



**OVERSTRAND MUNISIPALITEIT**  
**ERF 4411, 1 MAIN ROAD, NORTHCLIFF,**  
**HERMANUS OVERSTRAND MUNISIPALE AREA:**  
**AANSOEK OM OPHEFFING & WYSIGINGS VAN**  
**BEPERKTE TITELAKTEVOORWAARDES EN**  
**BEPALING VAN 'N ADMINISTRATIEWE BOETE: LJ**  
**& I GARNER**

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoek van toepassing op Erf 4411, Northcliff, Hermanus, naamlik:

**Opheffing van 'n Beperkende Titelaktevoorwaardes**

Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titelaktevoorwaardes C.1.(b) & (c) soos vervat in Titelakte T003756/23 van die eiendom om:

- Vir die gebruik van 'n tweede wooneenheid op die erf, &
- Vir die verslapping van die straatboulyn van 4.72m tot 4.0m om die bestaande geboue te akkommodeer.

**Bepaling van Administratiewe Boete**

Aansoek ingevolge Artikel 16(2)(q) van die Verordening vir die bepaling van 'n administratiewe boete vir die onwettige aanbouings op die eiendom.

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 wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) bereik voor of op **7 Julie 2023**, met u naam, adres en kontakbesonderhede, belang in die aansoek, en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Me. H van der Stoep** 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 om hul kommentare te formuleer.

DGI O'Neill, Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, HERMANUS, 7200

**Munisipale Kennisgewing Nr. 87/2023**

**OVERSTRAND MUNICIPALITY**  
**ERF 4411, 1 MAIN ROAD, NORTHCLIFF,**  
**HERMANUS, OVERSTRAND MUNICIPAL AREA:**  
**APPLICATION FOR THE REMOVAL OF**  
**RESTRICTIVE TITLE DEED CONDITION &**  
**DETERMINATION OF AN ADMINISTRATIVE**  
**PENALTY: LJ & I GARNER**

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 4411, Northcliff, Hermanus, namely:

**Removal Of a Restrictive Title Deed Condition**

Application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed conditions C.1.(b) & (c) as contained in Title Deed T003756/23 of the property to accommodate the proposed application:

- To allow the use of a second dwelling unit on the property, &
- To relax the Street building line from 4.72m to 4.0m to accommodate the existing building on the property.

**Determination of Administrative Penalty**

Application in terms of Section 16(2)(q) of the By-Law for the determination of an administrative penalty for the illegal additions on the property.

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 comments must be in writing to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **7 July 2023**, quoting your name, address and contact details, interest in the application, and the reasons for comment. Telephonic enquiries can be made to the **Senior Town Planner, Ms. H van der Stoep** 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 comments.

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

**Municipal Notice No. 87/2023**

**UMASIPALA WASE-OVERSTRAND**  
**ISIZA SAMA- 4411, 1 MAIN ROAD, NORTHCLIFF,**  
**EHERMANUS, KUMMANDLA KAMASIPALA**  
**WASE-OVERSTRAND: ISICELO SOKUSUSWA**  
**KWESITHINTELO KUMQATHANGO WETAYITILE &**  
**NOKUMISELWA KWESOHLWAYO SOLAWULO: LJ**  
**& I GARNER**

Isaziso sinikwe ngokuphathelele kumaCandelo lama-47 nama-48 - lomThetho kaMasipala wesilungiso wase-Overstrad kuYilo lokuSetyenziswa koMhlaba kaMasipala, 2020, (UmThetho kaMasipala) ukuba izicelo ezilandelayo zifunyanelwe ukusebenza kwisiza sama-4411, eNorthcliff, eHermanus, ezizezi:

**UkuSuswa okuThintelayo kumQathango weTayile**

Isicelo siphathelele kwiCandelo le-16(2)(f)lomThetho kaMasipala sokususwa kwesithintelo kwimiQathango yeTayile C.1.(b) & (c) njengoko kuqulethwe kwinqombolo yeTayitile T003756/23 yomhlaba ukulungiselela isicelo esindululwayo:

- Ukuvumela ukusetyenziswa kwendawo yokuhlala yesibini kumhlaba, &
- Ukunyeyisa umda wesakhiwo wesitalato ukusuka kwisi-4.72m ukuya kwisi- 4.0m ukulungiselela isakhiwo esikhoyo kumhlaba.

**Inggikelelo YePenalithi Yobhaliso**

Kusebenza imiba emayela neSolotya le16(2)(q) loMthethwana ongentla ophathelene nokusebenzisa umhlaba ungenagunya namvume yokuwusebenzisa.

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

Naziphi na izimvo ezibhaliweyo zingangeniswa ngokwezibonelelo zamaSolotya ama-51 nama-52 kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngoLwesihlanu okanye ngaphambi koLwesihlanu, **7 uJulayi 2023**, ukhankanye igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Imibuzo ngefowuni ingabhekiswa **UMCwangcisi weDolophu oMkhulu, uNksz H van der Stoep** ku-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda okanye ukubhala angaya kwiCandelo leDolophu apho igosa likamasipala liza kumnceda avakalise izimvo zakhe ngokusemethethweni.

DGI O'Neill, Umlawuli kaMasipala, Masipala waseOverstrand, P.O. Box 20, HERMANUS, 7200

**Inothisi kaMasipala Nomb. 87/2023**



# Land Use Planning Application

## Removal and Amendment of Title Deed Conditions and Determination of Administrative Penalty

Erf 441 Northcliff Hermanus

### Motivation report

#### 1. PROPERTY DETAILS

Owner	Laurence James Garner and Ilse Garner
Erf Number	Erf 4411, Hermanus Extension 4 (Northcliff)
Physical Address	1 Main Road, Northcliff, Hermanus
Extent	1030 m <sup>2</sup>
Zoning	Residential Zone 1: Single Residential
Title Deed Number	T003756/23
Title Deed Conditions	C 1. (b) and C 1. (c)

#### 2. APPLICATION

In terms of Section 16(2)(f) of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020, application is made for:

- 2.1. Removal of restrictive title deed conditions C 1. (b) to allow a second dwelling unit on the property,
- 2.2. Amendment of restrictive title deed conditions C 1. (c) to change the street building line from 4,72m to 4,00m to accommodate the existing buildings on the property, and
- 2.3. Determination of an administrative penalty.

#### 3. BACKGROUND

Erf 4411 Northcliff, hereafter referred to as the PROPERTY, is located on the corner of Main Road and Mountain Drive, Northcliff, Hermanus, known as 1 Main Road (refer Plan 1 – Locally Plan). The PROPERTY is developed with a dwelling house and an outbuilding consisting of a flatlet and carport for two vehicles (refer Plan 2 – Site Development Plan).

The properties surrounding the PROPERTY and in the general area of Northcliff are predominantly zoned for single residential purposes and used as such.

The current owners, Laurence James Garner and Ilse Garner, purchased the property in December 2022. During the process of purchasing the PROPERTY, the Title Deed and Building Plans were scrutinised, and the following anomalies were discovered:

- The outbuildings were converted into an one bedroom flatlet, and
- The building encroaches the street building line by 22cm.

As a result, this application is brought to:

- Remove Title Deed Condition C 1. (b) to allow a second dwelling on the PROPERTY,
- Amend Title Deed Condition C 1. (c) to accommodate the building line encroachment, and
- Determine an administrative penalty.

This application will not result in any new construction, or the expansion of the building footprint on the PROPERTY but is only to legalise and authorise the existing buildings on the PROPERTY.

#### **4. MOTIVATION**

##### **4.1. Removal of restrictive title deed conditions C 1. (b)**

Condition C 1. (b) reads as follows:

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

Building Plan records (approved building plans) at the municipality indicate that the original buildings on the PROPERTY was constructed in 1969. This consisted of a residential dwelling and an outbuilding consisting of a single garage, storeroom, study and bathroom. In 1974 a carport was added to the house, and in 1997 another carport for two vehicles was added to the outbuildings. All these alteration are indicated on the approved plans.

At some unknown later stage, the store and study were converted into living quarters for domestic staff. This was later used as a bachelor flat by a working family member. Finally, the adjoining single garage and a part of the bathroom was incorporated into the living quarters to form a one-bedroom flatlet. The other part of the bathroom became a separate adjoining outside toilet.

In terms of the Municipal Planning By-Law, the flatlet constitutes a second dwelling, hence the application.

In the current municipal Land Use Scheme, a second dwelling of this nature is a primary right under the zoning applicable to the PROPERTY. The title deed is thus more restrictive than the Land Use Scheme. This restrictive condition was originally intended to protect the residential character of the area. The municipality's current Land Use Scheme now makes provision to manage the area in a similar manner, and the older more restrictive title condition is no longer required.

The 2020 Municipal Spatial Development Framework identifies the area for residential purposes, and the municipal Growth Management Strategy (2010) earmarks the area for densification up to 10 units/ha. These policy documents promote densification to make maximum use of land, infrastructure, and facilities. Many owners in Northcliff have taken up the initiative to densify and second dwellings are not out of the ordinary in the area. It is therefore foreseen that this application will not have a negative impact on the character of the area and surrounding property owners.

The application will not result in any additional building work on the PROPERTY but is aimed at bringing the title deed in line with the municipal Land Uses Planning Scheme and the status quo on the PROPERTY.

It is therefore requested that restrictive **title deed conditions C 1. (b) be removed.**

#### **4.2. Amendment of restrictive title deed conditions C 1. (c)**

Condition C 1. (c) reads as follows:

*"That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4,72 meters to the street line which forms the boundary of this erf. No such building or structure shall be situated within 2,35 metres of the lateral boundary common to nay adjoining erf."*

Building Plan records (approved building plans) at the municipality indicate that the original buildings on the PROPERTY was constructed in 1969. This consisted of a residential dwelling and an outbuilding consisting of a single garage, storeroom, study and bathroom. In 1974 a carport was added to the house, and in 1997 a carport for two vehicles was added to the outbuildings.

The original building plan indicates that the buildings are set back 15 feet from Mountain Drive. Subsequent building plans indicate the street setback to be 4,5m. The actual setback from the street is 4,5m. Therefore, all the buildings were constructed 22cm over the title deed street building line of 4,72m. It seems the problem was caused with the conversion of the measurement units from feet to metres many years

ago. Fifteen "cape feet" is 4,72m and 15 "feet" is 4,57m. It seems the architect used "cape feet" on the building plans and the building contractor constructed the buildings using "feet".

This is an archaic matter dating back to 1969. The discrepancy appears on all the approved building plans. It can only be rectified by demolishing part of all the buildings on the PROPERTY, or by amending the title deed street building.

The municipal Land Use Scheme prescribes a 4,0m building line for the PROPERTY.

It is therefore requested that **Condition C 1. (c) be amended** to read as follows:

*"That no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4,0 meters to the street line which forms the boundary of this erf. No such building or structure shall be situated within 2,35 metres of the lateral boundary common to nay adjoining erf."*

#### **4.3. Administrative Penalty**

The Overstrand Municipality's Amendment By-Law on Municipal Land Use Planning 2020 allows for the determination of an administrative penalty where a contravention of the by-law has taken place. Therefore, to ensure compliance with the by-law, this application includes the determination of an administrative penalty.

In terms of Section 90(3) of the by-law, the following matters must be considered:

- a) the nature, duration, gravity and extent of the contravention

The encroachment of the street building line by 22cm occurred with the construction of the original buildings on the PROPERTY in 1969. The encroachment appears on subsequent approved building plans dating back to 1974 and 1997.

The alterations to the outbuilding have been done in phases by previous owners over a period of time, which resulted in the storeroom and study being transformed firstly into a bachelors flat and eventually into a one-bedroom flat. All the alterations were internal modifications and did not change the footprint of the buildings on the PROPERTY.

- b) the conduct of the person involved in the contravention.

The applicants recently acquired the PROPERTY and, in the process, the Title Deed and Building Plans were scrutinised and the anomalies were discovered.

The applicants would like to ensure that the PROPERTY complies with all legislation and hence this application.

- c) a report by a quantity surveyor in matters of unauthorised building

There are no unauthorised buildings on the PROPERTY. The transgressions are only of a "land use" nature.

- d) whether the unlawful conduct was stopped

All the contraventions were implemented.

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

The current owners have not previously contravened the By-Law or a previous Planning Law.

Based on the information provided above, it is requested that the administrative penalty be waived as the current owners were not responsible for creating the contraventions, and this application is to rectify the contraventions.

## **5. SERVICES**

The availability of services is a relevant consideration in terms of Section 42(1)(C)(v) of.

### **5.1. Electricity, Water, Sewerage and Solid Waste**

The PROPERTY is connected to the municipal electrical network, water network and sewer network. Solid waste is collected weekly by the municipality. The approval of this application will have no effect on these services.

### **5.2. Access and Egress**

Access and egress to the PROPERTY is gained from Mountain Drive, and the proposal will not affect this.

## 6. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the By-Law can be illustrated as follows:

### 6.1. Need and desirability

The PROPERTY is in the well-established suburb of Northcliff, Hermanus. The area is predominantly residential in nature. The area is earmarked for densification. Many second dwellings have been approved in the area in line with the need to densify as promoted by the Municipal Spatial Development Framework, Growth Management Strategy and Land Use Planning Scheme. Because of this, second dwellings are not out of the ordinary in the area. Approval of this application will not have a negative impact on the character of the area and surrounding property owners.

### 6.2. Impact on views, sunlight and character of the area

The PROPERTY is in a residential setting with existing buildings dating back to 1969. Approval of this application will not affect views, sunlight, or the character of the area.

### 6.3. Economic impact

The proposal has little to no impact on the economy. Short term economic impact was created as local contractors were employed during the minor building work. The garage/second dwelling also adds additional value to the property, which will increase the municipal valuation resulting in additional income for the municipality through the collection of rates and taxes.

## 7. POLICIES AND REGULATIONS

This Proposal is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework 2014 or the Overstrand Spatial Development Framework, 2020.

## 8. PLANNING PRINCIPLES

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 8.1. Spatial Justice** refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

This proposal to permit a second dwelling will allow another dwelling in a well-situated location, close to the Hermanus CBD and Industrial area. It will also allow the owner to use the PROPERTY to its full potential.

The application proposal is **consistent** with the principal of **spatial justice**.

**8.2. Spatial Sustainability** refers to spatially sustainable settlements which will have an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

The application area is located within the urban edge and does not consist of valuable agricultural land, environmentally sensitive, biodiversity rich areas or scenic and cultural landscapes, which are required to be protected.

This proposal to permit a second dwelling will allow another dwelling in a well-situated location, close to the Hermanus CBD and Industrial area, thereby contributing to densification and reducing (in a small way) the need for urban sprawl.

The application proposal can thus be deemed to be **spatially sustainable**.

**8.3. Spatial Efficiency** refers to the way settlements themselves are designed to function requiring a minimum need to travel long distances to access services, facilities and opportunities.

This proposal to permit a second dwelling in a well-situated location, close to the Hermanus CBD, the Industrial Area and schools allows walking access to services, facilities and opportunities.

The application proposal is **consistent** with the **efficiency principle**.

**8.4. Spatial Resilience**, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

This proposal is not in conflict with any spatial plans, policies and land use management systems of the Municipality. By densifying, the proposal improves resilience by reducing urban sprawl.

The application proposal is **consistent** with the principle of **spatial resilience**.

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

Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the relevant government tiers and the public to participate in the eventual decision-making process.

The application proposal is **consistent** with the principle of **good administration**.

## **9. EVALUTION**

The proposal is to comply with the Overstrand Municipal Planning By-Law by aligning the Title Deed with the status quo on the PROPERTY. The proposal is not out of the context with the surrounding area. The proposal is also in harmony with all relevant spatial planning legislation and policies.

The alterations to the outbuilding have been done in phases by previous owners over a period of time, starting as far back as 1969. There have never been any complaints associated with the contraventions. The current owners have taken corrective steps by submitting this application to resolve all the transgressions on the PROPERTY. This application can be viewed as mitigation and motivation to waive the administrative penalty.

## **10. RECOMMENDATION**

Based on the information provided in the application, it is recommended that:

1. The removal of Title Deed Condition C 1. (b) of Title Deed number T003756/23, to allow a second dwelling on the PROPERTY, be approved,
2. The Amendment of Title Deed Condition C 1. (c) of Title Deed number T003756/23, to accommodate the street building line encroachment, be approved, and
3. That the administrative penalty be waived.

**GENERAL NOTES**  
THIS PLAN REFLECTS "AS BUILT" ALTERATIONS & ADDITIONS. NO NEW CONSTRUCTION TO BE DONE. BOUNDARY BEACONS TO BE EXPOSED & DEMARSED.

- REVISION FOR APPROVAL PLANS**
1. Door opening located on - Existing take into door
  2. New window located on - Existing - new door
  3. New window door in kitchen
  4. Existing door opening in kitchen
  5. Existing door opening in kitchen - refer to address schedule
  6. Existing window opening located in - Existing - new window
  7. Existing window opening located in - Existing - new window
  8. Existing window opening located in - Existing - new window
  9. Existing window opening located in - Existing - new window
  10. Existing window opening located in - Existing - new window
  11. Existing window opening located in - Existing - new window
  12. Existing window opening located in - Existing - new window
  13. Existing window opening located in - Existing - new window
  14. Existing window opening located in - Existing - new window
  15. Existing window opening located in - Existing - new window
  16. Existing window opening located in - Existing - new window
  17. Existing window opening located in - Existing - new window
  18. Existing window opening located in - Existing - new window
  19. Existing window opening located in - Existing - new window
  20. Existing window opening located in - Existing - new window

**INDENTIFY NOTICE:**  
This plan reflects "as built" alterations & additions. The author of this drawing is not responsible for the accuracy of the information and features shown. It is the responsibility of the client to verify all information and features shown on this drawing. The author shall not be held liable for any errors or omissions that may result in any damage or liability to the client.

**PROJECT**  
\*AS BUILT ALTERATIONS & ADDITIONS ON  
ERP 4411, MOUNTAIN DRIVE, HERMANUS

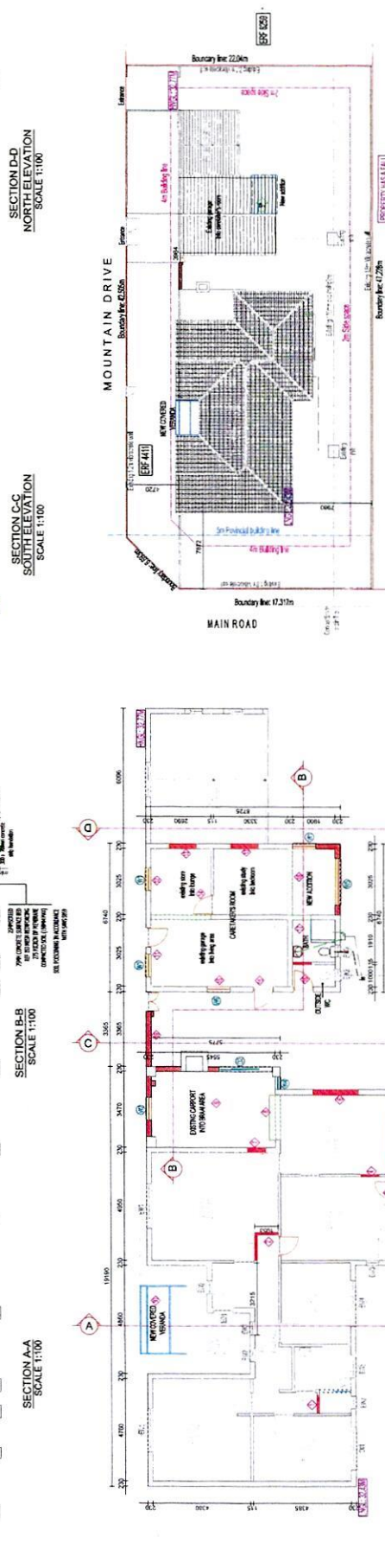
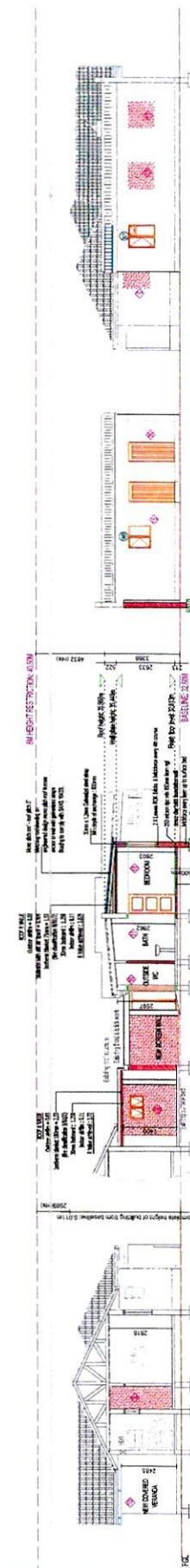
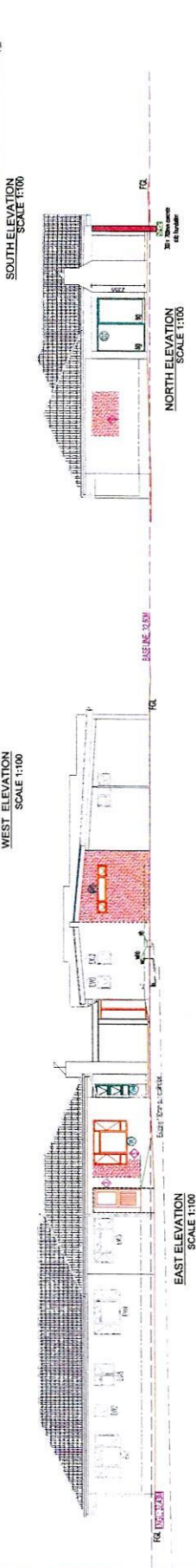
**CLIENT**  
LJ and I GARNER

**DRAWING :**

STOREY LAY-OUT  
SECTION A-A, B-B, C-C, D-D  
SITE PLAN & ROOF LAY-OUT  
ELEVATIONS

DATE: 10/02/2023 PLAN NO: HER 4411/2023  
REVISED: SHEET NO: 1 OF 1

Author	Robyn Clarke
Client	LJ and I GARNER
Scale	AS SHOWN
Drawn	Robyn Clarke
Checked	Robyn Clarke
Approved	Robyn Clarke



**PROPERTY AS SHOWN**  
ERP 4411  
MOUNTAIN DRIVE  
891 HERBERT STREET 4105M

**PROPERTY AS SHOWN**  
ERP 4411  
MOUNTAIN DRIVE  
891 HERBERT STREET 4105M

**PROPERTY AS SHOWN**  
ERP 4411  
MOUNTAIN DRIVE  
891 HERBERT STREET 4105M

**SITE OPERATIONS**  
This plan reflects "as built" alterations & additions. No new work is to be done. No site operations required.

**TOWN PLANNING REQUIREMENTS**

EXISTING	NEW	FAR	COVERAGE
160.7m <sup>2</sup>	160.7m <sup>2</sup>	160.7m <sup>2</sup>	160.7m <sup>2</sup>
21.6m <sup>2</sup>	21.6m <sup>2</sup>	21.6m <sup>2</sup>	21.6m <sup>2</sup>
12.8m <sup>2</sup>	12.8m <sup>2</sup>	12.8m <sup>2</sup>	12.8m <sup>2</sup>
6.3m <sup>2</sup>	6.3m <sup>2</sup>	6.3m <sup>2</sup>	6.3m <sup>2</sup>
91.6m <sup>2</sup>	91.6m <sup>2</sup>	91.6m <sup>2</sup>	91.6m <sup>2</sup>
33.4m <sup>2</sup>	33.4m <sup>2</sup>	33.4m <sup>2</sup>	33.4m <sup>2</sup>
244.1m <sup>2</sup>	244.1m <sup>2</sup>	244.1m <sup>2</sup>	244.1m <sup>2</sup>
13.2m <sup>2</sup>	13.2m <sup>2</sup>	13.2m <sup>2</sup>	13.2m <sup>2</sup>
0.23	0.23	0.23	0.23
27.5%	27.5%	27.5%	27.5%

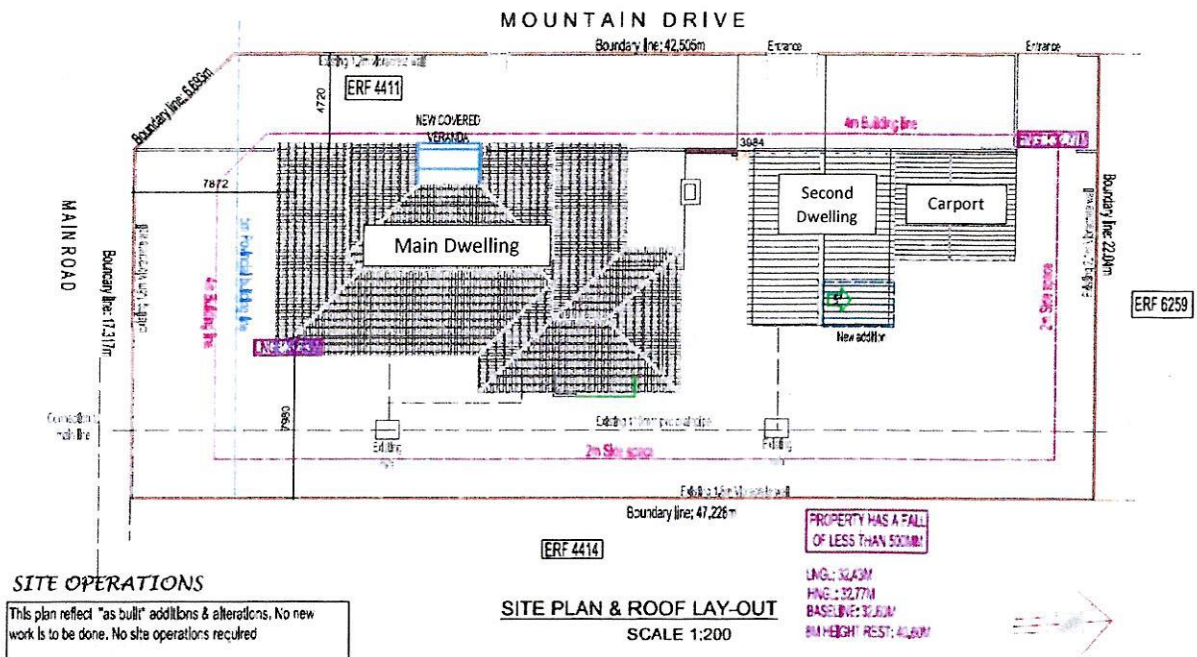
**WINDOW & DOOR SCHEDULE & PENETRATION CALCULATION**

Item	Qty	Area (m <sup>2</sup> )	Perimeter (m)	U-value	Q-value (W/m <sup>2</sup> )	Q-value (W)	Q-value (kWh/yr)	Compliance
Window	1	1.12	4.12	1.8	2.0	2.24	800	YES
Door	1	1.8	6.0	1.8	3.2	5.76	2000	YES
Roof	1	160.7	160.7	0.15	10.0	1607	60000	YES
Wall	1	160.7	160.7	0.15	10.0	1607	60000	YES
Slab	1	160.7	160.7	0.15	10.0	1607	60000	YES
Basement	1	160.7	160.7	0.15	10.0	1607	60000	YES
Other	1	160.7	160.7	0.15	10.0	1607	60000	YES
<b>TOTAL PENETRATION AREA</b>	<b>5</b>	<b>322.4</b>	<b>322.4</b>	<b>0.15</b>	<b>10.0</b>	<b>3224</b>	<b>120000</b>	<b>YES</b>

**WINDOW & DOOR SCHEDULE & PENETRATION CALCULATION**

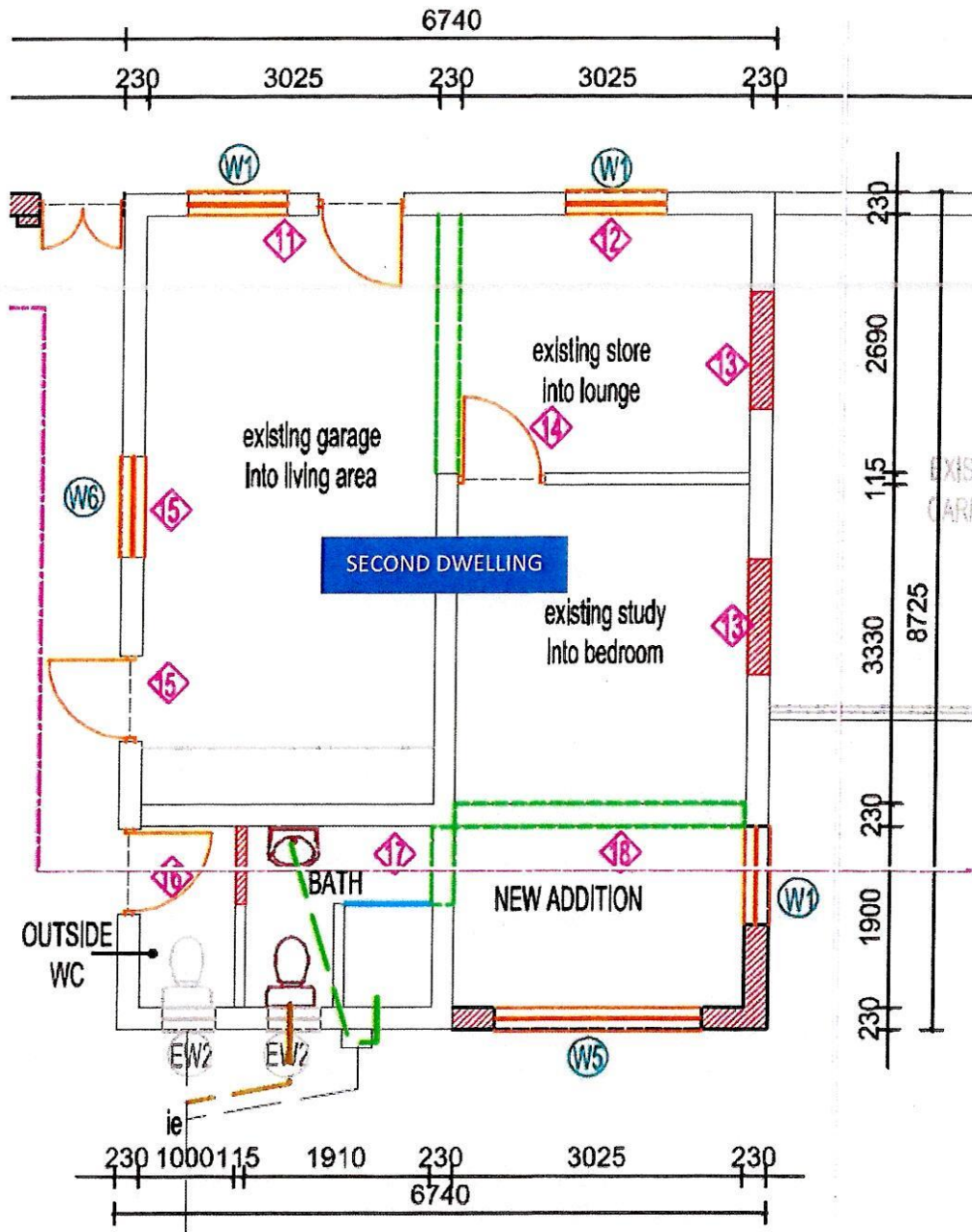
Item	Qty	Area (m <sup>2</sup> )	Perimeter (m)	U-value	Q-value (W/m <sup>2</sup> )	Q-value (W)	Q-value (kWh/yr)	Compliance
Window	1	1.12	4.12	1.8	2.0	2.24	800	YES
Door	1	1.8	6.0	1.8	3.2	5.76	2000	YES
Roof	1	160.7	160.7	0.15	10.0	1607	60000	YES
Wall	1	160.7	160.7	0.15	10.0	1607	60000	YES
Slab	1	160.7	160.7	0.15	10.0	1607	60000	YES
Basement	1	160.7	160.7	0.15	10.0	1607	60000	YES
Other	1	160.7	160.7	0.15	10.0	1607	60000	YES
<b>TOTAL PENETRATION AREA</b>	<b>5</b>	<b>322.4</b>	<b>322.4</b>	<b>0.15</b>	<b>10.0</b>	<b>3224</b>	<b>120000</b>	<b>YES</b>

**Annexure 2: Plan 2 – Site Development Plan**



# Erf 4411 Northcliff Hermanus

## Plan of Second Dwelling



### Note:

- Walls in **RED** indicate additions over time
- Walls in **GREEN** indicate removals over time
- All Doors and Windows are additions (indicated in **ORANGE**)