

ERF 3142, 9 CROSS STREET, ONRUS RIVER: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: SMART SOLUTION ARCHITECTURE ON BEHALF OF DJ & MP LE ROUX

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

- **Departure** in terms of Section 16(2)(b) to relax the following:
 - Western lateral building line from 2m to 0,695m to accommodate extensions to an existing storeroom and the use change into a laundry, and also to relax the same building line from 2m to 1,311m to accommodate a new guest bathroom and the replacement of windows in the main dwelling.
 - Eastern lateral building line from 2m to 1,348m to accommodate the proposed new kitchen, the replacement of windows and the use change of the existing storeroom to a scullery.
 - Rear building line from 2,0m to 0m to legalize the extensions to the domestic quarters, and also to accommodate a portion of the storeroom changed to a laundry.
- **Determination of an administrative penalty** in terms of Section 16(2)(q) for unauthorised land use as mentioned 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 / (e) loretta@overstrand.gov.za) on or before **20 October 2023**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **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 3142, CROSSSTRAAT 9, ONRUSTRIVIER: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: SMART SOLUTION ARGITEKTUUR NAMENS DJ & MP LE ROUX

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

- **Afwyking** ingevolge Artikel 16(2)(b) om die volgende te verslap:
 - Westelike syboullyn vanaf 2m na 0,695m om aanbouings aan 'n bestaande stoorkamer en die gebruiksverandering na 'n waskamer te akkommodeer, en ook om dieselfde boublyn vanaf 2m tot 1,311m te verslap om 'n nuwe gastebadkamer en die vervanging van vensters in die hoofwoning te akkommodeer.
 - Oostelike syboullyn vanaf 2m na 1,348m om die voorgestelde nuwe kombuis, die vervanging van vensters en die gebruiksverandering van die bestaande stoorkamer na 'n opwaskamer te akkommodeer.
 - Agterboullyn vanaf 2,0m na 0m om die aanbouings aan die bediendekwartiere te wettig, en ook om 'n gedeelte van die stoorkamer wat in 'n waskamer verander is, te akkommodeer.
- **Bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) vir ongemagtigde grondgebruik soos hierbo genoem.

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 / (e) loretta@overstrand.gov.za) voor of op **20 Oktober 2023**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. H Olivier** at 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 3142, 9 CROSS STREET, ONRUS RIVER: ISICELO SOPHAMBUKO NOKUMISELWA KWESOHLWAYO SOLAWULO: SMART SOLUTION ARCHITECTURE EGAMENI LIKA-DJ & MP LE ROUX

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe sokulandelayo:

- **Uphambuko** ngokwemiqathango yeCandelo 16(2)(b) ukunyeniswa kokulandelayo:
 - Komda wesakhiwo osecaleni eNtshona ukususela kwi-2m ukuya kwi-0,695m ukulungiselela ulwandiso kwisitora esele sikho nokutshintshwa kokusetyenziswa kwegumbi lokuhlambela, nokunyenisa ngokunjalo umda wesakhiwo esinye ukususela kwi-2m ukuya kwi-1,311m ukulungiselela ukwakhiwa kwegumbi lokuhlambela leendwendwe nokufakelwa kweefestile ezintsha kwisakhiwo esingundoqo.
 - Kumda wesakhiwo osecaleni eMpuma ukususela kwi-2m ukuya kwi-1,348m ukulungiselela ukwakhiwa kwekhitshi elicetywayo, ukukhutshwa kufakelwe iifestile ezintsha nokutshintshwa kokusetyenziswa kwestora sibe ligumbi lokuhlambela izitya.
 - Kumda ongasemva kwisakhiwo ukususela kwi-2,0m ukuya kwi-0m ukwenza ulwandiso lwesakhiwo lube semthethweni lube ngamagumbi abasebenzi, nokulungiselela ngokunjalo isahlulo sestora sitshithelwe kwigumbi lokuhlambela impahla.
- **Ukumiselwa kwesohlwayo solawulo** ngokwemiqathango yeCandelo 16(2)(q) ngokusetyenziswa komhlaba ngokungagunyaziswanga njengoko kuchaziwe ngasentla.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-20 uOktobha 2023**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **kuMnu H Olivier** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

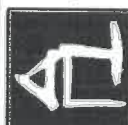
MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS TO SUPERSEDE SMALL 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	12.06.2023	DEPARTURE APPLICATION
01	18.07.2023	DEPARTURE APPLICATION - amendments to existing outbuilding

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

SITE RESTRICTIONS:
STREET BUILDING LINE
LATERAL BUILDING LINE
REAR BUILDING LINE
HEIGHT RESTRICTION
TITLE DEED BUILDING LINES (see drawings)
N/A

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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PROJECT NAME:
ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
HOUSE DJ & MP LE ROUX
ERF 3142
9 CROSS STREET
ONRUS
7200

DWG TITLE:
LOCALITY MAP

DATE:
18.07.2023

DRAWN BY:
RUCHELLE TALJAARD + JEANNE NEL

CHECKED BY:
D SWART

DRAWING SCALE:
AS SHOWN

DRAWING NO.:
10474 - A3 - 01

SACAP REG.:
PSAT 24749037

PRINT A3 LANDSCAPE

REV NO.:
01

LOCALITY MAP

MUNICIPAL APPROVAL STAMP



SMART SOLUTION ARCHITECTURE

and Architectural Consultants

PRINCIPAL: Ian Smil t/a Smart Solution Architecture

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18.07.2023 (REV 01)

OVERSTRAND MUNICIPALITY
16 PATERSON STREET
PO BOX 20
HERMANUS
7200

TO WHOM IT MAY CONCERN:

MOTIVATIONAL LETTER

Pre-consultations	n/a
Property location:	Erf 3142 9 Cross Street Onrusrivier 7200
Property size:	495.00m ²
Coverage permitted:	50.00%
Proposed coverage:	45.84% (226.91m ²)
Property zoning:	Single Residential (SR1)
Title Deed number & date:	T 000063052/2022

A) PROPOSED DEVELOPMENT:

With reference to drawings (**dd: 18-07-2023-Rev 01**) attached to this application:

- I 0474/A3/01 - Locality Map
- I 0474/A3/02 - Locality Plan
- I 0474/A3/03 - Site Photos
- I 0474/A1/04 - Site, floor and Roof plan layout, section, and Elevations
- I 0474/A3/05 - Sections and Elevations
- I 0474/A3/06 - Outbuilding: Partial layouts & Elevation
- I 0474/A3/07 - Outbuilding: Elevation & Sections
- I 0474/A3/08 - Dwelling: Partial layouts & Elevation
- I 0474/A3/09 - Dwelling: Partial layouts & Elevation & Sections

Background:

The property with all structures as is (Main dwelling and outbuilding) was recently purchased from Ms. Yvonne Nortje (November 2022), the newly registered owners Mr. DJ Le Roux and Mrs. MP Le Roux, appointed us to assist them with updating the building plans and legalize all structures on site and obtain approval for proposed alterations and additions.

Records of previous building plans submitted and approved for Erf 3142, Onrusrivier.

1. Original building plans for main dwelling and outbuilding 1982 (41 years ago)
2. Alterations and addition to outbuilding 1986 (37 years ago)
3. Alterations and additions to main dwelling 2000 (23 years ago)

18 JUL 2023

ERF 3142, 9 CROSS STREET, ONRUS – rev 01: 18.07.2023

During the period of 1982 (original building plan) and November 2022, the previous owners had done alterations and additions to both the main dwelling and outbuilding. Unfortunately, the previous owners have passed away and we cannot accurately confirm when these changes were done.

We can only assume the unauthorized additions to outbuilding were done in 1986 with the proposed alterations and additions as submitted and approved by council.

The unauthorized additions to outbuilding, marked as 'A' & 'B' on drawings attached to application.

- 'A' – The care taker's room (Domestic Quarters) was extended in width.
- 'B' – Previously approved storeroom was extended, now to be used as an outside laundry due to limited space in the main dwelling.

The unauthorized additions made to the main dwelling we again can only assume were done in 2000 with the alterations and additions as submitted and approved by council.

The unauthorized additions to main dwelling, marked as 'D' on drawings attached to application.

- Currently there is an illegal storeroom attached to the dwelling with access from outside only to be demolished. Application for permanent building line relaxation to accommodate new proposed bathroom to follow later in application.

Refer to clause C for proposed alterations and additions to main dwelling marked as ...

- 'C' - New proposed kitchen in line with existing garage wall (no windows)
- 'D' - Existing bathroom to be extended up to existing building (in line with ensuite and bedroom 03)
- 'E' - Previously approved storeroom to be converted into new scullery, new 900x1200mm window.
- 'F' - Existing windows to be replaced with new.
- 'G' - Existing bathroom window replaced with smaller window.

...all as proposed on drawings attached to application.

B) CHARACTER OF THE ENVIRONMENT:

Erf 3142 is a mixed use area with most of the properties registered as Single Residential 1 (SR1). Current zoning scheme restrictions imposed on Erf 3142 with property are as follows:

Street building line	5.0m
Lateral building lines	2.0m
Rear building line	2.0m
Height restriction	8.0m from base level
Coverage permitted	50%
Title Deed restrictions:	n/a

Adjoining and surrounding dwellings are single and double storey dwellings, with no architectural or heritage significance with average erf sizes of 450m² - 900m².

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 proposed alterations and additions to existing dwelling has no negative impact on any of the adjoining and surrounding properties.

Areas as marked on drawings attached to application.

- **Legalize unauthorized building work.**

- 'A' -Outbuilding

- Existing structure as is on site (as built), assume it was done in 1986.

- 'B'-Outbuilding

- Existing structure as is on site (as built), assume it was done in 1986.

- Previously approved storeroom was extended, now to be used as and outside laundry due to limit space in the main dwelling.

- **New proposed alterations and additions.**

- 'C' – Main Dwelling

- Current kitchen is situated within the center of the dwelling with now direct sunlight and a small area for both the dining and lounge area.

- We propose a new kitchen to be built in line with existing dwelling (garage wall), which will allow for an open plan kitchen, dining room and separate lounge area.

- 'D'– Main Dwelling

- Existing general bathroom too small to cater for guests, therefore we wish to demolish the existing bathroom and illegal storeroom, build a new bathroom (sufficient in size) up to and in line with the existing dwelling.

- 'E'– Main Dwelling

- Convert existing storeroom into a scullery/ laundry as the storeroom is not needed and a scullery/laundry is needed. New window for scullery/laundry to be installed.

- 'F'– Main Dwelling

- Existing garage and bedroom 03 windows to be replaced with new. (maintenance)

- 'G'– Main Dwelling

- Existing en-suite window to be replaced with new, smaller window than the existing.

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 SANS10400 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.

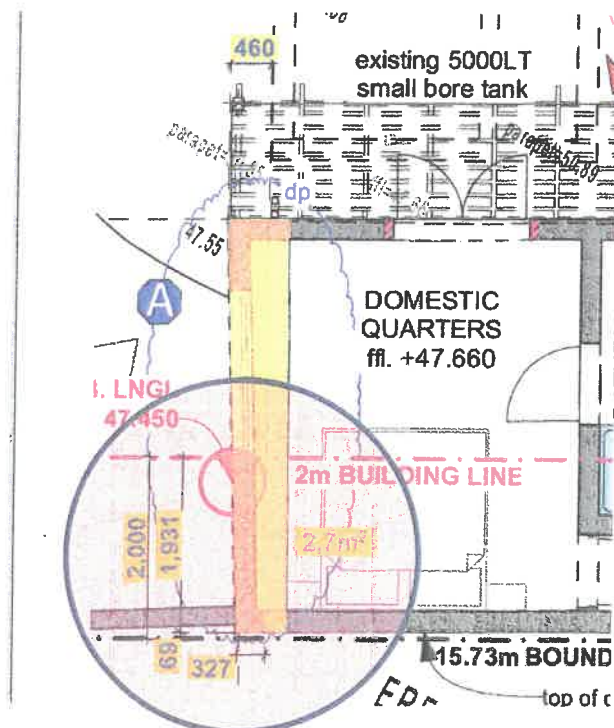
G) PLANNING PRINCIPLES

Not applicable to current application.

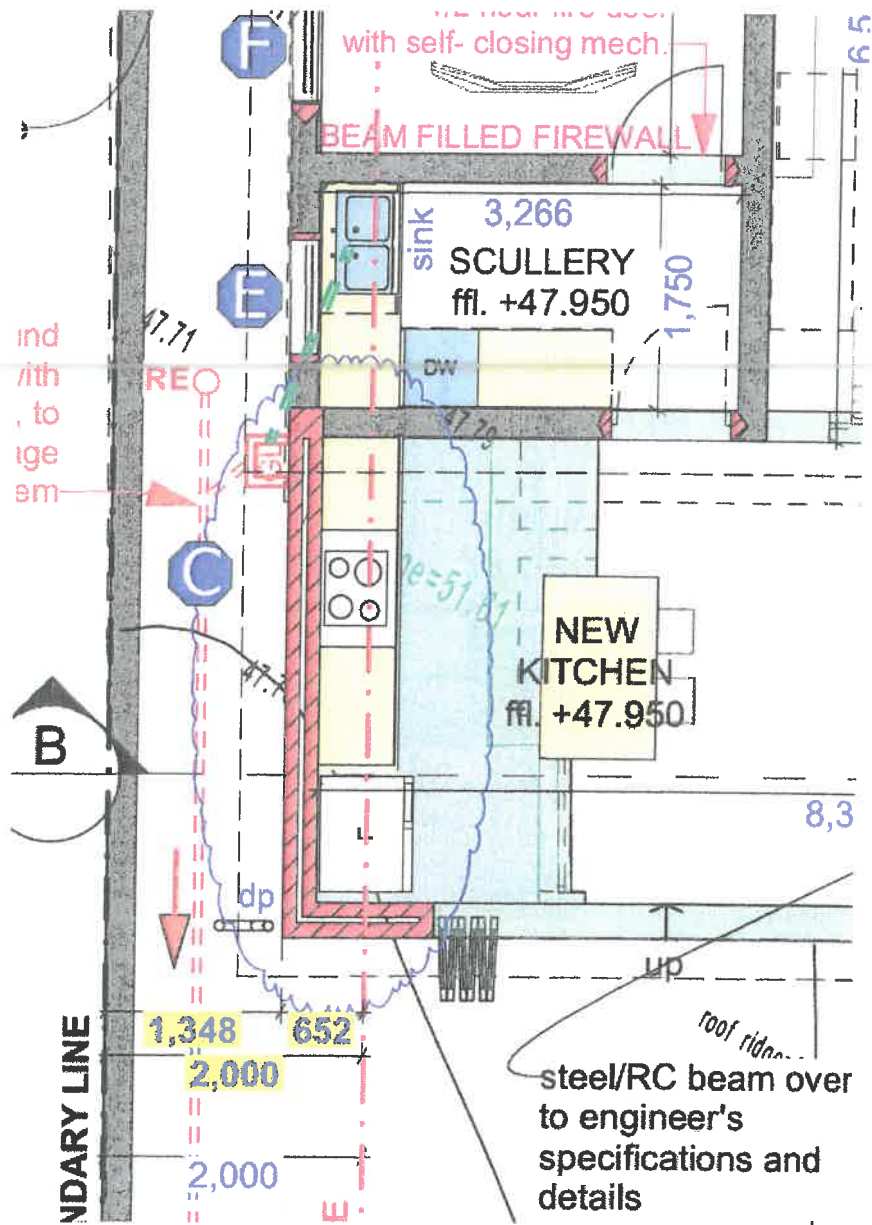
I / we would like to obtain approval and permission as required from Overstrand Town Planning Department to proceed with submission to Building Control Department for building plan approval for the building work as per drawings attached.

Applications:

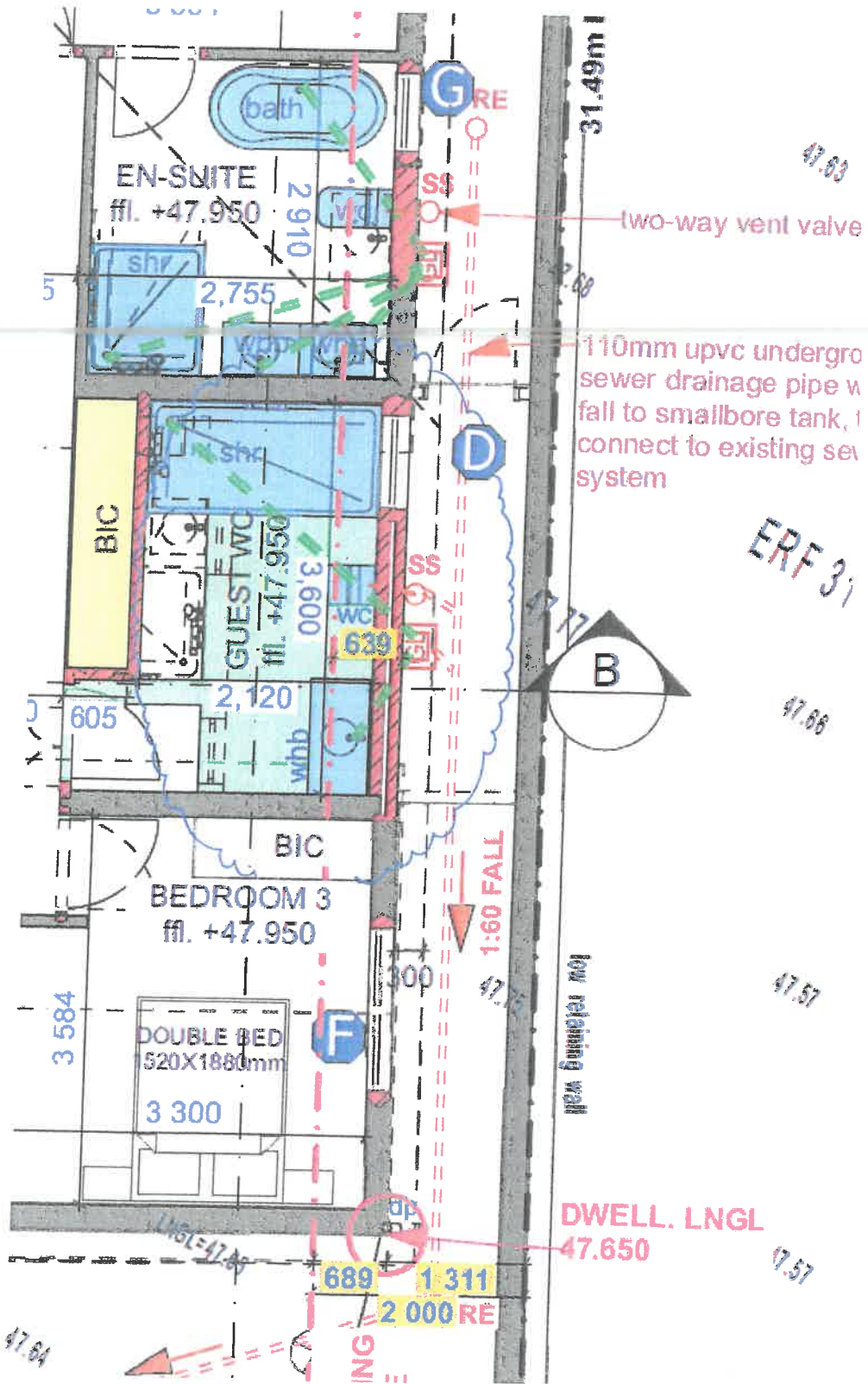
1. **Permanent relaxation** on the 2.0m rear building line from **2.0m to 0.0m** to legalize the existing the unauthorized extension to existing domestic quarters.



3. Permanent relaxation on the 2.0m side building line from 2.0m to 1.348 for garage window to be replaced (maintenance), usage change of storeroom to new scullery, new window for scullery and new proposed kitchen.

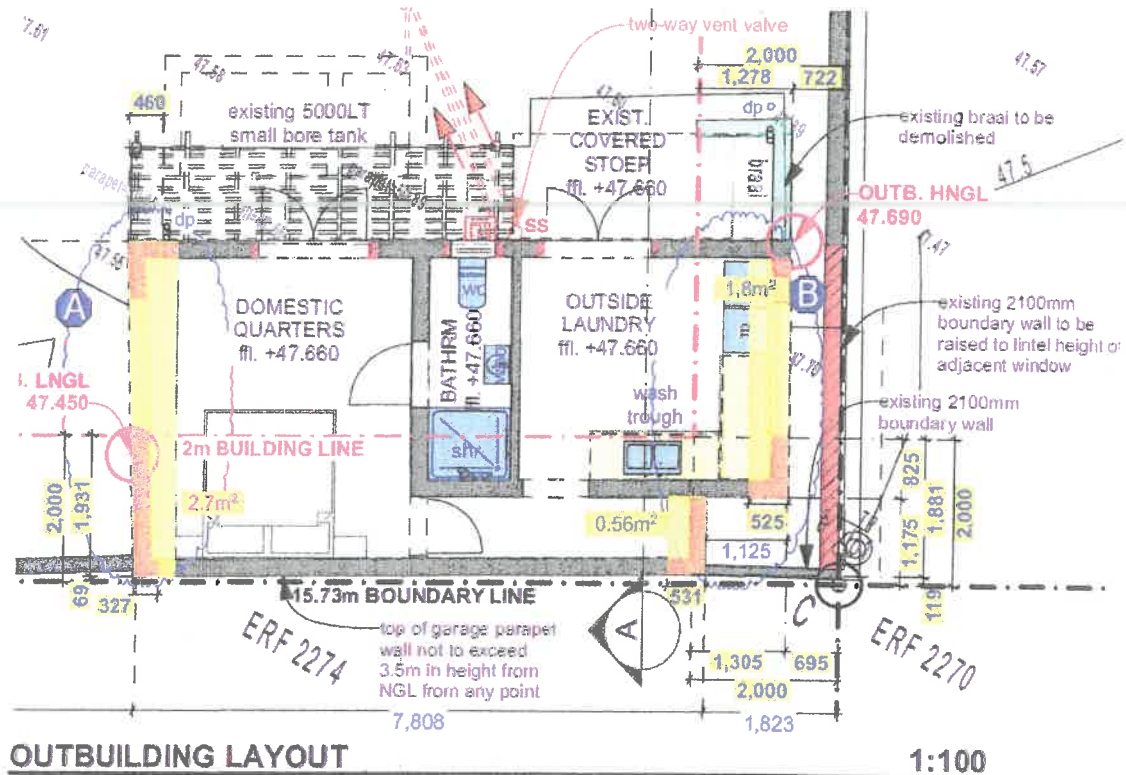


4. **Permanent relaxation** on the 2.0m side building line from 2.0m to 1.311 for en-suite window to be replaced with new (smaller window), new guest bathroom and existing bedroom 3 window to be replaced with new (maintenance)



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

1. Unauthorized building work done by previous owners (Mr & Mrs Nortje), areas marked 'A' & 'B';
2. Existing building and outbuilding positions (footprint) vary from previously approved building plans.



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

1. Unauthorized building work.

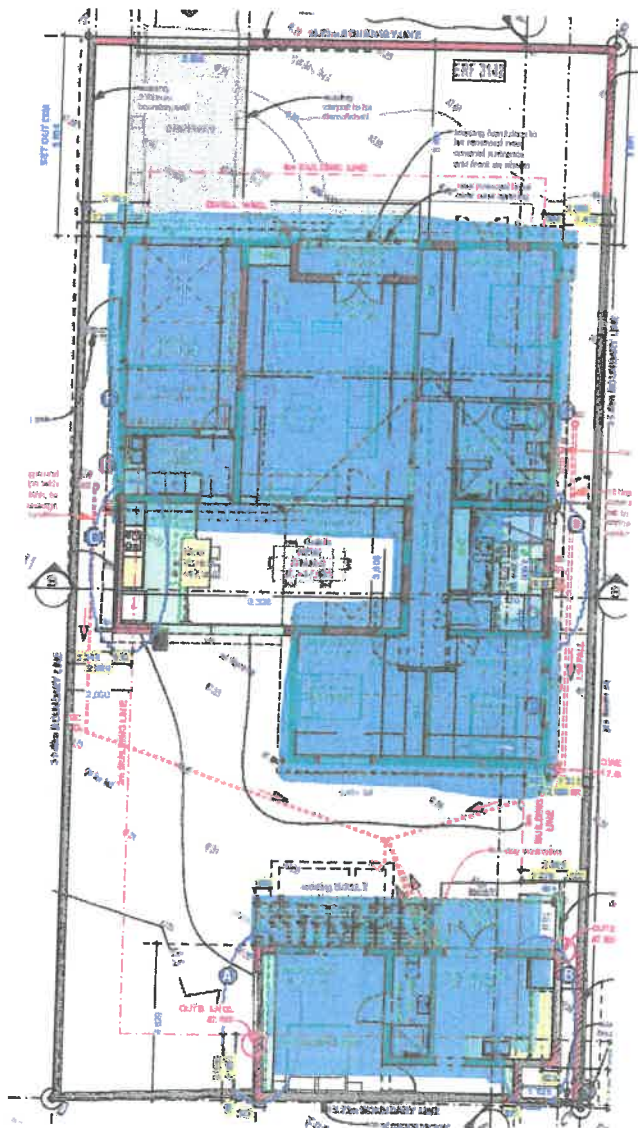
As mentioned previously, both the previous owners have passed away, therefore is not possible to accurately confirm or determine the exactly when construction occurred. With our site visit and inspecting the structures on site, it seems that the building work was done with the building work for which building plans was submitted and approved (1986 and 2000), but the previous owners must have deviated from these approved building plans as they were the only registered owners of the property since the construction of the original dwelling and outbuilding.

- Unauthorized work done to outbuilding - 37 years ago (assumption)
- Unauthorized work done to main dwelling - 23 years ago (assumption)

Out building area 'A'	=	2.70m²	
Construction cost	=	2.70m ² x R 8 000.00	
	=	R 21 600.00	
Out building area 'B'	=	2.36m²	
Construction cost	=	1.8 ² x R 8 000.00	
	=	R 14 400.00	
Construction cost	=	0.56m ² x R 8 000.00	
	=	R 4 480.00	
Total construction cost for unauthorized building work	=	R 40 480.00	

2. Existing building and outbuilding footprint.

The original building and outbuilding were construction in 1982, in those days they did not make use a land surveyor to set out building footprint, the building footprint was most likely set out either by the owner's self (owner builder) or by the appointed contractor. Therefor the minor deviations on building footprint / position.



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

All unauthorized building work between 1982 and November 2022 was done by previous owners (Mr & Mrs Nortje). The newly registered owners would like to obtain approval for these structures.

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

n/a – Construction cost as given above (2(a)) has been calculated according to current construction costs with similar specifications.

(d) Whether the unlawful conduct was stopped; and

1. No, the building works were done between, 1982 and 2000.
2. No, our client purchased the structures as is from Ms Yvonne Nortje, they were only made aware of the deviation on the position of the existing structures after they had received the survey done by land surveyor.

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

Unknown, as our clients purchased the dwelling and outbuilding structures as is.

Since the building has been standing in the exact position for the last 37 years, we on behalf of the client would like to apply for **exemption** on any administrative penalties related to unauthorized building work and the deviation on the existing footprint / structure positions.

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

Yours truly,



D Swart / T: 028 125 0019 / C: 0796941728
dian@ssarc.co.za / www.ssarc.co.za

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REV NO	DATE	DESCRIPTION:
00	12.06.2023	DEPARTURE APPLICATION
01	18.07.2023	DEPARTURE APPLICATION -amendments to existing outbuilding

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

SITE RESTRICTIONS:
 STREET BUILDING LINE 3.000m
 LATERAL BUILDING LINE 2.000m
 REAR BUILDING LINE 2.000m
 HEIGHT RESTRICTION 3.000m
 TITLE DEED BUILDING LINES (see drawings) N/A

ZONE APPLICABLE:
 SINGLE RESIDENTIAL (SR1)
 TOWNHOUSING - ZONE 1 (GR1)
 TOWNHOUSING - ZONE 2 (GR2)
 FLATS - ZONE 3 (GR3) and GR4
 LESS FORMAL DEVELOPMENT (LFD)



SMART SOLUTION ARCHITECTURE
 and Architectural Consultants
 Members of SACAP / CIA / and SAAT
 PRINCIPAL: Ian Smit 1/6 Smart Solution Architecture
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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 DJ & MP LE ROUX

ERF 3142
 ONRUS
 7200

DWG TITLE:
 LOCALITY PLAN

DATE:
 18.07.2023

DRAWN BY:
 RUCHELLE TALLJAARD + JEANINE NEL

CHECKED BY:
 D SWART

DRAWING SCALE:
 AS SHOWN

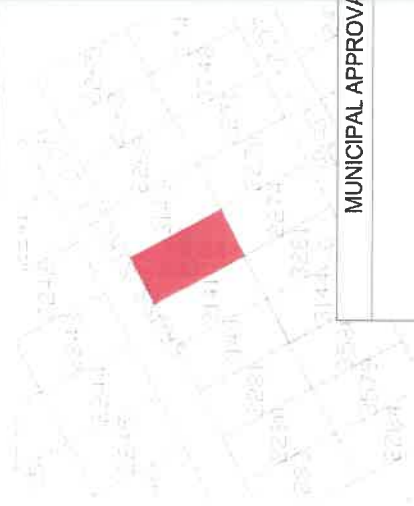
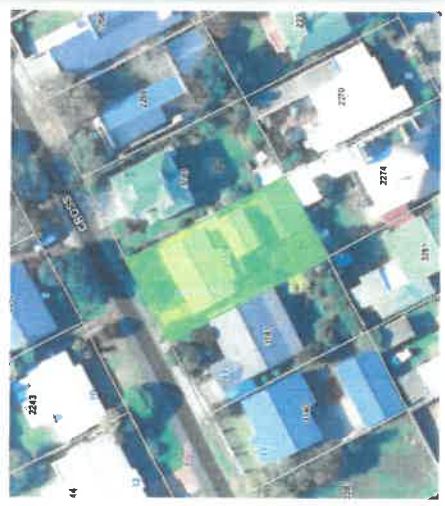
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18 JUL 2023

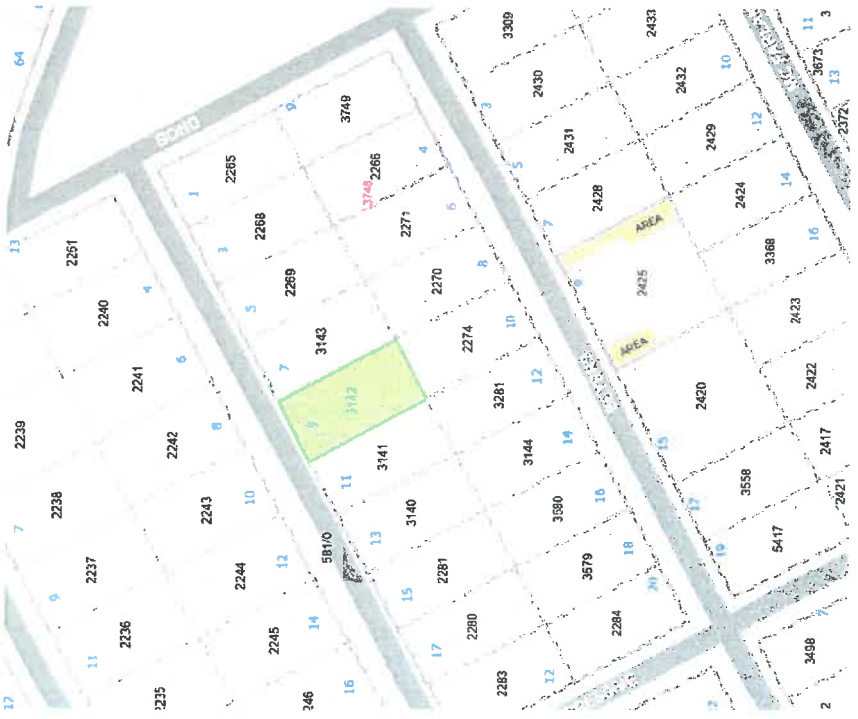
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 PSAT 24749037

PRINT A3
LANDSCAPE

REV NO.
 01



MUNICIPAL APPROVAL STAMP



LOCALITY PLANS

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01	16.07.2023	DEPARTURE APPLICATION -amendments to existing outbuilding

DRAWING STAGE:
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 DEPARTURE APPLICATION
 SKETCH PROPOSAL
 TENDER DRAWING
 WORKING DRAWING

SITE RESTRICTIONS:
 STREET BUILDING LINE 4,000mm
 LATERAL BUILDING LINE 4,000mm
 REAR BUILDING LINE 4,000mm
 HEIGHT RESTRICTION 4,000mm
 TITLE DEED BUILDING LINES (see drawings) N/A

ZONE APPLICABLE:
 SINGLE RESIDENTIAL (SR1)
 TOWN HOUSING - ZONE 1 (GR1)
 TOWN HOUSING - ZONE 2 (GR2)
 FLATS - ZONE 3 (GR3 and DR1)
 LESS FORMAL DEVELOPMENT (LFD)



SMART SOLUTION ARCHITECTURE
 and Architectural Consultants
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 Mail Collection 104, Hermel & Aarde Estate, Hermanus, 7200

PROJECT NAME:
 ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
 HOUSE DJ & MP LE ROUX

ERF 3142 CROSS STREET
 ONRUS
 7200

DWG TITLE:
 SITE PHOTOS

DATE:
 18.07.2023

DRAWN BY:
 RUCHELLE TALIJAARD + JEANNE NEL

CHECKED BY:
 D SWART

DRAWING SCALE:
 AS SHOWN

DRAWING NO.:
 I-0474 - A3 - 03

18 JUL 2023

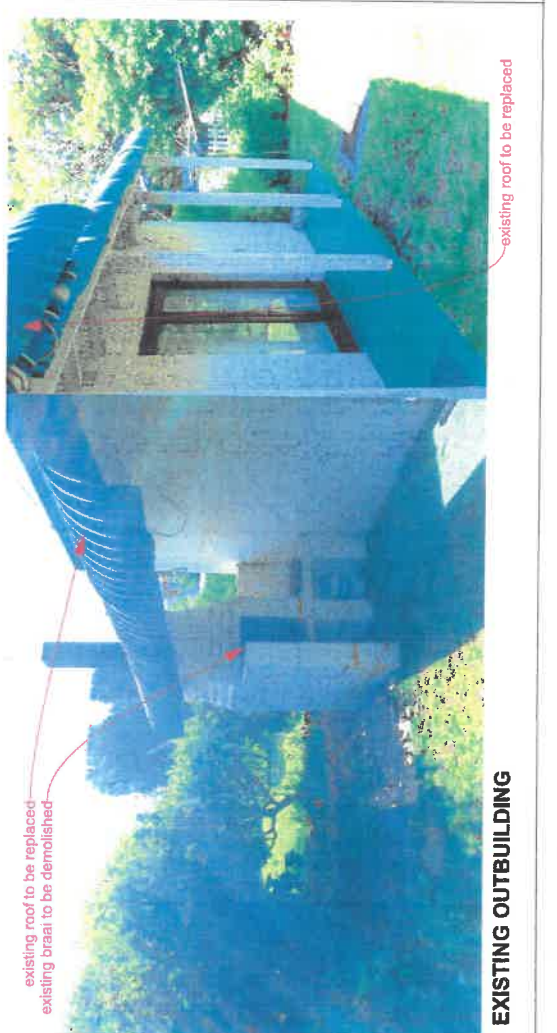
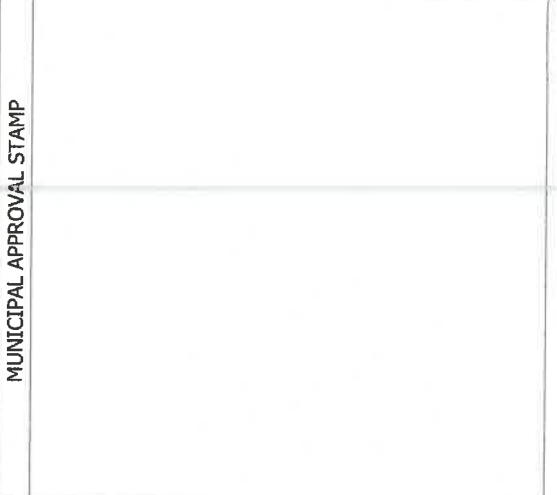
REV NO.
 01



EXISTING SITE PHOTOS



EXISTING SITE PHOTOS



EXISTING OUTBUILDING

MUNICIPAL APPROVAL STAMP

MUNICIPAL REGULATIONS: ALL BUILDING CONTRACTS MUST BE REFERRED TO CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LOCATIONS OF ALL WORK TO BE DONE BEFORE WORK. FIGURED DIMENSIONS TO BE TAKEN FROM THE REFERENCE TO SCALED MEASUREMENTS AND LARGE DIMENSIONS TO BE TAKEN FROM THE DRAWING. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS (P) LTD. BY TRIAL.

VARIATIONS:

REV NO.	DATE	DESCRIPTION:
00	12.06.2023	DEPARTURE APPLICATION
01	18.07.2023	DEPARTURE APPLICATION - amendments to existing building

DRAWING STAGE:

COUNCIL SUBMISSION
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 drawings I/A)

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
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 I.Smit 062 879 6749
 D.Swart 019 684 1728
 adm@ssarc.co.za
 ian@ssarc.co.za
 djan@ssarc.co.za
 Mail Collection 104, Hemel & Aarde Estate, Hermanus, 7200

PROJECT NAME:
 ALTERATIONS AND ADDITIONS TO EXISTING DWELLING HOUSE DJ & MP LE ROUX
 ERF 3142
 9 CROSS STREET
 ONRUS
 7200

DWG TITLE:
 SECTION AND ELEVATIONS

DATE:
 18.07.2023

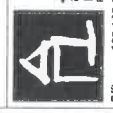
DRAWN BY:
 RUCHELLE TALJAARD + JEANNE NEL

CHECKED BY:
 D SWART

DRAWING SCALE:
 AS SHOWN

DRAWING NO.:
 I 0474 - A2 - 05

REV NO.:
 01



18 JUL 2023

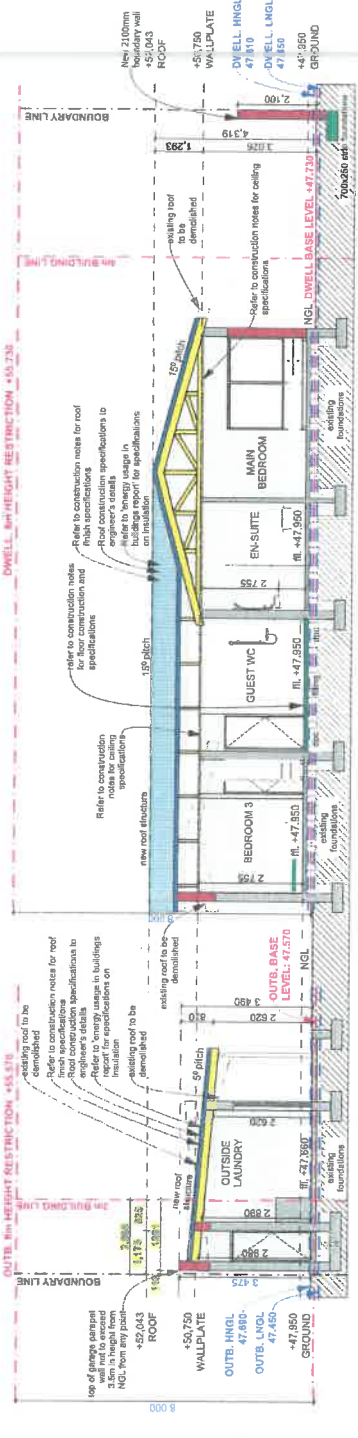
MUNICIPAL APPROVAL STAMP

DWELL BASE LEVEL CALCULATIONS

LOWEST LEVEL	47.650
HIGHEST LEVEL	47.810
BASE LEVEL	47.730
8.0m HEIGHT RESTRICTION	55.730

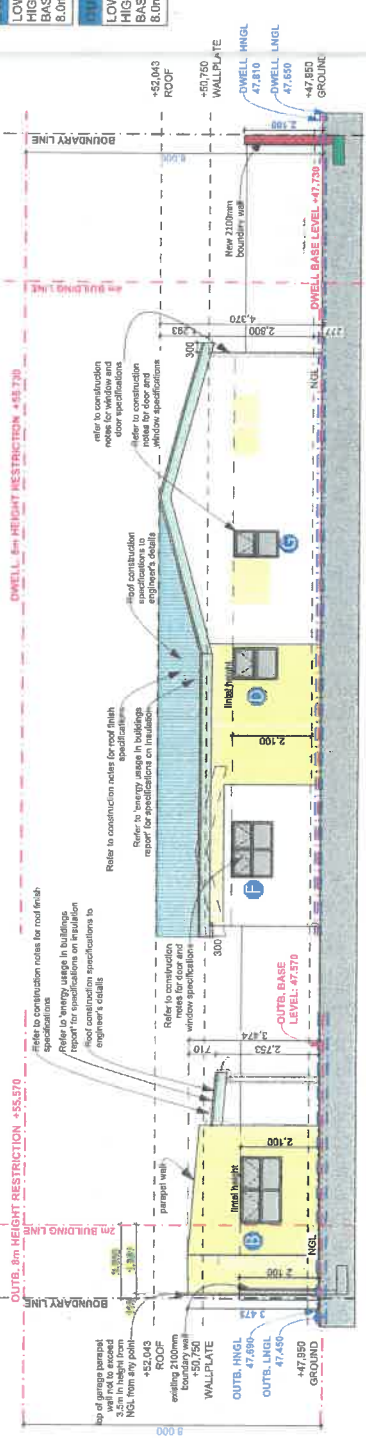
OUTB. BASE LEVEL - 2m BUILDING LINES

LOWEST LEVEL	47.450
HIGHEST LEVEL	47.690
BASE LEVEL	47.570
8.0m HEIGHT RESTRICTION	55.570



1:100

SECTION A - A



1:100

DWELLING AND OUTBUILDING NORTH EAST ELEVATION

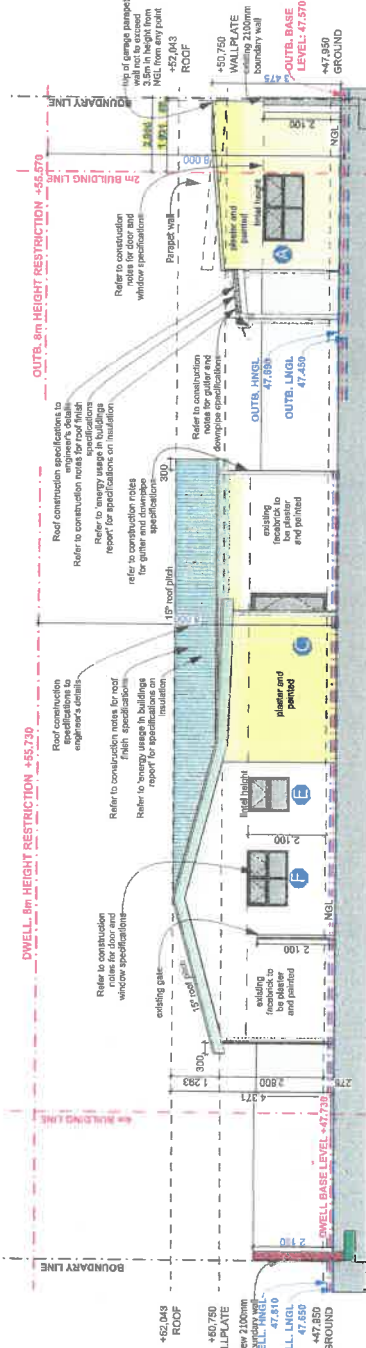
DWELLING AND OUTBUILDING SOUTH WEST ELEVATION

OUTB. 8m HEIGHT RESTRICTION +55.570

top of garage parapet wall not to exceed NGL from any point	+52.043
ROOF	+52.043
WALLPLATE	+50.750
new 2100mm boundary wall	+50.750
ROOF	+47.810
WALLPLATE	+47.810
OUTB. H.NGL	+47.810
OUTB. L.NGL	+47.450
GROUND	+47.650

DWELL 8m HEIGHT RESTRICTION +55.570

top of garage parapet wall not to exceed NGL from any point	+52.043
ROOF	+52.043
WALLPLATE	+50.750
new 2100mm boundary wall	+50.750
ROOF	+47.810
WALLPLATE	+47.810
OUTB. H.NGL	+47.810
OUTB. L.NGL	+47.450
GROUND	+47.650



1:100

DWELLING AND OUTBUILDING SOUTH WEST ELEVATION

OUTB. 8m HEIGHT RESTRICTION +55.570

top of garage parapet wall not to exceed NGL from any point	+52.043
ROOF	+52.043
WALLPLATE	+50.750
new 2100mm boundary wall	+50.750
ROOF	+47.810
WALLPLATE	+47.810
OUTB. H.NGL	+47.810
OUTB. L.NGL	+47.450
GROUND	+47.650

DWELL 8m HEIGHT RESTRICTION +55.570

top of garage parapet wall not to exceed NGL from any point	+52.043
ROOF	+52.043
WALLPLATE	+50.750
new 2100mm boundary wall	+50.750
ROOF	+47.810
WALLPLATE	+47.810
OUTB. H.NGL	+47.810
OUTB. L.NGL	+47.450
GROUND	+47.650

DWELL 8m HEIGHT RESTRICTION +55.570

top of garage parapet wall not to exceed NGL from any point	+52.043
ROOF	+52.043
WALLPLATE	+50.750
new 2100mm boundary wall	+50.750
ROOF	+47.810
WALLPLATE	+47.810
OUTB. H.NGL	+47.810
OUTB. L.NGL	+47.450
GROUND	+47.650

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 TO 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	12.06.2023	DEPARTURE APPLICATION
01	18.07.2023	DEPARTURE APPLICATION - amendments to existing outbuilding

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

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

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)

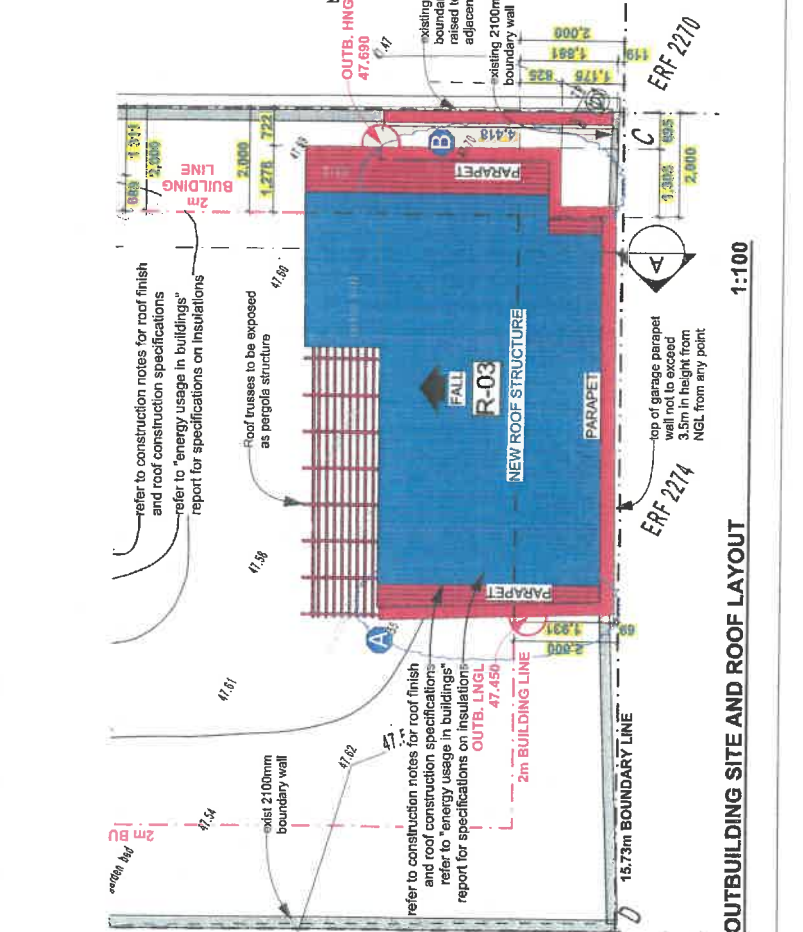
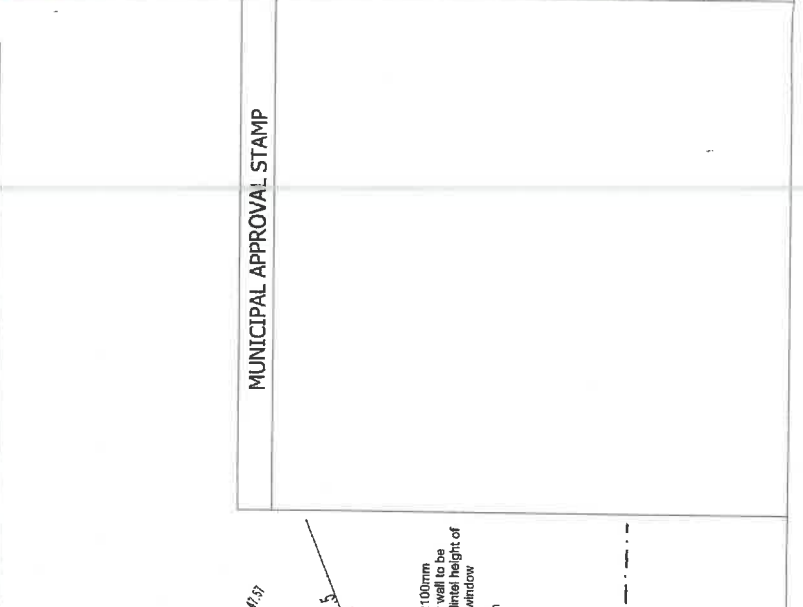
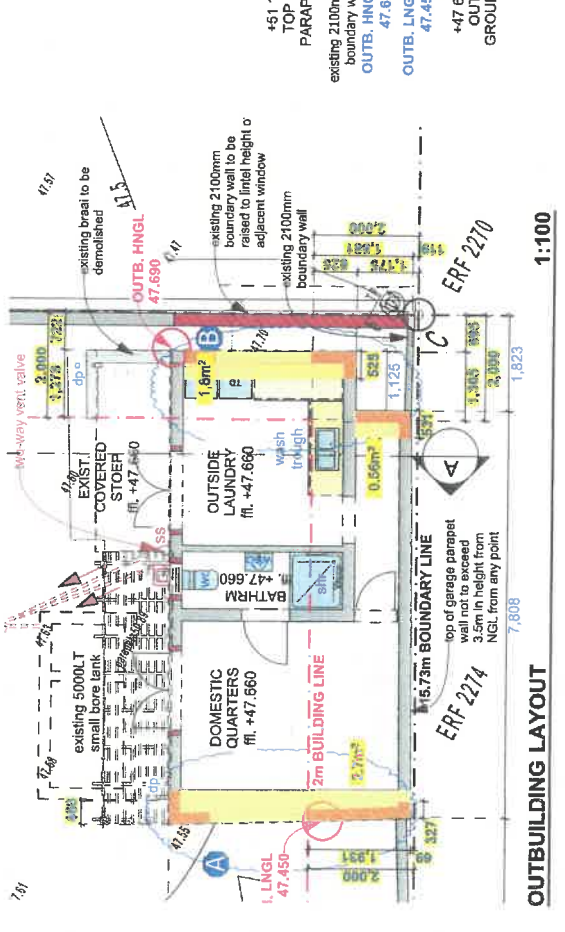
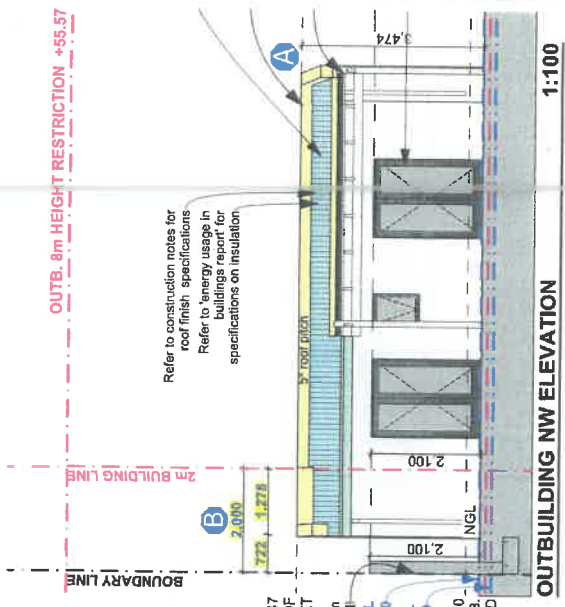
SMART SOLUTION ARCHITECTURE
and Architectural Consultants
Members of SACAP / CIA / and SAAT
PRINCIPAL: Ian Smit / a Smart Solution Architecture
Office 028 125 0019 admin@ssarc.co.za
I Smit 082 879 6749 ian@ssarc.co.za
D Swart 079 694 1728 dian@ssarc.co.za
Mail Collection 104, Hemel & Aarde Estate, Hermanus,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

PROJECT NAME:
ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
HOUSE DJ & MP LE ROUX
ERF 3142
9 CROSS STREET
ONRUS
7200

DATE:
18.07.2023

18 JUL 2023

DWG TITLE:	OUTBUILDING: PARTIAL LAYOUTS + ELEVATION
DATE:	18.07.2023
DRAWN BY:	RUCHELLE TALJAARD + JEANNE NEL
CHECKED BY:	SACAP REG. D SWART PSAT 24749037
DRAWING SCALE:	AS SHOWN PRINT A3 LANDSCAPE
DRAWING NO.	10474 - A3 - 06
REV NO.	01



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	12.06.2023	DEPARTURE APPLICATION
01	18.07.2023	DEPARTURE APPLICATION - amendments to existing outbuilding

DRAWING STAGE:

COUNCIL SUBMISSION
 DEPARTURE APPLICATION
 SKETCH PROPOSAL
 TENDER DRAWING
 WORKING DRAWING

SITE RESTRICTIONS:
STREET BUILDING LINE
LATERAL BUILDING LINE
REAR BUILDING LINE
HEIGHT RESTRICTION
TITLE DEED BUILDING LINES (see drawings)
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
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 I Smit 082 879 6749 ian@ssarc.co.za
 D Swart 079 694 1728 dlan@ssarc.co.za
 Mail Collection 104, Hemel & Aarde Estate, Hermanus, 7200

PROJECT NAME:
 ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
 HOUSE DJ & MP LE ROUX
 ERF 3142
 9 CROSS STREET
 ONRUS
 7200

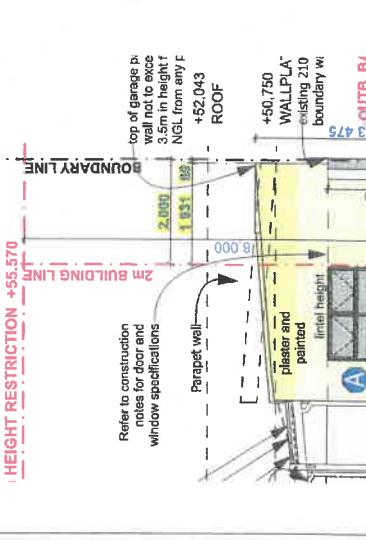
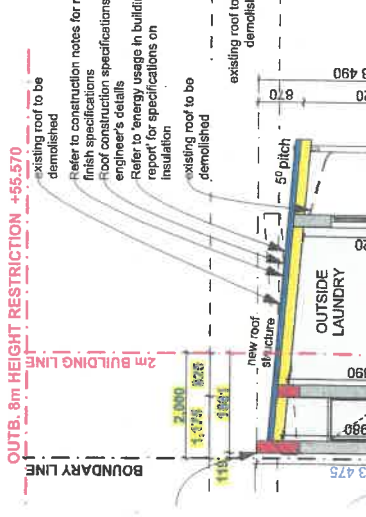
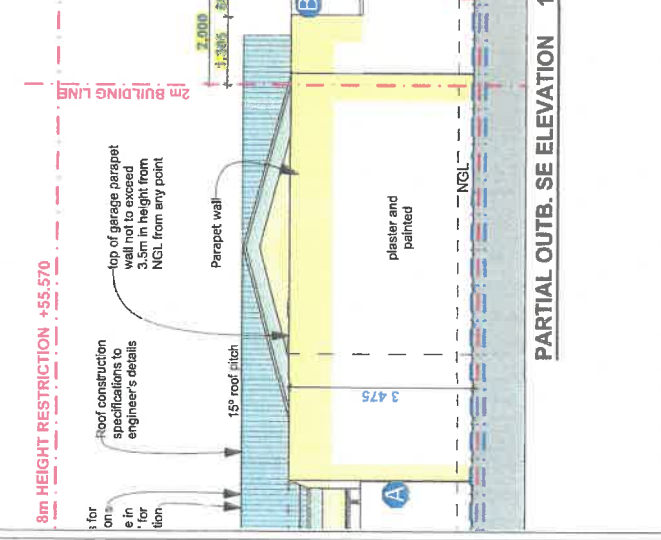
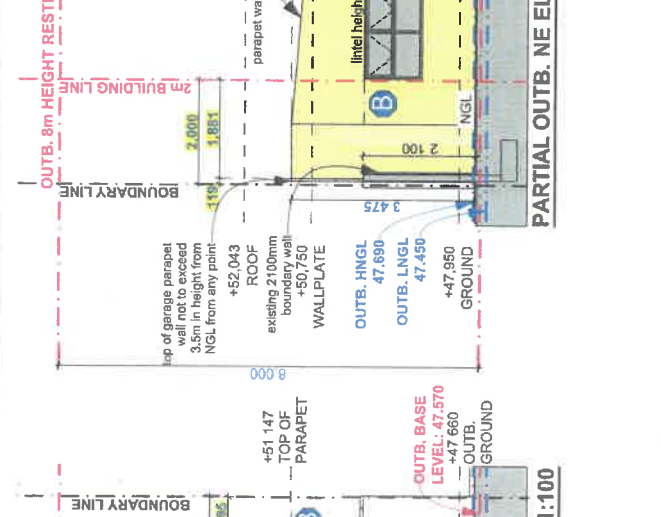
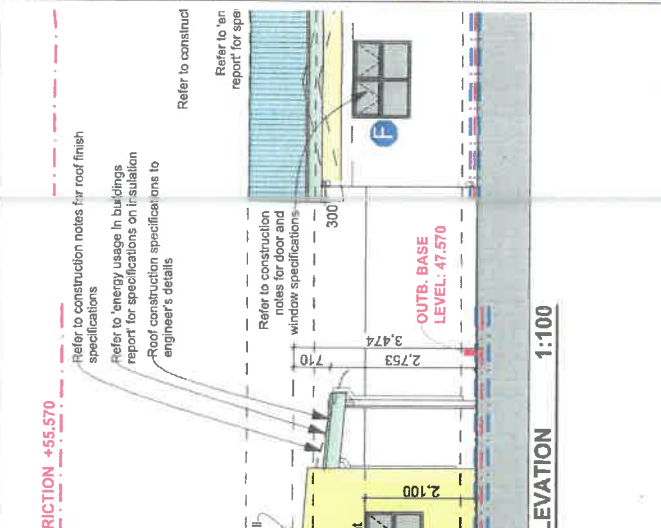
DATE: 18 JUL 2023

DWG TITLE: PARTIAL ELEVATIONS + SECTION
 DATE: 18.07.2023

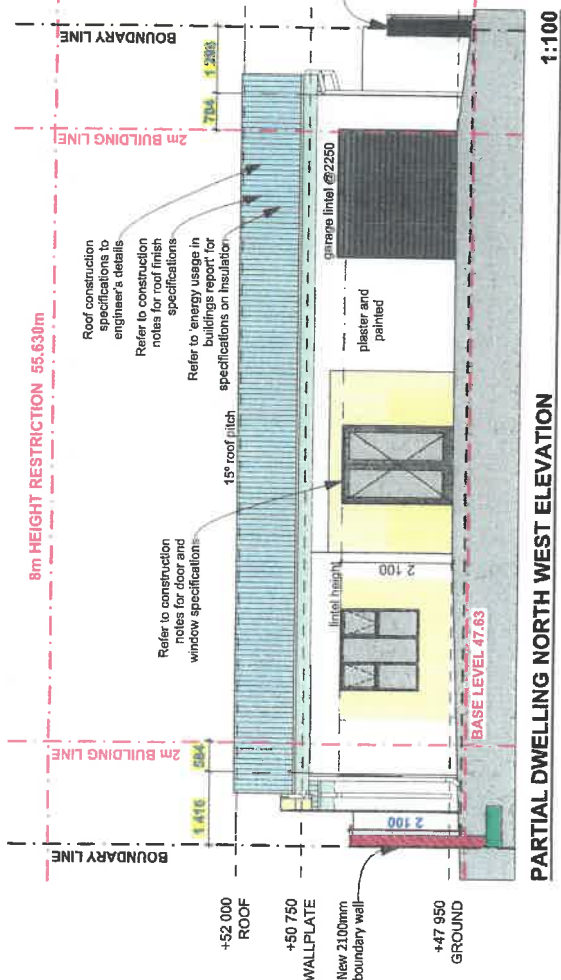
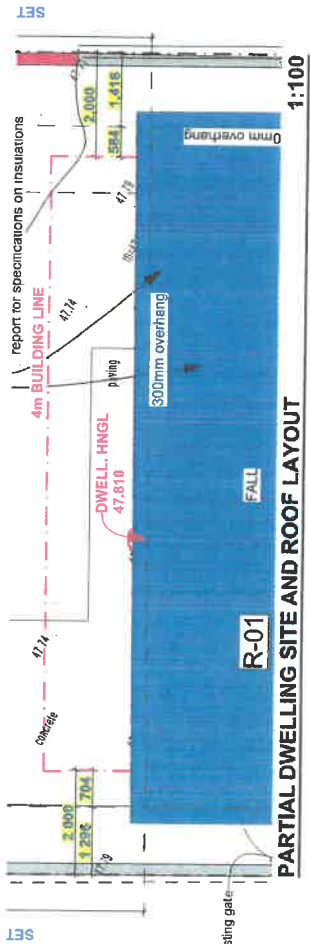
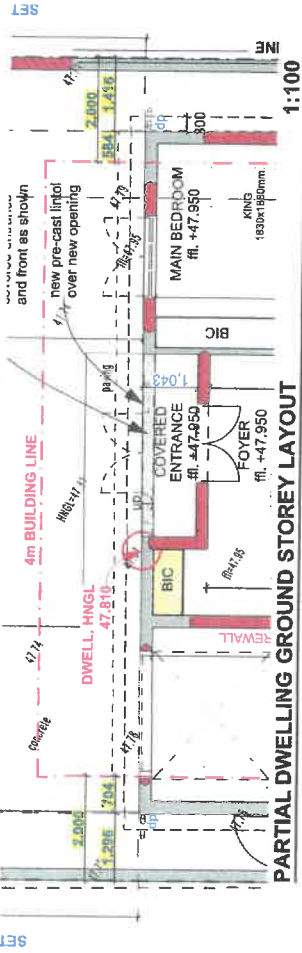
DRAWN BY: RUCHELLE TALJAARD + JEANNE NEL
 CHECKED BY: SACAP REG. PSAT 24749037
 D SWART

DRAWING SCALE: PRINT A3 LANDSCAPE
 AS SHOWN

DRAWING NO. REV NO.
 I 0474 - A3 - 07 01



MUNICIPAL APPROVAL STAMP



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	12.06.2023	DEPARTURE APPLICATION
01	18.07.2023	DEPARTURE APPLICATION -amendments to existing outbuilding

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

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

DRAWING NO.	REV NO.
I 0474 - A3	08
	01

SMART SOLUTION ARCHITECTURE
 and Architectural Consultants
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 PRINCIPAL: Ian Smit / Smart Solution Architecture
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 D Swart: 079 694 1728
 dian@ssarc.co.za
 Mail Collection 104, Hemei & Aarde Estate, Hermanus, 7200

PROJECT NAME:
 ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
 HOUSE DJ & MP LE ROUX
 ERF 3142
 9 CROSS STREET
 ONRUS
 7200

DWG TITLE:
 DWELLING: PARTIAL LAYOUTS + ELEVATION

DATE:
 18.07.2023

DRAWN BY:
 RUCHELLE TALJAARD + JEANNE NEL

CHECKED BY:
 D SWART

DRAWING SCALE:
 AS SHOWN

DRAWING NO.:
 I 0474 - A3 - 08

18 JUL 2023

MUNICIPAL APPROVAL STAMP

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	12.06.2023	DEPARTURE APPLICATION
01	18.07.2023	DEPARTURE APPLICATION -amendments to existing outbuilding

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

SITE RESTRICTIONS:	
STREET BUILDING LINE	0.000m
LATERAL BUILDING LINE	0.000m
REAR BUILDING LINE	0.000m
HEIGHT RESTRICTION	0.000m
TITLE DEED BUILDING LINES (see drawings)	0.000m
ZONE APPLICABLE:	N/A

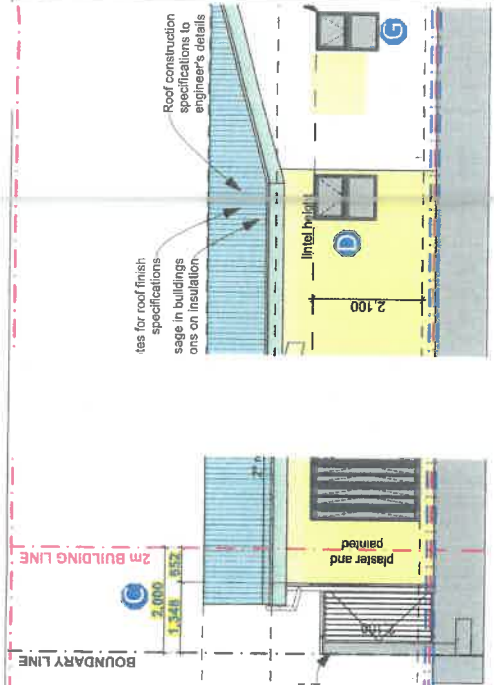
SINGLE RESIDENTIAL (SR1)
TOWN HOUSING - ZONE 1 (GR1)
FLATS - ZONE 2 (GR2)
FLATS - ZONE 3 (GR3 and DR1)
LESS FORMAL DEVELOPMENT (LFD)



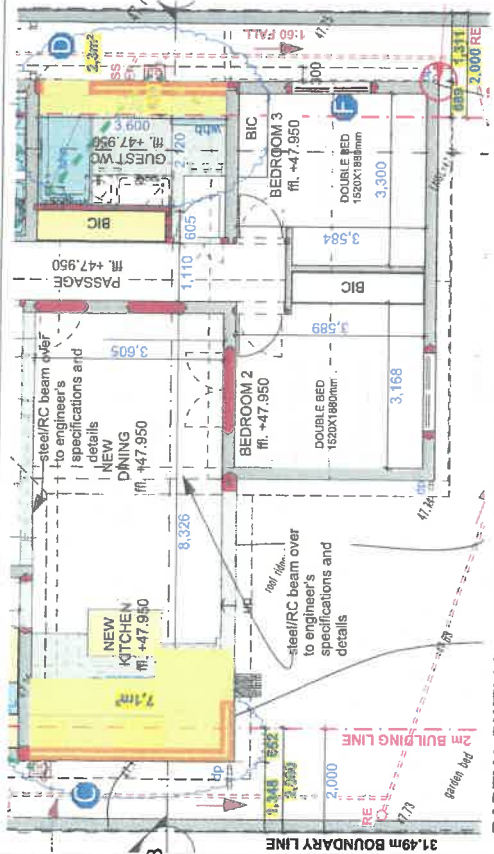
SMART SOLUTION ARCHITECTURE
and Architectural Consultants
Members of SACAP / CIA / and SAIT
PRINCIPAL: Ian Smit /a Smart Solution Architecture
Office 028 125 0019 admin@ssarc.co.za
I Smit 082 879 6749 ian@ssarc.co.za
D Swart 079 694 1728 dian@ssarc.co.za
Mail Collection 104, Heme! & Aarde Estate, Hermanus,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

PROJECT NAME:	ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
HOUSE NO.	DJ & MP LE ROUX
ADDRESS	8 CROSS STREET, ONRUS 7200
DWG TITLE:	DWELLING: PARTIAL LAYOUTS + ELEVATIONS + SECTIONS
DATE:	18.07.2023
DRAWN BY:	RUCHELLE TALJAARD + JEANNE NEL
CHECKED BY:	D SWART
DRAWING SCALE	SACAP REG. PSAT 24749037
DRAWING NO.	PRINT A3 LANDSCAPE
REV NO.	01

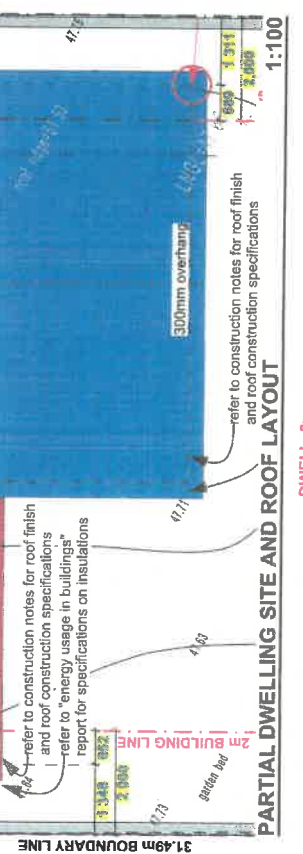
18 JUL 2023



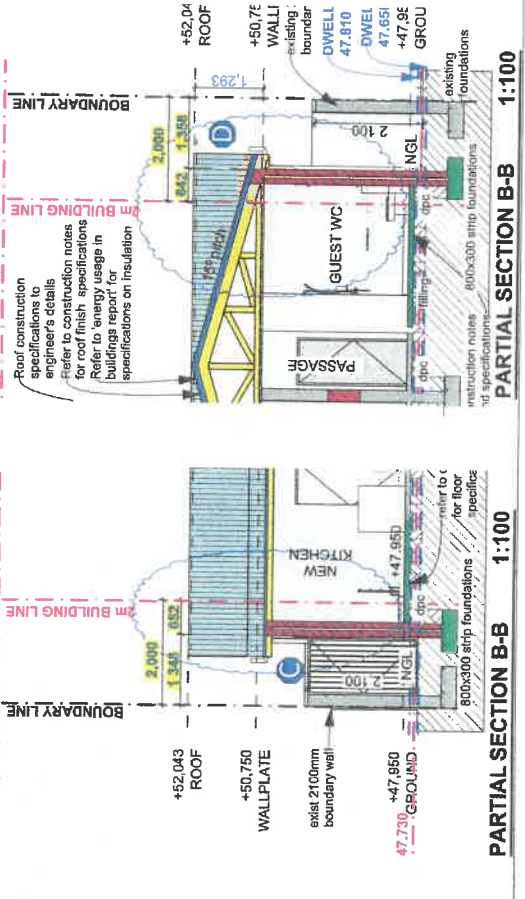
PARTIAL DWELLING SE ELEVATION 1:100



PARTIAL DWELLING GROUND STOREY LAYOUT 1:100



PARTIAL DWELLING SITE AND ROOF LAYOUT 1:100



PARTIAL SECTION B-B 1:100

MUNICIPAL APPROVAL STAMP