



OVERSTRAND MUNISIPALITEIT
ERF 411, DE GOEDESTRAAT 13, HERMANUS,
WESTCLIFF, OVERSTRAND MUNISIPALE GEBIED:
AANSOEK OM HERSONERING EN OPHEFFING VAN
'N BEPERKDE TITELAKTEVOORWAARDE:
INTERACTIVE TOWN & REGIONAL PLANNING
NAMENS CORE TRUST EN LOOTS FAMILY TRUST

Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoek van toepassing op Erf 411, Hermanus, naamlik:

Opheffing van 'n Beperkende titelaktevoorwaarde
Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titelaktevoorwaarde B.(3) soos vervat in Titelakte T29315/2023 van Erf 411, Hermanus ten einde die eiendom vir Sakesone 3: Plaaslike Sake doeleindes aan te wend; en

Hersonering
Aansoek ingevolge Artikel 16(2)(a) van die Verordening vir die hersonering van Erf 411, Hermanus vanaf Residensiële Sone 1: Enkelresidensieël na Besigheidsone 3: Plaaslike Sake om die bestaande gebou op die eiendom vir joga- en pilatesklasse, mediese spreekkamers, en 'n koffiewinkel op grondvlak aan te wend, asook 'n woonstel op die eerste vloer te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus.

Enige kommentaar op die aansoek moet skriftelik ingedien word ingevolge die bepalinge van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) bereik voor of op **24 Mei 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir die kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner Mnr. H Boshoff** by 028-313 8900. Die Munisipaliteit mag weier om kommentare wat na die sluitingsdatum ontvang word, te aanvaar. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, **HERMANUS**, 7200

Munisipale Kennisgewing Nr. 59/2024

OVERSTRAND MUNICIPALITY
ERF 411, 13 DE GOEDE STREET, HERMANUS,
WESTCLIFF, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR REZONING AND THE REMOVAL
OF A RESTRICTIVE TITLE DEED CONDITION:
INTERACTIVE TOWN & REGIONAL PLANNING ON
BEHALF OF CORE TRUSTE AND LOOTS FAMILY
TRUST

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 applications applicable to Erf 411, Hermanus, namely:

Removal of a Restrictive Title Deed condition
Application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed condition B.(3) as contained in Title Deed T29315/2023 of Erf 411, Hermanus to utilise the property for Business Zone 3: Local Business (B3) purposes; and

Rezoning
Application in terms of Section 16(2)(a) of the By-Law for the rezoning of Erf 411, Hermanus from Residential Zone 1: Single Residential to Business Zone 3: Local Business to utilise the existing building on the property for yoga- and pilates classes, medical consulting rooms, and a coffee shop at ground floor level, as well as to accommodate a flat at first floor level.

Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus.

Any comments on the application must be submitted in writing in terms of the provisions of Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **24 May 2024**, quoting your name, address and contact details, interest in the application, as well as the reasons for the comment. Telephonic enquiries can be made to the **Town Planner, Mr. H Boshoff** at 028-313 8900. The Municipality may refuse to accept comments that are received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Municipal Notice No. 59/2024

UMASIPALA WASE-OVERSTRAND
Isiza 411, 13 DE GOEDE STREET, HERMANUS,
KUMASIPALA WASE-OVERSTRAND: ISICELO
SOKUCANDWA NGOKUTSHA NOKUSUSWA
KOMQATHANGO ONESITHINTELO KWITAYITILE:
ABAKWA-INTERACTIVE TOWN & REGIONAL
PLANNING EGAMENI LE CORE TRUSTE NELOOTS
FAMILY TRUST

Kukhutshwa isaziso ngokumayela neCandelo 47 neCandelo 48 loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa Nokucetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe izicelo ezilandelayo ngokumayela neSiza 411, Hermanus ukuba:

Ukususwa Komqathango Onesithintelo Kwitayitile
Isicelo ngokumayela neCandelo 16(2)(f) loMthetho kaMasipala ukuze kususwe umqathango B.(3) onesithintelo njengoko uqulethwe kwiTayitile T29315/2023 yeSiza 411, eHermanus ukuze kusetyenziswe iprothathi njengeNdawo Yoshishino 3: Iinjongo Zeshishini lasekuhlaleni (B3); kunye

Ukucandwa ngokutsha
Isicelo simayela neCandelo 16(2)(a) loMthetho kaMasipala wokucanda ngokutsha isiza 411, eHermanus ukususela kwiNdawo Yokuhlala 1: Indlu Yokuhlala enye ukuya kwiNdawo Yoshishino 3: Ishishini lasekuhlaleni liza kusebenzisa isakhiwo esikwipropathi ukuze kufundiswe iyoga nepilates, amagumbi kagqirha nevenkile ethengisa ikofu kumgangatho phantsi kwakunye nokuvumela iflethi kumgangatho wokuqala.

Iinkcukacha ezimayela noku kucetywayo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi ko-08:00 no-16:30 kwiSebe: Town Planning e-16 Paterson Street, Hermanus.

Naziphi na izimvo mazibhalwe ngokuhambelana nezibonelelo zeCandelo 51 nele-52 loMthetho kaMasipala zize zifike kwaMasipala (16 Paterson Street Hermanus / (f) 0283132093 / alida@overstrand.gov.za) ngaphambi okanye ingadlulanga **24 Ucanzibe- 2024**, ubhale igama lakho, idilesi yakho kunye neenkukacha zohagamshekwano, umdla wakho kwisicelo nezizathu zokubhala izimvo zakho. Imibuzo ngefowuni ingabhekiswa ku**Mcebi Dolophu, Mnu. H Boshoff** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe lokuCeba Idolophu apho igosa lakwamasipala liya kumnceda afake amagqabaza okuhlomla.

Umphathi kaMasipala, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Isaziso sikaMasipala No.59/2024



1. Introduction

<p>a. Brief</p> <p>Refer to Annexure B for the Power of Attorney.</p>	<p>Interactive Town and Regional Planning is appointed by the owners of the property Loots Family Trust & Core Trust to prepare and submit an application for the rezoning of Erf 411, Westcliff to Business Zone 3: Local Business and the removal of a restrictive title deed condition in terms of the relevant legislation.</p>
<p>b. Background</p>	<p>The application area is located at 13 De Goede Street, Westcliff and contains a dwelling house which was previously used as a crèche on a 1115m² erf within Westcliff, Hermanus.</p>

<p>c. Development Objective & Application Proposal</p>	<p>The development objective is to allow for the following land uses on the application area:</p> <p>Ground floor</p> <ul style="list-style-type: none"> • Yoga & Pilates studio • Medical Consulting Rooms • Coffee shop <p>First floor</p> <ul style="list-style-type: none"> • Flat
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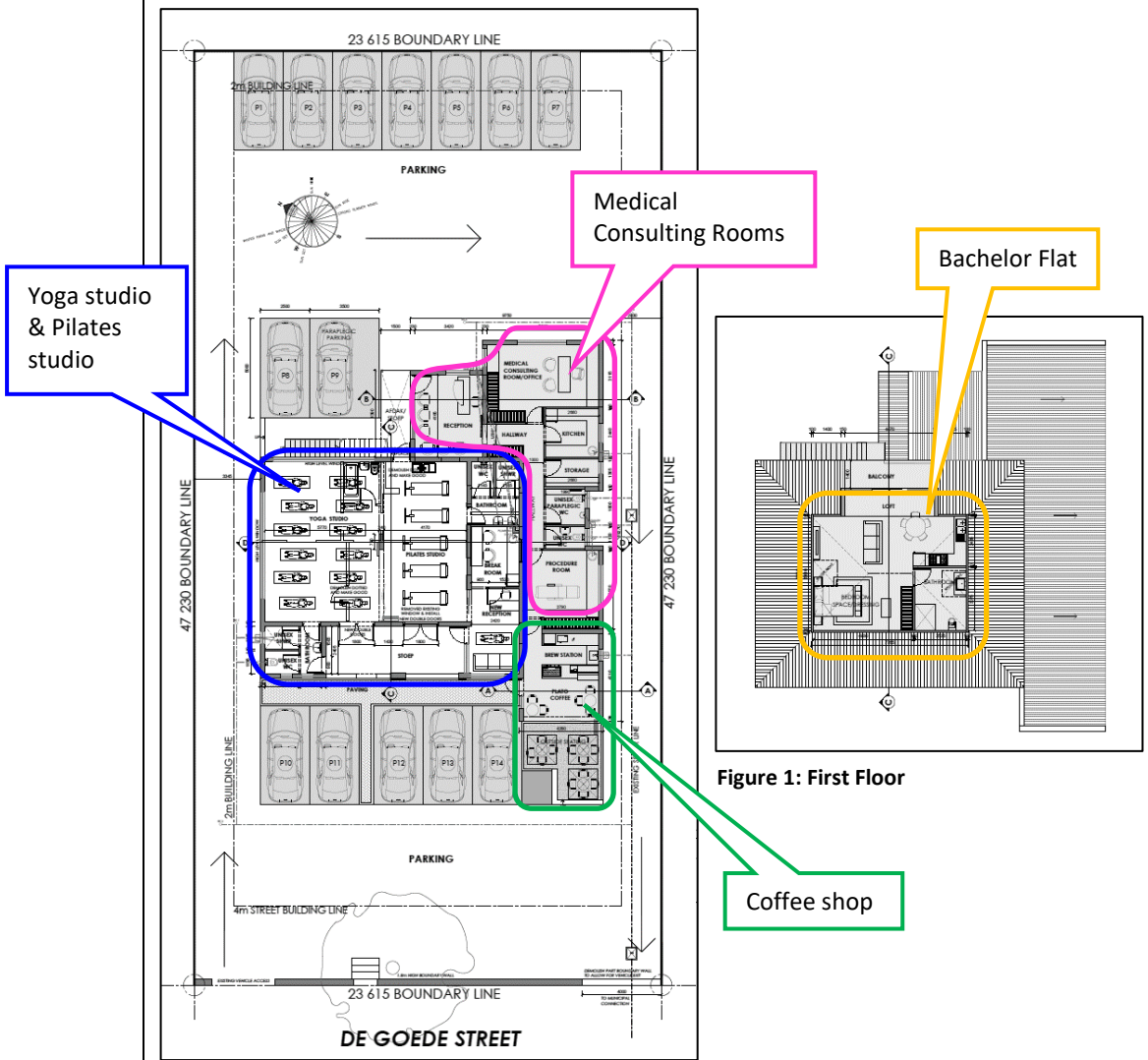


Figure 2: Ground Floor

Figure 1: First Floor

	<p>The title deed, T29315/2023 contains a condition limiting land use to one dwelling and a cheche, which restricts the above development proposal.</p> <p>Subsequently the application proposal is for the following will be required to accommodate the above land-uses:</p> <ul style="list-style-type: none">• The rezoning of the application area from Residential Zone 1: Single Residential to Business Zone 3: Local Business.• The removal of a restrictive title deed condition, B(3).
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2. The Application

<p>a. Analysis: Title Deed Refer to Annexure D for the Conveyancer Certificate.</p>	<p>The conveyancer Amelia Galvin from Virtual Lawyers provided a conveyancer certificate confirming Condition B.3. on Title Deed T29315/2023, restricts the development proposal.</p> <p>Condition B.3. reads as follows: <i>“B.3. That not more than one dwelling, including facilities for a creche, be erected on the above erf and that not more than one-half the area of the above erf be built upon.”</i></p> <p>Application therefore includes the removal of Title Deed Condition B.3.</p>
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b. Analysis: Development Criteria:

The development parameters for Erf 411 Hermanus as per the Overstrand Municipality Land Use Scheme, 2020 are summarised as follows:

Parameters	Existing Zoning:	Proposed Zoning:	Proposal:	Comments	
Zoning	Residential Zone 1: Single Residential	Business Zone 3: Local Business	Business Zone 3: Local Business	Rezoning Application	
Primary Use	Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering	Shops, dwelling unit (above ground floor), flats (above ground floor), offices, restaurant, caretaker's accommodation and self-catering	Shop, offices (including medical consulting rooms), flat above ground floor		
Consent Uses	Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building & intensive horticulture	Bottle store, business premises, clinic, conference facility, dwelling unit (on ground floor), flats (on ground floor), town housing, tourist accommodation, hotel, institution, place of assembly, place of entertainment, place of instruction, place of worship, recreational facilities, residential building, sale of alcoholic beverages, service station, service trade and transmission apparatus	N/A	Consistent	
Coverage	50%	75%	25.6%	Consistent	
Floor factor	N/A	1.5	0.3	Consistent	
Height	8m	8.5m 2 storeys	7.2m	Consistent	
Building lines	Street	4m 4.72m title deed	0m	9.1m	Consistent
	Side	2m 1.57m title deed	3m	2.9m	Consistent
	Rear	2m	3m	14.6m	Consistent
Parking	Dwelling house: 2 bays Second dwelling: 1 bay	Medical consulting rooms, offices, shops, restaurants: 4 bays per 100m ² GLA Flats: 1.5 bays per 1 bedroom dwelling unit	13 bays required 14 bays provided	Consistent	

<p>c. Definitions</p>	<p>“shop” means a property or part of a property used for the retail sale of goods, items and <u>services to the public</u>, including a retail concern where goods which are sold are manufactured and repaired, provided that the floor space relating to such manufacture or repair shall not exceed 50% of the floor space of the shop; it excludes an industry, service trade, motor repair garage, service station, adult entertainment business or sale of alcoholic beverages, and if such uses are included on the property, they shall be regarded as separate uses subject to such separate development parameters as may be determined by the Municipality;</p> <p>“office” means property used for conducting an enterprise primarily concerned with administrative, clerical, financial or professional duties and <u>includes medical consulting rooms</u>;</p>
<p>d. Application:</p> <p>The application form is attached as Annexure A.</p>	<p>Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:</p> <ul style="list-style-type: none"> • The rezoning of the application area from Residential Zone 1: Single Residential to Business Zone 3: Local Business in terms of Chapter IV, Section 16(2)(a). • The removal of Condition B.3. from Title Deed T29315/2023 in terms of Chapter IV, Section 16(2)(f).

3. Contextual Site Information

a. Property Description

Property	Extent	Title Deed	Registered Owner
Erf 411 Hermanus	1115m ²	T29315/2023	Loots Family Trust & Core Trust

Refer to Annexure E for the SG Diagrams, Annexure C for the Title Deed of Erf 411 Westcliff.

The following Surveyor General Plans reflect the application site:

Application Area

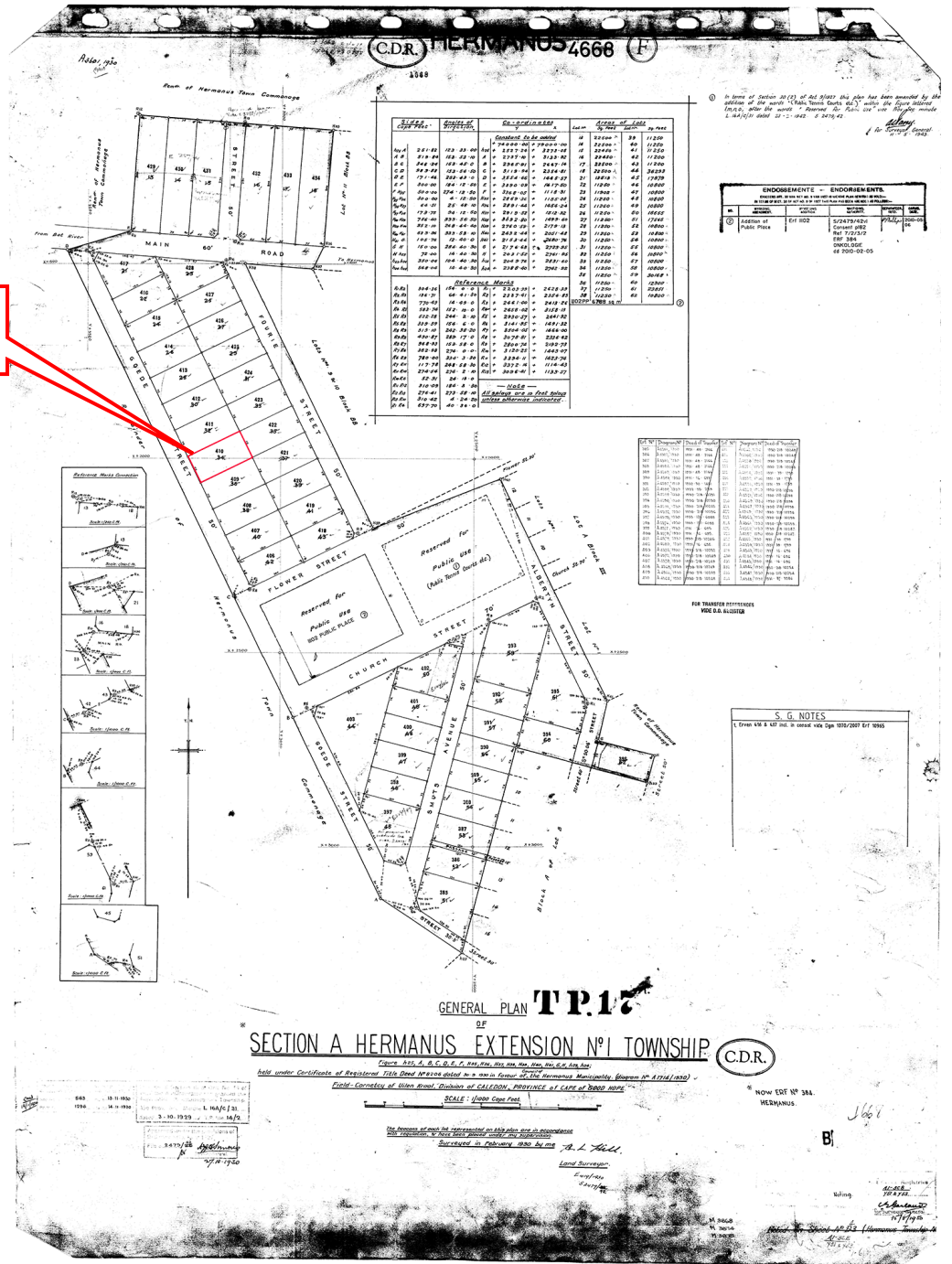


Figure 3: Extracts of the Surveyor General Plans of the application site

b. Location:

For the Locality Plans refer to Annexure F

Regional Context:

Within the regional context, the application area is located within Westcliff residential suburb, which forms part of Hermanus Central.

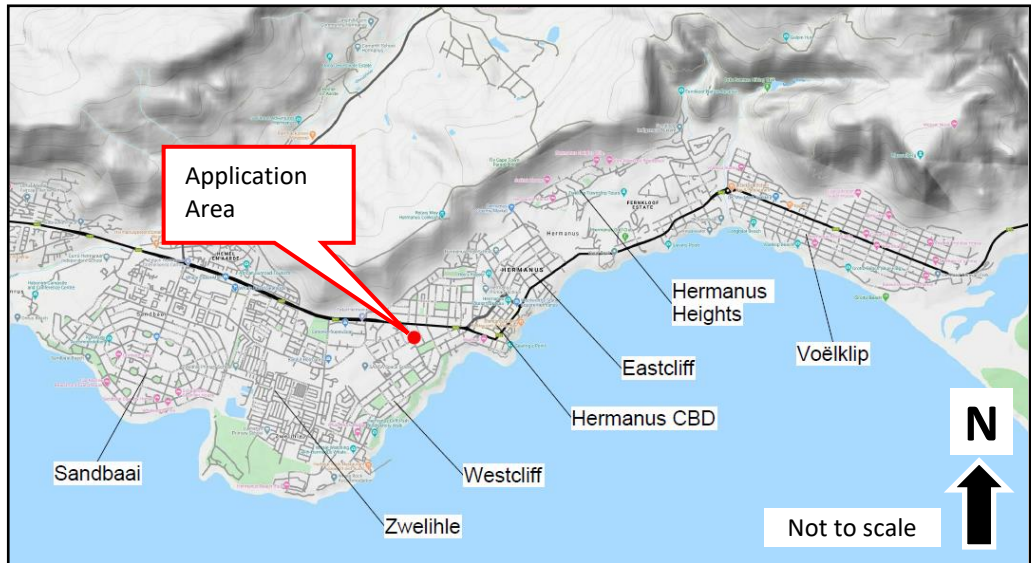


Figure 4: Locality Plan – Regional Context

Local Context:

Within the local context the application area consists of a single residential erf within Westcliff. The application area is located at number 13 De Goede Street.



Figure 5: Locality Plan – Local Context

c. Land Use:

Refer to the Extract of Hermanus Zoning plan attached as Annexure G.

The application area accommodates a dwelling house on the property that was used as a crèche. The surrounding land-uses consist of single residential dwellings, business premises, community facilities and a guest house.



Figure 6: Photos of the application area

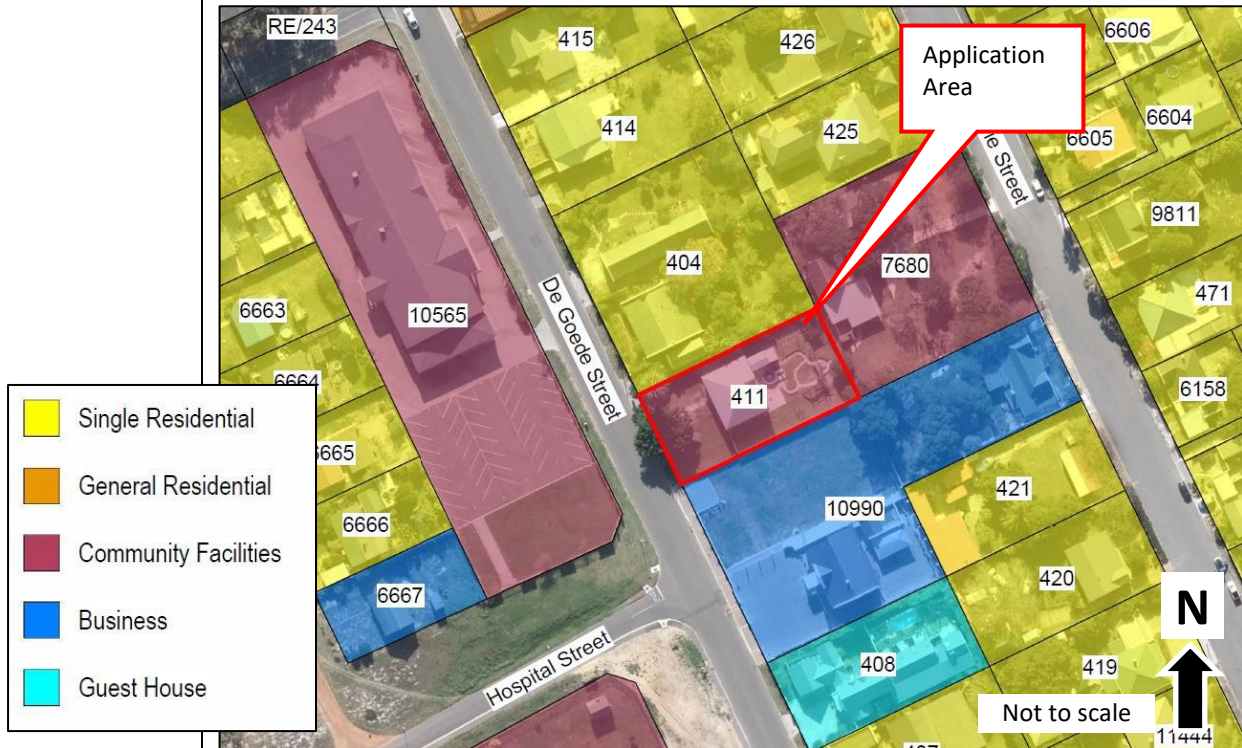
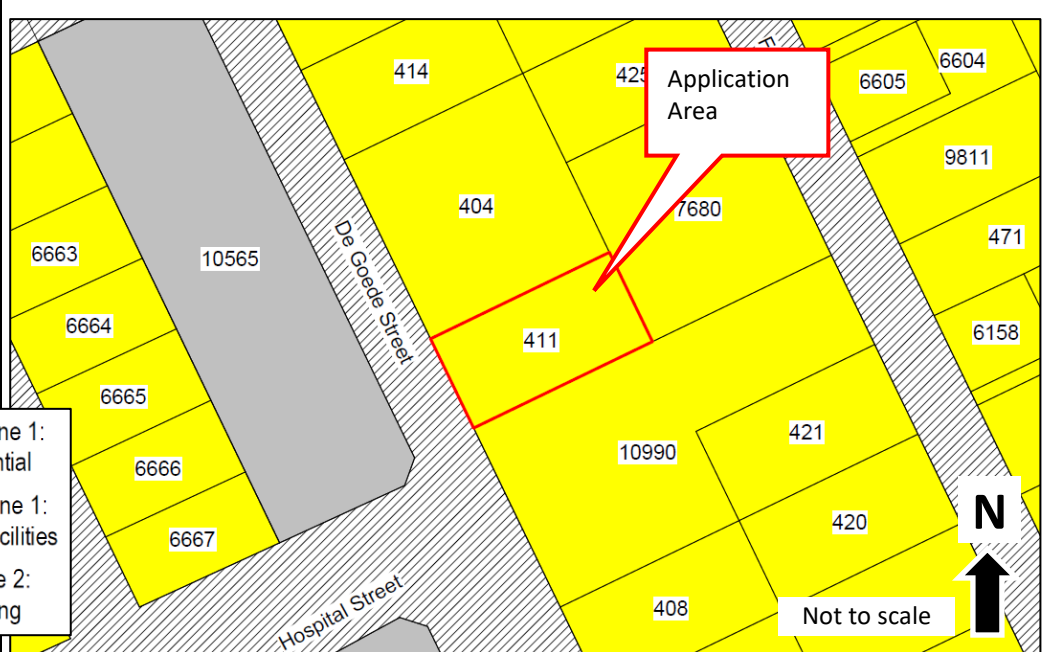
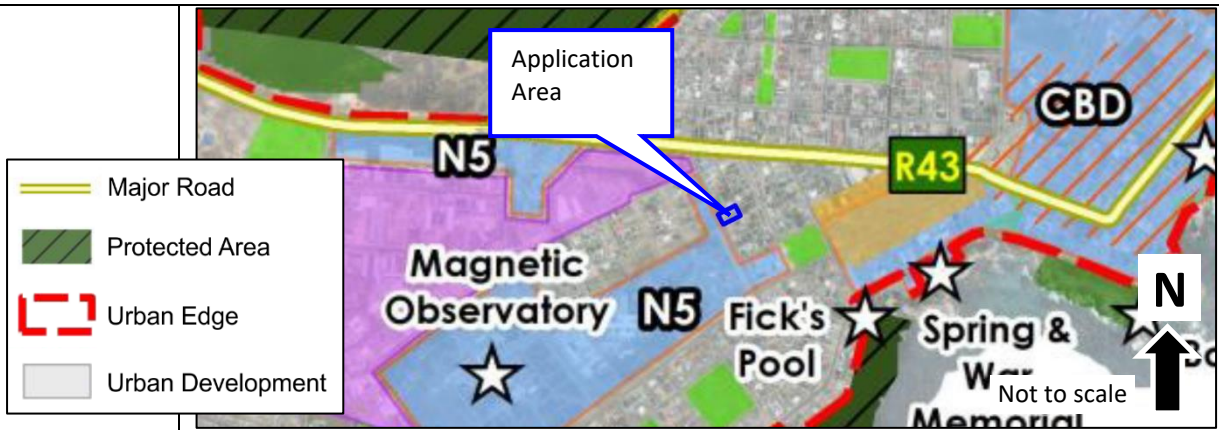


Figure 7: Arial Image illustrating the residential land-use activities of the application area

The proposed land use are shops (Coffee shop & Yoga/Pilates studio), offices (Medical Consulting Rooms) and a flat above ground floor.

The application proposal is considered compatible with the land use of the area.

<p>d. Zoning:</p> <p>Refer to the Extract of Hermanus Zoning plan attached as Annexure H.</p>	<p>The application area, Erf 411, Westcliff is zoned Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone 1: Single Residential as well. The proposal is to rezone the application area to Business Zone 3: Local Business.</p>  <p>Figure 8: Extract from the Overstrand Municipality: Online zoning viewer</p>
<p>e. Laws and policies relevant to the consideration of the application and forward planning and land use documents</p>	<p>The following policy is applicable to the application area and the development proposal:</p> <p>i. Overstrand Municipal Spatial Development Framework, 2020</p> <p>1.4 KEY STATUTORY REQUIREMENTS</p> <p><u>Economy</u> Promote resilient long term economic development, to ensure sustainable livelihoods for communities most likely to suffer the impacts of economic shocks.</p> <p>2.3 STATUTORY POLICY CONTEXT Aligning spatial integration with economic development will be vital in ensuring sustainable growth in the Overstrand and the MSDF takes guidance from the IUDF’s proposals towards achieving this, both in its spatial proposals and implementation framework.</p> <p>3.7 AN OVERSTRAND THAT ENABLES A PROSPEROUS AND DIVERSE ECONOMY It should furthermore stimulate economic growth and improve stability by diversifying its economy by means of introducing new sectors and expanding existing sectors with growth potential.</p> <p>Businesses and organisations benefit from the opportunities of connecting to markets via quality transportation links and digital networks.</p> <ul style="list-style-type: none"> • ECO 9. Overstrand strengthens its formal and informal business sector. <p>5.8.2 2050 VISION: GREATER HERMANUS (EAST) The application area falls within an urban development area within the Urban Edge. The application area is also adjacent to the N5 Business / Industrial / Community node.</p>



- Major Road
- Protected Area
- Urban Edge
- Urban Development

Commercial / Community Nodes	
Business / Industrial / Community Node	Commercial & Industrial activities within the Greater Hermanus area should be restricted to service and clean light industry. Where community facilities falls within these areas/nodes, the preservation of its quality, roles and functions should be preserved.
Industrial Development	Industrial activities within the Greater Hermanus area should be restricted to service and clean light industry.
Heritage	
Heritage Areas / Overlay Zones	Compile a Heritage Management Plan for the demarcated precincts with heritage informed development guidelines.

Figure 9: Spatial Development Framework 2020 Spatial Proposals Plan

The SDF supports appropriate economic development and job creation and the application is compatible with the Overstrand Municipal Spatial Development Framework, 2020.

ii. Overstrand Municipality Growth Management Strategy, June 2020

The application area is located on a former Pre-primary school site and in terms of the Updated Growth Management Strategy, June 2020 falls within a Proposed Economic Opportunity and Densification Grading area of more than 30 dwelling units per hectare.

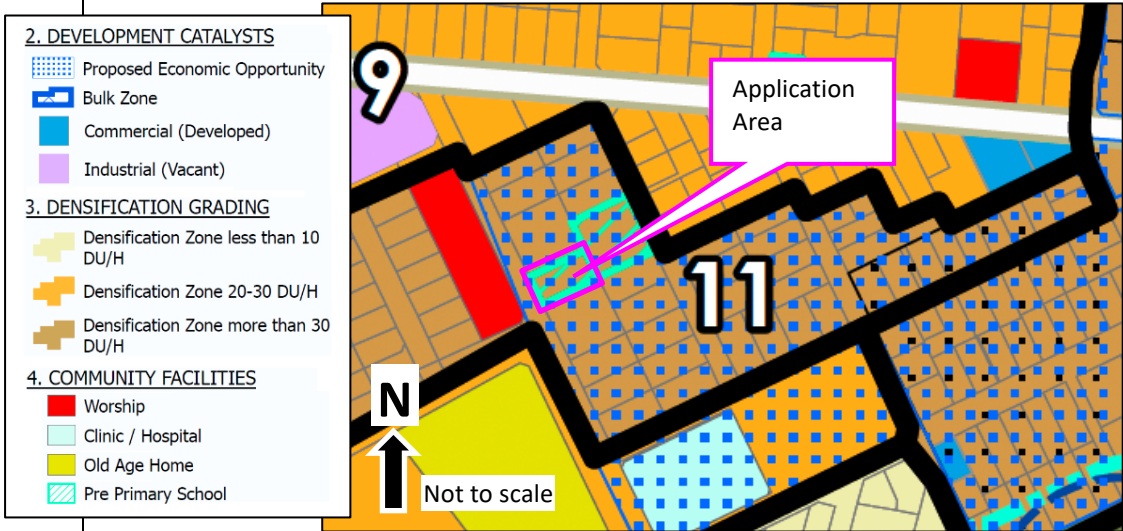


Figure 10: Extract from the Overstrand Municipality Growth Management Strategy, 2020 (Updated) reflecting the envisaged land-uses for the area.

No densification is proposed, however a change in land-use to for business purposes.

The application is consistent with the Overstrand Municipality Growth Management Strategy, 2010.

4. Motivation

Motivation for the application:

Refer to **Annexure I** for the Building Plan

a. Introduction and Background

The application area is a 1115m² erf containing a single dwelling house which was used as a crèche.

b. Proposal

The **development objective** is to allow for the following land uses on the application area:

Ground floor

- Yoga studio & Pilates studio
- A medical consulting room
- Coffee shop

First floor

- Bachelor Flat

Subsequently the application is made for the rezoning of the application area from Residential Zone 1: Single Residential to Business Zone 3: Local Business.

The primary uses of Business Zone 3: Local Business allows for all of the proposed land uses.

The title deed however includes a clause restricting the land use to one dwelling and a cheche.

Application therefore made for the removal of restrictive title deed condition B.3. from Title Deed T29315/2023.

The following sketch provides the proposed land-use activities envisaged for the application site:

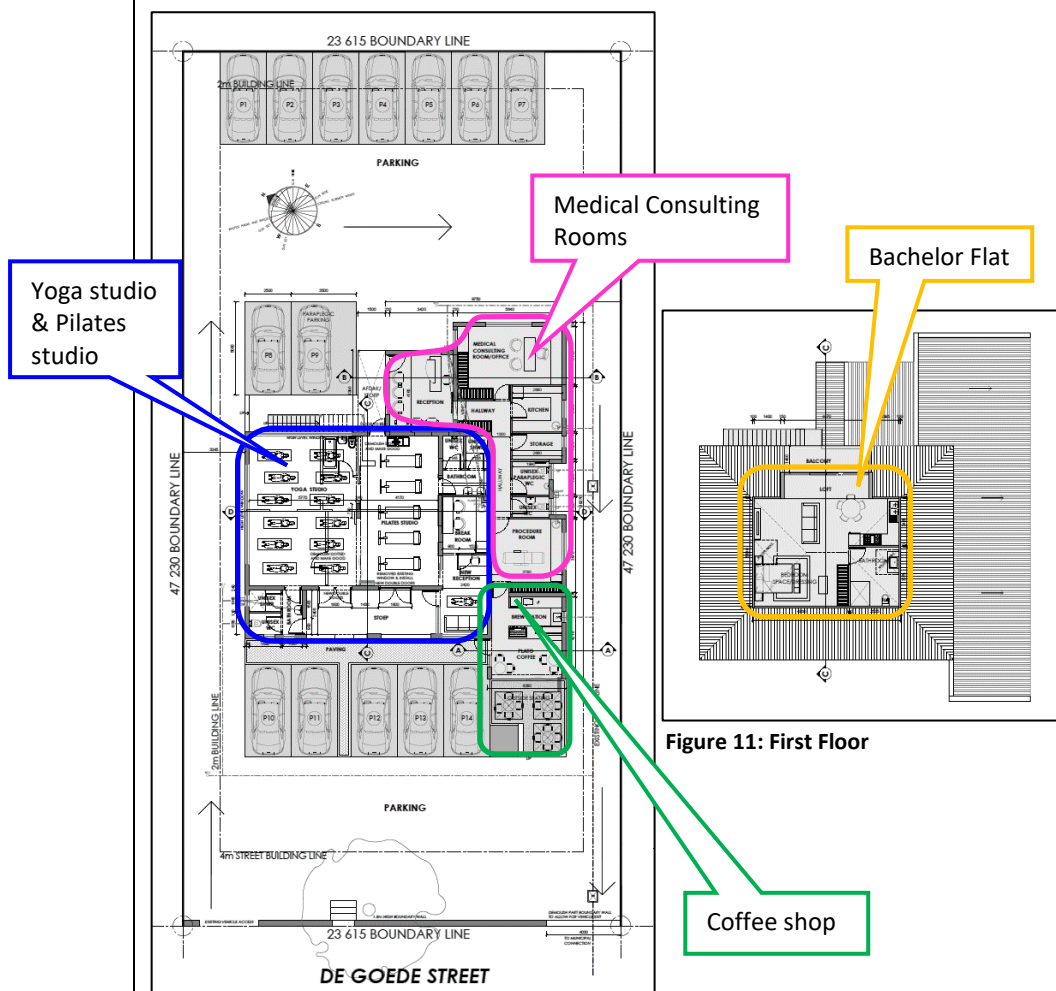


Figure 12: Ground Floor

Figure 11: First Floor

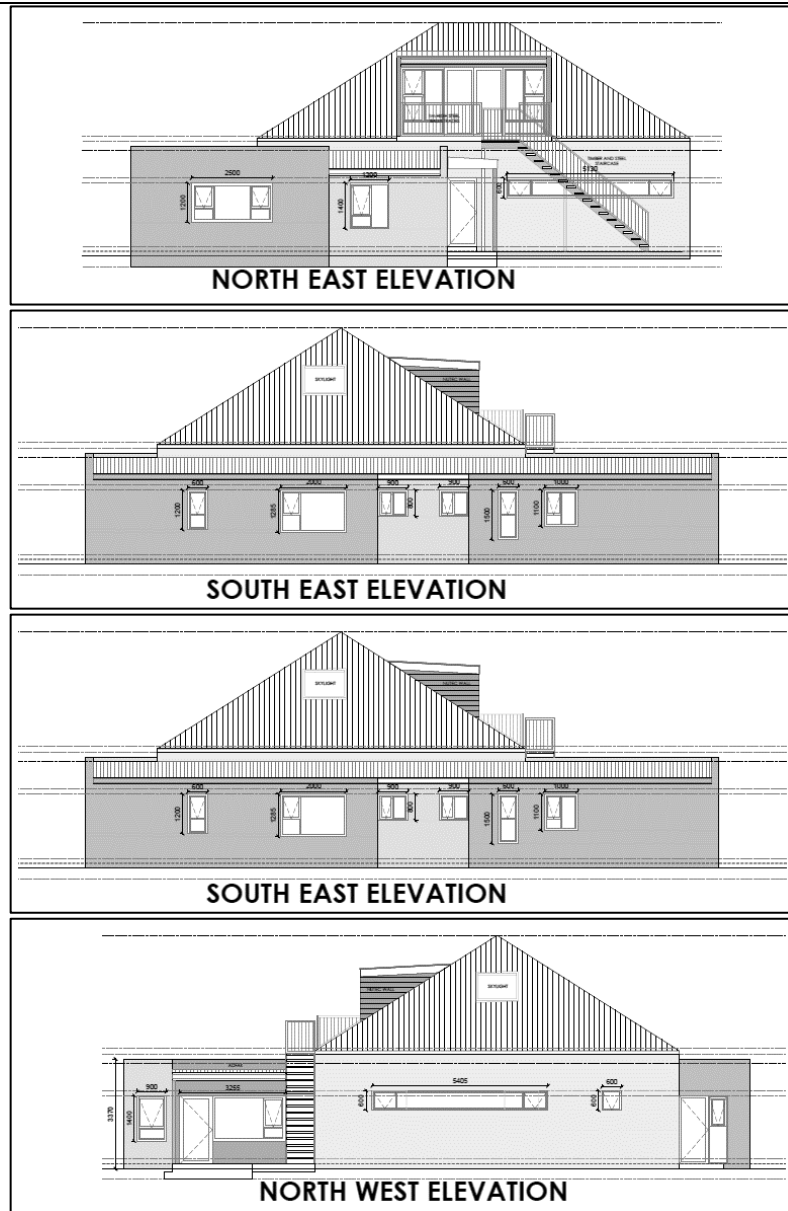


Figure 13: Elevations

Rezoning

The application includes the rezoning of the application area from Residential Zone 1: Single Residential to Business Zone 3: Local Business.

The primary objective of the of the application area is to provide medical and health facilities. The surrounding land-uses consist of single residential dwellings, business premises, community facilities and a guest house including a number of medical facilities and hospitals. Due to the mixed use nature of surrounding area and close proximity to other health related facilities, the application proposal is therefore considered consistent with the land uses of the area.

Along De Goede Street a variety of land-uses with a diverse building scales are found.

The building alterations proposed to accommodate the proposed business premises has a coverage of 222m² (i.e. less than 30%) and is proposed to accommodate a dwelling unit (flat) on the first floor. The scale of the proposed building is compatible with the surrounding buildings.

The application area has good access due to De Goede street having direct access from the Main Road (R43) and located on a collector road providing access to the Hermanus Provincial Hospital, the Hermanus Medi Clinic as well as the Hermanus Day Hospital.

The application proposal is consistent with the zoning criteria including the parking criteria which is proposed for the application area.

In terms of the Overstrand Municipal Spatial Development Framework, 2020, the application area is on the edge of a community node and within an urban development area and supported in terms of the Updated Overstrand Municipality Growth Management Strategy, 2020 by the "Proposed Economic Opportunity" Development Catalyst.

The application proposal is considered consistent with the relevant policy documents.

Removal of Restrictive Title Deed Conditions

The application proposal includes the removal of a restrictive title deed condition.

The proposal includes business land uses while the title deed restricts the land use to one dwelling and a crèche, Condition B.3. of title deed T29315/2023 reading as follows:

"B.3. That not more than one dwelling, including facilities for a creche, be erected on the above erf and that not more than one-half the area of the above erf be built upon."

It is derived that the restrictive condition originated from title deed No T10248/1930. The purpose of the clause was to control land uses in the absence of a Municipal Zoning Scheme. A Municipal Zoning Scheme has since come into effect, thus making the title deed condition redundant. Furthermore the nature of the area has changed since 1930 to include more community facilities and business uses, which is restricted in terms of Clause B.3.

In order to allow for business land uses which are consistent with the emerging character of the area, application is therefore made to remove Condition B.3. from title deed T29315/2023.

c. Desirability

- The application proposal is compatible with the character of the area.
- The application proposal is compatible with the scale of buildings and businesses in the area.
- The application proposal has good access.
- Sufficient parking is provided.
- The application proposal is consistent with the proposed zoning criteria.
- The application proposal is considered consistent with the relevant policy documents.

d. Planning Principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

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

Possible results of the development

The application area facilities and potential employment opportunities will be equitably available.

The application proposal is **consistent** with the principle of **spatial justice**.

- 2) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

Possible results of the development

The application proposal will allow for the development of an existing developed erf and will not impact on valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic or cultural landscapes.

The application proposal is consistent with the principle of **spatial sustainability**.

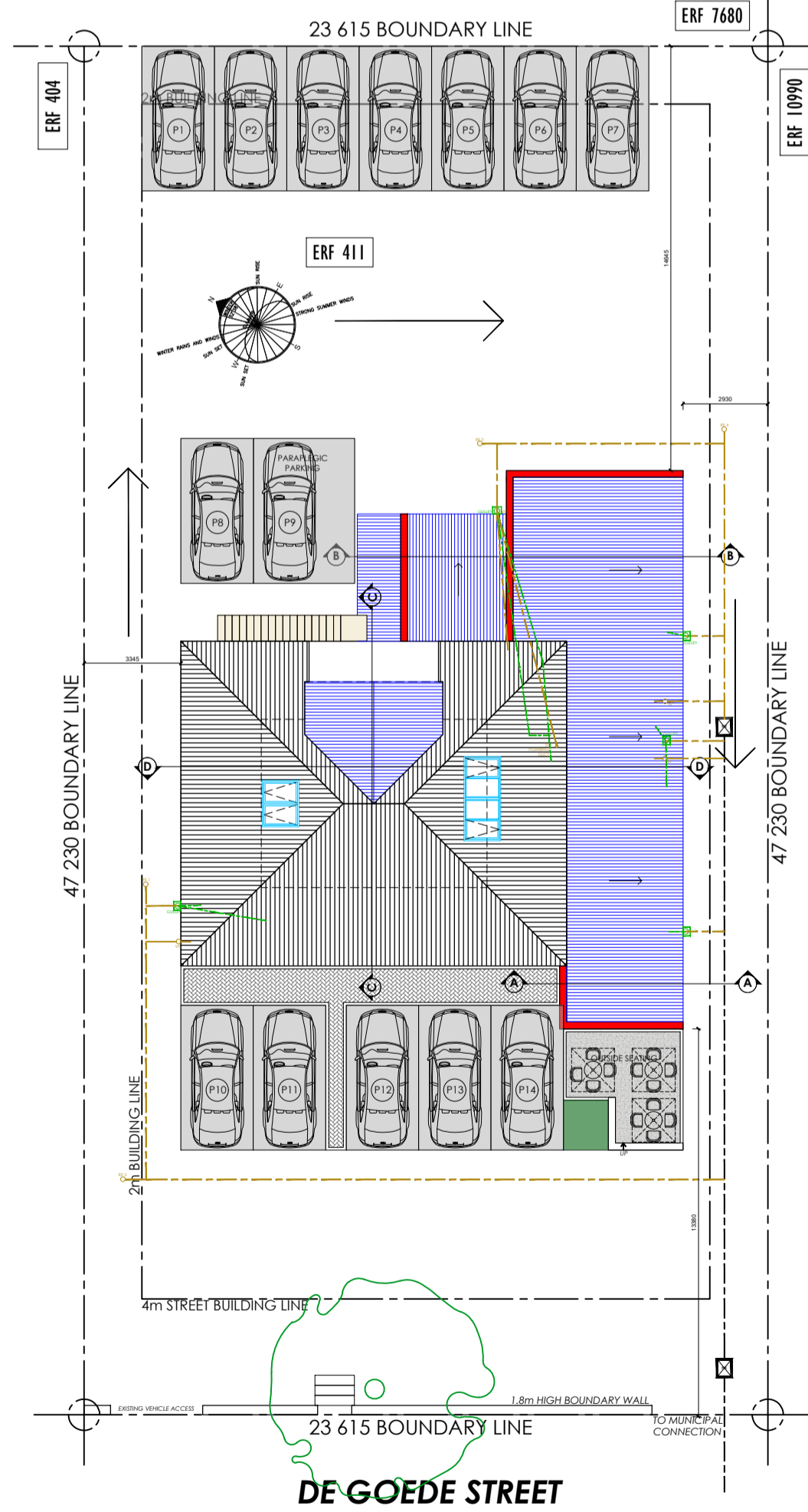
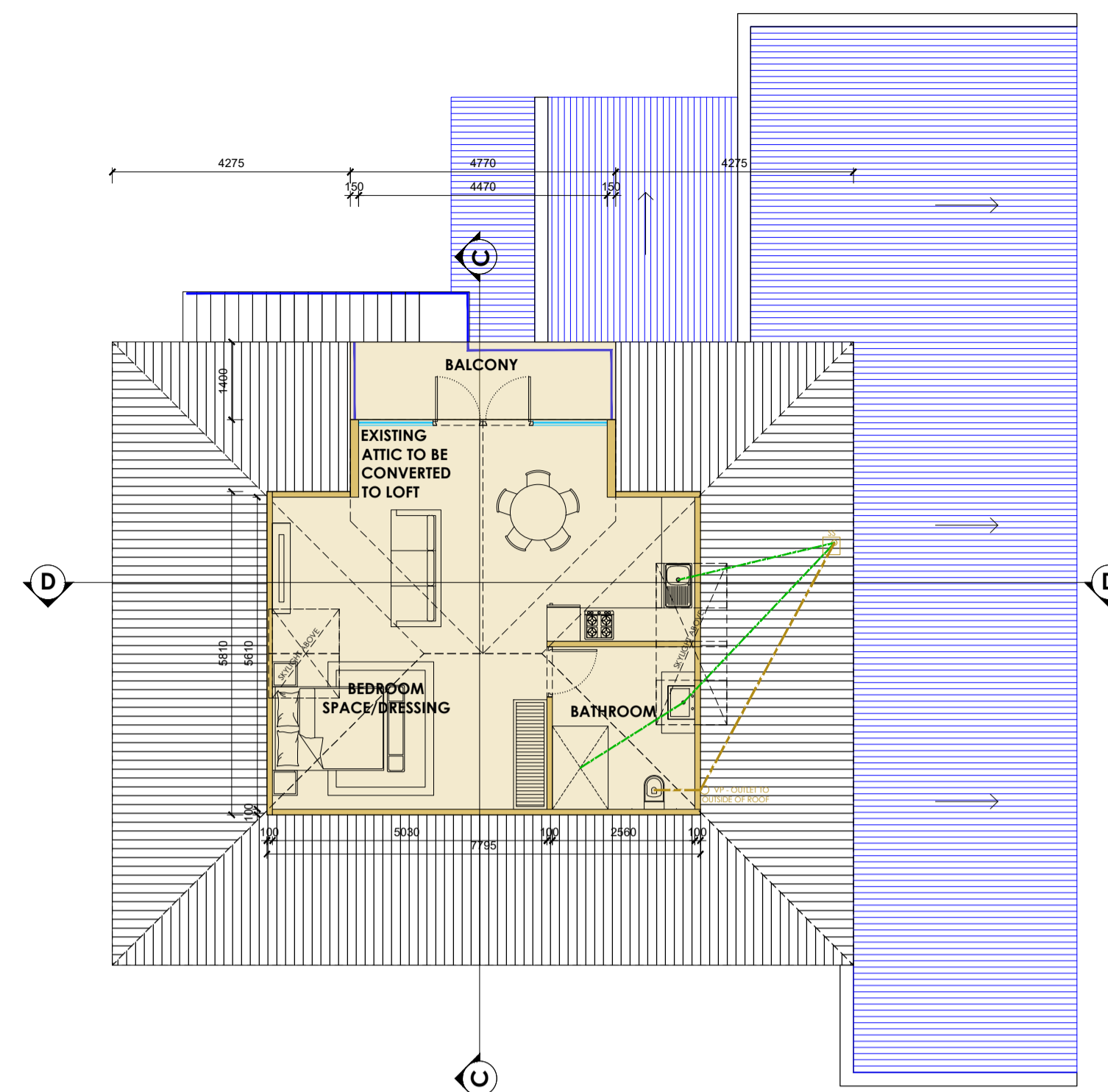
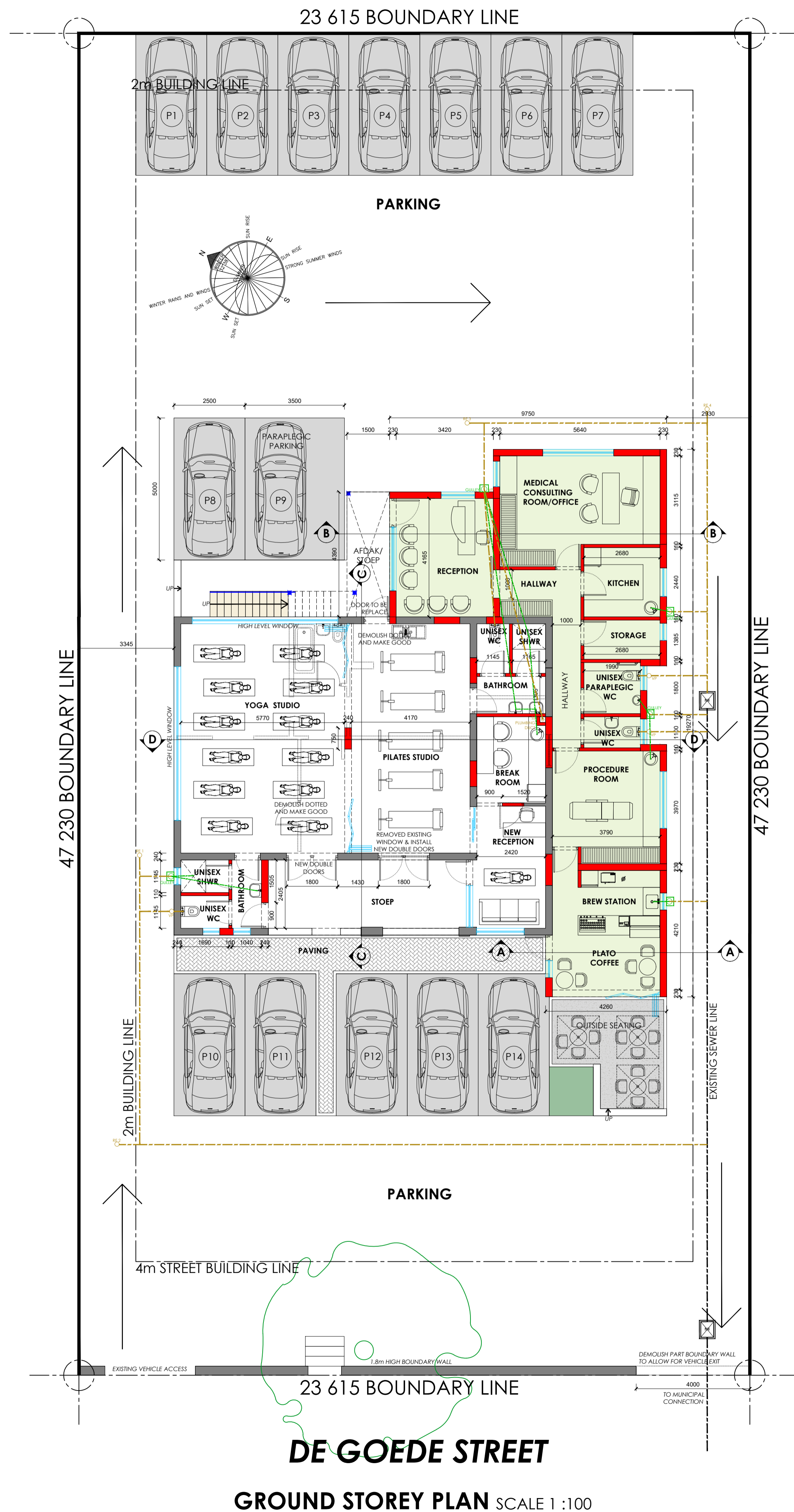
	<p>3) Efficiency which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.</p> <p>Possible results of the development The application area is for a mixed use development, is centrally located with good access.</p> <p>The application proposal is consistent with the efficiency principle.</p> <p>4) Spatial Resilience which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.</p> <p>Possible results of the development The application proposal will provide health facilities as well as provide income and employment which improves the ability to resist or absorb shocks.</p> <p>The application proposal is consistent with the principle of spatial resilience.</p> <p>5) Good Administration which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.</p> <p>Possible results of the development Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the relevant government tiers and the general public to participate in the eventual decision-making process.</p> <p>The application proposal is consistent with the principle of good administration.</p>
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5. Conclusion

The application as motivated in this report is regarded **desirable** and consistent with the character of the area.

It is therefore recommended that the application **be approved** in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for the following:

- The rezoning of the application area from Residential Zone 1: Single Residential to Business Zone 3: Local Business in terms of Chapter IV, Section 16(2)(a).
- The removal of Condition B.3. from Title Deed T29315/2023 in terms of Chapter IV, Section 16(2)(f).



MUNICIPAL BY - LAW		
SITE AREA		1115
CURRENT ZONING		SR1
PERMITTED COVERAGE		50%
MAXIMUM HEIGHT		8
STREET BUILDING LINE		4m
COMMON BUILDING LINE		2m
REAR BUILDING LINE		2m
PROPOSED		
EXISTING GROUND STOREY AREA (m2)		175
EXISTING LOFT/ATTIC AREA (m2)		51
BALCONY		6.6
ADDITIONS - PAEDIATRICIAN & PLATO COFFEE (m2)		104
AFDAK		6.5
PROPOSED COVERAGE		25.6%
TOTAL MAIN DWELLING FLOOR AREA		226
TOTAL FLOOR AREA		343.1

AREA CALCULATIONS

PARKING REQUIREMENTS	BAYS REQUIRED AS PER BY LAW	BAYS NEEDED
MEDICAL CONSULTATION ROOM (PAEDIATRICIAN)	4 BAYS PER 100m ²	4 BAYS
LOFT	1.5 BAYS PER BEDROOM UNIT	1.5 BAYS
SHOP (YOGA / & PILATES)	4 BAYS PER 100m ²	7 BAYS
TOTAL BAYS REQUIRED		12.5 BAYS/13 BAYS
PARKING BAYS PROVIDED		14 BAYS

PARKING CALCULATIONS

GENERAL NOTES:
ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORKS

FIGURED DIMENSIONS ARE TO TAKE PREFERENCE TO SCALING. ALL DISCREPANCIES ON DRAWINGS OR INTENDED VARIATIONS FROM DRAWINGS ARE TO BE CLEARED WITH THE PROJECT MANAGER BEFORE COMMENCING

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH REGULATIONS AS LAID DOWN IN THE NATIONAL BUILDING REGULATIONS.

ALL EXISTING MATERIAL REMAINS THE PROPERTY OF THE OWNER UNLESS OTHERWISE STATED.

REVISION RECORD

REV No.	DATE DRAWN	DESCRIPTION

ENGINEER CERTIFICATION:

ISSUED FOR INFORMATION ONLY



ARCHITECTURE PROJECT MANAGEMENT

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UNIT 15, CANAL EDGE 4, TIGER WATERFRONT, BELLVILLE
087 702 7619 | 082 681 4454

PROJECT:
HOUSE SUZETTE VAN ROOYEN

LOCATION:
13 DE GOEDE STREET, HERMANUS

ERF: 411

DRAWING:
PROPOSED ADDITIONS AND ALTERATIONS

DATE: 2023/10/30 DRAWN: DDV

SCALE: AS INDICATED DWG. No. 101.

OWNER'S SIGNATURE: ARCH. SIGNATURE:

CONSTRUCTION NOTES:
Only applicable where deemed necessary to the material and construction detail. All discrepancies to be listed and indicated, in writing, to the architect/designer prior to commencement of works.

AUTHORITIES:
Main Contractor and Sub Contractors to ensure that all work is done in strict accordance with the latest regulations and requirements of related authorities including:
a) National Building Regulations (NBR)
b) South African National Standards (SANS)
c) Local Municipal Authority (By-Laws)
d) CSIR - "Technical Guide to Good House Construction"
e) National House Building Registration Council (NHRC)
f) Estate Architectural Guidelines & Regulations (housing only)
g) All other relevant Authorities GENERAL.

DRAWING STATUS:
The Contractor to ensure that the latest drawings are used on site prior to the commencement of work.
Only the latest construction drawings issued by the Architect/Designer as "construction drawings" with a date may be used for construction of the works. All superseded drawings must be removed from the site. One set of the Local Authority Approved Plan/Drawings to be kept on site at all times.
One set of the latest construction drawings to be kept on site at all times, and available for the Architect/Designer/Consultants and other Authorities.

GENERAL:
Quality of materials and workmanship to comply with the latest relevant Codes & Specifications of SABS and the minimum standards of Standard Specifications (SSC) and the Model Prescripts for Trades (SANS 2008) and where applicable Project Specifications and/or Bill of Materials. This drawing to be read in conjunction with other Project Drawings, Construction Documents and building contract/agreement documents. Contractors must view the site and works to allow for everything necessary to complete the works.
Contractor(s) to check the details on this drawing for compliance with standards of good building practice with particular reference as per Clause "Authorities" and report any discrepancies in writing to the Architect/Designer.
No setting out is to commence before the site boundary pegs position are verified and pointed out by the Land Surveyor. The Contractor to ensure that the correct setting out, including that which is from the boundary and building lines is done for commencement of ANY work. The contractor to verify all local council, utility service providers and existing work(s) which is the responsibility of the contractor. The contractor to verify all levels, heights and dimensions on site and check the same against drawings before any work commences.
Any errors, discrepancies or omissions as well as queries are to be immediately reported to the Architect/Designer for clarification before any work is taken in hand.

DRAINAGE:
Closed system to conform to national building regulations. First inspection eye (i.e.) to be min. 450mm below ground level with a min. 100mm.
Fall of all 110mm diameter pipes 1:60 and a max. fall of 1:40. (SANS 10400P)
Roofing eaves (i.e.) to join drain in direction of flow at maximum angle 45 degrees and to be continued up to ground level & adequately, marked & protected.

BRICK TIES & REINFORCEMENT:
Approved SASS butterfly tie wires to be used in cavity wall. Where the cavity is greater than 50mm, but less than 100mm, or the height of the wall is greater than 3m, approved SABS galvanized drip wall tie, to minimum specifications, to be used. Brickforce on parapets and gables and for balustrade walls to be used of least every third brick course.

ELECTRICITY:
All electrical cables and wires in walls, floors, concrete soffits and ceilings shall run in SABS approved conduits and/or trunking and/or cable trays.

ENERGY DEMAND:
Allowed: 5w/m²

ENERGY CONSUMPTION:
Allowed: 5kwh/m² or 5kwh/m² (a=1) [year]

ENGINEERING & STRUCTURAL:
All structural works to be designed by a structural engineer, appointed by the Client. The engineer to specify all foundations, footings, retaining walls, masonry walls, columns, piers, concrete slabs, beams, and structural steel work.
All foundations specified on drawings to be verified by engineer. Provision to be made for reinforcement where the soil conditions require stability. All structural items to be inspected by, and have passed inspection by, the engineer, prior to closing up of the work.

EXTERNAL:
Hardwood frames to all external doors as supplied by Swartland or equally approved. Internal doors to be timber as selected by client.

FILLING MATERIAL:
Filling material(s) under floor slabs to consist of suitable material and to be compacted in 150mm layers, to a density of at least 90% Mod AASHTD (SANS 10400 J:2010 4.4.5.7)

FOUNDATIONS:
Foundations to be in accordance with appointed Engineer's details & specifications. Where Engineer is not appointed: Continuous strip foundation to be minimum 250mm thick, unless laid on solid rock, and minimum 750mm wide to load bearing or free standing walls and 400mm wide for non-load bearing masonry walls (SANS 10400 H). Foundations to boundary walls not to exceed property erf boundary.

GENERAL:
- If underfloor heating is installed, the floor slab must be insulated with insulation material with a minimum r-value of 1.00
- Hot water supply requirements: Geysers are to be wrapped in insulation blanket with an r-value to satisfy part XA of SANS 10400.
- A minimum of 50 of the annual average heating requirement for hot water must be provided by means other than electric resistive heating or fossil fuels.
- Check with manufacturer, subject to:
SANS 1307, SANS 10106, SANS 6211-1, SANS 6211-2, SANS 10254, SANS 10252-1
- Where applicable, solar & heat pump installations are to be by specialists.
- All exposed hot water pipes >80mm in diameter must be insulated with a material that has a minimum r-value of 1.00

GEYSER:
300l Eskom approved solar geyser to be supplied, geyser cylinder to be wrapped in 80mm thick suitable insulation blanket. All specifications to be in accordance with SANS 10252-1 & SANS 10106.

GEYSER DRIP TRAY:
Drip tray to comply with SANS 11848 drip tray specification. Drip tray(s) to be supplied with adaptor for connecting the waste pipe to the tray.

GLAZING:
All glazing to comply to SANS 10400-N.
Glass panels lower than 500 mm from the FFL or greater than 1m² to be minimum 6.38mm thick safety glass.
All safety glazing materials (individual panes) shall be Permanently marked. Such marking to be visible after installation and comply with SABS 1263.
Thickness of glazing subject to wind load expectation - to be in accordance with SABS 0137.
All glazed aluminium windows, residential sliding doors, shop fronts, entrances screens, window and curtain walling, skylights and space enclosures should meet the minimum recommended performance requirements as set out by AAAMSA in their general specification for Architectural Aluminium and Glass Products.
No glazed architectural aluminium products should be installed on site before relevant AAAMSA Performance test certificates for the product have been provided.
Frosted / obscure glass to windows in bathrooms & toilets.

HEALTH & SAFETY:
The Client is to ensure that the Contractor, in terms of the Occupational Health and Safety Act, Act 85 of 1993, with specific reference to the Construction Regulations, complies with the minimum requirements.

HOT WATER DEMAND, STORAGE & HEATER POWER ACCORDING TO SANS 10252-1:
As per attached XA schedule

HOT WATER REQUIREMENTS:
The 100l hot water cylinder is to be wrapped with a 80mm thick suitable insulation blanket and an Eskom approved solar geyser must be fitted, (min 100l or equal & approved).
Hot water demand as per SANS 10252-1.
All specifications & installations will be done in accordance with SANS 10106, 50% hot water from alternate source.

LIGHTING:
Energy saving CFLs to be used.
Lighting to be max 5w per sq/m per SANS 204.

NATURAL VENTILATION & LIGHTING:
Provide minimum of 10% of floor area or 2m² area of opening for natural lighting to all habitable rooms inclusive of frames & glazing bars.
Provide minimum of 5% of floor area or 2m² (whichever is greater) to each habitable room. (SANS 10400 N)
Buildings with up to 15% penetration area to net floor area, per storey, to comply with the minimum energy performance requirements.
Buildings exceeding 10% per storey shall comply with requirements for penetration as per SANS 204. Air leakage should comply with SANS 613.

PLASTER:
Cement plaster, consisting of 5:1 sand & lime and 10% cement.
Smooth wood trowelled finish internally, smooth plastered finish externally where indicated.
Stipple textured plaster to walls where applicable and indicated on elevations.

PREAMBLE:
All work will be constructed in compliance with the National Building Regulations.
SANS 10400 and the Energy Efficiency Act, SANS 204, and all Local Authority By-Laws.

PRECAST LINTELS:
Lintels over all openings exceeding 1.5m with DPC (375 micron) stepped over.
Openings exceeding 4.8m in width to engineer's design.

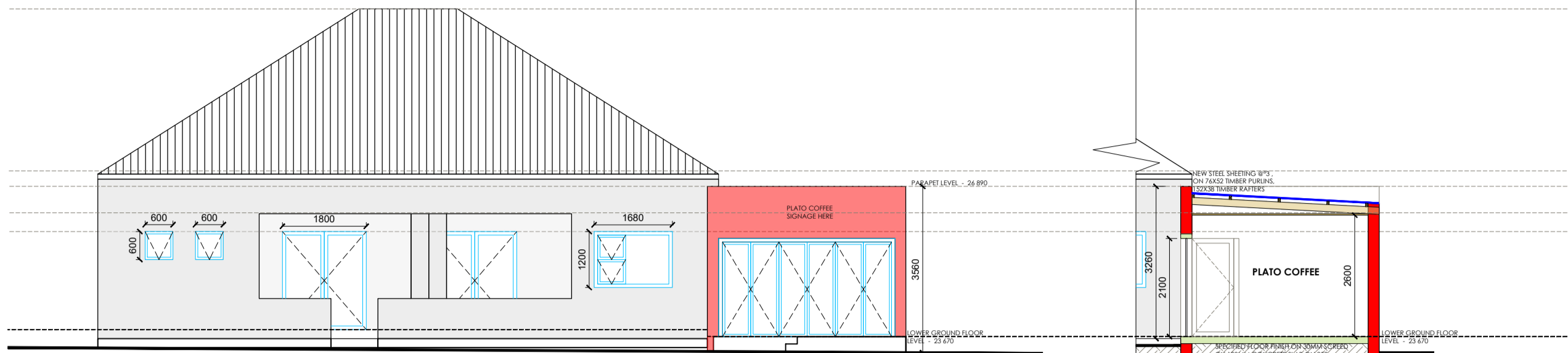
RAINWATER GOODS:
150x12mm fibre cement fascias fixed with brass screws to rafter ends.
125mm PVC gutters to 75mm diameter downpipes to catchpits. 110mm diameter underground PVC piping according to stormwater layout.

ROOF:
Zinc aluminium or aluzinc - detail to be confirmed by architectural professional. Indicated roofing material of specified pitch, fixed in accordance with the manufacturer's recommendations. 38 x 38mm SA pine battens at 450mm c/c on 14x30 fire retardant aluminium foil insulation or similar insulation on 38 x 114 mm v6 grade SA pine rafters and/or SABS mitek nail plate. Manufactured trusses, secured on 114 x 38mm SA pine wallplate anchored with 2 x 3 x 3mm galvanized hoop iron built a minimum of 600mm into brickwork.
All in accordance with the manufacturer's recommendations.
SANS 10400 XA REQUIREMENTS
Roof overhang to remain at min. 300mm.
No doors & windows specs can be altered in any way without a recalculation.
All insulation to roof, pipework etc., to be strictly adhered to.

SURFACE BED:
Surface beds to be in accordance with appointed engineer's details & specifications.
Where engineer is not appointed: selected floor finish material on 30mm cement sand screed on 80mm thick concrete surface bed in accordance with SANS 50197-1:2002 cement Part 1; composition, specification and conformity criteria for concrete cements, stone and sand to conform to SANS 1083:2006.
Mesh ref no 193, to all surface beds where depth of fill exceeds 100mm.
DPC 250µm (or equally approved) damp proof membrane under concrete surface beds conforming to SANS 952-1:2011, laid with minimum 250mm overlaps, to be turned up around perimeter of and of least for full thickness of surface bed and sealed pressure sensitive tape or equally approved sealant.
Clean compacted sand backfill - G7 quality 400mm minimum thick
Clean compacted sand backfill - G7 quality back to natural soil strata.
50 mm clean sand blinding layer. Trench to be cleaned and squared before casting of concrete. Blinding layer to be compacted with mechanical compactor.
DPC 375µm (or equally approved) damp proof course in solid walls conforming to sans 952-1:2011, laid with minimum 250mm overlaps.
WALLS
All bricks to comply with SABS 227. All external walls to be 230mm cavity walls with clay bricks. All internal walls to be 90mm clay bricks. Walls to comply with SANS 10400 L.
DPC 375µm (or equally approved) damp proof course below all sills and above all slabs, openings and other bridges to cavity walls and vertical DPC to sides of all openings. Where slabs @ 600mm intervals, DPC under cavity walls must be 150mm above finished ground level and cavity beneath DPC must be filled with a mortar support fill.

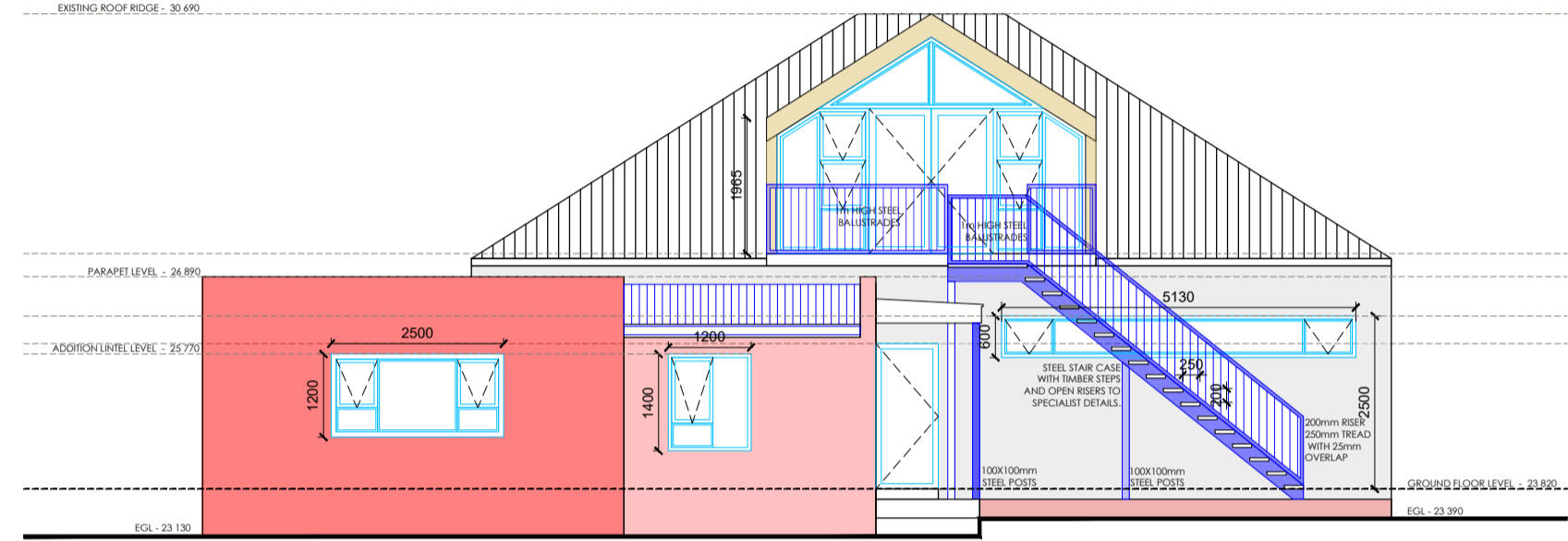
WINDOWS & DOORS:
All windows and sliding fold-a-side doors to be aluminium framed.
All frames to be fixed to walls with galvanized hoop iron built into wall of 600mm c/c in 3:1 cement mix.

WINDOW CILLS:
Internal - Plastered window cills except in bathrooms.
Interior cills fixed in bathrooms.
External - Window cills are plastered & painted brick on edge with DPC under.

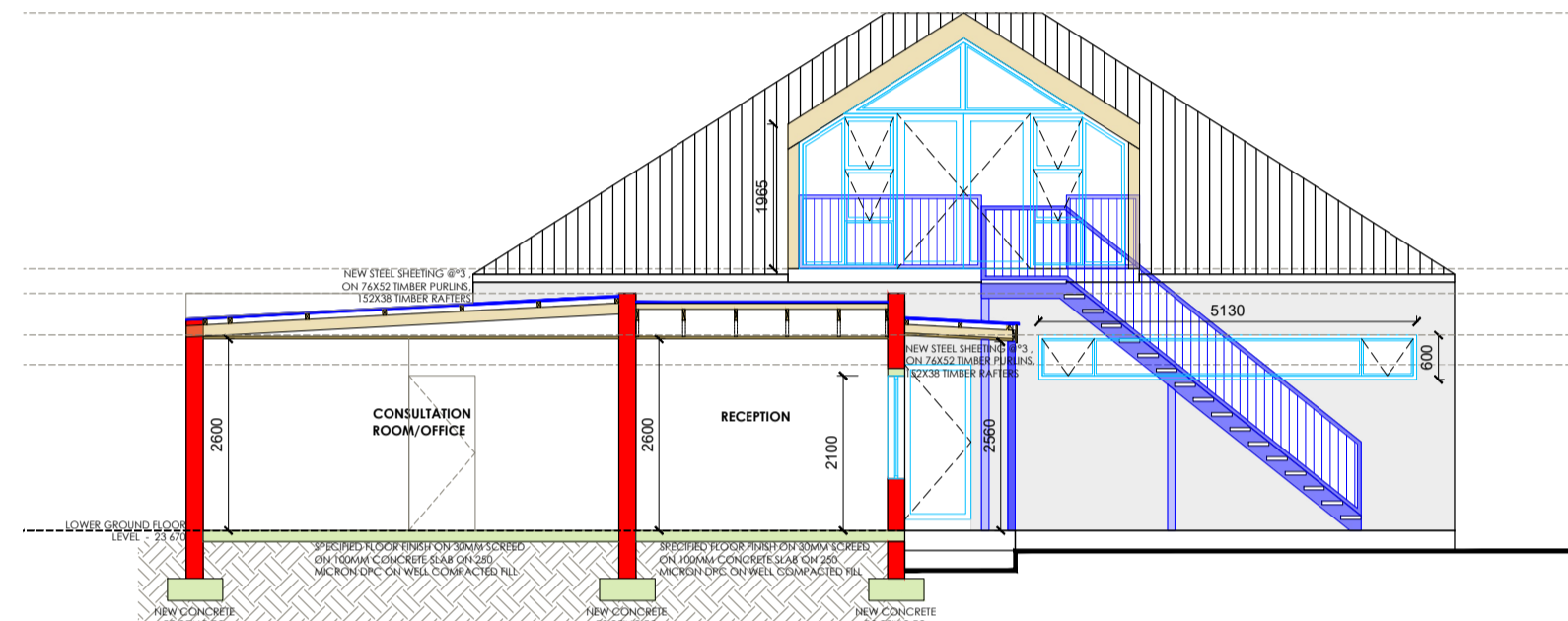


WEST ELEVATION_SCALE 1 :100

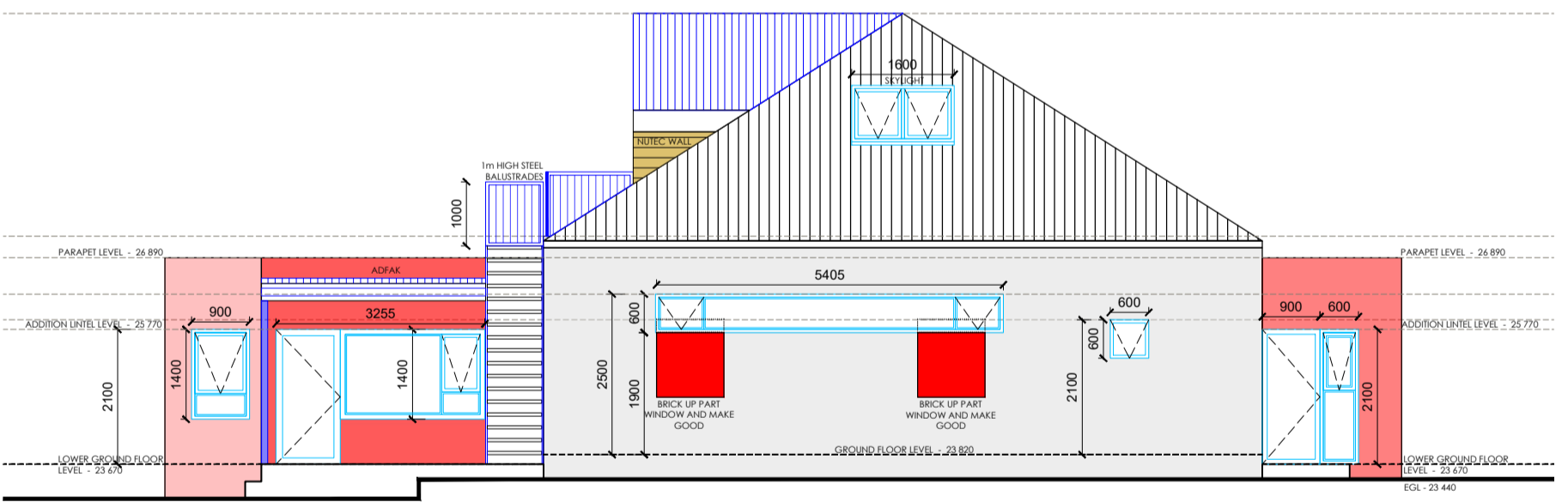
SECTION A-A_SCALE 1 :100



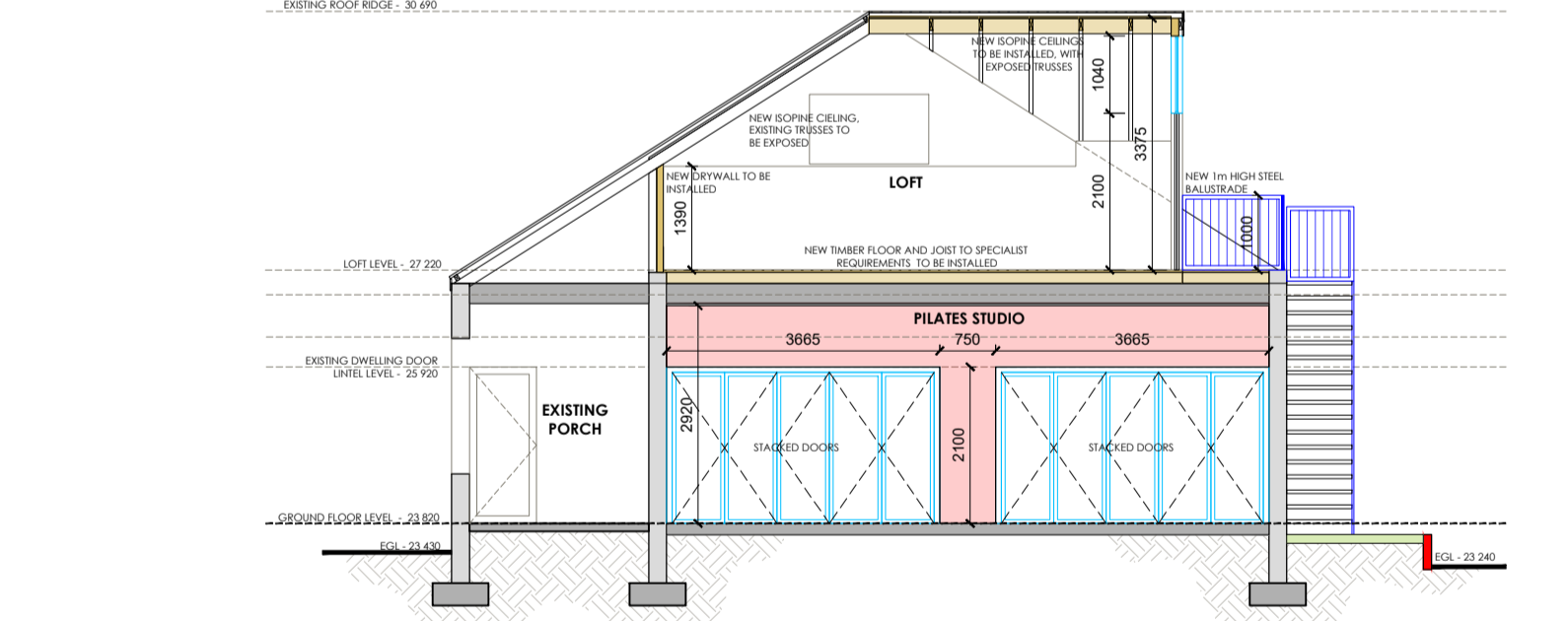
EAST ELEVATION_SCALE 1 :100



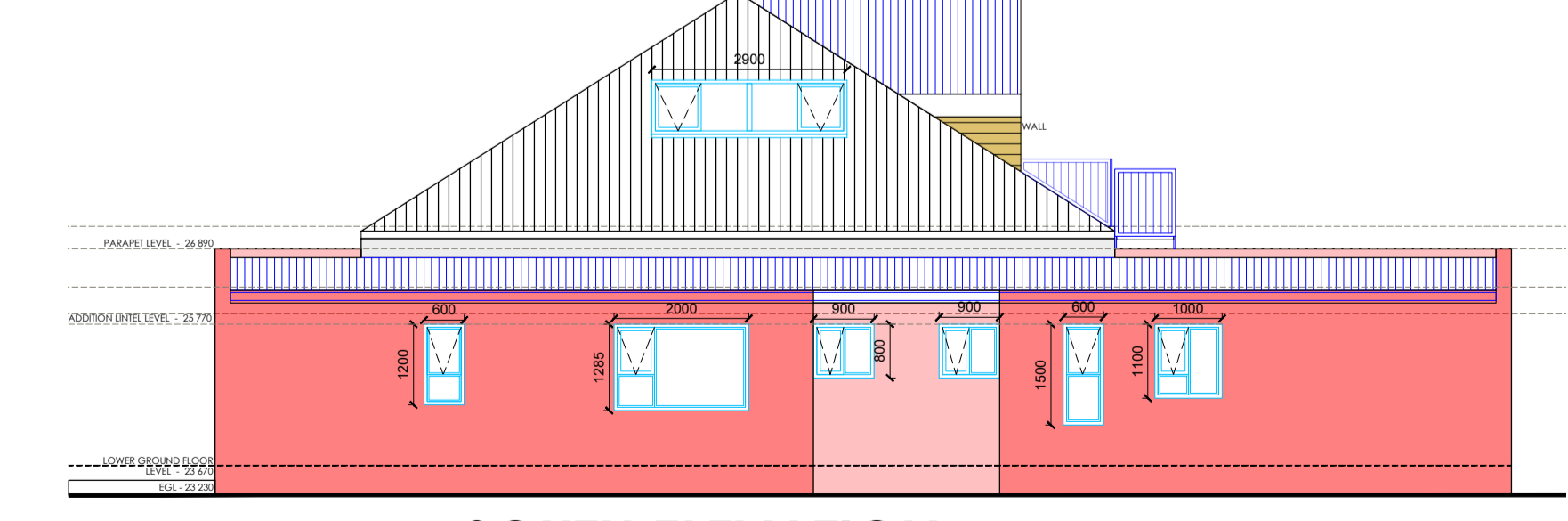
SECTION B-B_SCALE 1 :100



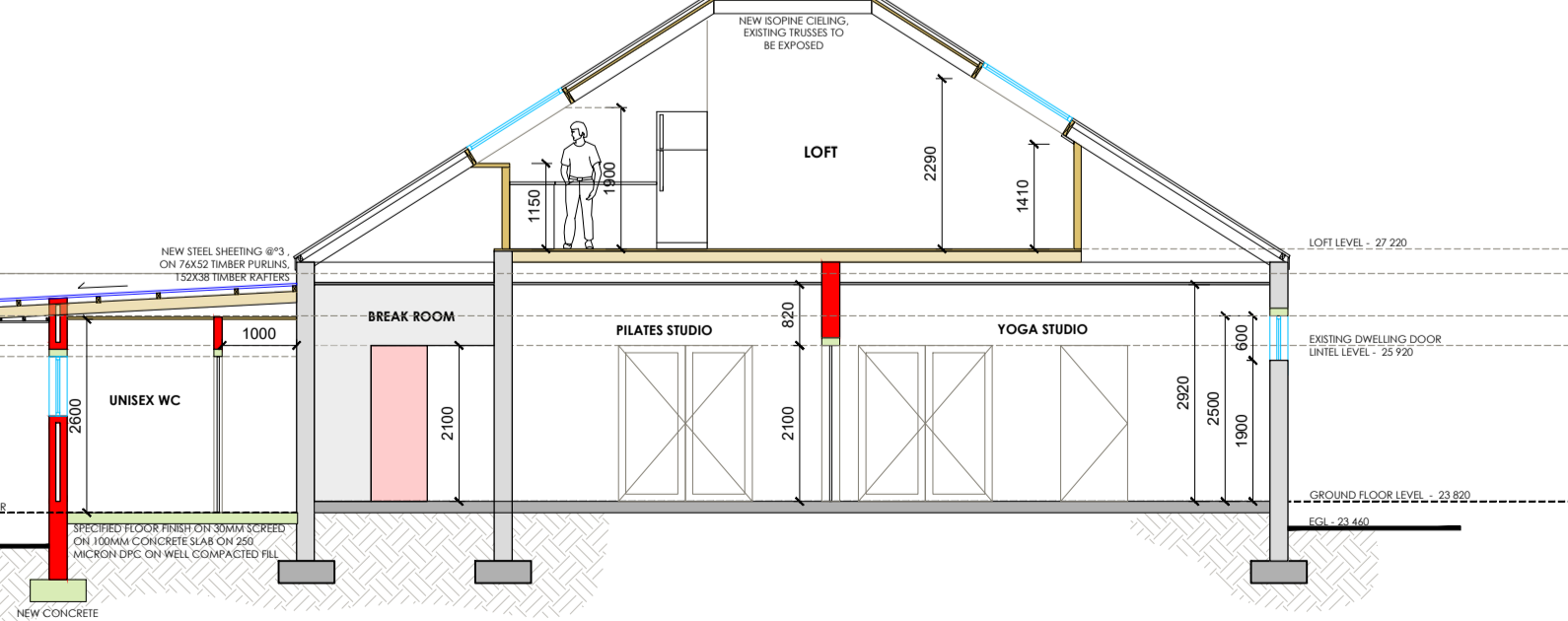
NORTH ELEVATION_SCALE 1 :100



SECTION C-C_SCALE 1 :100



SOUTH ELEVATION_SCALE 1 :100



SECTION D-D_SCALE 1 :100

GENERAL NOTES:
ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING ANY WORKS
FIGURED DIMENSIONS ARE TO TAKE PREFERENCE TO SCALING. ALL DISCREPANCIES ON DRAWINGS OR INTENDED VARIATIONS FROM DRAWINGS ARE TO BE CLEARED WITH THE PROJECT MANAGER BEFORE COMMENCING
ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH REGULATIONS AS LAID DOWN IN THE NATIONAL BUILDING REGULATIONS.
ALL EXISTING MATERIAL REMAINS THE PROPERTY OF THE OWNER UNLESS OTHERWISE STATED.

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REV No.	DATE DRAWN	DESCRIPTION

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OWNER'S SIGNATURE:	ARCH. SIGNATURE: