

**AGENDA of the
Municipal Planning Tribunal
30 August 2017**

4.2

ERF 1180, 223 MAIN ROAD, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURES: M VAN DER WALT

1180 HEC (3599)

P Roux

2 June 2017

(028) 313 8900

Hermanus Administration

1. EXECUTIVE SUMMARY

An application has been received on 24 February 2017 from the owner of Erf 1180, Eastcliff, Hermanus, M van der Walt, for a departure in terms of Section 16(2)(b) to relax the eastern lateral building line with Erf 1179 from 2m to 0m to accommodate the use change of the existing servant's quarters into a manager's accommodation and to relax the rear building line with Erf 5671 from 2m to 0m to accommodate an existing store.

The Locality Plan of the property concerned is attached as Annexure A, the Motivation Report from the applicant in support of the application is attached as Annexure B and the Site Development Plan is attached as Annexure C.

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

Erf 1180 is situated in Eastcliff which is a residential extension of Hermanus. The property is 892m² in extent and is developed with an existing dwelling, subservient outbuildings and a second dwelling.

A consent use application was submitted for a guest house on 6 June 2016 and approved on 13 January 2017. During the evaluation of the aforementioned application it was discovered that the servant's quarter will be used for the manager and although this was previously used as such, no formal approval has ever been given by the Municipality for the change of use. The proposed use is more troublesome as the servant's quarter is located on the eastern lateral boundary. The proposed change of use was not considered part of the application. Furthermore, approved building plans indicated that the servant's quarters were approved on a smaller scale than what is currently shown on the Site Development Plan. Therefore the applicant must submit a departure application in order to legalise the existing encroachments of the building line and to apply for a change of use in order to use the servant's quarters for the manager's accommodation. No building plans can be found which can indicate which of the structures have been approved in the past.

An approval condition was stipulated that the only four (4) guest bedrooms may be operated until formal approval is gained for the change of use of the staff quarters to the manager's accommodation. The application also includes the departure from the 2m building lines in order to legalise existing extensions to the servant's quarters, thus the reason for the application.

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4. SUMMARY OF APPLICANT'S MOTIVATION

The motivation for the proposed departures can be summarised as follows:

- ❖ the structures have been built a long time ago;
- ❖ the guest house has been operational for over ten (10) years and the manager's accommodation was and is located in the servant's quarters;
- ❖ the application is to legalise the change of use of the servant's quarters to manager's accommodation and to retain the existing store room;
- ❖ all five (5) bedrooms need to be used by guests in order to make the business profitable. It is therefore crucial that the manger does not occupy a bedroom.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Notices	Yes	20/03/2017	28/04/2017
Ward councillor	Yes	20/03/2017	28/04/2017
Total letters of support	None		
Was public participation undertaken in accordance with Section 45- 49 of the Proposed Draft By-Law on Municipal Land Use Planning?			Yes
Was the application processed correctly (if no, elaborate below):			Yes
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA? (can be elaborated further below)			Yes

6. SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

Name	Date received	Summary of comments	Recommendation
Operational Services	22/03/2017	No objection.	Positive
Building Department	28/03/2017	Supported. Subject to submission of plans in compliance with SANS 10400.	Positive
Heritage	28/03/2017	Supported.	Positive
Electro Technical Services	18/04/2017	No comment.	Positive
Services Report	24/04/2017	Annexure D.	Positive
Fire Services	04/05/2017	Annexure E.	Positive

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7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

N/A

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

N/A

9. MUNICIPAL ASSESSMENT OF COMMENTS

All the internal departments' comments have been positive.

10. MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

10.1 (In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The impact of the application for the proposed application is limited to the adjacent residential properties which were established in the 1890's. Therefore the planning objectives applicable in terms of SPLUMA and LUPA cannot be adequately discussed.

Spatial Justice

N/A

Spatial sustainability

N/A

Efficiency

N/A

Spatial resilience

The application will ensure that the existing resource, land is used to its maximum in an affordable manner.

Good administration

The application followed the required planning procedures to ensure that land use activity is in line with Municipal By-Laws and the public process has been followed.

10.2 (In)consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

N/A

10.3 (In)consistency with the IDP/Various levels of SDF's/Applicable policies

The application does not affect the proposals found in the SDF and Overstrand Municipal Growth Management Strategy, because the land use and densities will be unchanged.

10.4 (In)consistency with guidelines prepared by the Provincial Minister

Not applicable.

10.5 Impact on Municipal engineering services

The existing services are available.

No additional accesses are proposed.

10.6 Outcomes of investigations/applications i.t.o other legislation

Not applicable.

10.7 Existing and proposed zoning comparisons and considerations

The property is zoned Residential Zone 1 and therefore Residential Zone 1 parameters as described in the relevant Zoning Scheme are applicable. As stated earlier the property owners wish to legalise existing encroachments and therefore a departure of the relevant zoning parameters is required.

10.8 The desirability of the proposal

The departures as being applied for are going to be used as point to evaluate the desirability of the application made.

Servant's room converted into manager's accommodation

The proposed manager's accommodation is situated on the boundary and extends 9,9m in length on the boundary. The existing structure is barely noticeable from the adjoining property due to the large boundary wall, existing trees and a pergola, which are situated on the adjacent property. The encroachment of the proposed manager's accommodation is not supported over the 2m lateral building lines up to the respective erf boundaries due to the following evaluation:

The latter structure being a habitable structure on the common boundary is regarded as undesirable from a planning point of view (noise, privacy, etc.).

Liveable structures directly along erf boundaries are regarded as being undesirable from a town planning perspective and are under normal circumstances not supported. These structures normally lead to the generation of noise and impacts negatively on surrounding property owners and is only regarded as desirable under unique circumstances that the current circumstances lack. Approval of the application will create an unwanted precedent, the cumulative impact of which will detract from the character of the area and amenity of adjoining properties. The motivation of the applicant can therefore not be supported in this instance.

Although manager's living quarters is not supported on the property boundary it should be noted that a servant's quarter was previously approved on the

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boundary by means of a building plan. If the current structure reverts back to the approved building plan then the servant's quarter may be retained.

Due to the aforementioned application not being supported the guest house will only be able to utilise the guesthouse as indicated in the approval letter dated 13 January 2017, thus restricting the guest house to four bedrooms.

The legalisation of the existing store room on the lateral and rear boundary

The store room occupies 3,05m on the lateral boundary and 3,39m on the rear boundary. The store room is situated at the back of the property and lends itself to the storage of pool and gardening equipment.

The store room has a limited impact and is unnoticeable from the adjoining property due to the large boundary wall, trees and pergola which is situated on the adjacent property.

It can also be derived that the store room has no impact on the adjacent property owners as no objection against the legalisation of the store room was submitted.

Planning in the area will remain unchanged and the character of the area will not change. Access and services will remain unchanged.

10.9 ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

The financial or other value of the rights

N/A

The personal benefits which will accrue to the holder of rights and/or to the person seeking the removal

N/A

The social benefit of the restrictive condition remaining in place, and/or being removed/amended

N/A

Will the removal, suspension or amendment completely remove all rights enjoyed by the beneficiary or only some of those rights

N/A

11. RECOMMENDATION

1. that the application for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 (By-Law) in order to relax the rear and eastern lateral building line with Erven 5671 and 1179, respectively, from 2m to 0m to accommodate an existing store room, **be approved** in terms of the provisions of Section 61 of the By-Law, subject to the following conditions:
 - (a) that the approval is only for the departure pertaining to the store room as indicated on the Site Plan as submitted with the application;
 - (b) that the conditions of approval dated 13 January 2017 be adhered to;
 - (c) that the building plans be amended to only indicate the store room and the reduced size of the previously approved servant's quarter, on the property boundary;
 - (d) that building plans be submitted for approval, within sixty (60) days of the final decision, to the Building Department and that the relevant Building and Fire Regulations be complied with at that stage;
 - (f) that compliance is shown towards the building plan within sixty (60) days of building plan approval;
 - (g) that the conditions compiled in the Services Report (attached as Annexure D), be complied with;
 - (h) that the conditions compiled by Fire Services (attached as Annexure E), is complied with, and
 - (i) that this approval does not absolve the owner/applicant from compliance with any other relevant legislation,
2. that the application for a departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2016 (By-Law) in order to relax the eastern lateral building line with Erf 1179 from 2m to 0m, to accommodate the use change of the existing servant's quarters into a manager's accommodation, **not be approved**, in terms of the provisions of Section 61 of the By-Law;
3. that only four (4) bedrooms be rented - one of the bedrooms in the dwelling must be used for the accommodation of the manager/owner;
4. that the building plans be amended to only indicate the store room and the reduced size of the previously approved servant's quarter, on the property boundary;
5. that building plans be submitted for approval, within sixty (60) days of the final decision, to the Building Department and that the relevant Building and Fire Regulations be complied with at that stage;

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6. that compliance is shown towards the building plan within sixty (60) days of building plan approval; and
7. that the applicant be notified of its right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Land Use Planning, 2016 with regard to the above conditions of approval

12. REASONS FOR RECOMMENDATION

Reasons for approval of garden store

- ❖ The application has followed due procedure.
- ❖ None of the internal departments have any objection.
- ❖ The proposed store room has a limited impact.
- ❖ No objection received.
- ❖ The character of the surrounding area will be maintained.

Reasons for non-approval of manager's accommodation

- ❖ This application will have cumulative impacts on surrounding neighbours due to the existing developments on their properties.
- ❖ The application is regarded as being undesirable from a town planning point of view.

13. Annexures

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Site Plan
Annexure D:	Services Report
Annexure E:	Fire Services

SIGNATURES

AUTHOR:

Name: **PETRUS ROUX**

Signature: _____

Date: _____

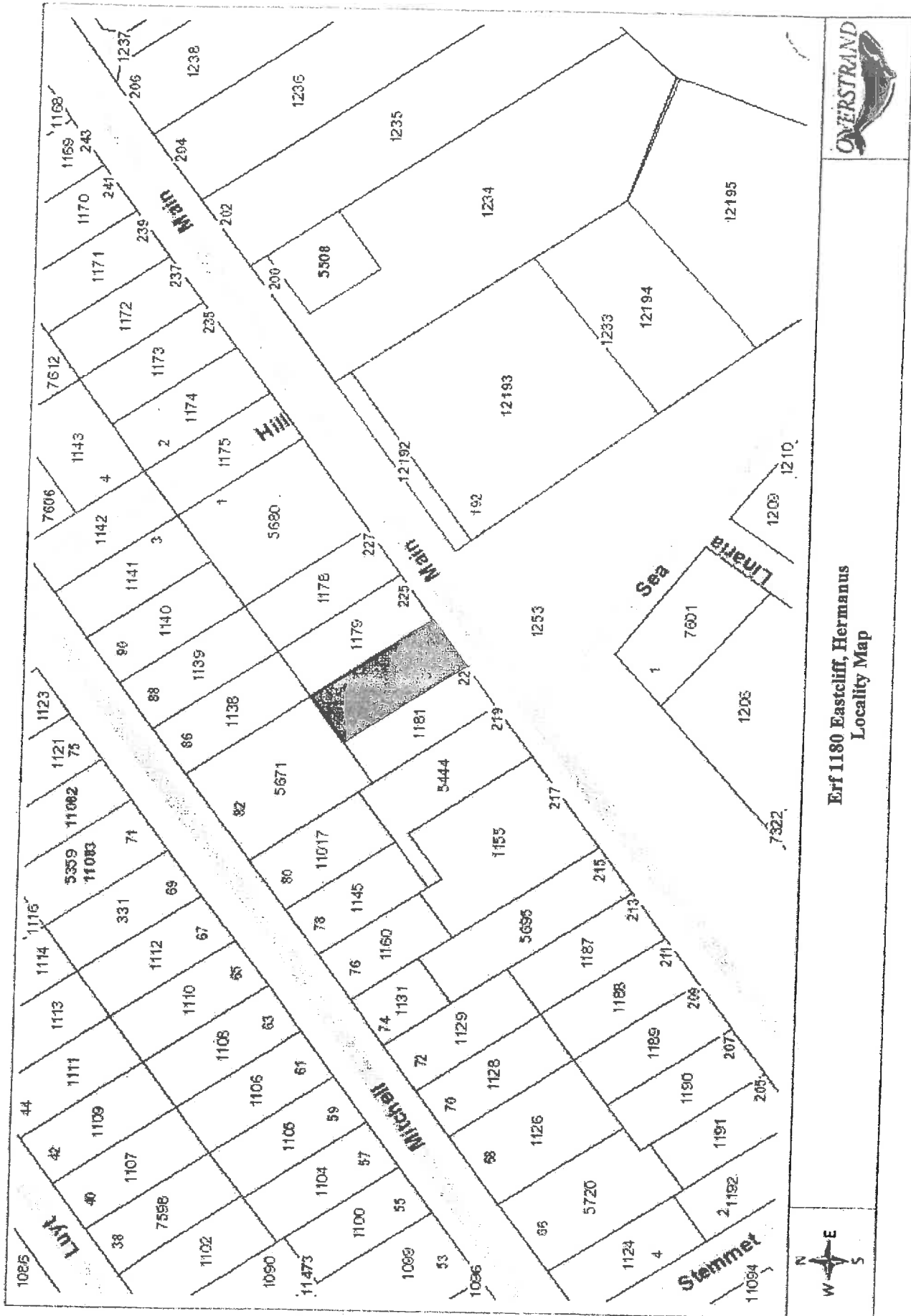
REGISTERED PLANNER

Name : **S VAN DER MERWE**

Signature : _____

SACPLAN registration number: **A/1850/2014**

Date: _____



Erf 1180 Eastcliff, Hermanus
Locality Map



MOTIVATION

General information

Erf 1180, 223 Main Road, Eastcliff, Hermanus is the location of the the Whale Away Guest House. The Guest House is in operation for the last 15 years being run as a Guest House with 5 bedrooms for guests and a Managers Suite located in the Servants Quarters.

Proposed development

The intention is to keep using the main building as a Guest House and the Servants Quarters as accommodation for the Manager.

The application is for using the existing Servants quarters as accommodation for the live-in Manager and the relaxation of the 2 meter building line to 0 meter on the eastern boundary.

This application is also for using the the existing garden store for that purpose and the relaxation of the 2 meter building line to 0 meter on the northern boundary.

It have been used as that for the past 15 years and will have no effect on the neighbours or neighbourhood. It will have no additional effect on traffic or services.

Character of the Environment

The Guest House and out buildings are existing structures, well maintained over the years. Using the Servants Quarters as Managers accommodation will have no effect on the environment

Desirability of the proposed utilisation

The Guest House is only a 5 bedroom Guest House and therefore very difficult to keep it financially viable. All 5 bedrooms need to be used regularly to make the business sustainable. It is therefore crucial that the on site Manager are not occupying a lettable room.

The use of the Servants Quarters for the Manager will have no effect on the surrounding owners. The Servants Quarters will be occupied by 1 female occupant weather it is a Domestic worker or a Manager.

It will make no difference.

Other Laws relevant to this application.

The only Law or By-law relevant to this application is the Local Authority By-laws in connection with the use of Servants Quarters and store rooms. That is Section 62 of the Overstrand By-law on Municipal Land Use Planning.

The application is for using the existing Servants quarters as Managers accommodation and therefore applying to relax the Building Line from 2 meter to 0 meter on the eastern boundary. This application is also for using the the existing garden store for that purpose and the relaxation of the 2 meter building line to 0 meter on the northern boundary.

Impact on existing Municipal Engineering Services

The Manager living in the Servants Quarters is receiving her meals from the kitchen in the Guest House. Except for the occasional making of coffee or reheat of previously prepared food, no meals will be prepared in her rooms. The water, sewer and electrical services will not be effected.

Consideration of forward planning and land use documents

The proposed land use for the property as a Guest House is in line with Section 62 of the Overstrand by-law on Municipal land use planning with acknowledgement of the resolutions and conditions as per registered mail of 13 January 2017 Point 1a to 1f

Planning principals

The application is for re-use of existing Servants quarters as a Manager suite. Spatial justice, spatial sustainability and spatial resilience do not play a role here.

The efficiency of the Guest House will be effected by this application as previously mentioned.

We therefore would like Overstrand Municipality to consider our application favourably

GENERAL NOTES:

1. All dimensions are taken from the center line of the building.
2. All dimensions are taken from the center line of the building.
3. All dimensions are taken from the center line of the building.
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11. All dimensions are taken from the center line of the building.
12. All dimensions are taken from the center line of the building.

EXISTING HOUSE

Area of art	862.00 m ²
Ground Floor	136.35 m ²
First Floor	136.35 m ²
Roof	278.70 m ²
EXISTING OUTBUILDINGS	
Garage	47.48 m ²
Garage's entrance & store	53.75 m ²
TOTAL	782.28 m²

EXISTING BALCONIES/STOEPS:

Garage's Balcony	30.18 m ²
Garage's stoep	30.18 m ²
TOTAL	60.36 m²

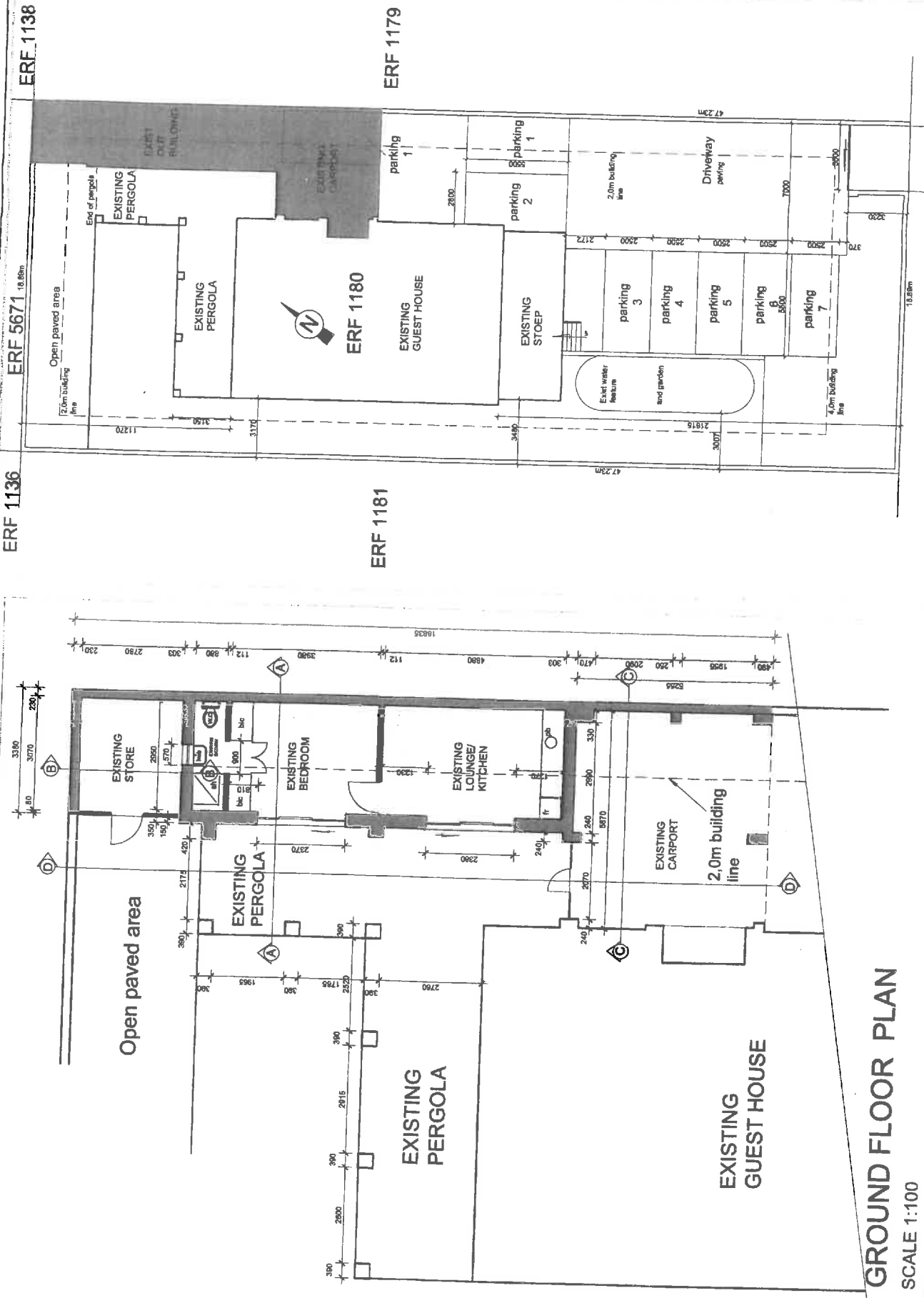
COVERAGES:

EXISTING HOUSE	278.70 m ²
EXISTING BALCONIES/STOEPS	60.36 m ²
TOTAL	339.06 m²

BULK: 339.06 m² = 0.36

PROJECT TITLE:
 PLANS FOR THE CONVERSION OF AN EXISTING HOUSE TO A GUEST HOUSE AND OUTBUILDINGS.
DATE: 2017-05
SCALE: 1:100 & 1:200
DRAWN BY: DR. VAN TONDER
CHECKED BY: DR. VAN TONDER
ARCHITECT SIGNATURE:

ENGINEER SIGNATURE & NO.: [Signature] 1000
OWNER SIGNATURE & NO.: [Signature] 1000
 7 Dugley Estate, Vredenburg, Pretoria, South Africa.
 Tel: +27 12 345 6789
 Email: info@louisvantonder.com
Louis van Tonder Architects / Architects



GROUND FLOOR PLAN
 SCALE 1:100

GENERAL NOTES
 1. All work to be done in strict accordance with the drawings and specifications.
 2. All materials and workmanship must conform to the latest editions of the SANS (South African Standards) and other applicable standards.
 3. All dimensions are to be given in millimetres unless otherwise indicated.
 4. All work to be done in strict accordance with the drawings and specifications.
 5. All work to be done in strict accordance with the drawings and specifications.
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 7. All work to be done in strict accordance with the drawings and specifications.
 8. All work to be done in strict accordance with the drawings and specifications.
 9. All work to be done in strict accordance with the drawings and specifications.
 10. All work to be done in strict accordance with the drawings and specifications.

AT8893

Area of site	897,00 m ²
EXISTING HOUSE	
Ground Floor	138,36 m ²
First Floor	138,36 m ²
TOTAL	276,72 m ²
EXISTING OUTBUILDINGS	
Garage	59,75 m ²
Store	78,23 m ²
Screened quarters & store	47,48 m ²
TOTAL	185,46 m ²
EXISTING BALCONIES/STOEPS	
Front floor Balcony	30,18 m ²
Ground floor stoep	30,18 m ²
COVERED COURTYARD	30,18 m ²
TOTAL	90,54 m ²
Area to be covered	90,54 m ²
Coverage ratio	27,79%
BULK	0,36
SCALE	1:50
NO.	60

PROJECT TITLE
 ASHLEY PLANT HOUSE IMPROVEMENT
CLIENT
 MRS M. J. VAN DER MERWE
ADDRESS
 7 DEGRAAF ESTATE, VERTONGEN, WITWATERSBURG

DWG TITLE
 SECTION B-B

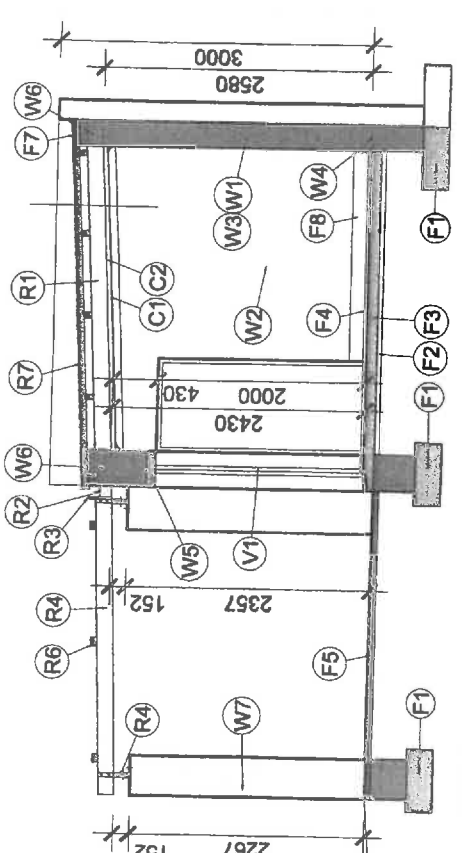
DWG NO.	REV.
1/01	AS SHOWN
SCALE	
2/01	1:50
DATE	
2/01	18/01
DRAWN BY	
1/01	J. VAN DER MERWE
REVISIONS	
1	ISSUED FOR PERMIT

ARCHITECT SIGNATURE
 ENGINEER: _____
 SIGNATURE & NO.: _____

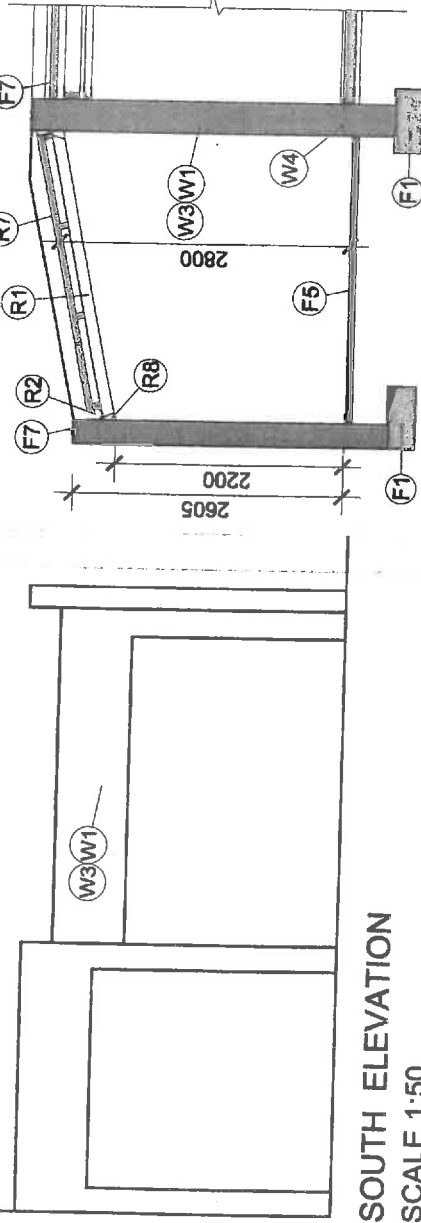
OWNER SIGNATURE

SPECIFICATIONS

- F1 The foundations must be poured on hard, natural ground. The size to be 600 x 250 mm for all interior and exterior walls. The strength of the concrete must not be less than 20 mpa or as indicated by the Engineer. The top of the foundations must be at least 400 mm below natural ground level.
- F2 Filling under floors to be compacted to acceptable compaction in layers not more than 150 mm with clean earth filling in final layer. Supply 250 mm micron plastic sheeting under all surface beds. Also supply approved termite and weed prevention, builder to supply proof of application.
- F3 Surface bed finished as shown on plan with 30 mm cement screed on 100mm surface bed (15 mpa) on 250 micron plastic sheeting. Supply ref 190 steel mesh in surface beds.
- F4 Floor finishes as to owner.
- F5 Brick paving on compacted clean sand bed with 250 micron plastic membrane 100mm below paving. Apply weed killer.
- F7 140 x 22mm GA Pipe skirting as to owner's choice.
- W1 All exterior walls to be at least 230mm cavity walls with clay bricks, plastered and painted. Supply fixtures wire ties every 4th course of 800 mm centres and skin brick force every alternative 4th course. Colour as to owner's choice.
- W2 All interior walls to be 115 mm or 230 mm as indicated clay bricks to be plastered and painted. Supply brick force every 4th course.
- W3 Brick force to be supplied between bricks in walls.
 - 1) Every 4th brick course
 - 2) One course under window sills
 - 3) In the first and second course above windows and doors
 - 4) The last 2 courses under wall plates
- W4 Supply brick grip damp proof course under all walls, window sills, lintels and sides of windows and doors.
- W5 Approved pre-stressed concrete lintels over all door, window and other openings. To be built in at least 300 mm into sides.
- W6 All frames to be fitted into walls with 38 x 2,8 mm acid hoop iron. The iron must be built into wall 6 courses below wall plate.
- W7 390 x 390mm brick column plastered and painted.
- V1 All windows and sliding doors to be aluminium units. Windows with opening sections and dividers as to window schedule - all glass to be strictly according to NBR and the builder to supply SAGGA certificate for glass (SAGGA C21 569-3323). Window sills to be plastered and DPC to be installed in sills.
- C1 Ceilings to be Gynsum Board skimmed and painted. Ceiling fixed to 38 x 38 mm SA pine (G15) battens. Battens to be 400 mm apart. Concrete ceiling to be plastered. Cornices as to owners.
- C2 100 mm thick insulation on all ceilings to cover completely from wall to wall. Also supply insulation on porches as to owners specifications.
- R1 Rafter beams to be 152 x 50 mm SA Pine (G15) on maximum 600 mm centres
- R2 Gables to be standard fibre cement gables and down pipes, painted the colour of the walls. Supply sufficient fixing brackets.
- R3 Fascias to be 228 x 32 mm treated SA Pine (G15) to be painted
- R4 152 x 50 mm SA Pine (G15) painted pongole beams.
- R5 Wall plates to be (G15), 115 x 38 mm SA pine built in level and continuous.
- R6 78 x 50 mm Pongole porches on max 1200mm centres.
- R7 Fibre cement sheet roof on 76 x 50mm battens on maximum 900mm centres.
- R8 Gully steel shoe as to Specialists. Shoe to be fixed in concrete under parking.



SECTION A-A
SCALE 1:50



SECTION B-B
SCALE 1:50

SOUTH ELEVATION
SCALE 1:50

7 De Graaf Estate, Vertongen, Witwatersburg
 1160
 011 881 3000
 www.vandermere.com
Architects

PROJECT TITLE
 AS BUILT - TRANSFORMER M1
 101, 102, 103, 104, 105, 106,
 MARK ROAD, TAYLORVILLE
 MEDUNGANI

DWG TITLE
 TRANSFORMER PLANT ROOM PARADE
 WALLS

DWG NO
 45/10/10/10

REV
 AS SHOWN

DATE
 15/01/2024

DRAWN BY
 DEANUSKUSMAN

REG NO
 2012/01/01/0001

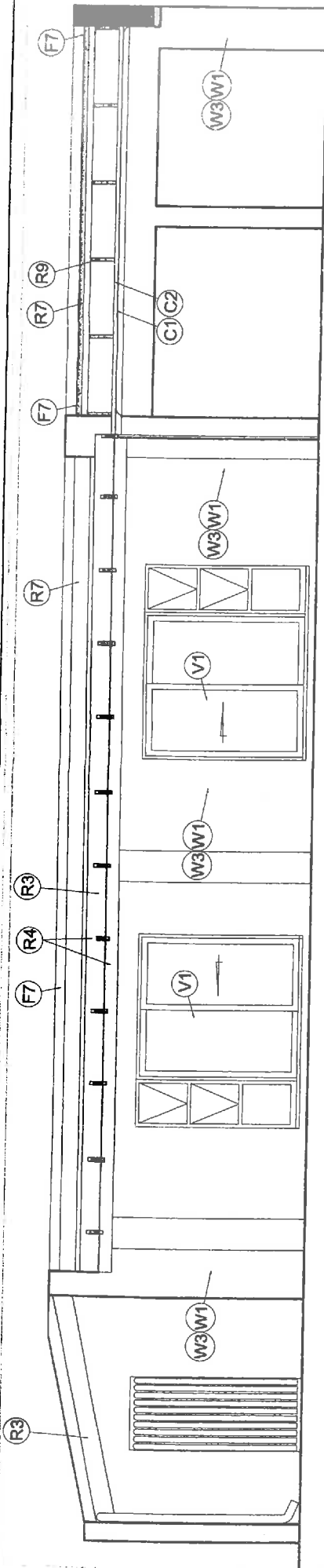
ARCHITECT SIGNATURE

ENGINEER SIGNATURE & NO. SIGNATURE

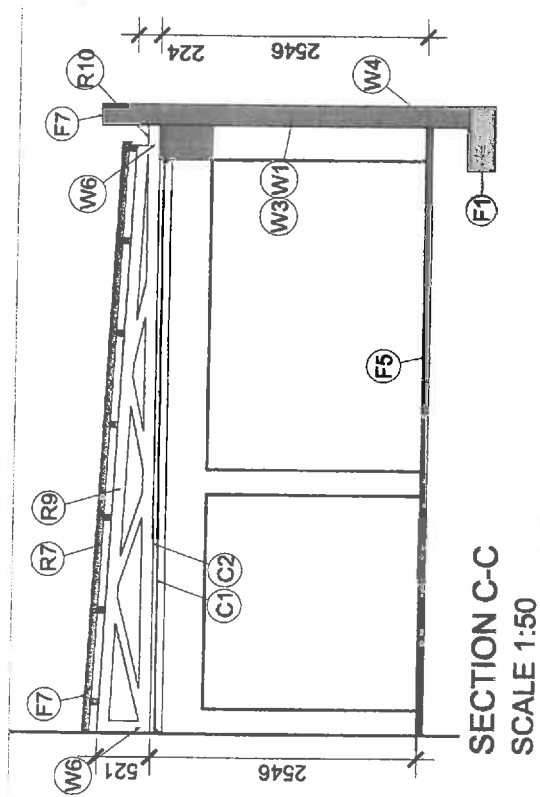
OWNER
 7 Dugley Estate, Veldhoven,
 Breda, 5162
 Tel: 020 8776940
 Fax: 020 8776940

Architect
 Louis van Tender Architects
 Argitekt

WEST ELEVATION AND SECTION D-D
 SCALE 1:50



- SPECIFICATIONS**
- F1 The foundations must be poured on hard, natural ground. The size to be 600 x 250 mm for all interior and exterior walls. The strength of the concrete must not be less than 20 mpa or as indicated by the Engineer. The top of the foundations must be at least 400 mm below natural ground level.
 - F2 Filling under floors to be compacted to acceptable compaction in layers not more than 150 mm with clean earth filling in final layer. Supply 250 mm micron plastic sheathing under all surface beds. Also supply approved termite and weed prevention - bulker to supply proof of application.
 - F3 Surface bed finished as shown on plan with 30 mm cement screed on 100mm surface bed (15 mpa) on 250 micron plastic sheeing. Supply ref 180 steel mesh in surface beds.
 - F4 Floor finishes as to owner.
 - F5 Brick casing or compacted clean sand bed with 250 micron plastic membrane 100mm below paving. Apply weed killer.
 - F7 "Torch on" Waterproof membrane flashing.
 - E8 140 x 22mm SA Pine slitting as to owner's choice.
 - W1 All exterior walls to be at least 260mm cavity walls with clay bricks, plastered and painted. Supply battens with ties every 4th course at 600 mm centre and sixth brick face every alternative 4th course. Colour as to owner's choice.
 - W2 All interior walls to be 115 mm or 230 mm as indicated clay bricks to be plastered and painted. Supply brick fence every 4th course.
 - W3 Brick fence to be supplied between bricks in walls.
 - 1) Every 4th brick course
 - 2) One course under window sills
 - 3) In the first and second course above windows and doors
 - 4) The last 2 courses under wall plates
 - W4 Supply brick grip dump proof course under all walls, window sills, fire and sills of windows and doors.
 - W5 Approved pre-stressed concrete lintels over all door, window and other openings.
 - W6 All trusses to be laid into walls with 38 x 2.8 mm solid hoop iron. The lds must be build into wall 6 courses below wall plate.
 - W7 900 x 300mm brick sills plastered and painted.
 - V1 All windows and sliding doors to be aluminium units. Windows with opening sections and dividers as to owner's preference - all glass to be strictly according to NBR and the builder to supply SACQA certificate for glass (SACQA 021 598-3323). Window sills to be primed and DPC to be installed in sills.
 - C1 Ceiling to be 6mm gypsum board sanded and primed. Ceiling fixed to 38 x 38 mm SA pine (Gr 5) battens. Battens to be 400 mm apart. Concrete ceiling to be plastered. Cornices as to owner.
 - C2 100 mm thick insulation on all ceiling to cover completely from wall to wall.
 - R1 Also supply insulation on profile as to owners specifications.
 - R2 Rafter beams to be 152 x 50 mm SA Pine (Gr 5) on maximum 4000 mm centres
 - R3 Outlets to be standard fire cement gutters and down pipes, painted the colour of the walls. Supply sufficient fixing brackets.
 - R4 Facials to be 228 x 32 mm treated SA Pine (Gr 5) to be painted
 - R5 152 x 50 mm SA Pine (Gr 5) 115 x 38 mm SA pine built in level and continuous.
 - R6 75 X 50 mm Pongola profile on max 1200mm centres
 - R7 Fibre cement sheet roof on 75 x 60mm battens on maximum 800mm centres.
 - R8 Galv steel sheet as to Specialists. Sheet to be fixed in concrete under paving.



SECTION C-C
 SCALE 1:50

**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:
APPLICATION FOR DEPARTURE: ERF 1180, EASTCLIFF (3599)**

Electricity : In order
Water : In order
Sewer : In order
Stormwater : In order
Roads and traffic : In order

Conditions:

1. that only the existing water and sewerage connections will be available to the development, should larger capacity in any of these services be required, the upgrading will be at the owner's cost;
2. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the owner's cost;
3. that stormwater be allowed to discharge through Erf 1180, Eastcliff, unobstructed;
4. that no on-street parking be allowed.



**DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES**

24/4/2017
DATE



File reference:	1180 HEC (3599)
Date:	20 March 2017

INTERNAL MEMORANDUM

From	: Town Planning Department
Town Planner	: Petrus Roux

TO:

<u>Area Manager</u>	<u>Building Department</u>	District Health	<u>Electrical Department</u>
Environmental Officer	<u>Fire Department</u>	<u>Infrastructure and Planning</u>	Local Heritage Committee
<u>Operational Services</u>	Traffic Department	<u>Ward Councillor (Cllr. K. Brice)</u>	Waste Management

Applicant	M VAN DER WALT
Property Details	ERF 1180, 223 MAIN ROAD, EASTCLIFF
Application Description	PROPOSED DEPARTURE

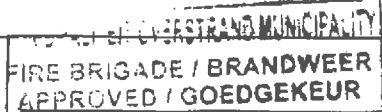
ATTACHMENTS :

1.	Notice	Should the information be insufficient for you to make an informative comment, please list any additional documentation that you would require to make informed comments.
2.	Locality Plan	
3.	Site Development Plan	
4.	Motivation	

YOUR DEPARTMENT'S COMMENTS:

① Guest house must be in compliance with Fire Protection Regulations SANS 10600T:2011 - See Attached Annexure.

② Proposal for Manager accommodation - No objection

Signature:		Date:	
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Please provide your comments (with specific reference to any conditions of approval that should be imposed) as provided above or in a separate Memo **by not later than the date stipulated below**. If you require an extension of time for submission of comments, kindly request this in writing. Should no comments be received, it will be assumed that you have no objection to the proposal and where appropriate, the Mayoral Committee will be informed accordingly.

- Building Control Department to confirm that all structures on the properties are in accordance with the approved building plans.



COMMENTS REQUIRED BY: 28 April 2017



OFFICE of THE CHIEF FIRE OFFICER
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STANDARD REQUIREMENTS FOR OPERATION OF AN ESTABLISHMENT CLASSIFIED HOSPITALITY – H5 - GUEST HOUSE, BED & BREAKFAST OR SELF CATERING HOLIDAY ACCOMMODATION IN ANY H3 OR H4 CATEGORY BUILDING IN TERMS OF THE NATIONAL FIRE PROTECTION REGULATION SANS10400T:2011

ANNEXURE A – ERF 1180, 223 MAIAN ROAD EASTCLIFF
TOWN PLANNING APPLICATION No: 1180 HEC (3599)

In order to obtain a fire safety clearance the following requirements are prescribed together with any other building compliance requirements:

Fire Extinguishers:

SANS10400T:2011 – 4.37:

1 x Portable Fire Extinguisher per 100m² of a type - 4.5kg Dry Chemical Powder, 5kg CO₂ or 9 litre H₂O.

Combustibility of Floor Coverings:

Shall comply with requirements of Section 4.14 of SANS10400T:2011.

Combustibility of Wall Coverings:

Shall comply with requirements of Section 4.15 of SANS10400T:2011.

SANS10400T:2011 – 4.58 require the provision of:

- Escape route signs – Photoluminescent SANS1186-5 in all passages and corridors and also above all exit doors.
- Self-contained luminaires (automatic actuating battery operated lights) in all passages and corridors
- Stand-alone smoke alarms compliant with the requirements of European Standard EN14604 in each:
 - Sleeping room
 - Communal area
 - Passage or corridor leading to rooms
- Fire Hose Reels for premises larger than 250m² at a ratio of 1 per 500m² of the establishment.
- Doors leading to the outside of the building with single turn locks or any other lock device approved by the Fire Authority.

A suitable approved emergency plan indicating evacuation routes that informs guests as to action that must be taken in the event of an emergency that is affixed to the back of each room door or prominent place in the room.

These plans must include:

- Action to be taken when discovering a fire or if an emergency arises
- Action to be taken for evacuation of the building and assuring accountability of all occupants.
- The interim action to be taken pending the arrival of emergency services
- An evacuation floor plan that identifies the escape route, appropriate exit doors and post evacuation mustering point.

Chief Fire Officer