

**MUNISIPALITEIT OVERSTRAND**  
**ERF 4887, VIERDELAAN 4, VOËLKLIP,**  
**HERMANUS, OVERSTRAND MUNISIPALE**  
**AREA: AANSOEK VIR OPHEFFING VAN**  
**BEPERKENDE TITELAKTEVOORWAARDES,**  
**AFWYKING EN BEPALING VAN 'N**  
**ADMINISTRATIEWE BOETE: MNRE FVS STAD -**  
**EN STREEKSBEPLANNERS NAMENS MCR DE**  
**VILLIERS**

Kennis word hiermee gee ingevolge Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) van die volgende aansoek van toepassing op Erf 4887, Hermanus, naamlik:

**Opheffing van Beperkende Titelaaktevoorwaarde**

Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titelaktevoorwaardes 3.10 en 3.11 soos vervat in Titelakte T52603/2003 van die eiendom.

**Afwyking**

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

- straatboulyn te verslap vanaf 4m na 2m (Vierdelaan) om die verlenging van die patiodak te akkommodeer; en
- straatboulyn te verslap vanaf 4m na 0m (Tiendestraat) om die omskepping van die bestaende motorhuis in 'n bediendekwartier te akkommodeer.

**Bepaling van 'n Administratiewe Boete**

Aansoek ingevolge die bepalings van Artikel 90 van die Verordening vir die bepaling van 'n administratiewe boete.

Besonderhede aangaande die voorstel lê ter insae gedurende wekedae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus.

Enige kommentare moet skriftelik wees, u naam, adres, en kontakbesonderhede bevat, sowel as u belang in die aansoek en die redes vir kommentaar, welke kommentaar die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) moet bereik voor of op 27 Januarie 2023. Telefoniese navrae kan gerig word aan die Stadsbeplanner, Mnr P Roux by 028 313 8900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persone wat nie kan lees of skryf nie kan bogenoemde toepaslike Munisipale Departement 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.171/2022

**OVERSTRAND MUNICIPALITY**  
**ERF 4887, 4 FOURTH AVENUE, VOËLKLIP,**  
**HERMANUS, OVERSTRAND MUNICIPAL**  
**AREA: APPLICATION FOR REMOVAL OF**  
**RESTRICTIVE TITLE DEED CONDITIONS,**  
**DEPARTURE AND DETERMINATION OF AN**  
**ADMINISTRATIVE PENALTY: MESSRS FVS**  
**TOWN AND REGIONAL PLANNERS ON**  
**BEHALF OF MCR DE VILLIERS**

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of the following applications applicable to Erf 4887, Hermanus, namely:

**Removal of Restrictive Title Deed Conditions**

Application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed conditions 3.10 and 3.11 as contained in Title Deed T52603/2003 of the property.

**Departure**

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

- relax the street building line from 4m to 2m (Fourth Avenue) to accommodate the extension of the patio roof; and
- relax the street building line from 4m to 0m (Tenth Street) to accommodate the conversion of the existing garage into a staff bedroom.

**Determination of an Administrative Penalty**

Application in terms of the provisions of Section 90 of the By-Law for the determination of an administrative penalty.

Details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus.

Any comment must be in writing, quoting your name, address and contact details, as well as your interest in the application and the reasons for comment, which comment must reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before 27 January 2023. Telephonic enquiries can be made to the Town Planner, Mr P Roux at 0283138900. The Municipality may refuse to accept comments received after the closing date. Any persons who cannot read or write may visit the above appropriate Municipal Department where a Municipal official will assist them in formulating their comment.

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

Municipal Notice No. 171/2022

**UMASIPALA WASE-OVERSTRAND**  
**ISIZA SAMA- 4887, 4 FOURTH AVENUE, VOËLKLIP,**  
**HERMANUS, UMMANDLA KAMASIPALA WASE-**  
**OVERSTRAND: ISICELO SOKUSUSWA**  
**KWEMEKO/KOMQATHANGO YETAYITILE**  
**ETHINTELWEYO, UKUPHAMBUKA NOKUMISELA**  
**ISOHLWAYO SOLAWULO: MESSRS FVS TOWN AND**  
**REGIONAL PLANNERS ON EGAMENI LIKA MCR DE**  
**VILLIERS**

Isiziso sinikwe ngokuphathelele kwiCandelo lama-48 - loMthetho kaMasipala wesilungiso wase-Overstad kuYilo lokuSetyenziswa koMhlaba kaMasipala (the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning), 2020, (UmThetho kaMasipala) zezi zicelo zolandelayo zesiza sama-4887, eHermanus, ezithi:

**Imeko yokususwa kwemeko zeTayitile eThintelweyo**

Isicelo ngokuphathelele kwiCandelo le- 16(2)(f) loMthetho kamasipala lokususa imeko yeTayitile ethintelweyo 3.10 nesi- 3.11 njengoko iqulethwe kule nombolo yeTayitile T52603/2003 yomhlamba.

**Departure**

**Ukuphambuka**

Isicelo ngokuphathelele kwiCandelo le- 16(2)(b) loMthetho kaMasipala:

- kunyeniswe umda wokwakha ukusuka kwisi-4m ukuya kwisi-2m (Fourth Avenue) ukulungiselela ukwandisa uphahla lwephashiyu; no
- kunyenisa umda wokwakha wesitrato ukusuka kwisi-4m ukuya kwi-0m (Tenth Street) ukulungiselela ukuguqula igaraji ekhoyo ibe ligumbi lokulala lestafu.

**Determination of an Administrative Penalty**

**Ukumisela Isohlwayo solawulo**

Isicelo ngokuphathelele kwiCandelo lama-90 loMthetho kaMasipala wokuMisela Isohlwayo soLawulo.

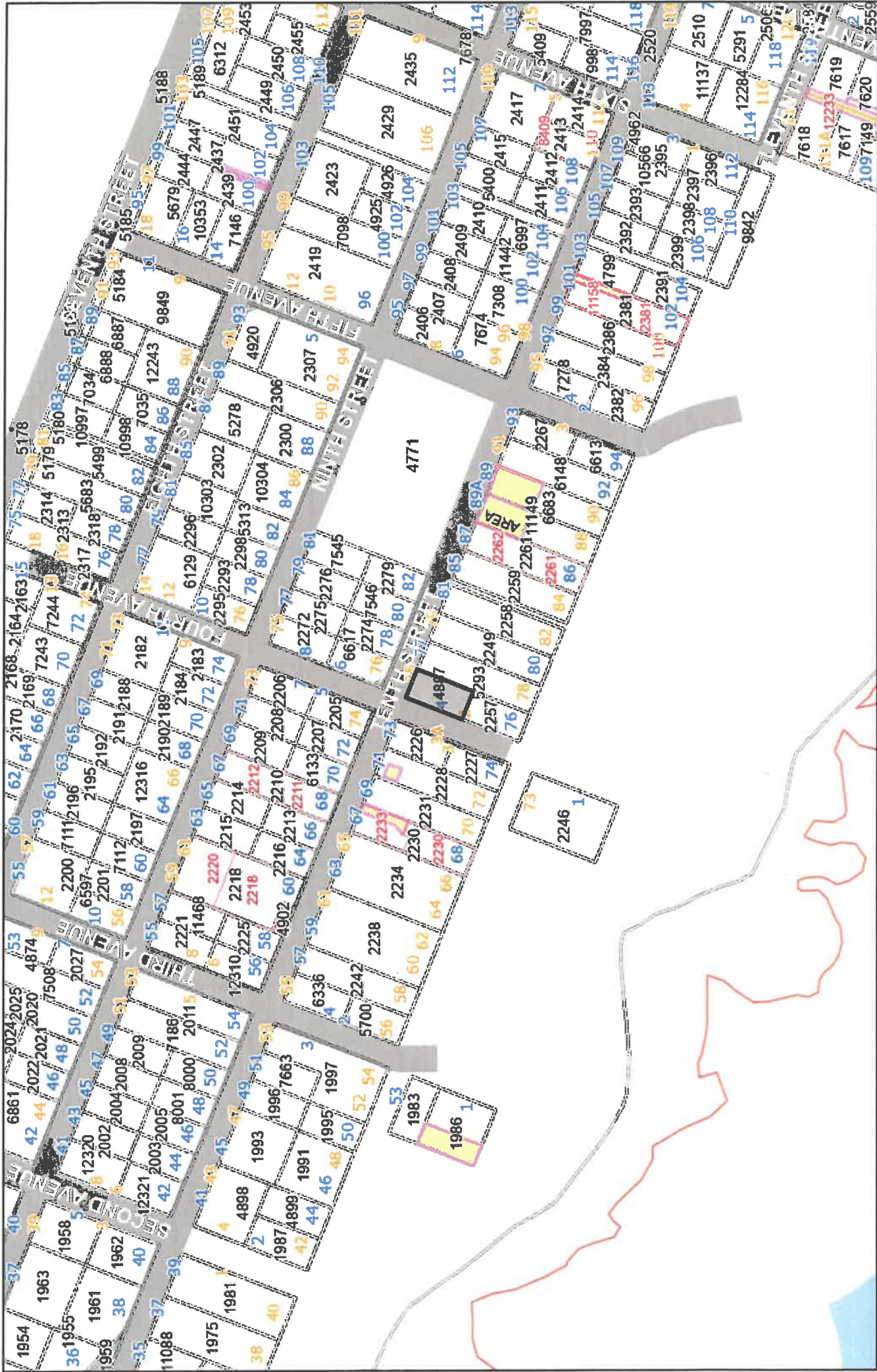
Imiba emayela nesi siphakamiso iyafumaneka ukuze ihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: Lezicwangciso ngeDolophu kwa16 Paterson Street, Hermanus

linkcukacha ezipheleleyo mayela nezi zindululo ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela kwixesha eliphakathi kwentsimbi ye08:00 neye16:30 kwiSebe:leziCwangciso zeDolophu, 16 Paterson Street, Hermanus.

Naziphi na izimvo ezibhaliweyo zingangeniswa kwaMasipala (16 Paterson Street, Hermanus / (f)0283132093 (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama-27 EyoMqungu 2023, uchaze igama lakho, idilesi yakho neenkukacha zakho, umda wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingathunyelwa kuMchwangcisi weDolophu, Mnu. H Boshoff kwa028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe leziCwangciso ngeDolophu apho igosa likamasipala liza kumnceda ukufaka izimvo zakhe ngokusemthethweni

Umlawuli kaMasipala, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200

Inothi kaMasipala Nomb. 171/2022



Date: 2022/11/28

Locality Map

ERF 4887, 4 FOURTH AVENUE, VOËLKIP, HERMANUS





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## 1. SECTION 1: INTRODUCTION

FVS Town and Regional Planners is a professional town planning consultancy based in the Western Cape of South Africa, with project experience throughout the country. We strive to deliver town planning services to individuals, companies, and communities to create sustainable environments.

We have a combined experience of 10 years in both public sector and private sector. We can assist with all varieties of land - use related issues. With a dynamic and efficient team, we can assist with the management of both large and small-town planning projects and will be able to provide our consultation services where necessary.

### 1.1. BACKGROUND INFORMATION

The property owner, Margaret de Villiers, approached the architect, Die Ontwerp Ateljee, for advice pertaining to certain extensions and alterations that are to be made to her dwelling. The architect subsequently contacted this office on a consultancy basis. During the consultation it became evident that a building line departure application will have to be submitted to the local authorities, Overstrand Municipality, to obtain approval for the aforesaid application. This was subsequently conveyed to the property owner.

### 1.2. PLANNING BRIEF

Taking the aforesaid into consideration, application is hereby made in terms of Section 16 of the Overstrand Municipality By-law on Municipal Land Use Planning for the following:

- 1.2.1. Section 16 (2) (b) - Permanent departure from the provisions of the zoning scheme: Relaxation of the street boundary building line from 4m to 2m (Fourth Avenue) pertaining to the patio roof extension.
- 1.2.2. Section 16 (2) (b) - Permanent departure from the provisions of the zoning scheme: Relaxation of the street boundary building line from 4m to 2.15m (Tenth Street) pertaining to the Staff bedroom (previously a garage) and a carport.
- 1.2.3. Section 16 (2) (f) – Deletion of restrictive condition in respect of a land unit pertaining to Section 3.10 and 3.11 of the subject Title Deed
- 1.2.4. Section 16 (2) (q) – Determination of an administrative penalty for construction work that has commenced before the approval of building plans.

Please refer to the following annexures for the Application Form and Power of Attorney:

**Annexure A** – Application Form

**Annexure B** – Power of Attorney

Section 3 of this motivation report will provide the reader with a full description of the proposed additions and alterations as proposed.



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## 2. SECTION 2: PROPERTY DETAILS

Section 2 of this report consists of the details pertaining to the subject property, such as its locality and ownership details and the property.

### 2.1. OWNERSHIP DETAILS

A perusal of the title deed revealed that there are restrictive conditions registered and could prohibit the approval of this land-use planning application. The application submitted hereby will discuss the removal of the restrictive condition under Section 3.5 of this motivation report.

Below are the details of the title deeds of the Properties.

Property Description	Erf 4887, Hermanus, in the Municipality of Overstrand, Division of Caledon, Province of the Western Cape
Deed Number	T52603/2003
Ownership	Margaret Catherine Rose De Villiers
Extent	496m <sup>2</sup>

Please refer to **Annexure C** for a complete copy of the Title Deed.

### 2.2. LOCALITY

The application site is situated on the corner of Fourth Avenue and Tenth Street in the coastal town of Hermanus, in the Overberg District of the Western Cape Province. Hermanus is approximately 120km east of Cape Town on the southern coast of the Western Cape.

Hermanus was originally called Hermanuspietersfontein but was later changed to Hermanus in 1902 due to the length of the name being too long for the postal service. Hermanus is a popular tourist destination especially during the winter and spring seasons when the Southern Right Whales come to visit this picturesque town. The town is also a popular retirement town. Hermanus is the main town of the Overstrand Municipal Jurisdiction Area and consists of many smaller towns such as Kleinmond, Betty's Bay, Gansbaai, Franskraal, and many others.

Please refer to **Annexure D** for the Locality Plan.

### 2.3. CHARACTER OF THE SURROUNDING AREA

The application site is situated towards the eastern portion of Hermanus, in proximity of Langbaai Beach, Voëlklip Beach and Grotto Beach. The immediate surrounding erven are zoned as Single Residential Zone 1 and is thus a predominately residential area. Due to the high number of tourists that travel to, and through, Hermanus it is regarded as understandable that numerous properties in the surrounding area are utilised as both residential erven and self-catering (or similar such as B&B, Lodge, or similar types of short-term holiday) accommodation.

Hermanus, including other towns in the area, is mainly sustained by the tourism trade and offers a wide variety of activities such as golfing, hiking, and other tourist related activities such as fishing and kayaking. The surrounding area is further stimulated by various economic activities associated with the normal functions of any town.

The figures below should provide the reader with a relative understanding of the surrounding area. Figure 1 provides the reader with a simple zoning extract, while Figure 2 provides the reader with an aerial photograph of the application site and surrounding properties.



Figure 1: Surrounding Zonings (Overstrand Public Viewer, November 2021)



Figure 2: Aerial Photograph of application site and surrounding area (Overstrand Public Viewer, November 2021)



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### 3. SECTION 3: MOTIVATION

Section 3 of the motivation report deals specifically with the type of application and what will be applied for, as well as the development particulars.

#### 3.1. THE APPLICATION

Application is hereby made in terms Section 16 (2) (b) of the Overstrand Municipal Land Use Planning By-Law for the following:

*"Permanent Departure from the provisions of the zoning scheme:"*

- Application is hereby made for the relaxation of the street boundary building line from 4m to 2m on Fourth Street side, pertaining to the patio roof extension.

Application is hereby made in terms Section 16 (2) (b) of the Overstrand Municipal Land Use Planning By-Law for the following:

*"Permanent Departure from the provisions of the zoning scheme:"*

- Application is hereby made for the relaxation of the street boundary building line from 4m to 0m on Tenth Street side, pertaining to the Staff bedroom (previously a garage).

Application is hereby made in terms Section 16 (2) (f) of the Overstrand Municipal Land Use Planning By-Law for the following:

*"Amendment, suspension or deletion of restrictive conditions in respect of a land unit"*

- Application is hereby made for the removal of a restrictive title deed condition in respect of the subject title deed. Please refer to Section 3.10 and 3.11 of the subject Title Deed and Section 3.5 of this motivation report.

Application is hereby made in terms Section 16 (2) (q) of the Overstrand Municipal Land Use Planning By-Law for the following:

*"Determination of an Administrative Penalty"*

- Application is hereby made for the determination of an administrative penalty for additions and alterations that have commenced before the approval of building plans.

Please note that the proposed Site Development Plan (SDP) indicates Title Deed building lines, for which no removal or relaxation is applied for. It is opinion of this office that the aforesaid application will not be required as the building are existing and was approved in the subsequent positions, thus, no title deed condition removal/relaxation is required.

#### 3.2. THE PROPOSAL

The proposal entails the relaxation of both street boundary building lines from 4m to 2m and 4m to 2.15m respectively for additions and alterations to the existing dwelling house. The additions and alterations include the following:

- Conversion of the existing single garage to a staff bedroom
- Extension of the existing covered patio (roof only) by one (1) meter
- New stacking door creating flow from lounge to patio

- Existing bathroom to get new window

Please refer to the figures below for extracts from the proposed site development plan, attached hereto as Annexure E.

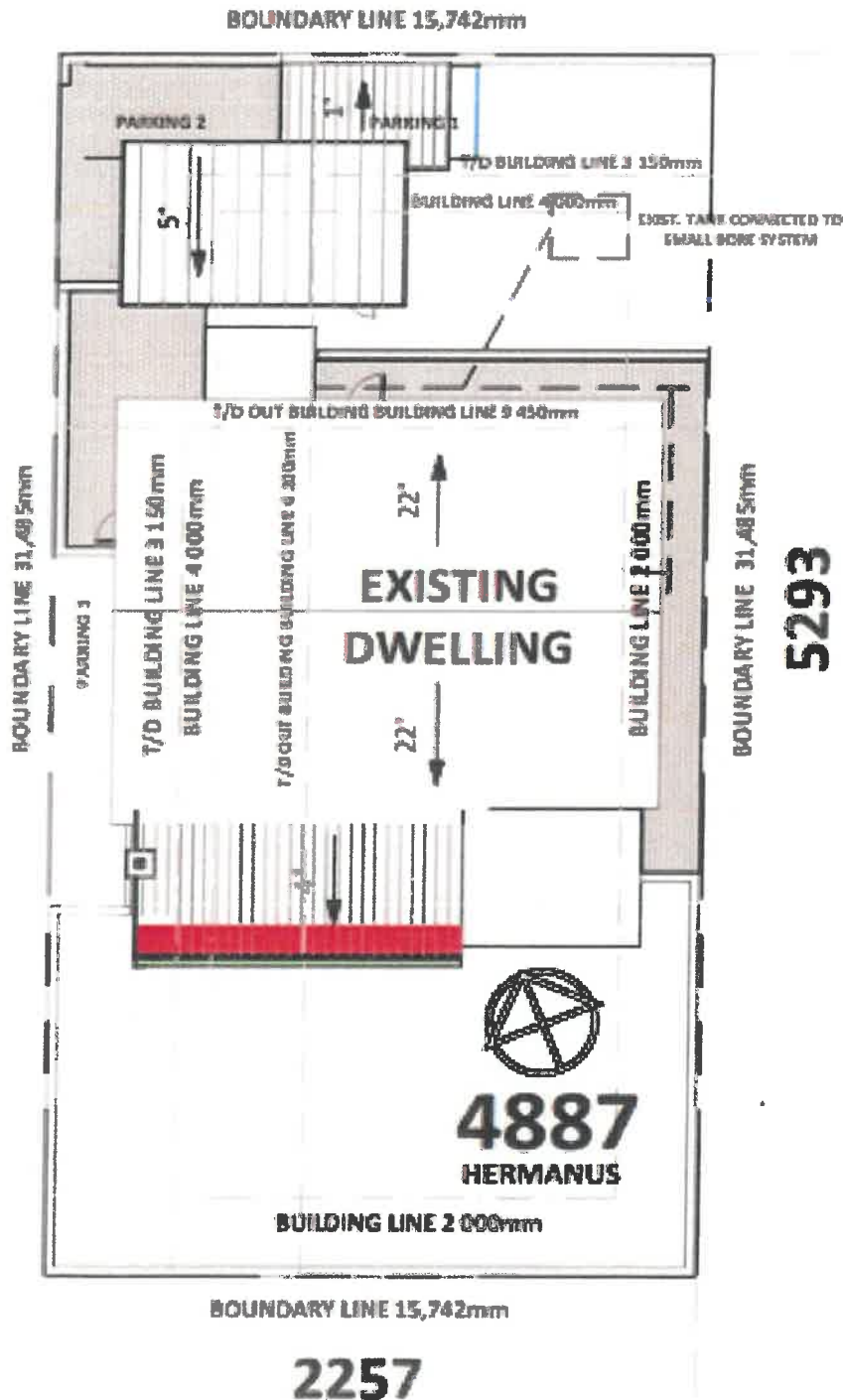


Figure 3: Extract from the Site Development Plan





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### 3.3. THE BUILDING LINE DEPARTURES

Application is hereby made in terms of Section 16 (2) (b) of the Overstrand Municipal Planning By-law for two separate building departures as discussed under section 3.1 of this motivation report. The building line departures consist of the building line relaxation of the street boundary building line (Tenth Street) from 4m to 0m to allow for the conversion of the existing garage into a staff bedroom and the enclosed carport situated on the street boundary.

Additionally, the street boundary building line (Fourth Avenue) will need to be relaxed from 4m to 2m to allow for the extension of the existing covered patio roof that is to be extended by 1m in length.

### 3.4. THE ADMINISTRATIVE PENALTY

In terms of Chapter 5, Section 90 (1) a person who is in contravention of the Municipal Planning By-law (2020), 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.

As the application is for the rectification of a contravention of the By-law (due to the existing as built second dwelling), an application is submitted for the determination of an administrative penalty fee in terms of Chapter 4, Section 16 (2) (q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020. However, the Municipal Planning Tribunal (MPT) has the authority not to impose such a fee.

In terms of Section 90 (3) of the MPBL, the MPT must at least consider the following factors when determining an appropriate administrative penalty:

#### 3.4.1. The nature, duration, gravity, and extent of the contravention:

Our client bought the subject property in 2004 with the approved dwelling (with one garage attached to the dwelling) and one separate outbuilding used as a cottage already constructed. Refer to a copy of the approved building plan approved in 1996 attached. At the time of purchase in 2004 our client did not realise that there was an illegal addition made (toilet) on the eastern side of the approved garage building. The addition to the approved garage structure is shown on the new site plan ("old addition: 1996-2004"). In addition, the outbuilding was already converted to a cottage at the time of purchase in 2004. It is understood that the previous landowner converted the garage/outbuilding to a second dwelling/cottage in 1996.

The second addition to the outbuilding/garage (entrance hall) was undertaken by the current owner (refer to "new addition: post 2005" on the site plan). Although this addition was constructed without approved building plan, it does not encroach the applicable building lines. The shed was added by the existing owner.

The position and nature of the As Built second dwelling/cottage on the property are unobtrusive in nature and do not impact negatively on the surrounding properties, as no complaint from surrounding property owners has been received up to date. In addition, the second dwelling was only used by family members since our client bought the subject property in 2004. One of the selling points of the property at the time of purchase in 2004 was the second dwelling unit/cottage present on the subject property. Our client's mother-in-law also had to be accommodated at the time and the second dwelling proved to be ideal. When his mother-in-law moved out of the cottage due to



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illness, another family member lived in the cottage. The cottage is vacant now. It is therefore evident that the second dwelling was never used for self-catering purposes where our client received a rental income from. We request that the latter be taken into consideration when the administrative penalty is considered.

#### 3.4.2. The conduct of the person involved in the contravention:

The As built second dwelling with "outside"/gardeners' bathroom that encroaches the relevant building lines was constructed by the previous owner of the property. The charge of use of the outbuilding to second dwelling unit was also done by the previous landowner. The current landowner (our client) merely added the entrance hall of approximately 5.7m square to the existing second dwelling shortly after he purchased the property in 2004 and later added the shed as well. The owner only became aware of the fact that the second dwelling/cottage was not approved when building plans were requested by a potential buyer of the subject property. The current property owner immediately acted on the notice of the municipality that the building plans were not in order and appointed the relevant consultants to assist in the matter.

#### 3.4.3. Whether the unlawful conduct was stopped:

The current owner was unaware that the necessary land use and building plan approvals were not in place when he bought the subject property in 2004. The post 2005 addition to the second dwelling (entrance hall) was done by our client (also without the approval of a building plan first); however, this addition does not encroach the relevant building lines and the use of the approved outbuilding/garage was already for second dwelling purposes. The as built shed is considered an outbuilding that can be accommodated within the building lines. The property is on the market to be sold; hence our client wants to rectify the contravention by submitting the administration penalty application and subsequent departure application to legalise the as built structures on the subject property.

#### 3.4.4. 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 at this stage.

Whether a person involved in the contravention has previously contravened this By-law or a previous planning law To the best of our knowledge of the applicant and as confirmed by the landowner, he has never previously contravened this By-law or any other previous planning law.

#### 3.4.5. Summary:

We appeal to the Overstrand Municipality to take into consideration the low impact the as built second dwelling/cottage and shed have had and will continue to have on the surrounding area. In addition, the As Built structures will not negatively impact on the neighbouring properties since the footprint of the structures that encroach the relevant building lines will remain unchanged.

It should also be considered that no complaints from the surrounding property owners were submitted with regards to the as built structures. The neighbouring property owner (Erf 3138) gave his in principle consent for the encroachments on the western lateral erf boundary. The current owner was unaware of the fact that there were



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structures constructed by the previous owner over the relevant building lines and without the necessary building and land use management approvals. He only became aware of the latter when a prospective buyer enquired about the latter as part of the potential sales agreement of the subject property.

The owner never hesitated to immediately give instruction to the consultants to assist in the matter to rectify the contravention by submitting a complete (and fully motivated) departure and determination of an administrative penalty application. We therefore respectfully request that a minimal/no penalty fee be imposed on the property owner for the reasons given above.

### 3.5. THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITION

In terms of Section 35 of the Amendment By-Law on Municipal Land Use Planning, 2020, the Municipality must take into consideration a few aspects upon approving or refusing the removal, suspension, or amendment of a restrictive condition. The subject title deed contains two restrictive conditions that will have to be removed. These conditions are as follow:

Condition 3.10: *"That all buildings shall stand back at least ten feet (3.048m) from the line of the street or avenue on which the Lot or Lots herein mentioned may front."*

Condition 3.11: *"That all outbuildings shall stand back at least thirty feet (9.144m) from any street or twenty feet (6.096m) from any avenue on which the Lot or Lots herein mentioned may front."*

The Municipality must have regard to the following:

- *The financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement.*  
The subject restrictive conditions do not have any significant value to a person or entity. The conditions stipulate building lines that are deemed too restrictive taking into consideration the extent of the property (496m<sup>2</sup>). It is further deemed that the removal of these conditions will not alter the character of the surrounding area as the Municipal boundary building lines will remain intact.
- *The personal benefits which accrue to the holder of rights in terms of the restrictive condition.*  
No personal benefit will be gained by the removal of the subject conditions.
- *The personal benefits which will accrue to the person seeking the removal of the restrictive condition if it is removed.*  
The property owner will possibly enjoy the benefit of an increase in property value which will then be in line with the retail prices of properties in the surrounding area.
- *The social benefit of the restrictive condition remaining in place in its existing form.*  
There is no social benefit to be enjoyed should the restrictive conditions remain in place.
- *The social benefit of the removal or amendment of the restrictive condition.*



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The property owner may enjoy the added benefit of an enlarged patio area, whilst the added staff bedroom (conversion of the existing garage to a bedroom) will provide accommodation for a live-in carer as the property owner is elderly and does require full time assistance.

- *Whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.*

This application entails the removal of only two restrictive conditions and will not attempt to alter the additional conditions as pertained in the subject Title Deed. Therefore, not all restrictive conditions will be removed.

As per the above, the removal of Conditions 3.10 and 3.11 of the subject Title Deed is not deemed to impact negatively on the surrounding community or the abutting properties. This office request the favourable consideration of this application.



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### 3.6. ZONING

Erf 4887, Hermanus is currently zoned as Single Residential Zone 1. Please refer to the table below for an extract from the Overstrand Municipality Land Use Scheme 2020. Also, refer to the Overstrand Municipality Land Use Scheme, 2020 for the development parameters, such as Primary and Consent uses, and building lines pertaining to the Single Residential Zone 1.

<b>OVERSTRAND MUNICIPALITY LAND USE SCHEME OF 2020</b> In terms of Section 16 of the Overstrand Municipality By-Law	
<b>Development Parameters</b> Erf 4887, Kleinmond	
Zoning	Single Residential Zone 1
Primary Uses	Crèche, dwelling house, guest rooms, home occupation, second dwelling and self-catering.
Consent Uses	Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building, and intensive horticulture.
Building Lines - Street	4m (erven larger than 400m <sup>2</sup> )
Building Lines – Side and Rear	2m (erven larger than 400m <sup>2</sup> )
Height	8m from base level
Coverage	50% (erven larger than 400m <sup>2</sup> )
Parking	Please refer to Chapter 17.1 of the Overstrand Municipality Land Use Scheme of 2020



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### **3.7. IMPACT ON MUNICIPAL SERVICES**

The proposal is not deemed to have a negative impact on the municipal engineering services. The application site is well serviced, and the proposal is not deemed to have an additional impact on the municipal services. See hereunder the use of each of the services:

#### **3.7.1. Water**

The application site is connected to the existing water network of the Overstrand Municipality, providing services to the surrounding area.

#### **3.7.2. Electricity**

Erf 4887 is currently supplied with sufficient electrical needs as currently supplied by Eskom.

#### **3.7.3. Sewerage**

The application site is connected to the Overstrand Municipal sewage network providing services to the surrounding neighbourhood.

#### **3.7.4. Surface Water**

All surface water will be accommodated on the property and will be channelled via the Overstrand Municipality Stormwater system of the town, as is the current situation.

#### **3.7.5. Access**

Access to the application site will not be altered as is to remain the same, i.e., from Fourth Avenue

Please note that the proposal will not lead to an increase in the existing services network as the current capacity is deemed to be sufficient.

### **3.8. PHOTOS OF THE SITE**

This office took photos during a site visit at the application site. The photos are for information purposed to assist the reader and to provide a feel for the proposed applications. Please see the photos on the following pages.

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Photo 1: Covered Stoep to be extended

# FVS

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Photo 2: Garage to be converted to bedroom. Ample parking space is available adjacent to the garage.

## 4. SECTION 4: LEGISLATION

Section 4 of this report consists of the applicable Legislation pertaining to this application.

### 4.1. FORWARD PLANNING

#### Western Cape Provincial SDF, 2005 & 2009

The Western Cape Provincial Spatial Development Framework (WCPSDF) is a structured plan approved in terms of Section 4(6) of the Land Use Planning Ordinance, aimed at providing spatial expression to the Provincial Growth and Development Strategy.

The guiding principle of the Western Cape Provincial Spatial Development Framework (WCPSDF) is sustainable development. Accepted international consensus is that sustainability consists of three pillars, often referred to as the "triple bottom line", namely "economic efficiency/prosperity", "ecological integrity" and "social equity".

Sustainability encompasses all three pillars. Ecological integrity or social equity alone does not constitute sustainability. The triple bottom line propagates a holistic approach. The WCPSDF contains several objectives. These are:

- Align the future settlement pattern of the province with economic potential and the location of environmental resources e.g., the Provincial urbanisation strategy.
- Optimise the provincial settlement pattern concerning where people live, the availability of resources and future economic potential for growth.
- Economic development locations - Tourism within the whole Province with Tourism Development Areas (TDAs) and golf and eco-estates inside urban edges.
- Combined road and rail transport corridors - Transport corridors containing both road and rail routes should be developed as primary freight and passenger routes and settlements along these linkage corridors should generally be Priority Fixed Investment Urban Settlements.
- Deliver human development programmes and basic needs programmes wherever they may be required.
- Strategically invest scarce public resources where they will incur the highest socio-economic returns (e.g., Priority Fixed Investment Urban Settlements - Settlements that show high economic growth potential and have high population thresholds shall be prioritised as locations for fixed infrastructure investment).
- Support land reform.
- Conserve and strengthen the sense of place of important natural, cultural, and productive landscapes, artefacts, and buildings (e.g., appropriate architectural character - foreign and unsympathetic styles shall be discouraged in urban settlements and rural areas to strengthen the local sense of place and minimise visual impact).
- End the apartheid structure of urban settlements (e.g., through densification).
- Conveniently locate urban activities and promote public and non-motorised transport (e.g., through the integration of urban activities).
- Protect biodiversity and agricultural resources (e.g., through land use management).
- Minimise the consumption of scarce environmental resources, particularly water, fuel, building materials, mineral resources, electricity, and land (e.g., through water conservation).

Notwithstanding the above, it should be noted that the WCPSDF defines guidelines as "policies that are intended as general developmental goals and whose detailed implementation may vary due to place specific conditions and



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therefore requiring a certain amount of flexibility in their application.” The WCPSDF has as one of its goals to be sensitive to the principle of co-operative governance and recognise that the detailed implementation of principles and policies must occur at the local authority (municipal) level.

Although the proposal will not be evaluated on a Provincial level it is important to take consideration of the SDF’s objectives. It is important to point out that the proposal is takes cognisance of the settlement patter of of people. The proposal in is line with any normal residential area and is thus out of character for that of a residential area. The proposal further protects biodiversity area and agricultural resources as it is in an already developed area.

#### Overstrand Integrated Development Plan (May 2020)

The Overstrand Municipality Integrated Development Plan (IDP) is aimed towards addressing the development needs of our communities with clearly defined strategic objectives and performance indicators. These strategic objectives are as follows:

- The provision of democratic, accountable, and ethical governance
- The provision and maintenance of municipal services
- The encouragement of structured community participation in the matters of the municipality
- The creation and maintenance of a safe and healthy environment
- The promotion of tourism, economic and social development.

The IDP is a crucial to take into consideration in any planning related applications. It is the opinion of this office as the proposal promotes social development and creates a safe and healthy environment, not only for the property owner, but also for the surrounding residents of the area.

#### Overstrand Municipality Spatial Development Framework (May 2020)

The Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the Municipal Systems Act, 2000 (Act No. 32 of 2000), is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable, and habitable regions, cities, towns and residential areas.

The key statutory requirements of the SDF are as follow:

- Give effect to the principles, norms, and standards.
- Include a written and spatial representation of a five-year spatial development plan for the Municipality.
- Include a longer spatial development vision statement.
- Identify current and future structuring elements of the Municipal spatial form (i.e., development corridors, activity spines, economic nodes, etc.).
- Include population growth estimates for the next five years.
- Include estimates for the demand of housing units and the planned location and density of future housing developments.
- Include estimates of economic activity and employment trends and locations in the Municipality for the next five years.
- Identify, quantify, and provide location requirements of engineering infrastructure and services provision for the next five years.



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- Identify the designated areas where a national or provincial inclusionary housing policy may be applicable.
- Include a strategic assessment of the environmental pressures.
- Create opportunities (incl. spatial location of environmental sensitivities, high potential agricultural land, and coastal strips).
- Identify areas in which more detailed local plans must be developed and shortened land use procedures may be applicable.
- Provide spatial expression of integration of municipal sectoral policies.
- Determine a capital expenditure framework for the Municipal development programmes depicted spatially.
- Include an implementation.

The proposal is not deemed to be in contravention with the Overstrand SDF as it is not in contradiction with the abovementioned statutory requirements of the SDF.

#### 4.2. PLANNING PRINCIPLES

The proposed development supports the principles of Chapter VI (Article 59) of the Land Use Planning Act (LUPA), Act 3 of 2014, and Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013, as follows:

##### Spatial Justice

*Refers to the need to redress the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services, and land.*

The proposed application will not contribute to the perpetuation of past apartheid spatial development imbalances.

##### Spatial Sustainability

*A spatially sustainable settlement will be one which has an equitable land market while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity-rich areas, as well as scenic and cultural landscape and ultimately limits urban sprawl.*

The proposed development will continue to protect any environmentally sensitive areas and cultural landscapes, as it is in an already developed residential area, and will thus not alter any environmentally sensitive areas.

##### Efficiency

*Efficiency refers to the need to create settlements that optimise the use of space, energy, infrastructure, resources, and land.*

The proposed development will optimally harness the potential that sustainably exists on the subject property as is evident on the proposed SDP.



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**Spatial Resilience**

*Spatial resilience in the context of land use planning refers to spatial plans, policies and land use management systems that should enable the communities to be able to resist, absorb and accommodate economic and environmental shocks and to recover from these shocks in a timely and efficient manner.*

The proposed development is well aligned with the spatial plans and policies and that will enable the subject property to be able to resist, absorb and accommodate environmental and economic shocks and recover from shocks in a timely and efficient manner.

**Good Administration**

*Good administration in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure a joint planning approach is pursued.*

The proposed development will promote consultative planning as the Municipality will advertise the proposal to the public to allow the comments of the public to be taken into consideration. FVS Town and Regional Planners will also respond to the comments of the public and take the comments into consideration in the planning of the project.

This section outlines how the proposed development is aligned with the core planning principles as outlined in SPLUMA and LUPA. The proposed can therefore be viewed as encompassing and promoting all planning principles.

**4.3. National Environmental Management Act (NEMA), No 107 of 1998**

NEMA reiterates the provisions of section 24 of the Constitution and contains the internationally accepted principles of sustainability. It is therefore a legal requirement that these principles must be taken into consideration in all decisions that may affect the environment. Furthermore, the need for intergovernmental co-ordination and harmonisation of policies, legislation, and actions relating to the environment, is emphasised.

It is also important to note that the Best Practical Environmental Option (BPEO) is defined in NEMA as “the option that provides the most benefit or causes the least damage to the environment as a whole, at a cost acceptable to society, in the long term as well as the short term”.



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## 5. SECTION 5: DESIRABILITY

In terms of Section 55 (b) and Section 55 (c) of the Western Cape Land Use Planning Act, 2014, an application can be refused based on whether it is undesirable. The measure to assess the desirability of the application is the consistency of the application with spatial development frameworks, applicable structure plans, the planning principles and guidelines issued by the Provincial Minister regarding the desirability of the proposed development.

The proposed development needs to be desirable and consistent with the logical character of the area and surrounding properties and must add value for the owner and the community.

The Department of Environmental Affairs and Development Planning (DEADP) published a Guideline on Need and Desirability as part of the EIA Guideline and Information Document Series. Although this application does not include an environmental authorization, the desirability guidelines set out in the document are also applicable in planning and thus appropriated to use in this land-use planning application.

To evaluate the proposed land use activity, the layout of the current and proposed activities should be scrutinized within of what is proposed. In terms afore mentioned, several questions need to be asked concerning the need and desirability of a proposal, which includes the following:

Need and Desirability Measure	Yes / No	Applicability to the subject property
Is the land use considered within the timeframe intended by the existing approved SDF agreed to by the relevant environmental authority?	Yes	The proposal is within the existing timeframe intended by the existing approved SDF. Section 4 of this report will also motivate how the proposal is well aligned with the core principles of the SDF.
Does the community / area need the activity and the associated land use concerned?	Yes	Due to the small scale of the proposal, it is deemed that the application will not have a detrimental impact on the surrounding community or the greater Hermanus area
Are the necessary services with adequate capacity currently available, or must additional capacity be created to cater for the development?	Yes	There are existing services available for the application site that have adequate capacity and there is no need for the provision of additional service capacity.
Is this development the best practicable environmental option for this land/site?	Yes	The proposed development will not have any adverse impact on the environment as the property will be utilised sustainably. The proposed development can, therefore, be deemed as the best practicable environmental option for the property.



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Need and Desirability Measure	Yes / No	Applicability to the subject property
Would the approval of this application compromise the integrity of the existing approved and credible municipal IDP and SDF as agreed to by the relevant authorities?	No	The proposal is well aligned with the approved municipal SDF and IDP as motivated under Section 4 of this motivation report.
Do location factors favour this land use?	Yes	The location and land use are in line with any residential neighbourhood property.
How will the activity or the land use associated with the activity applied for, impact on sensitive natural and cultural areas?		The proposed application is on land which is outside the sensitive natural and disturbed areas of the greater Hermanus area. The property is within the urban edge of Hermanus and already developed.
Will the proposed activity or the land use associated with the activity applied for, result in unacceptable opportunity costs?	No	The proposed development will not result in an unacceptable opportunity cost.
Will the proposed land use result in an unacceptable cumulative impact?	No	The proposed development will not result in an unacceptable cumulative impact on society, the environment, and the economy of the property and surrounding area.

The table above indicates that the proposed development is aligned with the core principles of the SDF, no additional services are required, and no additional capacity needs to be created due to the proposal, and location factors favour this land use. The proposal will also not harm the sensitive natural and cultural areas. The proposed development can, therefore, be deemed to be aligned with the principles of desirability as stipulated above.

## 6. SECTION 6: CONCLUSION

### 6.1. REASONS FOR APPROVAL

- *No additional Municipal Services will be required. The application site is already serviced and will thus not require the creation of additional services capacity. Please refer to Section 3.4 of this motivation report.*
- *The proposal is deemed desirable in terms of the Overstrand Municipality Land Use Scheme of 2020, as set out under Section 4 of this Motivation report.*
- *No negative impact is foreseen on the abutting neighbours in terms of privacy as the application site is surrounded by a 2.1m high boundary wall. Sufficient parking (3 parking bays) is available on the application site as there are ample space for two motor vehicles to be parked adjacent to the garage conversion.*
- *The proposal is in line with any residential neighbourhood, and similar instances can be found throughout the town of Hermanus and surrounds.*
- *The proposal is further deemed to add value to the application site as it will increase the resell value, keeping it in line with the surrounding erven that have substantially larger dwellings on them.*
- *The application site is limited in terms of the restrictions placed on it, specifically referring to the building line and site extent. Due to the application site being situated on a corner makes that two of the sides are encumbered by a 4m restrictive building line. If one further refers to the SDP, it is evident that space is not a luxury enjoyed by this Erf.*

Considering the above information, Council is respectfully requested to favourably consider the application for the following:

*Approval for the proposed building line relaxations, removal of restrictive conditions and determination of a administrative penalty in terms of the Overstrand Municipality Land Use Planning By-law on Erf 4887, Hermanus.*

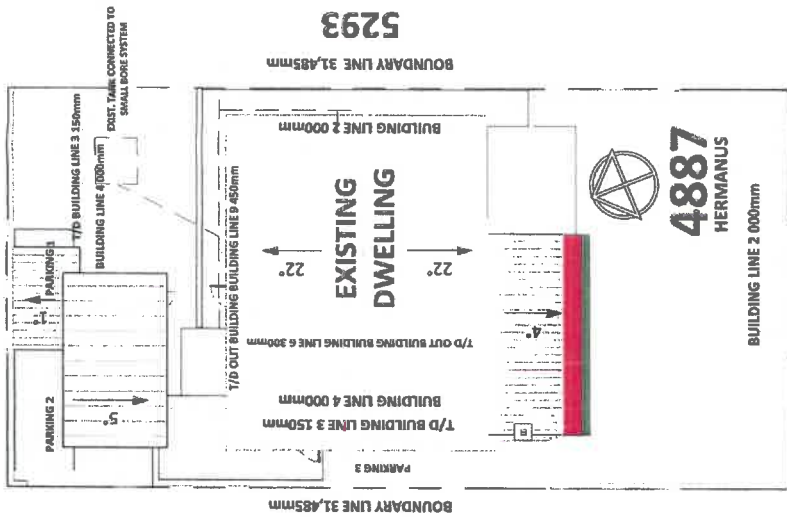
Kind Regards,



**Jaco van Schalkwyk**  
Director of FVS Town and Regional Planners

**NOTES:**  
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 ALL WORK DONE IN ACC WITH SANS 10400.  
 TIMBER GRADE V5 OR V7.  
 ALL WINDOWS AS PER WINDOW SCHEDULE.  
 ALL WINDOWS TO HAVE A LIGHT AREA OF 10% OF FLOOR AREA AND NOT LESS THAN 5% VENTILATION OF FLOOR AREA.  
 ALL GLASS TYPES AND SIZES TO ADHERE TO SABS 0337 REGULATIONS AND STANDARDS.  
 ALL ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS.  
 ALL WINDOWS LOWER THAN 500MM FROM FINISHED FLOOR LEVEL TO HAVE SAFETY GLASS.  
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 ALL STRUCTURAL TIMBER BUILT INTO WALLS ARE TO BE COVERED WITH DPC.  
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**GLAZING:**  
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**NOTE - GLAZING ELEMENT PERFORMANCE VALUES**  
 TYPE A - 1. U-VALUE 1.95 = SINGLE CLEAR  
 TYPE A - 4. U-VALUE 1.42 = CLEAR DOUBLE (6/6F)  
 TYPE A - 6. U-VALUE 1.4 = CLEAR DOUBLE LOW E

**TENTH STREET**



**site & roof PLAN LAYOUT**

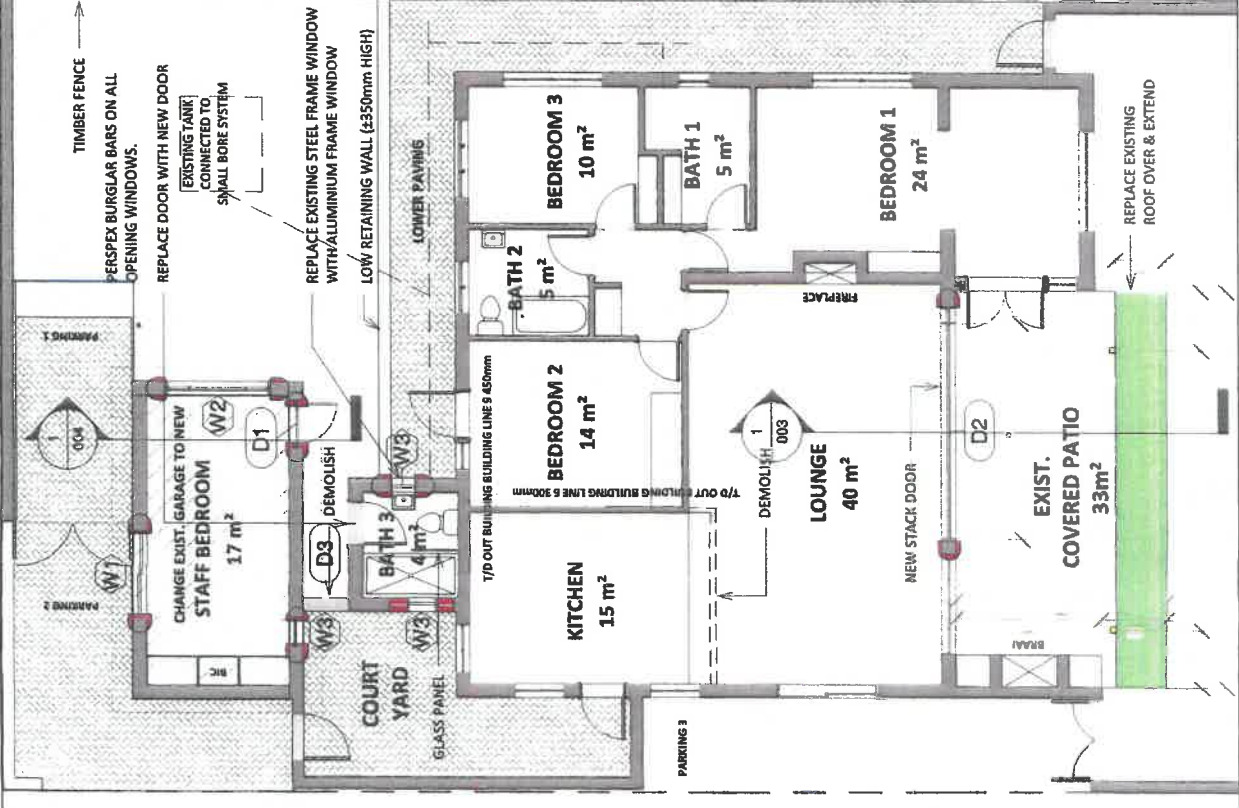
2 1 : 200

**ground floor plan LAYOUT**

1 1 : 100



TOTAL SITE AREA	497m <sup>2</sup>
EXISTING DWELLING	143m <sup>2</sup>
EXISTING GARAGE	22m <sup>2</sup>
EXISTING COVERED PATIO	28m <sup>2</sup>
NEW PATIO ADDITION	5m <sup>2</sup>
AREA TOTAL	198m <sup>2</sup>
COVERAGE	39.8%



**PLAN**

PROJECT NUMBER	2020 - 001
DATE	2021-11-24
DRAWN BY	JCB
CHECKED	
DIVZ	
SCALE:	As Indicated

**DE VILLIERS**  
 ADDITIONS & ALTERATIONS AT EXISTING DWELLING  
 ERF 4887  
 C/O TENTH STREET & FOURTH AVENUE  
 HERMANUS

**die ontwerp-ateeljee**  
 SACAP Reg. No. PABDZ 20  
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 danieljz@ontwerp-ateeljee.co.za

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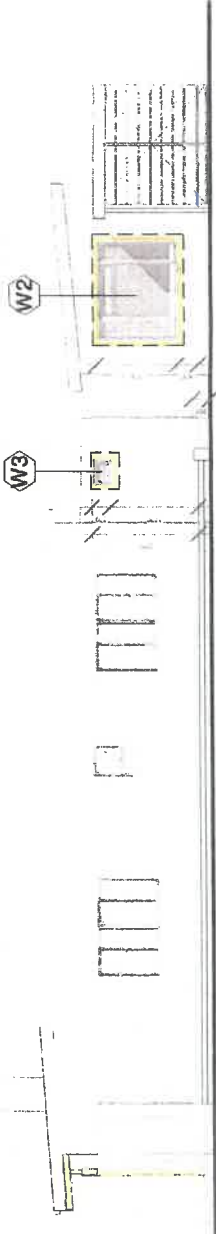
ALL QUERIES TO BE DIRECTED TO THE ARCHITECT.  
 ALL WORK DONE IN ACC WITH SANS 10400.  
 TIMBER GRADE IS OR V7.  
 ALL WINDOWS AS PER WINDOW SCHEDULE.  
 ALL WINDOWS TO HAVE A LIGHT AREA OF 50% OF FLOOR AREA AND NOT LESS THAN 5% VENTILATION OF FLOOR AREA.

ALL GLASS TYPES AND SIZES TO ADHERE TO SABS 0137 REGULATIONS AND STANDARDS.  
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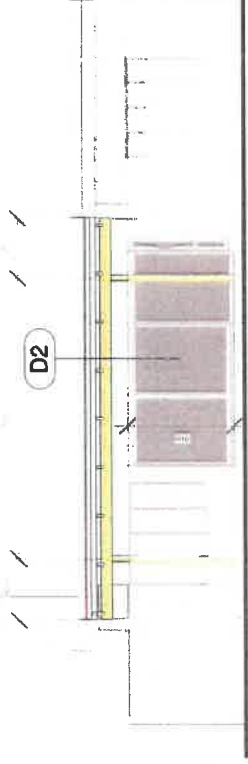
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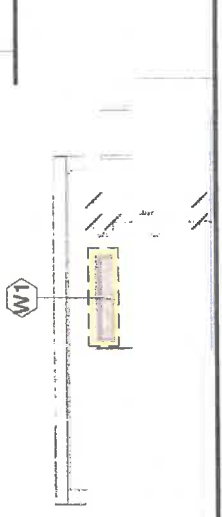
NOTE - GLAZING ELEMENT PERFORMANCE VALUES  
 TYPE A - 1, U-VALUE 2.9 = SINGLE CLEAR  
 TYPE A - 4, U-VALUE 4.23 = CLEAR DOUBLE (3/6/3)  
 TYPE A - 6, U-VALUE 3.4 = CLEAR DOUBLE LOW E



1 east ELEVATION  
 1 : 100



3 south ELEVATION  
 1 : 100



2 north ELEVATION  
 1 : 100

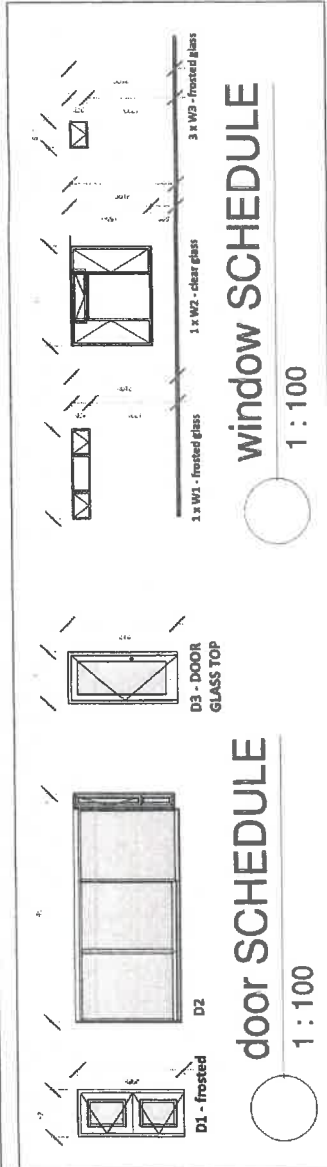


4 west ELEVATION  
 1 : 100

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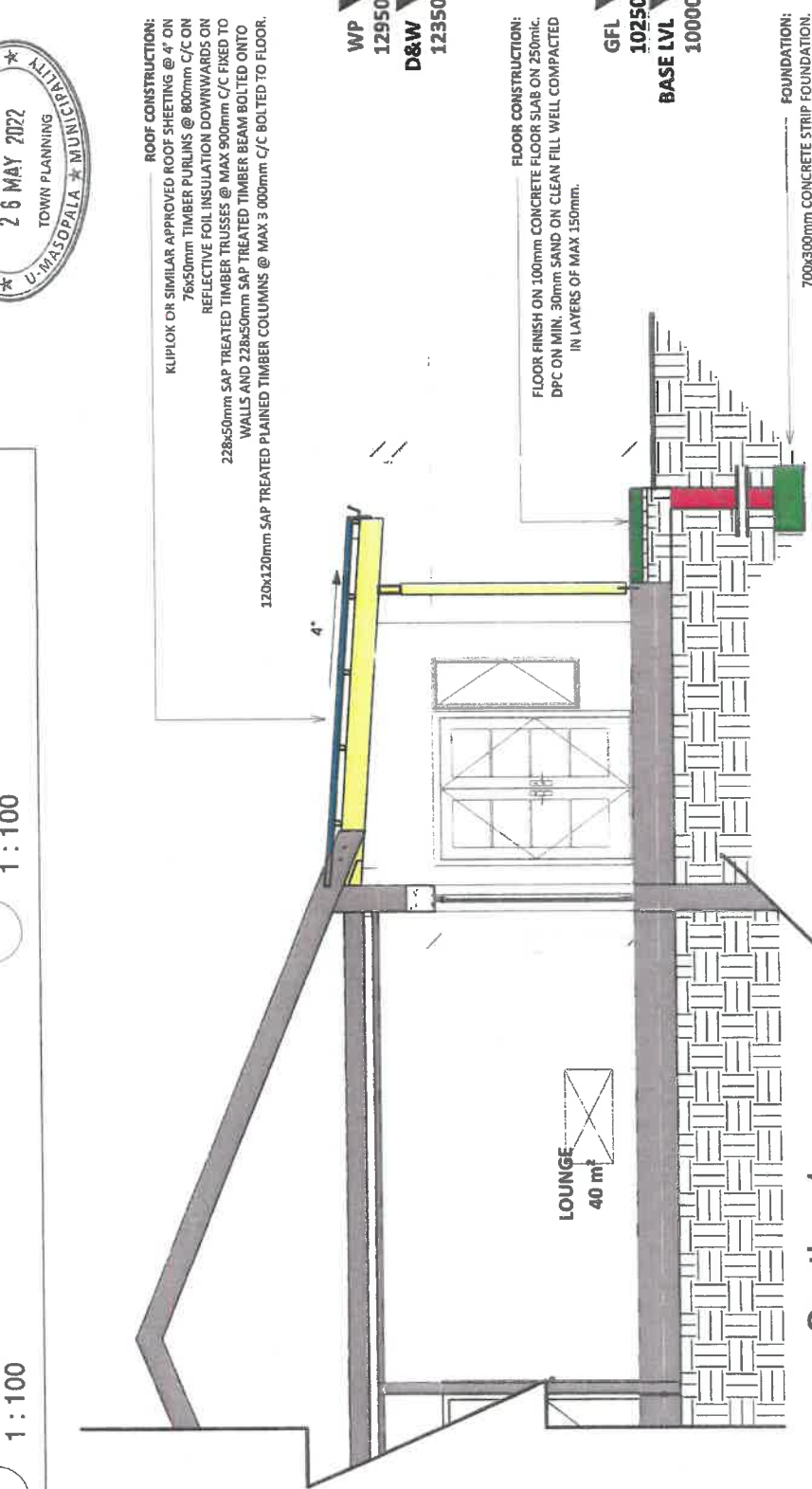
<b>ELEVATION</b>	
PROJECT NUMBER	2020 - 001
DATE	2021-11-24
DRAWN BY	JCB
CHECKED	D/VZ
SCALE:	1 : 100



**8m HEIGHT RESTRICTION**  
18000

MUNICIPALITY  
OVERSTRAND  
26 MAY 2022  
TOWN PLANNING  
U-MASOPALA MUNICIPALITY

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**Section 1**  
1 : 50

**die ontwerp-ateeljee**  
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**SECTION**

PROJECT NUMBER	2020 - 001
DATE	2021-11-24
DRAWN BY	JCB
CHECKED	DNZ

003

SCALE: As indicated

# Section 2

1 : 50

## SANS 10400-XA REQUIREMENTS

### ROOF ASSEMBLIES

Climate Zone	R-VALUE	R-VALUE
4 (Moderate Coastal)	0.4	
UP	0.8	
Minimum required R-value (Table 8):	3.7	

### PIPING INSULATION

Minimum required value for pipes <math>\le 40\text{mm}</math> DIAM. 1	R-VALUE	R-VALUE
Minimum required value for pipes >math>40\text{mm}</math> DIAM. 1.5	1.6	

### CYLINDER INSULATION

Hot water vessels and tanks to be insulated with a material achieving a minimum R-value of 2.0	R-VALUE	R-VALUE
2	2	

### WATER HEATING

Minimum of 50% by volume of annual average hot water heating requirement by alternative means.

Installation:	People	litres	litres/day
Base Case Water Volume:	B	115	
H4 Dwelling House	C	220	
Usage per person per day	D	115	
Household daily consumption	E	220	
Ambient input temperature	F	15	
Target output temperature	G	55	
Average temperature difference [T <sub>o</sub> ] - [T <sub>d</sub> ]	H	39	
Specific heat of 1 litre of water	I	4.2	
Daily energy usage [longitudinal energy usage [kWh]]	J	524.050	
kWh per day [in/3600] (per day [kWh/3600])	K	41.68	
Annual energy usage (kWh)	L	15,213	

### TIMBER WALL CONSTRUCTION (WHERE APPLICABLE)

Outdoor air film [1/m <sup>2</sup> ]	0.09
Exterior frame cladding <td>0.05</td>	0.05
Sashless Radiant / Vapour Barrier <td>0.31</td>	0.31
Leaded Firestop Board (15mm) <td>0.58</td>	0.58
Indoor air film (still air) <td>0.15</td>	0.15
TOTAL R-value for wall/floor assembly	1.11

### FENESTRATION

Buildings with up to 15% fenestration area to net floor area per storey comply with the minimum performance requirements. The aggregate conductance and solar heat gain (SHGC) of the glazing in each storey shall not exceed the values obtained by multiplying the net floor area measured within the enclosing walls with the constants C<sub>u</sub> & SHGC.

INTERNAL FLOOR AREA	20.63m <sup>2</sup>
TOTAL GLAZING AREA	4.64m <sup>2</sup>
FENESTRATION TO NET FLOOR AREA	22.49%

### TARGET - BEDROOM 4 + BATH 3

CONDUCTANCE	2.89
SOLAR HEAT-GAIN	2.88
AREA x U-VALUE	13.42
A x SHGC x E	2.68

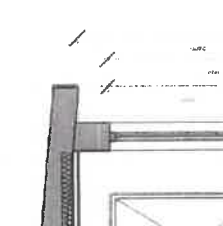
### 1.1 CALCULATIONS - NAT VERT CO & GEY

INTERNAL AREA COMPONENTS	Room, City, Lit	Figure A1 - Climate Zone	C <sub>u</sub>	CHGC	Total C <sub>u</sub>	Total CHGC	15% Limit
GFL STAFF BEDROOM	Cape of Good Hope	4	1.4	16.62	33.28	2.16	2.49
GFL INTORHEN	Cape of Good Hope	4	1.3	15.29	21.29	1.99	2.29
GFL BEDROOM 2	Cape of Good Hope	4	1.3	14.05	35.64	1.82	2.10
GFL BATH 2	Cape of Good Hope	4	1.3	5.16	7.22	0.67	0.77
GFL BEDROOM 3	Cape of Good Hope	4	1.3	9.85	33.79	1.28	1.48
GFL BATH 1	Cape of Good Hope	4	1.3	5.19	7.26	0.67	0.78
GFL BEDROOM 1	Cape of Good Hope	4	1.3	24.21	39.89	1.15	1.35
GFL LOUNGE	Cape of Good Hope	4	1.3	40.43	56.60	2.26	2.66
GFL BATH 3	Cape of Good Hope	4	1.3	4.00	5.61	0.32	0.40
				134.77	188.68	17.32	20.22

NOTES:  
ALL DIMENSIONS AND HEIGHTS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.  
WRITTEN DIMENSIONS TO BE REFERRED TO. DRAWING NOT TO BE SCALED.  
LARGER SCALE DRAWINGS TO SUPERCEDE SMALLER SCALE DRAWINGS.  
ALL CURVES TO BE DIRECTED TO THE ARCHITECT.  
ALL WORK DONE IN ACC WITH SANS 10400.  
TIMBER GRADE VS OR V7.

ALL WINDOWS AS PER WINDOW SCHEDULE.  
ALL WINDOWS TO HAVE A LIGHT AREA OF 10% OF FLOOR AREA AND NOT LESS THAN 5% VENTILATION OF FLOOR AREA.  
ALL GLASS TYPES AND SIZES TO ADHERE TO SABS 037 REGULATIONS AND STANDARDS.  
ALL ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS  
ALL WINDOWS LOWER THAN 900MM FROM FINISHED FLOOR LEVEL TO HAVE SAFETY GLASS  
ALL WINDOWS LOWER THAN 1800MM ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS

PC CONCRETE LINTOLS WITH 4 COURSES BRICKWORK WITH BRICKFORCE OVER ALL OPENINGS LESS THAN 3M.  
ALL STRUCTURAL TIMBER BUILT INTO WALLS ARE TO BE COVERED WITH DPC.  
SABS APPROVED FLASHING WHERE ROOF PROFILE MEETS EXISTING WALL - ALL TO MANUFACTURERS SPECIFICATIONS.  
DAMP PROOF MEMBRANE TO BE BLACK POLYETHYLENE BRICKSIP TO ALL WALLS STEPPED DOWN TO OUTER LEAF ACROSS CAVITIES AND USE STD BLACK POLYETHYLENE AROUND ALL OPENING IN EXTERNAL WALLS & UNDER ALL WINDOW CILLS. TO BE MIN 150 ABOVE GROUND LEVEL.  
ALL STAIRCASES TO NRM (MAX OPENING 100MM). TREADS MINIMUM 250MM AND RISERS MAXIMUM 200MM. HANDRAILS TO BE 1000MM HIGH.  
GLAZING:  
ALL GLASS TYPES AND SIZES TO ADHERE TO SABS 037 & SANS 10007 PART 1 REGULATIONS AND STANDARDS.  
ALL ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS.  
ALL WINDOWS LOWER THAN 500MM FROM FINISHED FLOOR LEVEL TO HAVE SAFETY GLASS.  
ALL WINDOWS LOWER THAN 1800MM ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS AND CLEARLY INDICATE AS SUCH ON GLASS AT EYE LEVEL.  
NOTE: - GLAZING ELEMENT PERFORMANCE VALUES  
TYPE A - 1, U-VALUE 7.9 = SINGLE CLEAR  
TYPE A - 4, U-VALUE 4.23 = CLEAR DOUBLE (9/6/9)  
TYPE A - 6, U-VALUE 3.4 = CLEAR DOUBLE LOW E



6mm RHINOBOARD CEILING PANELS WITH TAPED JOINTS SKIMMED AND PAINTED. NAILED TO 38x38mm TIMBER BATTENS @ MAX 600mm CENTERS NAILED TO UNDERSIDE OF 150x50mm SAP TREATED TIMBER TIE BEAMS. 100mm ISOTHERM FLEXIBLE INSULATION BLANKET ONCEILING - COLOUR TO BE CONFIRMED.

1.3 CALCULATIONS - WINDOWS & DOOR REQUIREMENTS FOR REQUIRED COMPLIANCE

Window Orientation	Window City List	Climate Zone	PERFORMANCE	U	SHGC	Width	Height	A	A x U	A x SE	P	G	P/H	E	MARK
(none)	(none)	(none)	(none)	7.9	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0.38	1.20	1.38	9.29	0.46	0.50	0.50	0.29	0.48	EXISTING
Cape of Good Hope	4	Type A-1	2.89	7.9	0.81	0									

005	Scale	1 : 200
	REVISION	D VAN ZYL
	DRAWN BY	JCB
	DATE	2021-08-20
	PROJECT	2020 - 001
<b>SITE PLAN</b>		

# DE VILLIERS ALTERATIONS



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## 1 site PLAN LAYOUT 1 : 200

