

ERF 4251, 6 BOSPLASIE CRESCENT, ONRUS RIVER: APPLICATION FOR DEPARTURE AND DETERMINATION OF ADMINISTRATIVE PENALTY: WRAP PROJECT OFFICE (obo GUNNTANG (PTY) LTD)

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a departure in terms of Section 16(2)(b) of the By-Law to depart from the Bosplasia Special Zone Regulations as follows:

- To relax the northern lateral building line from 1,2m to 0m and the rear building line from 1,2m to 0m respectively, to accommodate an existing wendy house;
- To relax the rear building line from 1,2m to 0m to accommodate an existing greenhouse; and
- To relax the street building line from 4,5m to 0,69m and the lateral building line from 1,2m to 0m respectively, to accommodate a proposed carport.

Application is also made in terms of Section 16(2)(b) of the By-Law to relax the maximum permissible boundary wall height from 2,1m to $\pm 2,3m$.

Application is also made in terms of Section 16(2)(q) of the By-Law for the determination of administrative penalty for the unauthorised encroachments on the property.

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. 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 / loretta@overstrand.gov.za) on or before **18 February 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Town Planner, **Mr. H Olivier** 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 4251, BOSPLASIESINGEL 6, ONRUSRIVIER: AANSOEK OM AFWYKING EN BEPALING VAN ADMINISTRATIEWE BOETE: WRAP PROJECT OFFICE (nms GUNNTANG (PTY) LTD)

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is ingevolge Artikel 16(2)(b) van die Verordening om afwyking van die Bosplasia Spesiale Sone Regulasies soos volg:

- om onderskeidelik die noordelike syboullyn vanaf 1,2m na 0m en die agterboullyn vanaf 1,2m na 0m te verslap om 'n bestaande tuinhuis te akkommodeer;
- om die agterboullyn vanaf 1,2m na 0m te verslap om 'n bestaande kweekhuis te akkommodeer; en
- om onderskeidelik die straatboullyn vanaf 4,5m na 0,69m en die syboullyn vanaf 1,2m na 0m te verslap om 'n voorgestelde motorafdak te akkommodeer.

Aansoek word ook gedoen ingevolge Artikel 16(2)(b) van die Verordening om die maksimum toelaatbare hoogte vir 'n grensmuur te verslap vanaf 2,1m na $\pm 2,3m$.

Aansoek is ook ontvang ingevolge Artikel 16(2)(q) van die Verordening vir die bepaling van administratiewe boete vir ongemagtigde oorskreidings op die eiendom.

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 / loretta@overstrand.gov.za) voor of op **18 Februarie 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr. H Olivier** 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 4251, 6 BOSPLASIE CRESCENT, ONRUS RIVER: ISICELO SOKUPHAMBUKA NESIGQIBO SESOHLWAYO: i-WRAP PROJECT OFFICE (EGAMENI LE--GUNNTANG (PTY) LTD)

Esi saziso sikhutshwe ngokuvumelana neCandelo 48 loMthetho ka-2020 Ohlaziyiweyo woMasipala wase-Overstrand omalunga Nokuceba Ukusetyenziswa Komhlaba kaMasipala ukuba kufunyenwe isicelo sokuphambuka ngokuvumelana neCandelo 16(2)(b) ngeMithetho yeDolophu ngokusuka kwiMigaqo Ekhethekileyo Yengingqi i-Bosplasia, ngale ndlela ilandelayo:

- Ukunyenya imida yesakhiwo esisemantla ukusuka kwiimitha eziyi-1,2m ukuya kweziyi-0m ngokunjalo nangomda ongasemva wesakhiwo, ukususela kwiimitha eziyi-1,2m ukuya kweziyi-0m, ukuze kubekwe indlu yamaplanga esele ikhona;
- Ukunyenya imida engasemva yesakhiwo ukusuka kwiimitha eziyi-1,2m ukuya kweziyi-0m ukuze kubekho isakhiwo sokukhulisa izityalo esesikho kakade; nokuze
- Kunyenya umda wesitrato ukususela kwiimitha eziyi-4,5m ukuya kweziyi-0,69m nomda wesakhiwo esisecaleni ukusuka kwiimitha eziyi-1,2m ukuya kweziyi-0m, ukuze kubekho indawo yokumisa iimoto ecetywayo.

Isicelo siyafakwa ngokuvumelana neCandelo- 16(2)(b) lweMithetho Yedolophu ukuze kunyenya umda wodonga olunobude obuizimitha eziyi-2,1m ukuya kweziyi- $\pm 2,3m$.

Isicelo senziwe ngokuvumelana neCandelo 16(2)(q) lweMithetho Yedolophu ukuze kugqitywe ngesohlwayo ngenxa yokusondela kumhlaba wesinye isakhiwo ngokungavumelekanga.

linkcukacha ezipheleleyo ngesi sindululo ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi yes-i08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi **komhla, wama-18 EyoMdumba 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **uMnu H. Olivier** 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.

Tel: 028 313 8900 | Fax: 028 313 2093 | E-mail: loretta@overstrand.gov.za

PO Box 20 | **HERMANUS** 7200

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Locality Plan Erf 4251 - Onrustrivier

 Subject property

Plan prepared by: Thian Jansen

Tel: 028 313 1411

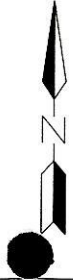
Email: admin@wrapgroup.co.za

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



Project Office
Team: Planning & Project Management

Inset



4072

4073

5191

4251

4071

BOSPLASIE CRESCENT

5192

4252

Scale 1 : 500

Broader context



2683/1977001

11020/1995 3944/1999

KINGS WAY

KINGS WAY

4006/2003

401/2009

402/2006

BOSPLASIE

JOHN ANNANDALE CRESCENT

Scale 1 : 4000



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
By-Law	Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, as amended
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Spatial Development Framework, 2020
SDP	Site Development Plan
SZ	Special Zone

2. PROPERTY DETAILS

Consultant	WRAP Project Office
Erf Number	Erf 4251, Onrustrivier, Division Caledon
Restrictive title deed conditions	None
Extent	693m ²
Zoning	Special Zone - Bosplasia

3. BACKGROUND AND INTENT

Erf 4251 Onrustrivier hereafter referred to as the subject property, is located in Onrus, within the Bosplasia development area and the subject property is zoned Special Zone. Refer to Plan 1 for the locality plan of the subject property. The property owner (Gunntang (Pty) Ltd) – hereafter referred to as the applicant, bought the property and constructed the dwelling to the specifications of their needs. After construction was completed, features were added that were not in-line with the OMLUS. These included a wendy house, small greenhouse and wooden slats that respectively encroaches on the building lines and the permissible height of a boundary wall.

The applicant appointed WRAP Project Office to legalise these encroachments that occurred. The applicant also wants to construct a covered carport over the street building line. WRAP Project Office advised the applicant to combine these applications into one application to maximise efficiency. In addition to these departure applications, an application for the determination of administrative penalty is also required to be submitted as some contraventions have occurred. Refer to Plan 4 for the SDP.

As a result, the following applications are required:

- Departure from the maximum permissible boundary height from 2,1m to 2,3m;
- Departure from the side building line from 1,2m to 0m to allow the existing wendy house;
- Departure from the rear building line from 1,2m to 0m to allow the existing wendy house and existing greenhouse;
- Departure from the side building line from 1,2m to 0,2m and from the street building line from 4,5m to 0,69m to allow the proposed covered carport; and
- Determination of an administrative penalty.

4. PROCEDURE TO ACHIEVE THE APPLICANT'S INTENT

WRAP compiled the report to ensure the applicant's vision is achieved and that the past transgressions are legalised. The following is proposed:

4.1 Departure to exceed the maximum permissible boundary wall height of 2,1m with 0,2m (to $\pm 2,3$ m) in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

After the construction of the dwelling house, the applicant moved into the house and soon realised that the neighbouring property (Erf 4073 Onrustvriër) located to the north of the subject property is situated higher than the subject property. Due to the natural slope of the area, each property in the surrounding area was required to cut-and-fill to ensure a stable base to build upon. This created a stepped development with the properties to the north having a higher natural ground level.

This was the case between the subject property and Erf 4073 Onrustvriër, and both parties agreed that the adding of slats on top of the boundary wall would create a privacy barrier between the two properties.

A wooden slats screen was installed professionally and has electric fencing placed on top of it. The screen ensures that the owner of Erf 4073 Onrustvriër does not have a clear view of the applicant's property.

Figure 1 illustrates the professionalism of the wooden slats:

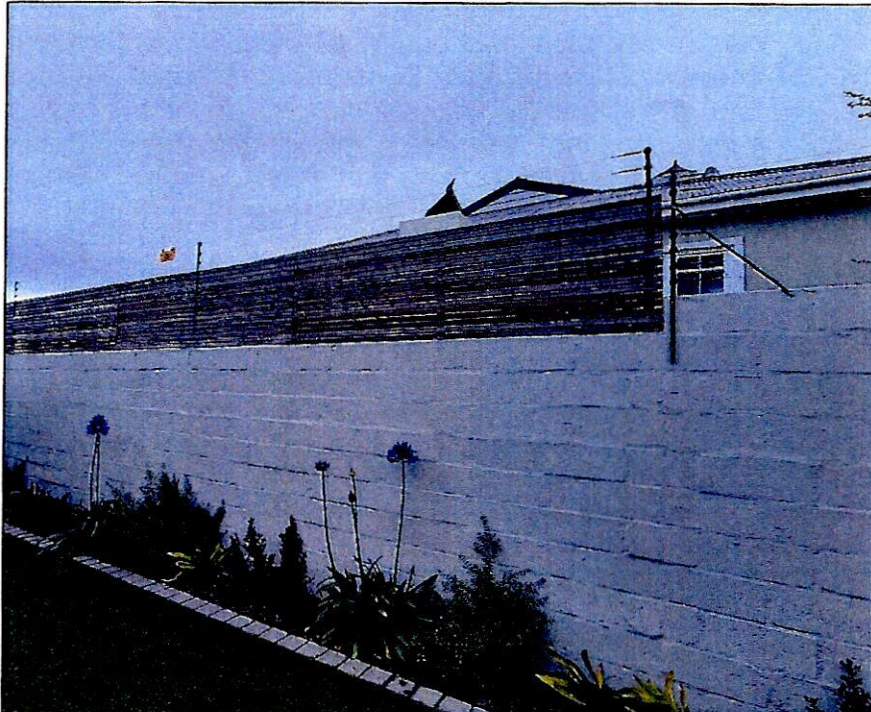


Figure 1: Wooden slats above the boundary wall at a maximum height of 2,3m

4.2 Departure from the 1,2m northern side building line to 0m and the 1,2m rear building line to 0m to accommodate the existing wendy house in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

The applicant had the vision to construct a wendy house. Before construction started, consent from the affected neighbours were obtained. It is important to state that they did not sign a plan, but only the consent form of the OM. Should affected parties' consent be required again, the applicant will be able to obtain these signed documents and plans.

The applicant uses the wendy house as a storage room for his garden equipment and other miscellaneous objects. It is important to note no habitable space was created and the only function of the wendy house is storage.

The wendy house was constructed with the boundary walls as the side with the implication that a departure is required to allow the wendy house on 0m, directly on the boundary wall. The total encroachment area is only 5,7m² which is a non-habitable space only used for storage as indicated above. The wendy house has a height of ±2,4m and is ±0,3m higher than the boundary wall. (refer to Figure 2 for illustration purposes).

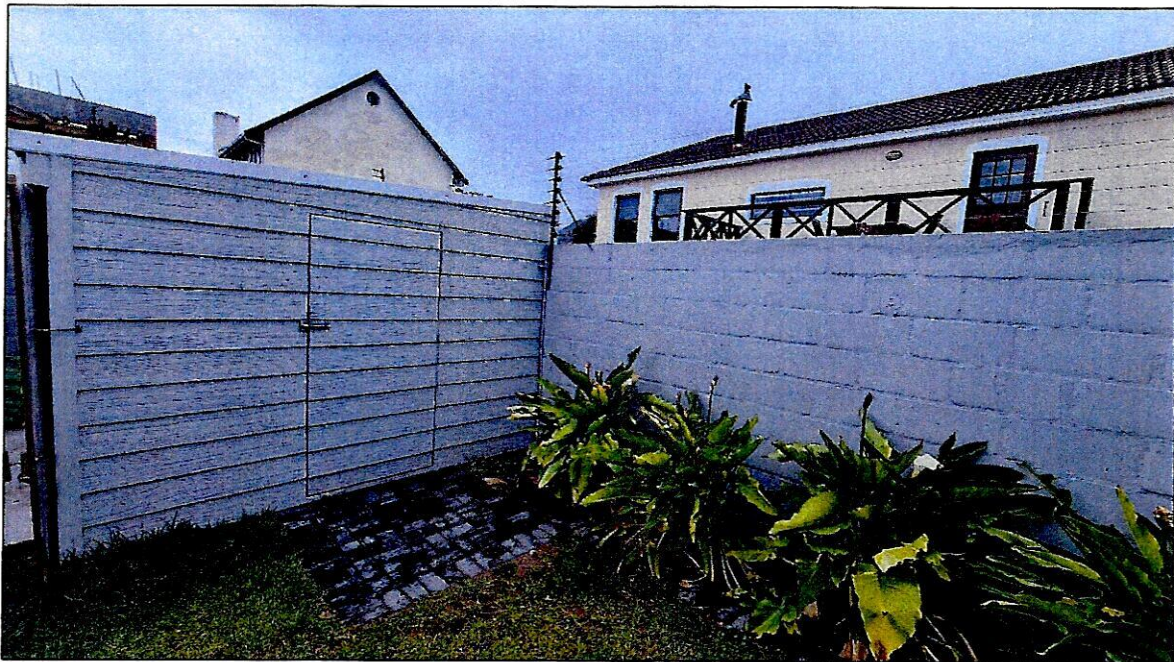


Figure 2: Wendy House

4.3 Departure from the 1,2m rear building line to 0m to accommodate the existing greenhouse in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

The greenhouse follows the pattern of the wendy house and was built against the boundary wall, requiring a departure up to 0m to legalise the structure, the greenhouse is used to grow vegetables and herbs for the applicants to consume at home.

The greenhouse is not predicted to affect the surrounding property owners as it is not a land use that generates noise or has a visual impact on the surrounding area. The applicant did construct the greenhouse without prior approval and this application serves as rectification to ensure the land use approvals are in place.

The Figure below illustrates the dimensions of the greenhouse being 3,5m x 4m with a total area of 14m². Only 3,9m² of the total area is encroaching on the 1,2m rear building line. The height of the structure is below the boundary wall of 2,1m at the rear of the property.

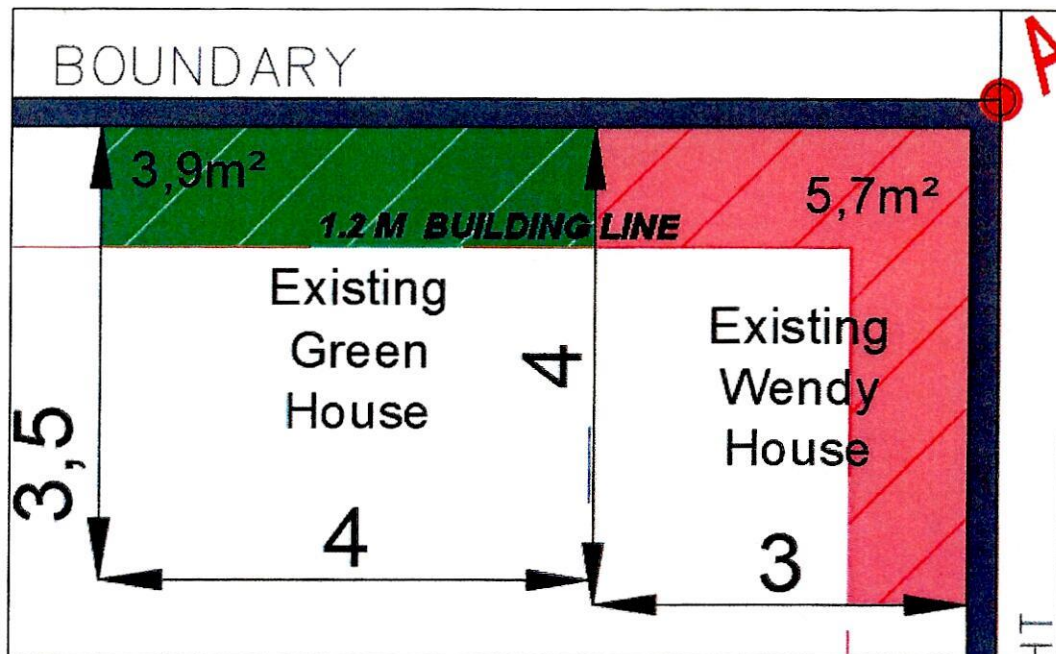


Figure 3: Existing Wendy house and greenhouse dimensions.

4.4 Departure from the 1,2m side building line to 0m and the 4,5m street building line to 0,69m to accommodate the proposed carport in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

The applicant is a retiree, and an avid camper that owns two vehicles and a caravan but only has a double garage, with the implications that one his vehicles remains exposed to the elements.

The applicant envisions building a covered carport in front of his garage encroaching on the street building line. In terms of the OMLUS, a carport is allowed to be built over the street building line with permission from the OM if the following is complied with:

Section 16.1.2(b) - OMLUS	Comply or deviate
The width of such carport shall not exceed 6,5 m;	<u>Deviate</u> , the applicant envisions an 8,54m wide carport which is why this application is submitted, as it is wider and does not comply with the OMLUS.



MOTIVATION

(ii) the roof of the carport shall be supported by a metal or timber post or brick, concrete or masonry pillars;	<u>Comply</u> , the proposed carport will be supported by metal supports
(iii) the carport shall not be enclosed on any side, except by: - a boundary fence or wall; - a wall which forms the external wall of a building; or - a security or automated gate.	<u>Comply</u> , the carport is proposed to be enclosed only on one side by the southern boundary wall.
The height of such carport, measured from the natural ground level to the highest point of the structure over the building line, may not exceed 3,0 m on the street boundary, but the height may increase at a 40-degree angle away from such boundary (roof).	<u>Comply</u> , the carport is proposed to be 2,95m high.

Due to the width of the proposed carport, a departure is required. Figure 4 below illustrates the proposed carport, and the width of the carport is proposed to be 8,54m. The reason being the applicant wants to park his caravan in the carport which is wider than a regular car/bakkie, requiring a wider carport to ensure that the one side of the garage is still accessible for normal vehicles.

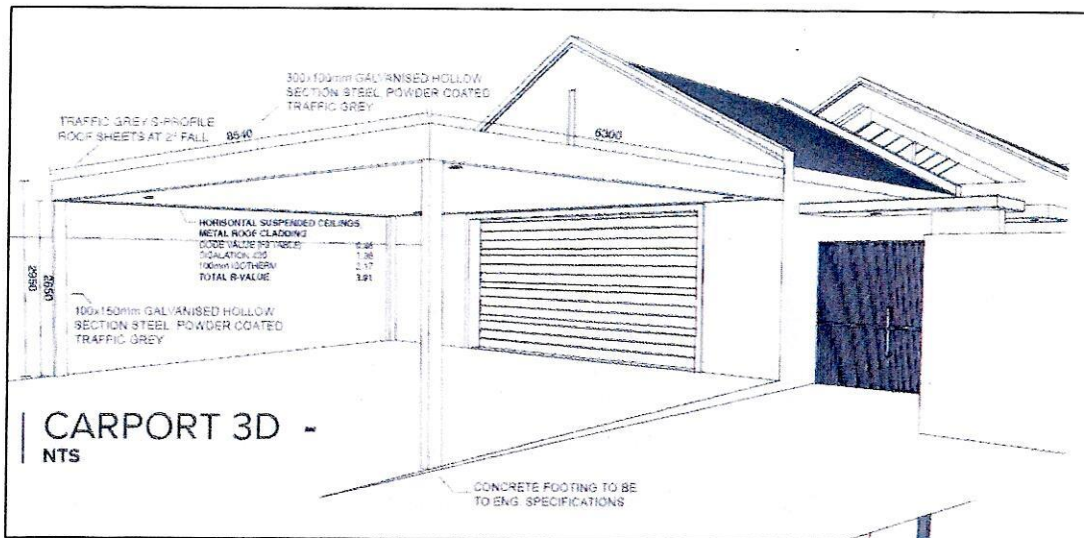


Figure 4: 3D render of the proposed carport.

The proposed carport is not proposed to be enclosed, except for the boundary wall on the southern side that will enclose the proposed carport. Once completed, the carport will allow the applicant to store all of his vehicles under a roof during the day and night.

4.5 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.

The wendy house, greenhouse and wooden slat screen have already been built and to ensure compliance with the Overstrand Municipality By-Law on Municipal Land Use



MOTIVATION

Planning 2015 as amended, it is necessary to include an application for the determination of an administrative penalty.

We request that the administrative penalty be waived as the encroachments were done with the consent of the surrounding property owners that may have been affected by the encroachments. The applicant stated that they would never want to deliberately affect any other property owners negatively.

The contravening structures on the subject property are not obtrusive and are not seen as having a negative impact on the surrounding properties as none of them are noise-generating land uses.

The nature, duration, gravity and extent of the contravention

The nature, duration, gravity and extent are explained in Section 4.1 to 4.3 above.

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

The construction was approved and completed by the applicant, but it was however done without the knowledge that it was in contravention with OMLUS. The applicant obtained consent from the surrounding property owners, believing it was the only consent required to ensure the building work completed was legal.

A report by a quantity surveyor in matters of unauthorised building/construction

Due to the scale of the contraventions, a report from a quantity surveyor was not obtained.

Whether the unlawful conduct was stopped

The construction has been concluded and after the land-use requirements were explained to the applicant, they understand and will not conduct any further building work without the required consents. The submission of the application for departure from the street building line for the construction of the carport is prove of the *bona fides* of the applicant.

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

To the knowledge of this office, the applicant has not previously contravened the By-Law.

5. APPLICATION

Considering the above, application is made for the following:

- 5.1 Departure** to exceed the maximum permissible boundary wall height of 2,1m with 0,2m (to $\pm 2,3$ m) in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.
- 5.2 Departure** from the 1,2m northern side building line to 0m and the 1,2m rear building line to 0m to accommodate the existing wendy house in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.



MOTIVATION

5.3 Departure from the 1,2m rear building line to 0m to accommodate the existing greenhouse in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

5.4 Departure from the 1,2m side building line to 0m and the 4,5m street building line to 0,69m to accommodate the proposed carport in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

5.5 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.

6. LAND USE ENVIRONMENT

The properties surrounding the subject property are also zoned Special Zone and there are also Single Residential properties in the surrounding area. The surrounding area's zoning is illustrated in Plan 2 (zoning plan). The proposed carport is not out of the ordinary and is allowed in terms of the OMLUS.

7. TITLE DEED

The title deed of the subject property (T3963/2018) does not contain any restrictive conditions which may prohibit the approval of the permanent departures.

8. ZONING

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



MOTIVATION

SPECIAL ZONE - BOSPLASIE			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Special Zone	Dwelling House	Comply
Consent use	Conservation Area, Additional dwelling unit	N/A	N/A
Development parameters			
Coverage	66%	Coverage Site Area - 693m ² Proposed Carport - 53,235m ² Wendy House - 12m ² Greenhouse - 14m ² Existing Dwelling House - 280m ² Total Coverage - 359,235m ² / 51.84% Deviate:	Comply
Building lines	Street Building Line - 4,5m Side and Rear Building Line - 1,2m	Street Building Line - 0,69m (To allow the carport) Southern Side Building Line - 0m (To allow the carport) Northern Side Building Line - 0m (To allow the wendy house) Western Rear Building Line - 0m (To allow the greenhouse and wendy house)	Applied for and motivation
Height	2 Storeys / 8m	Single Storey	Comply
Parking	At least 1 parking required	Double Garage and two parking bays in front of garage	Comply

Further development parameters are not applicable.



9. SERVICES

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

Electricity, Water, Sewage and Solid Waste

The subject property is connected to the OM's networks, and these include electricity, water and sewage. The proposal of this application will not affect these networks.

Solid waste is collected every week by the OM.

Access and Egress

Access and egress to the subject property are gained from Bosplasié Crescent and the proposal will not affect this.

10. NEED AND DESIRABILITY

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:

Need and desirability

The need for the land use application was a result to legalise past contraventions and ensuring the property meets all the needs of the applicant. The desirability is more often a personal feeling of the applicant, and the applicant has a need to build a carport. The carport will not benefit any other users or person, but it will however increase the property value and in the future, may yield income for the OM.

To achieve their vision, the applicant has appointed WRAP Project Office to submit this application to ensure the proposed development is not in contradiction to any policies, legislation, or title deed conditions.

Impact on views, sunlight and character of the area

The subject property is located in a residential setting and the proposed carport will not be out of the ordinary for the area. Although the proposed carport will encroach both the side and street building lines, the consent from the surrounding owners state that they are not objecting to the carport. It is not anticipated that the carport will affect any views, sunlight, or character of the area.

The other structures, wendy house, greenhouse and wooden slat screen have all been built with the consent of the affected property owners. This office does not feel that these structures affect any person or property's views, sunlight or affect the character of the area,

Economic impact

There is little to no impact on the economy. The building of the proposed carport will temporarily employ a contractor that will use workers to assist in the construction phase.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and



MOTIVATION

affected parties when an application is approved. The development will not affect the property values of surrounding properties.

Impact on heritage

The subject property is not listed in the OM Heritage Register.

Environmental impact

The subject property is not located within an environmentally important area.

11. POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is not located within this zone.

11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject property is not located within this zone.

11.3 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.

12. PLANNING PRINCIPLES

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

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal will not contribute to spatial injustices.

Spatial sustainability

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal to construct a carport and legalise past contraventions will ensure the subject property meets the requirements of the applicant.

Efficiency

This proposal is intended to maximise the usage of the subject property and ensure the applicant's requirements are met.

Spatial resilience

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

Good administration

The OM has a credible track record of good administration regarding the method of public participation which invites and 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.



13. EVALUATION

Once the applicant realised that there have been contraventions, they appointed WRAP Project Office to submit the application in terms on the By-Law ensure compliance. The application also adheres to the requirements for the determination of an administrative penalty. The applicant now understands the land use process and will in the future ensure that all structures adhere to the OMLUS. In addition to the rectification side of the application, the applicant envisions constructing a carport in front of his garage.


The land uses are not out of the context of the surrounding area and these are not seen as land uses that may be a nuisance. The wendy house will only be used for storage, the greenhouse is used to grow small scale herbs and veggies and the wooden slats provide privacy to both property owners. The proposed carport is also not out of context for the surrounding area. The abovementioned departures will also impede on views, sunlight or negatively affect the character of the area.

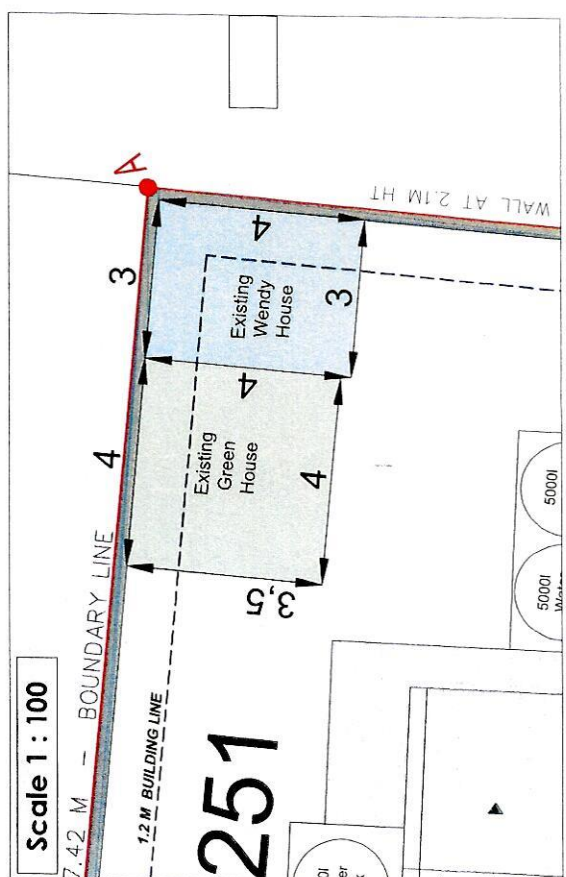
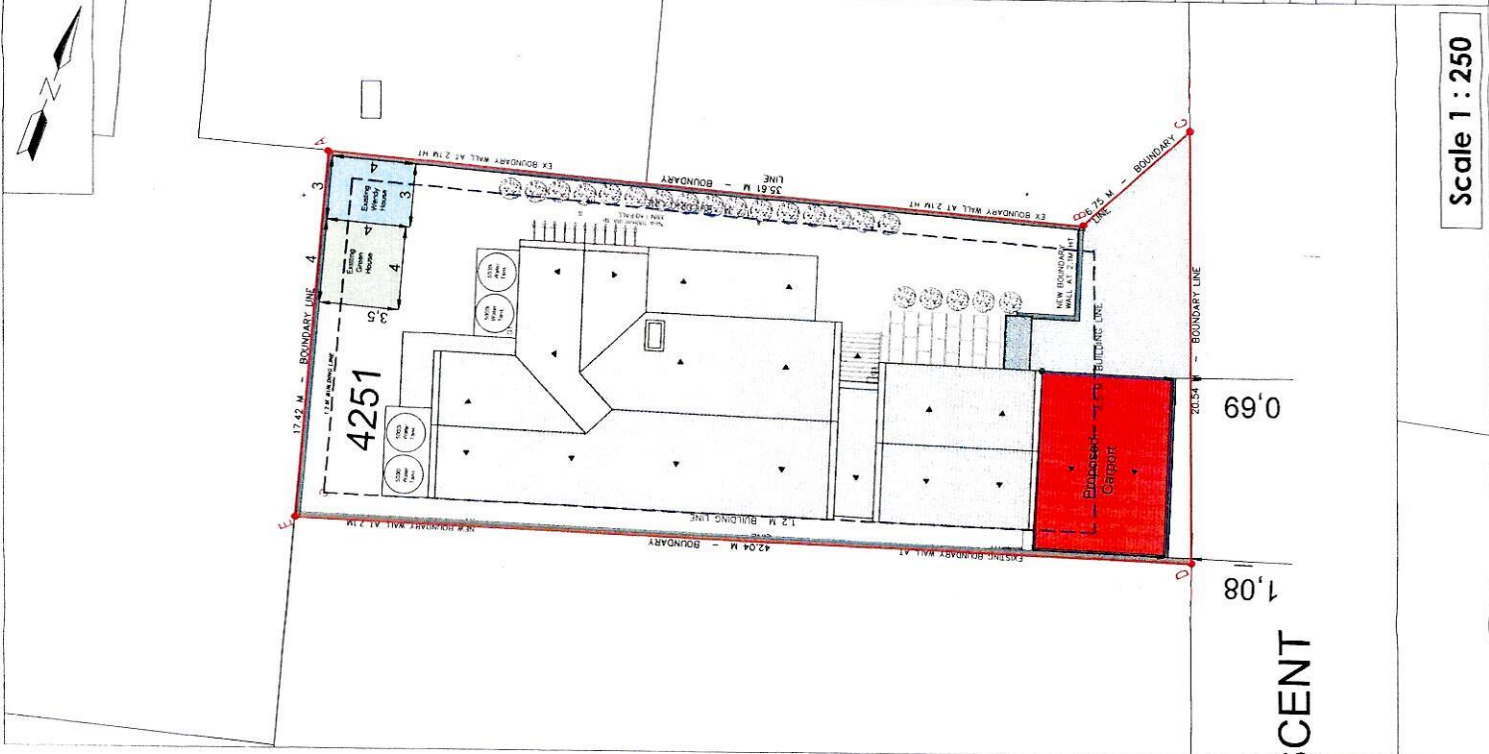
The proposal is in harmony with all relevant spatial planning policies which illustrates that the tenants did not arbitrarily invent this proposal but had due consideration for relevant spatial planning policies.

14. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

- 14.1 Departure** to exceed the maximum permissible boundary wall height of 2,1m with 0,2m (to $\pm 2,3$ m) in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.
- 14.2 Departure** from the 1,2m northern side building line to 0m and the 1,2m rear building line to 0m to accommodate the existing wendy house in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.
- 14.3 Departure** from the 1,2m rear building line to 0m to accommodate the existing greenhouse in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.
- 14.4 Departure** from the 1,2m side building line to 0m and the 4,5m street building line to 0,69m to accommodate the proposed carport in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.
- 14.5 Waiving of the administrative penalty** in terms of Section 16(2)(q) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

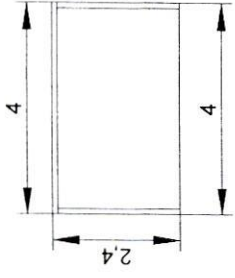
Site Development Plan Erf 4521 - Onrus	
Proposed Carport Dimensions - 8,45m x 6,3m Area - 53,235m ²	
Existing Wendy House Dimensions - 4m x 3m Area - 12m ²	
Existing Greenhouse Dimensions - 3,5m x 4m Area - 14m ²	
Coverage Site Area - 693m ² Proposed Carport - 53,235m ² Wendy House - 12m ² Greenhouse - 14m ² Existing Dwelling House - 280m ²	
Total Coverage - 359,235m²/51,84%	
Plan prepared by: Thiam Jansen Based on plans drawn by: 925 Creative Studio (Pty) Ltd All distances are approximate and subject to a survey Tel: 028 313 1411 Email: admin@wrapgroup.co.za Unit 8, Standard House, Corner of Royal and Dirkie Uys Street Hermonius, 7200	
 Project Office Town Planning & Project Management	



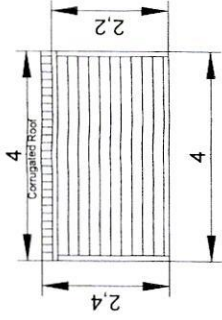
Elevations
Erf 4521 - Onrus

Existing Wendy House
Dimensions - 4m x 3m
Area - 12m²

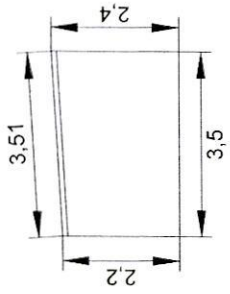
Existing Greenhouse
Dimensions - 3,5m x 4m
Area - 14m²



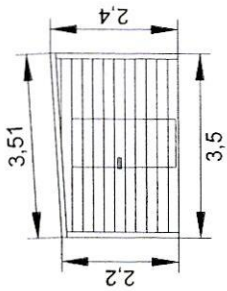
North Elevation



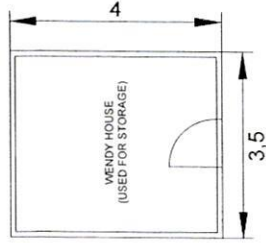
South Elevation



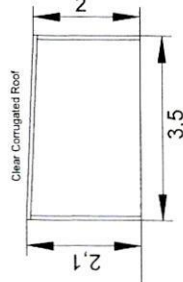
West Elevation



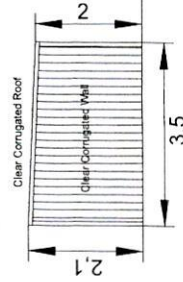
East Elevation



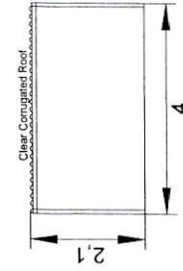
WENDY HOUSE ELEVATIONS & FLOOR PLAN



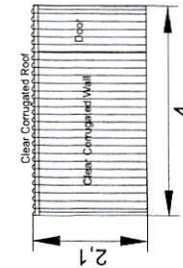
North Elevation



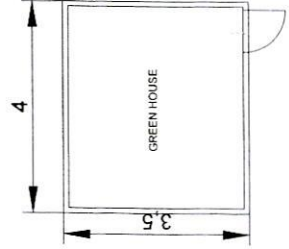
South Elevation



West Elevation



East Elevation



GREEN HOUSE ELEVATIONS & FLOOR PLAN

Plan prepared by: Thion Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

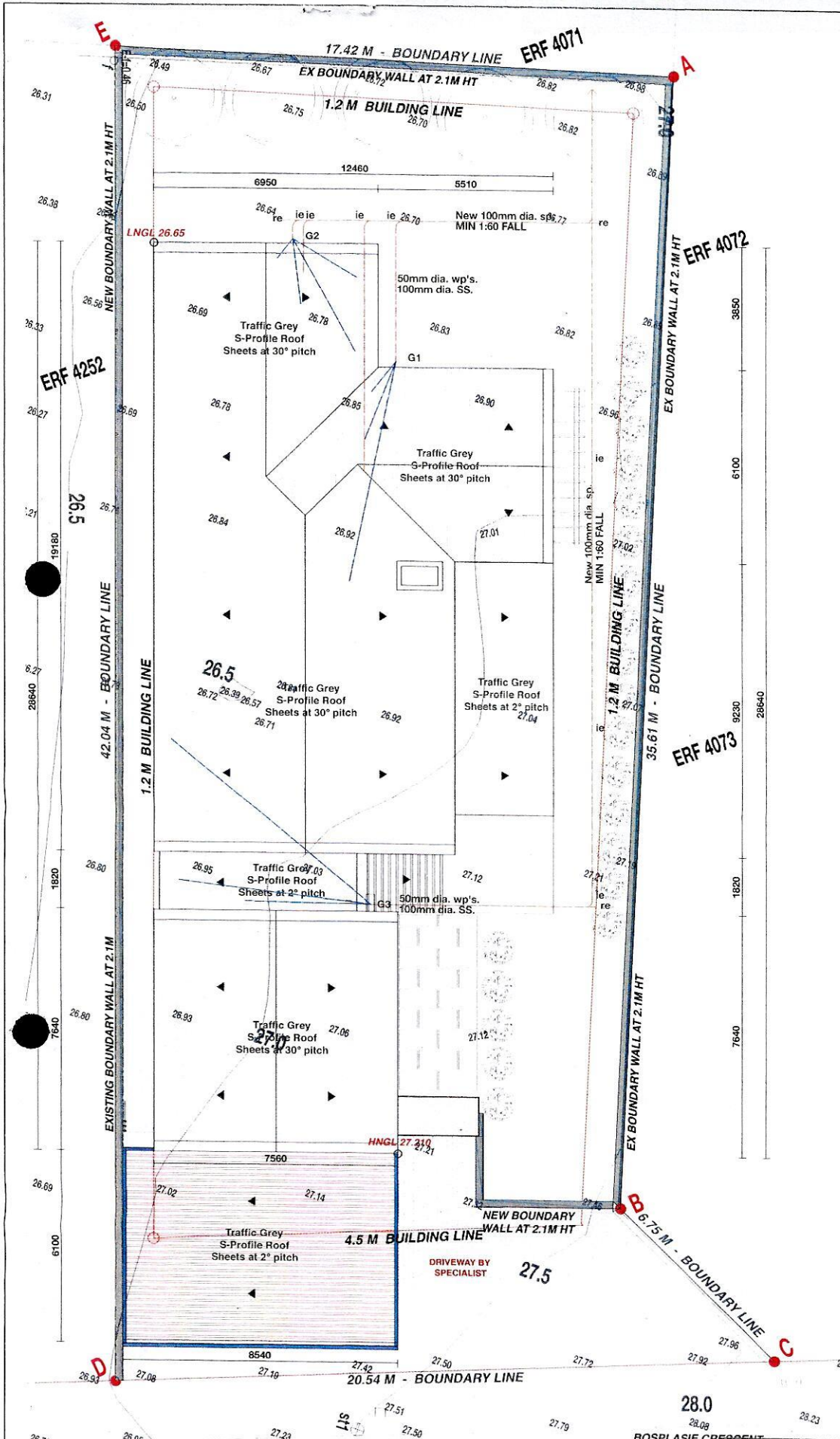
Email: admin@wrapgroup.co.za

Unit 8, Standard House, Corner of Royal and Dirkie Lys
Street Hermanus, 7200



Project Office
Town Planning & Project Management

Scale 1 : 100



CONSTRUCTION NOTES:

DAMP-PROOFING:
 SANS 10400 Part J (JJ3) - and Part K (KK15) - Install 375 micron USB Green damp-proof membrane to underside of all ground slabs and 375 micron Brickgrip DPC to all walls with min 100mm overlaps at all junctions. Install Brickgrip DPC to all window sills.

GROUND SLABS:
 85mm Thick concrete ground slabs on fill with damp-proofing as described above. Reinforce ground slabs according to Engineers detail and specification. All expansion joints to be placed in accordance with Engineers specification.

BRICKWORK:
 SANS 10400 Part K - Bricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be 270mm cavity walls. Internal walls to be 110mm or as shown on plan.

BRICK REINFORCING:
 Brickforce steel wire reinforcing to be installed in every course of foundation brickwork for a minimum of 5 courses and every 3rd course thereafter. Brickforce to be installed in every course below ground slab where brick wall is 110mm only. Brickforce installed over all lintels, unless otherwise specified.

LINTELS:
 Precast concrete lintels over all door & window openings & other openings or recesses, built min. 230mm deep into the wall both sides. Lintels up to 2.1m - 3.0m in length require 4x layers of brickforce above. All precast and stressed lintels exceeding 3000mm to be laid to Engineers specification.

PLASTER WORK:
 All internal and external plasterwork to be minimum 10mm thick. A test panel to be done to Architects satisfaction, prior to commencement of all plaster work.

GLAZING:
 SANS 10400 Part N - All glazing to be clear unless otherwise specified in Architects details and schedules. Glass thickness according to the following: (unless otherwise indicated)
 0.75Sq.m - 3mm 1.5Sq.m - 4mm
 2.1Sq.m - 5mm 3.2Sq.m - 6mm
 Glazing in sliding & folding doors to be 6mm laminated safety glass. Glazing in bathrooms to be opaque unless otherwise specified. All glazing in door panels too be 6mm laminated safety glass. All sliding doors to have safety markers.
 Glazing to the latest SANS 204 & National Building Standards

INSULATION:
 (to be in accordance with SANS 10400-XA)
 Provide 4mm Alucushion® / Bubblefol® FR (Fire Retardant) - white polyethylene coated single sided aluminum foil insulation Code 2906 as supplied by Alucushion® Thermal Insulation (Pty) Ltd. Laid taut over purlins and fixed concurrent with roof covering; overlapped longitudinally by 100mm; on and including white PVC coated straining wire spaced at 383mm centres; all in strict accordance with the manufacturers specifications.
 AND 145mm thick Isotherm, installed in strict accordance to manufacturer's specifications OR (Insulation to have a min. of a 3.7 R-value.) (Roof insulation, refer to XA-notes)

FILLING:
 SANS 10400 Part J (JJ2.3) - Fill to be well compacted in wetted layers of 150mm and according to Engineers specifications and recommendations. Certificate of compaction to be submitted to the Architect once completed.

FOUNDATION:
 SANS 10400 Part H - All foundations to be 800x300 concrete strip foundations, unless otherwise specified on Architects and/or Engineers drawings or specifications

ROOF TILES/SHEETING:
 Roof construction as per Engineer specification

DRAINAGE:
 SANS 10400 Part P - Sink, Prep bowl - 40mm dia. PVC Bath, Shower, WHB - 50mm dia. PVC WC - 100mm dia. PVC Vent pipes - 100mm dia. uPVC Stack Pipes - 100mm dia. uPVC
 All soil pipes to be laid in river sand to fall min. 1:60 all in accordance with local authority regulations. Drains under buildings and/or garden wall to have flexible neo-prene joints. All drains to be placed min. 1000mm from building. Depth of drained to be min. 600mm. No stormwater into drains. All first floor fittings to be supplied wit anti-vac valves.

ROOF CONSTRUCTION:
 Roof truss to be anchored by 2 x 4mm Galv. wire 600deep. Insulation done according to NBR Part XA (SANS10400). Minimum requirements for materials R-values for different climatic zones must be used.

GENERAL:
 All Construction to comply to the latest National Building Standards and SANS 204

SITE PLAN -
 SCALE 1:125

FENESTRATION CALCULATIONS:

Achieved conductance	<	Permitted conductance
144.68	<	358.4
Achieved solar heat gain	<	Permitted solar heat gain
SHGC 14.07	<	33.28

SURFACE AREA:

SITE AREA	=	693 m ²
GROUND FLOOR	=	280 m ²
NEW CARPORT	=	53 m ²
TOTAL COVERAGE	=	333 m ²
TOTAL COVERAGE	=	48.0%

DRAWING TITLE:
 SITE PLAN

DRAWING DETAILS:
 SCALE: 1:100
 DATE OF DRAWING: 21.04.2020

REV N° 003

PROJECT TITLE:
 HOUSE VISSER
 ERF 4251 ONRUS, HERMANUS

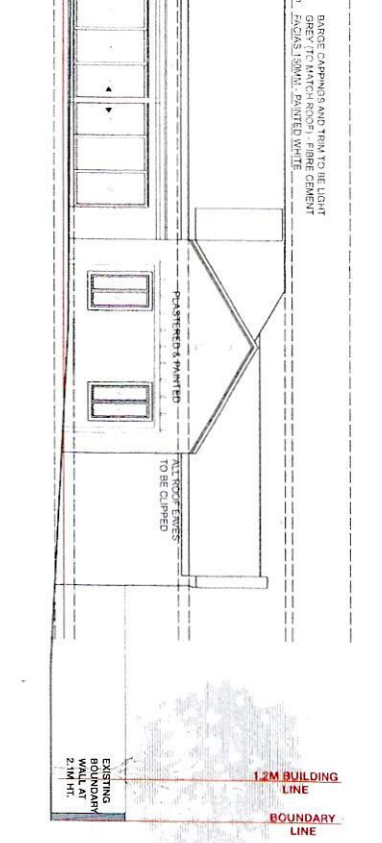
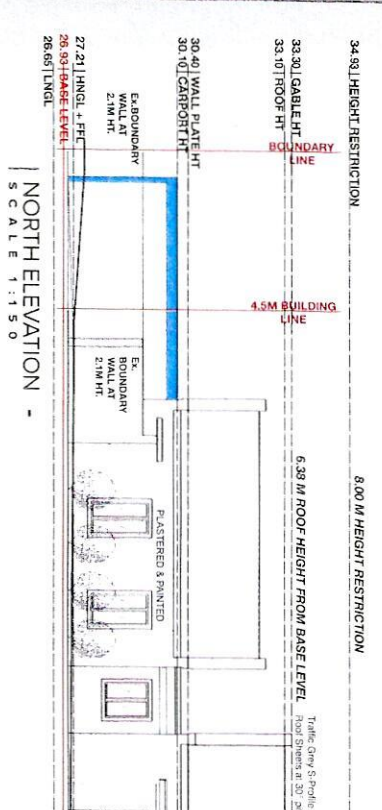
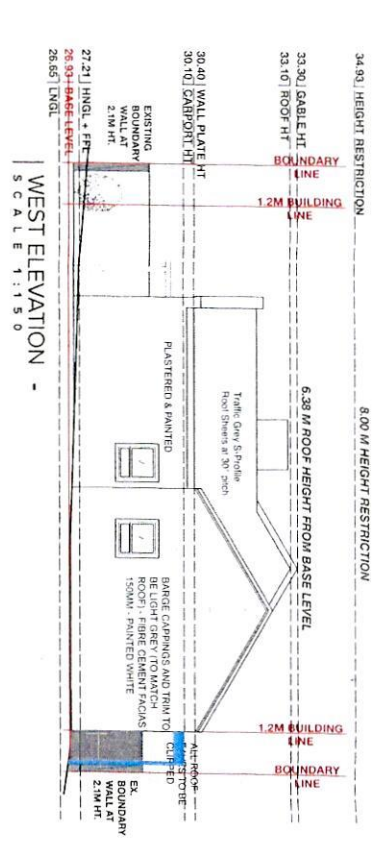
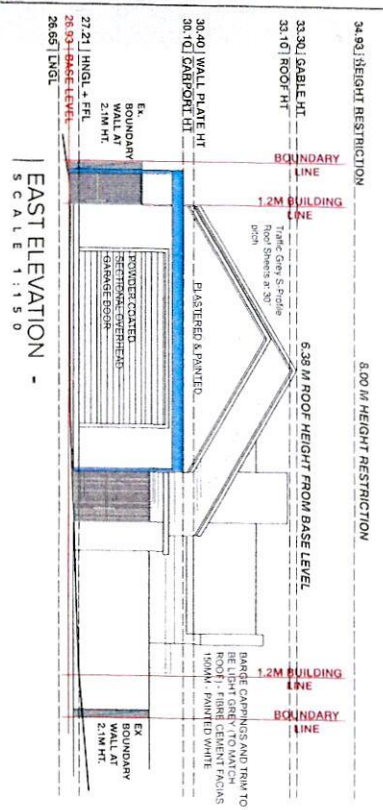
DRAWING BY:
 925 CREATIVE STUDIO (PTY) LTD
 DOUW DE KOCK | 082 9558 420 | douw@925.co.za | Hermanus
 Under Mentorship:
 SHARNE BLOEM | PAD24750053 | 141 6TH STREET | Hermanus

NAME	Y	X	Z	DESCRIPTION
s11	-17085.09	3809223.75	27.51	12mm iron peg
s12	-17073.56	3809183.43	30.16	ROOFING SCREW IN TAH

925

CREATIVE STUDIO

PAGE 1 OF 3



NAME	Y	X	Z	DESCRIPTION
411	-17085.09	3899233.75	27.51	12mm non FRP ROOFING SHEET IN TAR
512	-17073.38	3897683.43	30.16	

FENESTRATION CALCULATIONS:

Category	Value	Category	Value
Achieved < conductance	144.68	Permitted < conductance	358.4
Achieved < SHGC	14.07	Permitted < solar heat gain	28

SURFACE AREA:

SITE AREA	= 693 m ²
GROUND FLOOR	= 280 m ²
NEW CARPORT	= 53 m ²
TOTAL COVERAGE	= 333 m ²
TOTAL COVERAGE	= 48.0%

DRAWING TITLE

N. S. E. W. ELEVATIONS

DRAWING DETAILS

SCALE: 1:150
REV N° 003

PROJECT TITLE

HOUSE VISSER
ERF 4251 ONRUS, HERMANNUS

DRAWING BY

925 CREATIVE STUDIO (PTY) LTD
DINW DE KOCK | 082 9686 420 | dco@925creative.com
SHARNE RICHEN | 94202350003 | 141 674 STREET | HERMANNUS



CONSTRUCTION NOTES:

- DAMP PROOFING:** SANS 10400 Part 1 (U13) - and Part 1 (K1K15) - install 375 micron USB Green dam proof membrane to underside of all ground slabs and 375 micron Bitcrack DPC to all walls with min 100mm overlaps at all junctions. Install Bitcrack DPC to all window sills.
- GROUND SLABS:** Reborn Thick concrete ground slabs on fill with damp proofing as described above. Reinforce ground slabs according to Engineers detail and specification. All expansion joints to be placed in accordance with Engineers specification.
- BRICKWORK:** Reborn Thick K - Bricks to be laid in stretcher bond with joint and exceeding 12mm. All external walls to be 270mm cavity walls. Internal walls to be 110mm or as shown on plan.
- BRICK REINFORCING:** Brickwork area where reinforcing to be installed in every course of foundation to be installed in every course below ground slab where brick wall is 110mm only. Bricks to be installed over all linets, unless otherwise specified.
- LINETS:** Precast concrete linets over all door & window openings & other openings or penetrations shall be 230mm deep into the wall both sides. Linets up to 2.1m in height require 4x layers of brickwork above. All precast and stressed linets exceeding 3000mm to be laid to Engineers specification.
- PLASTER WORK:** All external plasterwork to be minimum 12mm thick. A wet panel to be done to Architects satisfaction, prior to commencement of all plaster work.
- GLAZING:** SANS 10400 Part N - All glazing to be clear unless otherwise specified in Architect details and schedules. Glass thickness according to the following:
0.755m - 3mm
1.550m - 4mm
2.150m - 5mm
3.250m - 6mm
Glazing in sliding & folding doors to be firm laminated safety glass. Glazing in other doors to be obscure unless otherwise specified. All glazing in door panels too close to the floor to be laminated safety glass. Sealing to be in accordance with the manufacturer's AND 145mm thick Isoform, installed in strict accordance to manufacturers (Roof insulation, refer to XA notes)
- INSULATION:** Provide 4mm Ausdunstop / Bubblede FR (Fire Retardant) - white polyethylene covered rigid foam insulation. Insulation to be installed on all walls and ceiling. Thermal insulation (PI) Ltd cell wall insulation. All insulation to be laid in accordance with the manufacturer's specifications. All insulation to be installed in strict accordance to manufacturers (Roof insulation, refer to XA notes)
- FILLING:** SANS 10400 Part J (U2.3) - Fill to be well compacted in wetted layers of 150mm and according to stipulated specifications and recommendations. Certificate of completion to be submitted to the Architect once completed.
- FOUNDATION:** SANS 10400 Part 1 - All foundations to be 800-200 concrete slab foundations, unless otherwise specified on Architects and/or Engineers drawings or specifications.
- ROOF TILES/SHEETING:** Roof construction as per Engineers specification.
- DRAINAGE:** SANS 10400 Part P - Sink, Ptrap bowl - 40mm dia. PVC Bath, Shower, W/B, 50mm dia. PVC WC - 100mm dia. PVC Sink/Toilet - 100mm dia. PVC Sump Pumps - 100mm dia. PVC All soil pipes to be laid in river sand to fall min. 1:60 all in accordance with local authority regulations. Drains under buildings and/or garden wall to have flexible non-prime joints. All drains to be chased min. 1,000mm from building. Depth of drains to be min. 600mm. No stormwater into drains. All first floor fittings to be supplied with anti-siphon valves.
- ROOF CONSTRUCTION:** Roof truss to be anchored by 2 x 4mm Galv. wire 600kpa. Insulation done according to NBR Part XA (SANS10400). Minimum requirements for materials Revalves for different climatic zones must be used.
- GENERAL:** All Construction to comply to the latest National Building Standards and SANS 204