



#### OVERSTRAND MUNISIPALITEIT

**ERF 931, LUYTSTRAAT 13, EASTCLIFF, HERMANUS:  
AANSOEK OM OPHEFFING VAN BEPERKENDE  
TITELAKTEVOORWAARDES, AFWYKING EN BEPALING  
VAN 'N ADMINISTRATIEWE BOETE: HOLLOWAY EN  
DAVEL ARGITEKTE NAMENS MNR & ME STEVENS**

Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Verordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) van die volgende aansoeke wat ontvang is van toepassing op Erf 931, Eastcliff, Hermanus, naamlik:

#### Opheffing Van Beperkende Titelaktevoorwaardes

Ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titelaktevoorwaardes: B.(b) en (d) soos opgevat in Titelakte Nr: T37716/2018 om die bestaande strukture en tweede woning te akkommodeer.

#### Afwyking

Ingevolge Artikel 16(2)(b) van die Verordening ten einde:

- die oostelike straatboulyn vanaf 4m na 3.72m te verslap om die voorportaal te akkommodeer;
- die suidelike boulyn vanaf 2m na 0m te verslap om die onwettige motorafdak te akkommodeer;
- die noordelike en westelike laterale boulyn vanaf 2m na 0m te verslap om die onwettige motorhuis te akkommodeer;
- die noordelike laterale boulyn te verslap om die omskepping van die stookkamer in 'n tweede woning kleiner as 120 m<sup>2</sup> te akkommodeer;
- om die noordelike laterale boulyn te verslap vanaf 2m na 1.1m om die nuwe motorafdak te akkommodeer.

#### Bepaling van 'n administratiewe boete

Ingevolge Artikel 16(2)(q) van die Verordening, ten einde die bestaande en nuwe addisionele strukture op die eiendom te wettig.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement Stadsbeplanning te Patersonstraat 16, Hermanus. Enige kommentare moet skriftelik ingedien word ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za) bereik voor of op 4 November 2022, met u naam, adres en kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, Mr P Roux by 028-3138900. Die Munisipaliteit mag weier om kommentare 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 formuleer.

Munisipale Bestuurder, Overstrand Munisipaliteit,  
Posbus 20, HERMANUS, 7200

Munisipale Kennisgewing Nr. 115/2022

#### OVERSTRAND MUNICIPALITY

**ERF 931, 13 LUYT STREET, EASTCLIFF, HERMANUS:  
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE  
DEED CONDITIONS, DEPARTURE AND  
DETERMINATION OF AN ADMINISTRATIVE PENALTY:  
HOLLOWAY AND DAVEL ARCHITECTS ON BEHALF OF  
MR & MRS STEVENS**

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 (By-Law) that the following applications have been received applicable to Erf 931, Eastcliff, Hermanus, namely:

#### Removal of Restrictive Title Deed Conditions

In terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed condition: B.(b) and (d) as contained in Title Deed No: T37716/2018 to accommodate the as built structures and second dwelling.

#### Departure

In terms of Section 16(2)(b) of the By-Law in order to:

- relax the eastern street building line from 4m to 3.72m to accommodate the foyer entrance;
- relax the southern building line from 2m to 0m to accommodate the illegal carport;
- relax the northern and western lateral building line from 2m to 0m to accommodate the illegal garage;
- to relax the northern lateral building line to accommodate the conversion of the existing storeroom into a second dwelling smaller than 120 m<sup>2</sup>;
- to relax the northern lateral building line from 2m to 1.1m to accommodate the new carport.

#### Determination of an administrative penalty

In terms of Section 16(2)(q) of the By-Law, in order to legalise the existing and new additional structures on the property.

Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department Town Planning at 16 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 reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za) on or before 4 November 2022, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the Town Planner, Mr P Roux at 028-313 8900. The Municipality may refuse to accept comment 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.

Municipal Manager, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200

Municipal Notice No. 115/2022

#### UMASIPALA WASE-OVERSTRAND

**ISIZA 931, 13 LUYT STREET, EASTCLIFF, HERMANUS :  
ISICELO SOKUSUSWA KWEMIQATHANGO  
ENEZITHINTELO KWITAYITILE, UKUNYENYISWA  
KUNYE NOKUPHELISWA KWESOHLWAYO: ABAKWA-  
HOLLOWAY AND DAVEL ARCHITECTS abamele  
uMnumzane kunye neKosikazi Stevens**

Kukhutshwa isaziso ngokumayela neSoloty 47 & 48 loMthetho kaMasipala waseOverstrand ongokuSetyenziswa nKucetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe isicelo esimayela nesiza 931 Eastcliff, Hermanus ngolu hlobo:

#### Ukususwa Kwemiqathango Enezithintelo Kwitayitile

Ngokumayela neSoloty 16(2)(f) loMthetho kaMasipala ukuba kususwe imiqathango enesithintelo kwitayitile: B.(b) kumye(ne-d) njengoko iqulathwe kwiTayitile eNombolo: T37716/2018.

#### Ukunyenysiswa

Ngokumayela neSoloty 16(2)(b):

- umgca ongase Mpumalanga kwesakhiwo ukususela ku-4m ukuya ku-3.72m, ulungise;eya igumbi likwamkela abantu.
- umgca ongase-Mzantsi kwesakhiwo ukusela ku-2m.ukuya ku Om, ukulungiselela indawo yokugcina imoto(carport) engekhomthethweni
- umgca ongase-Matla kunhy nongase-Ntshona kwesakhiwo ukususela ku-2m ukuya ku-Om,ukulungiselela igumbi lemoto(garage) elingekhomthethweni
- umgca ongase-Mantla kwesakhiwo, ukulungiselela ukuguqulela igumbi lokugcina imphla kugumbi elincanielingagqithi 120 m<sup>2</sup>;
- umgca ongase-MAntla kwesakhiwo ukususela ku-2m ukuya ku-1.1m, ukulungiselela igumbi elitsha lokigcina imoto(garage)

#### Ukugqitywa kwesohlwayo

Ngokumayela neSoloty 16(2)(q) woMthetho kaMasipala, ukuze isahiwo eskhoyo kanye nezakhiwo ezintsha zalandawo zamkeleke emthethweni.

linkcukacha mayela nesi sindululo ziyafumaneka ukuze zihlolewe phakathi evekini phakathi ko 08:00 no 16:30 kwiSebe Loyilo Dolophu e-16 Paterson Street, Hermanus. Amagqabaza okuhlomla abhaliweyo amele afakwe kuMasipala ngokomiselwe weSoloty 51 neSoloty 52 lalo Mthetho kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngo okanye ngaphambi koLwesihlanu wo-4 EyeNkanga (uNovemba) 2022, ubhale igama lakho, idilesi neenkukacha zoqhagamshelwano, umdla kwisicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingafakwa kuMcebisi Dolophu, uMnu P Roux ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na angakwazi kufunda okanye ukubhala angatyelela iSebe lokuCeba Idolophu apho igosa lakwamasipala liya kumnceda afake amagqabaza okuhlomla.

Municipal Manager, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200

Isaziso sikaMasipala No. 115/2022





Daleen Holloway & Christiaan Davel  
Prof. Snr. Arch. Tech & Prof Arch.

TP. n. Ahoort  
(H. Olivier)

C: 079 502 6645  
E: daleen@hollowayanddavel.com  
Case ID: 11-2020

11 May 2022

Planning department  
Hermanus

To whom this may concern,

FILE NO.	EF 931 ✓ Eastcliff Hermanus
SCAN NO.	HEC 931
COLLABORATOR NO.	1685327

**ERF 931, 13 LUYT STREET, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURES: HOLLOWAY AND DAVEL ARCHITECTS ON BEHALF OF MR & MRS STEVENS**

We would like to request approval for our client, Mr & Mrs Stevens, owners of Erf 931, 13 Luyt Street, Hermanus regarding their existing dwelling as well we relaxation of the North building line for a new carport structure.

**Executive Summary:**

In terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 for the following departures:

- To remove title deed condition B.[b]:

"That one dwelling together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf."

Application for the removal of this condition as the storeroom at the back is currently converted to a second dwelling of 50.06 sqm.

- To remove title deed condition B.[d]:

"That no building or structure or any portion thereof except a boundary walls and fences shall be erected nearer than 4.72m to the street line which forms a boundary of this erf. No such building or structure shall be situated within 1.57m of the lateral boundary common to any adjoining erf."

This applies to the existing garage that is changing use, to be the entrance foyer to the existing home. Departure of East building line from 4.72m to 3.72m



This also applies to the "as built" carport erected on the south. Departure for building line of 1.57m to 0.0m

As well as the new carport on the North of the site. Departure for building line of 1.57m to 1.1m

The second dwelling at the back of the property: West and North building lines to be relaxed from 1.57m to 0.00m

The existing store rooms on the West boundary is converted to a second dwelling of 50.06 sqm. An "as built" garage of 21.01 sqm was built by the previous owner and the new owner is rectifying this on the new set of submitted plans.

Departure for building line of 1.57m to 0.0m and change of use to second dwelling.

### Overberg Municipality Land Use Scheme Scheme:

- Street building line relaxation from 4.0m to 3.72 for the Foyer entrance [East]
- Side boundary line relaxation from 2.0m to 0.0m for the illegal carport [South]
- Side boundary line relaxation from 2.0m to 0.00m for the illegal garage [North and West]
- Converting the existing storeroom into a second dwelling smaller than 120 sqm

### **Proposed development:**

We propose add a steel carport to the North of the property as well as to convert the existing single garage to an entrance/foyer for the client. The remaining alterations and internal renovations to not to apply for a departure in any way. The existing boundary wall will be built up to 1.8m.

Departures are required for the as built second dwelling on the West Boundary from 1.57m to 0.0m This includes the "as built" garage on the West boundary line.

Erf 931 is situated on a level piece of plot. Access to the site is from Luyt Street, from the left hand side as well as the right of the street. It's an existing single storey, building on its own site of 694 sqm. The proposal will not have an impact on the traffic load or access from Luyt Street. There is enough space for 3 parking bays for vehicles on the site as indicated on plan. More can be added inside of the property.

### **Character of the environment:**

Erf 931 is situated in SR1. The proposed additions will not influence the privacy of any neighbours nor their views. The street scenes will not be influenced as there are already many alterations in this area with double storey & single storey residences with double garages, pergolas and other building forms on the street façade. Most properties in the area is fenced with vibracrete, brick, brick and plaster or clear-vu.

HOLLOWAY + DAVEL architects (Pty) Ltd 2016/315859/07

ADDRESS Myrtle house unit 4, 2 Church street, Westcliff, Hermanus, RSA

DIRECTORS Daleen Holloway | PrSArchT. | SACAP REGISTRATION PSAT 20714

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The house is not situated in a floodplain, near an eco-sensitive habitat or sensitive area. It does not fall in a heritage overlay zone and does not trigger the heritage acts. The property is not older than 60 years.

#### **Desirability of the proposed utilisation:**

- Building up of the existing boundary wall

The existing boundary wall has palisade fence as infill panels. The owner will remove this and fill up with brick and plaster the walls. The walls will remain at 1.8m height as per zoning scheme.

#### Main dwelling:

- New steel carport – New additions

The encroachment of the north Boundary by the steel carport was discussed with Petrus Roux – see attached letter and is considered to be acceptable. The carport is set back from the road and screened by the existing boundary wall so it will not unacceptably detract from the visual amenity of the character of the surrounding area. There is no adverse impact on the aesthetics of the surrounding properties. The structure does not pose any hazard to neighbouring properties. The carport will be set back 1.570m from the boundary in stead of 3.5 m.

- Converting single garage to entrance foyer – As built structure

The existing single garage will be converted to an entry way to the existing home. This will not affect or negatively impact the neighbourhood and will add value to the existing house.

- Internal renovations as per plan – new proposal

Does not trigger any departures.

- As built garage at the back of property to remain as storage unit for the owner.
- As built carport next to the new entrance to remain and is indicated on the submitted building plans with dimensions and heights. South building line to be relaxed from 1.570m to 0.00m to accommodate this structure.

#### **Consideration of forward planning and land use documents:**

The proposed land use is in line with the relevant zoning scheme regulations and forward planning documentation.

#### **Article 90 clauses that are relevant to the application:**

#### **Section 90 of By-Law**

##### **Subsection 3:**

Section 90 (1) of the Municipal planning by-law states that if an applicant wishes to rectify a contravention of the By-Law, an application for the determination of an administrative penalty must be made. The following aspects must at least be considered when determining an appropriate administrative penalty:

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**a) The nature, duration, gravity and extent of the contravention:**

**Nature:** For reference the latest building plan was approved in February 2004. The original house dates to around 1980's. The following structures were built after the completion of the approved alterations of February 2004.

This application is to gain approval for 2 existing structures that have been built on the property, and one conversion of use to these structures are:

1. A steel carport erected on the Northern boundary line. [18 sqm]
2. A double garage on the South and West boundary. [21 qm]
3. The existing storeroom has been converted to a second dwelling smaller than 120 sqm. [50.06 sqm]

To rectify the contravention, and regularize the structures, the administrative penalty process as well as applicable departure applications have been started.

**Duration:** The duration of the contravention is unknown as the new owners are not aware of when the structures were built. (i.e from beginning of construction of unlawful structure to date)

**Gravity:** Although the gravity or magnitude of the contravention might not seem minor. There is no evidence to suggest that the unauthorised building work poses a safety or fire hazard. The height of the structures does not influence the neighbouring properties.

**Extent:** Approximately 39.00m<sup>2</sup> in respect of the unauthorized additions which includes the steel carport of 18.00m<sup>2</sup> and the double garage of 21.00m<sup>2</sup> to the west of the property. The conversion of the storeroom to second dwelling is not relevant for the zoning scheme provides for this type of conversion.

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

The owner has commenced with the necessary steps to rectify the contravention by accepting the application process for an administrative penalty. The owner has requested that the minimum penalty fee be applied and not to request a demolition of the illegal building works as this was not done while they were in possession of the property.

**c) A report by a quantity surveyor in matters of unauthorised building/construction:**

The breakdown of the costs are as follows:

Room description	Area x R 7 500.00 per sqm	Value in Rand
As built garage:	21.00 m <sup>2</sup>	R 157 500 - 00
Room description	Area x R 3 000.00 per sqm	Value in Rand
Steel carport: [for single vehicle use]	18.00 m <sup>2</sup>	R 54 000 - 00
<b>Total</b>	39.00 m <sup>2</sup>	R 211 500- 00

**d) Whether the unlawful conduct was stopped:**

The building work has been completed. Please note that the no steps were taken by the council to stop the unauthorised building work to date this could be because this work is of a minor unobtrusive manner.

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HOLLOWAY



ARCHITECTS

The unlawful structures have not been demolished, but the owner has taken steps to rectify the issue by applying for the administrative penalty, as well as to resubmit updated building plans indicating all work built.

**e) Whether the person allegedly involved in the contravention has previously contravened this by-law or a previous planning law:**

As far as can be ascertained, the owner of the property has not previously contravened this By-Law or any other previous planning law.

**Investigations carried out in terms of other laws which are relevant to the consideration of the application:**

The house is not situated in a floodplain, near an eco-sensitive habitat or sensitive area. It does not fall in a heritage overlay zone and does not trigger the heritage acts. The property is not older than 60 years. No additional acts are triggered with the proposed additions on Erf 895.

**The impact of the proposed land development on municipal engineering services:**

The addition to the existing dwelling will not have an impact on the municipal services provided to Erf 895. The site is situated on a level piece of plot and the existing drainage connection is situated in the Southern corner of the property. Access to the site will not be affected.

**Consideration of forward planning and land use documents:**

The proposed land use is in line with the relevant zoning scheme regulations and forward planning documentation.

**Planning principles:**

The policies, principles of planning, development norms and criteria as set out set in Section 42 of the Spatial Planning and Land Use Management Act, 2013 (ACT 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) was regarded and the proposed application is in compliance with these requirements or are not affected by these requirements and regulations.

The proposed additions and alterations to existing dwelling on ERF 931 does not have an impact on **SPATIAL JUSTICE**. Its situated within a well-established residential area with no limitation to access and equal opportunities for all. The application promotes **SPATIAL SUSTAINABILITY** with an environmentally sensitive approach to the design having no impact on biodiversity rich areas.

Services and requirements were addressed with **EFFICIENCY** to minimise its negative financial, social, economic environmental impact. The design does not impact the nature or character of the neighbourhood. The design aims to be **SPATIALLY RESILIENT** by using all social spatial and environmental resources enabling the communities to resist, absorb and

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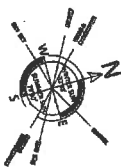
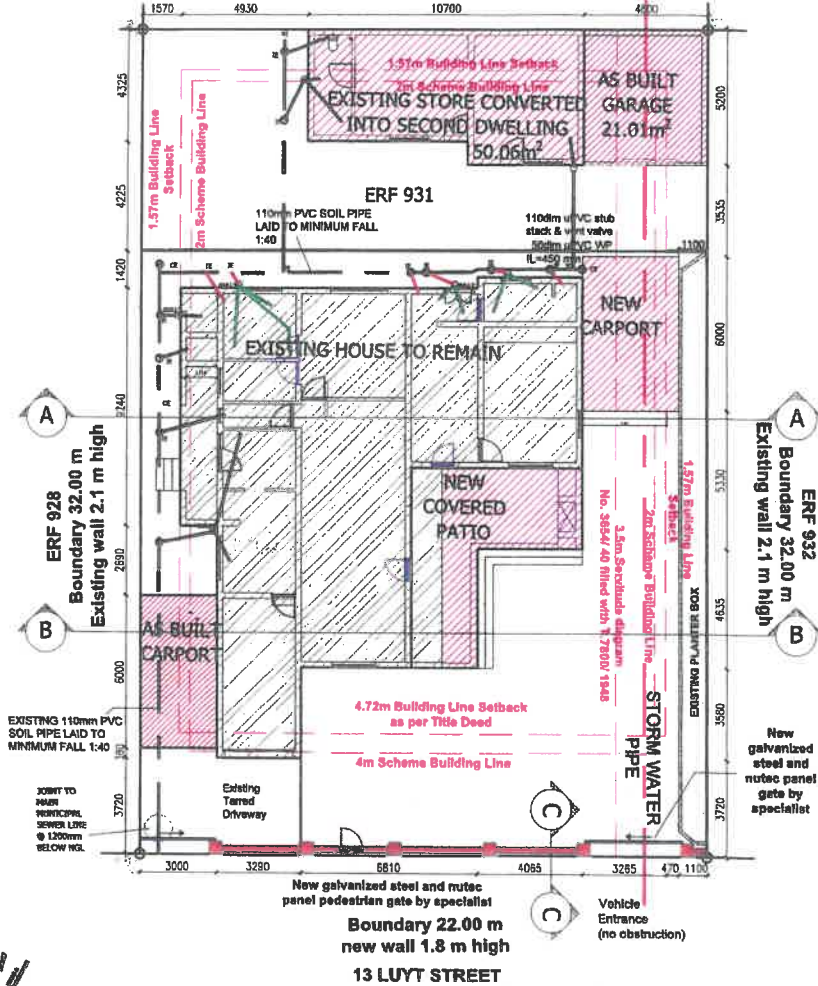
accommodate shocks and to recover from these shocks in a timely and efficient manner. This proposal aims to promote **GOOD ADMINISTRATION** with integrated, consultative planning practices in which all spheres of government and other role-players, to ensure that a joint planning approach is pursued.

All questions or requests for additional information can be directed to our offices.

Kind regards,  
Daleen Holloway  
For **DIRECTOR: HOLLOWAY & DAVEL ARCHITECTS**



ERF 6723  
Boundary 22.00 m  
Existing wall 2.1 m high



SITE PLAN | scale 1:200



D. HOLLOWAY

CLIENT SIGNATURE

**BUILDING WORK:**  
All work to comply with SANS 10400 and Building regulations. All works to be in accordance with local municipal authorities' regulations. Figured dimensions to be taken in preference to scaled dimensions. All levels and dimensions to be checked on site before building work commences. Contractors shall be deemed to have acquainted themselves with site conditions prior to commencement of work.

**LEVELS:** Levels and dimensions: The building area to be laid out and erected in the position and to the levels as indicated on the plan & site layout plan.

The contractor, sub-contractors and suppliers must verify all dimensions and levels on-site before commencing any work, Land surveyor to confirm all boundary pegs and to check all levels before construction commences. Top soil shall be removed from the area to be built upon, all grading leveling to be done by contractor.

**MATERIALS:** Material used in the erection of a building shall be suitable for the purpose for which it is to be used.

**TIMBER:** All timber used in the erection of a building shall be treated against termites and wood borer attack and fungal decay in accordance with the requirements of SANS 10005 and shall bear the product certification mark of a body certified by the south african national accrediting system.

**FINISH FLOOR LEVEL:** Finished floor level of dwelling to be min. of 25mm above back of footway level at sewer connection. It is recommended that garage floor level min of 170mm above back of footway level at driver entrance if any.

**OTHER:** Floors in any laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal must comply with sars 10400 J. Any combustible material to be 200mm away from chimney flue. The requirements of the national by-laws and any other applicable authority must be complied with. The builders must comply with the NHBRC by-laws. All reinforced concrete slabs and stairs are to be cast strictly to structural engineer's specifications and details.

**PAINT:** All painted colours to external side of dwelling to match existing internal colours to be approved by client before applying to wall.

**HOT WATER:** Hot water heating requirement: at least 50% of the annual average hot water heating requirement shall be provided by HEAT PUMP, in accordance with SAN 10400: PART XA

**HOT WATER PIPING INSULATION:** Provided and install Armaflex piping insulation on all hot water services pipes in accordance with SANS 10400: Part XX. Install Armaflex pipe insulation of 25mm thickness for Nominal ID of 15mm with a R-Value of 1.32 (A min R-Value of 1.00 is required for internal dia = 50mm)

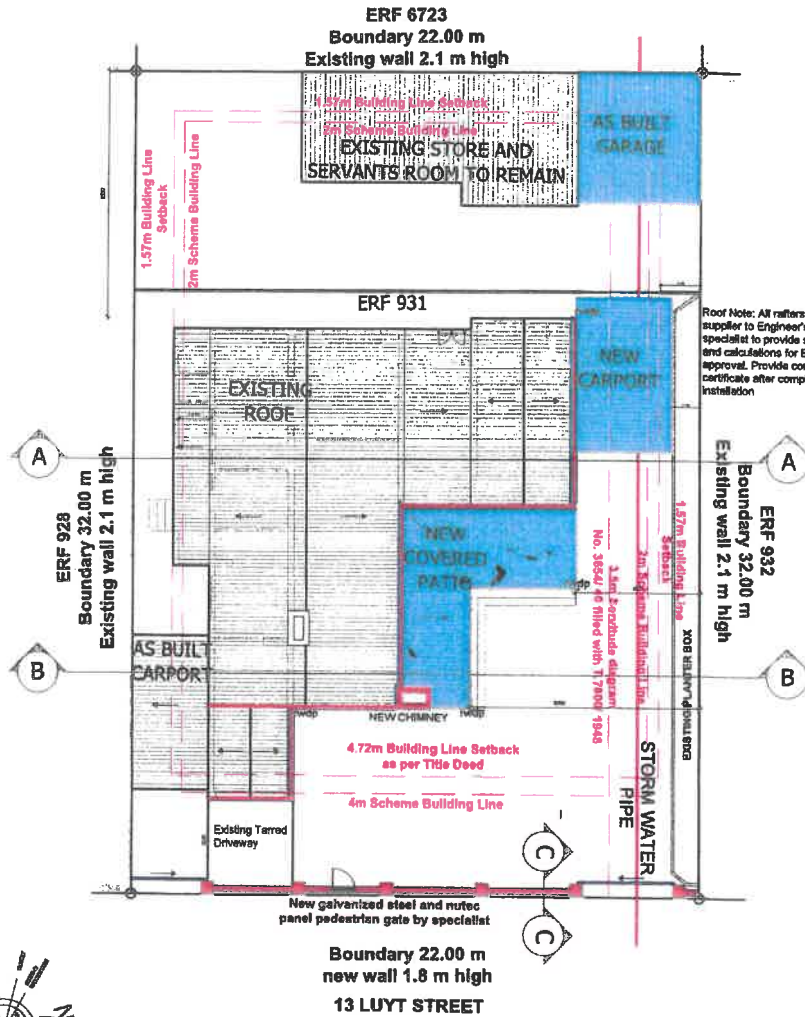
**ROOF INSULATION:** All roofs shall achieve a minimum R-Value of 3.7 in accordance with SANS 10400: PART XA Table 7 and SANS 204:2011 for typical R-Values for roof and ceiling construction. Direction of heat flow for Climatic zone 4 = Up. Add 1 x layer of 75mm Isotherm with a R-Value of 2.2 between trusses above ceiling. Add 1 x layer of Stratolon 405 with a R-Value of 1.26 between cladding & battens.

BURVEERAREA	COVERAGE	EXST. DWELLING	COVERAGE
ERF 6723	-594m²	ALLCOVERABLE - 50%	
EXIST. DWELLING	+199.72m²	EXIST. DWELLING	+27.20%
NEW COVERED PATIO AREA	+27.77m²	NEW COVERED PATIO AREA	+4%
AS BUILT GARPORT	+19m²	AS BUILT GARPORT	+2.60%
STORAGE TO SECOND DWELLING	+50.06m²	STORAGE AND BERWANTS ROOM	+7.21%
NEW UNCOVERED PATIO	+18.22m²		
NEW CARPORT	+22.40m²		
AS BUILT GARAGE	+20.01m²	NEW GARPORT	+3.21%
		AS BUILT GARAGE	+2.58%
<b>TOTAL BURVEERAREA</b>	<b>+343.39m²</b>	<b>TOTAL COVERAGE</b>	<b>= 46.31%</b>

DRAWING	SITE PLAN
scale: see labels . do not scale when printing (A3)	
DATE	02 February 2022
DRAWN	R. SCHULENBURG
DWG No	18-2021
CHECKED	DH
REV 1	

PROJECT	HOUSE STEVENS   ERF 931
13 LUYT STREET	
HERMANUS   7200	
ADDITIONS/ ALTERATIONS	
THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH PREPARED FOR AND WHICH COMMISSIONED FOR	

HOLLOWAY



Roof Note: All rafters by specialist supplier to Engineer's approval - specialist to provide shop drawings and calculations for Engineer's approval. Provide compliance certificate after completion of installation

ROOF PLAN | scale 1:200



D. HOLLOWAY

CLIENT SIGNATURE

**BUILDINGS WORK:**  
All work to comply with SANS 10400 and Building regulations. All works to be in accordance with local municipal authorities' regulations. Figured dimensions to be taken in preference to scaled dimensions. All levels and dimensions to be checked on site before building work commences. Contractors shall be deemed to have acquainted themselves with site conditions prior to commencement of work.

**LEVELS:** Levels and dimensions: The building are to be laid out and erected in the position and to the levels as indicated on the plan & site layout plan.

The contractor, sub-contractors and suppliers must verify all dimensions and levels on-site before commencing any work. Land surveyor to confirm all boundary pegs and to check all levels before construction commences. Top soil shall be removed from the area to be built upon, all grading leveling to be done by contractor.

**MATERIALS:** Material used in the erection of a building shall be suitable for the purpose for which it is to be used.

**TIMBER:** All timber used in the erection of a building shall be treated against termites and wood borer attack and fungal decay in accordance with the requirements of SANS 10005 and shall bear the product certification mark of a body certified by the south african national accrediting system.

**FRESH FLOOR LEVEL:** Finished floor level of dwelling to be min. of 255mm above back of footway level at sewer connection. It is recommended that garage floor level min of 175mm above back of footway level at driver entrance if any.

**OTHER:** Floors in any laundry, kitchen, shower room, bathroom or room containing a toilet pan or toilet must comply with SANS 10400 J. Any combustible material to be 200mm away from chimney flue. The requirements of the national by-laws and any other applicable authority must be complied with. The builders must comply with the N-BRC by-laws. All reinforced concrete slabs and stairs are to be cast strictly to structural engineer's specifications and details.

**PAINT:** All painted colours to external side of dwelling to match existing internal colours to be approved by client before applying to wall.

**HOT WATER:** Hot water heating requirement: at least 50% of the annual average hot water heating requirement shall be provided by HEAT PUMP, in accordance with SAN 10400: PART XA

**HOT WATER PIPING INSULATION:** Provided and install Armaflex piping insulation on all hot water services pipes in accordance with SANS 10400: Part XA. Install Armaflex pipe insulation of 25mm thickness for Nominal ID of 15mm with a R-Value of 1.32 (A min R-Value of 1.00 is required for internal dia = 50mm)

**ROOF INSULATION:** All roofs shall achieve a minimum R-Value of 3.7 in accordance with SANS 10400: PART XA Table 7 and SANS 294:2011 for typical R-Values for roof and ceiling construction. Direction of heat flow for climatic zone 4 = Up. Add 1 x layer of 75mm Isotherm with a R-Value of 2.2 between trusses above ceiling. Add 1 x layer of Skatolon 405 with a R-Value of 1.26 between cladding & battens.

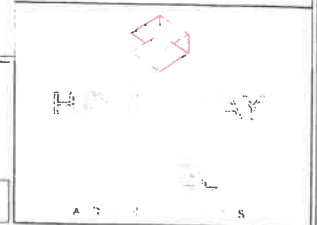
SURFACE AREA	COVERABLE	ALLOWABLE - 50%
EXIST. DWELLING	+193.72m <sup>2</sup>	+27.26%
NEW COVERED PATIO AREA	+27.77m <sup>2</sup>	+4%
AS BUILT CARPORT	+18m <sup>2</sup>	+2.60%
STORAGE TO SECOND DWELLING	+50.09m <sup>2</sup>	+7.21%
NEW UNCOVERED PATIO	+18.22m <sup>2</sup>	+3.21%
NEW CARPORT	+32.40m <sup>2</sup>	+4.86%
AS BUILT GARAGE	+20.21m <sup>2</sup>	+2.96%
<b>TOTAL SURFACE AREA</b>	<b>+342.2m<sup>2</sup></b>	<b>+49.31%</b>

DATE	02 FEBRUARY 2022
DRAWN	R. SCHULENBURG
DWG No	18-2021
CHECKED	DH
REV 1	

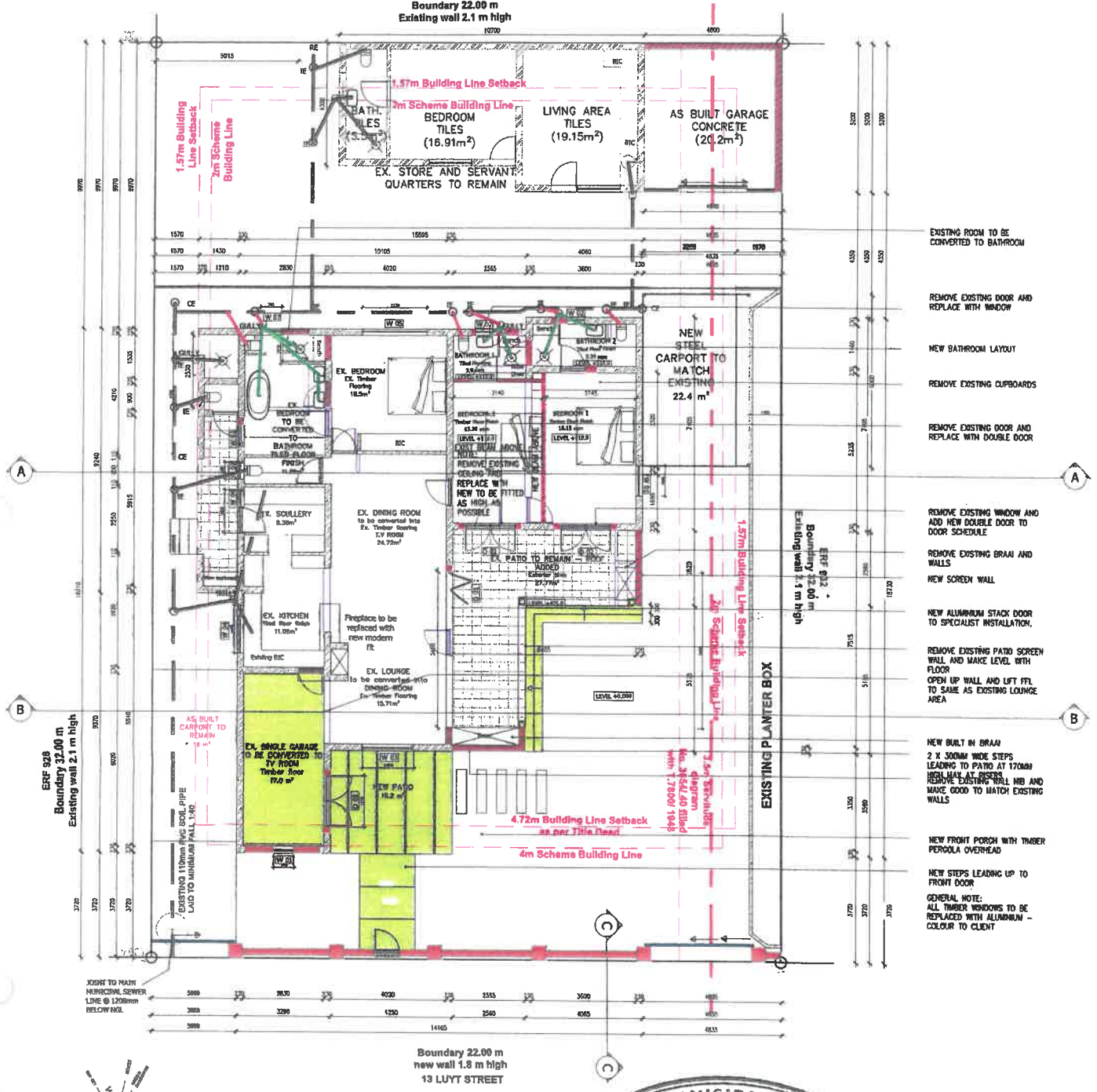
PROJECT HOUSE STEVENS | ERF 931  
13 LUYT STREET  
HERMANUS | 7200

ADDITIONS/ ALTERATIONS

THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH PREPARED FOR AND WHICH COMMISSIONED FOR



ERF 6723  
Boundary 22.00 m  
Existing wall 2.1 m high



- EXISTING ROOM TO BE CONVERTED TO BATHROOM
  - REMOVE EXISTING DOOR AND REPLACE WITH WINDOW
  - NEW BATHROOM LAYOUT
  - REMOVE EXISTING CLIPBOARDS
  - REMOVE EXISTING DOOR AND REPLACE WITH DOUBLE DOOR
  - REMOVE EXISTING WINDOW AND ADD NEW DOUBLE DOOR TO DOOR SCHEDULE
  - REMOVE EXISTING BRAM AND WALLS
  - NEW SCREEN WALL
  - NEW ALUMINUM STACK DOOR TO SPECIALIST INSTALLATION.
  - REMOVE EXISTING PATIO SCREEN WALL AND MAKE LEVEL WITH FLOOR
  - OPEN UP WALL AND LIFT FFL TO SAME AS EXISTING LOUNGE AREA
  - NEW BUILT IN BRAM
  - 2 X 300MM WIDE STEPS LEADING TO PATIO AT 170MM HIGH LIFT AT RISER
  - REMOVE EXISTING WALL NIB AND MAKE GOOD TO MATCH EXISTING WALLS
  - NEW FRONT PORCH WITH TIMBER PERGOLA OVERHEAD
  - NEW STEPS LEADING UP TO FRONT DOOR
- GENERAL NOTE:  
ALL TIMBER WINDOWS TO BE REPLACED WITH ALUMINUM - COLOUR TO CLIENT

GROUND STOREY PLAN | scale 1:100



D. HOLLOWAY CLIENT SIGNATURE

**BUILDING WORK:** All work to comply with SANS 10400 and Building regulations. All works to be in accordance with local municipal authorities' regulations. Figured dimensions to be taken in preference to scaled dimensions. All levels and dimensions to be checked on site before building work commences. Contractors shall be deemed to have acquainted themselves with site conditions prior to commencement of work.

**LEVELS:** Levels and dimensions: The building are to be laid out and erected in the position and to the levels as indicated on the plan & site layout plan.

The contractor, sub-contractors and suppliers must verify all dimensions and levels on-site before commencing any work. Land surveyor to confirm all boundary pegs and to check all levels before construction commences. Top soil shall be removed from the area to be built upon, all grading levelling to be done by contractor.

**MATERIALS:** Material used in the erection of a building shall be suitable for the purpose for which it is to be used.

**TIMBER:** All timber used in the erection of a building shall be treated against termite and wood borer attack and fungal decay in accordance with the requirements of SANS 10005 and shall bear the product certification mark of a body certified by the south african national accrediting system.

**FINISH FLOOR LEVEL:** Finished floor level of dwelling to be min. of 255mm above back of footway level of sewer connection. It is recommended that garage floor level min of 170mm above back of footway level at driver entrance if any.

**OTHER:** Floors in any laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal must comply with zone 10400 J. Any combustible material to be 200mm away from chimney flue. The requirements of the national by-laws and any other applicable authority must be complied with. The builders must comply with the NHBC by-laws. All reinforced concrete slabs and stairs are to be cast strictly to structural engineer's specifications and details.

**PAIN:** All painted colours to external side of dwelling to match existing internal colours to be approved by client before applying to wall.

**HOT WATER:** Hot water heating requirement: at least 50% of the annual average hot water heating requirement shall be provided by HEAT PUMP, in accordance with SAN 10400; PART XA

**HOT WATER PIPING INSULATION:** Provided and install Armaflex piping insulation on all hot water service pipes in accordance with SANS 10400; Part XA. Install Armaflex pipe insulation of 25mm thickness for Nominal 10 or 15mm with a R-Value of 1.32 (A min R-Value of 1.00 is required for internal dia = 60mm)

**ROOF INSULATION:** All roofs shall achieve a minimum R-Value of 3.7 in accordance with SANS 10400; PART XA Table 7 and SANS 204:2011 for typical R-Values for roof and ceiling construction. Direction of heat flow for Climate zone 4 = Up. Add 1 x layer of 75mm Isotherm with a R-Value of 2.2 between trusses above ceiling. Add 1 layer of Sitation 405 with a R-Value of 1.28 between cladding & battens.

SURFACE AREA	COVERAGE	EXIST. DWELLING	NEW COVERED PATIO AREA
ERF SIZE	=894m <sup>2</sup>	ALLOWABLE - 50%	
EXIST. DWELLING	=188.73m <sup>2</sup>	=21.20%	
NEW COVERED PATIO AREA	=27.77m <sup>2</sup>	=4%	
AS BUILT CARPORT	=161m <sup>2</sup>	=18.01%	
STORAGE TO SECOND DWELLING	=59.69m <sup>2</sup>	=6.68%	
NEW UNCOVERED PATIO	=15.22m <sup>2</sup>		
NEW CARPORT	=22.40m <sup>2</sup>	=2.51%	
AS BUILT GARAGE	=20.01m <sup>2</sup>	=2.24%	
TOTAL SURFACE AREA	=342.5m <sup>2</sup>	TOTAL COVERAGE = 48.11%	

DRAWING	GROUND STOREY PLAN
DATE	02 FEBRUARY 2022
DRAWN	R. SCHULENBURG
DWG No	18-2021
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PROJECT	HOUSE STEVENS   ERF 931
ADDRESS	13 LUYT STREET HERMANUS   7200
ADDITIONS / ALTERATIONS	
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