

ERF 987, 57 MARAIS STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF NJ VAN DER MERWE

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

- **departure** in terms of Section 16(2)(b) of the By-Law, to encroach the prescribed 8m height restriction by 450mm, to accommodate the height of the new dwelling on the property; and
- **determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law, in order to rectify the height encroachment.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai. 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) on or before **29 September 2023**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Senior Town Planner, Mr SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept 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 987, MARAISSTRAAT 57, FRANSKRAAL, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MNRE PLAN ACTIVE STAD- EN STREEKSBEPLANNERS NAMENS NJ VAN DER MERWE

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

- **afwyking** ingevolge Artikel 16(2)(b) van die Verordening, om die voorgeskrewe 8m hoogtebeperking met 450mm te oorskry, om die hoogte van die nuwe woning op die eiendom te akkommodeer; en
- **bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) van die Verordening, ten einde die hoogte oorskryding reg te stel.

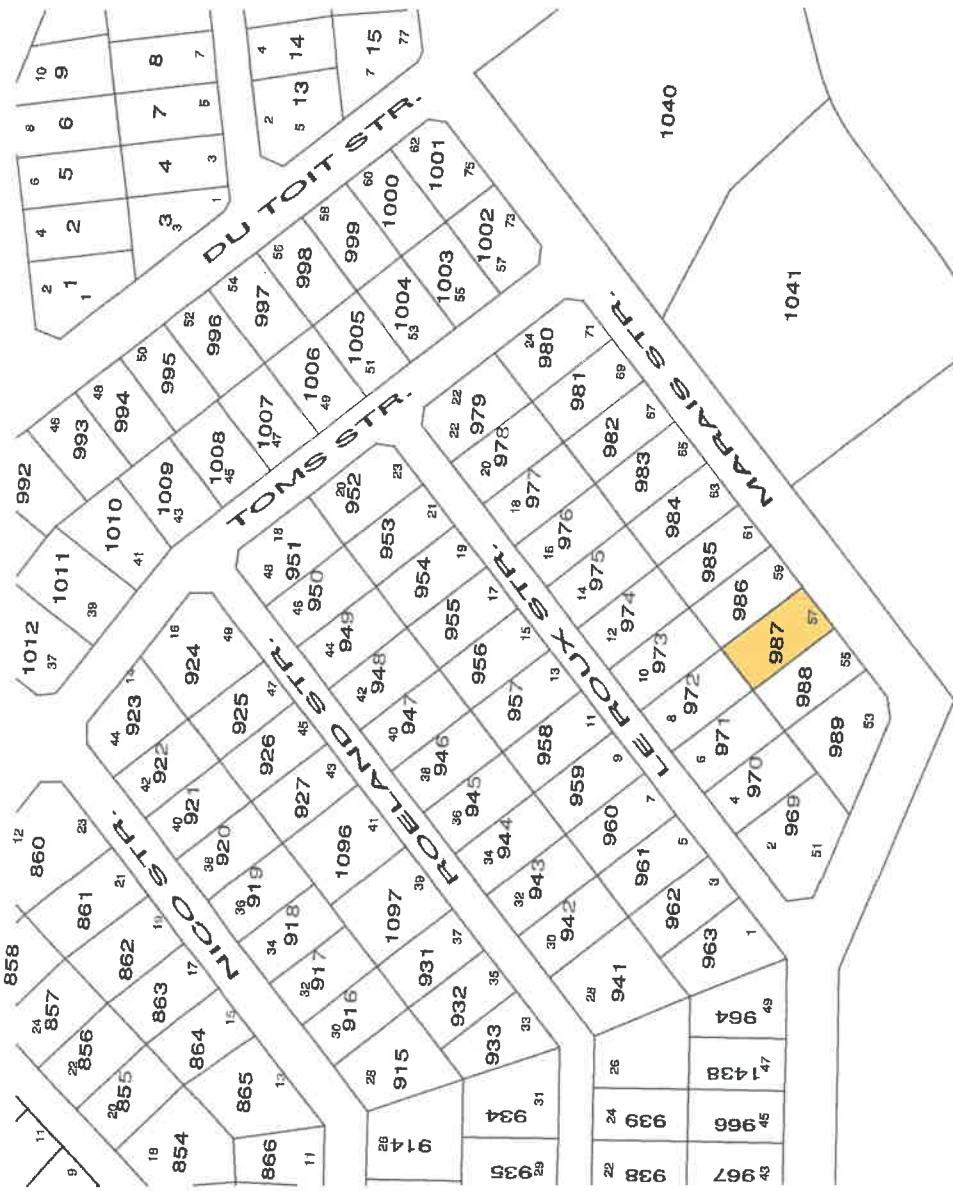
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op **29 September 2023**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mnr SW van der Merwe** 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 ESINGU-ERF 987, 57 MARAIS STREET, FRANSKRAAL, KUMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKWAHLULA NENGIKELELO YEPENALTHI YOBHALISO: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS EGAMENI LIKA NJ VAN DER MERWE

Kukhutshwe isaziso esimayela nemiba ephathelene neSoloty lama-48 loMthethwana kaMasipala waseOverstrand OngeZicwangciso Zokusetyenziwa koMhlaba kaMasipala ku2020, (uMthethwana) isaziso sithi kufunyenwe isaziso esingale miba ilandelayo:

- **ukwahlula** ngokwemiba yeSoloty 16(2)(b) uMthethwana, ukungenelela kwimiqobo ezimitha ezingu-8m ngemilimitha ezingama-450mm, ukulungiselela ukuphakama kwendawo kwisakhiwo okanye indawo yokuhlala; kunye
- **nengqikelelo yepenalthi yobhaliso** ngokwemiba yeSoloty 16(2)(q) loMthethwana, ukuze kulungiswe ukuphakama kongenelelo nokugqithela kumda omisiweyo.

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka kwamasipala ukuze zihlolwe kwiintsuku zaphakathi evekini kwentsimbi 08:00 ne16:30 kwiSebe: Lezicwangciso zeDolophu, 16 Paterson Street, Hermanus naseGansbaai Library, Main Road, Gansbaai. Naziphi na izimvo zingangeniswa ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana ochazwe ngentla kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngaphambili okanye ngomhla **29 uSeptemba 2023**, uchaze igama lakho, idilesi neenkukacha zakho, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingathunyelwa ku**Mcwangcisi OMkhulu weDolophu, uMnu SW van der Merwe** kwa-028-313 8900. UMasipala angala ukwamkela izimvo emva komhla wokuvala. Nabani na ongakwazi ukufunda okanye ukubhala angaya kwiSebe Lezicwangciso zeDolophu apho igosa likamasipala liza kumnceda ahlomle ngokusemthethweni.



1016



Scale: NTS
 Drawing Nr: FRANS987L.dwg
 Date: 06/2023

Plan Description:
LOCALITY MAP

Property Description:
**ERF 987
 FRANSKRAAL**

All distances approximate
 and subject to survey.
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PLAⁿActive
 Stads- en Streeksbeplanners
 Town & Regional Planners

TP-D./theorie
(5. uitwerking)



PROPOSED DEPARTURE
ERF 987 FRANSKRAAL
OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

FILE NO.	Erf 987 ✓
	Franskraal
SCAN NO.	GFK 987
COLLABORATOR NO.	1886917

1. BACKGROUND

The owner of Erf 987 Franskraal, Mr. N.J. van der Merwe, instructed the company Plan Active Town Planners to apply for a departure from the height restriction.

After the completion of the construction of the new dwelling on Erf 987 Franskraal, Van Dyk Land Surveyors were appointed to survey the height of the dwelling. It was found that the new dwelling exceeds the prescribed 8m height restriction by 450mm (45cm). Subsequently we were appointed to lodge an application on the owner's behalf for a departure from the prescribed 8m height restriction.

2. APPLICATION DETAILS

In order to depart from the height restriction, it would be required that an application be lodged in terms of:

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020 for a departure.
- Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-

20 JUL 2023

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law on Municipal Land Use Planning, 2020, for the determination of an administrative penalty.

3. DESIRABILITY

3.1 PROPERTY DESCRIPTION

Erf 987 Franskraal is situated at 57 Marais Street, Franskraal. Please refer to the enclosed locality plan and the map abstract below for easy reference.



Erf 987 Franskraal is 697m² in extent and is held by Title Deed Nr. 16419/2005. A 6 bedroom double storey house has been built on the property that is being used for single residential purposes.

3.2 ZONING

Erf 987 Franskraal is zoned Residential Zone I. Please refer to the zoning map abstract below:





3.3 LAND USE

A double storey dwelling has been constructed on Erf 987 Franskraal that consists of the following:

- A double garage;
- Open plan lounge area;
- 2 Steps;
- 6 bedrooms with an en-suite bathroom each;
- Kitchen;
- Open plan dining room and tv area;
- Staircase.

The surrounding area consists mainly of single residential dwellings, public roads and a public open space located south of the property. Subsequently the subject property is located within a predominantly single residential area.

3.4 **PROPOSAL**

Application is made in terms of:

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020 for a departure.
- Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the determination of an administrative penalty.

3.4.1. Departure

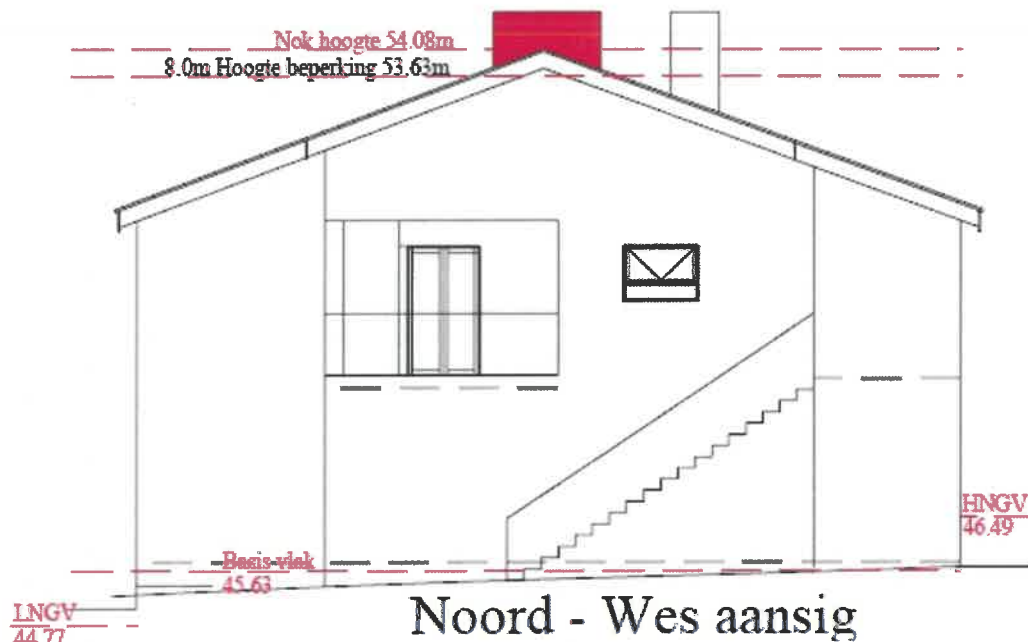
Building plans were drawn by Design Cooperative for the new dwelling that was constructed on Erf 987 Franskraal. With reference to the plans that were drafted the new dwelling was designed to comply with the land use restrictions in terms of the Overstrand Municipality Scheme Regulations. The building plans were submitted and approved before construction work commenced. Please refer to a copy of the building plans for easy reference as **Annexure A**.

During the construction of the building and after the owner further scrutinised the building plans it was noticed that the dwelling was designed to be $\pm 700\text{mm}$ below the allowable 8m height restriction. The building contractor was instructed to raise the floor to ceiling heights in order for the dwelling to be at a height of 8m after construction. Subsequently the ground floor, floor to ceiling height was changed from 2.40m to 2.830m and the first floor, floor to wall plate height was changed from 2.30m to 2.5m. The total height gained was 630mm and subsequently the house should have been completed at a final height of $\pm 7.93\text{m}$ that is 70mm below the allowable height restriction.

With reference to the e-mail received from Mr. J.A. van Staden, the Professional Architectural Draughtsperson, a problem was also experienced during the construction phase pertaining to the roof trusses. The design of the roof trusses was changed, and the construction of the dwelling was completed. The building contractor accepted that the new roof trusses were in order and that it would not have an impact on the final height of the building.

Van Dyk Land Surveyors was appointed in January 2023 to survey the dwelling and according to their survey findings the height restriction was exceeded by 450mm (45cm). Subsequently Mr. J.A. van Staden was appointed to draw as built plans indicating the height encroachment. Enclosed please find a copy of the as-built building plans now also indicating the aforementioned height restriction encroachment that is as a result of the change of the design of the roof trusses. Please refer to the enclosed as built drawing. **(Annexure B)**

The proposed first floor, floor height was raised by $\pm 430\text{mm}$ as a result of the height increase of the floor to ceiling height of the ground floor from 2.4m to 2.83. The owner gained $\pm 430\text{mm}$ in floor height on the first floor. By changing the roof trusses the existing roof, that has a low pitch the owner did not gain an additional floor. The benefits for the owner gained is minimal and from the attached as built building plans it is also clear that due to the low roof pitch, and the roof pitch now being 45cm higher than what it should be, the impact on the surrounding landowners would be hardly noticeable, and difficult to quantify. Please refer to the abstract from the as-built drawing abstract below:



With reference to the above it is clear that the height was not exceeded intentionally, and with the changes made the house should have been within the 8m height restriction. The owner acted immediately to address the matter and it is our opinion that the application can be supported.

3.4.2. Determination of an administrative penalty

As mentioned above, a building plan was approved, and the building contractor constructed the dwelling and increased the floor to ceiling height on ground floor from 2.4 to 2.83m. The first floor, floor to wall plate height was also increased from 2.3m to 2.5m. The contractor also experienced a problem with the roof trusses, and they were replaced in order to complete the dwelling. The replacement roof trusses also impacted on the height of the building that was not noticed at the time and only came to the owner's attention when the height of the dwelling was surveyed.

It is the intention of the owner to rectify the height encroachment my means of an application for a departure. The owner appointed Mr. J.A. van Staden to draw the as built plans that will be submitted to the Building Control Department once an approval has been obtained for this application.

In terms of **Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020** an application is made for the determination of an administrative penalty for unauthorised land use. In terms of Chapter 9, Section 90(1), "A person who is in contravention of this By-Law, and submits an application to rectify the contravention, must apply to the Municipality for the determination of an administrative penalty, provided that the Municipality has not obtained and issued a demolition directive in terms of Section 85 in respect of the land or building or part thereof concerned".

In terms of **Chapter 9, Section 90(3)**, of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020 the applicant must, to the satisfaction of the municipality, provide the following:

3.4.1.1. CRITERIA FOR DETERMINATION OF AN ADMINISTRATIVE PENALTY

a) The Nature, duration, gravity, and extent of the contravention

As previously mentioned, an as built survey was conducted that confirmed that the roof exceeds the 8m height restriction by 45cm due to the increase of the floor to ceiling height on ground floor, the increase of floor to wall plate height on the first floor and the change of the design of the roof trusses during the construction phase of the

dwelling. The height encroachment became clear with the as built survey done by the professional land surveyor. The encroachment can be regarded as minor as only a small portion of the existing roof encroaches the prescribed height.

The height encroachment consists of a portion of the roof ridge making it difficult to quantify the gravity and extent of the contravention. Please refer to the enclosed copy of the as-built plans for your attention. The duration of the height encroachment is approximately 5 years.

The owner of the subject property intends to provide his full co-operation to the Overstrand Municipality to rectify the encroachment as it was always his intention that the construction of his dwelling had to be according to the approved building plans.

The 45cm height encroachment is unobtrusive in nature and does not impact negatively on the surrounding properties.

b) The conduct of the person involved in the contravention

The current owner appointed a building contractor to construct the dwelling and during the construction phase it was decided to increase the floor to ceiling height on ground floor and the floor to wall plate height on the first floor due to the fact that the house was designed below the 8m height restrictions as previously mentioned. The building contractor was also unaware of the height encroachment and was under the impression that the dwelling would still be within the height restriction after the roof trusses were also redesigned and replaced.

c) Whether the unlawful conduct was stopped

The owner is in the process of rectifying the contravention by applying for the determination of an administration penalty and a departure. The building works are already completed.

d) A report by a quantity surveyor in matters of unauthorised building/construction

If the Overstrand Municipality finds it necessary that an administrative penalty fee needs to be enforced for the unauthorised building work, we will submit a report from a quantity surveyor with reference to the unauthorised building work. The reason being that if there is a chance that no penalty fee is imposed the report from a quantity surveyor will be unnecessary.

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

To the best knowledge of the applicant and as confirmed by the landowner, he has never previously contravened this By-Law or any other previous planning law.

We appeal to the Overstrand Municipality to take into consideration the low impact the height encroachment has on the surrounding area. An as built survey determined that a small portion of the roof ridge encroaches the height restriction prescribed in the Municipal Land Use Scheme Regulations.

With the proposed application the owner intends to rectify the encroachment on the subject property and will also submit building plans in order to obtain the necessary approval from the building control department as soon as the land use application has been concluded. We therefore respectfully request that no penalty fee be imposed on the property owner for the reasons given above.

3.5 ACCESS

The existing accesses from Marais Street as indicated on the site development plan remains the same. This application constitutes an application for a departure from the height restriction and therefore no additional access will be required.

3.6 SERVICES

All services on the subject property already exist and are sufficient to accommodate the new dwelling. This application constitutes an application for a departure from the height restriction and therefore no additional services will be required.

3.7 TITLE DEED

The Title Deed T16419/2005 has no restrictions that need to be removed in order for this application to be approved. There is a bond registered over the property. Being a height encroachment of an existing dwelling the bond holder's consent has not been requested.

3.8 FORWARD PLANNING

Overstrand Municipal Spatial Development Framework (2020).

In terms of the Overstrand Spatial Development Framework the subject property is earmarked for urban development purposes. The residential zoning of the subject property will be retained.

Overstrand Growth Management Strategy

With reference to the Overstrand Growth Management Strategy the subject property falls within Planning Unit 5 that consists mainly of the current built-up area of Kleinbaai / Franskraal.

The proposed application for the determination of an administration penalty and departure from the 8m height restriction is in line with the proposals of the Overstrand Wide Spatial Development Framework and the Overstrand Growth Management Strategy.

It is therefore our opinion that the proposed departure can be supported, and that the proposal is also in line with the current land use trends for the area.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Erf 987 Franskraal is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The property is developed and not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

The subject property is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage.

In the light of the above mentioned it is evident that the proposed departure will not have a negative impact on the heritage value of the subject property or the Greater area of Franskraal.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed departure does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

3.10 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

Spatial Justice: The proposed departure will be in line with the current land use tendencies. It would be difficult to determine that the roof ridge encroaches the 8m height restriction without having it surveyed, as it appears not being that high.

Spatial sustainability: The departure is in line with the current character of the established residential area within the Franskraal Township. The proposed application will have no impact on the conservation worthy areas of Franskraal. Spatially the land use is in line with the residential character of the area. The height encroachment of the roof ridge also does not have a negative impact on the surrounding residential even and its value.

Efficiency refers to the need to create settlements that optimise the use of space, energy, infrastructure, resources and land. Inherent in this statement is the need to promote densification and urban (as opposed to suburban) development typologies. This also has to do with the manner in which the settlement itself is designed and functions, which should reduce the need to travel long distances to access services, facilities and opportunities. Efficiency also refers to decision making procedures which are designed to minimise negative financial, social, economic or environmental impacts. In addition, efficiency refers to the need for development application procedures that are efficient and streamlined. In our opinion the principle of efficiency is not applicable to this application.

Spatial Resilience in the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e. communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies

and land use management systems should enable the communities to be able to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner, which includes the preservation and restoration of essential basic infrastructure and functions, but also adaptation in order to ensure increased resilience in terms of future shocks (United Nations Office for Disaster Risk Reduction, 2009). In our opinion the principle of Spatial Resilience is not applicable to this application.

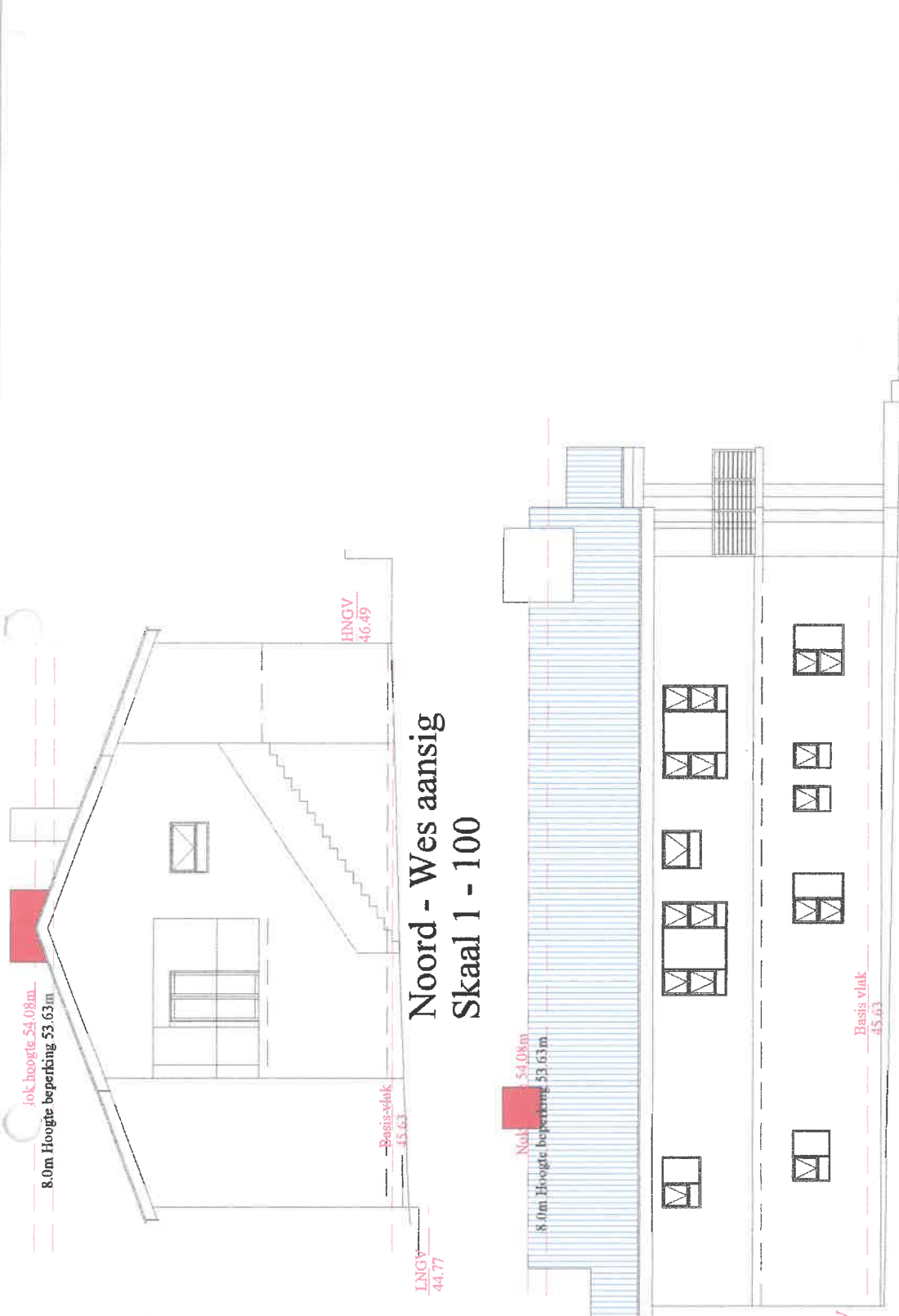
Good administration: Our Company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020.

4. **RECOMMENDATION**

When this application is evaluated, it is important to take note of the following:

- The encroachment of the height restriction is minimal (450mm (45cm));
- The height restriction was encroached un-intentionally, and when it came to light the owner immediately took action to address the matter.
- The proposal is compatible with the existing built character of the area and complies with all the other land use restrictions applicable.
- The proposed height restriction encroachment will not have a negative impact on the current character and land values of the surrounding even.

With regards to the above mentioned it would be appreciated if Council would approve the proposed departure from the height restriction applicable to Erf 987 Franskraal and not impose an administrative penalty.



Noord - Wes aansig
Skaal 1 - 100

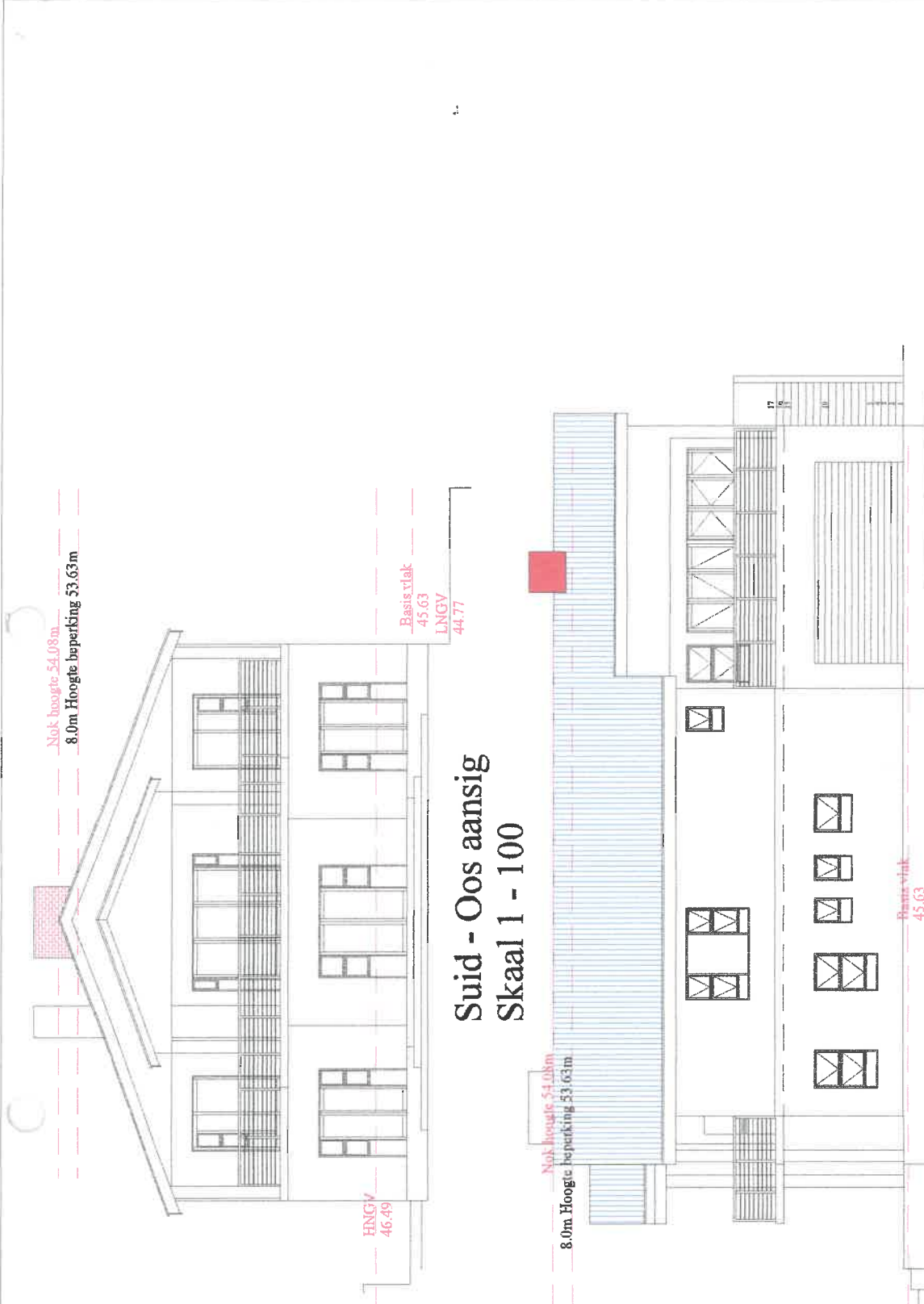
Suid - Wes aansig
Skaal 1 - 100

NOTA:
 Alle regulasies van plaaslike owerheids moet nagehoon word.
 Kontakleur is verantwoordelik om alle munisipale bouregulasie nu tekort en te verskiaan.
 Minter geniet voorkeur en moet gekontroleer word voor bouwerk begin.
 Alle bouwerk tussen bou grense.
 Alle etykelings moet met teknaar gekommunisieer word.
 Alle bouwerk sning volgema NHBCRC en SANS vooraktrife.
 Ingeniens spesifikaasie geniet voorkeur.
 Terrainplan ten alle tye op teasin.
 Terrain moet skoon ghabou word geduende bouwerk.
 Water en elektraiteitsaansluiting moet gekoon word voor bouwerk mag begin.

Plan geteken deur:
 Jacobus A van Staden
 3 Sneeuings
 Perlemoenbaai
 Gansbaai
 Reg nr: D1661
 riaonys38@gmail.com
 Tel: 082 929 8688

Beskrywing:
 Voorgestelde veranderinge vir
 Mr NJ van der Merwe
 Erf 987
 57 Marais straat
 Franskraal
 Overstrand Munisipaliteit

Tekening nr: 0261/17
 Tekening: Aansig S-o & N-O
 Skaal: 1-100 (A3)
 Blad: 5 van 6
 Datum: 20/01/2023



Nok hoogte 54.08m
8.0m Hoogte beperking 53.63m

HNGV
46.49

Basis vlak
45.63
LNGV
44.77

Suid - Oos aansig Skaal 1 - 100

Nok hoogte 54.08m
8.0m Hoogte beperking 53.63m

Basis vlak
45.63

LNGV
44.77

Noord - Oos aansig Skaal 1 - 100

NOTA:
Alle regulasies van plaaslike owerheids moet aangekom word.
Kontakleur is verantwoordelik om alle munisipale bouregulasie na te kom en te verstaan.
Minder geset voorkeur en maat gebontroleer word voor bouwerk begin.
Alle bouwerk tussen bou grens.
Alle afwykings moet met tekenaar gekommunisieer word.
Alle bouwerk aroeg volgens NHBC en SANS voorskrifte.
Ingenieur spesifisies geset voorkeur.
Terreinplan ten alle tye op te staan.
Terraen moet akoon gebou word getuimende bouwerk.
Water en oedkrietsaansluiting moet getuim word voor bouwerk begin.

PROF. ESMOND ARCHITECTURAL PRACTICE
JACOBUS ADRIAN VAN STADEN
12, 25, 26 / Architektuurweg 12, 25, 26

Tekening nr: 0261/17
Tekening: Aansig N-W & S-W
Skaal: 1 - 100 (A3)
Blad: 4 van 6
Datum: 20/01/2023

Beskrywing:
Voorgestelde veranderinge vir Mr. NJ van der Merwe Erf 987 57 Marais straat Franskraal Overstrand Munisipaliteit

Plan geteken deur:
Jacobus A van Staden
3 Sneeuwvans
Perlemoenboai
Gansbaai
Reg nr. D11661
riaanvs38@gmail.com
Tel: 082 929 8688

Dak teen 10° helling met 30mm Isopine bo-op. Kappie met metaal plate

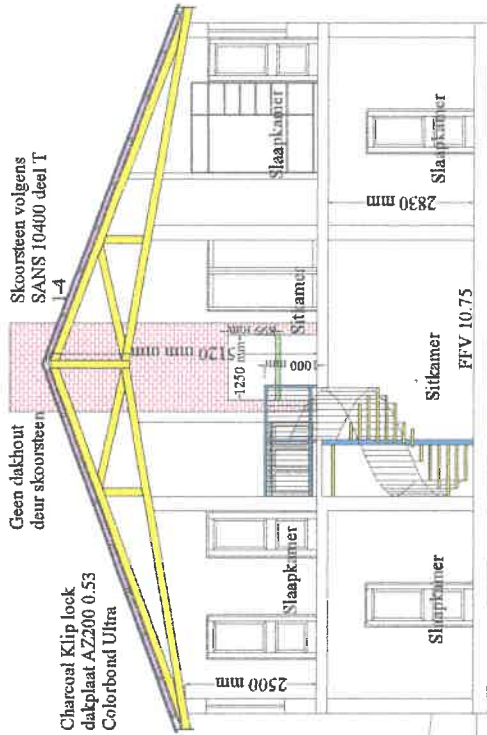
Outdoor air film (7m/s)	0.03
Metalsladding	0.00
Roof air space (no reflective)	0.15
30mm Isopine	1.25
Indoor air film (still air)	0.11
Total R-value	1.54

Rigting van vloer van hitte via sone 4: Op

Min R-waarde benodig: 3.7
Dak soos gebou R-waarde = 1.54
"Redensiteit reflectie foil laminated" R-waarde = 1.36
3.7 - 1.54 - 1.36 = 0.8 (nodig vir isolasie)
R van isolasie = 0.8 x 0.046 W/m.K (SANS204 Tabel10)
R = 0.038
Dus 50mm Isotherm isolasie is nodig

Dak nota:

Doel gemaakte dakkappe.
Dakkappe deur verskaffer.
Dakknip rus op muurplaat soos verskaaf.
Muurplaat moet gebind word aan die struktuur met gegalvaneerde hoepel.
Hoepel moet in die struktuur in gebou word min van 600mm af in steenwerk.
Dakkappe teen 10grade opgerig.
30mm Isopine word bo-op die kappe vas gest gevolg met SA Den 50x76 perlin @ 900mm C/C. Tussen perlin gevul met Isotherm soos aangedui.
Durafoil dubbel kant word bo-op die perlin gele en die Klip lock dak plaat word dan aan die perlin geheg.
Hegting van die dakplaat volgens die verskaffer. Dak af gerond met n fasie bord en PVC geut.



**Snit A-A
Skaal 1 - 100**

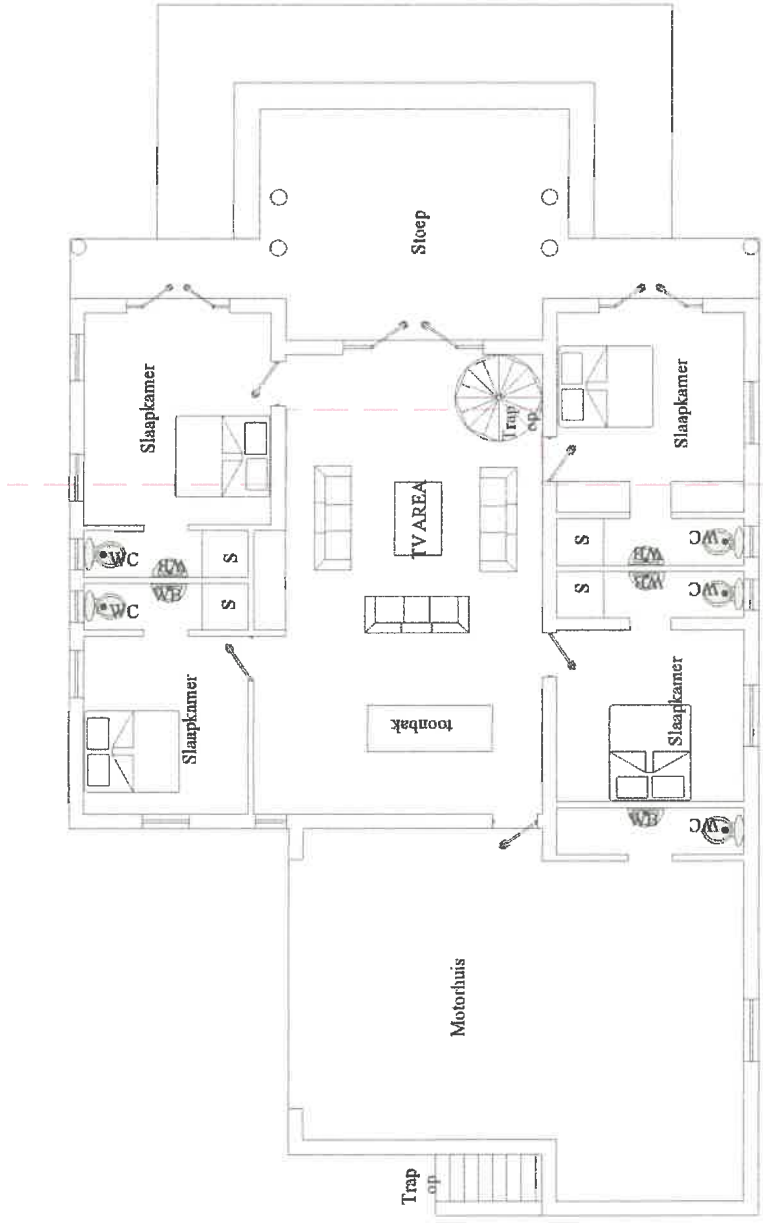
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Minter geniel voorkleur en moet gekontroleer word voor bouwerk begin.
Alle bouwerk tussen bou gwaas.
Alle afwykings moet met tekenaar gekommunikeer word.
Alle bouwerk streeg volgens NHBCR en SANS voorskrifte.
Ingenieurs spesifikaasies geniet voorkleur.
Tussenplan ten alle tye op taain.
Tussenplan moet stroom gehou word gedurende bouwerk.
Water en elektrisiteitsaansluiting moet getoon word voor bouwerk mag begin.

Beskrywing:
Voorgestelde veranderinge vir
Mr NJ van der Merwe
Erf 987
57 Marais straat
Frasstrad
Overstrand Munisipaliteit

Tekening nr: 0261/17
Tekening: Aansig A-A
Skaal: 1 - 100 (A3)
Blad: 6 van 6
Datum: 20/01/2023

Plan geteken deur:
Jacobus A van Staden
3 Sneevuurs
Perlemoenbui
Gansbaai
Reg nr. D1661
riaanvs38@gmail.com
Tel: 082 929 8688





Grondvloer
Skaal 1 - 100

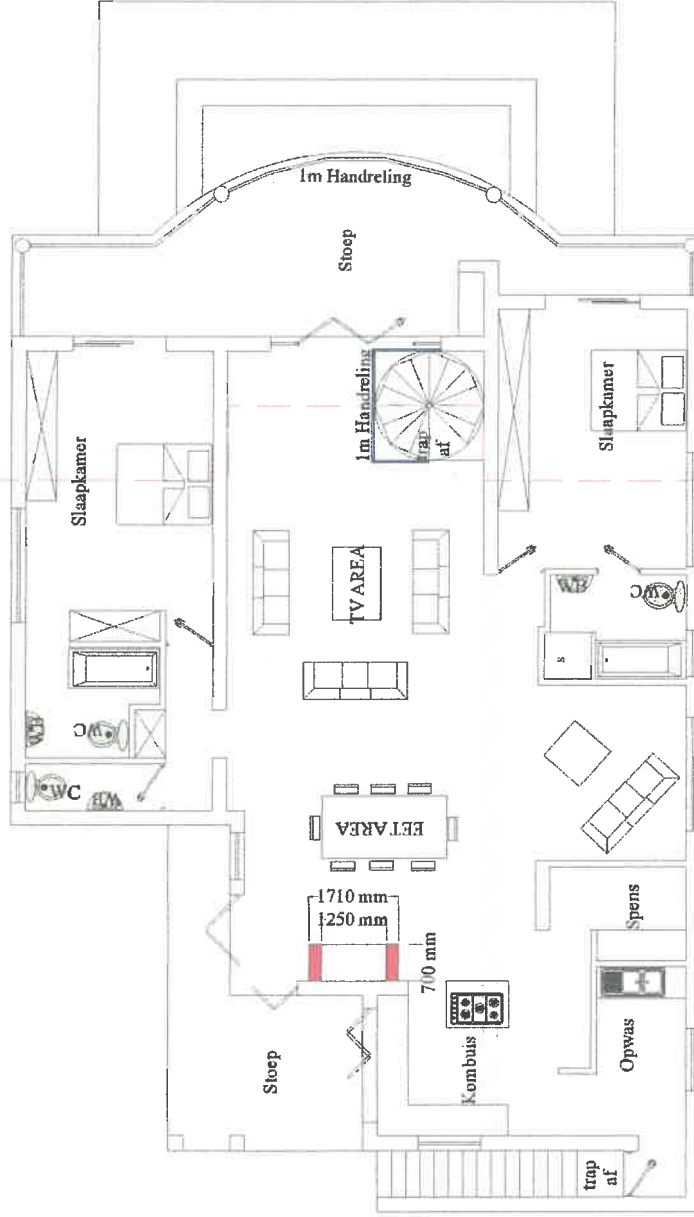
NOTA:
 Alle regulasies van plaaslike owerhede moet
 aangekom word.
 Kontrakteur is verantwoordelik om alle
 munisipale bouregulasie in te kom en
 te voetsaam.
 Materieel geskied voorkeur en moet
 gecontroleer word voor bouwerk begin.
 Alle bouwerk tussen bou gemaak.
 Alle slyfings moet met lekenaar
 gekommunikeer word.
 Alle bouwerk streng volgens NHERC
 en SANS voorskrifte.
 Ingenieurs spesifiserings geskied voorkeur.
 Tussenplan ten alle tye op te saam.
 Tussen moet skoon gebou word gedurende
 bouwerk.
 Water en elektrisiteitsaansluiting moet geskied
 word voor bouwerk mag begin.

Tekening nr. 0261/17
 Tekening: Grondvloer
 Skaal: 1- 100 (A3)
 Blad: 2 van 6
 Datum: 20/01/2023

Beskrywing:
Voorgestelde veranderinge vir
Mr NJ van der Merwe
Erf 987
57 Marais straat
Frasnstraat
Overstrand Munisipaliteit

Plan geteken deur:
 Jacobus A van Staden
 3 Sneeuwvans
 Perlemoenbaai
 Gamsbaai
 Reg nr. D1661
 riaans38@gmail.com
 Tel: 082 929 8688

PROFESIONALE INGENIEUR
 IN OORDEEL
JACOBUS ADRIAAN VAN STADEN
 12, 46 Pfm (Aardbevinge) en 22, 46 1022



**Eerste vloer
Skaal 1 - 100**

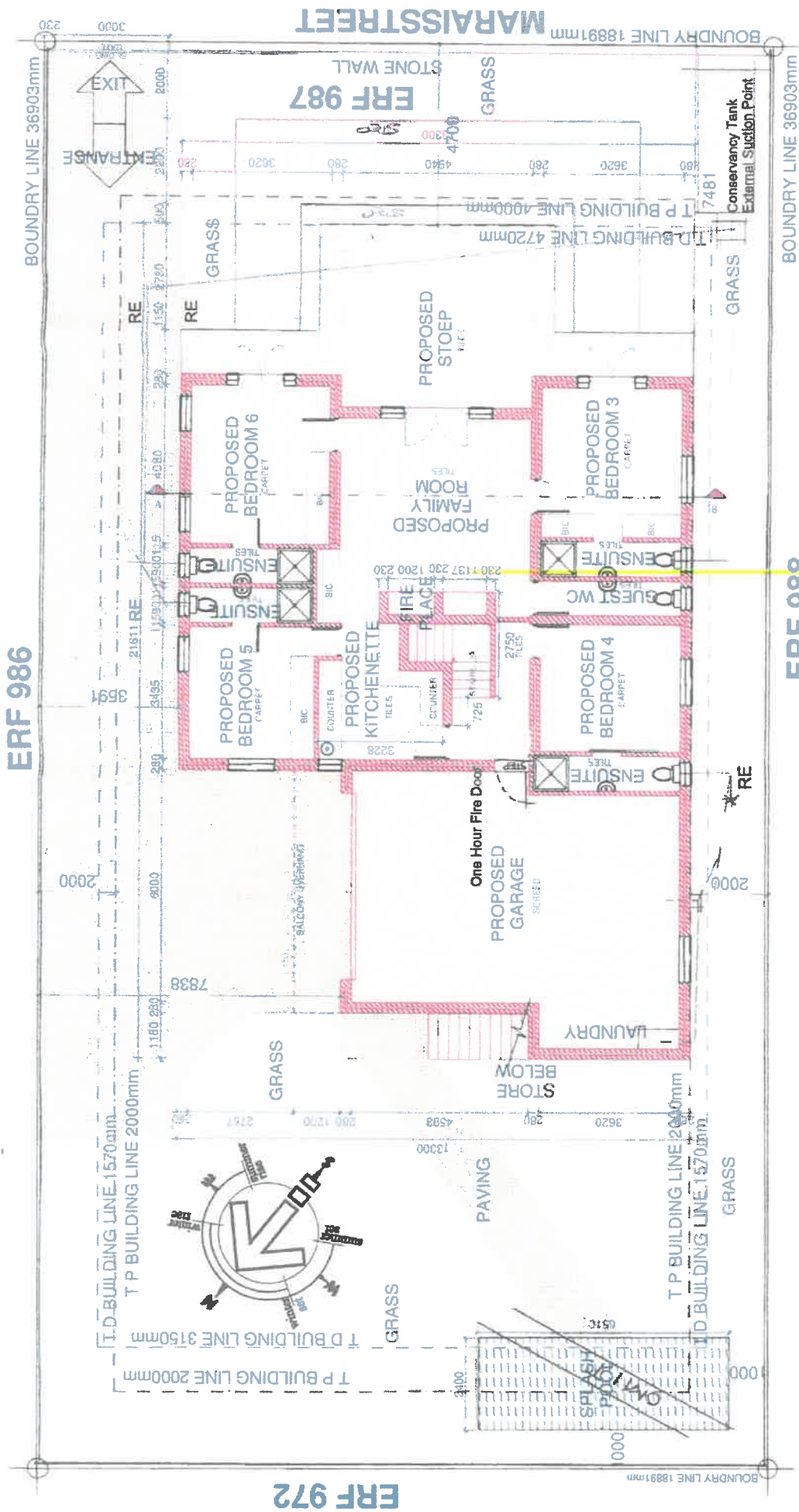
NOTA:
 Alle regulasies van plaaslike owerheids moet nageleef word.
 Kontrakteur is verantwoordelik om alle munisipale bouregulasie na te kom en te verstaan.
 Maas geskiet voorloer en nou gekontroleer word voor bouwerk begin.
 Alle bouwerk tussen bou gense Alle afwydings moet met tekenaar gekommunikeer word.
 Alle bouwerk streng volgens NHBRC en SANS voorskrifte.
 Ingenieurs spesifikasies geskiet voorloer.
 Terrain plan van alle ipe op baan.
 Terrain moet skoon gebou word gedurende bouwerk.
 Water en elektrisiteitsaansluiting moet geloen word voor bouwerk nigg begin.

PROFESIONALE ARCHITECTURALE
 PRAKTYSE
JACOBUS ADRIAAN VAN STADEN
 17, Abrija (Adriaan) Street, Durban, 4001

Tekening nr: 0261/17
 Tekening: Eerste vloer
 Skaal: 1 - 100 (A3)
 Blad: 3 van 6
 Datum: 20/01/2023

Beskrywing:
**Voorgestelde veranderinge vir
 Mr. NJ van der Merwe
 Erf 987
 57 Marais straat
 Frasnstraat
 Overstrand Munisipaliteit**

Plan geteken deur:
 Jacobus A van Staden
 3 Sneeuwans
 Perlemoenbaai
 Gansbaai
 Reg nr. D11661
 riaany38@gmail.com
 Tel: 082 929 8688



SITE & GROUND FLOOR PLAN
 SCALE 1:100

Llewellyn van Rensburg
 Pr.Arch ST 1242 SACAP MIA
 Tel 078 037 7348 vanrensburg.lew@gmail.com

1400	6280	1920	830	1285	3781
280	900	280	230	500	1150
5380	11580	1115	806	115	2781
		3315	230	500	1150
					21611

HON. SP. LIEUTENANT-GOV. GENERAL
 FIRE BRIGADE / BRANDWEER
 APPROVED / GOEDGEKEUR
 21 JAN 2011

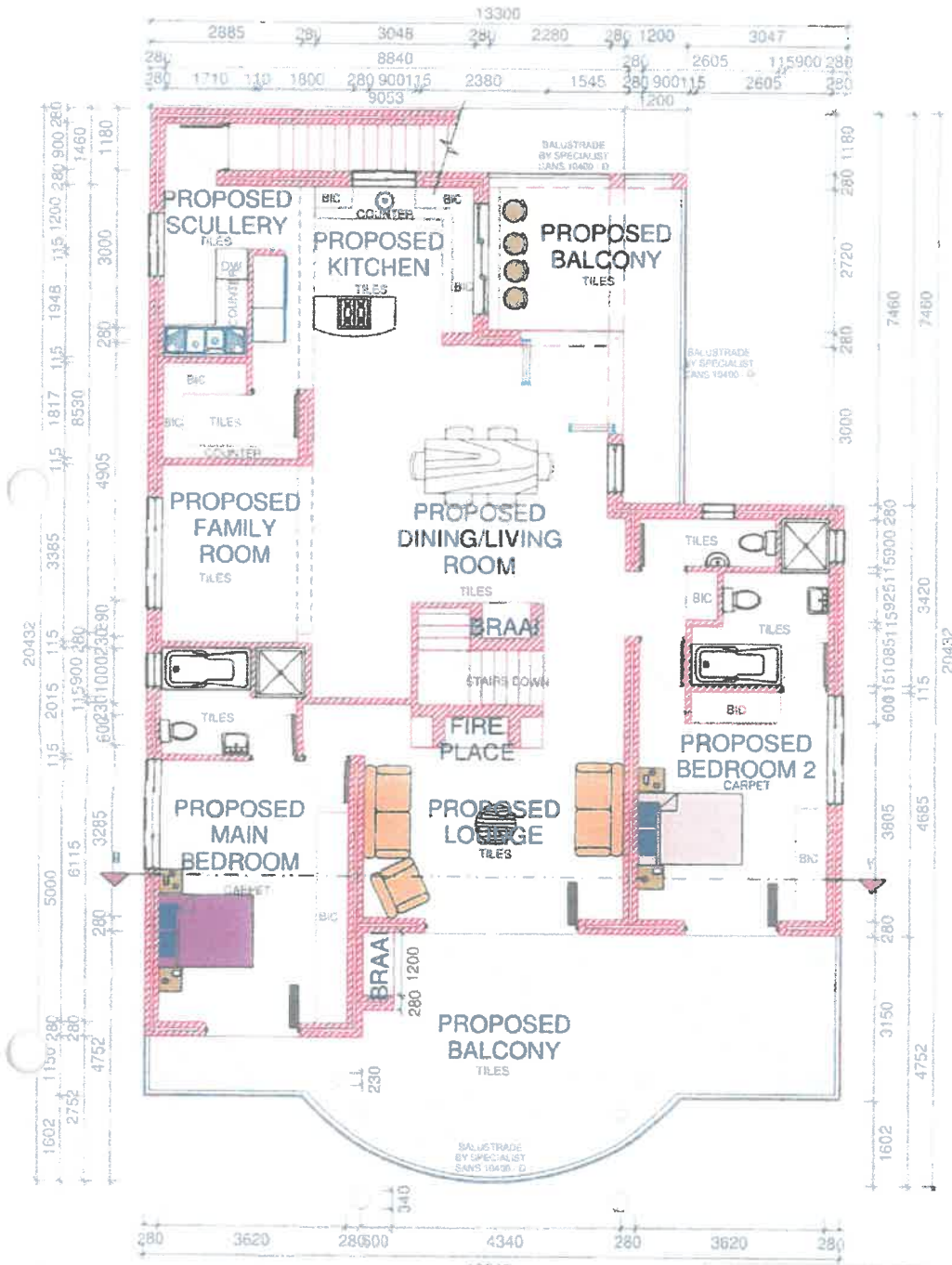
Dr Hannes v.d. Merwe
Erf 987 Frankraal
Gansbaai
 Proposed New Dwelling

Site & Ground-Plan
Scale 1:100

design cooperative
 gansbaai
 architecture and project management
 Llewellyn van Rensburg
 Tel 078 037 7348

Llewellyn van Rensburg
 Member of Cape Institute for Architecture Reg M 1013
 Member of the Council for the Architectural Profession Reg 571242

Project Date: June 2016
 1503
 CS.5

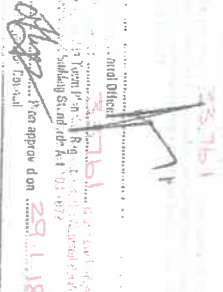


NEW ADDITION	196 sqm
NEW GROUND FLOOR	169 sqm
NEW FIRST FLOOR	56 sqm
NEW BACONIES	56 sqm
TOTAL	421 sqm
ERF	697 sqm
COVERAGE	36.53%
FOOTPRINT	247 sqm

FIRST FLOOR PLAN

SCALE 1 : 100


 MUNICIPAL FIRE BRIGADE I BRANDWEER
 APPROVED / GOEDGEKEUR
 24 JAN 2010


 Pr. Arch. 5T 1242 SACAP MIA
 vanrensburg.law@gmail.com

design cooperative
Llewellyn van Rensburg
 Pr. Arch. 5T 1242 SACAP MIA
 Tel 079 037 7348 vanrensburg.law@gmail.com

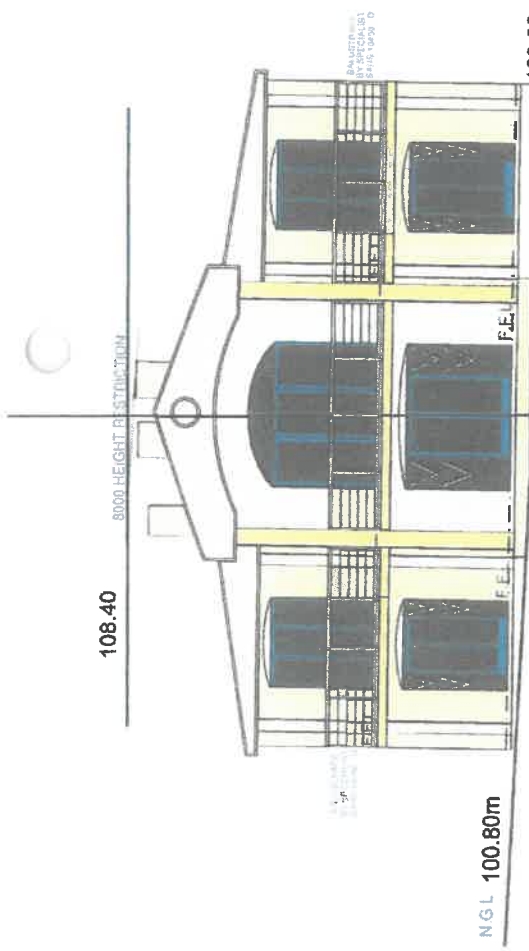
Llewellyn van Rensburg
 Member of Cape Institute for Architecture Reg M-V015
 Member of the Council for the Architectural Profession Reg 5T1242

design cooperative
 Gansbaai
 Architects and Planners
 Development Consultants

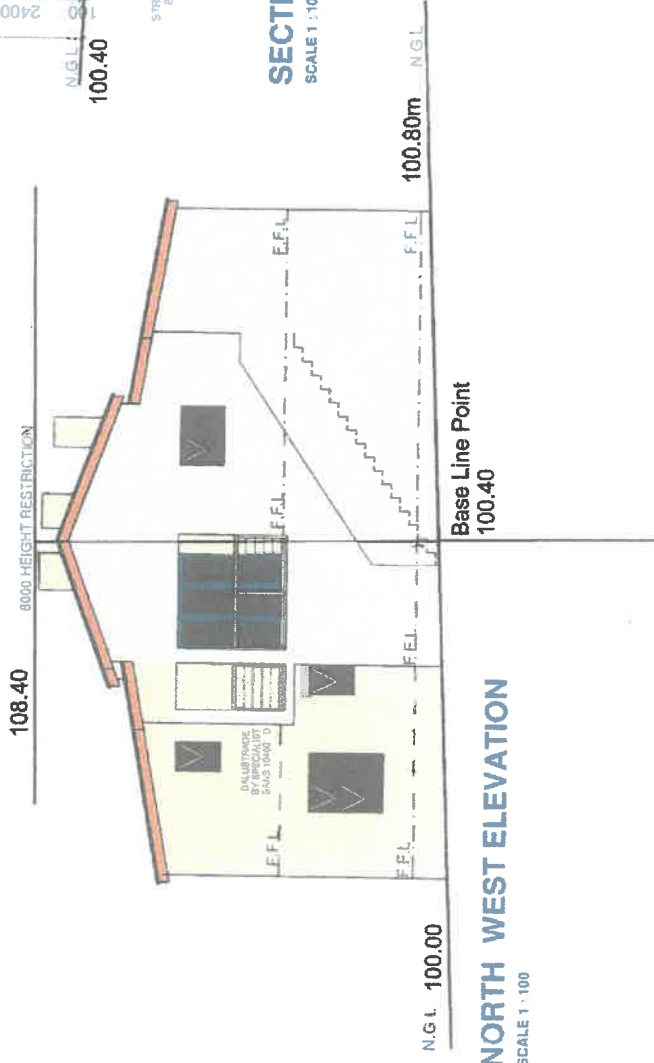
028-384 2137 079 037 7348

Dr Hannes v.d Merwe
Erf 987 Frankraal
Gansbaai
 Proposed New Dwelling

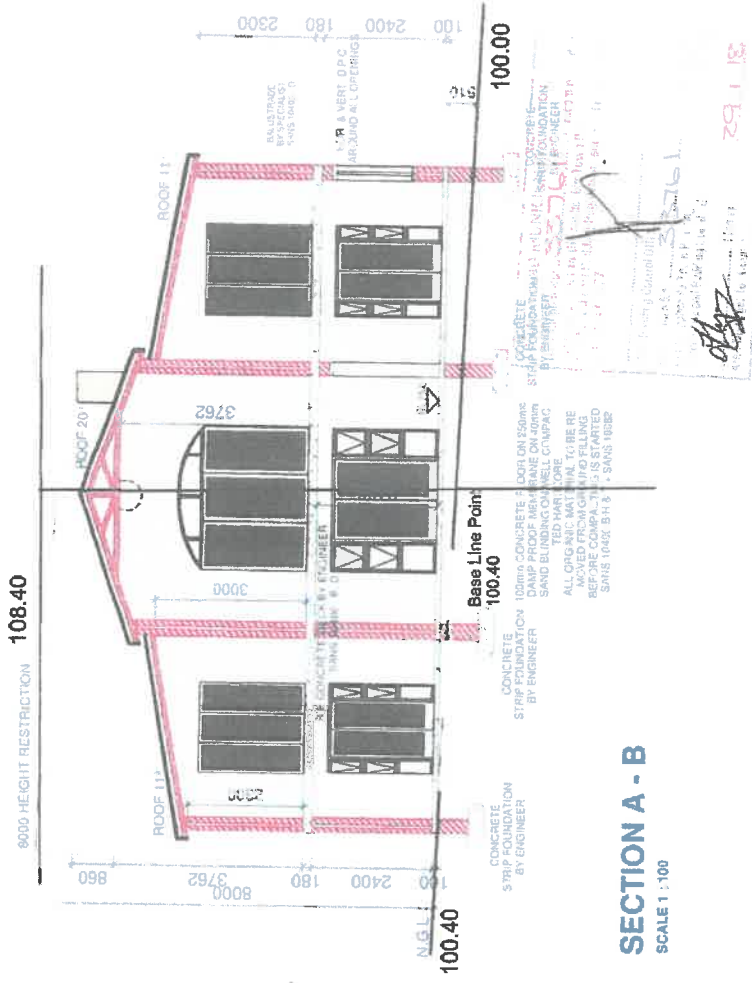
First Floor Plan
 Drawing No **CS.4**
 Drawn: *Erwin Toland*
 2010 01 18
 063 275 2000



SOUTH EAST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100



SECTION A - B
SCALE 1:100

design cooperative
Leuwellyn van Rensburg
Pr. Arch. ST. 1242 SACAP MIA
Tel 078 037 7248 vanrensburglew@gmail.com



design cooperative
Leuwellyn van Rensburg
Member of Cape Institute for Architecture Reg M 0015
Member of the Council for the Architectural Profession Reg ST 1242

Elevations
Scale 1:100

Dr Hannes v.d Merwe
Erf 987 Frankraal
Gansbaai
Proposed New Dwelling

design cooperative
gansbaai
architecture and project management
Leuwellyn van Rensburg Pr. Arch. ST. 1242 SACAP MIA
Tel 078 037 7248
www.designcooperative.com

Project Date June 2016
1503
CS.5

ERF
973

ERF 987

Vibacrete Grensmuur

Akte boulyn 1.57

Skema boulyn 2.0m

Plaviese!

Motor opit geen
obstruksie

ERF 972

Vibacrete Grensmuur

Skema boulyn 2.0m

Akte boulyn 3.15m

Grespark

ERF 987

Stoep

Skema boulyn 2.0m
Akte boulyn 1.57

HINCV
46.49m

HINCV
44.77m

Akte boulyn 4.72m

Skema boulyn 4.0m

Conservancy
tenk

Grespark

57 Marais straat
Franskraal

971

ERF 988

Vibacrete Grensmuur

NOTA:
Alle agulasie van plastiese owerhande moet
magedom word.

Kontakleur is verantwoordelik om alle
munitasjone voortgelees te maak en
te verstaan.

Moets gelid voortaan en moet
gekontroleer word voor bouwerk begin.

Alle bouwerk tussen bou grense
geïdentifiseer moet met tekenaar
geïdentifiseer word.

Alle bouwerk string volgens NHBRC
en SANS voorskrifte.

Leguanus spesifiekasies gelid voortaan:
Tennisplan van alle 0e op tenst.

Tennisplan moet skoon gelid word gedurende
bouwerk.

Water en afwastwaterbehandeling moet gesoen
word voor bouwerk begin.



PROFESSIONAL ARCHITECTURAL
DRAUGHTSMAN
JACOBUS ADRIAN VAN STADEN
27 46 04 6764 (donderdag) 072 463322



Tekening nr: 0261/17
Tekening: Erf plan
Skaal: 1-100 (A3)
Blad: 1 van 6
Datum: 20/01/2023

Beskrywing:
*Voorgestelde veranderinge vir
Mr NJ van der Merwe
Erf 987
57 Marais straat
Franskraal
Overstrand Munisipaliteit*

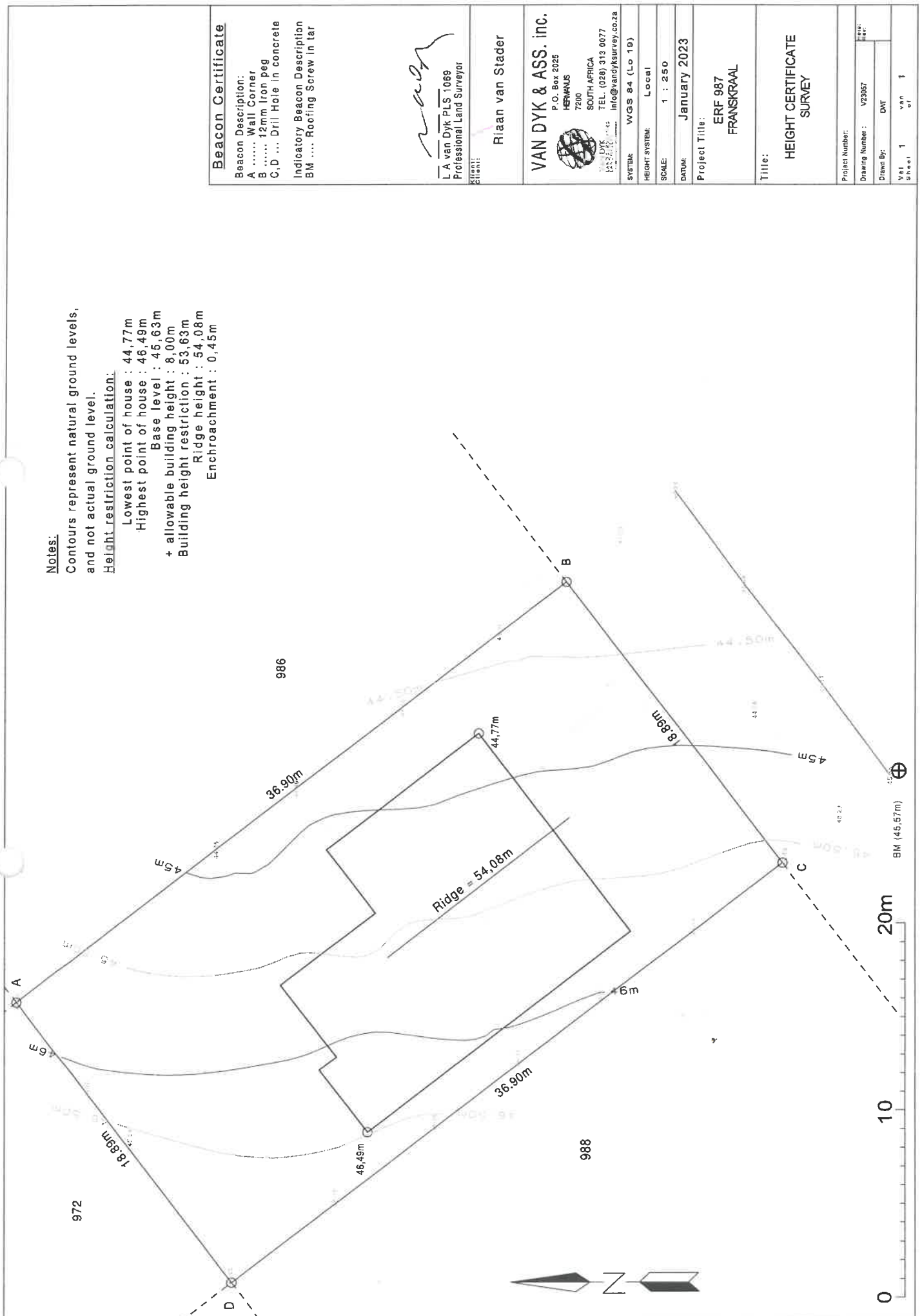
Plan geteken deur:
Jacobus A van Staden
3 Sneeuwags
Perlemoenbaai
Gansbaai
Reg nr. D1661
rsaanv38@gmail.com
Tel: 082 929 8688

Notes:

Contours represent natural ground levels, and not actual ground level.

Height restriction calculation:

- Lowest point of house : 44,77m
- Highest point of house : 46,49m
- Base level : 45,63m
- + allowable building height : 8,00m
- Building height restriction : 53,63m
- Ridge height : 54,08m
- Enchroachment : 0,45m



Beacon Certificate	
Beacon Description:	
A Wall Corner
B 12mm Iron peg
C, D	... Drill Hole in concrete
Indicatory Beacon Description	
BM Roofing Screw in tar
<i>van Dyk</i>	
L A van Dyk PLS 1089 Professional Land Surveyor	
Client: Riaan van Stader	
VAN DYK & ASS. inc. P.O. Box 2025 HERMANUS 7200 SOUTH AFRICA TEL: (028) 313 0077 info@vandyksurvey.co.za	
SYSTEM:	WGS 84 (Lo 19)
HEIGHT SYSTEM:	Local
SCALE:	1 : 250
DATE:	January 2023
Project Title:	ERF 987 FRANSKRAAL
Title:	HEIGHT CERTIFICATE SURVEY
Project Number:	
Drawing Number:	V22057
Drawn By:	DWT
Vol	1
Sheet	1
van	of
	1

Deemed to Satisfy Requirements for Energy Efficiency in Building

Competent Person: L van Rensburg Date: 04/03/2015

ERF #	Envelope		m2	Zone	Cu	Cshgc	Alrcn	Tot Cu /	% Max Cu			Tot Shgc /	% Max Shgc			Total	
	W	H							G	A	S		Cax	Sh+	Cbx		Sc+
19	Nw	1.2	1.5	3	1	.7	.5	0.75	1.8	0.66	(-61 x .98)	1.34 x .95	1.34 x .95	.03 x 5.73	1.1116	10.314	.891
20	Nw	1.2	1.5	3	1	.7	.5	0.75	1.8	0.66	(-61 x .98)	1.34 x .95	1.34 x .95	.03 x 5.73	1.1116	10.314	.891
21	Nw	1.2	1.5	3	1	.7	.5	0.75	1.8	0.66	(-61 x .98)	1.34 x .95	1.34 x .95	.03 x 5.73	1.1116	10.314	.891
24	Nw	1.2	1.5	3	1	.7	.5	0.75	1.8	0.66	(-61 x .98)	1.34 x .95	1.34 x .95	.03 x 5.73	1.1116	10.314	.891
25	Nw	1.2	1.5	3	1	.7	.5	0.75	1.8	0.66	(-61 x .98)	1.34 x .95	1.34 x .95	.03 x 5.73	1.1116	10.314	.891
1	Sw	.9	.45	1	1	1.2	.9	0.36	0.405	0.81	(-9 x .63)	.86 x .56	.86 x .56	.13 x 7.9	3.423	5.688	1.575
2	Sw	.9	.45	1	1	1.2	.9	0.36	0.405	0.81	(-9 x .63)	.86 x .56	.86 x .56	.13 x 7.9	3.423	5.688	1.575
7	Sw	1.2	1.5	3	1	.7	.5	0.75	1.8	0.66	(-9 x .97)	.66 x .95	.66 x .95	.13 x 5.73	1.0486	10.314	.8435
26	Sw	.42	1.8	3	1	1.2	2.3	0.63	.756	0.66	(-9 x .91)	.86 x .86	.86 x .86	.13 x 5.73	4.377	4.3319	3.143
29	Sw	.42	1.8	3	1	1.2	2.3	0.63	.756	0.66	(-9 x .91)	.86 x .86	.86 x .86	.13 x 5.73	4.377	4.3319	3.143
30	Sw	.3	2.1	3	1	1.2	2.3	0.63	0.3	0.66	(-9 x .91)	.66 x .86	.66 x .86	.13 x 5.73	3.6475	36.099	2.6195
8	Se	1.2	1.5	3	1	.7	.5	0.57	1.8	0.66	(-82 x .97)	.8 x .95	.8 x .95	.11 x 5.73	1.0925	10.314	.6772
9	Se	1.2	1.5	3	1	.7	.5	0.57	1.8	0.66	(-82 x .97)	.8 x .95	.8 x .95	.11 x 5.73	1.0925	10.314	.6772
10	Se	1.2	1.5	3	1	.7	.5	0.57	1.8	0.66	(-82 x .97)	.8 x .95	.8 x .95	.11 x 5.73	1.0925	10.314	.6772
11	Se	1.2	1.5	3	1	.7	.5	0.57	1.8	0.66	(-82 x .97)	.8 x .95	.8 x .95	.11 x 5.73	1.0925	10.314	.6772
12	Se	1.2	1.5	3	1	.7	.5	0.57	1.8	0.66	(-82 x .97)	.8 x .95	.8 x .95	.11 x 5.73	1.0925	10.314	.6772
22	Se	1.2	1.1	1	1	.7	1.4	0.49	1.32	0.81	(-82 x .89)	.8 x .86	.8 x .86	.11 x 7.9	1.1024	10.428	.5259
23	Se	1.8	2.1	3	1	1.2	2.3	0.63	3.78	0.66	(-38 x .99)	.8 x .86	.8 x .86	.11 x 5.73	2.2783	21.6594	1.5717
13	Ne	1.2	1.5	3	1	.7	.5	0.63	1.8	0.66	(-38 x .95)	1.66 x .95	1.66 x .95	.01 x 5.73	1.3234	10.314	.7484
14	Ne	1.2	1.5	3	1	.7	.5	0.63	1.8	0.66	(-38 x .95)	1.66 x .95	1.66 x .95	.01 x 5.73	1.3234	10.314	.7484
15	Ne	1.2	1.5	3	1	.7	.5	0.63	1.8	0.66	(-38 x .95)	1.66 x .95	1.66 x .95	.01 x 5.73	1.3234	10.314	.7484
16	Ne	1.2	1.5	3	1	.7	.5	0.63	1.8	0.66	(-38 x .95)	1.66 x .95	1.66 x .95	.01 x 5.73	1.3234	10.314	.7484

Total Conductance: [53m²] Cu: 228.71 = 96.28 % (169.68max)
 Total Solar Heat Gain: [231m²] CSHGC: 15.79 = 71.58 % (169.68max)

Competent Person: L van Rensburg Date: 04/03/2015

ERF #	Envelope		m2	Zone	Cu	Cshgc	Alrcn	Tot Cu /	% Max Cu			Tot Shgc /	% Max Shgc			Total	
	W	H							G	A	S		Cax	Sh+	Cbx		Sc+
8	Nw	.42	1.8	3	1	2	2.3	0.40	.756	0.66	(-61 x .75)	1.34 x .57	1.34 x .57	.03 x 5.73	2.828	4.3319	1.996
9	Nw	.42	1.8	3	1	2	2.3	0.40	.756	0.66	(-61 x .75)	1.34 x .57	1.34 x .57	.03 x 5.73	2.828	4.3319	1.996
5	Nw	1.2	1.5	3	1	2	.5	0.30	1.8	0.66	(-61 x .6)	1.34 x .48	1.34 x .48	.03 x 5.73	6.387	10.314	3.564
13	Nw	1.2	1.5	3	1	2	.5	0.30	1.8	0.66	(-61 x .6)	1.34 x .48	1.34 x .48	.03 x 5.73	6.387	10.314	3.564
14	Nw	1.2	1.5	3	1	2	.5	0.30	1.8	0.66	(-61 x .6)	1.34 x .48	1.34 x .48	.03 x 5.73	6.387	10.314	3.564
15	Nw	1.2	1.5	3	1	2	.5	0.30	1.8	0.66	(-61 x .6)	1.34 x .48	1.34 x .48	.03 x 5.73	6.387	10.314	3.564
10	Se	.7	.6	3	1	.7	1.	0.30	.42	0.66	(-82 x .82)	.8 x .76	.8 x .76	.11 x 5.73	2.469	2.4066	.0832
11	Se	.8	1.5	3	1	.6	1.	0.30	1.2	0.66	(-82 x .7)	.8 x .64	.8 x .64	.11 x 5.73	2.073	6.876	2.376

Total Conductance: [53m²] Cu: 82.07 = 98.97 % (59.23max)
 Total Solar Heat Gain: [53m²] CSHGC: 3 = 38.96 % (59.23max)

Dr Hannes v.d Merwe
 Erf 987 Frankraal
 Gansbaai
 Proposed New Dwelling

Fenestration
 Scale 1:100

design cooperative
 gansbaai
 architecture and project management
 Liewellyn Van Rensburg Pr. Arch. ST 1245 SACAP IUA
 Tel 079 037 7348
 vchen@barc.lvw@netnet.co.za

Member of Cape Institute for Architecture Reg M-V015
 Member of the Council for the Architectural Profession Reg ST1242



WATER

- Domestic Connection With Valve = 20m
- Ring Main = 20m
- Standpipe = 12m
- Ring Main to H.W.C. = 20m
- Hot & Cold Water Supply Line = 20m
- Branch Lines = 12m
- Isolating Valves to Kitchen + WCs + Bathrooms = 12m
- Min 50% of Annual Hotwater Generation Achieved

by Solar
 All Services to Comply with SANS 1307 & SANS 10106.