

**ERF 94, 69 PERLEMOEN STREET, VAN DYKSBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DETERMINATION OF AN ADMINISTRATIVE PENALTY AND DEPARTURE: MESSRS WRAP PROJECT OFFICE ON BEHALF OF MS S PHILLIPSON**

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

- the determination of an administrative penalty in terms of Section 16(2)(q);
- departure in terms of Section 16(2)(b) for the following:
  - relaxation of the north eastern side building line from 2m to 0.3m to accommodate the proposed garage;
  - relaxation of the southern side building line from 2m to 0.3m to accommodate the proposed garage and existing dwelling house.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) and Gansbaai Library, Main Road, Gansbaai on or before **3 September 2021**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Mr SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 94, PERLEMOENSTRAAT 69, VAN DYKSBAAI, OVERSTRAND MUNISIPALE AREA: AANSOEK VIR BEPALING VAN 'N ADMINISTRATIEWE BOETE EN AFWYKING: MNRE WRAP PROJECT OFFICE NAMENS ME S PHILLIPSON**

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

- die bepaling van 'n administratiewe boete ingevolge Artikel 16(2)(q);
- afwyking ingevolge Artikel 16(2)(b) vir die volgende:
  - verslapping van die noord oostelike syboullyn vanaf 2m na 0.3m om die voorgestelde motorhuis te akkomodeer;
  - verslapping van die suidelike syboullyn van 2m na 0.3m om die voorgestelde motorhuis en bestaande wooneenheid te akkomodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) en Gansbaai Biblioteek, Hooweg, Gansbaai voor of op **3 September 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr SW van der Merwe** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.


**ISIZA 94, 69 PERLEMOEN STREET, EVAN DYKSBAAI, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOKUMISELWA KWOMTHWALO WOLAWULO EZOHLWAYO NO SOKUPHAMBUKA : WRAP EGAMENI LIKA MS S PHILLIPSON**

Esi saziso sikhutshwa ngokwemiqathango yeSoloty 48 loMthethwana kaMasipala waseOverstrand Otshintshiweyo woYilo lokuSetyenziswa koMhlaba (uMthethwana) wowama-2020 ngokwezicelo ezichazwe:

- Umthwalo wolawulo ezohlwayo: Isicelo sokumiselwa kwomthwalo wolawulo ezohlwayo ngokweSoloty 16(2)(q) lalo Mthethwana.
- Ukuphambuka: Isicelo sokuphambuka ngokweSoloty 16(2)(b) lalo Mthethwana ukuvumela okulandelayo:
  - Ukuphambuka kumca wokwakha osecaleni osemantla mpuma ukusuka ku 2m ukuya ku 0.3m kulwakhiwo lwegaraji ecetywayo;
  - Ukuphambuka kumca wokwakha osecaleni kwicala elisemazantsi ukusukku 2m ukuya ku 0.3m kulwakhiwo lwegaraji ecetywayo no nakwixalenye esele ikhoyo yeyunithi yokuhlala

linkcukacha ngokwemiba yesi sindululo ziyafumaneka ukuze zihlolwe ngamaxesha okusebenza aphakathi kwentsimbi yesi-08:00 ne-16:30 kwiCandelo: Zicwangiso ngeDolophu kwa-16 Paterson Street, Hermanus kwaye nakwiThala leencwadi eGansbaai, Main Road, eGansbaai. Naziphi na izimvo ezibhaliweyo ngokwemiba yezibonelelo zeCandelo lama-51 nama 52 oMthethwana kufuneka zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi kwe **3 uSeptemba 2021**, ubhale igama lakho, idilesi yakho, iinkcukacha zoqhagamshelwano, umdla kwisicelo nezizathu zokufaka amagqabaza. Imibuzo ngefowni ingabhekiswa kuMnu. SW van der Merwe uMchwangcisi weDolophu oPhakamileyo ku 028-313 8900. Umasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe lokuCeba Idolophu apho igosa lakwamasipala liya afake izimvo zakhe ngokusemthethweni.

# Locality Plan Erf 94 Van Dyksbaai

 Subject property (Erf 94 Van Dyksbaai - 608m<sup>2</sup>)

Plan prepared by: Thian Jansen

Tel: 028 313 1411

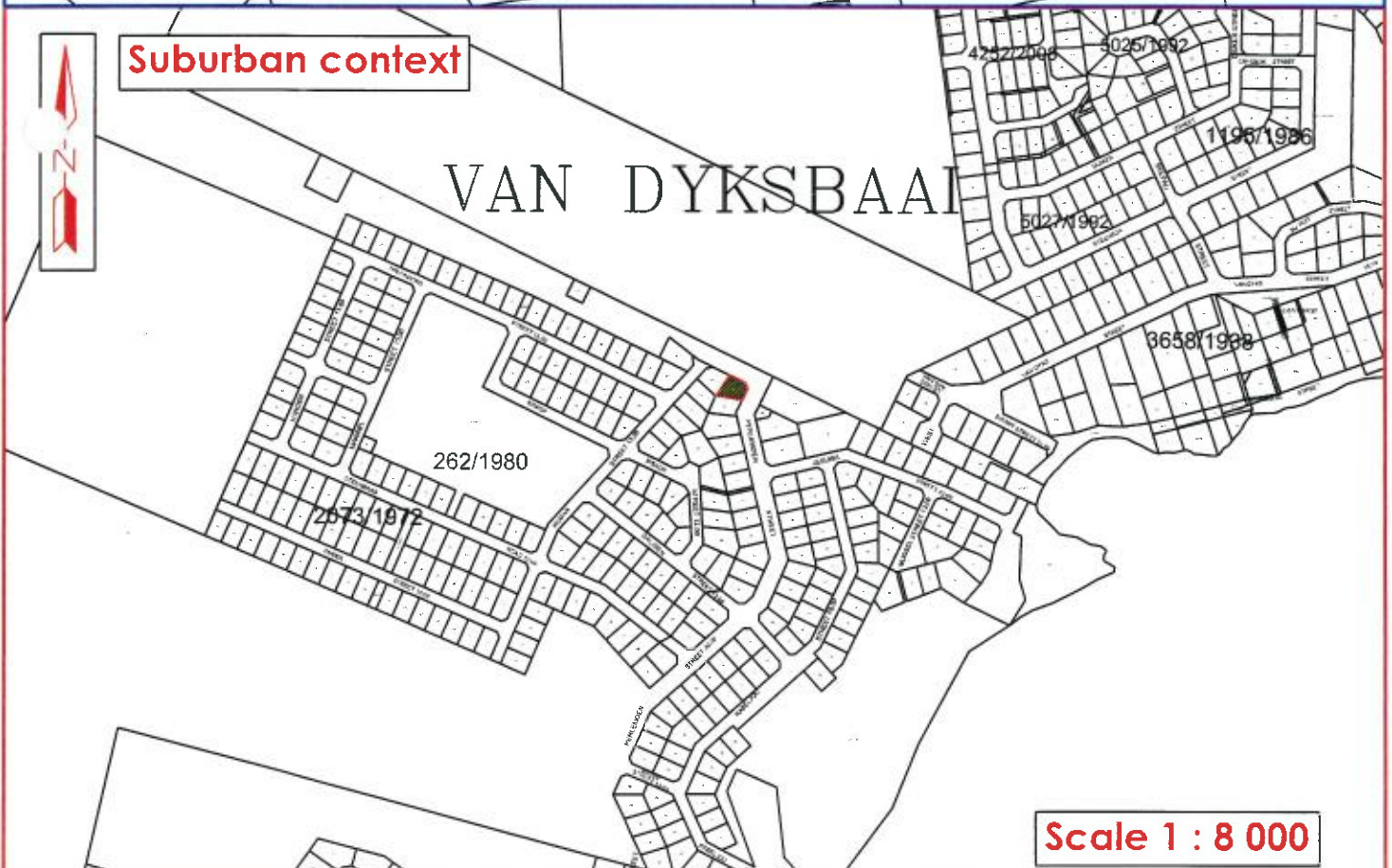
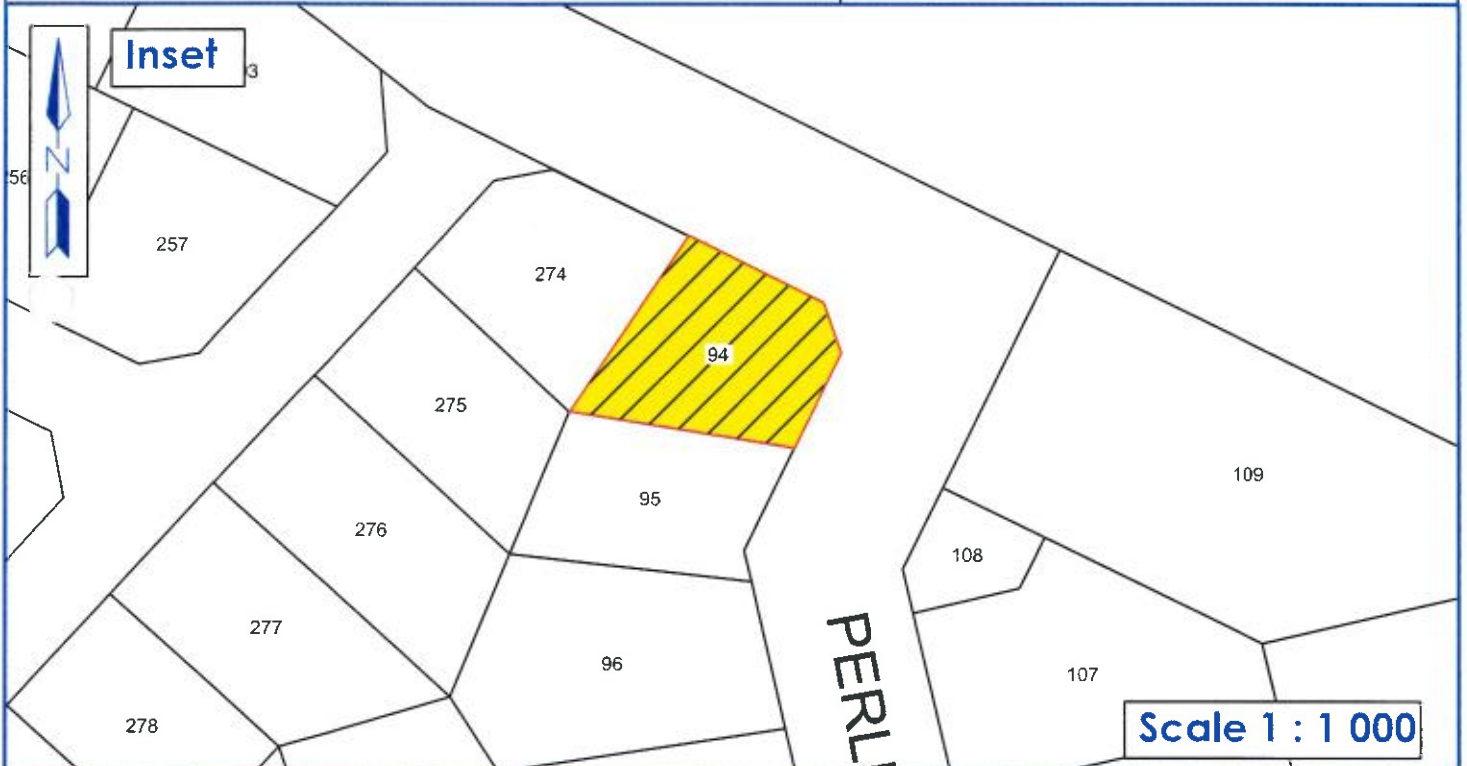
Email: admin@wrapgroup.co.za

Unit B, Standard House,  
Corner of Royal and Dirkie Uys  
Street Hermanus, 7200



**Project Office**

Town Planning & Project Management





## 1. ABBREVIATIONS

1.1	OM	Overstrand Municipality
1.2	OMLUS	Overstrand Municipality Land Use Scheme, 2020
1.3	OM By-Law	Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, as amended
1.4	SDP	Site Development Plan
1.5	SR1	Residential Zone 1: Single Residential

## 2. SUMMARY OF STATUS QUO PROPERTY DETAILS

2.1	Consultant	WRAP Project Office
2.2	Restrictive title deed conditions	None
2.3	Erf extent	608m <sup>2</sup>
2.4	Current zoning	Residential Zone 1: Single Residential
2.5	Primary rights	Crèche, Dwelling House, Guest Rooms, Home Occupation, Second Dwelling Unit and Self-Catering.
2.6	Consent uses that may be applied for	Day Care Centre, Green House, Guest House, House Shop, Institution, Place of Instruction, Place of Worship, Residential Building and Intensive Horticulture.
2.7	Current land use	Dwelling House

## 3. BACKGROUND

Erf 94 Van Dyksbaai, hereafter referred to as the subject property is owned by Ms Phillipson, hereafter referred to as the applicant. The applicant envisages a new garage to store her vehicle and legalise a small corner of the dwelling house's ground and first floor that encroaches on the zoning scheme building line.

The proposed garage encroaches on the OMLUS building line but complies with the exception described in the title deed conditions.

## 4. APPLICATION INTENT AND RATIONALE

- 4.1 The applicant envisages constructing a new garage to store her car and also legalise the small encroachment of the main dwelling house's ground and first floor. The dwelling house's ground and first floor encroaches approximately 24cm over the building line and the garage is approximately 30cm from the boundary and requires a departure from the 2m OMLUS side building line.
- 4.2 The rationale for the proposed location of the garage is to enable the applicant to erect the garage inside the title deed building lines and not be required to remove the restrictive condition as the proposed location complies with condition D.(g)(i) of the title deed.
- 4.3 The height of the proposed garage is also under 3m which is the height restriction of the OMLUS and title deed.

**5. PROCEDURE TO ACHIEVE THE OWNERS INTENT**

5.1 WRAP was appointed to compile and submit a land use planning application to materialise the envisaged intent highlighted in Section 4 of this report. The following is proposed:

5.2 Departure from the 2m north-western side building line to 0.3m to accommodate the proposed garage in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended: & Departure from the 2m southern side building line to 0.3m to accommodate the proposed garage & existing dwelling house in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended:

5.2.1 The purpose of this application is to obtain approval for the applicant to construct a new garage close to the existing boundary wall. The proposed location as depicted in **Plan 4** illustrates the proposed garage and the small encroachment of the existing dwelling house's ground and first floor.

5.2.2 This proposed garage will be constructed to SABS standards as illustrated by Figure 1. The proposed garage will have a footprint of approximately 27.31m<sup>2</sup>, while not a standard shape, the garage's dimensions are indicated on **Plan 5**.

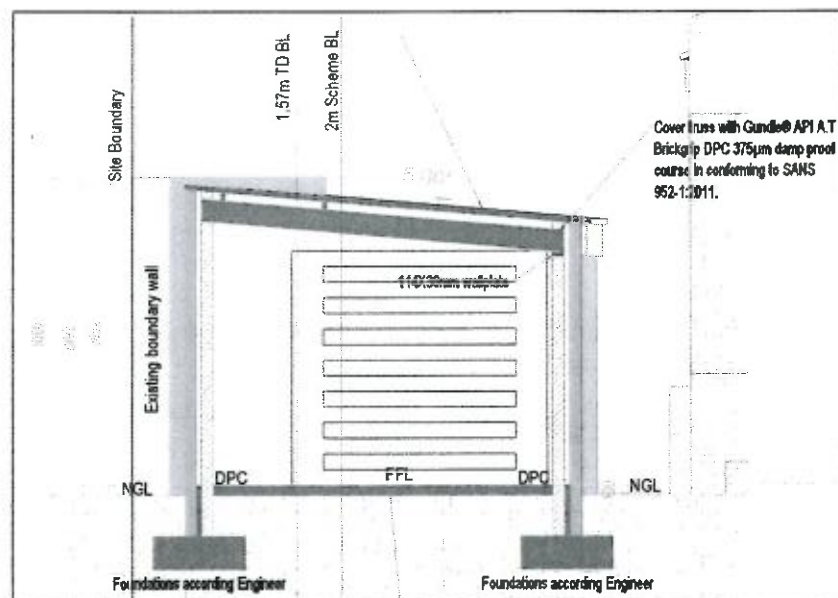


Figure 1: Proposed garage elevation view.

5.2.3 The approval and implementation of this proposal also has the potential to improve the comfort of the applicant as it provides her with a safe location to store her vehicle.

5.2.3.1 "Garage" means a building for the storage of one or more vehicles, which does not include a motor repair garage or service station but may include a workspace for the owner's hobby.

5.2.4 The proposed garage is primarily intended to be used for the storing of a vehicle and some miscellaneous items one would require to be stored in a garage.

5.2.5 The encroachment of the existing dwelling house does not allow for any "habitable space" inside the building line as it is only a small portion of the wall of the ground and first floor that is encroaching on the building line.

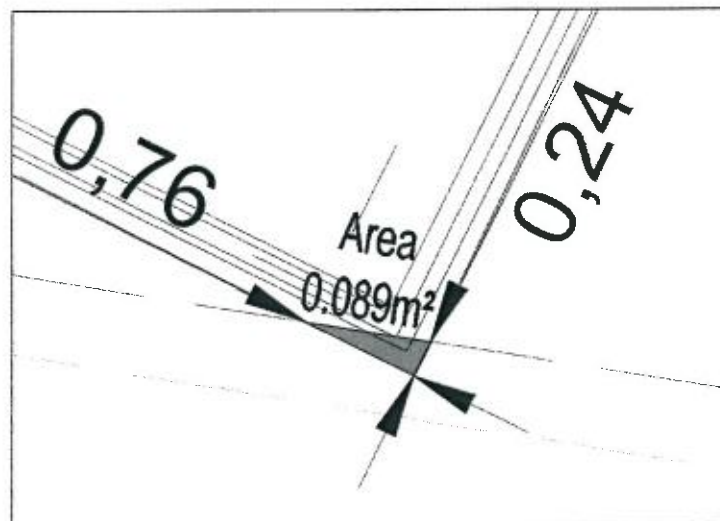


Figure 2: Area of the building line encroachment.

**5.3 Determination of an administrative penalty in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.**

5.3.1 The dwelling house has already been built, to ensure compliance with the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended it is of importance to include the determination of an administrative penalty into this application.

5.3.2 WRAP Project Office would like to waive the administrative penalty on behalf of the applicant as this application serves as method to rectify the encroachment that had occurred when the dwelling house was constructed.

5.3.3 This motivation indicates that the encroachment does not add to the 'habitable space' of the dwelling house, and it only contains a small portion of the wall structure.



**6. APPLICATION**

Considering the above, application is hereby made for the following:

- 6.1 Departure from the 2m north-western side building line to 0.3m to accommodate the proposed garage in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended;
- 6.2 Departure from the 2m southern side building line to 0.3m to accommodate the proposed garage & existing dwelling house in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended; and
- 6.3 Determination of an administrative penalty in terms of Section 16(2)(q) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

**7. LAND USE ENVIRONMENT**

The surrounding properties within the vicinity of the subject property are mixed use as illustrated in Plan 2, which shows several uses surrounding the subject property. This proposal for a garage in the back of the subject property will therefore not be a detraction from the prevailing surrounding land use fabric.

**8. TITLE DEED**

No restrictive title deed conditions are present which may prohibit the building line departures which are sought to accommodate the proposed garage and existing dwelling house, to be approved.

**9. ZONING**

The following zoning parameters were assessed in conjunction with the SR1 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:

<b>Residential Zone 1: Single Residential</b>			
<b>Land Use Restrictions</b>			
	<b>Parameters</b>	<b>Proposal</b>	<b>Comply/ deviate</b>
<b>Primary use</b>	Crèche, Dwelling House, Guest Rooms, Home Occupation, Second Dwelling Unit and Self-Catering.	Dwelling House	Comply
<b>Consent use</b>	Day Care Centre, Green House, Guest House, House Shop, Institution, Place of Instruction, Place of Worship, Residential Building and Intensive Horticulture.		Comply



## MOTIVATION

Development parameters			
<b>Coverage</b>	The maximum coverage for all buildings on the land unit is determined in accordance with the net erf area:  400m <sup>2</sup> and greater = 50%	33,53%	Comply
<b>Height</b>	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.	±6.5m	Comply
<b>Building lines</b>	(i) The street building line is determined in accordance with the net erf area:  400 m <sup>2</sup> and greater = 4m	(i) Comply	(i) Comply
	(ii) The side and rear building lines are determined in accordance with the net erf area:  Greater than 400 m <sup>2</sup> = 2m	(ii) Applied & motivated for the departure of the north-western side building line & also the southern side building line from 2m to 0.3m	(ii) Applied for and motivated
<b>Garages and carports</b>	Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2.	Departure applied for.	Applied for and motivated
<b>Parking</b>	Two on-site parking bays per dwelling unit, provided that on erven less than 400 m <sup>2</sup> , only 1 on-site parking bay needs to be provided.	2 parking bays required	Comply

## 10. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

### 10.1 Electricity

The existing building is connected to the electricity network in the Van Dyksbaai area and the proposed garage will not require a separate electricity connection.

### 10.2 Water

The existing building is connected to the reliable water network provided by the OM in Van Dyksbaai area and the proposed garage will not require a separate water connection.



### 10.3 Sewage

The existing building is connected to sewage network provided by the OM in Van Dyksbaai area and the proposed garage will not require a separate sewer connection.

### 10.4 Access, egress, and parking

Vehicular access and egress to the subject property is gained from Roman Street and the approval and implementation of this proposal will not alter this.

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## 11. NEED AND DESIRABILITY

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

### 11.1 Need and desirability

Desirability also refers to two components where need refers to "time" and desirability refers to "place". In other words, is it the right time and is it the right place for locating the type of land use/activity being proposed? The applicant has owned the property since 2018 and seek to make some improvements to the subject site and construct a new garage.

The construction of a garage as proposed in this application is only for the storage of a vehicle that would be in harmony with the character of the existing building. The garage is proposed at the right place as it is in alignment with the condition set out in title deed. Also, the small encroachment of the current dwelling house's ground and first floor is only being applied for to legalise it does not add any additional "habitable space" to the current dwelling house as the encroachment is part of the wall structure as illustrated in Figure 2.

### 11.2 Impact on views, sunlight and character of the area

The proposed garage is within the prescribed height of the OMLUS and the title deed. The proposed garage measures 27.31m<sup>2</sup> and will increase the coverage of the subject to 33.53%.

Also, the current dwelling house encroachment & proposed garage will not impede on the views, sunlight and character of the surrounding area.

### 11.3 Economic impact

The proposed garage will increase the value of subject site due to the added advantage of a garage to store a vehicle in. This will increase the market value of the subject property which can potentially increase the rates which are payable to the OM.

### 11.4 Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal which leads to the devaluation or forgoing valued land use rights of interested and affected parties when an application is approved. The use of the garage & encroached dwelling house will not affect any surrounding neighbours as the garage will be used for the storage of a vehicle and the encroachment of the dwelling house does not include any new or proposed habitable space as it is only a small section of an existing wall.



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### 11.5 Impact on heritage

The subject property is not listed on the OM Heritage Register. None of the provisions in the National Heritage Resources Act, 1999 are triggered by this proposal.

### 11.6 Environmental impact

No listed activities in terms of the National Environmental Management Act are triggered by this proposal.

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## 12. POLICIES AND REGULATIONS

### 12.1 Overstrand Municipality Environmental Protection Overlay Zone

The subject property is not located within this zone.

### 12.2 Heritage Protection Overlay Zone

The subject property is not located within this zone.

### 12.3 Spatial Planning Policies

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.

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## 13. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

### 13.1 Spatial justice

Spatial justice refers to planning proposals which do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal for a garage & encroachment of an existing dwelling house does not perpetuate apartheid spatial development imbalances.

### 13.2 Spatial sustainability

Spatial sustainability refers to planning proposals which result in communities that are viable. This proposal is intended to increase the comfort with which the applicant enjoy her property and add value to the resale of the property.

### 13.3 Efficiency

This proposal is intended to maximise the usage of the subject property and ensure the applicant has sufficient parking for her vehicles.

### 13.4 Spatial resilience

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.



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**13.5 Good administration**

The OM has a credible track record of good administration regarding the method of public participation which accepts comments from the public to make an informed decision as well as complying with the prescribed time frames pertaining to the processing of applications.



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#### 14. EVALUATION

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- 14.1** This proposal has motivated the rationale for the construction of a garage for the use by the applicant;
- 14.2** This proposal would increase the footprint of the existing building by 27.31 m<sup>2</sup> and cannot be regarded as visually intrusive; and
- 14.3** The encroachment of the existing dwelling house does not allow for any habitable space inside the building line as it is only a small portion of the wall that is encroaching on the building line.

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#### 15. RECOMMENDATION


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Considering the merits of this motivation, it is recommended that the following be approved:

- 15.1** Departure from the 2m north-western side building line to 0.3m to accommodate the proposed garage in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended; and
- 15.2** Departure from the 2m southern side building line to 0.3m to accommodate the proposed garage & existing dwelling house in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

# Zoning Plan Erf 94 Van Dyksbaai

-  Residential Zone 1: Single Residential
-  Utility Zone : Utility Services
-  Business Zone 3: Local Business
-  Business Zone 4: Service Station
-  Transport Zone 2: Road and Parking

 Subject property (Erf 94)

Plan prepared by: Thian Jansen

All distances are approximate and subject to a survey

Tel: 028 313 1411

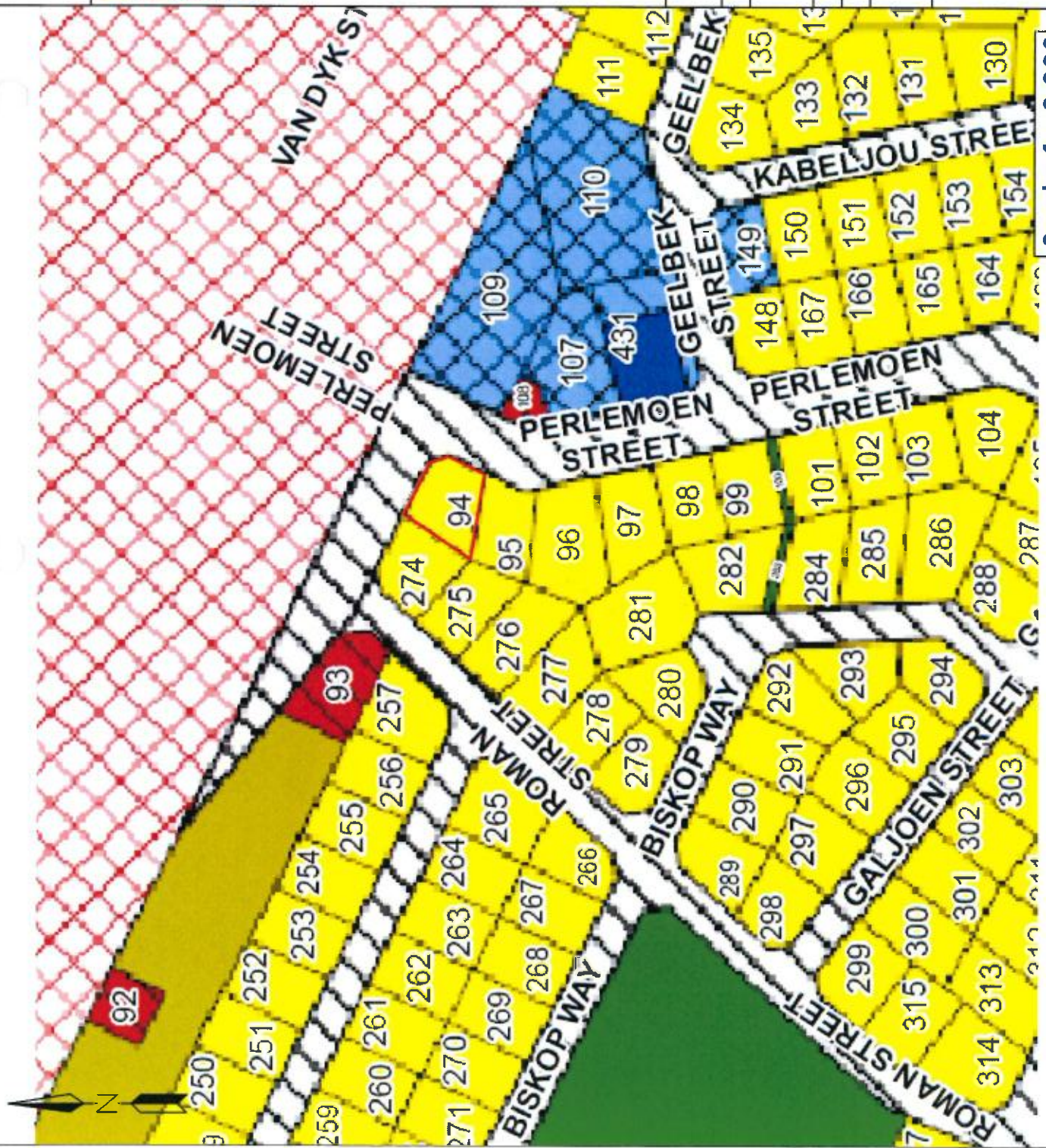
Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)

Unit B, Standard House,  
Corner of Royal and Dirkie Oys  
Street Heermanus, 7200



**Project Office**  
Town Planning & Project Management


Scale 1 : 2 000



Aerial Map  
Erf 94 Van Dyksbaai



NTS

 Subject property (Erf 94)

Plan prepared by: Thian Jansen

All distances are approximate  
and subject to a survey

Tel: 028 313 1411

Email: [admin@wrapgroup.co.za](mailto:admin@wrapgroup.co.za)

Unit B, Standard House,  
Corner of Royal and Dikie Uys  
Street Heermanus, 7200



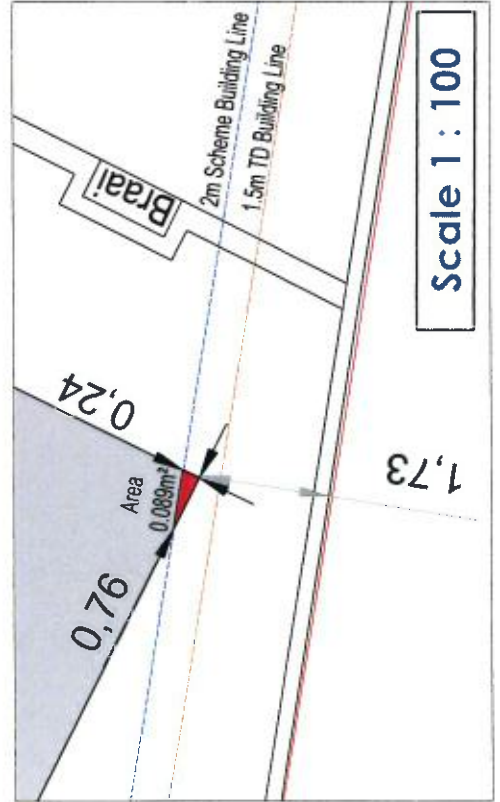
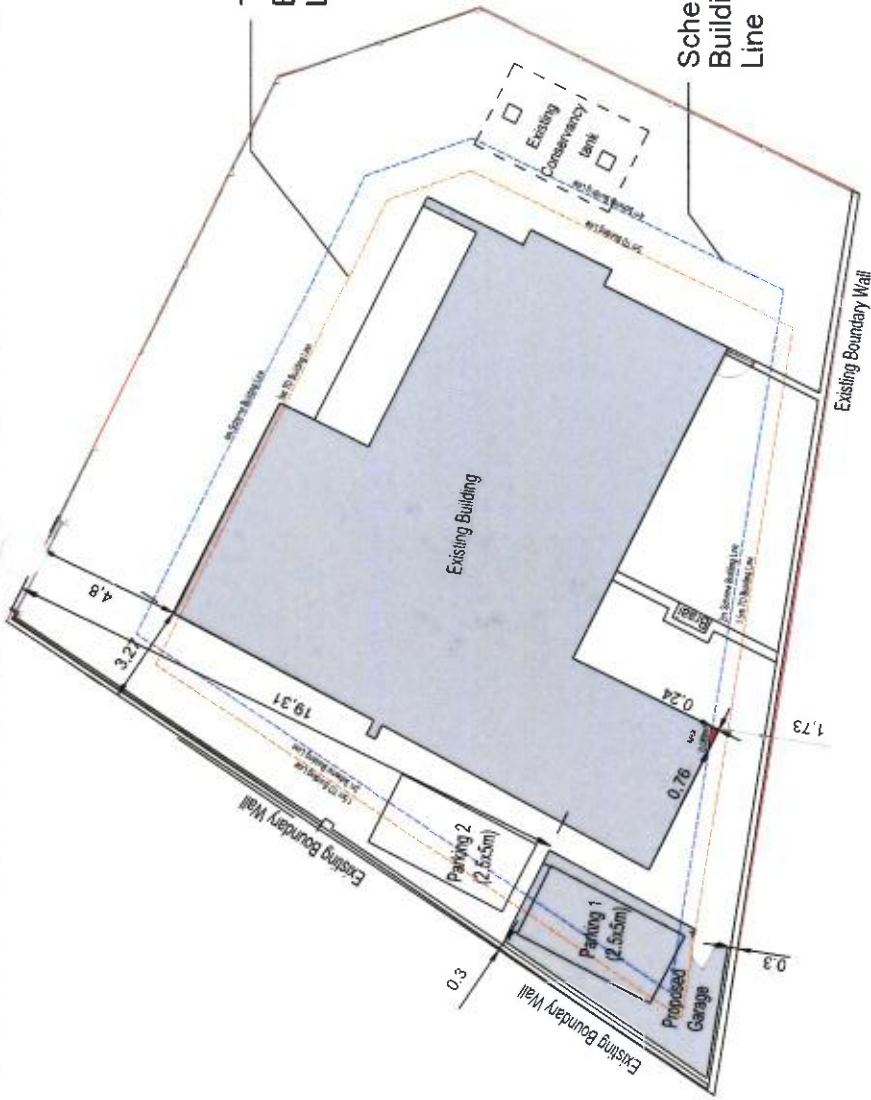
**Project Office**

town Planning & Project Management

Departure Plan  
Erf 94 Van Dyksbaai

Title Deed Building Line

Scheme Building Line



Scale 1 : 100

Scale 1 : 250

Plan based on drawings provided by: Johan Geritcke  
from Geritckeargitektuur

Plan prepared by: Thian Jansen

All distances are approximate  
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,

Corner of Royal and Dirkie Uys

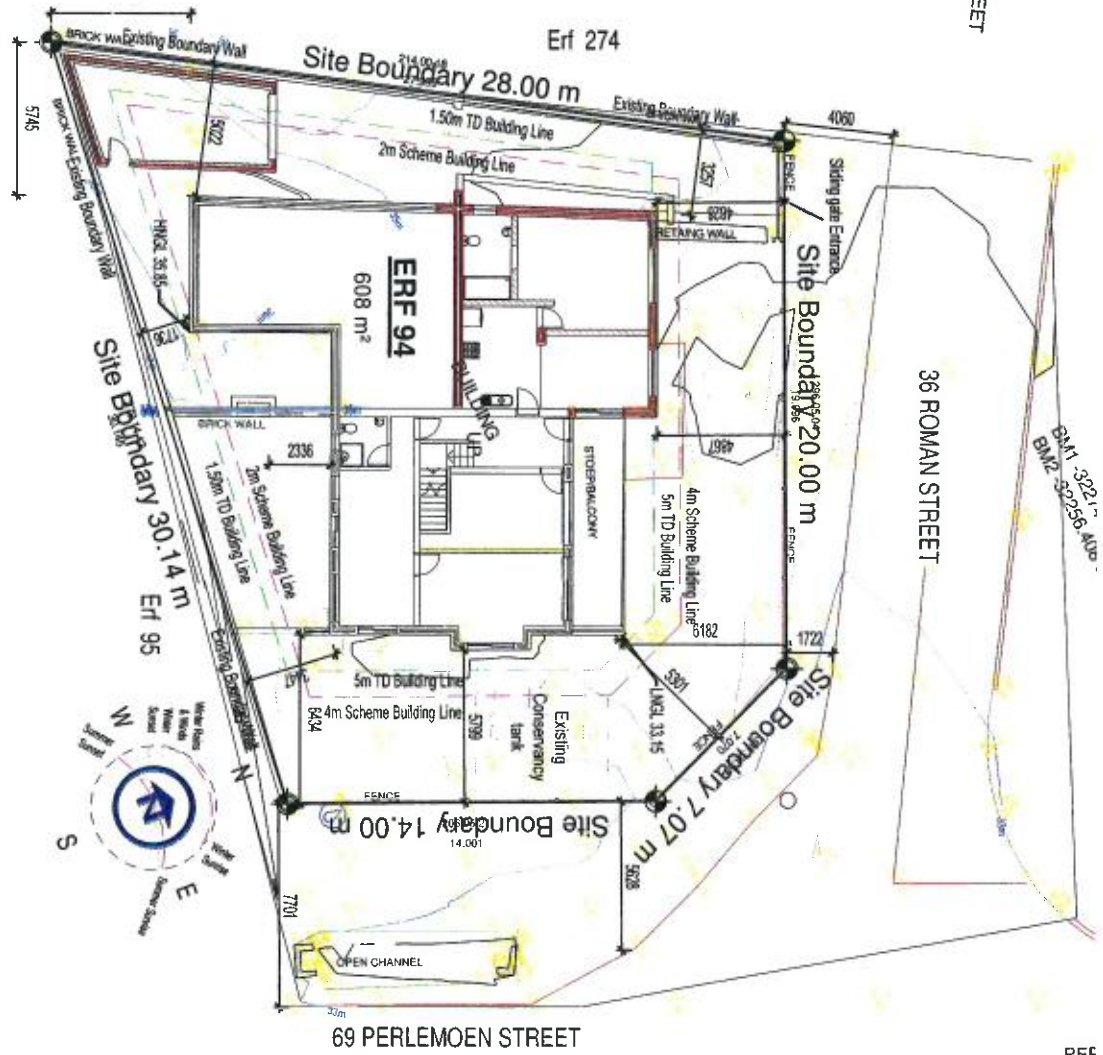
Street Hermanus, 7200



**Project Office**

Town Planning & Project Management

REET



# Site Plan

1:200

PEF

69 PERLEMOEN STREET  
PERLEMOEN STREET

**OWNERS APPROVAL**  
 GRF NUMBER: 94  
 OWNER: S PHILLIPSON  
 DATE: 23 NOV 2020  
 SIGNATURE:

**ENGINEER DETAILS**  
**ZEN CONSULTING (PTY) LTD**  
 0202778935 : info@zen.co.za  
 PO BOX 293 1611 1700  
 J.A. WESTHOEDER : ECSA 8027085

No.	Date	Description	By

**IMPORTANT NOTE:**

- THE FOLLOWING MUST BE STRICTLY ADHERED TO AND INSTALLED BEFORE SIGN OFF OF DWELLING:
1. ALL GLAZING ACCORDING FENESTRATION CALCULATIONS
  2. ISOTHERM INSULATION IN ROOF VOID
  3. SOLAR GEYSER/GAS GEYSER

**PROPOSED NEW ADDITIONS & LEGALISATION OF EXISTING STRUCTURES FOR S PHILLIPSON ON ERF 94, KLEINBAAI, OVERSTRAND.**

**DESCRIPTION:**

SITE PLAN

**SHEET FORMAT:** A3  
**OCCUPATION:** H4

**SCALE:** As indicated  
**DRAWING #:** 94/SP/20

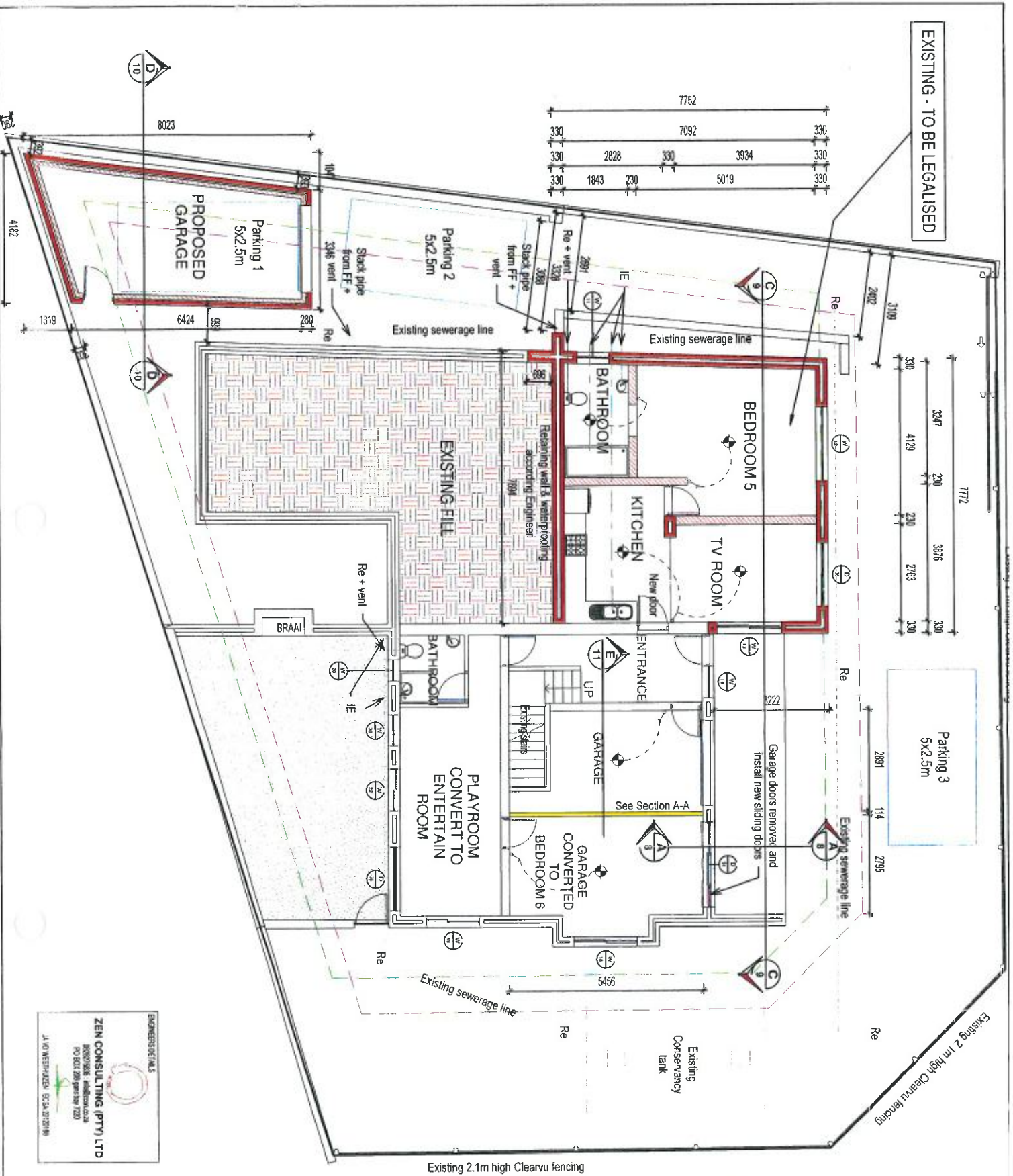
**DRAWING DATE:** 23 NOV 20  
**PLOT DATE:** 10-Dec-20 11:55:05 AM

**DRAWN:** Johan Genicke  
**SIGNATURE:** *Johan Genicke*

**ARCHITECTURE**  
**GERICKE**

www.gericke-architecture.co.za  
 info@gericke-architecture.co.za  
 Tel: 020 394 1659 Sel: 082 453 8554  
 SACCPA : D2859 Prof Arch Draught

**QUALITY ASSURANCE**  
 QUALITY ASSURANCE SERVICES  
 JOURNALISTENKAMP, SANDHURST  
 021 959 4000



EXISTING - TO BE LEGALISED

Parking 3  
5x2.5m

PROPOSED GARAGE  
5x2.5m

PLAYROOM  
CONVERT TO  
ENTERTAIN  
ROOM

GARAGE  
CONVERTED  
TO  
BEDROOM 6

BEDROOM 5

TV ROOM

KITCHEN

BATHROOM

EXISTING FILE

BATHROOM

BRAAI

ENGINEERS DETAILS  
ZEN CONSULTING (PTY) LTD  
REG NO: 14628  
PO BOX 200 (PREM 720)  
1140 WINTERBURN STR, BELLVILLE

No.	Date	Revision	Schedule
1		By	

OWNERS APPROVAL  
REF NUMBER: 94  
OWNER: SPHILLIPSON  
DATE: 23 NOV 2020  
SIGNATURE:

**IMPORTANT NOTE:**

- THE FOLLOWING MUST BE STRICTLY ADHERED TO AND INSTALLED BEFORE SIGN OFF OF DWELLING!
1. ALL GLAZING ACCORDING FENESTRATION CALCULATIONS
  2. ISOTHERM INSULATION IN ROOF VOID
  3. SOLAR GEYSER/GAS GEYSER

PROPOSED NEW ADDITIONS & LEGALISATION OF EXISTING STRUCTURES FOR S PHILLIPSON ON ERF 94, KLEINBAAI, OVERSTRAND.

DESCRIPTION:  
GROUND FLOOR

SHEET FORMAT: H4  
OCCUPATION: H4

SCALE: 1 : 100  
DRAWING #: 94/SP/20

PAGE #: 4

DRAWING DATE: 23 NOV 20  
PLOT DATE: 10-Dec-20 11:55:08 AM

DRAWN: Johan Gericke  
SIGNATURE: *Johan Gericke*

**GERICKE ARCHITECTURE**  
1140 WINTERBURN STR, BELLVILLE  
TEL: 028 384 1659  
FAX: 028 384 1659  
WWW.GERICKE-ARCHITECTURE.CO.ZA

REGISTERED ARCHITECTS  
REGISTERED ENGINEERS  
REGISTERED ELECTRICAL ENGINEERS  
REGISTERED PLUMBERS  
REGISTERED SANITARY ENGINEERS  
REGISTERED STRUCTURAL ENGINEERS  
REGISTERED SURVEYORS  
REGISTERED WATER ENGINEERS  
REGISTERED CIVIL ENGINEERS  
REGISTERED MECHANICAL ENGINEERS  
REGISTERED METALLURGICAL ENGINEERS  
REGISTERED CHEMICAL ENGINEERS  
REGISTERED AERONAUTICAL ENGINEERS  
REGISTERED AGRICULTURAL ENGINEERS  
REGISTERED MARINE ENGINEERS  
REGISTERED MINING ENGINEERS  
REGISTERED PETROLEUM ENGINEERS  
REGISTERED POWER ENGINEERS  
REGISTERED RAILWAY ENGINEERS  
REGISTERED TRANSPORT ENGINEERS  
REGISTERED INDUSTRIAL ENGINEERS  
REGISTERED METALS ENGINEERS  
REGISTERED POLYMER ENGINEERS  
REGISTERED TEXTILE ENGINEERS  
REGISTERED FOOD ENGINEERS  
REGISTERED FIBRE ENGINEERS  
REGISTERED PAPER ENGINEERS  
REGISTERED CHEMICAL ENGINEERS  
REGISTERED PETROLEUM ENGINEERS  
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REGISTERED TEXTILE ENGINEERS  
REGISTERED FOOD ENGINEERS  
REGISTERED FIBRE ENGINEERS  
REGISTERED PAPER ENGINEERS

ENGINEERS/DETAILS  
**ZEN CONSULTING (PTY) LTD**  
 082873155 : info@zen.co.za  
 PO BOX 209 gqebeke 720  
 J.A. DE WEST HAZEN, ECIS 40/2018B

**IMPORTANT NOTE:**  
 THE FOLLOWING MUST BE STRICTLY ADHERED TO AND INSTALLED BEFORE SIGN OFF OF DWELLING!  
 1. ALL GLAZING ACCORDING FENESTRATION CALCULATIONS  
 2. ISOTHERM INSULATION IN ROOF VOID  
 3. SOLAR GEYSER/GAS GEYSER

**PROPOSED NEW ADDITIONS & LEGALISATION OF EXISTING STRUCTURES FOR S PHILLIPSON ON ERF 94, KLEINBAAL, OVRSTRAND.**

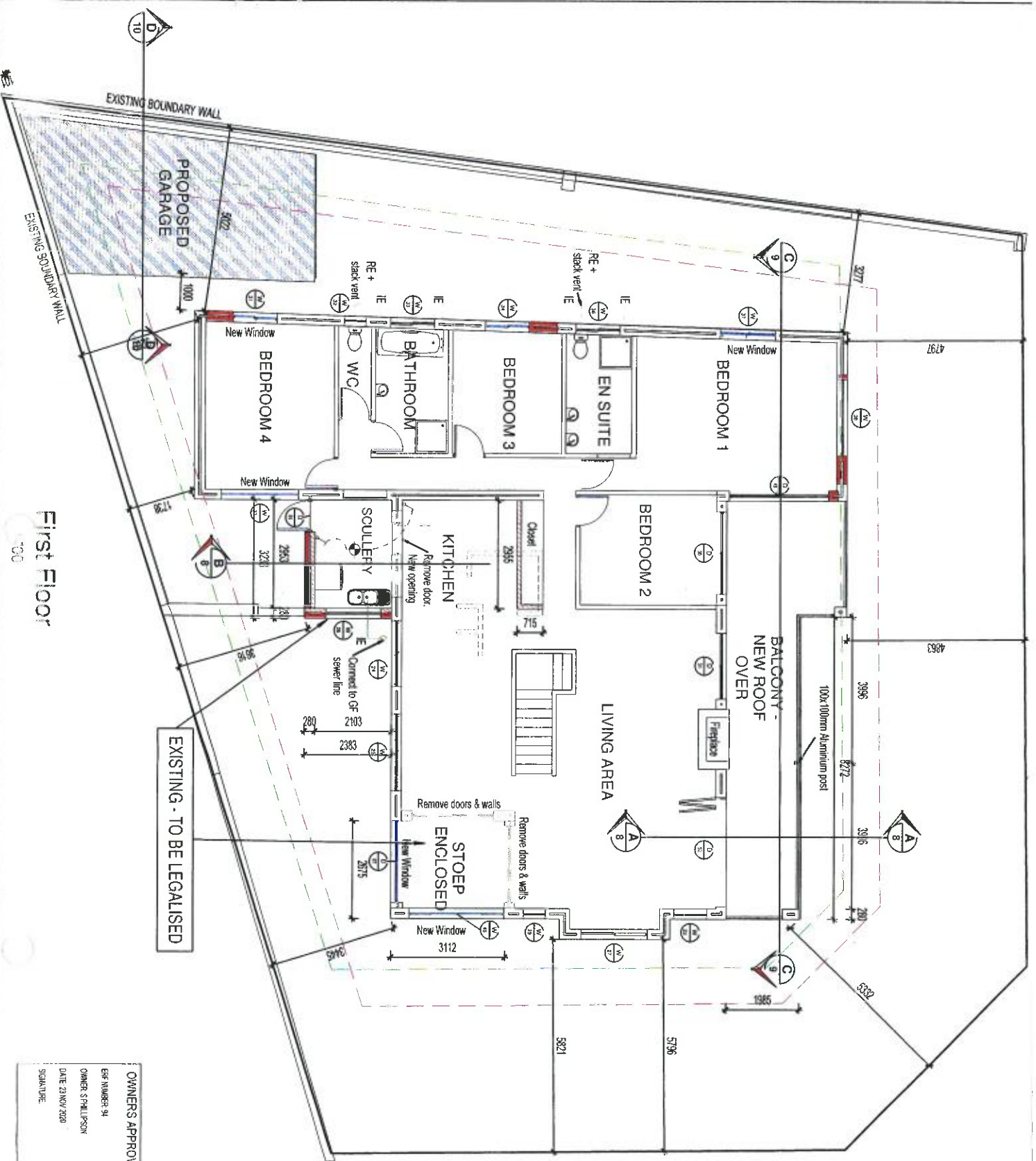
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SCALE:	1 : 100
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DRAWING DATE:	10-Dec-20 11:55:09 AM
DRAWN:	Johann Gericke
SIGNATURE:	<i>Johann Gericke</i>
OCCUPATION:	H4
DRAWING #:	94/SP/20

OWNERS APPROVAL

ERF NUMBER: 94  
 OWNER: S PHILLIPSON  
 DATE: 23 NOV 2020  
 SIGNATURE:

**GERICKE ARCHITECTURE**  
 www.gericke-architecture.co.za  
 info@gericke-architecture.co.za  
 Tel: 028 384 1659 | Cell: 082 453 8554  
 SACAP : Debes Prof Arch Draught

REGISTERED ARCHITECTS  
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First Floor

100



### East Elevation

1 : 100

8m Height restriction 42.525

**OWNERS APPROVAL**  
 REF NUMBER: 94  
 OWNER: S PHILLIPSON  
 DATE: 23/10/20  
 SIGNATURE:

BUSINESS DEPT. OF  
**ZEN CONSULTING (PTY) LTD**  
 082 827 3935 info@zen.co.za  
 P.O. BOX 200 Grahamstown  
 6160  
 J.A.VO WESTHUIZEN ECNS 20/2008

**IMPORTANT NOTE:**

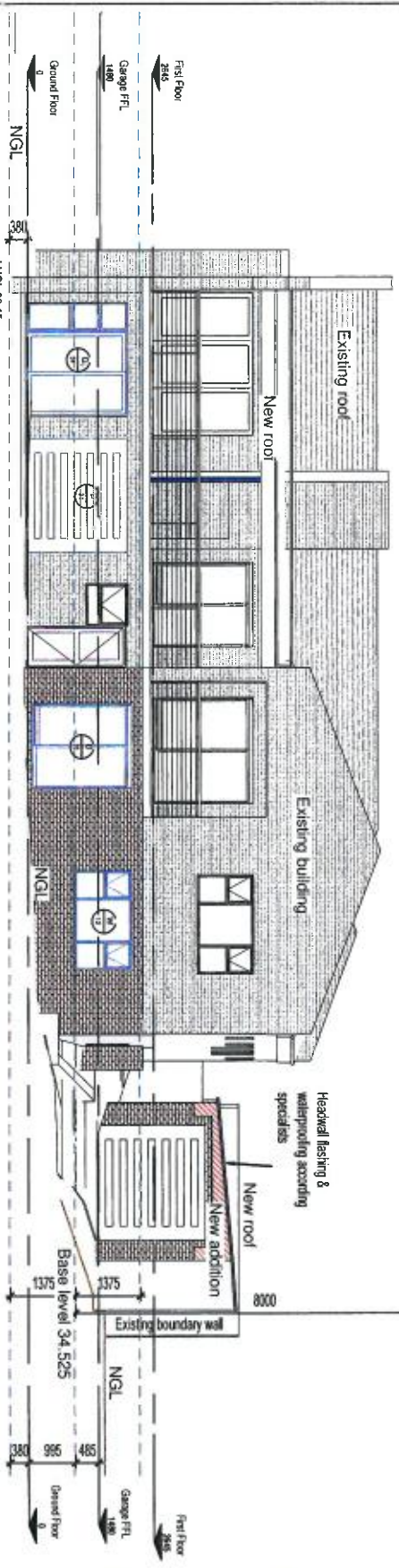
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**PROPOSED NEW ADDITIONS & LEGALISATION OF EXISTING STRUCTURES FOR S PHILLIPSON ON ERF 94, KLEINBAAI, OVERSTRAND.**

**DESCRIPTION:**

ELEVATIONS 1

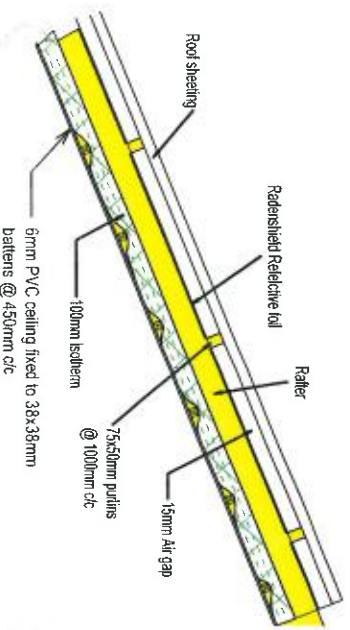


### North Elevation

1 : 100

### Truss Insulation Detail - Dwelling

1 : 25



**Roof Insulation:**

Roof 2° to 12° pitch with cathedral ceiling and roof sheathing	
Outdoor air film (7m/s)	0.03
Roof sheathing	0.00
Roof air space (non-reflective)	0.18
PVC ceiling board (6mm)	0.06
Indoor air film (still air)	0.11
Total R-value	0.38

Direction of flow of heat for Zone 4 : Up  
 Min R-value Needed: 3.7  
 R-value above R-value = 0.38  
 Redenshield reflective foil laminate: R-value = 1.36  
 3.7 - 0.38 - 1.36 = 1.96 (Insulation needed)  
 R-value of insulation = 1.96 x 0.046W/mK (SANS204 Table 10)  
 R = 0.090  
 Therefore 100mm Isotherm insulation required

<p>No. 1 Date Description 1 BY</p> <p>Revision Schedule</p>	
<p>www.gericke-architecture.co.za        info@gericke-architecture.co.za        Tel : 028 394 1559 Fax : 028 453 8554        SACAP - Debes Prof. Panch Drought</p>	
<p><b>ARCHITECTURE</b>        GERICKE</p>	<p>DRAWN: Jolani Gericke</p>
<p>DRAWING DATE: 23 NOV 20</p>	<p>PLOT DATE: 10-Dec-20 11:55:11 AM</p>
<p>SCALE: As indicated</p>	<p>DRAWING #: 94/SP/20</p>
<p>SHEET FORMAT: A3</p>	<p>OCCUPATION: H4</p>
<p>DESCRIPTION: ELEVATIONS 1</p>	<p>SIGNATURE: <i>[Signature]</i></p>

