

ERF 9808, 18 KIEWIET AVENUE, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF COOPER & HARRIS FAMILY TRUST

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

- relaxation of the western building line from 2m to 1.196m to accommodate the proposed study on first floor;
- relaxation from the western building line from 2m to 1.297m to accommodate the proposed fire hearth on ground floor;
- relaxation from the eastern building line from 2m to 1.175m to accommodate the new slab and timber deck; and
- relaxation from the southern building line from 2m to 1.765m to accommodate the new slab, timber deck and TV niche on ground floor.

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 must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and be submitted at the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) on or before **25 June 2021** quoting your name, address and contact details, interest in the application, as well as the reasons for comment. 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 9808, KIEWIETLAAN 18, EASTCLIFF, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: MNRE WRAP PROJECT OFFICE NAMENS COOPER & HARRIS FAMILY 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 om afwyking ontvang is vir die volgende:

- verslapping van die westelike boulyn vanaf 2m na 1.196m om die voorgestelde studeerkamer op eerstevloer te akkommodeer;
- verslapping van die westelike boulyn vanaf 2m na 1.297m om die voorgestelde vuurherd op grondvloer te akkommodeer;
- verslapping van die oostelike boulyn vanaf 2m na 1.175m om die nuwe plaat- en houtdek te akkommodeer; en
- verslapping van die suidelike boulyn vanaf 2m na 1.765m om die nuwe plaat, houtdek en TV-nis op grondvloer 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. Enige skriftelike kommentaar op die voorstel moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) bereik voor of op **25 Junie 2021**, met vermelding van u naam, adres, kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. 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 9808, 18 EKIEWIET AVENUE, EEASTCLIFF, EHERMANUS, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOKUPHAMBUKA: ABAKWA WRAP PROJECT OFFICE EGAMENI LIKA COOPER & HARRIS FAMILY TRUST

Esi saziso sikhutshwa ngokwemiqathango yeCandelo 48 elifundwa kunye neCandelo (16)(2)(b) loMthethwana oTshintshweyo kaMasipala waseOverstrand woYilo lokuSetyenziswa koMhlaba wowama-2020 (uMthethwana) ukuba kufunyenwe isicelo sokuphambuka kokulandelayo:

- ukuphambuka kumda wesakhiwo wasentshona ukusuka kwi-2m ukuya kwi-1.196m ukulungiselela igumbi leofisi yasekhaya olucetywayo kumgangatho wokuqala;
- ukuphambuka kumda wesakhiwo wasentshona ukusuka kwi-2m ukuya kwi-1.297m ukulungiselela indawo yomlilo elicetywayo kumgangatho ongaphantsi;
- ukuphambuka kumda wesakhiwo empuma ukusuka kwi-2m ukuya kwi-1.175m ukulungiselela i-slab entsha kunye nomgangatho weplanga; kwaye
- ukuphambuka kumda wesakhiwo emazantsi ukusuka kwi-2m ukuya 1.765m ukulungiselela i-slab entsha, iplanga lomthi kunye niche yomabonwakude kumgangatho osezantsi.

Linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi **25 uJuni 2021** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **uMnu. P Roux** 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.

Plan 1: Locality Plan Erf 9808 Hermanus

 Subject property (496m²)

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Plan 1.1

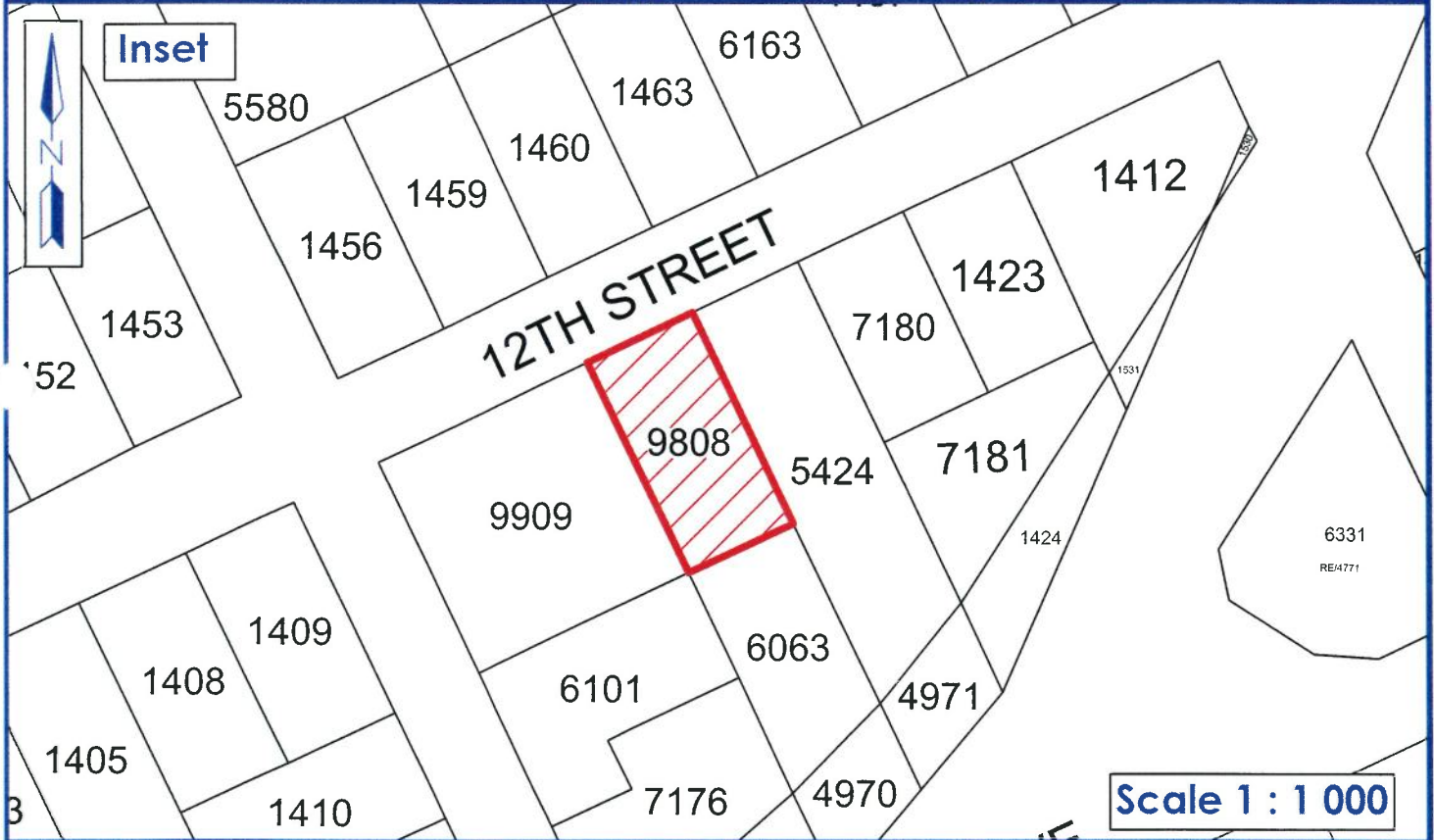
Unit B, Corner of Royal and Dirkie Uys
Street Hermanus, 7200

Plan prepared by: Reatlehile Jankie

All distances are approximate
and subject to a survey



Project Office
Town Planning & Project Management



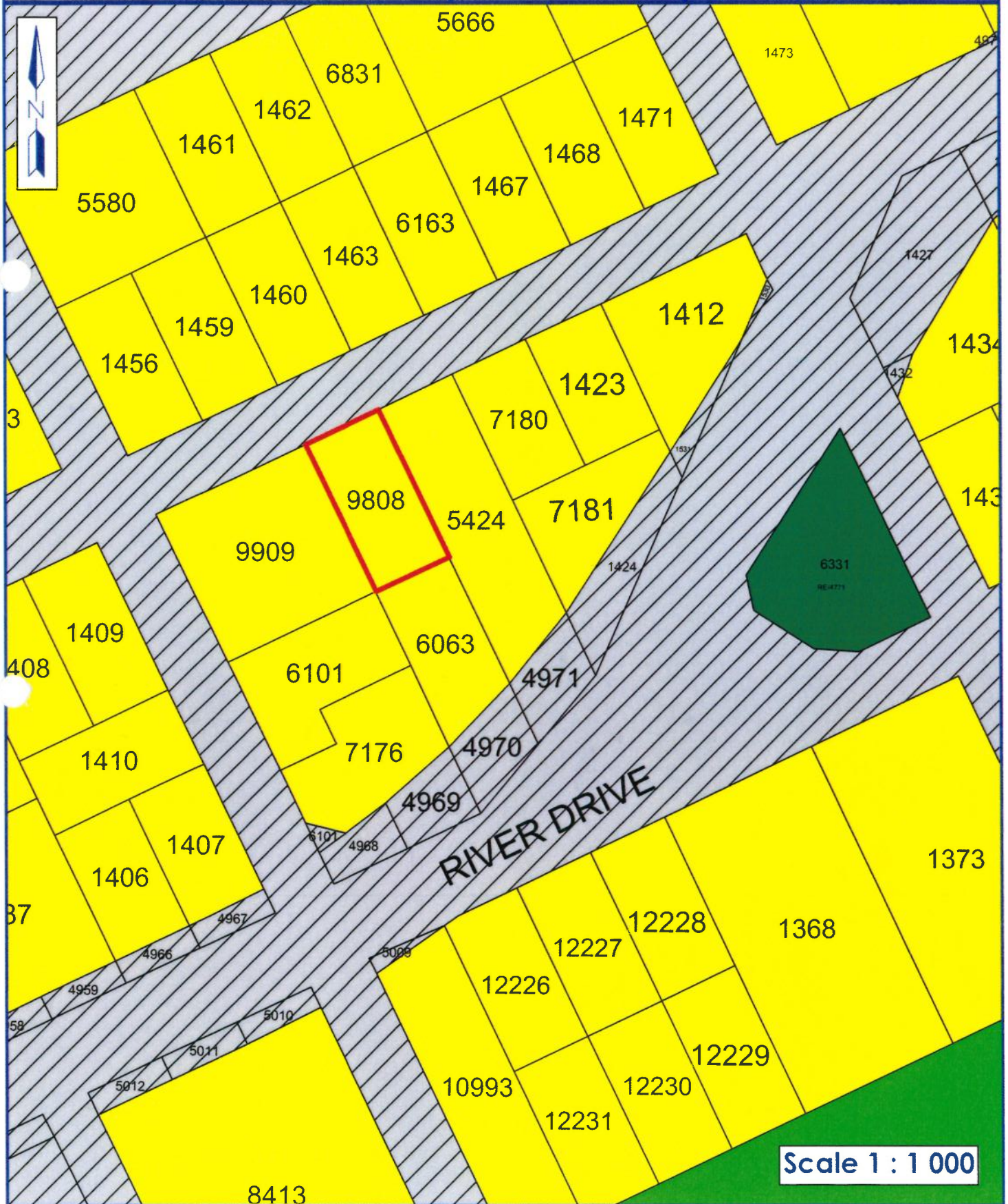
Plan 2: Zoning Plan Erf 9808 Hermanus

-  Subject property (496m²)
-  Residential Zone 1: Single Residential
-  Open Space Zone 2: Public Open Space
-  Transport Zone 2: Road and Parking
-  Open Space Zone 1: Nature Reserve

Tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Plan 2.1
 Unit B, Corner of Royal and Dirkie Uys
 Street Hermanus, 7200
 Plan prepared by: Reatlehle Jankie
 All distances are approximate
 and subject to a survey



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1. ABBREVIATIONS

1.1	OMLUS	Overstrand Municipality Land Use Scheme, 2020
1.2	SDF	Overstrand Municipality Spatial Development Framework, 2020
1.3	OMGMS	Overstrand Municipal Growth Management Strategy, 2010
1.4	OM	Overstrand Municipality
1.5	OM By-Law	Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, as amended
1.6	LUPA	Land Use Planning Act, 2014
1.7	SDP	Site Development Plan
1.8	SR1	Residential Zone 1: Single Residential

2. SUMMARY OF STATUS QUO PROPERTY DETAILS

2.1	Property description	Erf 9808 Hermanus
2.2	Registered owner	Cooper & Harris Family Trust
2.3	Consultant	WRAP Project Office
2.4	Restrictive title deed conditions	None
2.5	Property extent	496m ²
2.6	Current zoning	SR1

3. BRIEF (TERMS OF REFERENCE)

- 3.1 The applicant purchased the subject property in 2016 and has not made any significant alterations to the dwelling;
- 3.2 The applicant intends to do some alterations to the subject property to make it more functional for their family;
- 3.3 The applicant wants to convert the existing deck on the first floor into a study which will be located over the building line;
- 3.4 The applicant also wants to construct a fire hearth for a stove on the ground floor that will encroach on the side building line;
- 3.5 A new slab and uncovered timber deck on the ground floor, which will be higher than 1m is proposed which will encroach on the side building line; and
- 3.6 Various locations for the establishment of the study, stove and timber deck were considered on the subject property but the proposed locations (refer to **Plans 3.1 to 5.2**) proved to be the most feasible.

4. PROCEDURE TO ACHIEVE THE APPLICANT'S INTENT

The following technical procedures for the applicant to obtain the necessary land use rights to conduct the activities that are listed in Section 3 of this report are proposed:

4.1 Departure from the 2m western building line to 1.196m to accommodate the proposed study in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended

- 4.1.1 The applicant wants to establish a study in the position of the existing deck. The portion of the proposed study that encroaches on the side building line measures 3,4m² and 35% of this area comprises of the outside wall;

10 MAY 2021



- 4.1.2 The existing approved building adjacent to the study is located 1,196m from the side boundary line. The rationale for the study to be located 1,196m from the side boundary is to be aligned with the adjacent building, to retain the current building massing and form of structure and will consequently contribute towards increasing the architectural integrity of the building. The proposal of a study outside of the building line that creates a step has been avoided as that would disfigure the architectural styling of the building on the subject property;
- 4.1.3 The proposed study may be a habitable room, but the use thereof is not a noise generating land use. Studies are generally the quietest land use in a dwelling as the occupants use it as a tranquil environment for work and leisure purposes;
- 4.1.4 The proposed conversion of the existing deck into a study does not entail the expansion of the footprint of the subject property but only the construction of a wall to enclose it; and
- 4.1.5 The small size of the proposed study and the non-disruptive nature of the land use is not projected to result in having a negative impact on surrounding properties.

4.2 Departure from the 2m western building line to 1,297m to accommodate the proposed fire hearth in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended

- 4.2.1 The applicant envisages converting the existing covered stoep into an extended living area and the location thereof is 2m from the side and rear building line and therefore does not encroach on the building line;
- 4.2.2 The application envisages constructing a fire hearth that will house a stove that is higher than 1m that is attached to the proposed extended living area;
- 4.2.3 This location has specifically been selected as a living area and land use of the fire hearth is compatible and complementary to each other;
- 4.2.4 The portion of the proposed fire hearth that encroaches on the side building line measures 1,5m² of which 65% consists of a wall and the size of the remainder consists of a void where a stove would be placed. This encroachment over the building line is minor and not visually intrusive to surrounding property owners;
- 4.2.5 The applicant and the family have been spending extended periods in the subject building which has necessitated an improvement in the architectural integrity of the subject property to enhance the liveability thereof. The construction of the proposed fire hearth would therefore be integral in enhancing this liveability;
- 4.2.6 The fire hearth would be used occasionally and not daily and is not a noise generating land use. The nature and intensity of this land use is therefore not projected to lead to surrounding property owners occupying the respective properties in discomfort; and
- 4.2.7 The small size of the portion of the fire hearth that encroaches on the side building line coupled with the non-disruptive nature of the land use will ensure that surrounding property owners do not occupy respective properties in discomfort.

4.3 Departure from the 2m eastern building line to 1,175m and departure of the southern building line from 2m to 1.765m to accommodate the new slab, timber deck and TV niche in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

- 4.3.1 The applicant envisages constructing a new slab, timber deck and TV niche and a portion thereof will encroach on the rear building line. The encroachment measures 2,8m²;
- 4.3.2 The existing approved building adjacent to the proposed slab and timber deck is located 1.175m from the side boundary line and 1.765 from the rear building line. The



rationale for this proposal is for the timber deck to be located 1,175m from the side boundary to be aligned with the adjacent building. This is to also retain the current building massing and form of the structure and will increase the architectural integrity of the subject property;

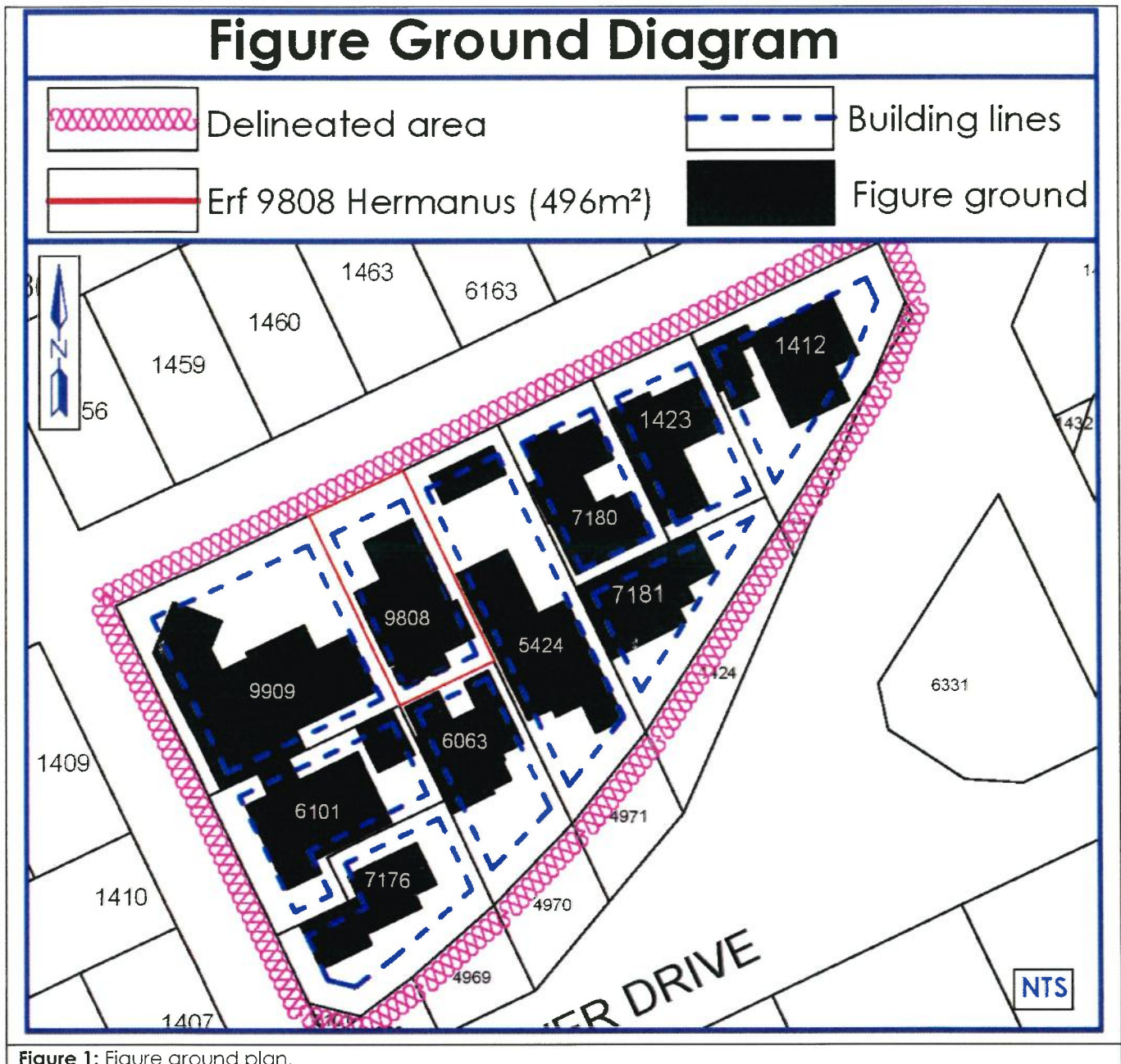
- 4.3.3** The rationale for the proposed location of the slab and timber deck towards the rear of the subject property is for the applicant to have a better view of the ocean and the mountains;
- 4.3.4** The proposed slab and timber deck will not be used daily but occasionally when the occupants of the subject property gather socially. Most of the portions of the subject deck that will be used will be the portions that are located outside of the building line thereby ensuring that the use of the portion of the deck outside of the building lines is minimal; and
- 4.3.5** The small size of the portion of the timber deck that encroaches on the side building line and the unlikely disruptive nature of the land use is unlikely to cause surrounding property owners to occupy respective properties in discomfort.

5. APPLICATION

Considering the land use rights which are sought by the applicant, the following is applied for:

- 5.1 Departure** from the 2m western building line to 1,196m to accommodate the proposed study in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, as amended;
- 5.2 Departure** from the 2m western building line to 1,297m to accommodate the proposed fire hearth in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended;
- 5.3 Departure** from the 2m eastern building line to 1,175m to accommodate the new slab and timber deck in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended; and
- 5.4 Departure** from the 2m southern building line to 1,765m to accommodate the new slab, timber deck and TV niche in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

6. FIGURE GROUND



- 6.1 Figure 1 illustrates that all properties within the delineated area encroach on the side building lines. This therefore illustrates the built form that is valued by residents within the area that is delineated in figure 1; and
- 6.2 The encroachment of the proposed study, fire hearth and new timber deck over the building lines constitutes a minor land use expansion and therefore conforms to the prevalence of buildings that are located over the building lines in the area delineated in figure 1. The approval and implementation of this proposal will therefore retain the built form illustrated in figure 1.



7. TITLE DEED

Title deed T60011/2016 (refer to **Annexure B**) was perused and there are no restrictive title deed conditions that prohibit the land use rights which are sought in this application. No application for the removal of restrictive title deed conditions is therefore required.

8. ZONING

This proposal was assessed in conjunction with the SR1 zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law.

Residential Zone 1: Single Residential				
		Parameters	Proposal	Deviate or comply
8.1	(a)Primary use	crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering.	Dwelling house	Comply
8.2	(b)Consent use (which may be applied for)	day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture.	N/A	N/A
Development rules				
8.3	Coverage	50%	49,3%	
8.4	Building lines	Street building line 4m	7,2m	Comply
		Side building line 2m	Departure from the 2m western building line to 1,196m to accommodate the proposed; Departure from the 2m western building line to 1,297m to accommodate the proposed fire hearth; Departure from the 2m eastern building line to 1,175m to accommodate the new slab and timber; Departure from the 2m southern building line to 1,765m to accommodate the new slab, timber deck and TV niche.	Applied for and motivated
8.5	Height	The maximum height of a building measured from the base level to the top of the structure is 8,0 m.	8m	Comply



MOTIVATION

8.6	Parking	Parking and access shall be provided on the land unit in accordance with Chapter 17.1. Dwelling house 2 parking bays	There is a double garage on the subject property.	Comply
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The subject property is not designated as heritage sensitive in the Heritage Protection Overlay Zone or as environmentally sensitive in the Environmental Management Overlay Zone.

9. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated:

9.1 Solid waste

Solid waste is collected on the premises by the OM on a weekly basis and the approval and implementation of this proposal will not alter that.

9.2 Electricity

The existing building is connected to the existing electricity network in Hermanus, and the approval and implementation of this proposal will not alter that.

9.3 Water

The existing building is connected to the reliable potable water network available in Hermanus that is supplied by the OM and the approval and implementation of this proposal will not alter that.

9.4 Sewage

The existing building is connected to a conservancy tank and the approval and implementation of this proposal will not alter that.

9.5 Access and egress

Access to the subject property is gained from Kiewiet Street and the approval and implementation of this proposal will not alter that.

10. SPATIAL PLANNING POLICIES

10.1 OMZS, 2010

The subject property is designated for no densification residential purposes and the study, fire hearth and new timber deck proposed over the building lines does not entail densification on the subject property.

10.2 SDF, 2020

The subject property is designated for residential purposes in the SDF and the study, fire hearth and new timber deck proposed over the building lines are in harmony with this residential designation.



11. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains planning principles by which each development application must be guided. A policy proposal in SPLUMA which are pertinent to this proposal are recorded:

11.1 Spatial Justice

11.1.1 Spatial justice in the context of spatial and land use planning refers to development proposals that redress the past apartheid spatial development imbalances. The apartheid spatial development pattern was characterised by low-density suburban sprawl where residents did not practice any home occupations. The monofunctional zoning codes of the apartheid era therefore reinforced this spatial development trend. The post-apartheid spatial development pattern is characterised by residential development having a greater mix of land uses and this is reinforced by the multifunctional zoning codes. This proposal for a study on the subject property that would enable the applicant to work from home which is contrast with apartheid spatial development imbalances and is a hallmark of spatial justice; and

11.1.2 The proposed renovations on the subject property that will be enabled through the approval for the departures sought for the establishment of a study, fire hearth and new timber deck over the building line in addition to the renovations proposed that are not located over the building lines will primarily employ the historically marginalised. Labour employed will use the income to access housing, services and ensure upward socio-economic mobility which is a hallmark of spatial justice. Although the nature of the employment will be temporary, any employment created amid the current turbulent economic climate is a great feat.

11.2 Spatial Sustainability

Spatial sustainability refers to development proposals that enable the creation of viable communities. The ability of the applicant to work from home reduces the extended travel distances between work and residential areas. This is projected to contribute to the alleviation of congestion and pollution. The ability for property owners to make improvements to respective portions of the property over the building lines as motivated in this application increases the comfort with which property can be occupied and contributes towards the enhancement of the architectural integrity of buildings within the neighbourhood. All the positive aspects that will accrue with the approval and implementation of this proposal will contribute towards the creation of Hermanus as a viable community which is a hallmark of spatial sustainability.

11.3 Efficiency

Efficiency in the context of land use planning refers to the need to enable urban areas to optimally make use of space, land and resources. This proposal for the establishment of a study, fire hearth and new timber deck proposed over the building lines on the subject property promotes the optimal use of space and land within the engineering services capacity of the subject site and is therefore a hallmark of efficiency.

11.4 Spatial Resilience

Spatial resilience in the context of land use planning refers to spatial plans, policies and land use management systems that should enable settlements to reach the maximum potential in terms of access to opportunities. The subject property is designated for residential purposes in the SDF and OMGMS. The opportunity that the owner has to work from home in the proposed study, will unlock the maximum potential and opportunities on the subject



property in a manner that is sensitive to the immediate surrounding residential context. The proposed fire hearth and new timber deck is aligned with the dominant residential use of the subject property as prescribed in the SDF and OMGMS. This proposal is in harmony with the spatial proposals pertinent to the subject property which promotes spatial resilience.

11.5 Good administration

The OM is the organ of state which is responsible for good administration by means of public participation and complying with the prescribed time frames in the By Law and the OM has a credible history of upholding the principles of good administration.

12. NEED AND DESIRABILITY

The need and desirability for the approval and implementation of this proposal will be illustrated in accordance with Section 66 (1) (c) of the OM By-Law and DEADP Provincial Support Document on Relevant Considerations:

12.1 Need and desirability

12.1.1 Desirability, amongst others, refers to two components where need refers to "time" and desirability refers to "place". In other words, is it the right time and is it the right place for locating the proposed type of land use/activity? The Covid 19 regulations have forced the applicant to increasingly work from home and therefore necessitated the establishment of a study on the subject property. The study is therefore proposed at the right time as it would enable the applicant to respond to the work conditions that have forced employees to do an increasing amount of work from home. The study is proposed towards the rear of the property and will provide the applicant with the necessary privacy and quiet environment when working and clearly separate the working and living space; and

12.1.2 The Covid 19 regulations have also historically forced people to spend increasing amounts of time at home. This has consequently forced the applicant to propose renovations to establish a fire hearth and new timber deck to increase the comfort with which the subject property is occupied and is therefore proposed at the right time. These proposed land uses marginally encroach on the side building lines thereby not being projected to result in surrounding property owners occupying respective properties in discomfort and are proposed at the right place.

12.2 Impact on views, sunlight and character of the area

12.2.1 The proposed study, fire hearth and new timber deck that are located over the building line are lower than the 8m which is the height restriction that is applicable on the subject property and will therefore not be visually imposing on the surrounding properties; and

12.2.2 The proposed location of the proposed land uses over the building line is in harmony with the character of the residential area that is characterised by buildings located over the building line and will therefore retain the existing character of the area.

12.3 Economic impact

This proposal, in conjunction with other building alterations that are proposed within the building will generate some employment opportunities during the renovation phase. Although the employment that will be generated will be temporary, every employment opportunity that is created amid the current economic climate that is characterised by job losses is a great feat.



12.4 Impact on safety and wellbeing

The land uses that are proposed over the building line are not noise generating activities and it is therefore not projected to compromise on the safety and wellbeing of surrounding property owners.

12.5 Environmental Considerations

The area of the subject property where the building line departures are sought is not located on environmentally sensitive land.

12.6 Heritage considerations

The subject property is not listed in the heritage register.



13. EVALUATION

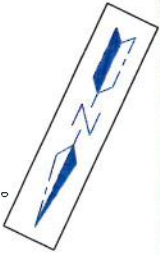
The rationale for the approval and implementation of this proposal can be summarised as follows:

- 13.1 The building line departures are sought to accommodate the increased and changing space requirement for the applicant to work from home when required and to make architectural improvements to enhance the comfort with which the subject property will be occupied; and
- 13.2 There are numerous examples of buildings that are located over the building line in proximity to the subject property. This proposal is therefore in harmony with the built form of the immediate surrounding.

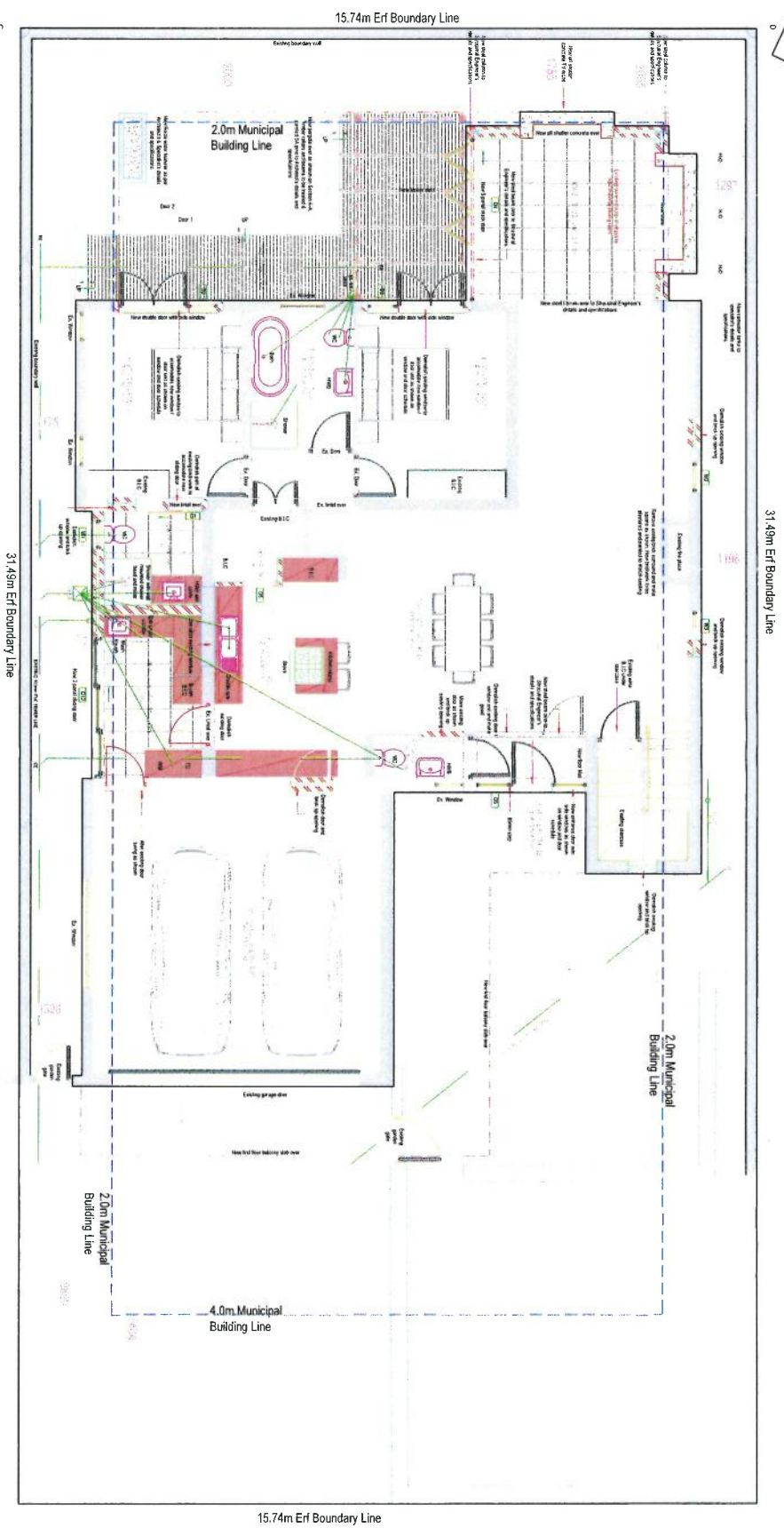
14. RECOMMENDATION

It is recommended that the following is approved:

- 14.1 **Departure** from the 2m western building line to 1,196m to accommodate the proposed study in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, as amended;
- 14.2 **Departure** from the 2m western building line to 1,297m to accommodate the proposed fire hearth in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended;
- 14.3 **Departure** from the 2m eastern building line to 1,175m to accommodate the new slab and timber deck in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended; and
- 14.4 **Departure** from the 2m southern building line to 1,765m to accommodate the new slab, timber deck and TV niche in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.



Scale 1 : 100



Parameter	Compliance
Permissible coverage	50%
Proposed coverage	49.3%
Required parking	2
Proposed parking	2
Maximum height	8m
Proposed height	8m

Subject property 496m²

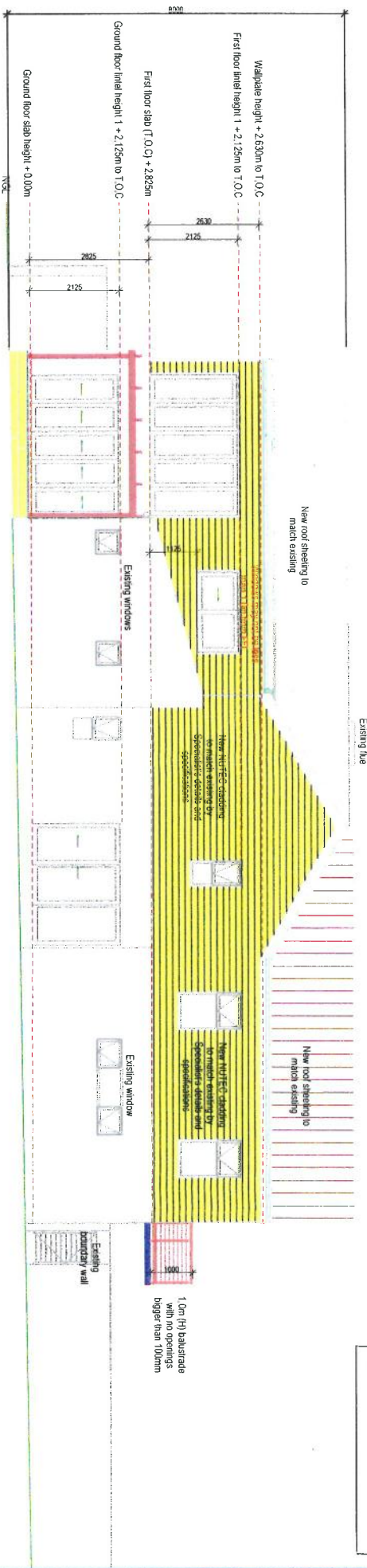
Tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Plan 3.1
 Unit B, Corner of Royal and Dirkie Uys
 Street Hermannus, 7200
 Based on plans by: LukeArchitect

Distances are approximate and subject to a survey



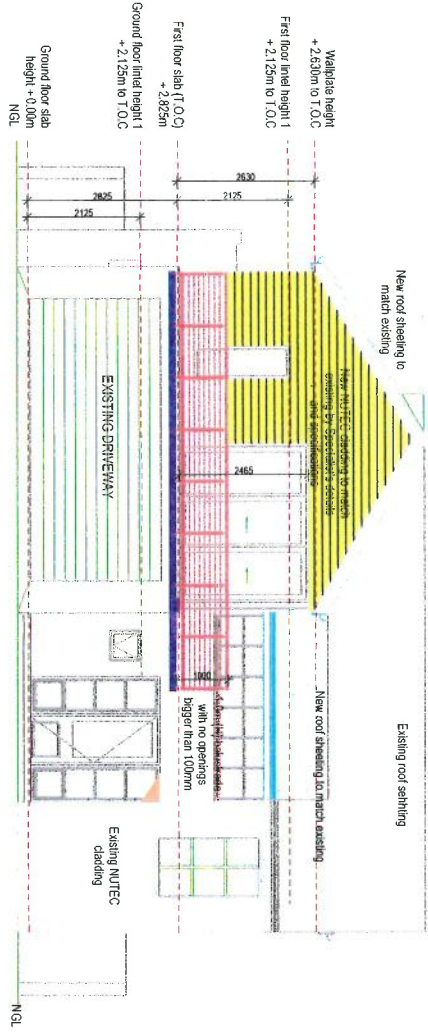
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East Elevations



Scale 1 : 100

North Elevations



Scale 1 : 100

Plan 4.1: Elevations Plan

Erf 9808 Hermannus

Tel: 028 313 1411

Email: admin@wrappgroup.co.za

Plan 4.1

Unit B, Corner of Royal and Dikie Uys Street Hermannus, 7200

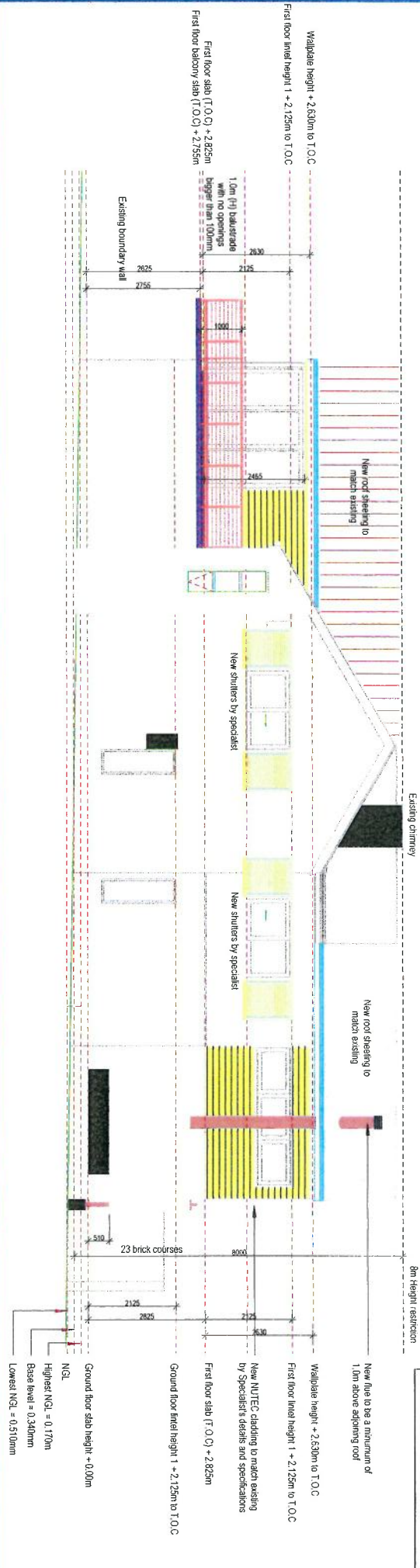
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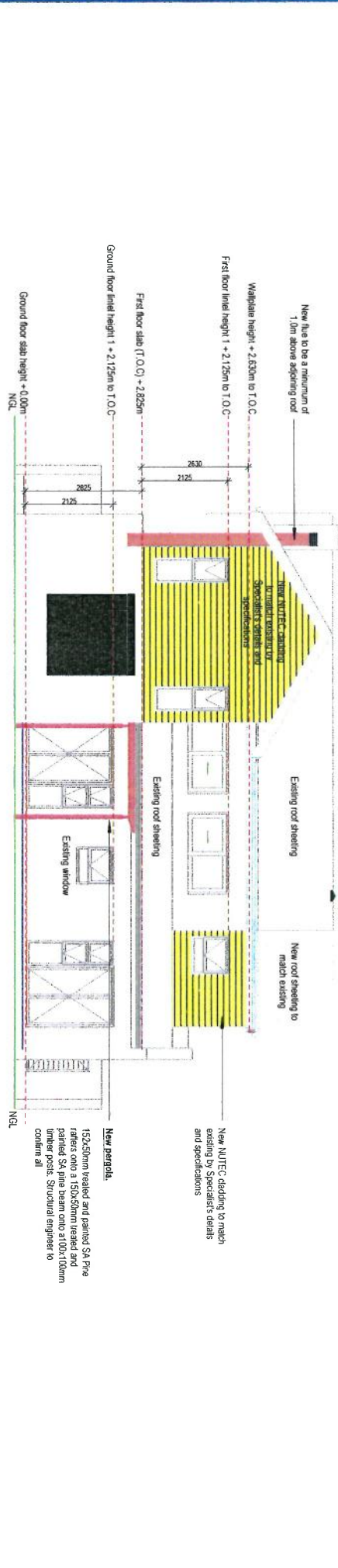


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West Elevations



South Elevations



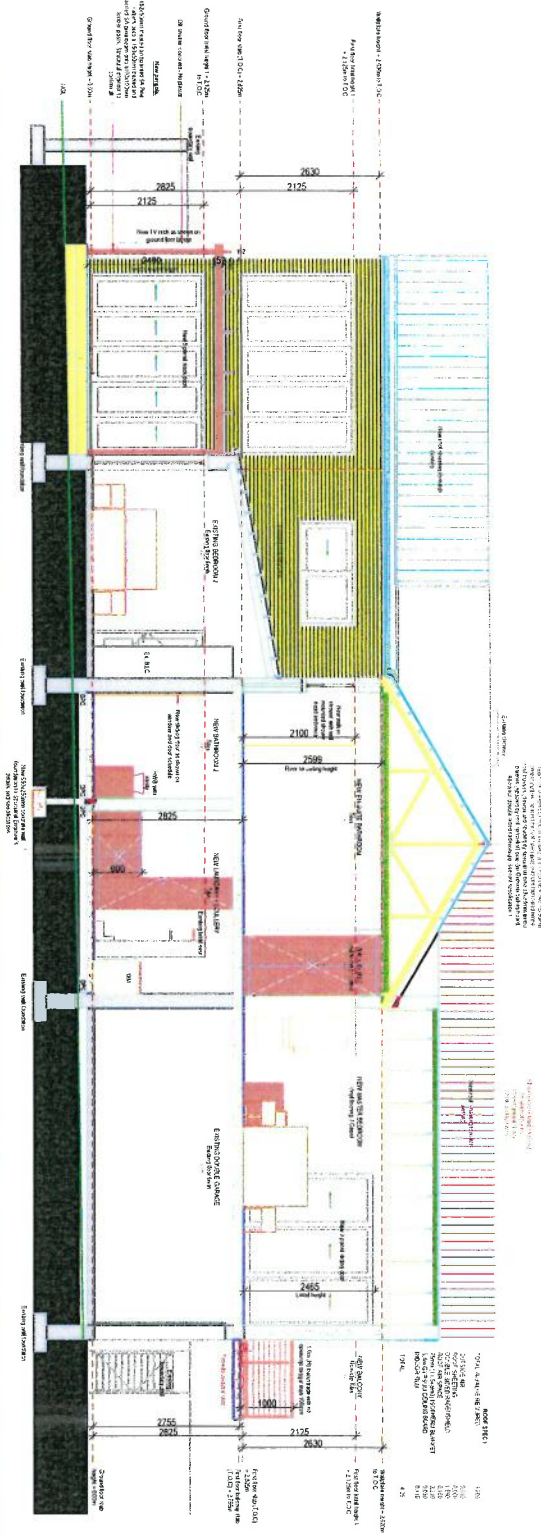
Plan 4.2: Elevations Plan Erf 9808 Hermannus

Tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Plan 4.2
 Unit 8, Corner of Royal and Dirkie Uys
 Street Hermannus, 7200
 Based on plans by: Luke Architect
 Plan prepared by: Redlehle Janke
 All distances are approximate
 and subject to a survey



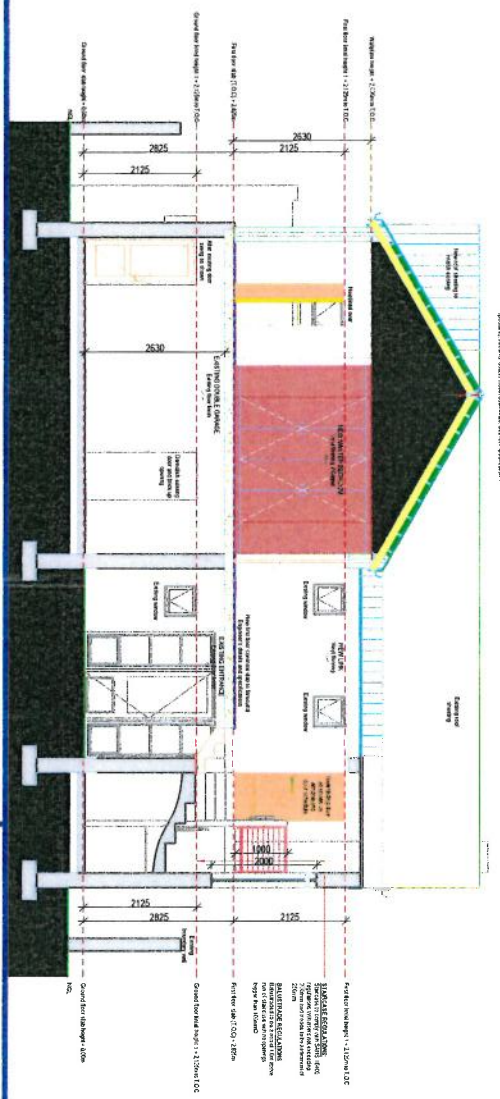
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Sections AA



Scale 1 : 100

Sections BB



Scale 1 : 100

Plan 5.1: Sections Plan Erf 9808 Hermanus

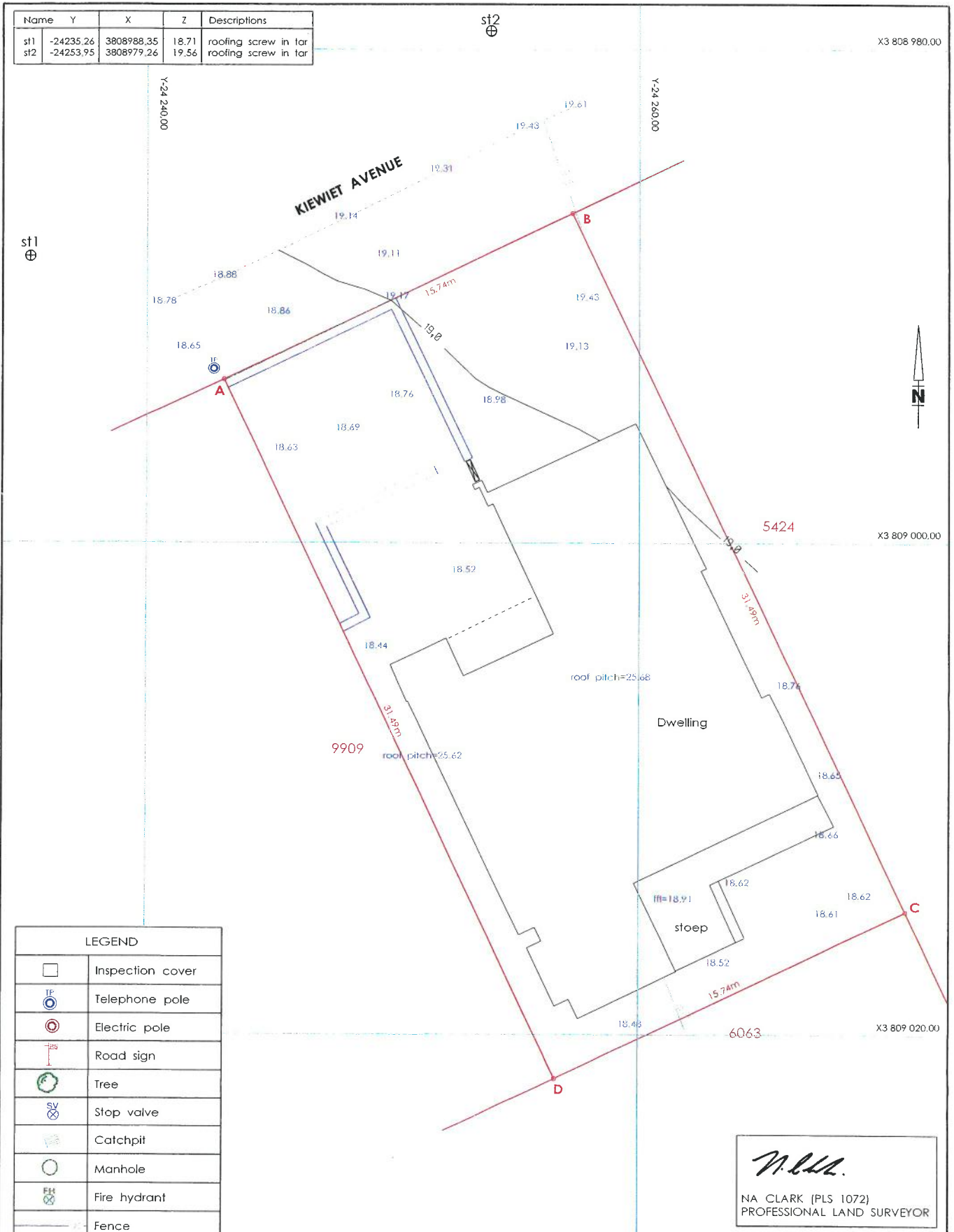
Tel: 028 31 1411
 Email: admin@wrpgroup.co.za
 Plan 5.1
 Unit B, Corner of Royal and Dirkie Uys
 Street Hermanus, 7200
 Based on plans by: Luke Architect
 Plan prepared by: Reetlehlle Jonkie
 All distances are approximate
 and subject to a survey



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Name	Y	X	Z	Descriptions
st1	-24235.26	3808988.35	18.71	roofing screw in tar
st2	-24253.95	3808979.26	19.56	roofing screw in tar


X3 808 980.00



LEGEND	
	Inspection cover
	Telephone pole
	Electric pole
	Road sign
	Tree
	Stop valve
	Catchpit
	Manhole
	Fire hydrant
	Fence
	Wall
	Kerb
	Kerb and channel
	Cadastral boundary
	Edge of tar

M.L.L.
 NA CLARK (PLS 1072)
 PROFESSIONAL LAND SURVEYOR

Project TOPOGRAPHIC SURVEY ERF 9808 HERMANUS	Client THE COOPER & HARRIS FAMILY TRUST	Constants Y 0.00	X 0.00
	Architect LUKE Architects	Height Datum WG584	System WG584
	Notes	Project No H9808	Drawing No H9808
		Scale 1:200 Date March 2021	



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