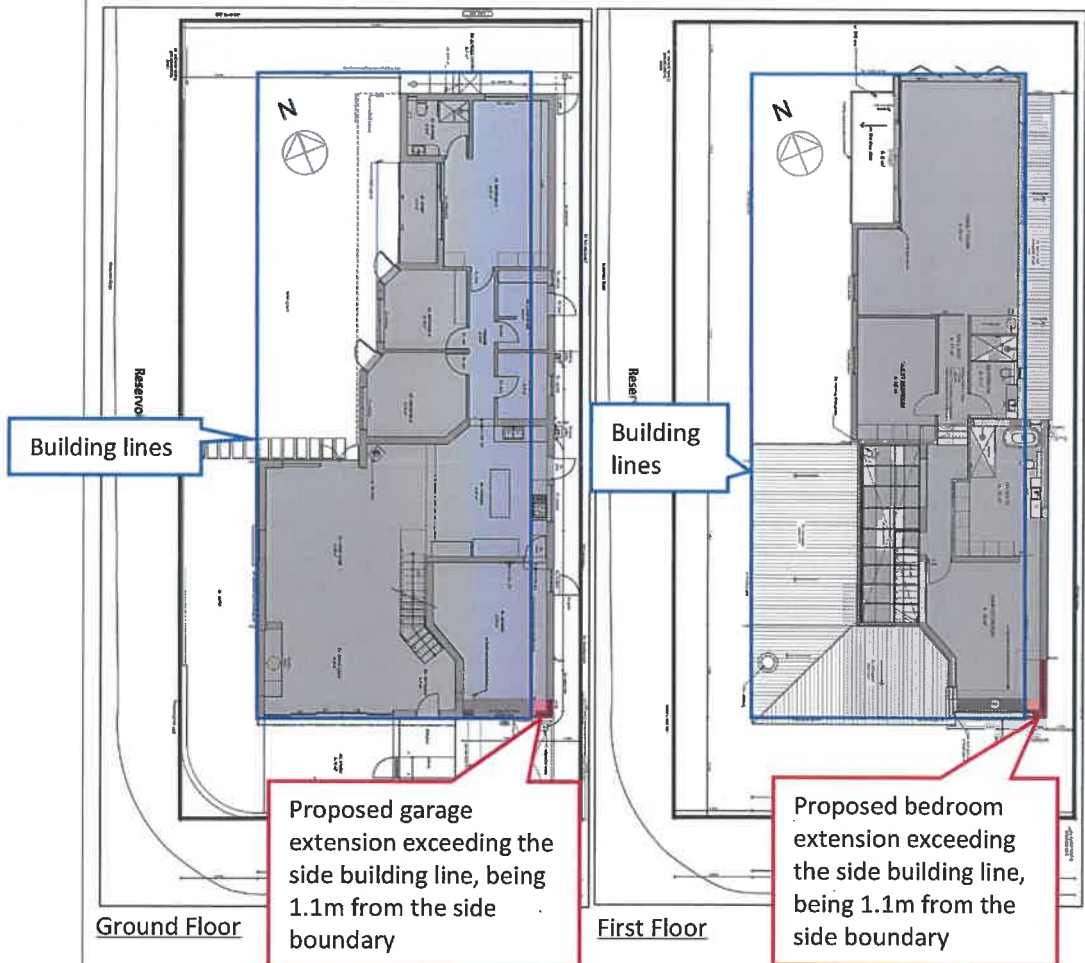
Width: 1.8 to 2.1 meters  
 Length: 4.9 to 5.8 meters  
 Height: 1.5 to 2.0 meters (with no roof racks)

**Large and luxury cars:**

Width: 1.8 to 1.9 meters  
 Length: 4.9 to 5.5 meters  
 Height: 1.4 to 1.5 meters

**Compact and sports cars:**

Width: 1.5 to 1.8 meters  
 Length: 4.3 to 4.9 meters  
 Height: 1.2 to 1.5 meters



**Figure 1: Development Proposal illustrating internal changes exceeding building lines**

	Subsequently the <b>application proposal</b> is for:				
	<ul style="list-style-type: none"> <li>a <u>departure</u> to relax the <b>eastern side building line</b> from 2m to 1,1m to allow for proposed buildings</li> </ul>				
<b>2. The Application</b>					
<b>a. Analysis: Title Deed</b> Refer to <b>Annexure D</b> for the Conveyancer Certificate.	The Conveyancer Erika Oosthuizen issued a certificate confirming that restrictive title deed conditions exist, but <u>none of the restrictions are relevant to the proposal</u> on Erf 1748 Hermanus.				
<b>b. Analysis: Development Criteria:</b>  The development parameters for Erf 1748 Hermanus as per the Overstrand Municipality Land use Scheme, 2020 are summarised as follows:	<b>Parameters</b>	<b>Existing Zoning:</b>	<b>Proposal:</b>	<b>Comments</b>	
	<b>Zoning</b>	Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Consistent	
	<b>Primary Use</b>	Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering	Dwelling house	Consistent	
	<b>Consent Uses</b>	Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture	None	Consistent	
	<b>Coverage</b>	50%	47.5%	Consistent	
	<b>Height</b>	8m	7.2m	Consistent	
	<b>Building lines</b>	<b>Street</b>	4m South 3m West	4m South 3m West	Consistent
		<b>Side</b>	2m	1.1m East 2m North	<b>Application is for departures</b>
	<b>Parking</b>	Dwelling house: 2 bays	Dwelling house: 2 bays	Consistent	
<b>c. Application:</b>  The application form is attached as <b>Annexure A</b> .	Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020				
	<ul style="list-style-type: none"> <li>a <u>departure</u> to relax the <b>eastern side building line</b> from 2m to 1,1m to allow for proposed buildings in terms of Chapter IV, Section 16(2)(b).</li> </ul>				

### 3. Contextual Site Information

a. Property Description	Property	Extent	Title Deed	Registered Owner
	1748 Hermanus	495m <sup>2</sup>	T99285/2004	DM Booysen Familietrust

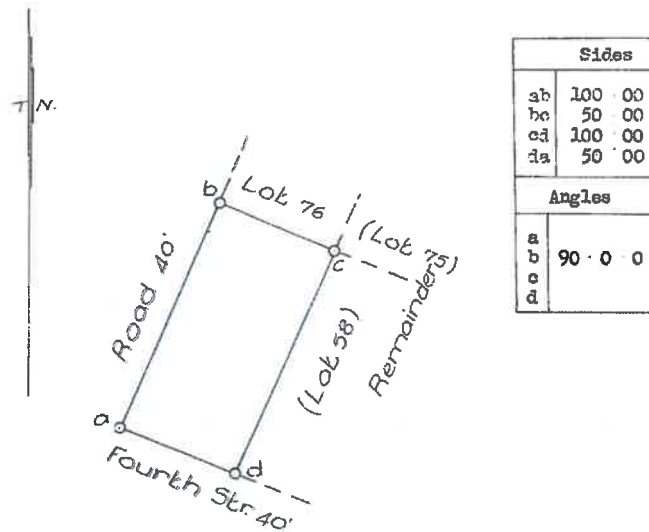
Refer to Annexure E for the SG Diagrams, Annexure C for the Title Deed of Erf 1748 Voëlklip.

The following Surveyor General Plans reflect the application site:

S.G. DGM. NO. 4089/1936

GENERAL PLAN M. 56<sup>A</sup>

Approved  
(Sgd) S. Guldenpfennig.  
for Surveyor General.  
29.7.1942.



Scale 50 Cape Feet - 1 Inch.

\* NOW ERP NO. 1748 HERMANUS.

The above diagram a b c d represents 34 Square Roods, 104 Square Feet of land, situate in the Municipality of Hermanus, in the Division of Caledon,\*being Lot No. 57 Block HH Mossel River, Lots No. 57 to 76 Block HH Mossel River, transferred to Die Mosselrivier en Voëlklip sêndikaat on 20.2.1935 (1935.21.1129)

Bounded as indicated above.

I Hereby certify that the survey from which the above diagram is framed has been made by me, & that beacons in accordance with regulations have been placed at the points a b c d.

(Sgd) H.L. Hill.  
Govt. Land Surveyor.  
May, 1906.

Transfer 9168

13/8/1942

E.L.S.F. Zirelstein.

*Stridhose*

11/9/1957

M 3776  
C.V.W. 1748

Figure 2: Extracts of the Surveyor General Plans of the application site

**b. Location:**

For the Locality Plans refer to Annexure F

**Regional Context:**

Within the regional context, the application area is located within Voëlklip residential suburb. Voëlklip is located on the Eastern side of Hermanus.

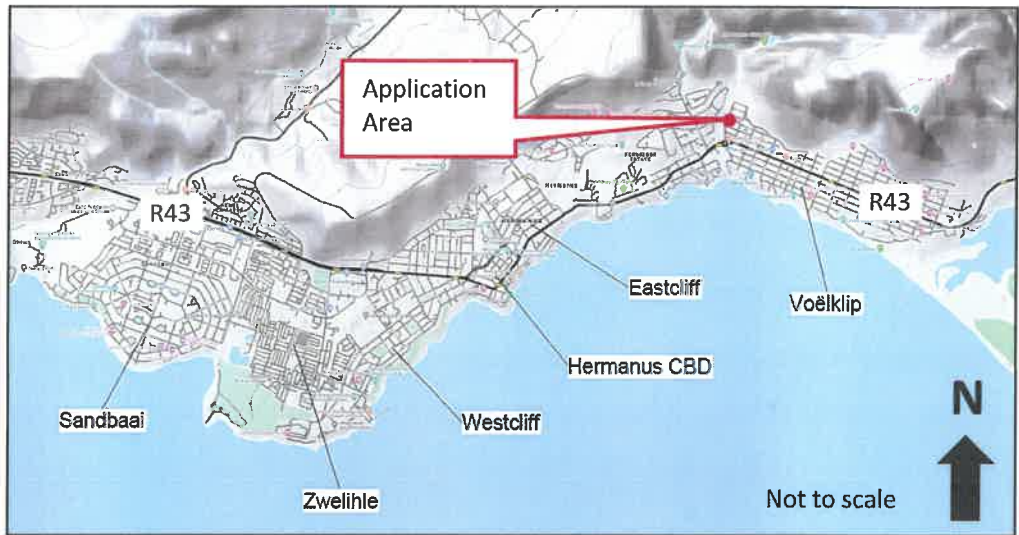


Figure 3: Locality Plan – Regional Context

**Local Context:**

Within the local context the application area consists of a residential erf within Voëlklip. The application area is located at number 2 Fourth Street.



Figure 4: Locality Plan – Local Context

**c. Land Use:**

Refer to the Extract of Hermanus Zoning plan attached as Annexure G.

The application area accommodates a dwelling house on the property. The surrounding land-uses consist of single residential dwellings. No change in land use is proposed. The application proposal is **consistent** with the land use of the area.



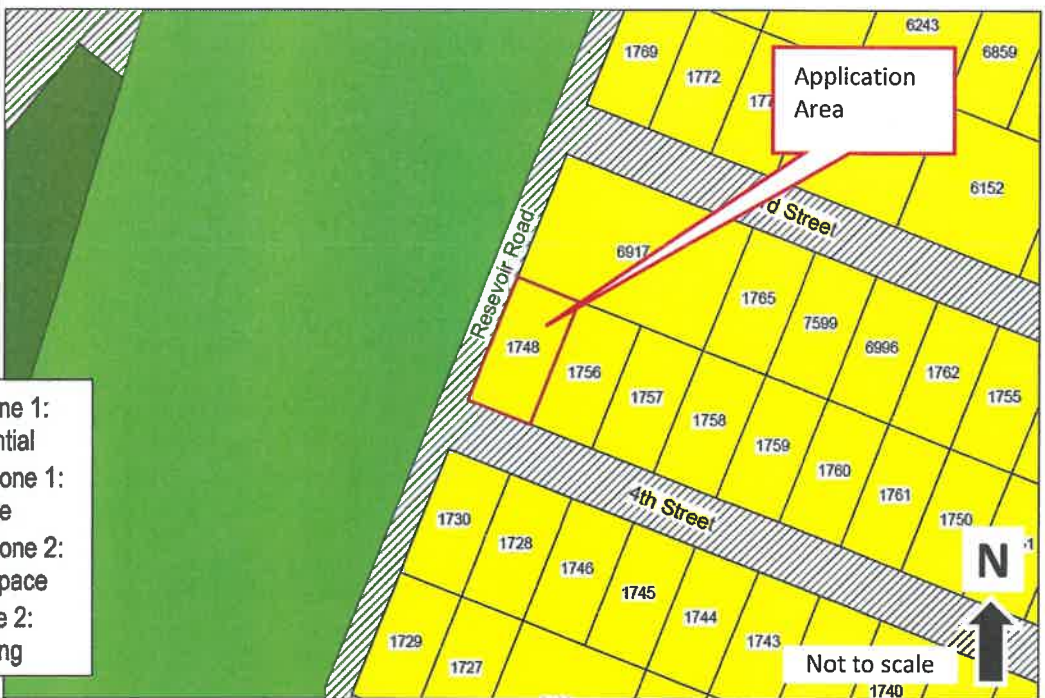
- Single Residential
- Open Space

Figure 5: Google Image illustrating the residential land-use activities of the application area and surrounding properties

**d. Zoning:**

Refer to the Extract of Hermanus Zoning plan attached as Annexure H.

The application area, Erf 1748, Voëlklip is zoned Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone 1: Single Residential as well. No change in zoning is proposed. The application proposal is **consistent** with the zoning of the area.



- Residential Zone 1: Single Residential
- Open Space Zone 1: Nature Reserve
- Open Space Zone 2: Public Open Space
- Transport Zone 2: Roads & Parking

Figure 6: Extract from the Overstrand Municipality: Online zoning viewer

e. Laws, policies and forward planning documents relevant to the consideration of the application

The following policy is applicable to the application area.

i. **Overstrand Municipal Spatial Development Framework, 2020**

The application area falls within an Urban Development area as well as a Sensitive Development Area and is within the Urban Edge.



Figure 7: Spatial Development Framework 2020 Spatial Proposals Plan

The application is consistent with the Overstrand Municipal Spatial Development Framework, 2020.

ii. **Overstrand Municipality Growth Management Strategy, 2010**

The application area is within an area earmarked for 10 to 20 Dwelling Units Per Hectare Densification Zone.

No further densification is applicable to this application.

The application is thus consistent with the Overstrand Municipality Growth Management Strategy, 2010.

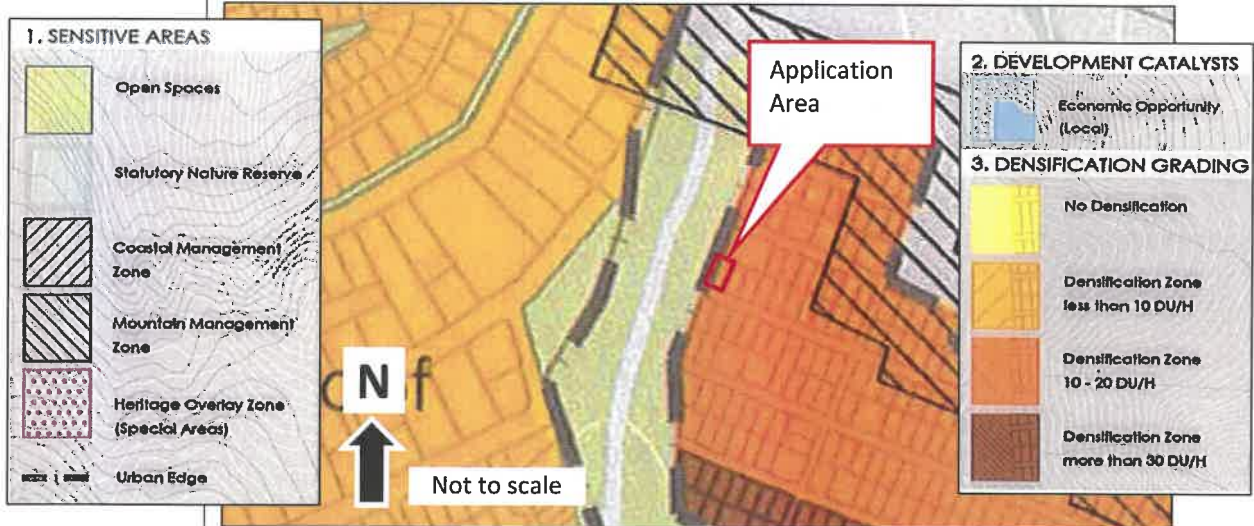


Figure 8: Extract from the Overstrand Municipality Growth Management Strategy, 2010 reflecting the envisaged land-uses for the area.

## 4. Motivation

### Motivation for the application:

Refer to Annexure I for the Building Plan

### f. Introduction and Background

The application area located at number 2 Fourth Street in Voëlklip and accommodates an existing approved double storey dwelling and an existing approved single garage.

The new owners wish to redesign and modernise the existing dwelling which will include enlarging the garage and extending the main bedroom on top of the existing garage. This will provide sufficient space to accommodate a standard SUV and also allow to aesthetically and practically extend the main bedroom to an optimum size.

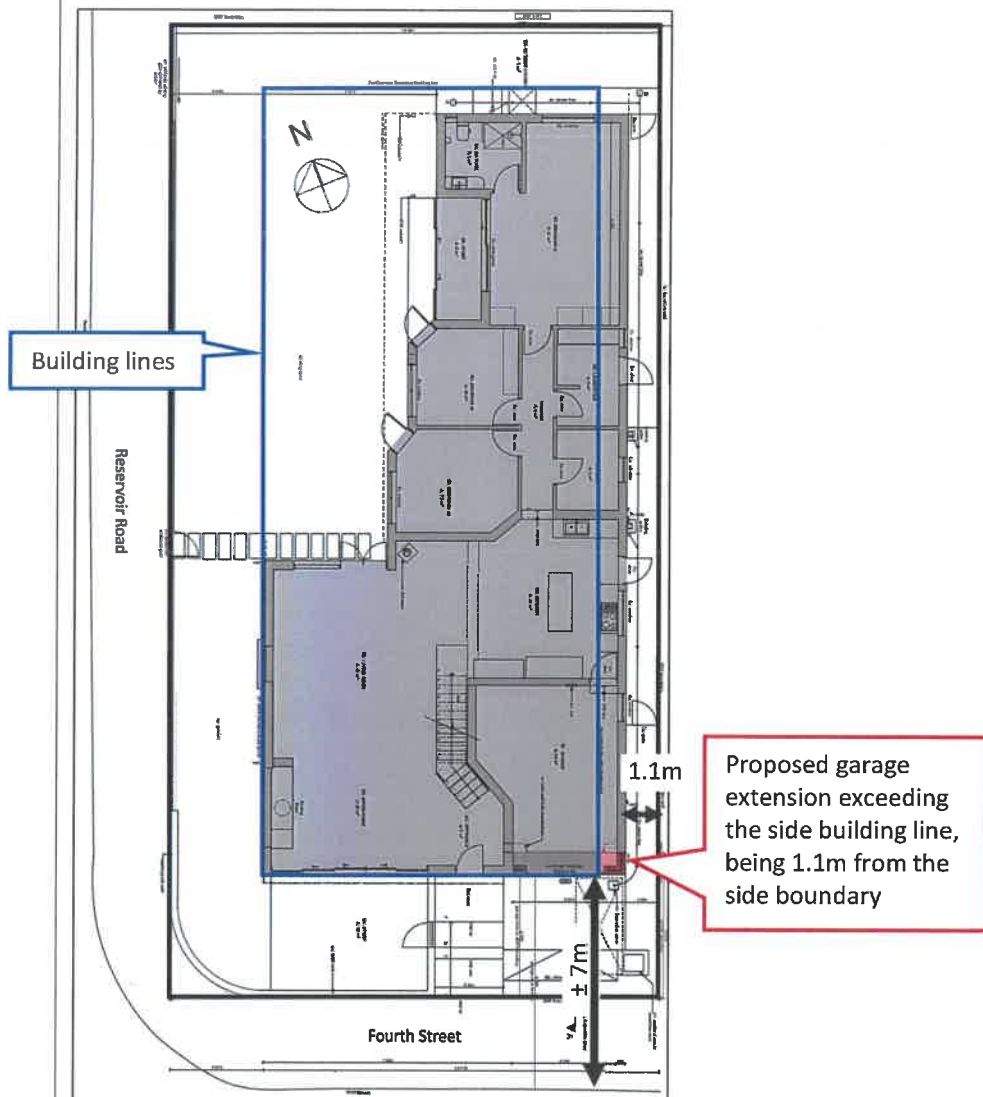
The single garage will be extended southwards, creating a garage with an extent of 24m<sup>2</sup> to accommodate a SUV as well as provide general space for garage storage.

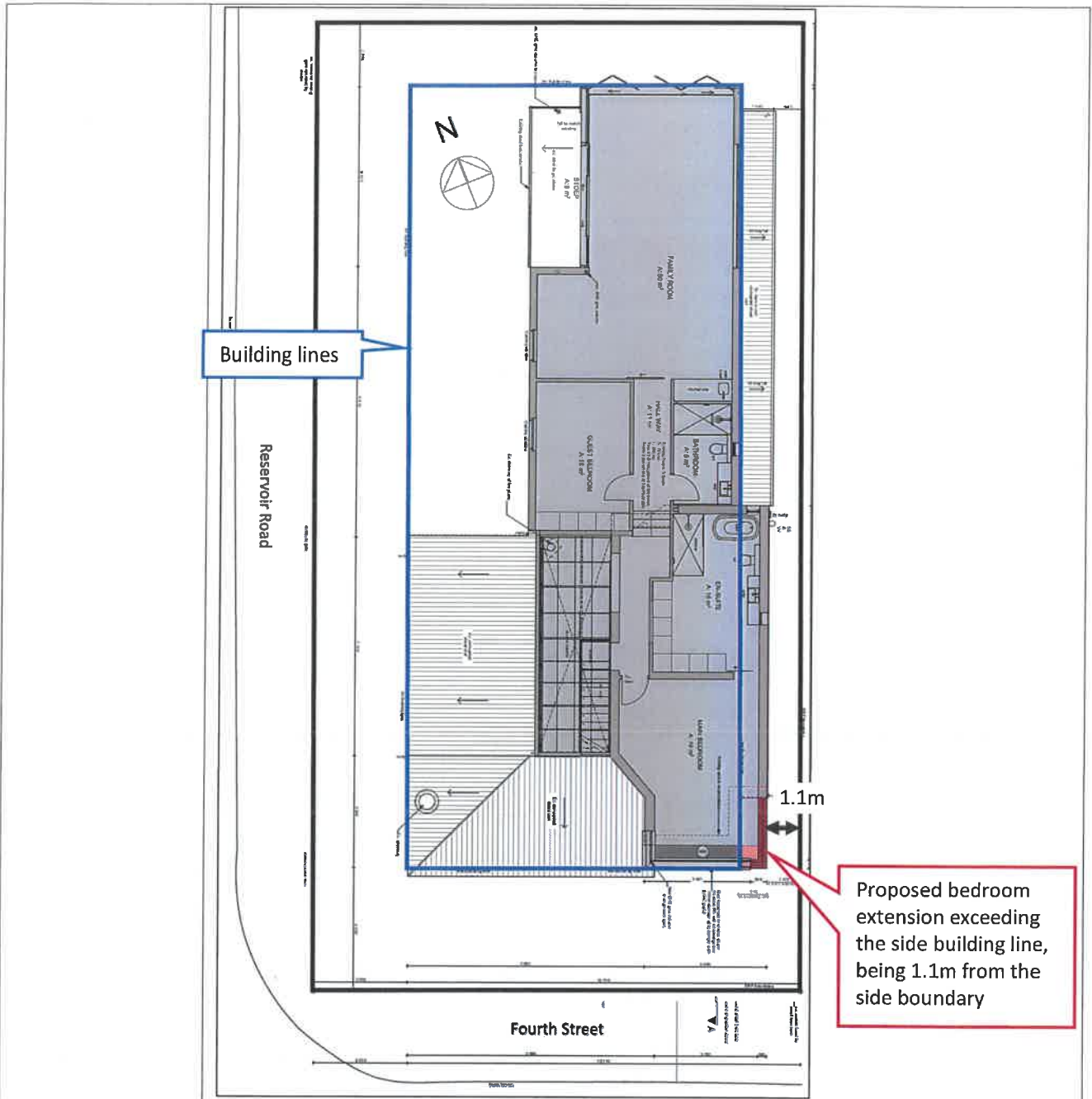
The main bedroom is proposed to be extended in alignment with the existing outside eastern side boundary of the dwelling house on top of the proposed extended garage. The original dwelling, which now encroaches the current zoning scheme, the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020, building lines, was approved in terms of a previous former zoning scheme. The proposed extension of the main bedroom only affects a small corner as is illustrated Figure 9.

The proposed extension will exceed the eastern zoning scheme side building line, subsequently requiring the application for building line departure.

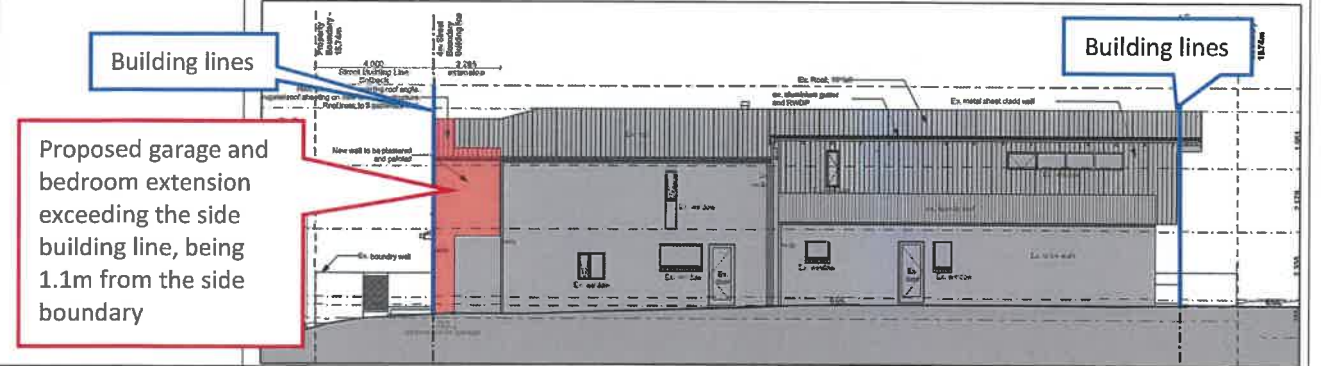
### g. Proposal

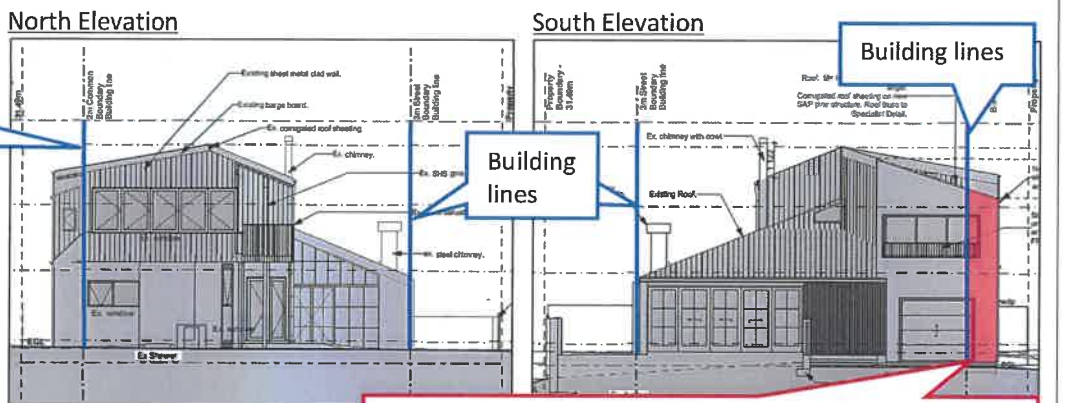
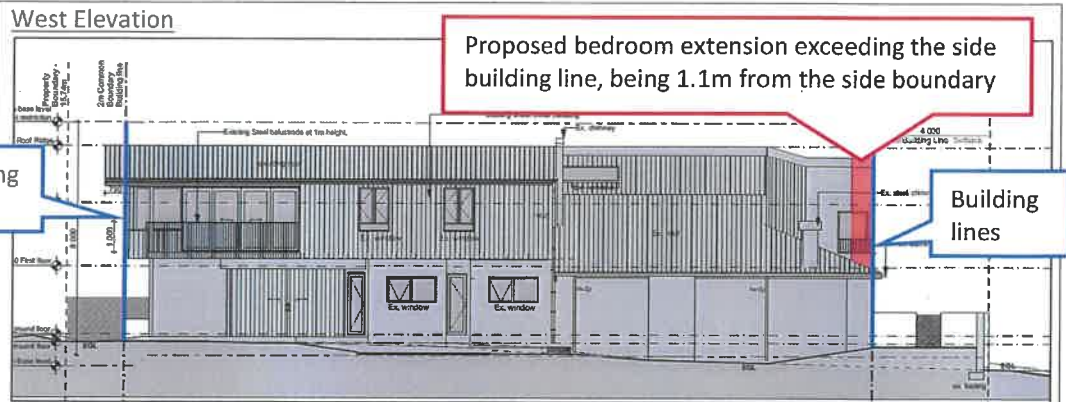
The garage is 6.96m from the road kerb.





East Elevation





**Figure 9: Building plan overlays**

Proposed garage and bedroom extension exceeding the side building line, being 1.1m from the side boundary

The existing single garage is to be extended by 0.7m southwards to create the proposed 24m<sup>2</sup> garage, which will accommodate at least a Sports Utility Vehicle. The proposed garage will be 5.85m in length as well as 3.35m and 4.5m in width.

The existing approved main bedroom is also proposed to be extended 0.7m southwards towards Fourth Street and will be 5.85m in length as well as 3.35m and 4.5m in width and built directly above the proposed garage.

It is also proposed to brick up an existing window on the eastern wall within the building line of the property.

The proposed height of the dwelling will remain at 7.2m.

The extent of the area which will exceed the building lines is only 2m<sup>2</sup>.

The proposed extension of the existing garage and main bedroom on the south-eastern side of the application area is considered the most logical and efficient position for the following reasons:

- This is the main garage and existing main entrance and driveway that will be retained for property access
- The proposed access point is furthest away from the intersection of Reservoir Street and Fourth Street, thus maximising safe and unimpeded vehicle flow to and from the application area
- Sufficient space in front of the extended garage will accommodate additional vehicles in the driveway.
- Emergency access to the application area will be available

All zoning scheme parameters are adhered to by the proposal, except for the 2m eastern side zoning scheme building lines which are exceeded by 0.9m, subsequently requiring an application

for the relaxation of the eastern side zoning scheme building line from 2m to 1.1m to allow for the proposed garage and main bedroom extension.

Impact of the relaxation of the eastern side zoning scheme building line from 2m to 1,1m to allow for the proposed garage and main bedroom extension

The proposal is not foreseen to materially impact on the eastern neighbouring property due to the following reasons:

- The proposal represents only a corner of approximately 2m<sup>2</sup> which will not result in any additional (if any) hindrance to the eastern neighbouring property.
- The visual impact on the neighbouring property to the east is low due to the closely built adjacent single storey building.
- No privacy intrusion will be applicable as the existing window on the eastern will be bricked up resulting that no windows will be on the first floor of the proposed extended main bedroom facing eastwards
- Although the outdoor recreational area of the eastern neighbouring property is situated on its south-western side, the proposed main bedroom on the first floor has no eastern facing windows, thus preventing potential privacy intrusion.
- Rainwater run-off will drain inside the application area.

The following serves as additional motivation for the encroachment of the alterations of the building lines on the first floor for the main bedroom

- From a structural point of view and practical consideration for permitting the applied request, is that no additional reinforcements will be required for the construction of the eastern and southern outside walls by building directly onto the existing outside walls. This will result in substantial cost savings from a structural design and construction point of view.
- The proposal will prevent dampness problems. If the outside walls are not built onto the existing proposed extended garage wall potential dampness problems on the sections stepping to the inside of the existing wall are likely to take place.
- If the wall is built on or inside the building line, meaning not aligning with the existing walls, it is foreseen to cause a negative visual impact on the surrounding area from a design and architectural point of view.
- By allowing for the departure, the proposed wall will seamlessly integrate with the rest of the building instead of appearing as “add-on”.

**h. Desirability**

- The proposal is in accordance with the relevant spatial planning legislation for the area.
- The proposal is functional and improves the quality of life for the residents by efficiently and optimally providing an attached garage for accommodating a standard SUV.
- The proposal is the most efficient and optimal design for the property which meets the needs of the property owners.
- The character of the proposed dwelling is consistent with the character of the area.
- The proposal to align the proposed additions and building amendments to the existing walls will look the best from an architectural aesthetical point of view as opposed to staggered walls which do not exceed building lines. Staggered walls will therefore detract from the character of the area.
- From an engineering point of view staggered walls can reduce the strength of the construction or will significantly increase construction cost as additional reinforcement will be required.

- The proposal will enhance the value of the property.
- It is not foreseen that the relaxation of the building lines will in any way materially impact on the adjoining properties or on the adjacent street.

**i. Planning Principles**

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 1) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

**Possible results of the development**

The proposal will not in any way contribute to perpetuation of past apartheid spatial development imbalances as it will legally accommodate the proposed extension which exceeds the common zoning scheme building line.

The application proposal is **consistent with spatial justice**.

- 2) **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 proposal will allow for the garage and main bedroom extension which exceeds the common zoning scheme building line on a single residential erf within the urban edge.

Therefore, no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas will occur. The application proposal is **consistent with the spatial sustainability principle**.

- 3) **Spatial 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 garage extension is considered the most logical, efficient and optimal solution for accommodating a large vehicle and the extension of the existing main bedroom on the application area with no material impact foreseen on the relevant neighbouring properties or on the adjacent street.

The application proposal is **consistent with the efficiency principle**.

- 4) **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 existing development will not lead to any economical and/or environmental shocks as the application will allow for the legal accommodation of the proposed extension which is not foreseen to materially impact on the adjoining erven or on the adjacent street.

The application proposal is **consistent with the principle of spatial resilience**.

5) **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 relevant government tiers and the general public to participate in the eventual decision-making process.

The application proposal is **consistent** with the principle of **good administration**.

## 5. Conclusion

The application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities.

Furthermore, the application proposal is considered to strike an efficient balance between the optimal use of the application area, providing a satisfactory residential environment and catering for a full range of residential needs while no negative impact on the environment is evident or foreseen.

It is therefore recommended that the application **be approved** in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020:

- a departure to relax the **eastern side building line** from 2m to 1,1m to allow for proposed buildings in terms of Chapter IV, Section 16(2)(b).

PROJECT  
**Erf 1748 Voëklip**

TITLE  
**Locality Plan  
Regional Context**

**Application Area**

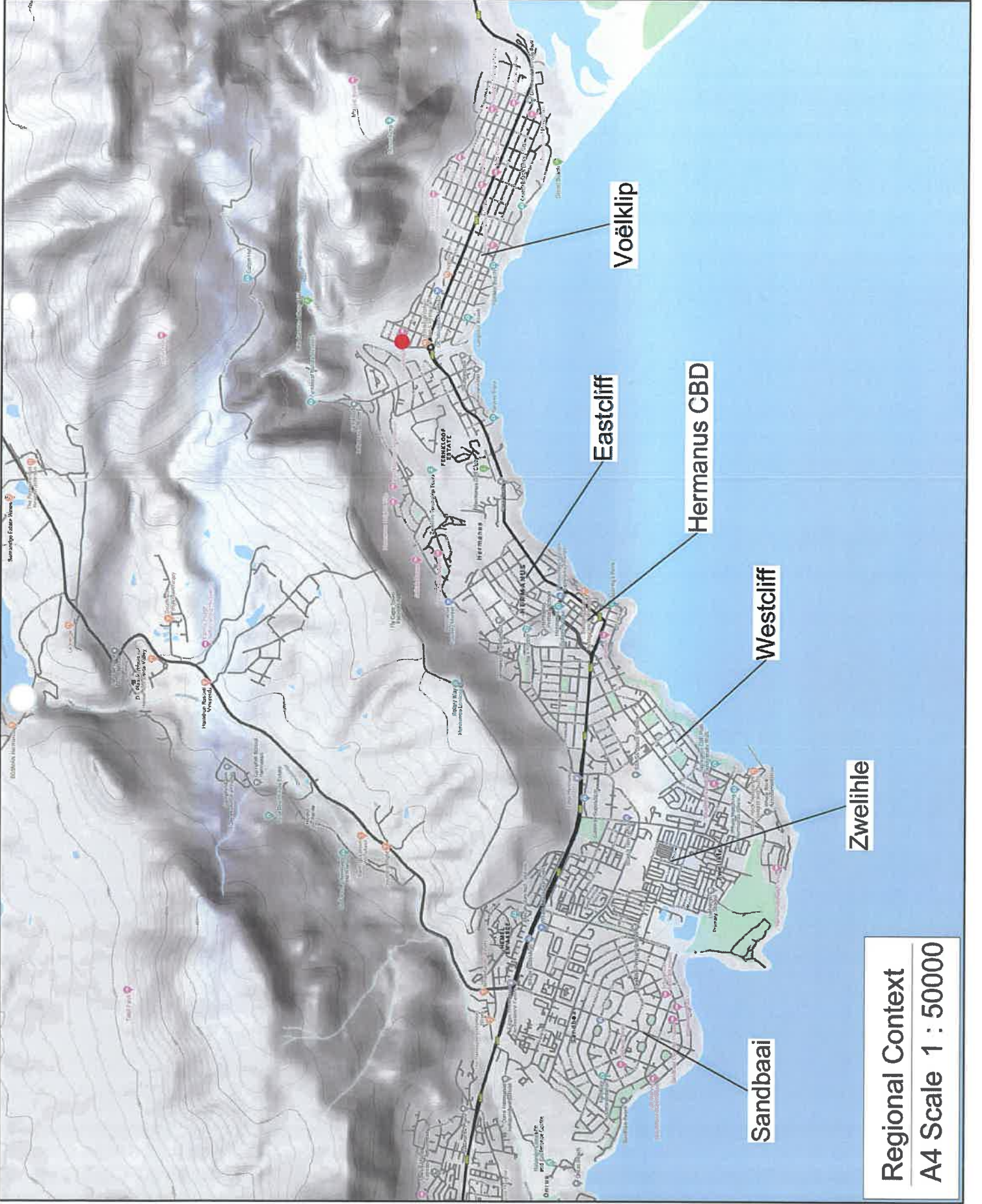


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CLIENT

DRAWN BY	CHECKED BY	DATE
JM	AM	2022/01/27
SCALE (B.A.)	PROJECT NUMBER	
As Indicated	DOT1	
DRAWING NUMBER		
901		

**Interactive Town & Regional Planning**  
 Andre Wolskel P.Eng. (A02715998)  
 8 Annet St. (Town and Regional Planning)  
 Private Bag 1001  
 Call Centre 021 461 0000  
 E-Mail: wolskel@i-trp.com



**Regional Context**  
**A4 Scale 1 : 50000**

PROJECT  
Erf 1748 Voëklip

TITLE  
Locality Plan  
Local Context

Application Area



WE HEREBY STATE THAT THIS LOCALITY PLAN WAS PREPARED AND DRAWN TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT WE ARE NOT PROVIDING ANY WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, NOR ARE WE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH THE PREPARATION OF THIS LOCALITY PLAN. THE LOCALITY PLAN IS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.

CLIENT

DRAWN BY Author	CHECKED BY Overser	DATE 2022/09/12
SCALE (if applicable)	PROJECT NUMBER 001	DRAWING NUMBER AS1

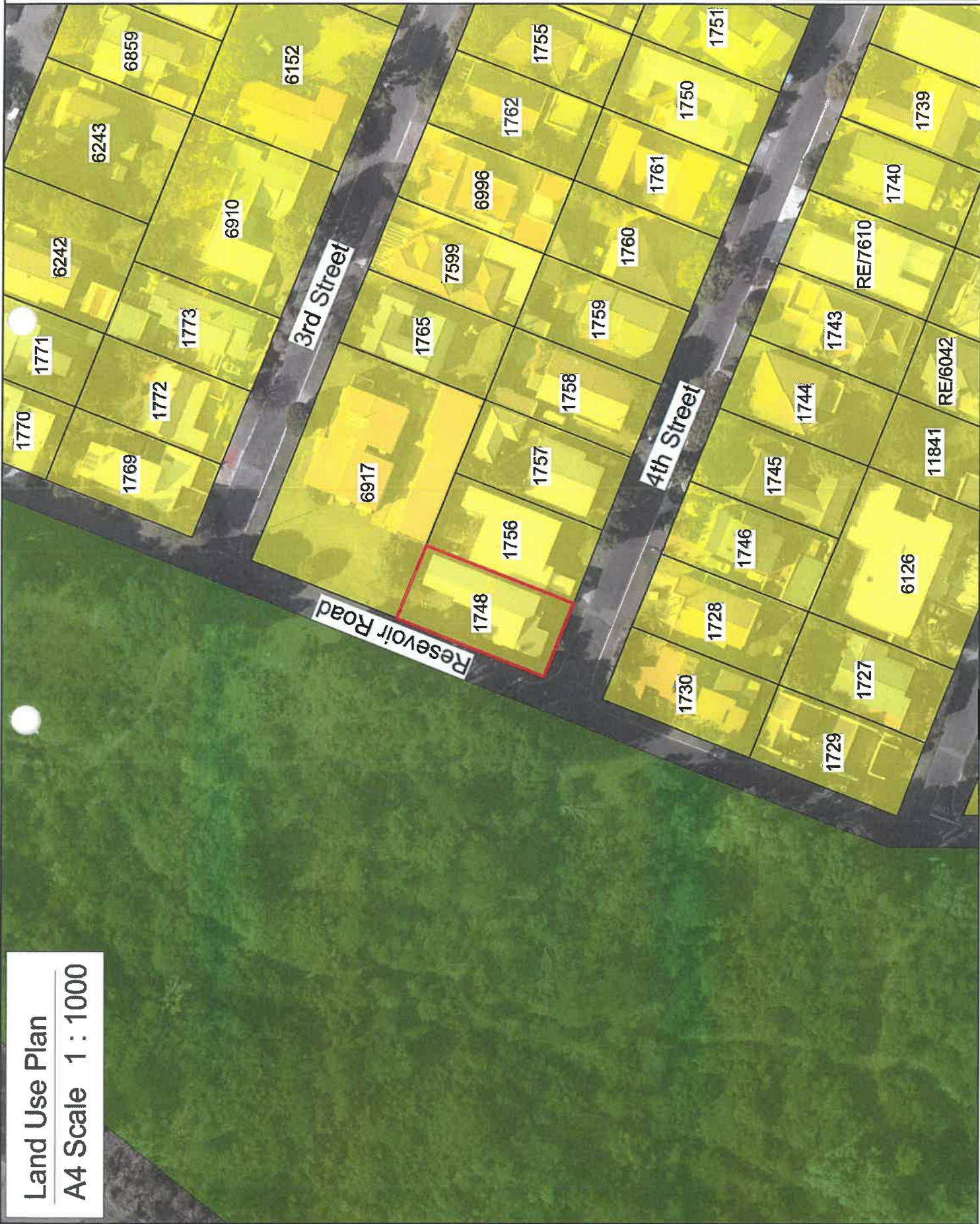
Interactive Town & Regional Planning  
 Andra Winkler P.Eng. A20711898  
 21 Pretorius Street (Pretorius and Regional Planning)  
 Cell phone: 082 463 0099  
 E-Mail: andra@iarp.co.za



Local Context  
A4 Scale 1 : 1000

Land Use Plan  
A4 Scale 1 : 1000

PROJECT <b>Erf 1748 Voëlklip</b>	TITLE <b>Land Use Plan</b>	<p>Application Area</p> <p>Single Residential</p> <p>Open Space</p>		<p><small>THE TOWN &amp; REGIONAL PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY DATA, EXPRESSED OR IMPLIED, AND WILL NOT BE LIABLE IN ANY EVENT FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH THE USE OF THIS PLAN. THIS PLAN IS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.</small></p> <p>CLIENT</p>	<table border="1"> <tr> <td>DRAWN BY Author</td> <td>CHECKED BY Checker</td> <td>DATE 2023/08/15</td> </tr> <tr> <td>SCALE (B/A) As indicated</td> <td>PROJECT NUMBER 001</td> <td>DRAWING NUMBER A101</td> </tr> </table>	DRAWN BY Author	CHECKED BY Checker	DATE 2023/08/15	SCALE (B/A) As indicated	PROJECT NUMBER 001	DRAWING NUMBER A101
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SCALE (B/A) As indicated	PROJECT NUMBER 001	DRAWING NUMBER A101									



InterActive Town & Regional Planning

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**GENERAL NOTES**

- ALL MATERIALS AND METHODS ARE TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (NBR) AND WITH ALL APPROPRIATE AND ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BY-LAWS OF THE RELEVANT LOCAL AUTHORITY.
- ALL CONSTRUCTION METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE MODEL REGULATIONS FOR TRADES 1999 (MRTS) AND THE RELEVANT NATIONAL BUILDING REGULATIONS (NBR) UNLESS OTHERWISE SPECIFIED.
- WHERE MATERIALS ARE SPECIFIED BY A PROVISIONAL REFERENCE TO A PARTICULAR PRODUCT SUCH MATERIALS PRODUCTS ARE TO BE INSTALLED EXACTLY IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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- DIMENSIONS ARE NOT TO BE CALLED FROM THIS DRAWING.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH STRUCTURAL, CIVIL, MECHANICAL AND/OR ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- THESE DRAWINGS ARE TO BE USED AS A GUIDE ONLY AND ARE NOT TO BE USED AS A BASIS FOR THE DESIGN OR CONSTRUCTION OF ANY PART OF THE BUILDING UNLESS SPECIFICALLY NOTED OTHERWISE.
- COPYRIGHT OF THESE DOCUMENTS REMAINS WITH THE AUTHOR AND IS RESERVED.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	15/03/2021	ISSUED FOR PERMIT APPLICATION

**COMMENTS**

**QUANTITY SURVEYOR**

**CIVIL / STRUCTURAL ENGINEER**

**ELECTRICAL ENGINEER**

**MECHANICAL ENGINEER**

**SALT ARCHITECT**

27/03/2021 09:00  
 parsons@saltarchitect.co.za  
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 Vredeburg  
 South Africa  
 6018

**CLIENT**  
 Estate Booysen  
**ARCHITECT**  
 GJ Roberts P27288

**PROJECT TITLE**  
 Additions and Alterations to House Booysen  
 Erf 1748 Hermanus  
 Site Plan  
 WORKSHEET  
 STAGE 4.1

**SCALE** 1:100  
**DRAWN BY** R. Huiskens  
**CHECKED BY** GJ Roberts

**DATE** 28/04/2023

ITEM	DESCRIPTION	UNIT	QUANTITY
1	FOUNDATION	m <sup>2</sup>	1708
2	WALLS	m <sup>2</sup>	4976
3	FLOORING	m <sup>2</sup>	2226
4	ROOFING	m <sup>2</sup>	2226
5	MECHANICAL	m <sup>2</sup>	1708
6	ELECTRICAL	m <sup>2</sup>	1708
7	PLUMBING	m <sup>2</sup>	1708
8	PAINTING	m <sup>2</sup>	1708
9	GLASS	m <sup>2</sup>	1708
10	IRONWORK	m <sup>2</sup>	1708
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- NO TREES, SHRUBS OR ROADS ARE TO BE REMOVED WITHOUT THE CONSENT OF THE ARCHITECT AND ARE TO BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD.
- CONSULT OF THESE DOCUMENTS PRIOR TO THE APPROVAL OF THESE DOCUMENTS WITH THE ARCHITECT'S APPROVAL AND RESERVES.

**NOTES**

NO.	DATE	DESCRIPTION
1	15/05/2023	ISSUED FOR TENDER FOR ELECTRICAL INSTALLATION

**CONSULTANTS**

COURTNEY SWARTZ

CIVIL / STRUCTURAL ENGINEER

ELECTRICAL ENGINEER

MECHANICAL ENGINEER

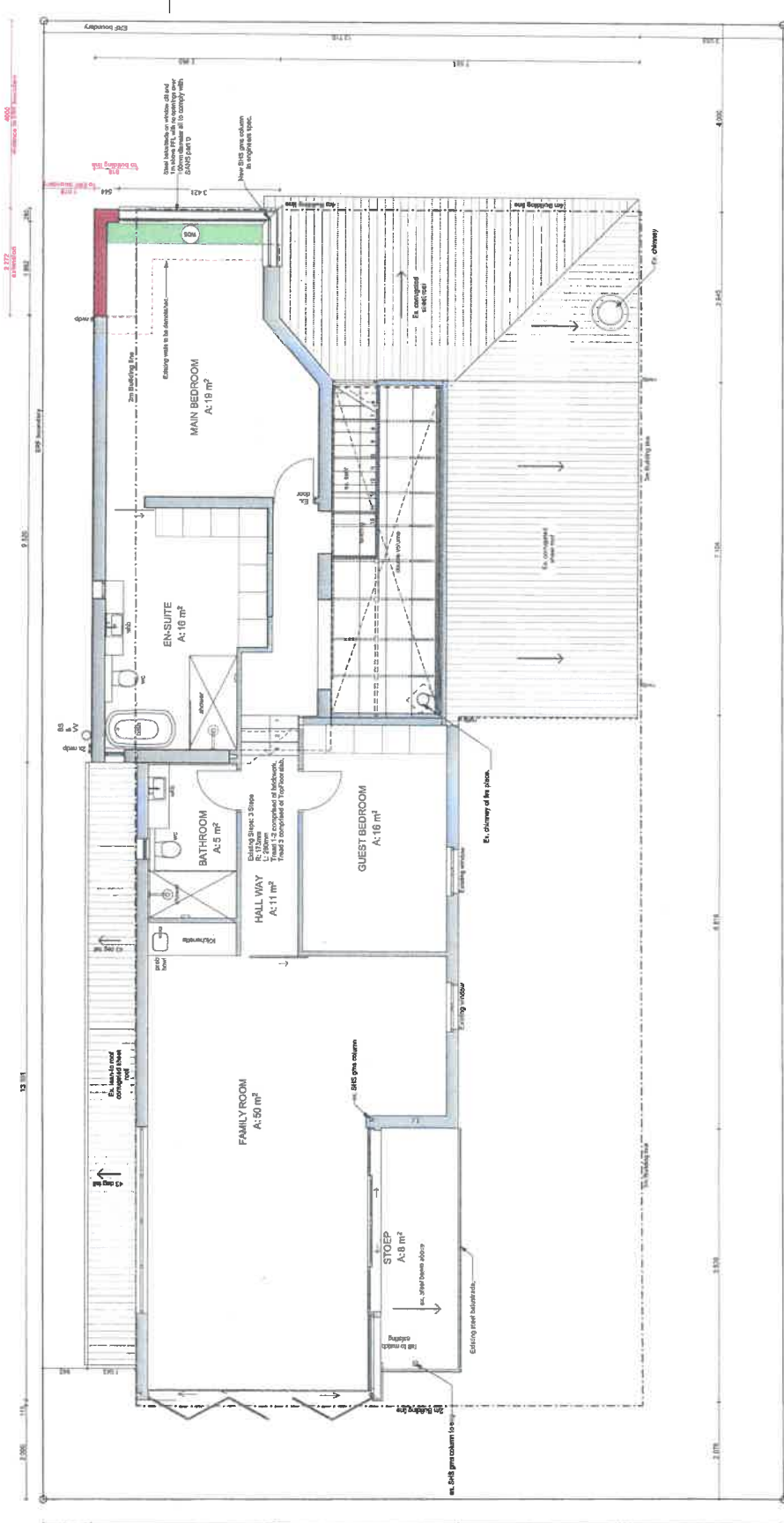
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SOUTH AFRICA  
2013

CLIENT  
Eleanor Boyesen  
ARCHITECT  
GJ Roberts P21286

PROJECT TITLE  
Additions and Alterations to House Boyesen  
Erf 1748 Hermanus  
drawing no  
First Floor Plan  
WORKLOAD  
STAGE 4.1  
NUMBER OF COPIES  
FOR MUNICIPAL  
APPROVAL

SCALE	PROJ. NO.	DRAW. NO.	REV.
		070	1102
		DRAWN BY	R. HARRIS
		DATE	02/05/2023
		CHECKED BY	G.J. Roberts



First Floor Plan



