

ERF 2699, 12 TREWWA STREET, GANSBAAI, OVERSTRAND MUNICIPALITY: APPLICATION FOR DEPARTURE AND DETERMINATION OF ADMINISTRATIVE PENALTY: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF DP BOTHA

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:
 - encroachment of the eastern lateral building line from 2m to 1,56m, the southern rear building line from 2m to 1,86m and the western lateral building line from 2m to 1,55m to accommodate the existing dwelling;
 - encroachment of the western lateral building line from 2m to 1,72m to accommodate an existing store;
 - to encroach the permissible 8m height restriction to 8,44m to accommodate the roof of the existing braai room;
 - to encroach the permissible 2,1m height restriction applicable to boundary walls on the northern street boundary up to 2,39m and 3,19m, on the western lateral building line up to 3,16m and 3,19m and along the eastern lateral building line up to 2,39m;
 - encroachment of the street building line from 4m to 0m and the western lateral building line from 2m to 0m to accommodate a proposed garage, and to encroach the permissible coverage from 50% to 54,92% to accommodate the proposed garage.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and at Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **10 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 2699, TREWWASTRAAT 12, GANSBAAI, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MNRE INTERACTIVE STAD- EN STREEKBEPLANNERS NAMENS DP BOTHA

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:
 - oorskryding van die oostelike lateraleboulyn van 2m tot 1,56m, die suidelike agterboulyn van 2m tot 1,86m en die westelike lateraleboulyn van 2m tot 1,55m om die bestaande woning te akkommodeer;
 - oorskryding van die westelike lateraleboulyn van 2m tot 1,72m om 'n bestaande stoor te akkommodeer;
 - om die toelaatbare 8m hoogtebeperking tot 8,44m te oorskry om die dak van die bestaande braaikamer te akkommodeer;
 - om die toelaatbare 2,1m hoogtebeperking van toepassing op grensmure aan die noordelike straatgrens tot op 2,39m en 3,19m, op die westelike lateraleboulyn tot op 3,16m en 3,19m en langs die oostelike lateraleboulyn te oorskry tot op met 2,39m;
 - oorskryding van die straatboulyn van 4m tot 0m en die westelike lateraleboulyn van 2m tot 0m om die voorgestelde motorhuis te akkommodeer, en om die toelaatbare dekking van 50% tot 54,92% te oorskry om die voorgestelde motorhuis te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **10 September 2021**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. 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 2699, 12 TREWWA STREET, GANSBAAI, MASIPALA WASEOVERSTRAND: ISICELO SOKUPHAMBUKA NOKUMISELWA KWESOHLWAYO SOLAWULO: MESSRS INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LIKA DP BOTHA

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo woMthetho kaMasipala wase-Overstrand woCwangciso lokuSetyenziswa koMhlabha kaMasipala, 2020 (uMthetho kaMasipala) wokuba isicelo sifunyenwe soku kulandelayo:

- ❖ kumiselwa kwesohlwayo sezolawulo ngokweCandelo 16 (2) (q);
- ❖ ukutyeshela oku kulandelayo ngokweCandelo 16 (2) (b):
 - ukungenelela komda wesakhiwo osecaleni osempuma ukusuka kwi-2m ukuya kwi-1,56m, kumda osemazantsi wesakhiwo ukusuka kwi-2m ukuya kwi-1,86m kunye nomda wesakhiwo osecaleni osentshona ukusuka kwi-2m ukuya kwi-1,55m ukulungiselela indawo yokuhlala esele ikho;
 - ukungenelela komda wesakhiwo osecaleni osentshona ukusuka kwi-2m ukuya kwi-1,72m ukulungiselela indawo esele ikhona;
 - ukungenelela kwisithintelo esivumelekile sobude obuzi-8m ukuya kwi-8,44m ukulungiselela uphahla lwendawo esele ikhona ye-braai;
 - Ukungenelela kuthintelo lobude obuvumelekileyo be-2,1m obusebenza kwiindonga zomda kumda wesitalato ongasentla ukuya kwi-2,39m kunye ne-3,19m, kumda wesakhiwo osecaleni osentshona ukuya kwi-3,16m kunye ne-3,19m nakwicala elingasempuma umgca ukuya kwi-2,39m;
 - ukungenelela komda wesakhiwo esitalatweni ukusuka kwi-4m ukuya kwi-0m kunye nomda wesakhiwo osecaleni osentshona ukusuka kwi-2m ukuya kwi-0m ukulungiselela igaraji ecetywayo, kunye
 - ukungenelela kumgubasi ovumelekileyo ukusuka kuma-50% ukuya kuma-54,92% ukulungiselela igaraji ecetywayo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus, kunye neThala lencwadi, Gansbaai, Main Road Street, Gansbaai.

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-**10 uSeptemba 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela, u**Mnu SW van der Merwe** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

4. Motivation

Motivation for the application:

Refer to Annexure I for the Site Plan.

a. Introduction & Background:

The application area consists of a 500,4m² erf zoned for Single Residential Zone 1 with an existing dwelling of 239.4m² and an existing storage outbuilding of 9.8m², thus totalling an extent of 249.2m² which represents an allowable 49.8% coverage area on the 500m² erf.

The dwelling on the application area was designed and built by the previous owner of the property.

The last building plans of the previous owner were approved dated 18 October 2019 and an occupational certificate issued for the said buildings.

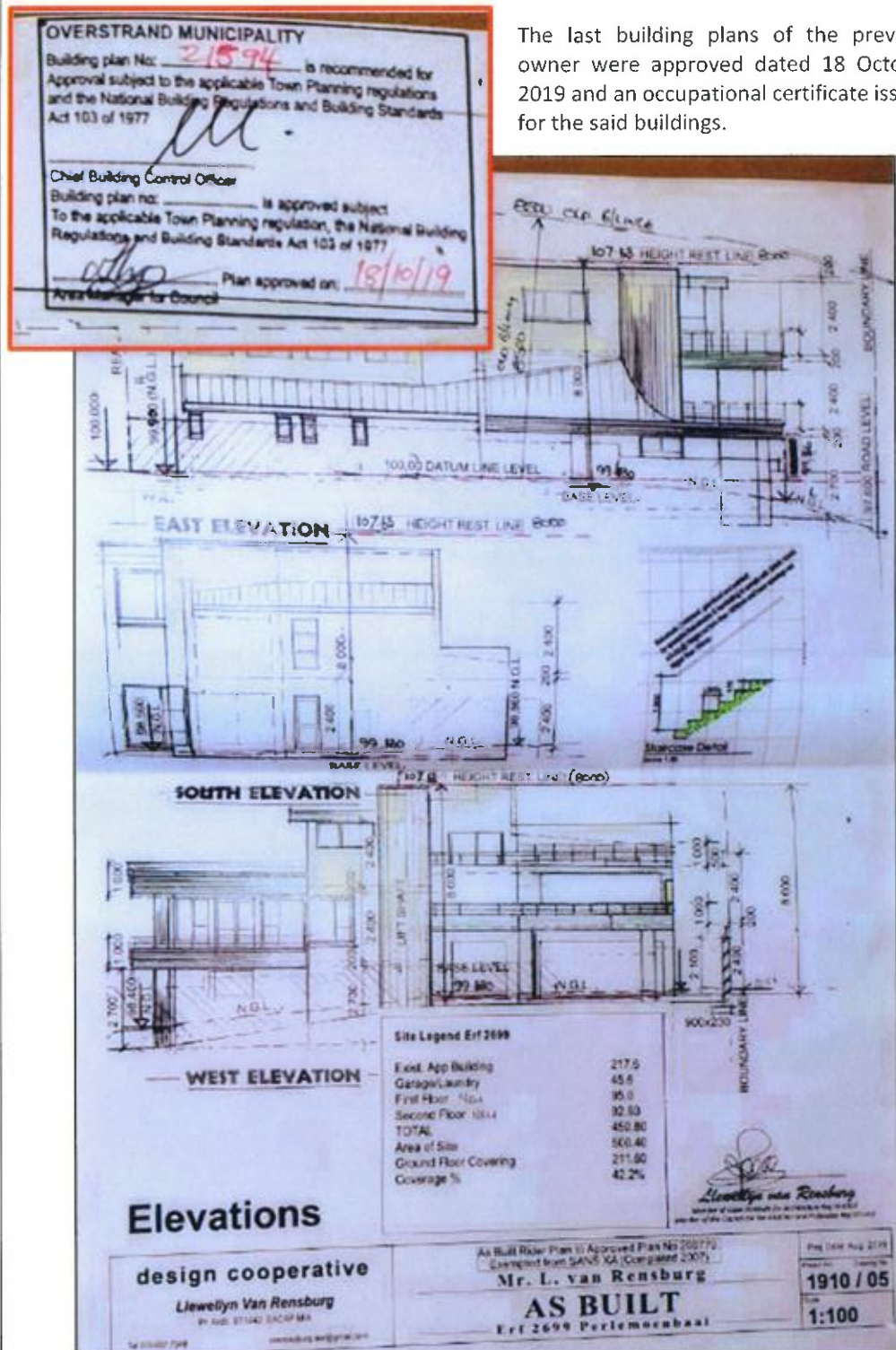


Figure 11: 2019 Approved building plan extract

The new owner / the applicant has since submitted building plans for a storeroom and a street boundary wall. The boundary wall part on the building plan was omitted (as it required a height departure approval) whereafter the building plans were subsequently approved. The owner commenced with the construction of the street boundary wall, which exceeds the height restriction of such a wall and was instructed to terminate the building work by the local authority.

The increase in height of the street boundary wall forms part of the applicant's objective to accommodate a garage and therefore as per the owner's objective to build a garage he needs to legalize the existing contravening street boundary wall and simultaneously applying for permission for the proposed 25.4m² garage for his motorhome on site.

Due to the contentiousness of the application area, the municipality has required that application be made to legalize all existing encroachments, to apply for the required departures to legally construct a garage and for an administrative penalty.

b. The Application Proposals

The proposal is thus to legalize the existing transgressions, apply for building line and coverage departures for the proposed garage and to apply to waive the administrative penalty on the application area.

Subsequently, the following application proposals are triggered:

Application is made for height and building line departures to legalize the following:

➤ Height departures

- The existing dwelling height which is 8.44m.
- The existing boundary walls which are up to 3.19m above natural ground level.

➤ Building line departures

- The existing dwelling is 1.86m from the rear boundary, originally approved at 2m, 1.55m from the western side boundary, originally approved at 1.57m and 1.56m from the eastern side boundary, originally approved at 1.57m.

Application is made for building line and coverage departures for the proposed garage as follows:

➤ Building line departure

- A garage on the western side boundary and street boundary, thus over the building lines to 0m.

➤ Coverage Departure

- The total proposed coverage when including the proposed garage which totals 54.92%.

Application is made to waive an administrative penalty for the existing transgressions as follows:

➤ Dwelling and boundary wall height contravention

- The dwelling height exceeds the 8m height restriction up to 8.44m
- The boundary wall exceeds the maximum 2.1m height restriction up to 3.16m.

➤ Dwelling & new store building line contravention

- The existing dwelling which is 1.86m from the rear boundary, 1.55m from the western side boundary and 1.56m from the eastern side boundary.
- The west side new store which is 1.72m from the western boundary.

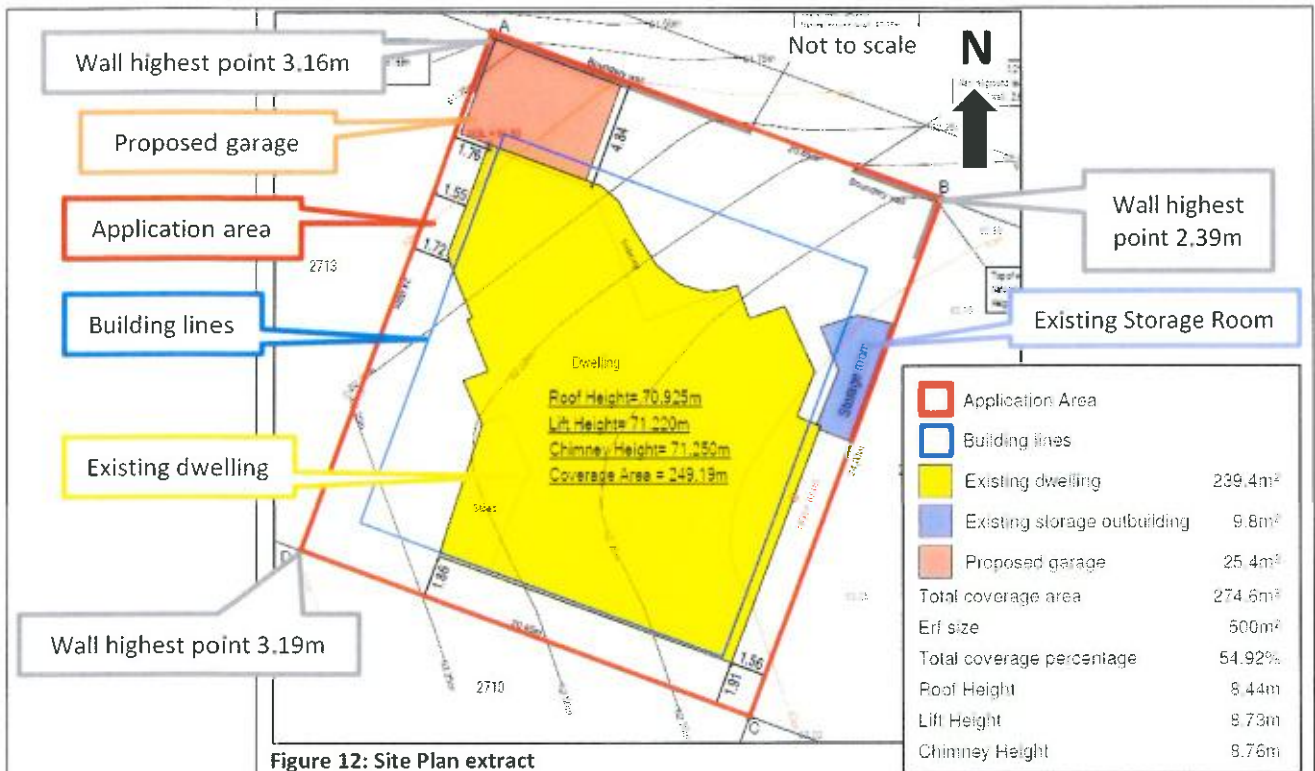


Figure 12: Site Plan extract

The following paragraphs provide a motivation for the departures on the application area as well as for the waiving of the administrative penalty:

Height Departures:

As part of this application, the height departures involve the height of the main dwelling house and of the street boundary walls.

- **A departure to relax the height of the existing building from 8m to 8.44m**

The height of the existing dwelling as determined by Van Dyk and Associates Inc surveyors is as follows:

- Roof height: 8.44m (2nd survey)
- Lift height: 8.73m (2nd survey)
- Chimney height: 8.76m (2nd survey)

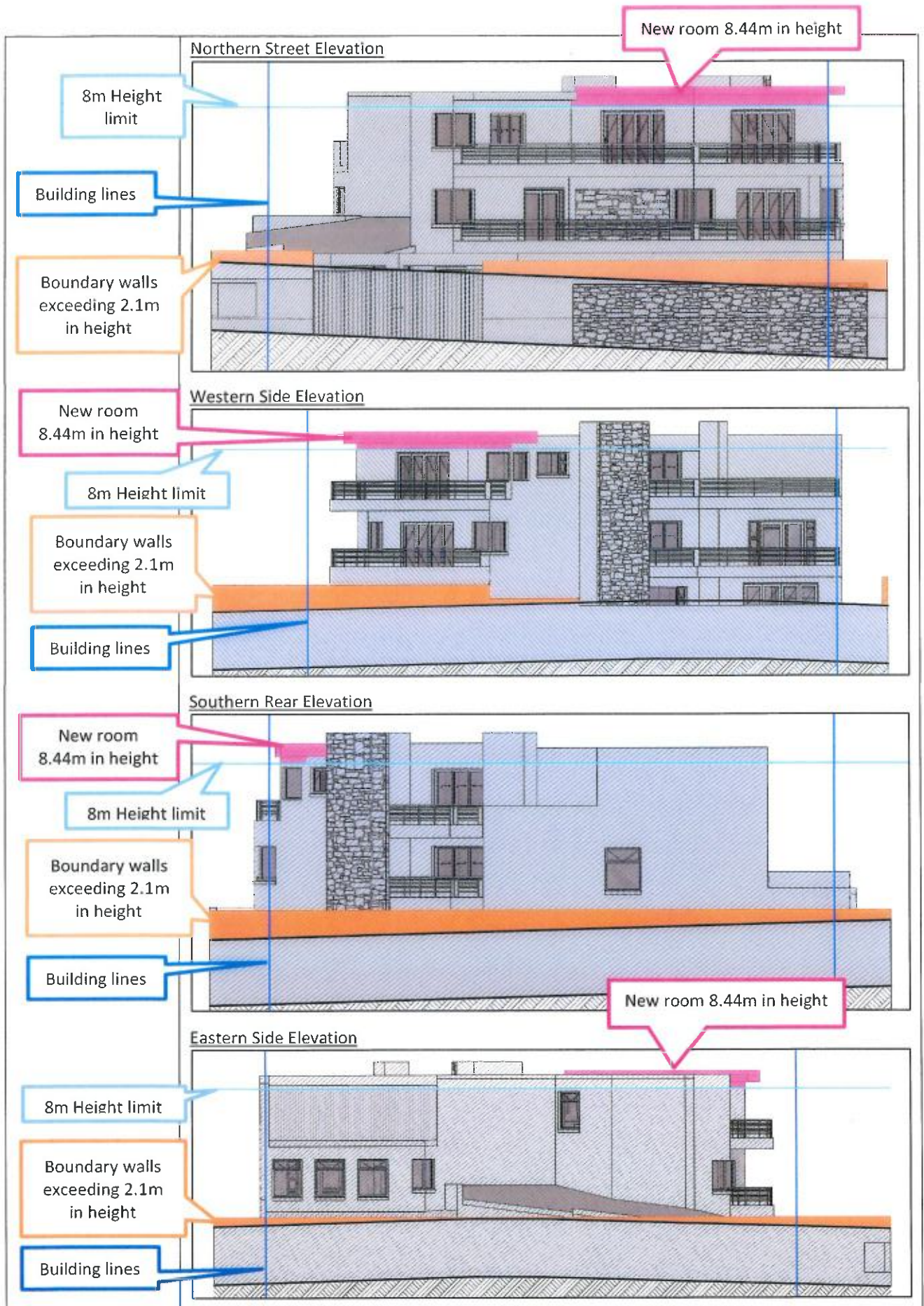
The original dwelling was approved at 8.5m in 2004 which included the lift and the chimney. This was measured from a different base level than the existing height measurements and which complied at the time, thus being approved.

A new room was approved at 8m but built at 8.44m. The application is therefore only for the new roof at 8.44m in height.

The previous Gansbaai Zoning Scheme had a height restriction of 8.5m. As a result, properties built in terms of the previous Gansbaai Zoning Scheme were built up to 8.5m. The departure for the new existing room to 8.44m is consistent with the heights of existing approved buildings in the area. The new room does not exceed the height of the existing lift, thus not increasing the maximum height of the application area.

Furthermore, as a result of the westward falling slope, the height transgression is not foreseen to cause an obstruction of ocean views for future neighbours of the property adjacent to the east, as they would be situated at a higher elevation.

The positive aspects regarding the height of the roof outweigh the transgressions and the height departure represents a more logical, practical, efficient, cost-effective and non-destructive solution than demolishing these critical sections of the dwelling.



- **A departure to relax the height of the existing boundary walls**

Boundary wall heights:

- Street: 3.16m
- Western side: 3.16m
- Eastern side: 2.39m
- Rear: 3.19m

- **A departure to relax the height of the existing northern street boundary wall from 2.1m to 3.16m**

The street boundary wall is approximately between 2.39m to 3.16m high measured from the average natural ground-level which is used to determine the height of the dwelling, and thus exceeds the maximum permitted height of 2.1m.

The street boundary wall which exceeds the maximum permitted height is functional, as it forms part of and supports the proposed garage which requires the wall to be sufficiently high for the proposed garage to fit in under it.

Furthermore, the westward sloping topography of the erf also influences the height of the wall which increases towards the west, but which is level at the top, thus augmenting the height.

The height encroachment of the northern street boundary wall is approximately 1.06m and is not foreseen to have any significant impact on the application area or on the adjacent street in terms of visual impact or character.

- **A departure to relax the height of the existing western side boundary wall from 2.1m to 3.16m**

The western boundary wall is approximately up to 3.16m high measured from the average natural ground-level which is used to determine the height of the dwelling, and thus exceeds the maximum permitted height of 2.1m.

A section of the western boundary wall which exceeds the maximum permitted height is functional, as it forms part of and supports the proposed garage which requires the wall to be sufficiently high for the proposed garage to fit in under it.

The height encroachment of the western boundary wall is approximately 1.06m and is not foreseen to have any significant impact on the application area or the adjacent Erf 2713 in terms of visual impact or character.

- **A departure to relax the height of the existing southern rear boundary wall from 2.1m to 3.19m**

The southern rear boundary wall is approximately up to 3.19m high measured from the average natural ground-level which is used to determine the height of the dwelling, and thus exceeds the maximum permitted height of 2.1m.

The height encroachment of the southern boundary wall is approximately 1.09m and is not foreseen to have any significant impact on the application area or the adjacent Erf 2710 in terms of visual impact or character.

- **A departure to relax the height of the existing eastern side boundary wall from 2.1m to 2.39m**

The eastern boundary wall is up to 2.39m high measured from the average natural ground-level which is used to determine the height of the dwelling, and thus exceeds the maximum permitted height of 2.1m.

The height encroachment of the eastern boundary wall is only a slight encroachment of approximately 0.29m and is not foreseen to have any significant impact on the application area or the adjacent Erf 2700 in terms of visual impact or character.

❖ **Boundary wall height departures conclusion**

In general, to conclude, the character is therefore not impacted in a negative way by the additional height of the boundary wall, as both the garage and the storage outbuilding are behind and below the boundary wall and not visible from the adjacent properties, therefore ensuring an aesthetically pleasing view from the surrounding properties and the street. As the dwelling is a double-storey house, the relationship of scale between the dwelling and the street boundary wall does not appear to be out of proportion. Although many of the surrounding existing dwellings consist of no or low walls, the houses in future may consider security a higher priority resulting in more erven being fenced off with higher boundary walls.

The higher boundary walls provide increased privacy for both the owners of Erf 2699 and the surrounding properties. The house is built on a hill, which means the boundary wall heights at 2.1m on three boundaries (north, west & south) will be lower in relation to the dwelling ground floor level than properties with flat topographies. The fourth boundary (east) at 2.1m will likely be lower in relation to the adjacent neighbour's house ground floor level when compared to properties with flat topographies thus having a reduced level of privacy due to the slopes of the area. The boundary wall height departure will contribute to the normalisation of the privacy of the application area and surrounding properties in relation to flatter areas.

Furthermore, the additional height of the wall increases property security, which is a growing concern in South Africa.

The positive aspects regarding the additional height of the boundary wall outweighs the transgression in terms of the Land use Scheme, 2020 regulations and therefore, approving the departure represents a more practical, cost-effective and less destructive solution than demolishing sections of the boundary wall.

Building Line Departures:

- **A departure to relax the western side building line from 2m to 1.55m to allow for an existing dwelling**



Figure 13: Western Building Line Departure

The existing dwelling was approved at 1.57m from the boundary. The property is built at 1.55m from the boundary, thus only exceeding the originally approved dwelling by 2cm. The dwelling was thereafter expanded upward to include an additional storey which was approved by the building department. A new storeroom was approved on the ground floor at 2m from the boundary but built at 1.72m from the boundary, thus exceeding the 2m building line by 0.28m.

The new storeroom is on the ground floor, was built under an existing building and is screened off by boundary walls, thus having no negative impact on surrounding properties or the character of the area.

The original existing dwelling that exceeds the originally approved distance from the boundary by 2cm is considered too small to have any negative impact.

The upward expansion of the property exceeding the 2m building line by 0.45m on the western side only includes a stoep/balcony. The new room on the top floor does not exceed the building line, except for the roof overhang.

The erf most likely potentially affected by the encroachment of the western building line will be Erf 2713 Gansbaai. The adjacent Erf 2713 Gansbaai is vacant and also within the ownership of the applicant, Mr Botha. The existing dwelling exceeds the western side building line by 45cm (i.e. balcony railing up to lateral boundary).

The encroachment of the 45cm is not expected to be material on Erf 2713 Gansbaai, especially from a sun, shade or sea, mountain view perspective. The reasons are respectively that in terms of shade and sun, the encroachment (45cm) will not make any material difference, if at all, given the height of the existing dwelling house structure. Furthermore, there are not any mountain views considered as features from this specific location. From a sea view perspective, the sea views are west of the potentially affected erf, Erf 2713.

In terms of overlooking and privacy, the encroachment will not create any additional deprivation of privacy or overlooking due to the 45cm encroachment.

Access to this side of the property for emergency purposes is still accommodated as well.

Therefore, it is evident that the departure for the relaxation of the western side building line is not foreseen to impact negatively on the application area or on the adjacent area.

Furthermore, it is more practical, cost-efficient and non-destructive to allow for the departure than to demolish the sections of the dwelling exceeding the building line.

- **A departure to relax the rear building line from 2m to 1.86m to allow for an existing dwelling**

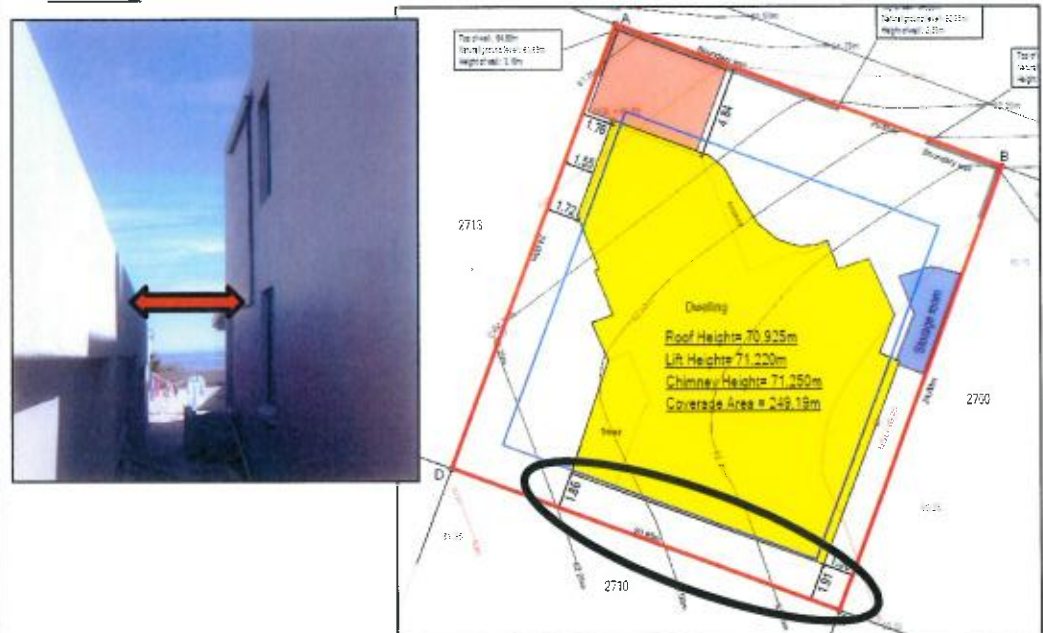


Figure 14: Southern Building line Departure

The existing dwelling exceeds the rear building line only slightly by 0.14m and therefore is not foreseen to impact on the application area or the adjacent erf in terms of future visual impact or privacy intrusion. There are no roof overhangs on the part of the building exceeding the southern rear building line.

In terms of shade and sun, the encroachment (14cm) will not make any material difference, if at all, to the adjacent Erf 2710, given the height of the existing dwelling house structure.

Access to this side of the property for emergency purposes is still accommodated as well.

Therefore, it is evident that the departure for relaxation of the rear building line is not foreseen to impact negatively on the application area or on the adjacent erf.

Furthermore, it is more practical, cost-efficient and non-destructive to allow for the departure than to demolish the sections of the dwelling exceeding the building line.

- **A departure to relax the eastern side building line from 2m to 1.56m to allow for the existing dwelling**



Figure 15: Eastern Building Line Departure

Dwelling

The existing dwelling was approved at 1.57m from the boundary. The property is built at 1.56m from the boundary, thus only exceeding the originally approved dwelling by 1cm. A window was thereafter moved and made smaller.

The original existing dwelling that exceeds the originally approved distance from the boundary by 1cm is considered too small to have any negative impact. The change of the window was a window facing the storage area and size was decreased, thus not having any negative impact.

Storage Outbuilding

A departure to relax the eastern side building line to 0m to allow for a storage room was approved in 2019.

Proposed Garage Departures:

- **A departure to relax the street and western side building lines from 4m to 0m and from 2m to 0m respectively, to allow for the proposed garage**

The original proposal was for a carport, but a carport has to be completely open on two sides. Therefore, the proposal is for a garage.

A roof is proposed between the existing dwelling and boundary walls. The 25.4m² proposed garage is proposed to be completely open on the eastern side and have a 1.5m opening on the southern side. The garage is only approximately 4.6m wide and will therefore only be able to accommodate one vehicle.

The existing garage on the property has stairs within which makes one of the two garage bays substandard, only allowing for one proper bay. The application area does not have sufficient covered parking at the moment. There is no alternative possible place for additional covered parking on the application area.

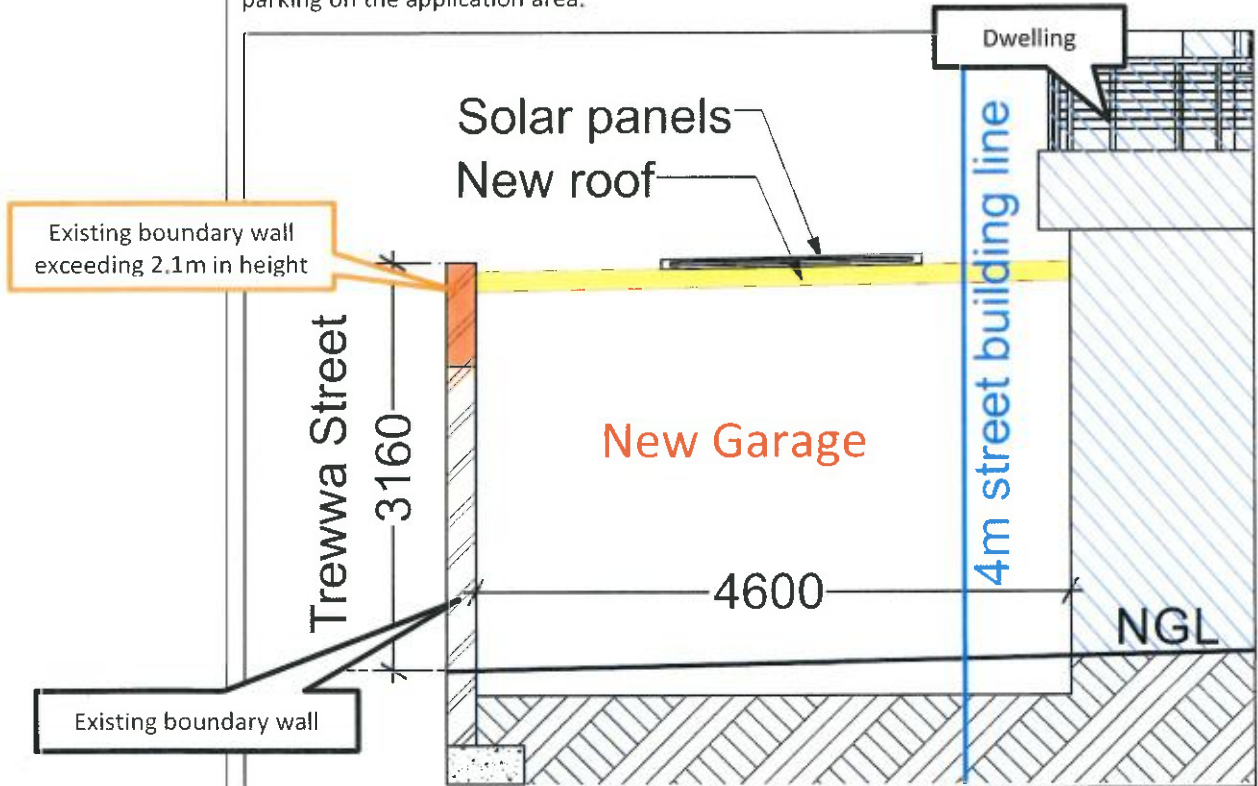
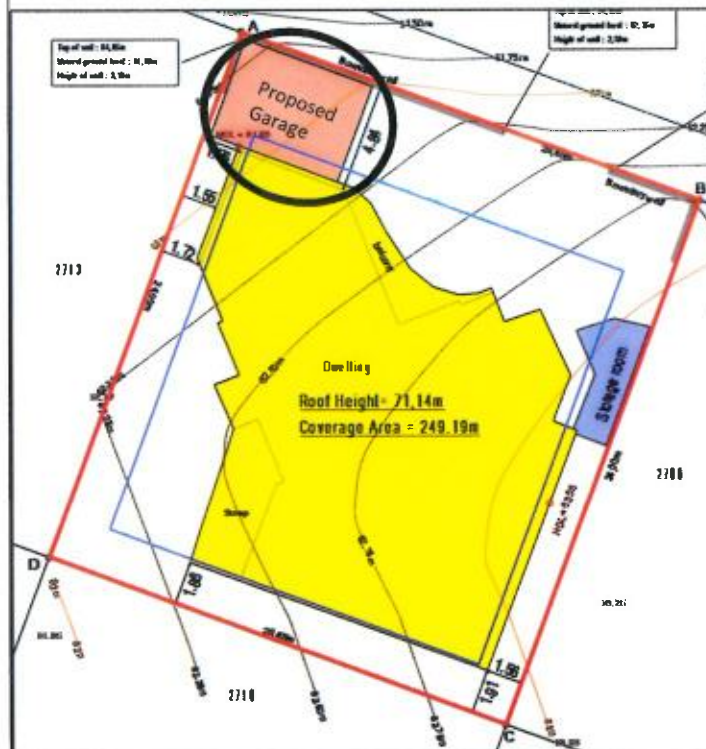


Figure 16: Section of proposed garage



The purpose of the proposed garage is to provide covered parking against the sun and inclement weather.

The location for the proposed garage represents an optimal and efficient utilization of space as this area is currently used by the owners for washing their vehicles and would still be able to be used for this purpose as well as for providing cover and protection for a motorhome/vehicle against inclement weather.

Figure 17: Impact of Proposed Carport

The garage will not be visible from the street or from the western neighbouring property as it will be situated behind and below the boundary wall. Therefore, the character of the area is not foreseen to be impacted by the garage. Furthermore, no visual impact or privacy intrusion from the proposed garage on future western neighbours are foreseen either. Access to the property for emergency services will not be obstructed by the garage on the western side of the application area with 1.55m still open on this side.

It is therefore evident that all Land-Use Scheme, 2020 requirements will be adhered to by the proposed garage, that the garage is functional and that the garage would support optimal and efficient use of space with no impact on the character of the area or on the surrounding properties.

- **A departure to relax the coverage of Erf 2699 from 50% to 54,9% to allow for a proposed garage**



Figure 18: Additional Coverage Impact

The total existing coverage of the existing dwelling which is 249,19m² includes the existing storage outbuilding of 9,8m²; thus representing a coverage of 49,8%. The proposed garage will add an extra 25,4m² to the total extent thus equalling 274,59m² implying a coverage of 54,9%, which represents a nominal exceedance of 4,9% over the permitted maximum of 50% coverage regulations.

The additional coverage therefore, is **not** for extending the dwelling but for constructing a proposed garage on the ground floor level.

The character of the area will not be influenced in any way by the garage. The dwelling on its own represents 49,8% of the proposed 54,9% coverage and is thus 0,2% below the maximum permitted coverage of 50%.

Furthermore, the table below illustrates the impact of the permissible coverage on the permissible building floor area. It is evident that a 400m² erf is permitted more floor area (i.e. 260m² building floor area) whereas a 500m² erf may only accommodate 250m² building floor area. This implies that for erven between 401m² and 519m² in extent, the larger erven allow for smaller dwellings than for a 400m² erf.

Table 1: Impact of Permissible Coverage on the Relationship between Erf Extent and Permissible Building Floor Area

Impact of Permissible Coverage on the Relationship between Erf Extent and Permissible Building Floor Area		
Erf Extent (m2)	Permissible Coverage (%)	Permissible Building Floor Area (m2)
400	65	260
401	50	200,5
420	50	210
440	50	220
460	50	230
480	50	240
500	50	250
520	50	260

The above-mentioned calculations should be taken into consideration when evaluating the application for the coverage departure of a mere 4,9% above the permissible coverage of 50% and it is requested that the Overstrand Municipality apply leniency in this regard.

The departure for additional coverage will not impact negatively on the character of the area and it is recommended that leniency be applied to the 250m² cut-off point for the coverage area on a 500m² erf compared to a 400m² erf, which is smaller, and permitted to accommodate a 260m² coverage area, which is larger.

Application to waive the administrative penalty:

The following information is provided as required according to Chapter X, Section 90(3) of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020 for an application to waive the administrative penalty regarding the boundary wall height and building line transgressions:

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

The nature, duration, gravity and extent of the contravention has been described in detail in this motivation report and includes the following contraventions:

- the existing boundary walls exceed the permitted height up to a maximum of 3.19m.
- the existing new room exceeds the permitted height up to a maximum of 8.44m.
- the existing new store and dwelling exceed the western side building line to 1.72m and 1.55m, respectively.
- the existing dwelling exceeds the eastern side building line to 1.56m.
- the existing dwelling exceeds the rear building line to 1.86m.

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

It is evident from this application that the applicant/owner is co-operative and willing to rectify the existing contraventions, of which most originated from the previous owner and to follow the correct statutory procedure to apply to legally construct a garage.

(c) Report by a quantity surveyor in matters of unauthorised building/construction:

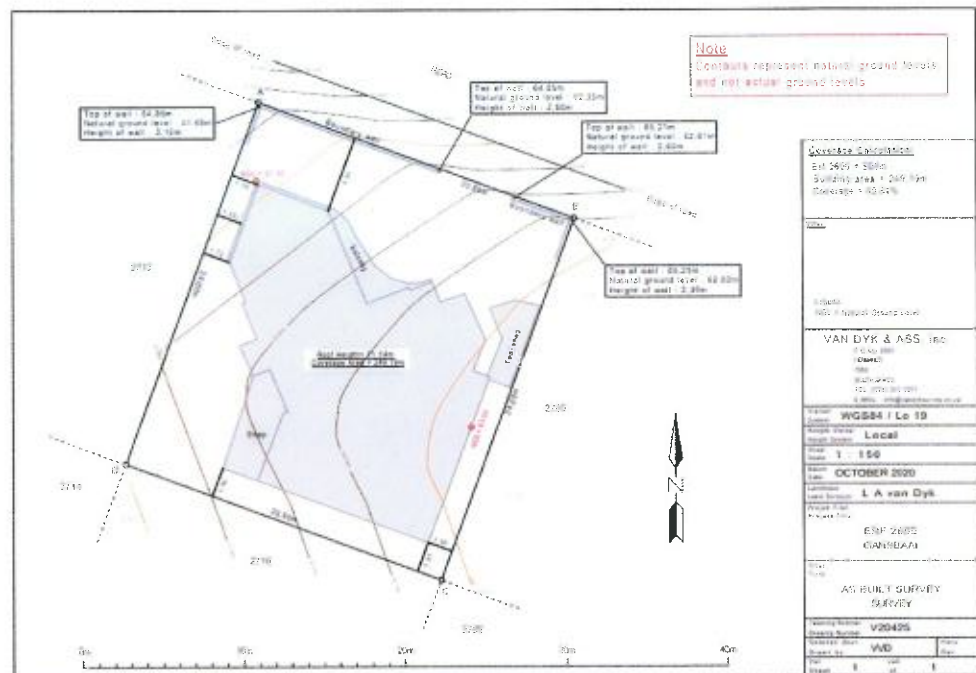


Figure 19: Surveyor's Plan

The land surveyor's survey confirmed the following:

- The height of the dwelling house exceeds the permissible height at three points.

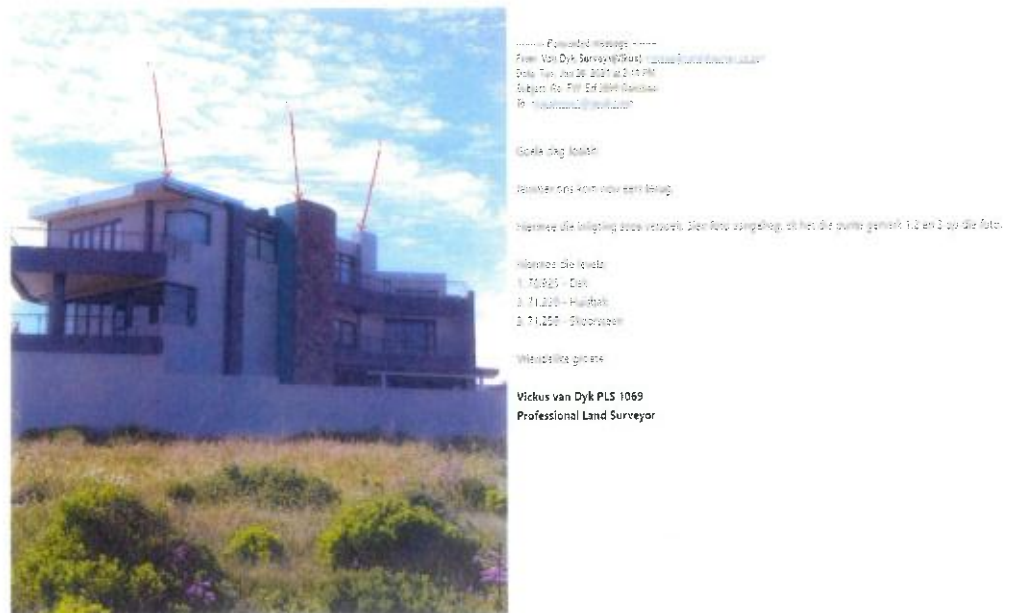


Figure 20: Land-Surveyor Report of Dwelling Height

- Height encroachment for the existing dwelling:
 - o Roof height: 8.44m
 - o Lift height: 8.73m
 - o Chimney height: 8.76m
- The dwelling house encroaches the building lines of the eastern, rear and western boundaries due to an incorrect outset / construction of the footprint of the main building.
- The height of the street boundary wall exceeds the permissible height.
- The existing coverage, including the dwelling and the storage building / outbuilding, is compliant with the zoning scheme requirements.

(d) Whether the unlawful conduct was stopped

Due to the nature of the contraventions being transgressions of building lines and heights, of which most were committed by the previous owner, the only way to stop the unlawful conduct is either by legalising the contraventions, which the applicant/owner is in the process of applying for through this application, or by demolishing portions of the existing building, which is an unnecessarily destructive and costly procedure, especially in view of the conclusion that the current contraventions are not causing a material impact on the environment.

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

No, according to our knowledge, the owner has **not** previously contravened this By-Law or a previous planning law.

The dwelling on the application area was designed and built by the previous owner of the property. The last building plans of the previous owner were approved dated 18 October 2019 and an occupational certificate issued for the said buildings.

The new owner / the applicant has since submitted building plans for a storeroom and a street boundary wall. The boundary wall part on the building plan was omitted (as it

required a height departure approval) whereafter the building plans were subsequently approved. The owner commenced with the construction of the street boundary wall, which exceeds the height restriction of such a wall and was instructed to terminate the building work by the local authority.

The increase in height of the street boundary wall forms part of the applicant's objective to accommodate a garage and therefore as per the owner's objective to build a garage he needs to legalize the existing contravening street boundary wall and simultaneously applying for permission for the proposed 25.4m² garage for his motorhome on site.

Subsequent to the instructions to terminate the construction of the wall as well as in preparation of submitting a height departure for the wall and permission for a garage the suspicion began to arise that the dwelling house was not built accurately on the property as per the building plans. In response to the above a surveyor was appointed to determine the exact position of the dwelling house on the property, determine the coverage of the dwelling house as well as the height of the dwelling house and boundary walls in accordance with the definitions of Overstrand Municipal Planning By-Law, 2020.

Due to the contentiousness of the application area, the municipality has required that application be made to legalize all existing encroachments, to apply for the required departures to legally construct a garage and for an administrative penalty.

c. Character of the area

Many of the erven surrounding the application area are still vacant. Gansbaai which consists of a natural scenic beauty, functions mostly as a holiday and retirement town, which has developed gradually over a period of time and will carry on developing. As a result, the town represents a changing and evolving character consisting of a variety of architectural styles which should carry on evolving further.

The permission and departure application for the application area (as portrayed in the photos below) support the character of the area for the following reasons.

- The dwelling represents a modern, yet aesthetically appealing building which is in line with the style and scale of various other large, double-storey dwellings in the De Kelders and Gansbaai area
- The height of the boundary walls which serve a practical and functional purpose, are not visually unappealing, do not appear out of proportion with the scale of the dwelling due to the topography of the area and the height of the dwelling and provide increased privacy as well as security which is foreseen to be regarded as a higher priority in future and which may result in more fenced off properties with higher walls in the area over time
- The proposed coverage which exceeds the maximum permitted coverage does not enlarge the dwelling but accommodates the proposed "out of sight" garage which does not affect the character as a result of its location behind and below the boundary wall

Therefore, the application area supports and enhances the evolving character of the area as it represents an adaptive balance between trends in architectural styles, optimal use of the property, adaption to increased security concerns within South Africa, as well as a sensitive response to the natural scenic area with ocean views.



Figure 21: Photos of the application area

d. Desirability of the proposal

The proposal is considered **desirable** for the following reasons:

- Supports the changing and evolving character of the area
- Consists of a modern architectural style
- Owner wishes to co-operate with the Overstrand Municipality by legalizing the existing contraventions and applying for the proposed garage.
- Owner is prepared to apply for an administrative penalty for existing contraventions.
- The proposed garage which represents an efficient and optimal utilization of space will provide protection for a motorhome against inclement weather and is not visible from the street.
- The additional coverage will not impact the character, as it will only accommodate the proposed garage which is both functional and not visible from the street or from outside the property.
- According to the Land-Use Management Scheme, 2020, an erf with an extent of 400m² may accommodate a larger dwelling than an erf with an extent of 500m², such as in the case of the application area and it is therefore recommended that leniency be applied by the municipality when evaluating the application for a coverage departure.
- Approval of the application represents an efficient, practical, cost-effective and non-destructive solution to the contraventions which do not materially impact on the surrounding area or on the application area.
- The positive aspects of approving the subject applications which include visual appeal, practicality, cost-efficiency, increased security, privacy and functionality, far outweigh the contraventions they represent which are not foreseen to materially impact on the application or surrounding area in terms of visual impact, privacy, sun and shade, views or character of the area or access to the application area for emergency purposes.

e. Planning Principles

The application has also been analyzed for consistency with the planning principles prescribed by the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) and also the Western Cape Land Use Planning Act, 2014 (LUPA) and the following conclusions were made:

- (i) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

The proposal will not in any way contribute to perpetuation of past apartheid spatial development imbalances as it will accommodate the legalization of existing contraventions as well as a proposed garage.

The application is **consistent** with spatial justice.

- (ii) **Spatial Sustainability** which refers to the fact that 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 landscapes and ultimately limits urban sprawl.

Possible results of the development

The proposal will allow for the legalization of the existing contraventions as well as for a proposed garage on a single residential erf within the urban edge. Therefore, no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas will occur.

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

(iii) **Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

Possible results of the development

The proposal represents the most logical, efficient, practical, cost-effective and least destructive solution to legalize the existing contraventions including height and building lines which exceed the applicable statutory parameters and will allow a garage which provides covered parking against inclement weather, therefore allowing for a full range of residential needs to be catered for resulting in exceeding the coverage with less than 5%.

The garage represents an optimal, efficient and functional use of space as the area to be occupied by the garage is currently used by the owners for washing their vehicles and will still be able to be used for this purpose as well as for providing protection and cover for a motorhome/ vehicle.

Furthermore, the roof of the garage will be supported by the existing boundary wall and outside dwelling wall which represents an efficient and optimal use of building materials.

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

(iv) **Spatial Resilience** which, 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.

Possible results of the development

The proposed development will not lead to any economical and/or environmental shocks as the application allows for an existing dwelling and boundary wall as well as for a proposed garage within a residential suburb.

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

(v) **Good Administration** which, 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 that a joint planning approach is pursued.

Possible results of the development

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 general public to participate in the eventual decision-making process.

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

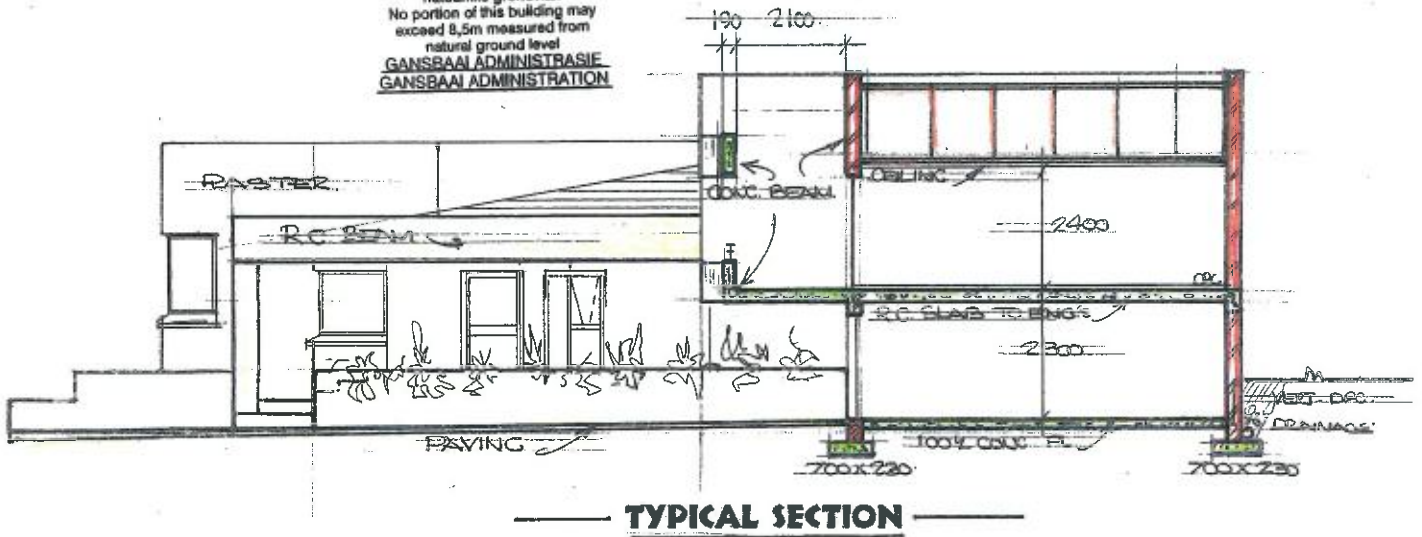
5. Conclusion

Approval of the application represents a logical, efficient, practical, cost-effective and non-destructive solution to the existing contraventions which do not materially impact on the surrounding area or on the application area. Furthermore, approval will allow for a new garage resulting to exceed the property's coverage but which will not be visible from outside the property. Therefore, the application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities.

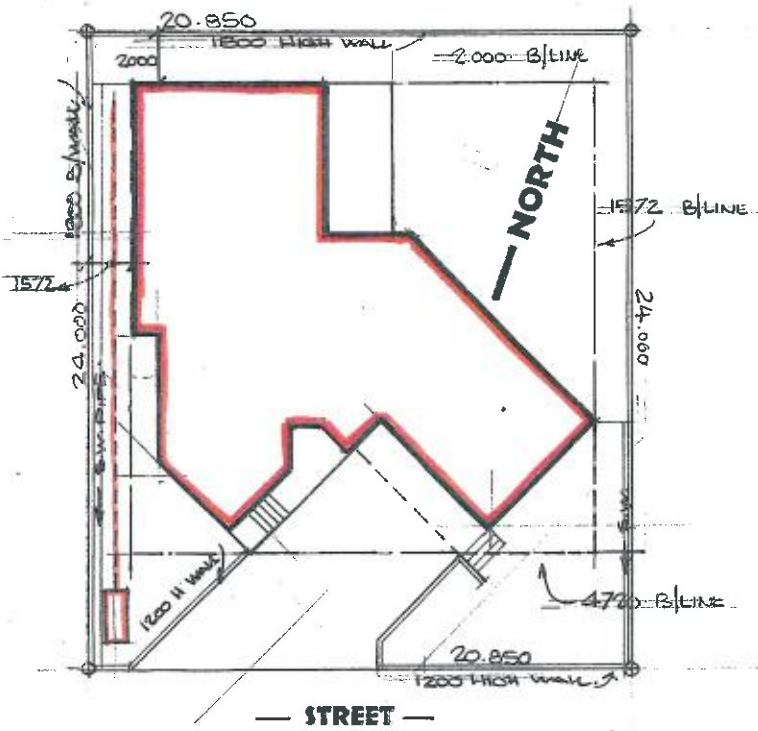
It is therefore recommended that the application **be approved** in terms of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020, as follows:

- A departure to relax the height of the new room of the existing dwelling of Erf 2699 Gansbaai from 8m to 8.44m in terms of Chapter IV, Section 16.2(b).
- A departure to relax the height of the existing street boundary wall of Erf 2699 Gansbaai from 2.1m to 3.16m in terms of Chapter IV, Section 16.2(b).
- A departure to relax the height of the existing western side boundary wall of Erf 2699 Gansbaai from 2.1m to 3.16m in terms of Chapter IV, Section 16.2(b).
- A departure to relax the height of the existing rear boundary wall of Erf 2699 Gansbaai from 2.1m to 3.19m in terms of Chapter IV, Section 16.2(b).
- A departure to relax the height of the existing eastern side boundary wall of Erf 2699 Gansbaai from 2.1m to 2.39m in terms of Chapter IV, Section 16.2(b).
- A departure to relax the western side building line from 2m to 1.55m to allow for the existing dwelling of Erf 2699 Gansbaai in terms of Chapter IV, Section 16.2(b).
- A departure to relax the eastern side building line from 2m to 1.56m to allow for the existing dwelling on Erf 2699 Gansbaai in terms of Chapter IV, Section 16.2(b).
- A departure to relax the southern rear building line from 2m to 1.86m to allow for an existing dwelling of Erf 2699 Gansbaai in terms of Chapter IV, Section 16.2(b).
- A departure to relax the northern street building line from 4m to 0m to allow for the proposed garage of Erf 2699 Gansbaai in terms of Chapter IV, Section 16.2(b).
- A departure to relax the western side building line from 2m to 0m to allow for the proposed garage of Erf 2699 Gansbaai in terms of Chapter IV, Section 16.2(b).
- A departure to relax the coverage of Erf 2699 from 50% to 54.92% to allow for a proposed garage of Erf 2699 Gansbaai in terms of Chapter IV, Section 16.2(b).
- Application to waive the administrative penalty regarding the existing height and building line contraventions of Erf 2699 Gansbaai in terms of Chapter X, Section 90(3).

**HOOGTEBEPERKINGS
HEIGHT RESTRICTIONS**
 Geen gedeeltes van hierdie gebou
 mag hoër wees as 8,5m vanaf die
 natuurlike grondvlak
 No portion of this building may
 exceed 8,5m measured from
 natural ground level
**GANSBAAI ADMINISTRASIE
 GANSBAAI ADMINISTRATION**

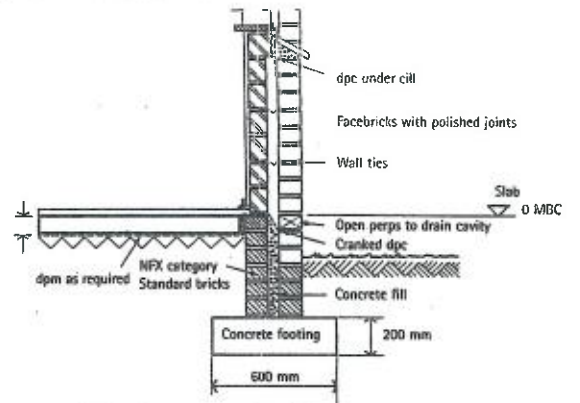


TYPICAL SECTION

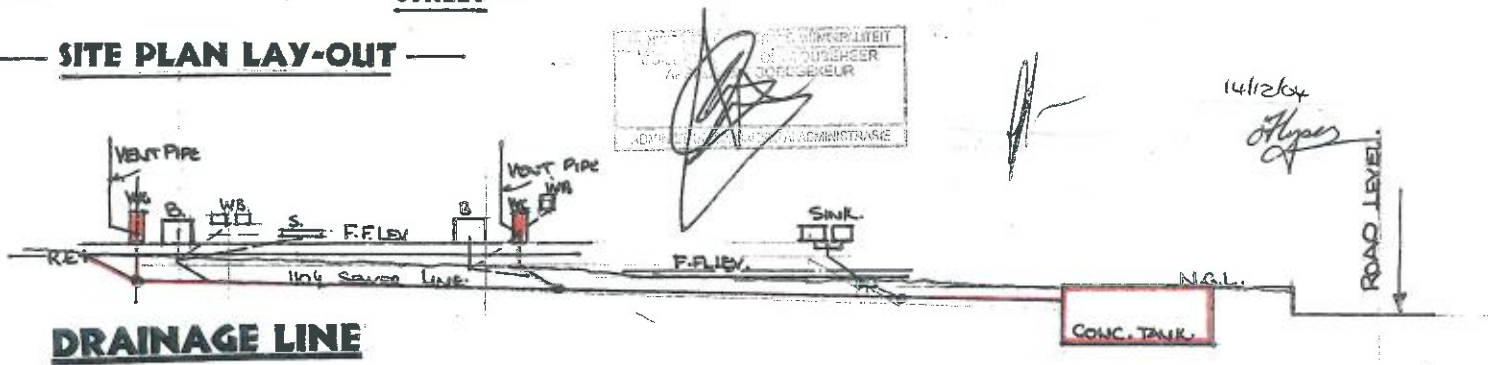


STREET

SITE PLAN LAY-OUT



Section through external wall

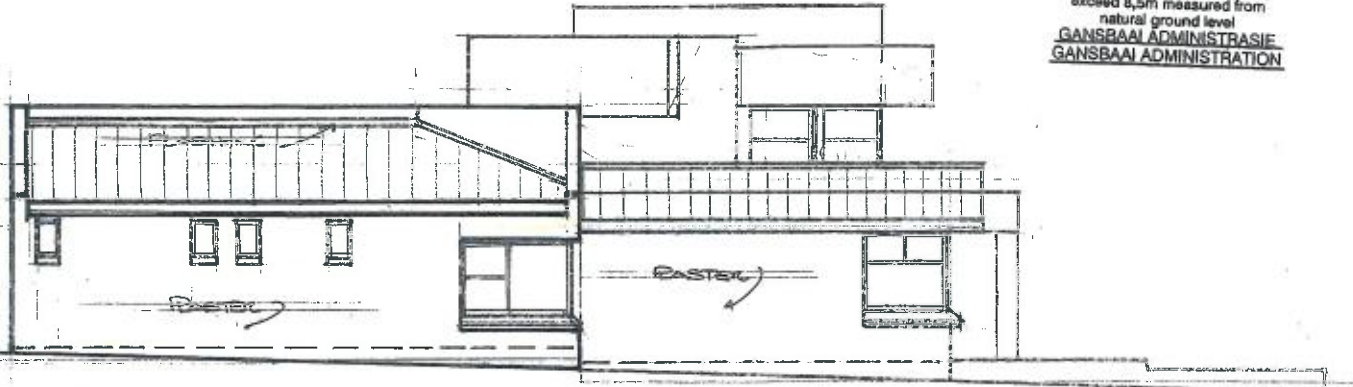


DRAINAGE LINE

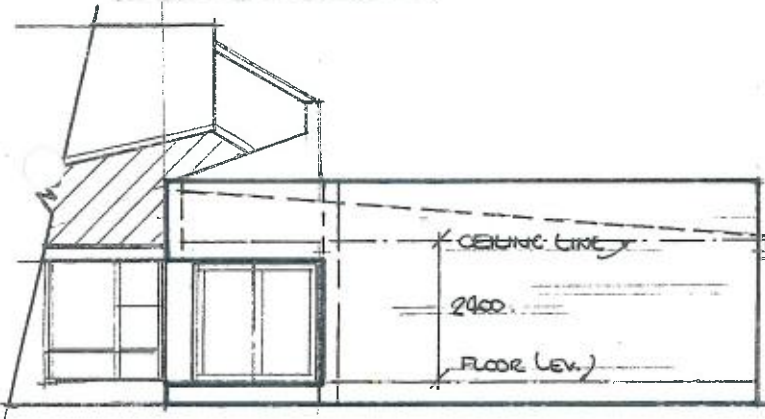
Huis Van Rensburg
 Erf 2699 Perlemoenbaai

Llewellyn van Rensburg
 architectural consultant
 design & project management
 028 3842773 082 265 2548

**HOOGTEBEPERKINGS
HEIGHT RESTRICTIONS**
 Geen gedeelte van hierdie gebou
 mag hoër wees as 8,5m vanaf die
 natuurlike grondvlak
 No portion of this building may
 exceed 8,5m measured from
 natural ground level
**GANSBAAI ADMINISTRASIE
 GANSBAAI ADMINISTRATION**



EAST ELEVATION



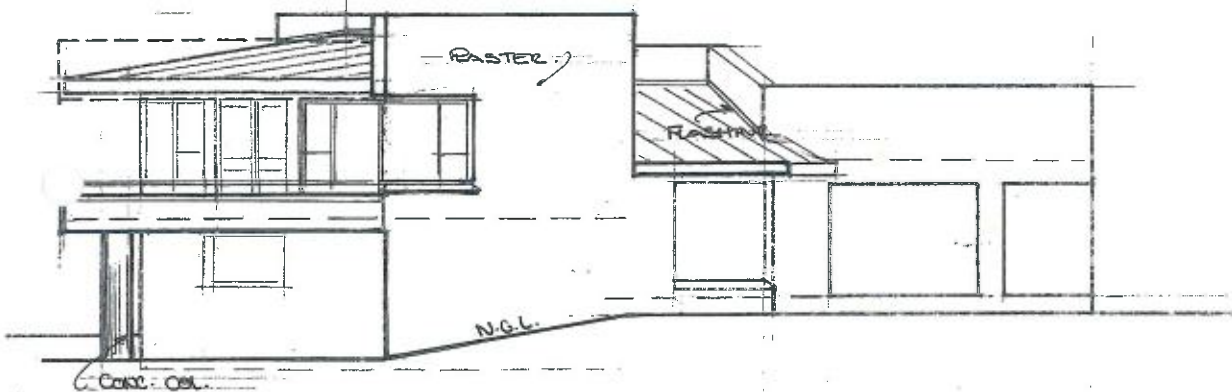
SOUTH ELEVATION

SITE LEGEND

**ERF 2699 PERLEMOENBAAI
 AREA OF PLOT = 500.40M²**

BUILDING
PHASE I = 70,95M²
PHASE II = 192,65M²

TOTAL COVER = 263,60M²



WEST ELEVATION



200770

14/12/04
 D. van Rensburg

Huis Van Rensburg

Erf 2699 Perlemoenbaai

Llewellyn van Rensburg

architectural consultant

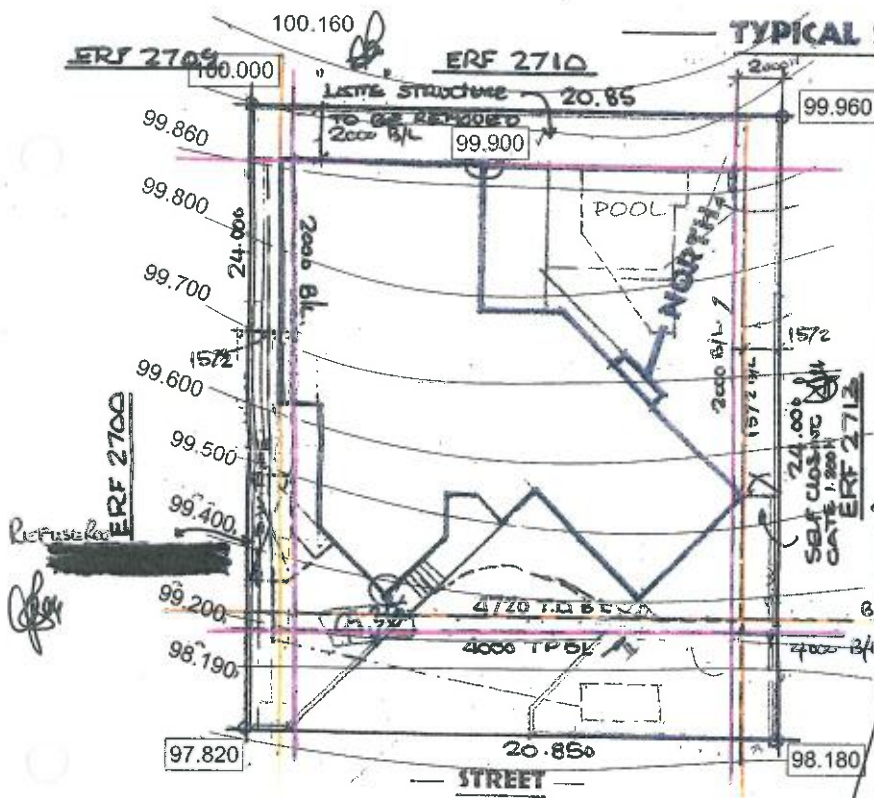
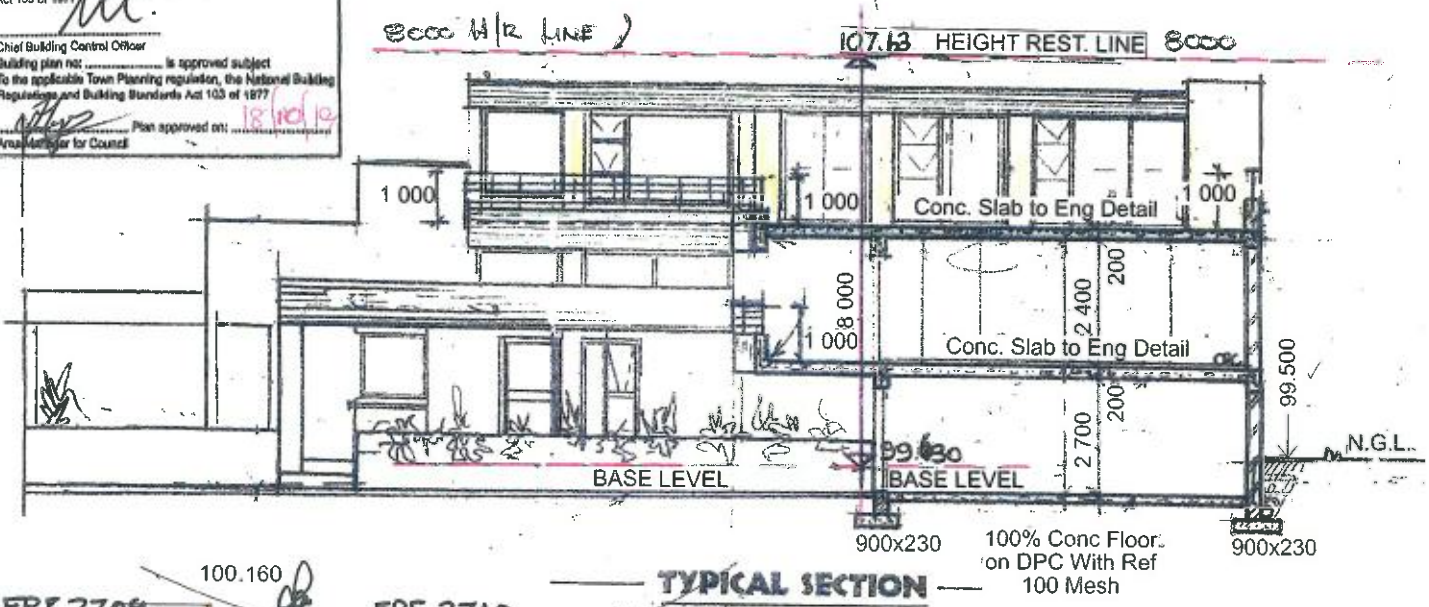
design & project management

028 3842773

082 265 2548

Scale: 1:50

OVERSTRAND MUNICIPALITY
 Building plan No: 215744 is recommended for Approval subject to the applicable Town Planning regulations and the National Building Regulations and Building Standards Act 103 of 1977.
 Chief Building Control Officer
 Building plan no: 215744 is approved subject to the applicable Town Planning regulation, the National Building Regulations and Building Standards Act 103 of 1977.
 Plan approved on: 18/10/19
 Area Manager for Council



In terms of SANS 10400-D, the following requirements must be met for swimming pools and swimming baths:

4.2.1. A wall or fence must be provided by the owner of a site which contains a swimming pool or a swimming bath.

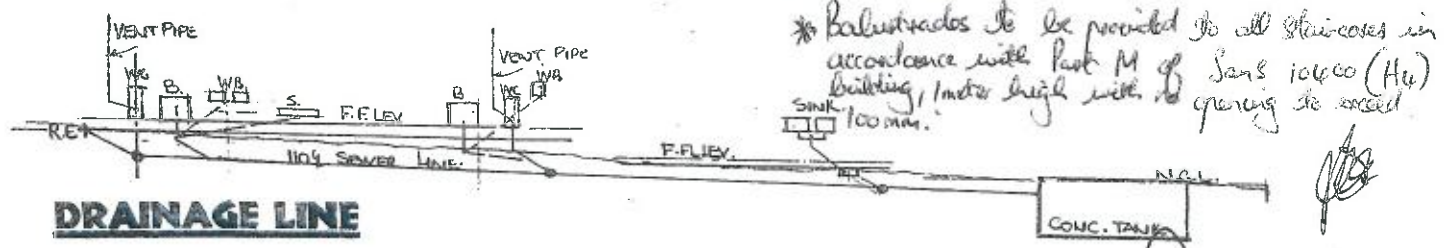
a. A self-closing and self-latching gate with provision for locking in such wall or fence; or

b. A building where such building forms part of such wall or fence.

4.2.2. A balustrade or wall provided as protection at a change in level in any occupancy classified as E2, E3, E4, H1, H2, H3, H4 or H5 shall not have any opening that permits the passage of a 100 mm diameter ball, provided that such protection in any occupancy that is not an occupancy classified as E2, E3, E4, H1, H2, H3, H4 or H5, shall consist of at least a handrail and one other rail midway between such handrail and the floor.

4.2.3. In the case of an interior balcony or a mezzanine floor, such balcony or floor shall be provided with a balustrade or wall not less than 1 m in height.

** Balustrades to be provided to all stair-cases in accordance with Part M of SANS 10400 (H4) building, 1 meter high with no opening to exceed 100mm.*

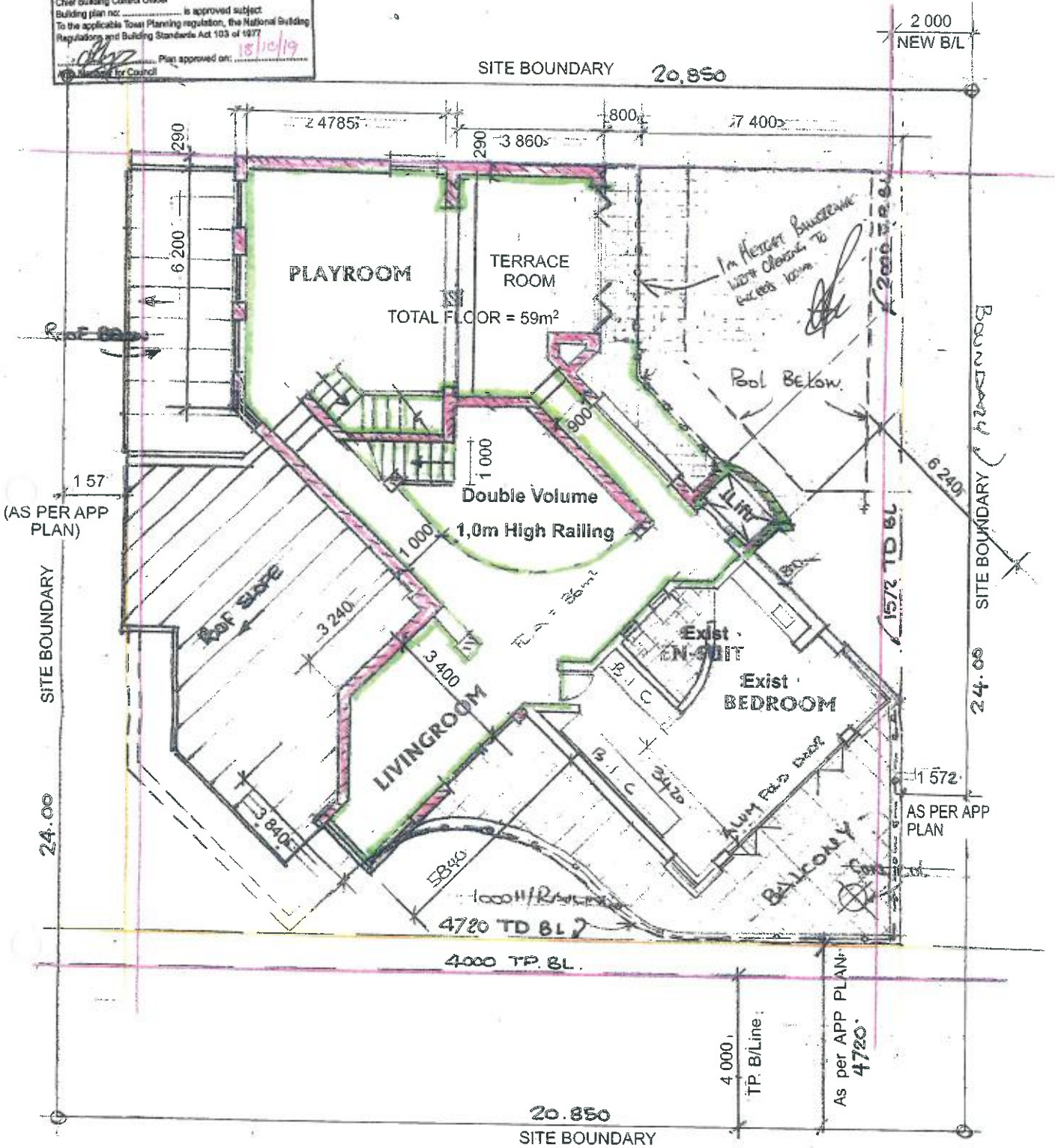


Site Plan / Section

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

design cooperative Llewellyn Van Rensburg Pr. Arch. ST1242. SACAP MIA Tel 079 037 7348 vanrensburg.lew@gmail.com	As Built Rider Plan to Approved Plan No 200770; Exempted from SANS XA (Completed 2007)	Proj Date: Aug 2019 Project No. Drawing No.
	Mr. L. van Rensburg AS BUILT Erf 2699 Perlemoenbaai	1910 / 01 Scale 1:100

Building plan No. 215472 is recommended for
 Approval subject to the applicable Town Planning regulations
 and the National Building Regulations and Building Standards
 Act 103 of 1977
 Chief Building Control Officer
 Building plan no. 1510/19 is approved subject
 to the applicable Town Planning regulation, the National Building
 Regulations and Building Standards Act 103 of 1977
 Plan approved on: 15/10/19
 Approved for Council

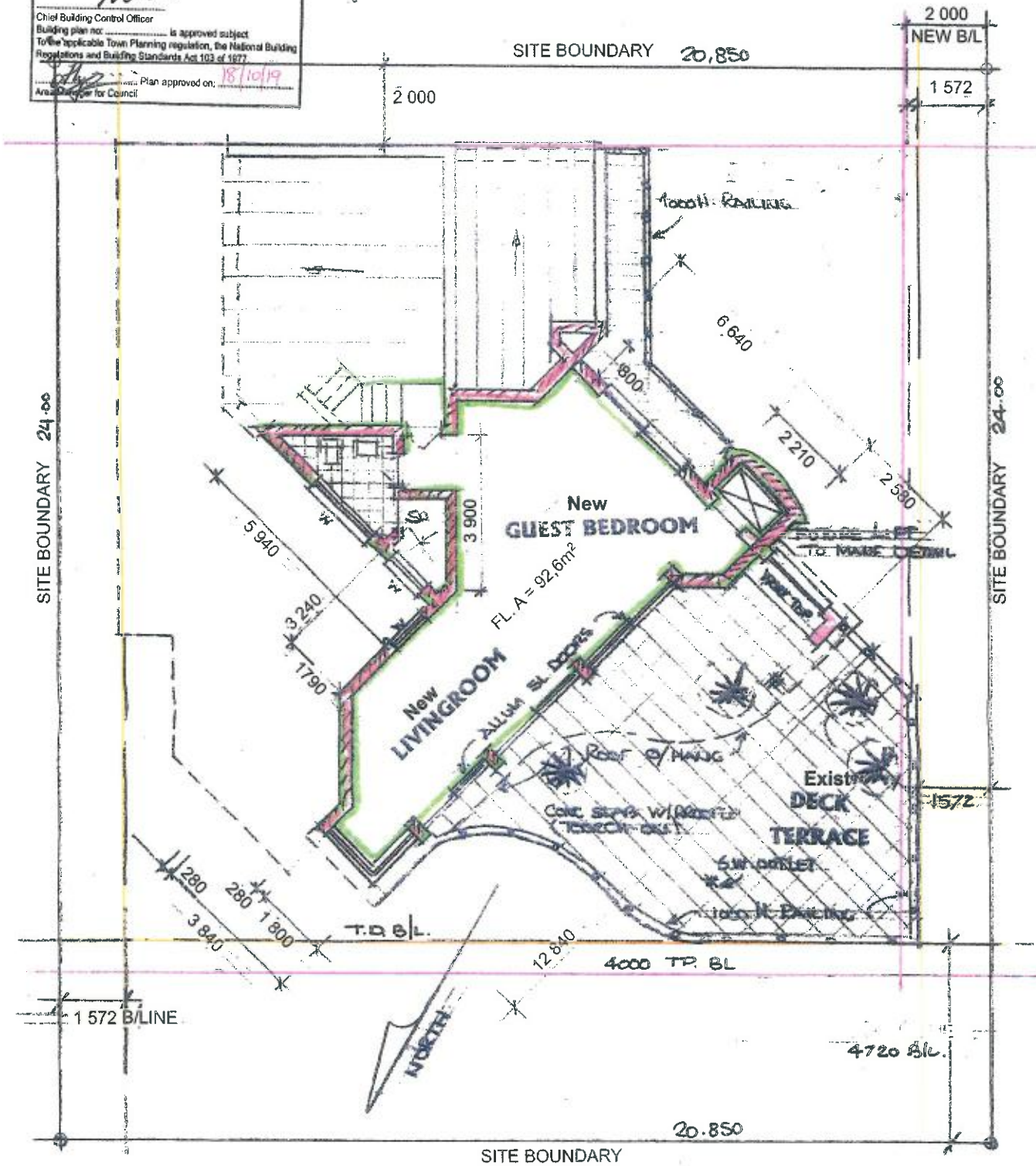


First Floor


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

design cooperative Llewellyn Van Rensburg Pr. Arch. ST1242. SACAP MIA Tel 079 037 7348 vanrensburg.iew@gmail.com	As Built Rider Plan to Approved Plan No 200770. Exempted from SANS XA (Completed 2007)	Proj Date: Aug 2019
	Mr. L. van Rensburg AS BUILT Erf 2699 Perlemonbaai	Project No. Drawing No. 1910 / 03 Scale 1:100

OVERSTRAND MUNICIPALITY
 Building plan No: 21594 is recommended for Approval subject to the applicable Town Planning regulations and the National Building Regulations and Building Standards Act 103 of 1977
 Chief Building Control Officer
 Building plan no: is approved subject To the applicable Town Planning regulation, the National Building Regulations and Building Standards Act 103 of 1977
 Plan approved on: 18/10/19
 Area for Council



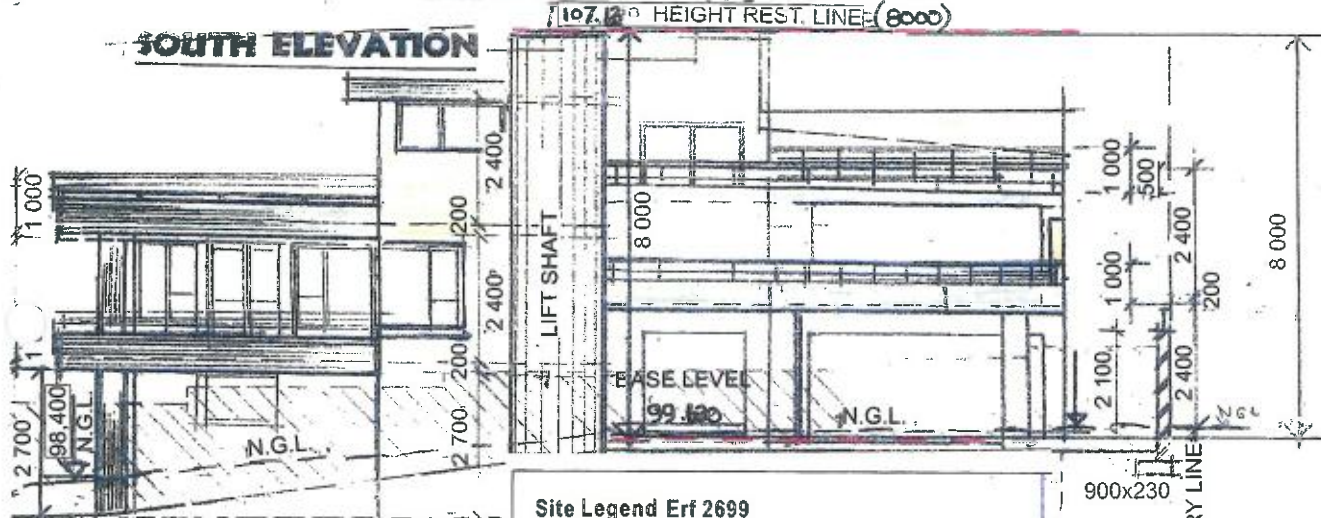
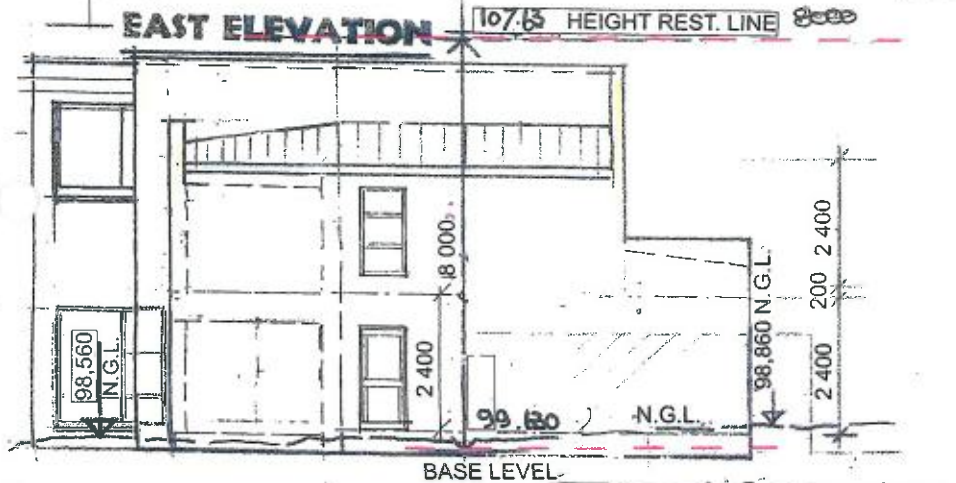
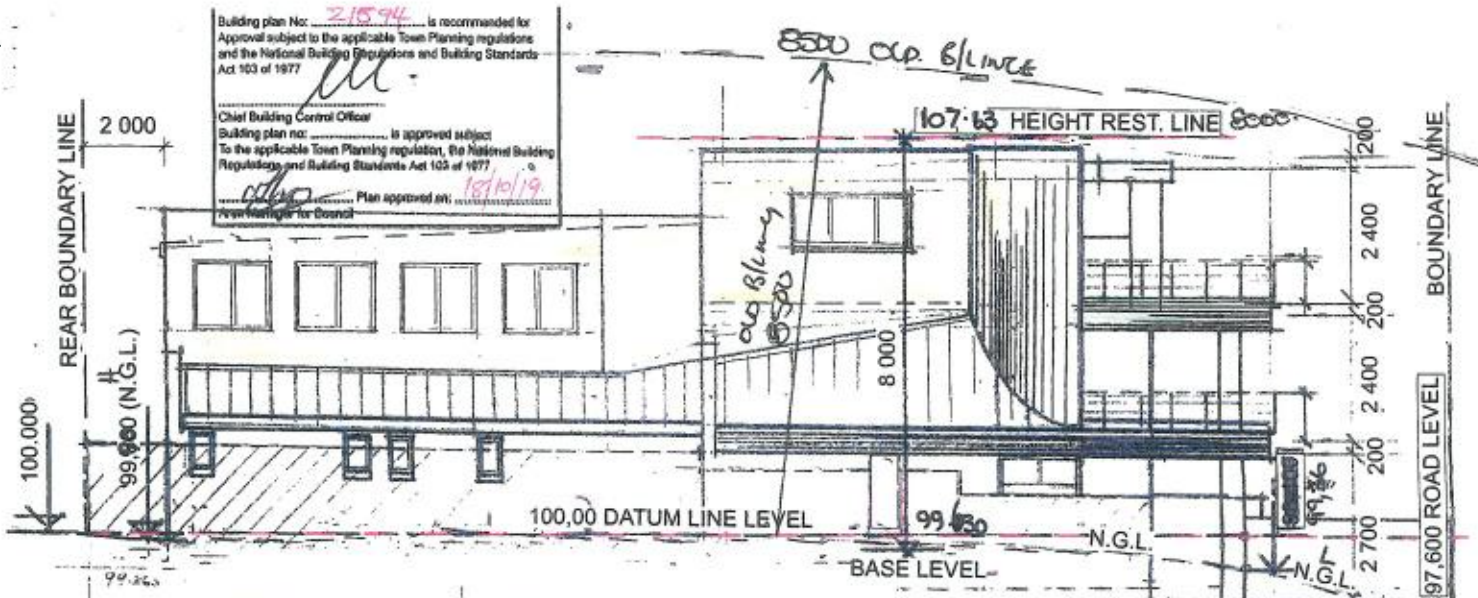
Penthouse Floor

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

design cooperative
Llewellyn Van Rensburg
 Pr. Arch. ST1242. SACAP MIA
 Tel 079 037 7348 vanrensburg.lew@gmail.com

As Built Rider Plan to Approved Plan No 200770.
 Exempted from SANS XA (Completed 2007)
Mr. L. van Rensburg
AS BUILT
 Erf 2699 Perlemonbaai

Proj Date: Aug 2019
 Project No. Drawing No.
1910 / 04
 Scale
1:100



Site Legend Erf 2699

Exist. App Building	217.6
Garage/Laundry	45.6
First Floor NEW	95.0
Second Floor NEW	92.60
TOTAL	450.80
Area of Site	500.40
Ground Floor Covering	211.60
Coverage %	42.2%

900x230

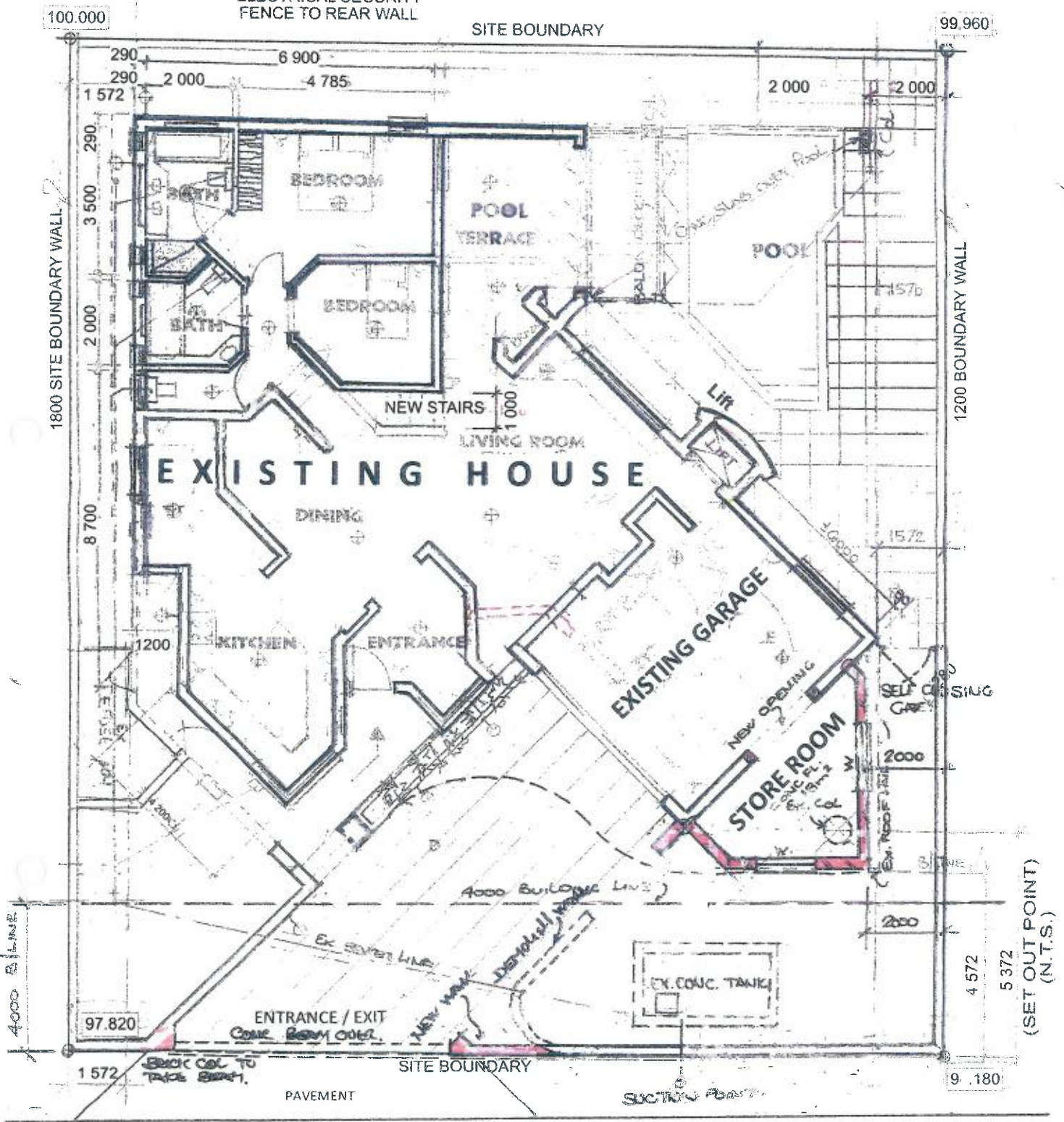
BOUNDARY LINE

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

Elevations

design cooperative Llewellyn Van Rensburg Pr. Arch. ST1242. SACAP MIA Tel 079 037 7348 vanrensborg.lew@gmail.com	As Built Rider Plan to Approved Plan No 200770. Exempted from SANS XA (Completed 2007)	Proj Date: Aug 2019 Project No. Drawing No. 1910 / 05
	Mr. L. van Rensburg AS BUILT Erf 2699 Perlemonbaai	Scale 1:100

NOTE:
ELECTRICAL SECURITY
FENCE TO REAR WALL

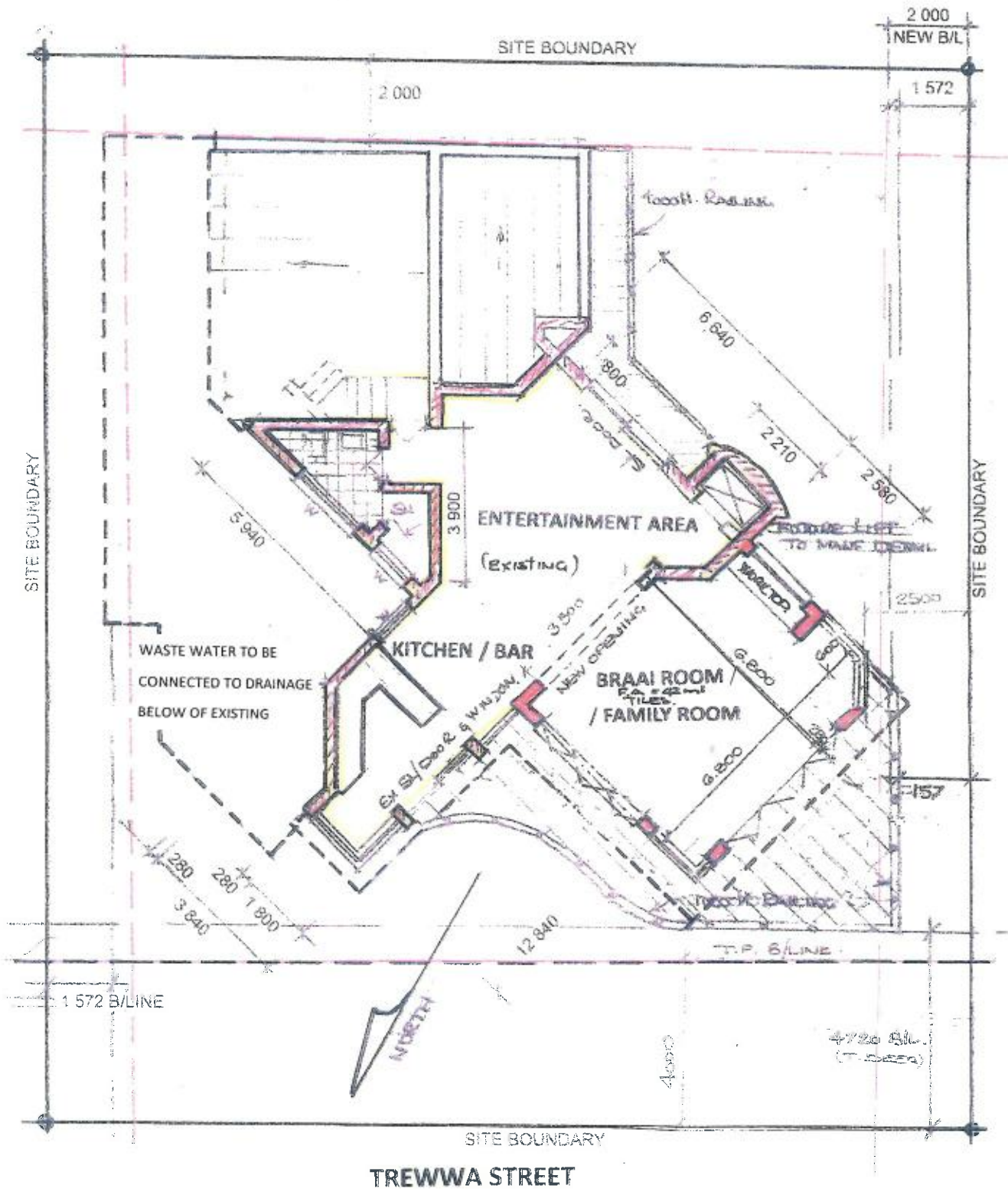


TREWWA STREET

Ground Floor

Llewellyn van Rensburg
Llewellyn van Rensburg
Member of Cape Institute for Architecture Reg M-V025
Member of the Council for the Architectural Profession Reg ST1242

<p>design cooperative</p> <p>Llewellyn Van Rensburg Pr. Arch. ST1242. SACAP MIA</p> <p>Tel 079 037 7348 vanrensborg.lew@gmail.com</p>	<p>Mr. L. van Rensburg</p> <h2>PROPOSED ALTERATIONS</h2> <p>Erf 2699 Perlemoenbaai</p>	<p>Proj Date: Aug 2019</p> <p>Project No. Drawing No.</p> <p>1910 / 02</p> <p>Scale</p> <p>1:100</p>
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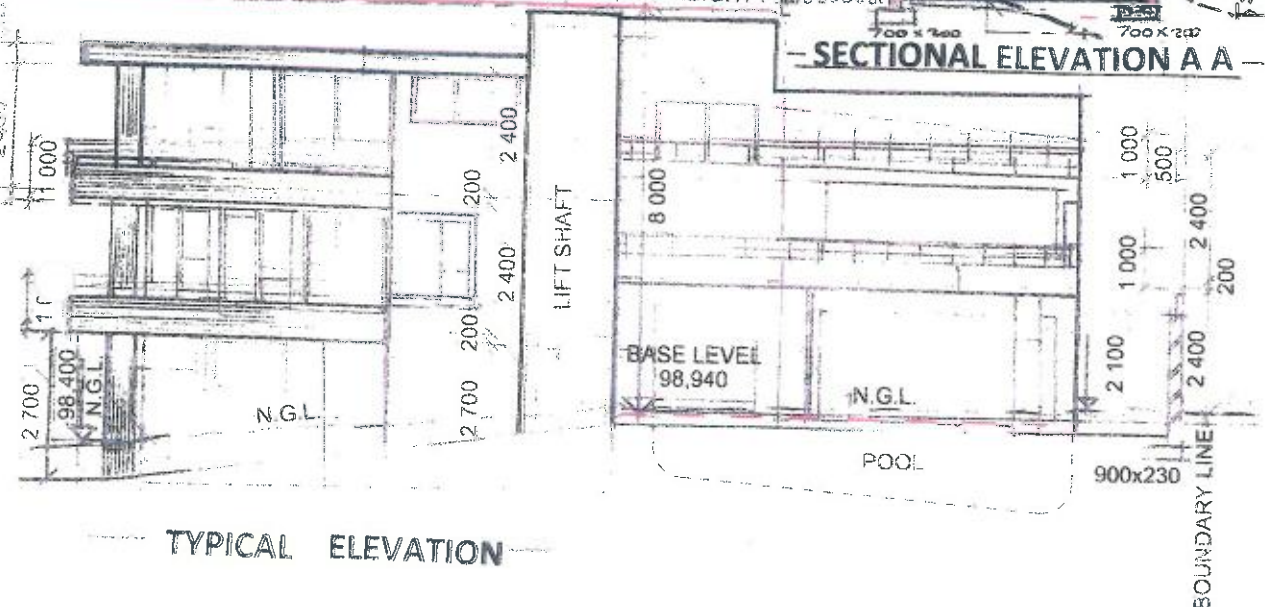
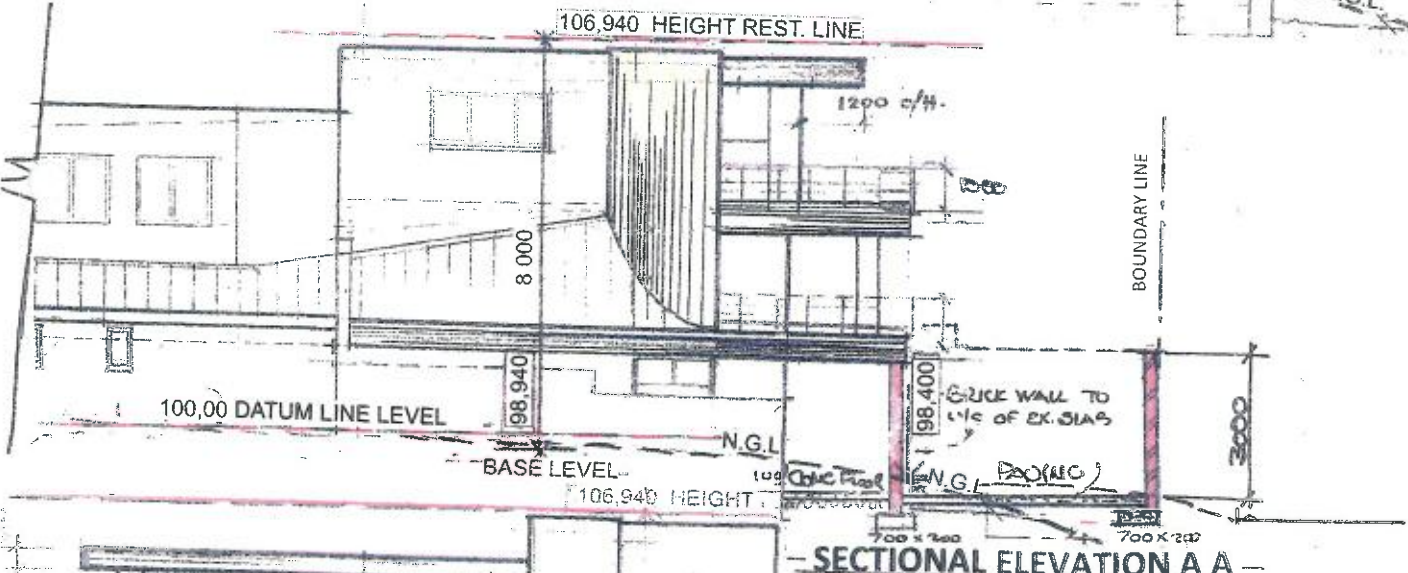
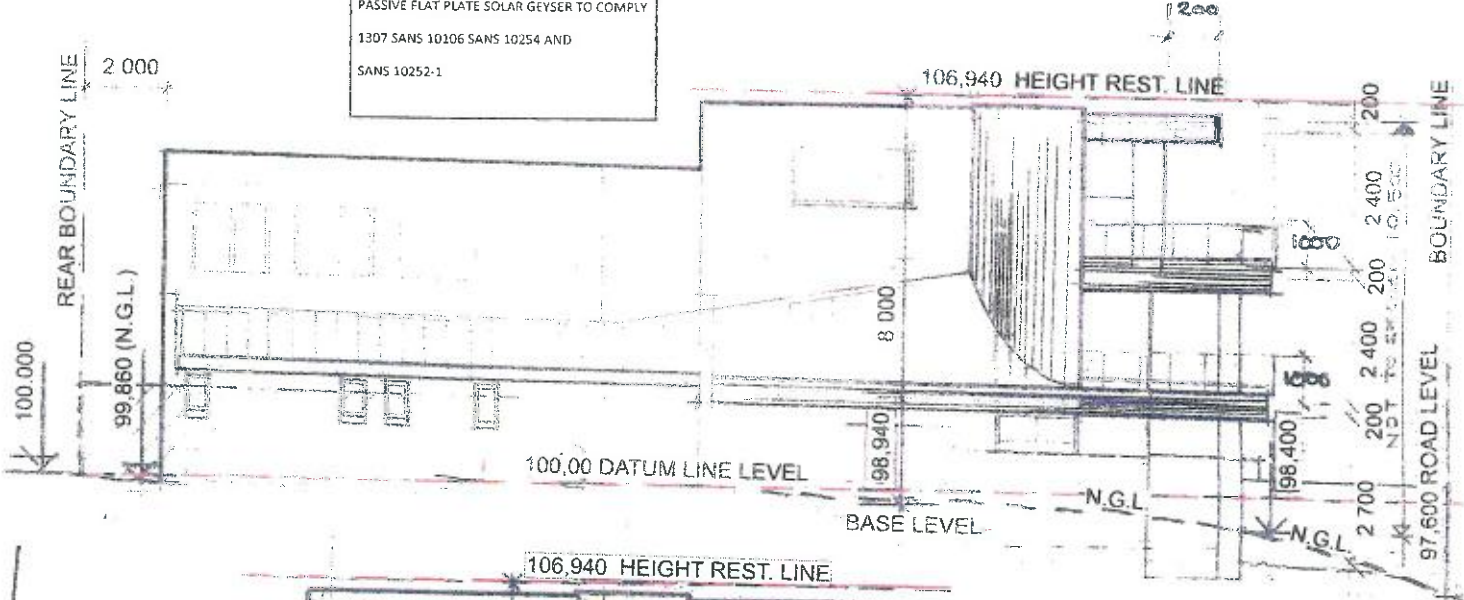


Penthouse Floor

Llewellyn van Rensburg
 Member of Cape Institute for Architecture Reg M-9015
 Member of the Council for the Architectural Profession Reg 571242

<p>design cooperative</p> <p>Llewellyn Van Rensburg Pr. Arch. ST1242, SACAP MIA</p> <p>Tel 079 037 7348 vanrensborg.lew@gmail.com</p>	<p>Mr. L. van Rensburg</p> <p>PROPOSED ALTERATIONS</p> <p>Rrf 2699 Perlemondal</p>	<p>Proj Date: Aug 2019</p> <p>Project No. Drawing No. 1910 / 04</p> <p>Scale 1:100</p>
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SOLAR WATER SUPPLY
 PASSIVE FLAT PLATE SOLAR GEYSER TO COMPLY
 1307 SANS 10106 SANS 10254 AND
 SANS 10252-1



Elevations

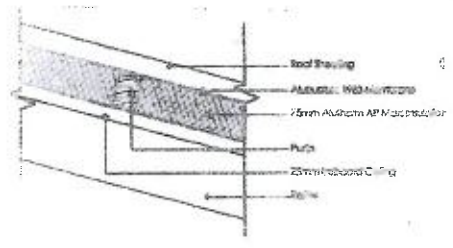
Llewellyn van Rensburg
 Member of Cape Institute for Architecture Reg M-V015
 Member of the Council for the Architectural Profession Reg SF1242

design cooperative Llewellyn Van Rensburg Pr. Arch. ST1242, SACAP MIA Tel 079 037 7346 vanrensborg.lew@gmail.com	Mr. L. van Rensburg PROPOSED ALTERATIONS ZFC 2699 Perlemaenbaai	Proj Date: Aug 2019
		Project No. Drawing No. 1910 / 05 Scale: 1:100

FENISTRATIONS

Door No	001	002	003
Quantity	1	4	1
W x H Size	2 600 x 2 100	2 100 x 2 100	3 700 x 2 100
U-Value	1.5	0.12 x 1.5 x 1.1, 0.12 x 0.7	0.35
H-Value	2.1	2.1	2.1
Direction	East	East (x2) West (x2)	North

Door No	W01	W04	W05	W06
Quantity	1	3	1	1
W x H Size	2 600 x 1 450	1 600 x 1 100	2 200 x 1 100	1 600 x 900
U-Value	1.5	0.12	0.12	0.12
H-Value	1.45	1.1	1.1	0.9
Direction	East	West	East	South



WINDOW AREA CALCULATIONS:

ALTERATION ONLY

- FLOOR AREA(TOP FL) = 136.60
- FLOOR AREA STORE = 18.80
- AREA OF OUTBUILDING = 63.80
- TOTAL GLAZING = 155.40
- T.F.A = 155.40
- T.G.A = 32.10
- % L.A = 19.23
- CROSS = TRANSLUENT, Low E

DEEMED TO SATISFY

Roof Insulation Detail

ELECTRICAL (OVER ALL)

- CEILING LIGHTS - 68 X 11WCF = 748
- EXT LIGHTS - 26 X 11WCF = 286
- TOTAL WATT 1034 WATT
- GROSS FL AREA = 512 m²
- w/m² 1034/ 512 = 2.02 w/m²
- Less / 5w/ m²

DEEMED TO SATISFY

SHEET ROOF R-VALUE CALCULATIONS

MIN. REQUIRED = 0.7w/m²K

FORMULA

$$R = 1/R1 + 1/R2 + 1/R3 + (1/R4) + (1/R5) + (1/R6) + (1/R7) + (1/R8) = 1/R_{TOTAL}$$

PROPOSED

30mm Insulation	1.420
Double-vented Ranshield	1.366
Roof Slabbing	0.610
	4.125

= 0.267 + 4.125 = 4.422w/m²K

Where:

- Minimum required Total R-Value (R_{TOTAL}) for Climate Zone 4 - Temperate Coastal = 0.7
- Direction of heat flow UP for Zone 4
- R1 = coefficient heat transfer for surface of wall, roof, or floor in W/m²K = 11 W/m²K
- R2 = coefficient heat transfer for outer surface of wall, roof or floor in W/m²K = 20 W/m²K
- R3, R4, R5, R6, R7, R8 = Thermal conductivity of separate air spaces in structure W/m²K = 0.8 W/m²K
- R1, R2, R3, R4, R5, R6, R7, R8 = Thermal conductivity of successive layers of the different components in structure W/m²K
- d1, d2, d3, d4, d5, d6, d7, d8 = Thickness of successive layers of different material components in square meters.

Deemed to Satisfy

SITE CALCULATIONS:

- AREA OF PLOT = 500.40
- AREA OF BUILDING = 512.80
- AREA OF OUTBUILDING = 63.80
- TOTAL AREA = 512.80
- AREA OF FOOTPRINT = 211.60
- % COURSE = 42.20
- LESS THAN 50%

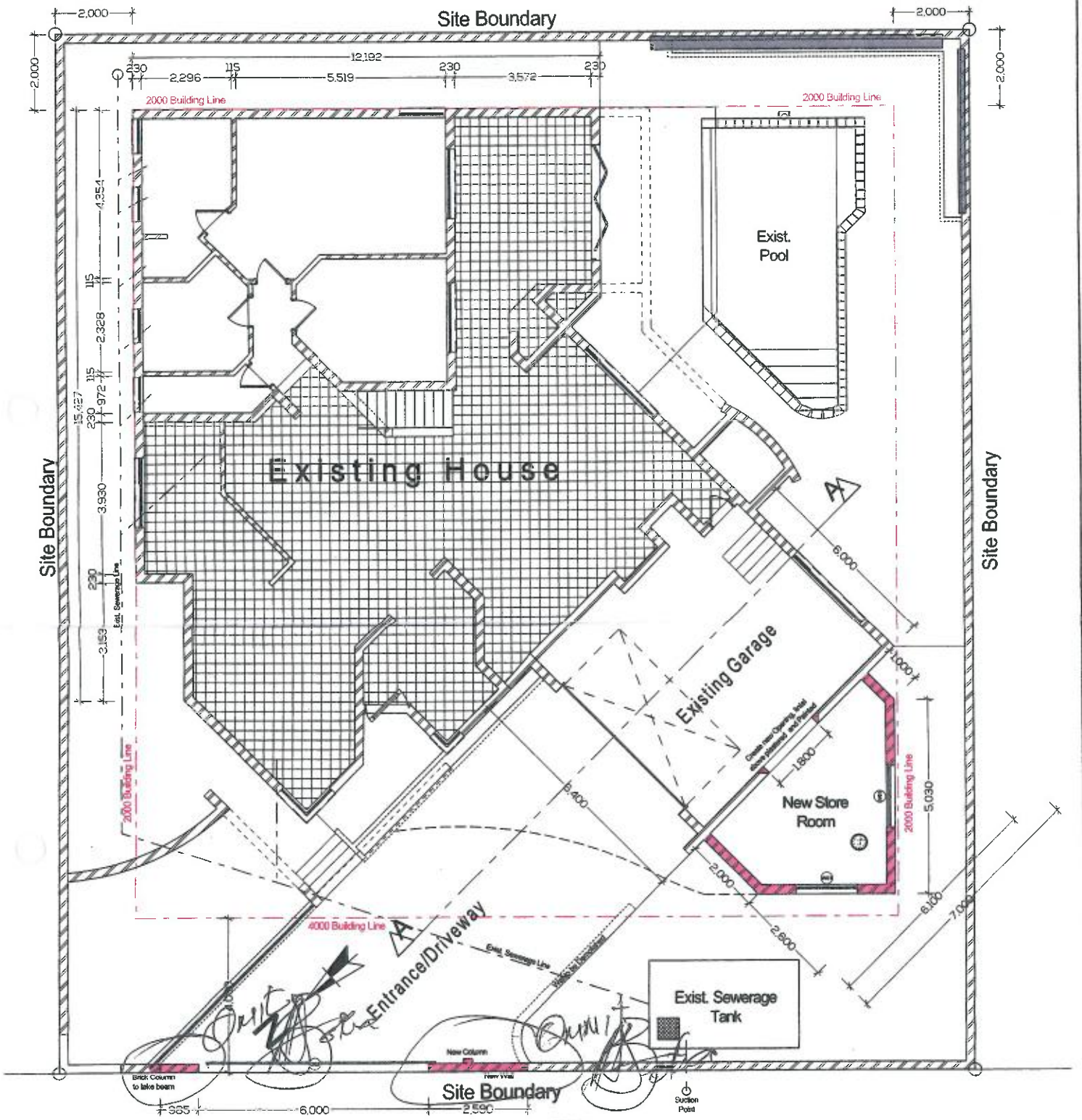
DEEMED TO SATISFY

Site Legend Erf 2699

Exist. App Building	217.6
Garage/Laundry/Store	63.8
First Floor	95.0
Second Floor	136.6
TOTAL	512.8
Area of Site	500.4
Ground Floor Footprint	211.6
Coverage %	42.2%

Llewellyn van Rensburg
 Member of Cape Institute for Architecture Reg M-V015
 Member of the Council for the Architectural Profession Reg 571242

design cooperative Llewellyn Van Rensburg Pr. Arch. ST1242, SACAP MIA Tel 079 037 7348 vanrensburg.lew@gmail.com	Mr. L. van Rensburg PROPOSED ALTERATIONS Erf 2699 Perlemoenbaai	Proj Date: Aug 2019
		Project No. Drawing No. 1910 / 05 Scale 1:100

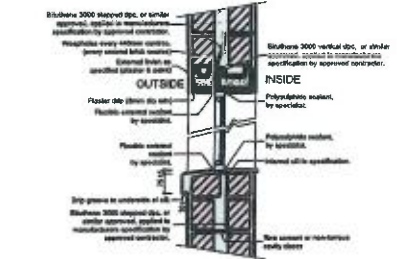
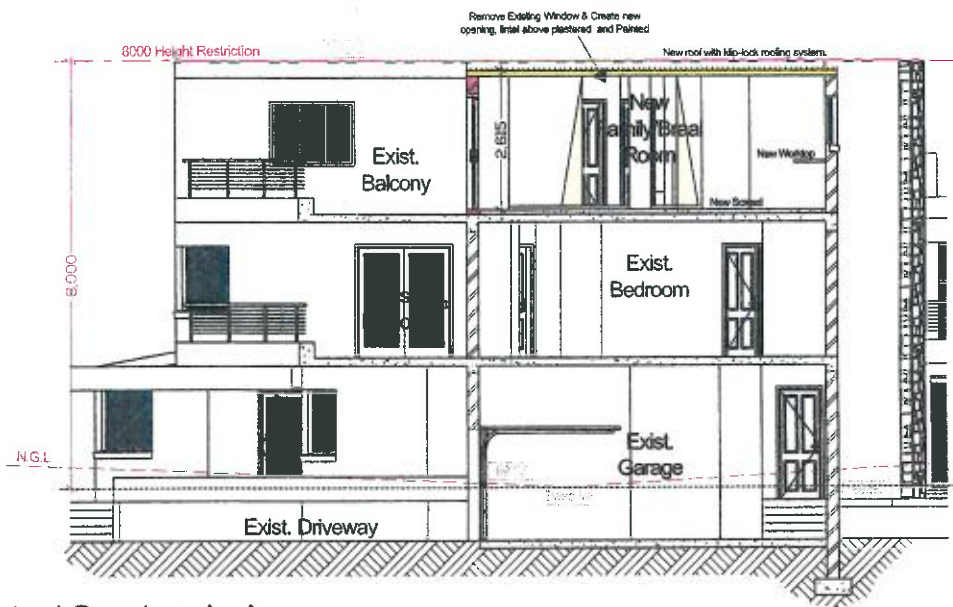


Ground Floor
Scale 1:100



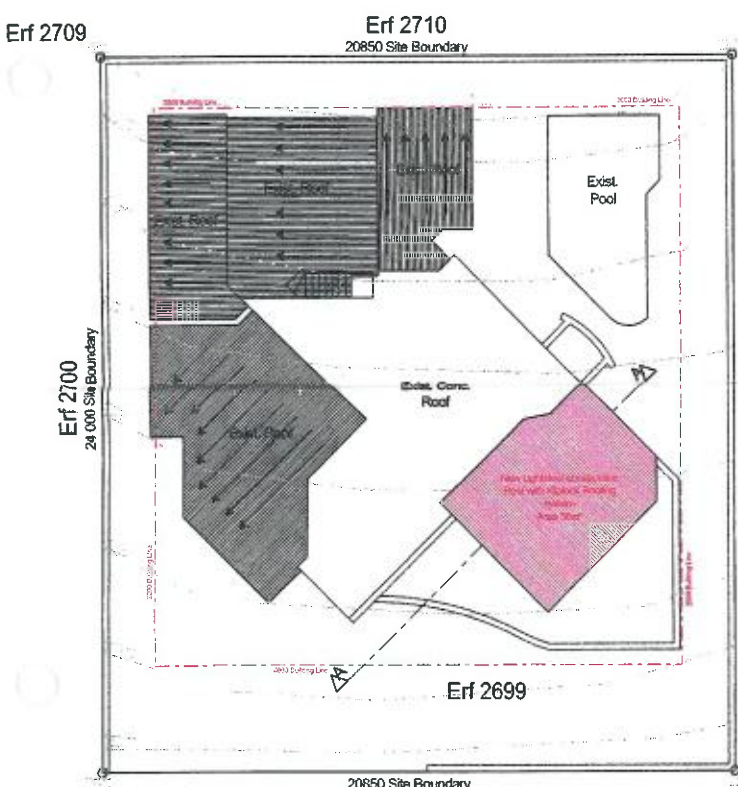
OVERSFRAND MUNICIPALITY
 Building plan No. 3800 is recommended by
 Approval subject to the applicable Town Planning regulations
 and the National Building Regulations and Building Standards
 Act 103 of 1977
 Chief Building Control Officer
 Building plan No. 3800 is approved subject
 to the applicable Town Planning Regulations, the National Building
 Regulations and Building Standards Act 103 of 1977
 Plan approved on: 19.11.19
 Approved for Council

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



Window Sill Detail
Scale 1:20

Typical Section A-A
Scale 1:100



Site Plan
Scale 1:200

General notes

In terms of SANS 10400-D, the following requirements must be met for swimming pools and swimming baths:

4.2.1. A wall or fence must be provided by the owner of a site which contains a swimming pool or a swimming bath.

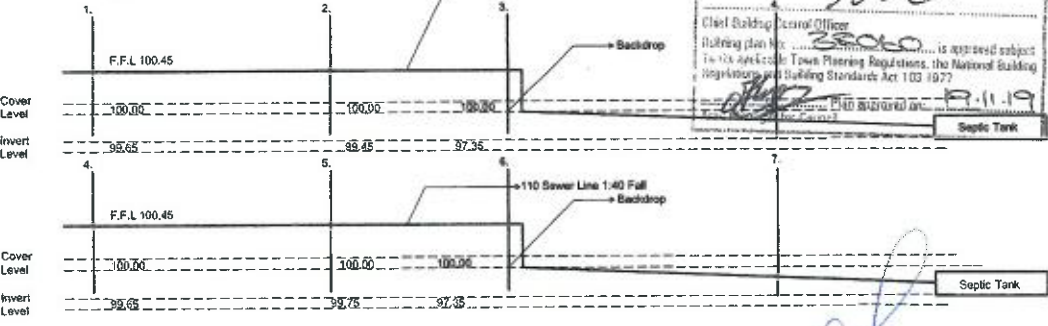
a. A self-closing and self-latching gate with provision for locking in such wall or fence; or

b. A building where such building forms part of such wall or fence.

4.2.2. A balustrade or wall provided as protection at a change in level in any occupancy classified as E2, E3, E4, H1, H2, H3, H4 or H5 shall not have any opening that permits the passage of a 100 mm diameter ball, provided that such protection in any occupancy that is not an occupancy classified as E2, E3, E4, H1, H2, H3, H4 or H5, shall consist of at least a handrail and one other rail midway between such handrail and the floor.

4.2.3. In the case of an interior balcony or a mezzanine floor, such balcony or floor shall be provided with a balustrade or wall not less than 1-m in height.

Drainage Section
Trewwa Str



APPROVED SUBJECT TO THE APPLICABLE TOWN PLANNING REGULATIONS AND THE BUILDING REGULATIONS AND BUILDING STANDARDS ACT 103 OF 1977

3806

Client Building Control Officer

Building plan no. 3806

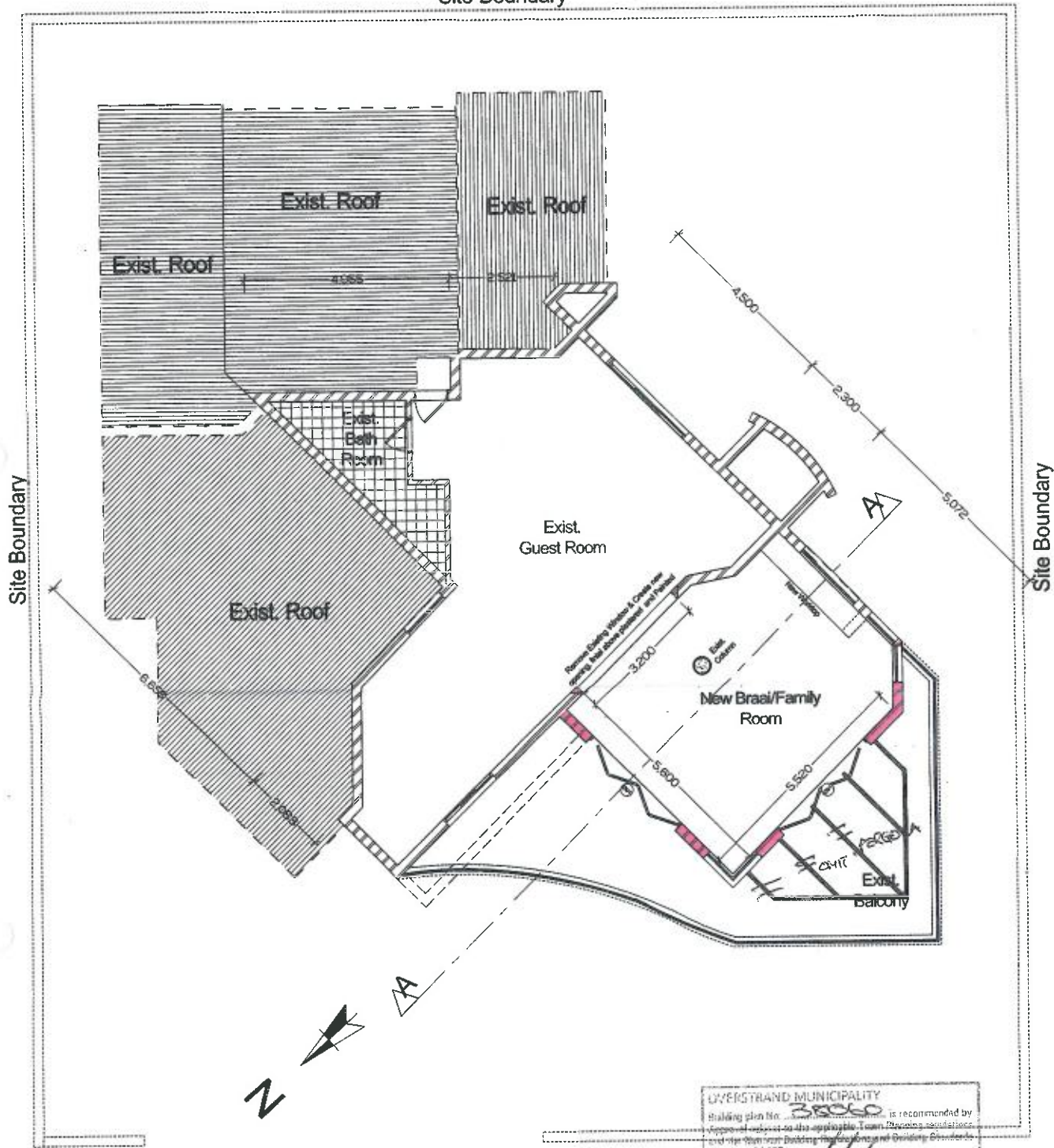
is approved subject to the applicable Town Planning Regulations, the National Building Regulations and Building Standards Act 103 of 1977

2019/11/19

Septic Tank

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

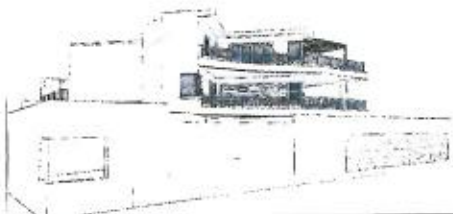
Site Boundary



Penthouse Floor
Scale 1:100

Site Boundary

OVERSTRAND MUNICIPALITY
 Building plan No. 3806 is recommended by
 approval subject to the applicable Town Planning Regulations
 and the National Building Regulations and Building Standards Act 106 of 1977
 Chief Building Control Officer
 Building plan No. 3806 is approved subject
 to the applicable Town Planning Regulations, the National Building
 Regulations and Building Standards Act 103 1977
 Plan approved on: 19.11.19
 Approved for Council



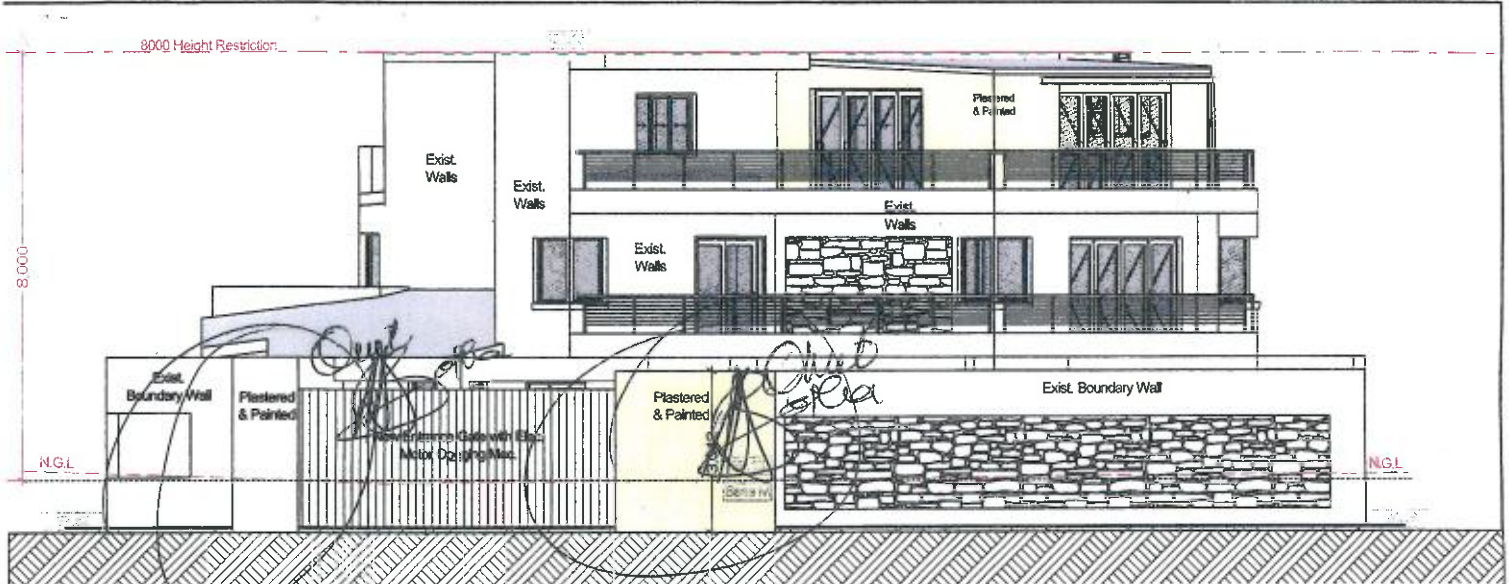
Llewellyn van Rensburg
 Member of Cape Institute for Architecture Reg M-V015
 Member of the Council for the Architectural Profession Reg ST1242

design cooperative
 Llewellyn van Rensburg
 Architecture & Planning
 P.O. Box 61242, SACAP MKA

Tel 079 037 7348 vanrensburg.lw@gmail.com

Mr. L. van Rensburg
Proposed Alterations
 Erf 2699 Perlemoenbaai

Project no. **1301**
 Scale: 1:100 Date Printed: 31/10/2019
 Drawing No. **LP 03**
 Drawn: *A*



Front Elevation

Scale 1:100

Area of Building	
Total Ground Floor	= 93.70m ²
First Floor	= 93.99m ²
Area of Garage	= 24.50m ²
TOTAL	= 212.19m²

Site Calculations	
Area of Plot	698m ²
Area of Dwelling	187.60m ²
Area of Garage	24.50m ²
TOTAL Coverage	212.19m²
Coverage %	30%
<i>Deemed to Satisfy</i>	

Window Area Calculations	
Area of Plot	698m ²
Area of Dwelling	187.60m ²
Area of Garage	24.50m ²
TOTAL GLAZING AREA	38.83m²
%Net Floor Area (Dwelling)	20.59%
Glazing Translucent low E	<i>Deemed to Satisfy</i>

Site Legend Erf 2699	
Exist. App Building	217.6
Garage/Laundry/Store	63.8
First Floor	95.0
Second Floor	136.6
TOTAL	512.8
Area of Site	500.4
Ground Floor Footprint	211.6
Coverage %	42.2%

SHEET ROOF R-VALUE CALCULATIONS

MIN. REQUIRED = 3.7m²KW-1

FORMULA

$$R = 1/U = 1/h_i + 1/h_o + (1/a_1) + (d_1/k_1 + d_2/k_2 + d_3/k_3 + d_4/k_4 + d_5/k_5) = m^2KW$$

PROPOSED

= 0.09 + 0.05 + 0.147 + (30mm Lambdaboard	=	1.250
	50mm Isotherm	=	1.420
	Double-sided RadenShield	=	1.360
	Roof Sheeting	=	0.030
		=	4.135

$$= 0.287 + 4.135$$

$$= 4.422m^2KW-1$$

Where:

Minimum required Total R-Value (m²KW-1) for Climatic Zone 4 - Temperate Coastal = 3.7
Direction of heat flow-UP for Zone 4

h_i = coefficient heat transfer for surface of wall, roof, or floor in W/m²K

= 11 W/m²K

h_o = coefficient heat transfer for outer surface of wall, roof or floor in W/m²K

= 20 W/m²K

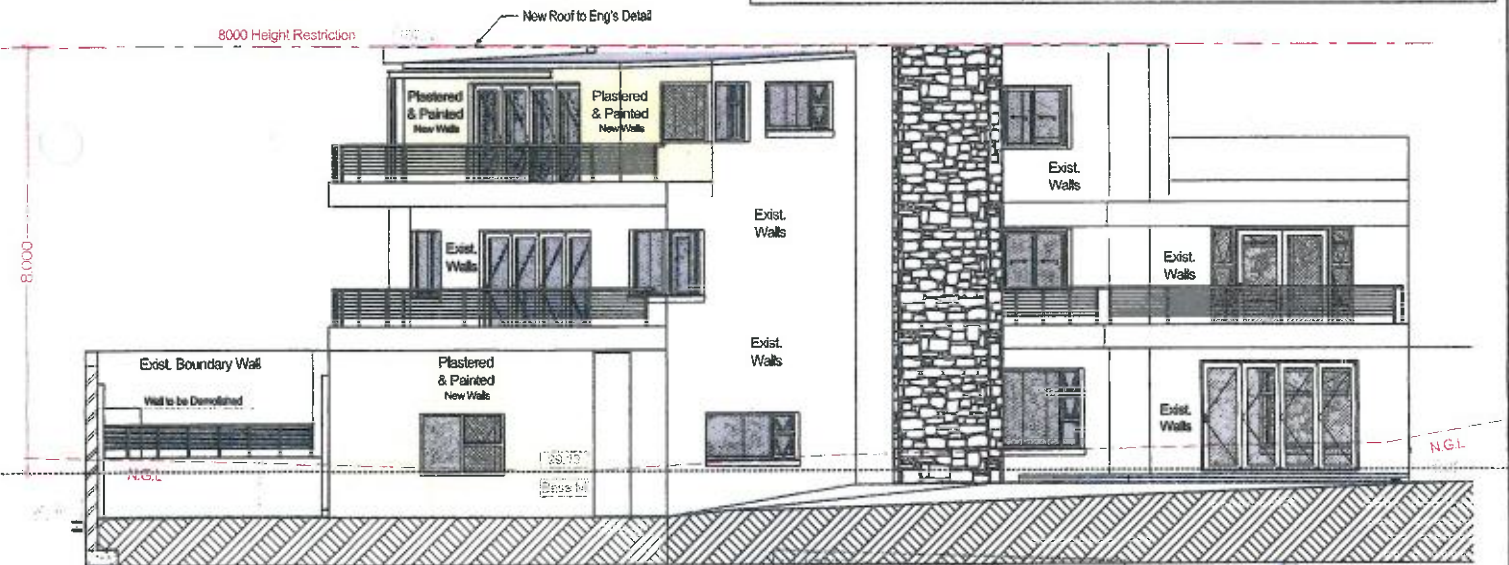
a₁ a_n = Thermal conductivity of separate air spaces in structure W/m²K

= 6.8 W/m²K

k₁...k_n = Thermal conductivity of successive layers of the different constituents in structure W/m²K.

d₁...d_n = Thickness of successive layers of different material components in square meters.

Deemed to Satisfy



Side Elevation

Scale 1:100



Building plan No. 35060 is recommended by Approved subject to the applicable Town Planning regulations and the National Building Regulations and Building Standards Act 103 of 1977

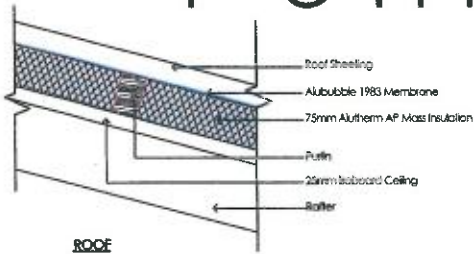
Client Building Control Officer

Building plan No. 35060 is approved subject to the applicable Town Planning Regulations, the National Building Regulations and Building Standards Act 103 of 1977

Plan approved on 19/11/19

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

Fenestrations



ROOF

Alobubble Membrane	1.1R
75mm Alutherm Mast	1.7R
25mm Isoboard	1.1R
TOTAL	3.9R

Door ID	D01	D02
Orientation		L
Quantity	2	1
W x H Size	3,000x2,100	6,000x2,665
Description	Sliding Folding Door	Entrance Gate
2D Symbol		
3D Front View		

Window ID	W01
Quantity	2
W x H Size	1,600x1,200
P-Value	1.20
H-Value	2.1
Direction	N.E
2D Symbol	
3D Front View	

WATER

Domestic Connection With Valve	= 20m
Ring Main	= 20m
Standpipe	= 12m
Ring Main to H.W.C.	= 20m
Hot & Cold Water Supply Line	= 20m
Branch Lines	= 12m
Isolating Valves to Kitchen + WC's + Bathrooms	
Min 50% of Annual Hotwater Generation Achieved by Solar	
All Services to Comply with SANS 1307 & SANS 10106.	

of Building

Total Ground Floor	= 93.70m ²
Total First Floor	= 93.99m ²
	= 187.69m ²
Area of Garage	= 24.50m ²
TOTAL	= 212.19m²

Site Calculations

Area of Plot	698m ²
Area of Dwelling	187.60m ²
Area of Garage	24.50m ²
TOTAL Coverage	212.19m²
Coverage %	30%
<i>Deemed to Satisfy</i>	

Window Area Calculations

Area of Plot	698m ²
Area of Dwelling	187.60m ²
Area of Garage	24.50m ²
TOTAL GLAZING AREA	38.63m²
%Net Floor Area (Dwelling)	20.59%
Glazing Translucent low E	
<i>Deemed to Satisfy</i>	

Site Legend Erf 2699

Exist. App Building	217.6
Garage/Laundry/Store	63.8
Fir or	95.0
S Floor	138.6
TOTAL	512.8
Area of Site	800.4
Ground Floor Footprint	211.6
Coverage %	42.2%

SHEET ROOF R-VALUE CALCULATIONS
MIN. REQUIRED = 3.7m²KW-1
FORMULA
 $R = 1/U = 1/h_i + 1/h_o + (1/a_1) + (d_1/k_1 + d_2/k_2 + d_3/k_3 + d_4/k_4 + d_5/k_5) = m^2KW$

PROPOSED

= 0.09 + 0.05 + 0.147 + (30mm Lambdaboard	=	1.250
	50mm Isotherm	=	1.420
	Double-sided RadenSheid	=	1.360
	Roof Sheeting	=	0.030
		=	4.135

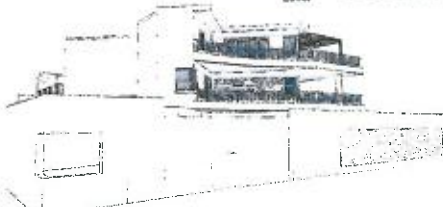
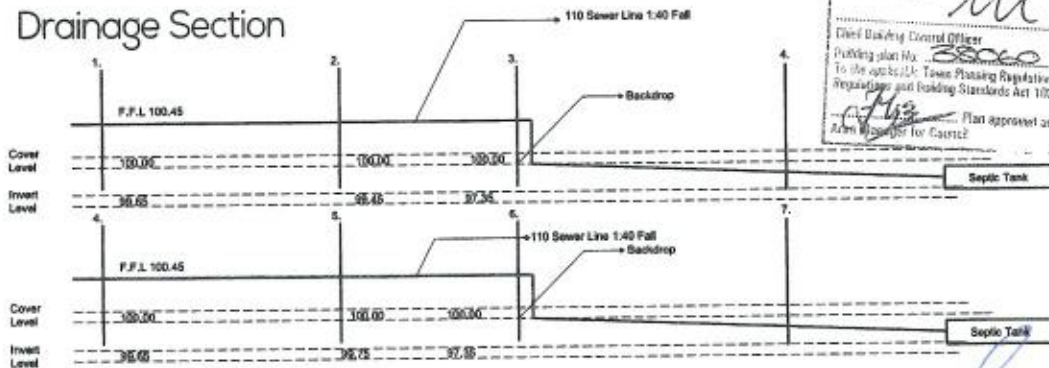
= 0.287 + 4.135
 = 4.422m²KW-1

Where:
 Minimum required Total R-Value (m²KW-1) for
 Climatic Zone 4 - Temperate Coastal = 3.7
 Direction of heat flow-UP for Zone 4

h_i = coefficient heat transfer for surface of wall, roof, or floor in W/m²K
 = 11 W/m²K
 h_o = coefficient heat transfer for outer surface of wall, roof or floor in W/m²K
 = 20 W/m²K
 a₁ = Thermal conductivity of separate air spaces in structure W/m²K
 = 6.8 W/m²K
 k₁...k_n = Thermal conductivity of successive layers of the different constituents in structure W/m²K.
 d₁...d_n = Thickness of successive layers of different material components in square meters.
Deemed to Satisfy

OVERSTAND MUNICIPALITY
 Drawing plan No. 28060
 is recommended for approval subject to the applicable Town Planning regulations and the National Building Regulations and Building Standards Act 103 of 1977.
 Direct Building Control Officer
 Building plan No. 28060 is approved subject to the applicable Town Planning Regulations, the National Building Regulations and Building Standards Act 103 of 1977.
 Plan approved on: 19.11.19
 Area Manager for Council

Drainage Section



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