Munisipaliteit • U-Masipala • Municipality
OVERSTRAND

OVERSTRAND MUNISIPALITEIT
ERF 338, HANGKLIPWEG 131, PRINGLEBAAI: AANSOEK OM OPHEFFING VAN BEPERKENDE TITELAKTEVOORWAARDE EN VERGUNNINGSGEBRUIK: PLAN ACTIVE STADS- EN STREEKBEPLANNERS NAMENS A RAWOOT

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoeke van toepassing op Erf 338, Pringlebaai (die eiendom), naamlik:

Opheffing van Beperkende Titelaktevoorwaarde
Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titelaktevoorwaarde A.(a) soos vervat in Titelakte T2419/2022 van die eiendom om die voorgestelde gastehuis op die eiendom te akkommodeer.

Vergunningsgebruik
Aansoek ingevolge Artikel 16(2)(o) van die Verordening om die voorgestelde gastehuis met 5 gastekamers op die eiendom te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weeksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning te Patersonstraat 16, Hermanus en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai.

Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **27 September 2024**, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Me. H. van der Stoep** by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

Dr. DGI O'Neill
MUNISIPALE BESTUURDER
Overstrand Munisipaliteit
Posbus 20
HERMANUS
7200

Kennisgewing nr. 130/2024

OVERSTRAND MUNICIPALITY
ERF 338, 131 HANGKLIP ROAD, PRINGLE BAY: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITION AND CONSENT USE: PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF A RAWOOT

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following application applicable to Erf 338, Pringle Bay (the property), namely:

Removal of Restrictive Title Deed Condition
Application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed condition A.(a) as contained in Title Deed T2419/2022 of the property to accommodate the proposed guesthouse on the property.

Consent Use
Application in terms of Section 16(2)(o) of the By-Law to accommodate a proposed guesthouse with 5 guest rooms on the property.

Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning, 16 Paterson Street, Hermanus and at the Betty's Bay Library, Clarence Drive, Betty's Bay.

Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **27 September 2024**, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to the **Senior Town Planner, Mrs. H. van der Stoep** at 028-3138900. The Municipality may refuse to accept comments after the closing date. Any person who cannot read or write can visit the Town and Spatial Planning Department where they will be assisted by a municipal official in formulating their comments.

Dr. DGI O'Neill
MUNICIPAL MANAGER
Overstrand Municipality
P O Box 20
HERMANUS
7200

Notice No. 130/2024

UMASIPALA WASE-OVERSTRAND
ISIZA ESINGU-ERF 338, 131 HANGKLIP ROAD, PRINGLE BAY: ISICELO SOKUSHENXISA IIMEKO EZIYIMIQOBO KWIITAYITILE ZOBUNINI NESIVUMO SOKUSEBENZISA: NGABAKWAPLAN ACTIVE TOWN & REGIONAL PLANNERS EGAMENI LIKA- A RAWOOT

Kukhutshwe isaziso esimayela nemiba yeSolotya lama47 nelama48 loMthethwana Osisihlomelo soMthetho Ongezicwangciso Zokusetyenziswa koMhlaba kaMasipala waseeOverstrand ku2020 (Umthethwana), ongezi zicelo zilandelayo nezisebenziseka kwisiza esingu-Erf 338, Pringle Bay (isiza/umhlaba), ezizezi:

Ukushenxisa Iimeko Eziyimiqobo kwiiTayitile Zobunini
Isicelo sisebenza ngokwemiba yeSolotya le16(2)(f) loMthethwana wokushenxiswa kweemeko eziyimiqobo kwiitayitile zobunini A.(a) njengoko iqulathwe kwiTayitile Yobunini T2419/2022 besiza ukulungiselela indlu yokufikela abahambi kwesi siza.

Isivumo Sokusebenzisa
Isicelo sisebenza ngokweSolotya le16(2)(o) loMthethwana ukulungiselela isiphakamiso sendlu yokufikela abahamabi emagumbi mahlanu-5 ekwesi siza.

Iinkcukacha ezipheleleyo mayela nezi ziphakamiso zingentla ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela kwintsimbi ye08:00 neye16:30 kwiSebe: Izicwangciso zeDolophu nokuCanda, 16 Paterson Street, eHermanus nase Betty's Bay Library, Clarence Drive, Betty's Bay.

Naziphi na izimvo ezibhaliweyo mazifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama**27 September 2024**, uchaze igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingathunyelwa **kuMcwangcisi Omkhulu weDolophu, Nkskz. H. van der Stoep** kwa-028-3138900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe LeziCwangciso zoKwakha nokuCanda iDolophu apho igosa likamasipala liza kumnceda ukubhala izimvo zakhe nokuhlomla ngokusemthethweni.

Dr. DGI O'Neill
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Inothisi Nomb. 130/2024

PlAn Active Stads- en Streeksbeplanners Town & Regional Planners	All distances approximate and subject to survey. COPY RIGHT RESERVED	Property Description: ERF 338 PRINGLE BAY	Plan Description: LOCALITY MAP	Scale: NTS Drawing Nr: pringle338l.drw Date: SEPTEMBER 2023	N

PROPOSED CONSENT USE & REMOVAL OF A RESTRICTIVE TITLE DEED CONDITION

ERF 338 PRINGLE BAY

DIVISION: CALEDON

OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

Mrs A. Rawoot, the owner of erf 338 Pringle Bay, has instructed the company Plan Active to apply for the consent use and removal of a restrictive title deed condition to allow her to operate a five-bedroom guesthouse from the subject property.

The subject property is a vacant portion of land. The owner intends to construct a six-bedroom dwelling with domestic worker's room (staff room) and use the new dwelling for guesthouse purposes (five guest rooms).

The title deed of the subject property prohibits the use of a guesthouse. It is proposed to simultaneously remove the restrictive title deed condition.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the consent use of erf 338 Pringle Bay;

- Chapter 4, Section 16(2)(f) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the removal of a restrictive title deed condition of erf 338 Pringle Bay.

3. GENERAL APPLICATION INFORMATION

3.1 PROPERTY DESCRIPTION

Erf 338 Pringle Bay is situated at 131 Hangklip Road, Pringle Bay. Refer to the locality plan attached. Erf 338 Pringle Bay is 1423m² in extent and is held by title deed number T2419/2022. The subject property is situated in a residential environment.

Erf 338 Pringle Bay is ideally positioned to operate a guest house from the subject property since it is located in close proximity to the business area of Pringle Bay. The property is also situated near the beach.

Image 1: Aerial photograph indicating the position of erf 338 Pringle Bay

3.2 ZONING

Erf 338 Pringle Bay has the following land use rights:

ERF NUMBER	ZONING
Erf 338 Pringle Bay	Residential Zone 1: Single Residential (SR1)

Surrounding properties are zoned for single residential, local business (erven in the commercial node of Pringle Bay), public road and public open space purposes.

3.3 LAND USE

Building plans for the development of a new dwelling on Erf 338 Pringle Bay was recently approved (copy attached) and building work has commenced. For this application the development footprint and floor layout design will remain unchanged from the approved building plans. The bedrooms will be utilized for the intended guesthouse use, while the overall structure and floor plan will adhere to the approved design.

Land uses that surround erf 338 Pringle Bay are single residential single and double storey dwellings, holiday accommodation (guesthouses and self-catering units), the shops and offices in the commercial node around the corner of erf 338 Pringle Bay, public open space and public roads.

3.4 PROPOSED DEVELOPMENT

- The **consent use** of erf 338 Pringle Bay in terms of Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to accommodate a five-bedroom guesthouse on the subject property;
- The **removal of a restrictive title deed condition** in terms of Chapter 4, Section 16(2)(f) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to accommodate a guesthouse on erf 338 Pringle Bay:
    - to remove the condition that prohibits the guesthouse use: condition A. (a) on page 3 of title deed no. T2419/2022.

The owner bought the subject property in 2022. It is her intention to develop a five-bedroom guesthouse in Pringle Bay to provide more accommodation options for guests / tourists visiting Pringle Bay. The rooms are adequately sized, each with its own en-suite facilities, ensuring privacy from one another while also being conveniently connected to the communal areas.

A guesthouse with a maximum of five guest rooms can be accommodated as a consent use under the Residential Zone 1: Single Residential (SR1) zoning. Application is therefore made for a consent use to establish a five-bedroom guesthouse on erf 338 Pringle Bay.

Building plans for the development of a new dwelling on Erf 338 Pringle Bay was recently approved (copy attached) and building work has commenced.

The development footprint and floor layout design will remain unchanged from the approved building plans. The bedrooms will be utilized for the intended guesthouse use, while the overall structure and floor plan will adhere to the approved design. The dwelling was designed and will be developed to make provision for eight (8) bedrooms. Guest rooms no. 1 to 5 will be used by guests. The main bedroom (on first floor level) will be occupied by the owner. The manager's room who will be occupied by the manager living on the premises. The second bedroom will be occupied by an additional staff member of the guesthouse (depending on the services needed at any specific time).

The guesthouse will be a double storey structure as per the approved building plan. The layout of the guest house is square shaped with a large courtyard in the middle. It is the intent of the owner to establish a secluded garden in the courtyard area for guests to enjoy, as the presence of baboons in the area is troublesome and the enclosed garden area will provide a better sense of security. The guest house will consist of a reception area, dining room, sitting room, a study, a lounge, dining area, kitchen, scullery, laundry room, store room, en-suite manager's room, en-suite staff room (bedroom no. 2) and five (5) en-suite guest rooms on ground floor level. The en-suite master's bedroom, art studio, washroom, prayer room and two balconies will be on first floor level (as per the approved building plans). A swimming pool of 10m² will also be developed in the south-western corner of the property.

All the bedrooms in the proposed guesthouse will be interleading with a large passage that connects all bedrooms and living / communal areas as per the approved building plans. The proposed guesthouse can therefore easily be converted into a single dwelling house in future if required.

In order to provide a more comprehensive and up market tourism experience, the guesthouse will have a cook on-site to prepare breakfast and meals on request. The guests will have access to all the communal facilities.

The proposed guesthouse will create five (5) new employment opportunities: domestic worker/s, a cook, a gardener and a manager.

The design, height and position of the new guesthouse were carefully considered and planned to ensure its visual impact is reduced as much as possible. We are of the opinion that the new guesthouse will merge well with the built environment. The intention is also to develop the property in such a way that it can easily revert to a residential dwelling for the living purposes of a single family. The design, height and position of the new guesthouse will not deviate from the approved building plans.

The development of the guesthouse will be done in accordance with the land use restrictions applicable to Residential Zone 1: Single Residential properties. No deviations from building lines, height, coverage, etc. is proposed with this application.

The Overstrand Land Use Scheme Regulations (2020) stipulate the following land use restrictions for Residential Zone 1: Single Residential properties (larger than 400m²):

Coverage:		50%
Height:		8m (measured from the base level to top of roof)
Building lines:	street:	4m
	rear	2m
	lateral	2m

The total area of the new building will be 695m² with a footprint of 590m² in extent. The proposed coverage will be 42,28%. The coverage of the structures will therefore be within the 50% maximum allowable coverage for SR1 zoned properties.

The proposed guesthouse will be used for accommodation purposes only and no conference facility or place of entertainment is proposed. The proposed land use will therefore not result in any noise pollution to the adjacent residential area. The subject property is situated next to Pringle Bay's major road (Hangklip Road) and near the Pringle Bay commercial node. These location factors favour the type of use

proposed with this application.

Title deed no. T2419/2022 has a title deed condition that prohibits the proposed consent use. For detail pertaining to the removal of the restrictive title deed condition application, refer to *Section 3.10 Title Deed* of the report.

The proposed consent use and removal of a restrictive title deed condition do not have a negative impact on the surrounding erven as the subject property's zoning will remain unchanged. An aesthetically pleasing guesthouse will contribute towards the residential and tourism character of the area. The provision of parking was done in accordance with the relevant parking policy.

The proposed consent use and removal of a restrictive title deed condition of erf 338 Pringle Bay are not in contrast to the existing land uses tendencies in the surrounding environment and we therefore do not foresee any problems with the proposed application.

3.5 CHARACTER OF THE ENVIRONMENT

The Overstrand region and Pringle Bay in general is known as an area with many tourism valued sites and attractions luring thousands of tourists to the area annually. The area is characterised by tourist facilities (such as wine tasting facilities, function venues, restaurants, farm stalls, etc.), tourist accommodation (although only a few exist) and recreational facilities (beach, mountain biking trials, adventure activities, etc.). The proposed guesthouse use is therefore in line with the existing character of the area.

Erf 338 Pringle Bay is ideally located in an area close to the sea with almost uninterrupted views in all directions. Neighbours are, for an urban context, placed where the increased activity on erf 338 Pringle Bay is unlikely to have a significant, if any, impact.

The diversification of the land uses on the subject property in a structure that will meet all land use parameters in terms of height, coverage and building lines will blend in well with the existing built and natural environment. We are therefore of the opinion that the impact on the existing character of the area will be kept to a minimum. The proposal to establish upmarket, luxurious guest rooms on the subject property will add value to the area and we do not foresee a negative impact on the surrounding property values.

The proposed guesthouse is considered a low impact development and consequently the proposed land use will not adversely affect traffic flow, the streetscape or the general character of the area. In addition, the proposed guesthouse will be used for accommodation purposes only and no conference facility or place of entertainment is proposed. The proposed land use will therefore not result in any noise pollution to the adjacent residential area.

3.6 POTENTIAL OF THE PROPERTY (DESIRABILITY OF THE PROPOSED UTILIZATION)

The subject property's zoning will remain unchanged. The location of the subject property within a single residential area allows the property to be developed (in future) for low impact land uses only. The consent use application will not hinder any future land use applications (if any) on erf 338 Pringle Bay.

Since the zoning will remain unchanged and since no deviations from the development parameters are proposed, the impact on the surrounding properties will be kept to a minimum. Property values of surrounding erven will therefore not be negatively affected by the proposed application. Given the location of the property and the need for upmarket guest accommodation in the area, the property lends itself to be used more appropriately as a guest house than just purely residential.

3.7 ECONOMIC IMPACT

The proposed consent use and removal of a restrictive title deed condition will have a positive impact on the economy of the area. By allowing the consent use and removal of a restrictive title deed condition of the subject property, it diversifies the land uses on the subject property and affords the owner the opportunity to generate additional income that would be re-invested in the area.

The proposed guesthouse will create five (5) employment opportunities as previously discussed. It is a well-known fact that tourism plays an important role in the Western Cape's economy and in the Overstrand area. It is anticipated that the employees will mostly (or all) come from Pringle Bay or neighbouring areas. Further employment would be generated for goods sourced and services obtained from the surrounding community.

In addition, temporary employment opportunities are created in the construction of the approved dwelling / proposed guesthouse. It is therefore evident that the development of erf 338 Pringle Bay will contribute towards job creation in the Overstrand region. Local businesses will benefit from construction material purchases. The diversified land uses will add value to the subject property once the development is complete and fully operational. This will imply higher rates and taxes payable to both the municipality and SARS. In addition, the proposed guesthouse will also have positive spin-offs to the local service providers and businesses in the area.

It is therefore evident that the proposed guesthouse will contribute towards temporary and permanent job creation in the Overstrand region.

3.8 SOCIAL IMPACT

It is the intent of the property owner to protect the sense of place of the area while enjoying the tranquil lifestyle that Pringle Bay has to offer and generating additional income. The consent use will not necessarily attract more tourists to the area but will instead accommodate tourists that would have visited the area regardless of the new

guest house. The impact on the social wellbeing and social coherence of the adjacent property owners will be minimal given that the land use will be in line with the character and spatial planning policies for the area. Guesthouses of this scale in general are not associated with higher levels of traffic or crime in an area.

3.9 IMPACT ON EXTERNAL ENGINEERING SERVICES

3.9.1 PROVISION OF SERVICES

Erf 338 Pringle Bay is a serviced portion of land. The development of the property will entail the additional loading of the existing civil infrastructure. All services for the proposed guesthouse will be provided in line with services infrastructure requirements of the Overstrand Municipality.

3.9.2 TRAFFIC IMPACT, PARKING AND ACCESS

Two carriageway crossings are proposed from Hangklip Road as indicated on the site development plan. The reason for the two carriageway crossings is to create a safe entrance and exist points and to also provide satisfactory parking area on site while simultaneously meeting the parking bay requirements in terms of measurements and manoeuvre space. The total length of the street boundary is 37,78m, which is considered a wider erf boundary (exceeding 30m in length) where one additional carriageway can be considered. In addition, provision is made for a distance of 25m between the two carriage way crossings as per the engineering standard requirements.

The two carriageways will be dealt with as entrance only (eastern access point) and exit only (western access point) as indicated on the site development plan. The vehicular movement will be from east to west as indicated on the plan. This will prevent the stacking of vehicles in the road and allow our client to provide enough on-site parking. It is therefore requested that the application to create two carriageway crossings instead of one carriageway crossing be considered favourably as per the reasons provided above.

The Overstrand Land Use Scheme Regulations (2020) determines that one parking bay per guest room must be provided on site and an additional two parking bays for the owner / manager. As a result, seven (7) parking bays must be provided on site. A total of seven (7) parking bays are provided for on site in line with the parking requirements: provision is made for five parking bays for guests and two parking bays for the owner / manager. All parking bays adhere to the minimum parking requirements with reference to parking measurements and manoeuvre space. Refer to the site development plan attached.

The proposed guesthouse is a low impact development and consequently the proposed parking bays and number of vehicles travelling to the guesthouse will not adversely affect traffic flow, the streetscape or the general character of the area.

Since the proposed land use is compatible with single residential land uses and the land uses in the area it is anticipated that the proposed guesthouse will have a low impact on the traffic flow in the area.

3.10 TITLE DEED

Title deed no. T2419/2022 has a restrictive title deed condition that prohibits the proposed guesthouse use on the subject property. Refer to a copy of the conveyancer's certificated compiled by A.S. Barnard at Van Zyl Kruger Attorneys dated 24 October 2023 attached. It is therefore proposed to remove the condition in the title deed that prohibits a guesthouse on erf 338 Pringle Bay.

To accommodate the proposed guesthouse on erf 338 Pringle Bay, it is proposed to remove the following condition in the title deed:

Title deed no. T2419/2022, page 3, paragraph A. (a):

A. As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by the Administrator under the provisions of Section 18(3) of Ordinance No. 33 of 1934:

a) *That this erf be used for residential purposes only.*

The land use will change from single residential use only to guesthouse use. The allowable land use described in the title deed therefore prohibits the proposed guesthouse. The development of the proposed guesthouse will be done in accordance with the land use scheme's and title deed's development parameters; as a result no other conditions must be removed to accommodate the new guesthouse development.

Section 39(5) of the Land Use Planning Act (LUPA), 2014, stipulates that a Municipality should have regard to the following factors when considering the "removal, suspension or amendment of a restrictive condition":

- ***The financial or other value of the rights in terms of the restrictive conditions enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement***

The removal of the restrictive condition intends to increase the use rights of the property to permit a guesthouse. The value of the rights is vested in the owners of the specific extension of the township where erf 338 Pringle Bay is located.

Property owners not seeking that the title deed restriction should be in line with the land use scheme regulations' land use rights will favour the restrictive title deed condition since the condition impede the development of a guesthouse in line with the consent uses allowed for in the land use scheme regulations. As previously mentioned, the guesthouse building will meet all the development parameters as specified in both the land use scheme regulations and the title deed (no deviations are being applied for).

The proposed development is not an unusually large-scale form of development that encroaches the building lines, coverage or height. Furthermore, the secondary use for SR1 zoned erven includes a guesthouse. Removing the "to be used for single residential purposes only" condition will allow the owner to exercise the secondary land use right – i.e. to develop a guesthouse on the subject property in line with all land use parameters.

- ***The personal benefits which accrue to the holder of rights in terms of the restrictive conditions***

The condition was imposed by the Administrator for the benefit of a specific extension of Pringle Bay. The only personal benefit to each holder is that the property is more restricted in terms of diversifying land use rights on the subject property. The Administrator is now the Overstrand Municipality, who governs land use applications in line with the existing Land Use Scheme Regulations and relevant spatial planning policies. To keep the title deed condition will neither have any personal benefit to the Administrator / Overstrand Municipality nor the properties in whose favour the conditions were registered since the property will be developed with an interleading dwelling unit to be used for guesthouse purposes (i.e. still a dwelling unit, but for guesthouse purposes). The design of the building allows the use to easy revert to a dwelling house for single residential purposes in future. No deviations are proposed to keep the impact on the neighbours and area as a whole to a minimum.

- ***The personal benefits which will accrue to the person seeking the removal of the restrictive conditions, if they are removed***

The removal of the restrictive title deed condition will bring about personal benefits to the current landowner since it will allow her to develop the subject property for guesthouse purposes.

The property was obtained with the intention to develop a guesthouse and not to mere use the property for single residential living purposes. If the proposed land use is refused, the latter will have a great financial burden on the current property owner.

- ***The social benefit of the restrictive conditions remaining in place in its existing form***

The social benefit if the title deed condition was to remain unchanged and enforced on the subject property will be minimal. If the condition remains unchanged, the owner will no longer be able to realize their dream and only use and develop the subject property for single residential living purposes.

- ***The social benefit of the removal or amendment of the restrictive conditions***

The removal of the restrictive title deed condition will allow the scheme regulations' secondary land use right to be exercised on the subject property. The social benefit will therefore only be to the property owner of erf 338 Pringle Bay since it will allow them to develop the guesthouse on the subject property in line with the land use scheme regulations' and title deed's development parameters.

- ***Whether the removal, suspension or amendment of the restrictive conditions will completely remove all rights enjoyed by the beneficiary or only some of those rights***

The removal of the restrictive condition will not remove all rights enjoyed by the beneficiaries, but only some rights and will instead expand the value of these rights to accommodate the new guest house. The proposed land use is considered desirable for the location and extent of the subject property without having a detrimental impact on the rights of anyone else or the character of the area. All other title deed conditions will be retained.

There is no bond registered against erf 338 Pringle Bay.

From the above as well as the motivation in Sections 3.4 and 3.5 of this report it is evident that the removal of the restrictive title deed condition can be favourably considered.

3.11 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.11.1 HERITAGE VALUE

The application does not involve changing the character of a site larger than 5 000m². Consequently, the proposed application for consent use and removal of restrictive title deed conditions does not trigger Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

Building plans for the development of a new dwelling on Erf 338 Pringle Bay was recently approved and building work has commenced. The proposed five-bedroom

guesthouse will be accommodated in the approved dwelling house. As a result, the visual impact was already considered with the approval of the dwelling house. No deviations from the approved building plans are proposed.

The property is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage.

Erf 338 Pringle Bay is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality's Zoning Scheme Heritage Overlay Zone (2020). The subject property is also not earmarked for heritage conservation purposes with reference to the Overstrand Municipal Growth Management Strategy (2010). It is also not demarcated as part of a Heritage Protective Overlay Zone (2020) for the area.

In the light of the above mentioned it is evident that the proposed consent use and removal of a restrictive title deed condition will not have a negative impact on the heritage value of the Pringle Bay or Greater Overstrand area.

3.11.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed consent use and removal of a restrictive title deed condition do not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

The subject property is not situated within the Overstrand Municipality's Zoning Scheme Environmental Overlay Zone (2020).

3.12 FORWARD PLANNING AND LAND USE DOCUMENTS

The ***Overstrand Spatial Development Framework (2020)*** earmarks the area where erf 338 Pringle Bay is situated, for urban development purposes. The subject property falls within the demarcated urban edge but falls outside of the Coastal Management line, protected areas and ecological corridors - refer to the Spatial Development Framework Plan (2020) below. In addition, the subject property is adjacent to a major road (Hangklip Road) and in close proximity to the small central commercial node of Pringle Bay. The latter caters for permanent residents as well as tourists visiting the area. The application is to an improved erf within the urban edge with no impact on the biophysical environment.

The Overstrand SDF (2020) indicates that the town functions as a residential and holiday centre with approximately only a fifth of its residential erven permanently occupied. The zoning of the subject property will remain unchanged (Residential Zone 1: Single Residential) and no deviations from the development parameters to accommodate the guest house are proposed. As a result, the impact of the proposed consent use and removal of a restrictive title deed condition on the spatial integrity of the area will be minimal and is therefore consistent with the Overstrand SDF (2020).

Image 2: Overstrand Spatial Development Framework Plan (2020): Pringle Bay

The ***Overstrand Municipal Growth Management Strategy (OMGMS, 2010)*** specifies that erf 338 Pringle Bay forms part of Planning Unit no. 1. A slight increase in density is proposed for this planning unit in Pringle Bay (from 4,8du/ha to 5du/ha). Densification in the form of subdivision or a second dwelling unit is not proposed. This application proposes a new guesthouse on the subject property.

The proposal will promote land development in a location that is sustainable. The proposed consent use and removal of a restrictive title deed condition are to an improved erf within an established residential area and will not impact on urban sprawl or upon a sensitive environment. The impact on the overall density of this part of Pringle Bay will therefore be kept to a minimum since the proposed application still promotes a low-density residential area.

From the above it is evident that the proposed development **adheres and complies** with the relevant municipal spatial planning policies.

3.13 PLANNING PRINCIPLES

The planning principles of spatial justice and spatial resilience do not apply to this application.

Spatial justice: The proposed land use application ties in with the existing character of the area and will not have a negative impact on the surrounding neighbours. The impact on the biophysical environment will be low as the subject property has been in existence since 1940.

The proposed application will not promote spatial development imbalances. This application is for an erf as per the establishment of the existing Pringle Bay Township. The proposed application is in character with the existing area where similar applications have been approved in the past and therefore, the approval of the proposed application will not be spatially biased.

Spatial sustainability: The design and placement of the new guest house was done to ensure the visual impact is reduced and the new structure will merge well with the existing built environment. It is therefore submitted that the proposed guest house is compatible with the character of the area and will not impact negatively on the rights of anyone else. The proposed guesthouse will be accommodated in an established residential area in a new structure that will comply with all land use scheme and title

deed development parameters. The proposed application will have no impact on the conservation worthy areas of Pringle Bay, but it will instead generate greater diversity of holiday accommodation in Pringle Bay. Spatially the land use will be in keeping with the residential character of the area.

The anticipated impact of the guesthouse is considered low. Neighbours are, for an urban context, placed where the increased activity on erf 338 Pringle Bay is unlikely to have a significant, if any, impact. The subject property is adjacent to a major road (Hangklip Road) and in close proximity to the existing commercial node in Pringle Bay.

The impact on the biophysical environment (design and placement of the new structure) will be kept to a minimum. Furthermore the extent of the subject property, the location of the subject property, the need for more diverse holiday accommodation options in Pringle Bay, the low impact on the privacy of neighbours, compliance with the land use restrictions applicable concerning parking, coverage, height, building lines, etc. allows for the consideration and approval of the proposed guest house (consent use) and removal of a restrictive title deed condition without having an adverse impact on the spatial sustainability of the area.

Efficiency: The subject property is easily accessible and conveniently located in an ideal position close to the business area and the beach with uninterrupted views in all directions.

The consent use and removal of a restrictive title deed condition application proofs to be efficient since this will allow the optimal utilization of the subject property without compromising the biophysical environment. Given the extent of the subject property and its ideal location, it lends itself to be used more appropriately as a guesthouse than just purely residential.

It is motivated that the proposed guesthouse proofs to be efficient as it discourages the phenomenon of urban sprawl - which relates to more responsible resource use and sustainable development. Furthermore, the proposal is efficient in that it optimizes existing resources and continues the existing suburban development typology.

Good administration: Our firm is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020.

4. RECOMMENDATION

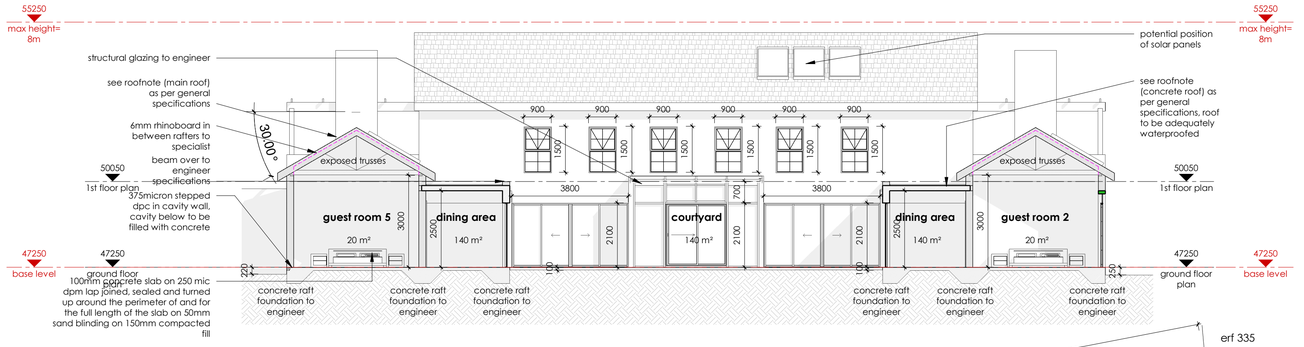
When this application is evaluated it is important to take note of the following:

- Building plans for the development of a dwelling house on erf 338 Pringle Bay was recently approved and construction of the building has commenced. The proposed five-bedroom guesthouse will be accommodated in the approved dwelling house;
- Services for the proposed guesthouse will be provided to the satisfaction of the Overstrand Municipality's engineering department;
- The densification status quo of the area will remain unchanged and where applicable the proposal meets the criteria for more and diverse holiday accommodation options in this area;
- The zoning of the subject property will remain unchanged;
- No deviations from the relevant land use scheme regulations or the title deed development parameters are proposed to accommodate the new guesthouse on erf 338 Pringle Bay;
- The proposal is compatible with the existing built character of the area;
- Impact on the traffic will be kept to a minimum;
- Sufficient parking bays are provided on site for the proposed guesthouse (guests and the owner / manager);
- The guesthouse will be operated in a professional manner and according to international standards;

- The guesthouse does not negatively influence the existing character or land values in the area;
- The establishment of a luxury guesthouse in Pringle Bay will contribute to enhancing the area as a unique holiday village;
- There are no environmental or heritage aspects that will negatively impact the application and the application will not have a negative impact on any environmental and / or heritage factors;
- The proposal is compatible with the spatial planning strategies for the area;
- The application is fully compliant with the applicable planning principles described in the LUPA (2014) and SPLUMA (2013).

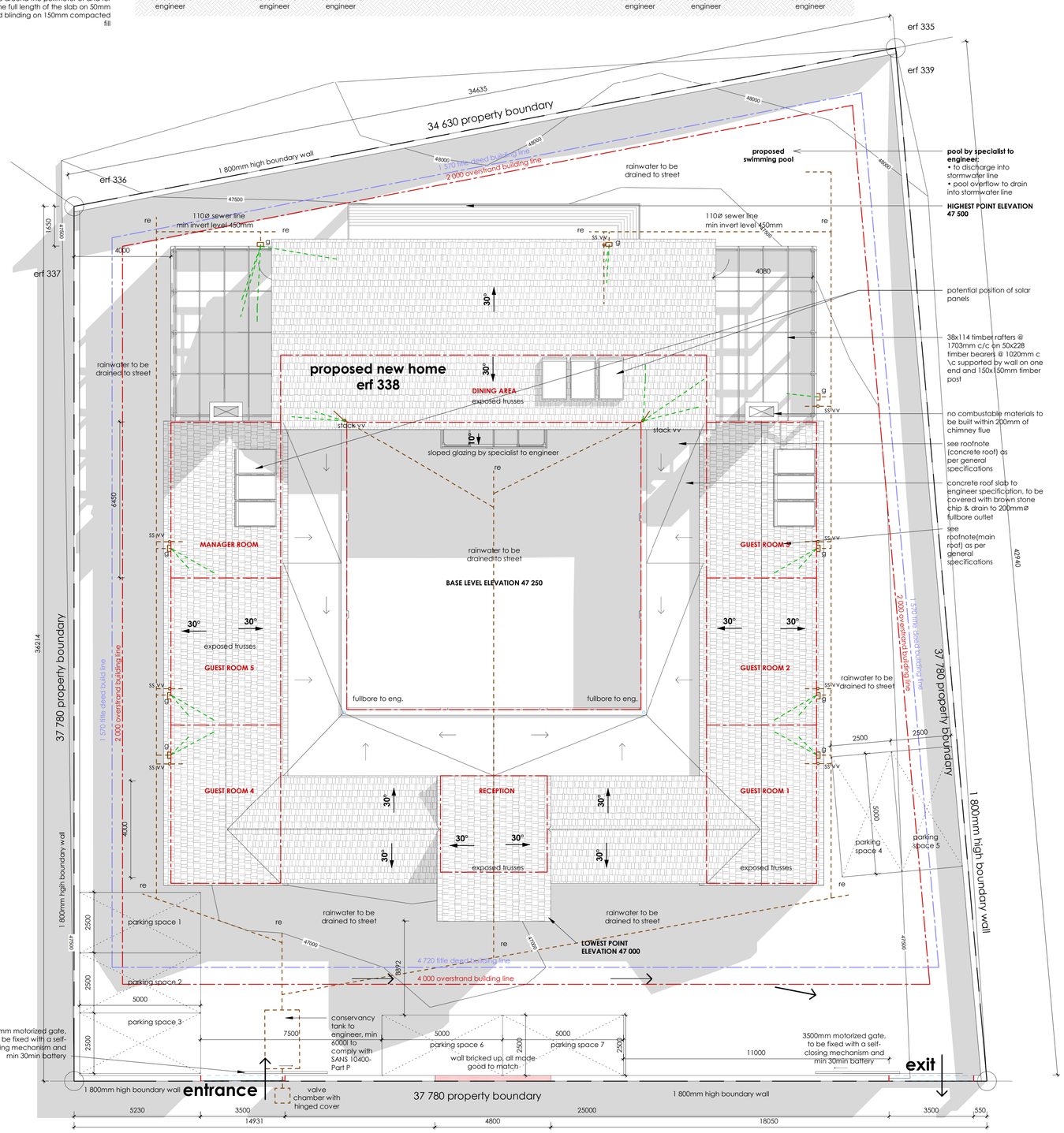
The application can be supported for your favourable evaluation. The opinion is held that this application will have no negative impact on the land values, privacy and traffic of the area.

stamp of approval - council



section a-a

scale | 1 : 100



site plan

scale | 1 : 100

Hot water for guesthouse: 5 rooms + manager room

HEAT PUMP SPEC.
Water Heating

Dwelling	2 people
Usage per person	115liter SANS 10252 tabe5
Daily consumption	230liter / day
Ambient input temp	15 degrees C
Target output temp	55 degrees C
Ave. temp difference	40 degrees C
Specific heat for 1l of water	4.184kj/kg K
Daily energy usage	115kj
kwh per day	10.5kWh
Annual energy usage	3832.5kWh
Efficiency target > 50% of output	1916.25kWh

Installation Specs

Storage capacity	**100L** (50L per person)
Flow Rate	20 l/m
Heating capacity	4.7kW
Power consumption	1.17kW
Co-Efficient of productivity	4 COP
Annual heating energy	2261.45kWh

OR

SOLAR POWER SPEC.
Water Heating

Dwelling	2 people
Usage per person	115liter SANS 10252 tabe5
Daily consumption	230liter / day
Ambient input temp	15 degrees C
Target output temp	55 degrees C
Ave. temp difference	40 degrees C
Specific heat for 1l of water	4.184kj/kg K
Daily energy usage	115kj
kwh per day	10.65kWh
Annual energy usage	3887.5kWh
Efficiency target - 50% of output	1943.75kWh

Installation Specs

Storage capacity	**150L**(75L per person)
Flow Rate	20 l/m
Total & useful energy rating	1.14kWh/vacuum tube
Number of solar panels	1 x 6 vacuum tube collectors
Total heating capacity(6 tubes)	6.84kWh
Annual heating energy	2093.04kWh

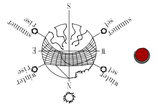
Parking requirements:

Main dwelling (owner/manager) = 2 parking bays
Guests = 1 parking space per room (5 rooms)

total required parking = 7 parking spaces

Supplied parking: 8 parking spaces

existing dwelling	**=259m²**
dwelling to become guesthouse	**=415m²**
dining room	=29m²
living area	=29m²
passage to become dining area	=695m²
bedroom 3 to become guesthouse room 3	=30m²
bedroom 4 to become guesthouse room 2	=28m²
bedroom 5 to become guesthouse room 1	=30m²
bedroom 6 to become guesthouse room 4	=30m²
bedroom 7 to become guesthouse room 5	=28m²
bedroom 8 to become manager's room	=30m²
entrance lobby to become reception area	=23m²



specification - local authority

foundations
to be concrete foundations to engineer. **No strip foundation to be implimented**. internal non-loadbearing walls to have 600mm x 200mm slab thickening unless otherwise specified by engineer. foundations not to project beyond boundaries. water to be taken away from foundations & towards roadside. all column/pad foundations to engineers detail.
foundation walls
to have 2.5 tie-wires per m² and cavity below dpc to be filled with concrete. provide expansion joints/lateral wall support every 5.5m as required, to engineers detail.
solid floors
tiles, carpet or timber on screed onto 100mm concrete slab on 250 mic dpm lap joined, sealed and turned up around the perimeter and for the full length of the slab on 50mm sand blinding on 150mm clean compacted fill.
structural components
all structural components to be designed and specified by structural engineer, appointed by client and/or contractor. all structural items to be inspected and approved by appointed engineer prior to closing or cover off work.
walls
to comply with SANS 10400-K. 230mm supporting wall with 50mm cavity. 90mm cement brickwork or equal approved with 2.5m wire wall tie's per sqm of wall. stepped dpc to be provided to all external walls. all openings < 3000mm to have precast concrete lintels according to manufacturers spec ex. allied concrete or equal approved. all openings > 3000mm to have rc beams to engineer where deemed necessary. provide expansion joints/lateral wall support every 5.5m as required, to engineers detail.
wall finishes
smooth plaster & painted, colour to owner specification.
internal walls
to comply with SANS 10400-K. 90mm & 180mm cement brickwork or equal approved. smooth plastered with 1 coat plaster, skimmed & painted. all colours to owner.
windows
all windows as per aluminium catalogue to be powder coated black. all glazing to comply with requirements of SANS 10400N&XA. side lights to have safety glazing. windows lower 500mm from floor, windows lower than 1800mm above pitch line of stairs to be safety glass.
doors
all external doors as per aluminium catalogue to be powder coated black. all external timber doors to be solid hardwood as per winsters door catalogue, painted white to match aluminium doors. all glazing to comply with requirements of SANS 10400N&XA. access doors and side lights to have safety glass.
all internal timber doors to be panelled semi solid, painted white.
roof (main roof)
concrete roof tiles (colour to owner specification) at 30° slope fixed to 38x38mm sap battens @ 320mm c/c. on Coverland Radershield reflective foil layer on 38x152mm Timber trusses spaced at 850mm c/c fixed to 38x114 timber wallplate anchored with 2 Rhinoboard ceiling boards fixed rafters, skimmed & painted, with shadowline profile. Roof insulation as per specialist specification to be placed between trusses
roof (concrete roof)
to strict engineers design and details, to have 40mm screed to fall towards full bore outlet and adequately waterproofed with derbigum sp4 system. concrete roof to be sufficiently insulated in accordance with SANS 204 regulation.
ceilings
6.4mm rhinoboard ceiling boards in between rafters
roof insulation
all roofs to be insulated so that a min. r-value of 3.7 is achieved (to comply with SANS 10400-XA:2021 - 5.6) insulation to be:
glass wool blanket (isotherm or similar approved) with a density of 10 - 18 kg/m³ installed.
thickness: min. 135mm
r-value: min. 3.35
roof construction r-values
average r-value of roof structure - 0.35
reflective foil - 0.75
insulation r-value - 3.14
total r-value: - 4.24
conclusion - 135mm glass wool blanket to be installed between trusses/rafters.
concrete roof insulation
insulation to be: isoboard or similar approved stonechips onto 90mm isoboard onto torch-on waterproofing on screed to fall to outlets, onto lightweight rc slab to engineer.
concrete roof assembly - 0.57(climatic zone 4).
insulation product - 3.429 (90mm isoboard)
total r-value: - 3.999
patios/courtyards
to owner specification
joinery
all built in cupboards, vanity units and kitchen cupboards to owner/manufacturer design.
distribution/reticulation/lighting
refer to electrical layout by owner/contractor. electrical installation to comply with local authority requirements and SANS 10142-1.
plumbing
installation to comply with local authority requirements and SANS 10400.
toilets - dual flush cistern with a 3L & 6L flush
taps - max. flow rate of 6L/min
shower heads - max. flow rate of 7L/min
hand was basins to have metering / demand taps
hot water cylinders
see Hot Water Calculation on Sheet 1of4 & 4of4 to be supplied with fully drained drip tray and overflow pipe. all hot water pipes in roof space to be insulated min. R-value 1.00 and HWC to be insulated min. R-value 2.00 as per SANS 10400-XA.
natural ventilation
all habitable rooms to adhere to municipal regulations and SANS 10400 i.t.o min. 5% of floor area.
natural light
all habitable rooms to adhere to municipal regulations and SANS 10400 i.t.o. up to 10% of net floor area per storey.
drainage
installation to comply with NBR and SANS 10400-P. to be closed system of ø110mm pvc pipes at min 1:60 and max. 1:40 fall. first inspection eye to be minimum 450mm below ground level. all vent pipes to be 50mm ø pvc pipes. all heights pertaining to drainage to be checked and confirmed on site prior to installation. all bends to have min 600mm inside radius. all drains below building & driveway to be encased clean sand binding.
driveway & hard landscaping
cobbles & pattern to match existing on compacted river sand on 250 mic dpm to owners specification

locality plan

general - take note

appointed as architectural professional to work stage 4.1 (documentation to achieve municipal approval only).

no liability will be accepted for work during construction. full liability and responsibility will be for the owner or builder. contractor to check and confirm all dimensions and levels prior to the setting out of the works. use figured dimensions, do not scale. any discrepancies in dimensions or specs are to be reported to the designer immediately for clarification, setting out to be done from the surveyors pegs. all work to comply with s.a.n.s. 10400 codes and local authority rules, regulations and requirements. this spec is intended to supplement the nbr and the nbr takes precedence.

signature

owner:

other:

24 06 2024	00	town planning	kp

PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
RORY BANDS
South African Council for the Architectural Profession

tel 021 851 0792
web www.theplanco.co.za
email info@theplanco.co.za
SACAP reg. no. D0242

THE PLAN CO
architectural designers

06349 I rawoot I erf 338 I rev 00

guest house

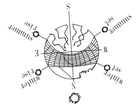
project	**aminah rawoot - erf 338 hangklip road**
	pringle bay
ex dwelling	259m²
covered patio	21m²
guesthouse area	415m²
total area	695m²
balcony (art room)	21m²
balcony (prayer room)	31m²
balcony (bedroom)	31m²
total pergola	62m²
pool	10m²
footprint	590m²
site	1395.5m²
coverage	42.28%
floor factor (bulk)	0.49
zoning	SR1
boundary wall height	1.8m
boundary wall length	146.77m

sheet info

title	**site plan I section**
date	**june 2024**
scale	**as shown @ A1**
drawn	**k potgieter**
checked	**checked**
stage	**council sub**

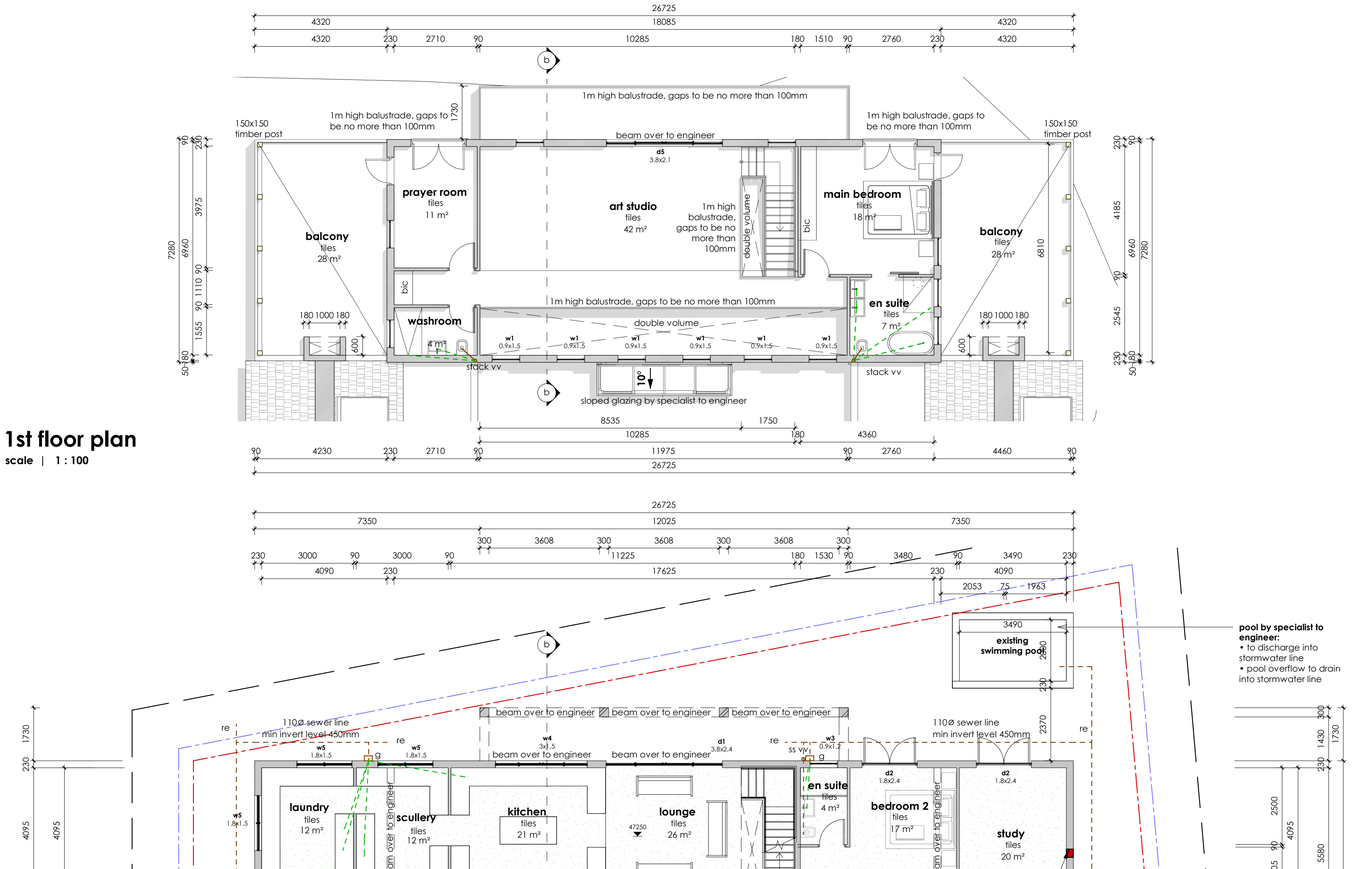
these are municipal drawings only and may not be used as working drawings

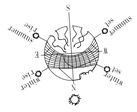
stamp of approval - council



1st floor plan

scale | 1 : 100





ground floor plan

scale | 1 : 100

specification - local authority

foundations
to be concrete foundations to engineer. **No strip foundation to be implimented**. internal non-loadbearing walls to have 600mm x 200mm slab thickening unless otherwise specified by engineer. foundations not to project beyond boundaries. water to be taken away from foundations & towards roadside. all column/pad foundations to engineers detail.

foundation walls
to have 2.5 tie-wires per m² and cavity below dpc to be filled with concrete. provide expansion joints/lateral wall support every 5.5m as required. to engineers detail.

solid floors
tiles. carpet or timber on screed onto 100mm concrete slab on 250 mic dpm lap joined. sealed and turned up around the perimeter and for the full length of the slab on 50mm sand blinding on 150mm clean compacted fill.

structural components
all structural components to be designed and specified by structural engineer, appointed by client and/or contractor. all structural items to be inspected and approved by appointed engineer prior to closing or cover off work.

walls
to comply with SANS 10400-K. 230mm supporting wall with 50mm cavity. 90mm cement brickwork or equal approved with 2.5m wire wall tie's per sqm of wall. stepped dpc to be provided to all external walls. all openings < 3000mm to have precast concrete lintels according to manufacturers spec ex. allied concrete or equal approved. all openings > 3000mm to have rc beams to engineer where deemed necessary. provide expansion joints/lateral wall support every 5.5m as required. to engineers detail.

wall finishes
smooth plaster & painted, colour to owner specification.

internal walls
to comply with SANS 10400-K. 90mm & 180mm cement brickwork or equal approved. smooth plastered with 1 coat plaster, skimmed & painted. all colours to owner.

windows
all windows as per aluminium catalogue to be powder coated black. all glazing to comply with requirements of SANS 10400N&XA. side lights to have safety glazing. windows lower 500mm from floor, windows lower than 1800mm above pitch line of stairs to be safety glass.

doors
all external doors as per aluminium catalogue to be powder coated black. all external timber doors to be solid hardwood as per winsters door catalogue, painted white to match aluminium doors. all glazing to comply with requirements of SANS 10400N&XA. access doors and side lights to have safety glass.
all internal timber doors to be panelled semi solid, painted white.

roof (main roof)
concrete roof tiles (colour to owner specification) at 30° slope fixed to 38x38mm sap battens @ 320mm c/c. on Coverland Radenshield reflective foil layer on 38x152mm Timber trusses spaced at 850mm c/c fixed to 38x114 timber wallplate anchored with 2 Rhinoboard ceiling boards fixed rafters, skimmed & painted, with shadowline profile. Roof insulation as per specialist specification to be placed between trusses

roof (concrete roof)
to strict engineers design and details, to have 40mm screed to fall towards full bore outlet and adequately waterproofed with derbigum sp4 system. concrete roof to be sufficiently insulated in accordance with SANS 204 regulation.

ceilings
6.4mm rhinoboard ceiling boards in between rafters

roof insulation
all roofs to be insulated so that a min. r-value of 3.7 is achieved (to comply with SANS 10400-XA:2021 - 5.6) insulation to be:
glass wool blanket (isotherm or similar approved) with a density of 10 - 18 kg/m³ installed.
thickness: min. 135mm
r-value: min. 3.35

roof construction r-values
average r-value of roof structure - 0.35
reflective foil - 0.75
insulation r-value - 3.14
total r-value: - 4.24
conclusion - 135mm glass wool blanket to be installed between trusses/rafters.

concrete roof insulation
insulation to be: isoboard or similar approved stonechips onto 90mm isoboard onto torch-on waterproofing on screed to fall to outlets, onto lightweight rc slab to engineer.
concrete roof assembly - 0.57(climatic zone 4).
insulation product - 3.429 (90mm isoboard)
total r-value: - 3.999

patios/courtyards
to owner specification

joinery
all built in cupboards, vanity units and kitchen cupboards to owner/manufacturer design.

distribution/reticulation/lighting
refer to electrical layout by owner/contractor. electrical installation to comply with local authority requirements and SANS 10142-1.

plumbing
installation to comply with local authority requirements and SANS 10400.
toilets - dual flush cistern with a 3L & 6L flush
taps - max. flow rate of 6L/min
shower heads - max. flow rate of 7L/min
hand was basins to have metering / demand taps

hot water cylinders
see Hot Water Calculation on Sheet 1of4 & 4of4 to be supplied with fully drained drip tray and overflow pipe. all hot water pipes in roof space to be insulated min. R-value 1.00 and HWC to be insulated min. R-value 2.00 as per SANS 10400-XA.

natural ventilation
all habitable rooms to adhere to municipal regulations and SANS 10400 i.t.o min. 5% of floor area.

natural light
all habitable rooms to adhere to municipal regulations and SANS 10400 i.t.o. up to 10% of net floor area per storey.

drainage
installation to comply with NBR and SANS 10400-P. to be closed system of Ø110mm pvc pipes at min 1:60 and max. 1:40 fall. first inspection eye to be minimum 450mm below grond level. all vent pipes to be 50mm Ø pvc pipes. all heights pertaining to drainage to be checked and confirmed on site prior to installation. all bends to have min 600mm inside radius. all drains below building & driveway to be encased clean sand binding.

driveway & hard landscaping
cobbles & pattern to match existing on compacted river sand on 250 mic dpm to owners specification

locality plan

general - take note

appointed as architectural professional to work stage 4.1 (documentation to achieve municipal approval only).

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signature

owner:

other:

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SACAP reg. no. D0242

THE PLAN CO
architectural designers

06349 I rawoot I erf 338 I rev 00

guest house

project **aminah rawoot - erf 338 hangklip road**

pringle bay

ex dwelling	259m²
covered patio	21m²
guesthouse area	415m²
total area	695m²
balcony (art room)	21m²
balcony (prayer room)	31m²
balcony (bedroom)	31m²
total pergola	62m²
pool	10m²
footprint	590m²
site	1395.5m²
coverage	42.28%
floor factor (bulk)	0.49
zoning	SR1
boundary wall height	1.8m
boundary wall length	146.77m

sheet info

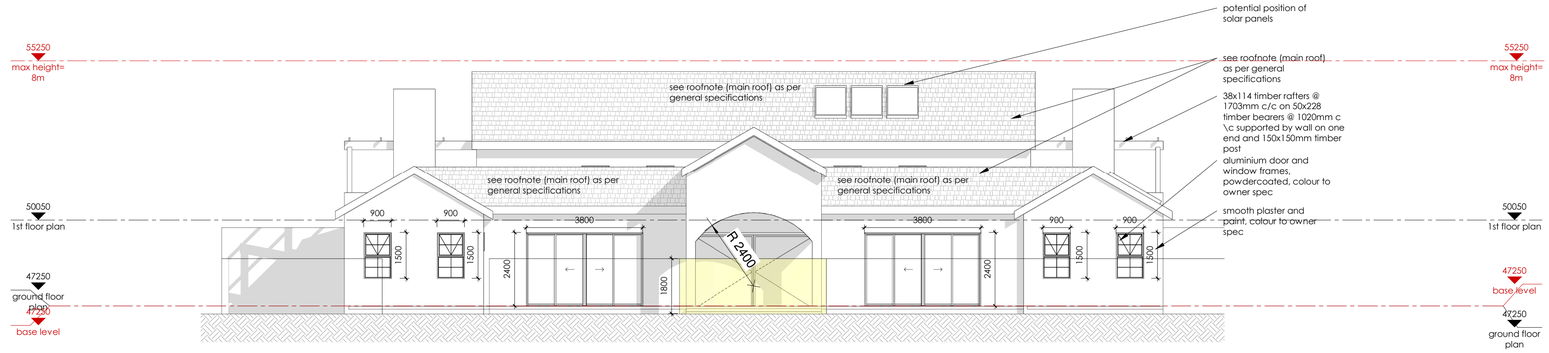
title **floor plans**

date	**june 2024**
scale	**as shown @ A1**
drawn	**k potgieter**
checked	**checked**

stage **council sub**

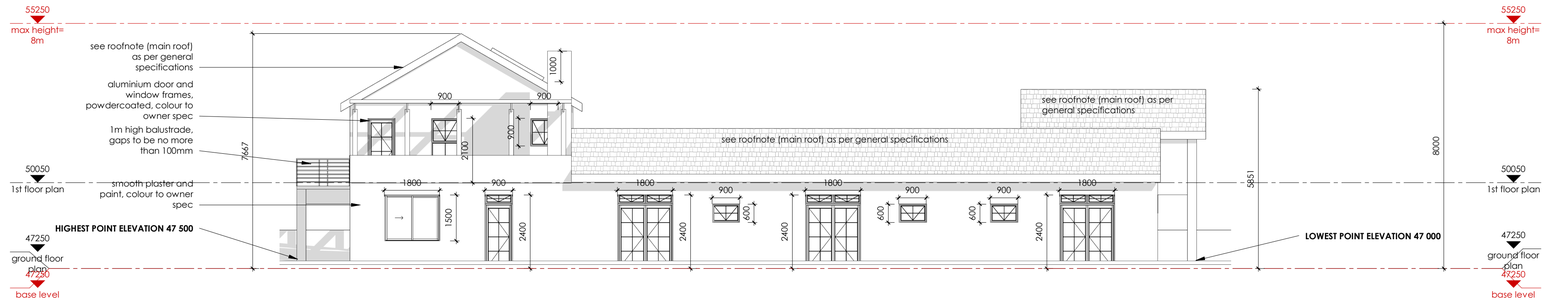
these are municipal drawings only and may not be used as working drawings

stamp of approval - council



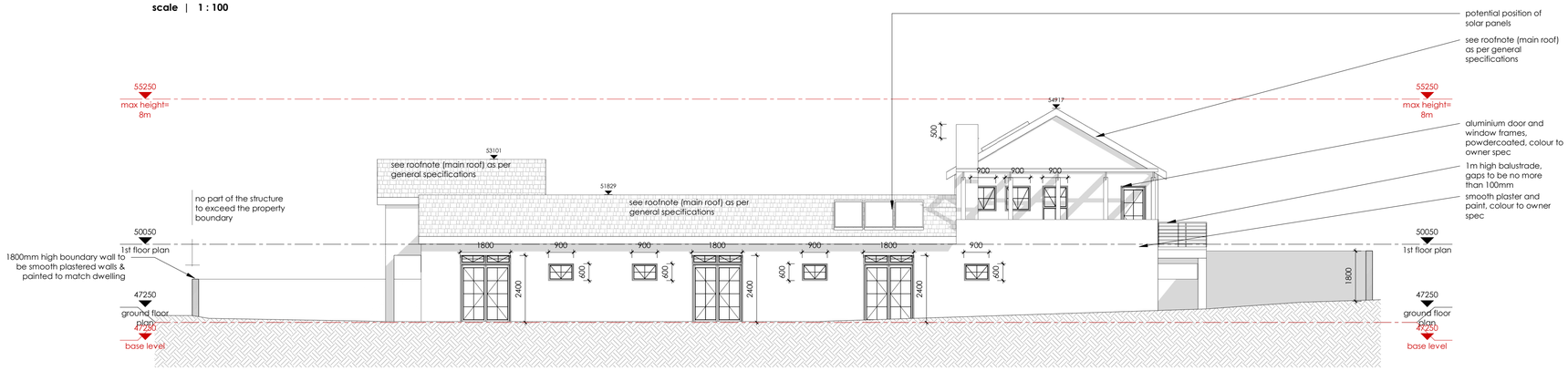
north elevation

scale | 1 : 100



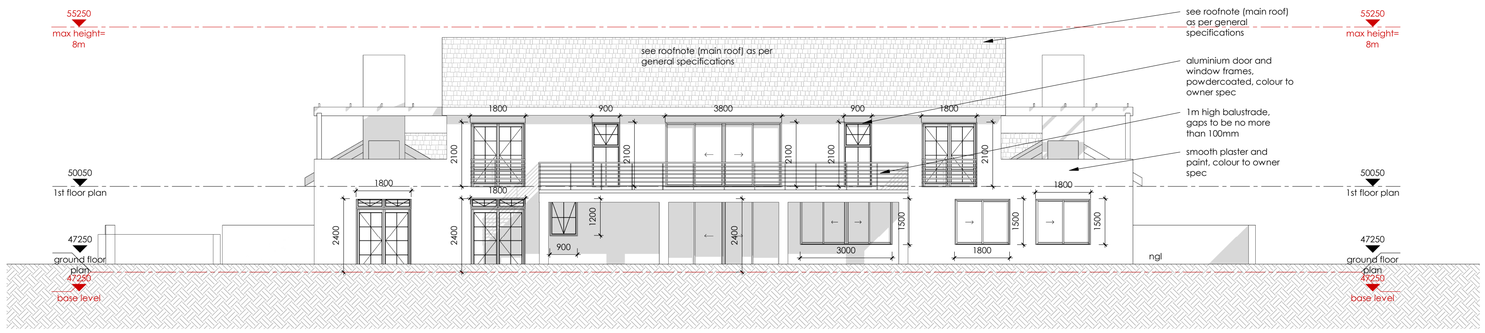
east elevation

scale | 1 : 100



west elevation

scale | 1 : 100



south elevation

scale | 1 : 100

specification - local authority

foundations
to be concrete foundations to engineer. **No strip foundation to be implimented**. internal non-loadbearing walls to have 600mm x 200mm slab thickening unless otherwise specified by engineer. foundations not to project beyond boundaries. water to be taken away from foundations & towards roadside. all column/pad foundations to engineers detail.

foundation walls
to have 2.5 tie-wires per m² and cavity below dpc to be filled with concrete. provide expansion joints/lateral wall support every 5.5m as required, to engineers detail.

solid floors
tiles, carpet or timber on screed onto 100mm concrete slab on 250 mic dpm lap joined, sealed and turned up around the perimeter and for the full length of the slab on 50mm sand blinding on 150mm clean compacted fill.

structural components
all structural components to be designed and specified by structural engineer, appointed by client and/or contractor. all structural items to be inspected and approved by appointed engineer prior to closing or cover off work.

walls
to comply with SANS 10400-K. 230mm supporting wall with 50mm cavity. 90mm cement brickwork or equal approved with 2.5m wire wall tie's per sqm of wall. stepped dpc to be provided to all external walls. all openings < 3000mm to have precast concrete lintels according to manufacturers spec ex. allied concrete or equal approved. all openings > 3000mm to have rc beams to engineer where deemed necessary. provide expansion joints/lateral wall support every 5.5m as required. to engineers detail.

wall finishes
smooth plaster & painted, colour to owner specification.

internal walls
to comply with SANS 10400-K. 90mm & 180mm cement brickwork or equal approved. smooth plastered with 1 coat plaster, skimmed & painted. all colours to owner.

windows
all windows as per aluminium catalogue to be powder coated black. all glazing to comply with requirements of SANS 10400N&XA. side lights to have safety glazing. windows lower 500mm from floor, windows lower than 1800mm above pitch line of stairs to be safety glass.

doors
all external doors as per aluminium catalogue to be powder coated black. all external timber doors to be solid hardwood as per winsters door catalogue, painted white to match aluminium doors. all glazing to comply with requirements of SANS 10400N&XA. access doors and side lights to have safety glass.
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roof (main roof)
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roof (concrete roof)
to strict engineers design and details, to have 40mm screed to fall towards full bore outlet and adequately waterproofed with derbigum sp4 system. concrete roof to be sufficiently insulated in accordance with SANS 204 regulation.

ceilings
6.4mm rhinoboard ceiling boards in between rafters

roof insulation
all roofs to be insulated so that a min. r-value of 3.7 is achieved (to comply with SANS 10400-XA:2021 - 5.6)
insulation to be:
glass wool blanket (isotherm or similar approved) with a density of 10 - 18 kg/m³ installed.
thickness: min. 135mm
r-value: min. 3.35

roof construction r-values
average r-value of roof structure - 0.35
reflective foil - 0.75
insulation r-value - 3.14
total r-value: - 4.24
conclusion - 135mm glass wool blanket to be installed between trusses/rafters.

concrete roof insulation
insulation to be: isoboard or similar approved stonechips onto 90mm isoboard onto torch-on waterproofing on screed to fall to outlets, onto lightweight rc slab to engineer.
concrete roof assembly - 0.57(climatic zone 4).
insulation product - 3.429 (90mm isoboard)
total r-value: - 3.999

patios/courtyards
to owner specification

joinery
all built in cupboards, vanity units and kitchen cupboards to owner/manufacturer design.

distribution/reticulation/lighting
refer to electrical layout by owner/contractor. electrical installation to comply with local authority requirements and SANS 10142-1.

plumbing
installation to comply with local authority requirements and SANS 10400.
toilets - dual flush cistern with a 3L & 6L flush
taps - max. flow rate of 6L/min
shower heads - max. flow rate of 7L/min
hand was basins to have metering / demand taps

hot water cylinders
see Hot Water Calculation on Sheet 1of4 & 4of4 to be supplied with fully drained drip tray and overflow pipe. all hot water pipes in roof space to be insulated min. R-value 1.00 and HWC to be insulated min. R-value 2.00 as per SANS 10400-XA.

natural ventilation
all habitable rooms to adhere to municipal regulations and SANS 10400 i.t.o min. 5% of floor area.

natural light
all habitable rooms to adhere to municipal regulations and SANS 10400 i.t.o. up to 10% of net floor area per storey.

drainage
installation to comply with NBR and SANS 10400-P. to be closed system of Ø110mm pvc pipes at min 1:60 and max. 1:40 fall. first inspection eye to be minimum 450mm below grond level. all vent pipes to be 50mm Ø pvc pipes. all heights pertaining to drainage to be checked and confirmed on site prior to installation. all bends to have min 600mm inside radius. all drains below building & driveway to be encased clean sand binding.

driveway & hard landscaping
cobbles & pattern to match existing on compacted river sand on 250 mic dpm to owners specification

locality plan

general - take note

appointed as architectural professional to work stage 4.1 (documentation to achieve municipal approval only).

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signature

owner:

other:

24 06 2024	00	town planning	kp

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THE PLAN CO
architectural designers

06349 I rawoot I erf 338 I rev 00

guest house

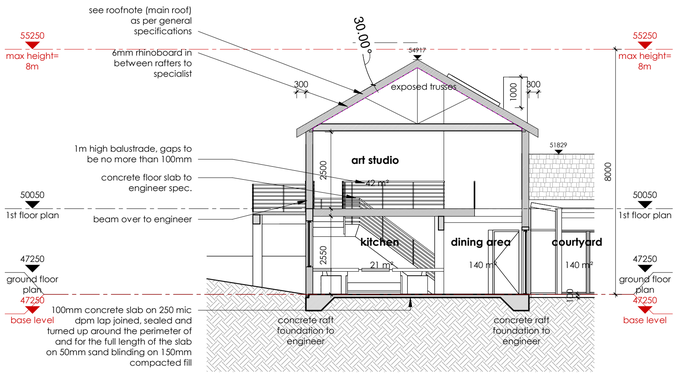
project	**aminah rawoot - erf 338 hangklip road**
	pringle bay
ex dwelling	259m²
covered patio	21m²
guesthouse area	415m²
total area	695m²
balcony (art room)	21m²
balcony (prayer room)	31m²
balcony (bedroom)	31m²
total pergola	62m²
pool	10m²
footprint	590m²
site	1395.5m²
coverage	42.28%
floor factor (bulk)	0.49
zoning	SR1
boundary wall height	1.8m
boundary wall length	146.77m

sheet info

title	**elevations**
date	**june 2024**
scale	**as shown @ A1**
drawn	**k potgieter**
checked	**checked**
stage	**council sub**

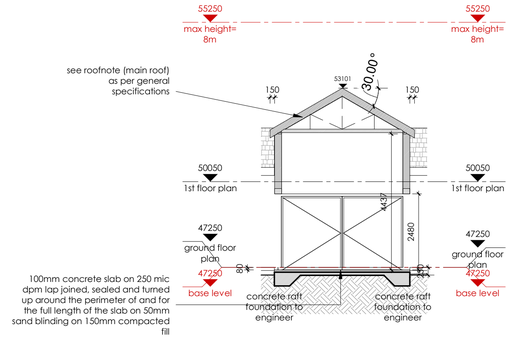
these are municipal drawings only and may not be used as working drawings

stamp of approval - council



section b-b

scale | 1 : 100



section c-c

scale | 1 : 100

FENESTRATION RATIONAL DESIGN

CLIMATIC ZONE: 2

STOREY	NET FLOOR AREA/m²
GROUND	519

WINDOWS	
Nr of Window Types	13

TYPE NR.	QUANTITY	WIDTH/m	HEIGHT/m	SINGLE WINDOW AREA/m²	ORIENTATION
				TOTAL WINDOW AREA: 149.45	
d1	3	3,8	2,4	9,12	South
				9,12	North
				9,12	North
				18.24	
w1	4	0,9	1,5	1,35	North
				1,35	North
				1,35	North
				1,35	North
				5.40	
d2	8	1,8	2,4	4,32	South
				4,32	South
				4,32	East
				4,32	East
				4,32	East
				4,32	West
				4,32	West
				4,32	West
				25,92	
w2	7	0,9	0,6	0,54	West
				0,54	West
				0,54	West
				0,54	West
				0,54	East
				0,54	East
				0,54	East
				3,78	
w3	1	0,9	1,2	1,08	South
				0,00	
w4	1	3	1,5	4,5	South
				0,00	
w5	3	1,8	1,5	2,7	South
				2,7	South
				2,7	East
				2,70	
d3	1	0,9	2,4	2,16	East
				2,16	
d4	6	3,72	2,1	7,812	East
				7,812	East
				7,812	East
				7,812	West
				7,812	West
				7,812	West
				46,87	
d5	4	3,8	2,1	7,98	North
				7,98	North
				7,98	South
				7,98	South
				15,96	
w6	2	1	2,8	2,8	East
				2,8	West
				5,60	
d6	1	4,4	2,8	12,32	North
				12,32	
d7	2	2,5	2,1	5,25	East
				5,25	West
				10,50	

total fenestration area	
Net Glazing %	28,80

ORIENTATION	U-value	SHGC
south, south-east, south-west	Any Solution	Any Solution
north, north-east, north-west, east, west	4,4	0,444

FENESTRATION RATIONAL DESIGN

CLIMATIC ZONE: 2

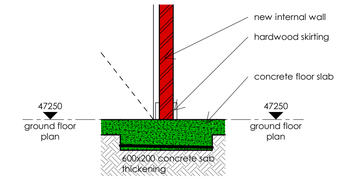
STOREY	NET FLOOR AREA/m²
FIRST	97

WINDOWS	
Nr of Window Types	6

TYPE NR.	QUANTITY	WIDTH/m	HEIGHT/m	SINGLE WINDOW AREA/m²	ORIENTATION
				TOTAL WINDOW AREA: 15.39	
d5	1	3,8	2,1	7,98	South
				0.00	
w1	4	0,9	1,5	1,35	North
				1,35	North
				1,35	North
				1,35	North
				5.40	
w7	3	0,9	0,9	0,81	East
				0,81	East
				0,81	West
				2.43	
d8	2	0,9	2,1	1,89	East
				1,89	West
				3,78	
w8	4	0,9	2,1	1,89	South
				1,89	South
				1,89	East
				1,89	West
				3,78	
d9	2	1,8	2,1	3,78	South
				3,78	South
				0.00	

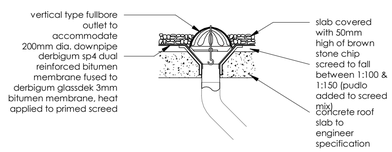
total fenestration area	
Net Glazing %	15,87

ORIENTATION	U-value	SHGC
south, south-east, south-west	Any Solution	Any Solution
north, north-east, north-west, east, west	Any Solution	Any Solution



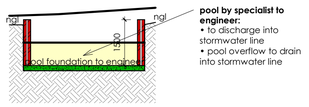
slab thickening detail

scale | 1 : 20



fullbore detail

scale | 1 : 20



pool detail

scale | 1 : 100

ENERGY DEMAND

Allowed (Table 12 – SANS204): 5W/m²

4	W/m² x	692 m²	=	2768	W	
4	x	18 W	led tube	=	72	W
130	x	5 W	down light	=	650	W
30	x	8 W	wall mounted	=	240	W
				=	962	W

962 W is less than 2768 W or
962 / 692 m² = 1,39 W/m² which is less than 5W/m²

ENERGY CONSUMPTION

Allowed: 5kWh/m².a or 5kWh/m² [a = 1 year]
5 kWh/m².a x 692 m² = 2768 kWh.a

Assume lights are on from 17:00 – 22:00 each day/year, that is 5h/day
52 (weeks) × 7 (days) × 5 (h) = 1 820h.a
Lamps = 962 W or 0,962 kW
0,962 kW x 1 820 h.a = 1 750,84 kWh.a which is less than 2768 kWh.a

HOT WATER SCENARIO: MAIN DWELLING HEAT PUMP

HEAT PUMP SPEC.
Water Heating

Dwelling	4 people
Usage per person	115liter SANS 10252 tabe5
Daily consumption	460liter / day
Ambient input temp	15 degrees C
Target output temp	55 degrees C
Ave. temp difference	40 degrees C
Specific heat for 1l of water	4.184kj/kg K
Daily energy usage	115kj
kwh per day	21kWh
Annual energy usage	7665kWh
Installation Specs	
Storage capacity	200l
Flow Rate	20 l/m
Heating capacity	4.7kW
Power consumption	1.17kW
Co-Efficient of productivity	4 COP
Annual heating energy	1916kWh
Efficiency target > 50% of output	3832.5kWh

HOT WATER SCENARIO: MAIN DWELLING SOLAR

SOLAR POWER SPEC.
Water Heating

Dwelling	4 people
Usage per person	115liter SANS 10252 tabe5
Daily consumption	460liter / day
Ambient input temp	15 degrees C
Target output temp	55 degrees C
Ave. temp difference	40 degrees C
Specific heat for 1l of water	4.184kj/kg K
Daily energy usage	115kj
kwh per day	21.3kWh
Annual energy usage	7775kWh
Efficiency target - 50% of output	**3887.5kWh**
Installation Specs	
Storage capacity	300l
Flow Rate	20 l/m
Total & useful energy rating	1.14kWh/vacuum tube
Number of solar panels	1 x 12 vacuum tube collectors
Total heating capacity(24 tubes)	13.68kWh
Annual heating energy consumption of solar heater (306 days/year)	**4186.08kWh**

specification - local authority

foundations
to be concrete foundations to engineer. **No strip foundation to be implimented**. internal non-loadbearing walls to have 600mm x 200mm slab thickening unless otherwise specified by engineer. foundations not to project beyond boundaries. water to be taken away from foundations & towards roadside. all column/pad foundations to engineers detail.
foundation walls
to have 2,5 tie-wires per m² and cavity below dpc to be filled with concrete. provide expansion joints/lateral wall support every 5.5m as required, to engineers detail.
solid floors
tiles, carpet or timber on screed onto 100mm concrete slab on 250 mic dpm lap joined, sealed and turned up around the perimeter and for the full length of the slab on 50mm sand blinding on 150mm clean compacted fill.
structural components
all structural components to be designed and specified by structural engineer, appointed by client and/or contractor. all structural items to be inspected and approved by appointed engineer prior to closing or cover off work.
walls
to comply with SANS 10400-K. 230mm supporting wall with 50mm cavity. 90mm cement brickwork or equal approved with 2.5m wire wall tie's per sqm of wall. stepped dpc to be provided to all external walls. all openings < 3000mm to have precast concrete lintels according to manufacturers spec ex. allied concrete or equal approved. all openings > 3000mm to have rc beams to engineer where deemed necessary. provide expansion joints/lateral wall support every 5,5m as required, to engineers detail.
wall finishes
smooth plaster & painted, colour to owner specification.
internal walls
to comply with SANS 10400-K. 90mm & 180mm cement brickwork or equal approved. smooth plastered with 1 coat plaster, skimmed & painted. all colours to owner.
windows
all windows as per aluminium catalogue to be powder coated black. all glazing to comply with requirements of SANS 10400N&XA. side lights to have safety glazing. windows lower 500mm from floor, windows lower than 1800mm above pitch line of stairs to be safety glass.
doors
all external doors as per aluminium catalogue to be powder coated black. all external timber doors to be solid hardwood as per winsters door catalogue, painted white to match aluminium doors. all glazing to comply with requirements of SANS 10400N&XA. access doors and side lights to have safety glass.
all internal timber doors to be panelled semi solid, painted white.
roof (main roof)
concrete roof tiles (colour to owner specification) at 30° slope fixed to 38x38mm sap batters @ 320mm c/c. on Coverland Radenshield reflective foil layer on 38x152mm Timber trusses spaced at 850mm c/c fixed to 38x114 timber wallplate anchored with 2 Rhinoboard ceiling boards fixed rafters, skimmed & painted, with shadowline profile. Roof insulation as per specialist specification to be placed between trusses
roof (concrete roof)
to strict engineers design and details, to have 40mm screed to fall towards full bore outlet and adequately waterproofed with derbigum sp4 system. concrete roof to be sufficiently insulated in accordance with SANS 204 regulation.
ceilings
6.4mm rhinoboard ceiling boards in between rafters
roof insulation
all roofs to be insulated so that a min. r-value of 3,7 is achieved (to comply with SANS 10400-XA:2021 - 5.6) insulation to be:
glass wool blanket (isotherm or similar approved) with a density of 10 - 18 kg/m³ installed.
thickness: min. 135mm
r-value: min. 3,35
roof construction r-values
average r-value of roof structure - 0.35
reflective foil - 0,75
insulation r-value - 3,14
total r-value: - 4.24
conclusion - 135mm glass wool blanket to be installed between trusses/rafters.
concrete roof insulation
insulation to be: isoboard or similar approved stonechips onto 90mm isoboard onto torch-on waterproofing on screed to fall to outlets, onto lightweight rc slab to engineer.
concrete roof assembly - 0.57(climatic zone 4).
insulation product - 3.429 (90mm isoboard)
total r-value: - 3.999
patios/courtyards
to owner specification
joinery
all built in cupboards, vanity units and kitchen cupboards to owner/manufacturer design.
distribution/reticulation/lighting
refer to electrical layout by owner/contractor. electrical installation to comply with local authority requirements and SANS 10142-1.
plumbing
installation to comply with local authority requirements and SANS 10400.
toilets - dual flush cistern with a 3L & 6L flush
taps - max. flow rate of 6L/min
shower heads - max. flow rate of 7L/min
hand was basins to have metering / demand taps
hot water cylinders
If Heat pump is installed then 800L total HWC to be located in roof space. If solar heating is installed then 1200L total HWC to be located in roof space. by plumbing contractor. to be supplied with fully drained drip tray and overflow pipe. all hot water pipes in roof space to be insulated min. R-value 1.00 and HWC to be insulated min. R-value 2.00 as per SANS 10400-XA.
natural ventilation
all habitable rooms to adhere to municipal regulations and SANS 10400 i.t.o min. 5% of floor area.
natural light
all habitable rooms to adhere to municipal regulations and SANS 10400 i.t.o, up to 10% of net floor area per storey.
drainage
installation to comply with NBR and SANS 10400-P. to be closed system of Ø110mm pvc pipes at min 1:60 and max. 1:40 fall. first inspection eye to be minimum 450mm below grond level. all vent pipes to be 50mm Ø pvc pipes. all heights pertaining to drainage to be checked and confirmed on site prior to installation. all bends to have min 600mm inside radius. all drains below building & driveway to be encased clean sand binding.
driveway & hard landscaping
cobbles & pattern to match existing on compacted river sand on 250 mic dpm to owners specification

locality plan

general - take note

appointed as architectural professional to work stage 4.1 (documentation to achieve municipal approval only).

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24 06 2024	00	town planning	kp

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06349 I rawoot I erf 338 I rev 00

guest house

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sheet info

title	**sections I details**
date	**june 2024**
scale	**as shown @ A1**
drawn	**k potgieter**
checked	**checked**
stage	**council sub**

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