



**ERF 1784, BERGSIG ROAD, SANDBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: ENGELBRECHT & SCORGIE ARCHITECTURAL OFFICE ON BEHALF OF MENGBETON (PTY) LTD**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application, applicable to Erf 1784, Sandbaai (the property), has been received for the following:

- Departure in terms of Section 16(2)(b) of the By-Law to relax the height restriction from 12.0m to  $\pm 18.950\text{m}$  and  $\pm 13.349\text{m}$  respectively, to accommodate the existing two cement storage silos on the property.
- Deviate from the Hermanus Business Park Owners Association's Design Guide Document to relax the height restriction applicable to buildings/structures from 7.5m to  $\pm 18.950\text{m}$  and  $\pm 13.349\text{m}$  respectively, to accommodate the existing two cement storage silos on the property.
- Determination of an administrative penalty in terms of Section 16(2)(q) of the By-Law.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any comments must be in writing in accordance with the provisions of Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (f) 028-313 2093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **05 July 2024**, quoting your name, address and contact details, interest in the application, and the reasons for comments. Telephonic enquiries can be made to the **Town Planner, Mr H Boshoff** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 1784, BERGSIGSTRAAT, SANDBAAI, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: ENGELBRECHT & SCORGIE ARGITEKTONIESE KANTOOR NAMENS MENGBETON (PTY) LTD**

Kennis word hiermee gegee ingevolge Artikel 48, van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek, van toepassing op Erf 1784, Sandbaai (die eiendom), ontvang is vir die volgende:

- Afwyking ingevolge Artikel 16(2)(b) van die Verordening vir die verslapping van die hoogtebeperking vanaf 12.0m na  $\pm 18.950\text{m}$  en  $\pm 13.349\text{m}$  respektiewelik om die twee bestaande sementopberg-silos op die eiendom, te akkommodeer.
- Af te wyk van die "Hermanus Business Park Owners Association's Design Guide Document" om die hoogtebeperking van toepassing op geboue/strukture te verslap vanaf 7.5m na  $\pm 18.950\text{m}$  en  $\pm 13.349\text{m}$  respektiewelik om die twee bestaande sementopberg-silos op die eiendom, te akkommodeer.
- Bepaling van 'n administratiewe boete ingevolge Artikel 16(2)(q) van die Verordening.

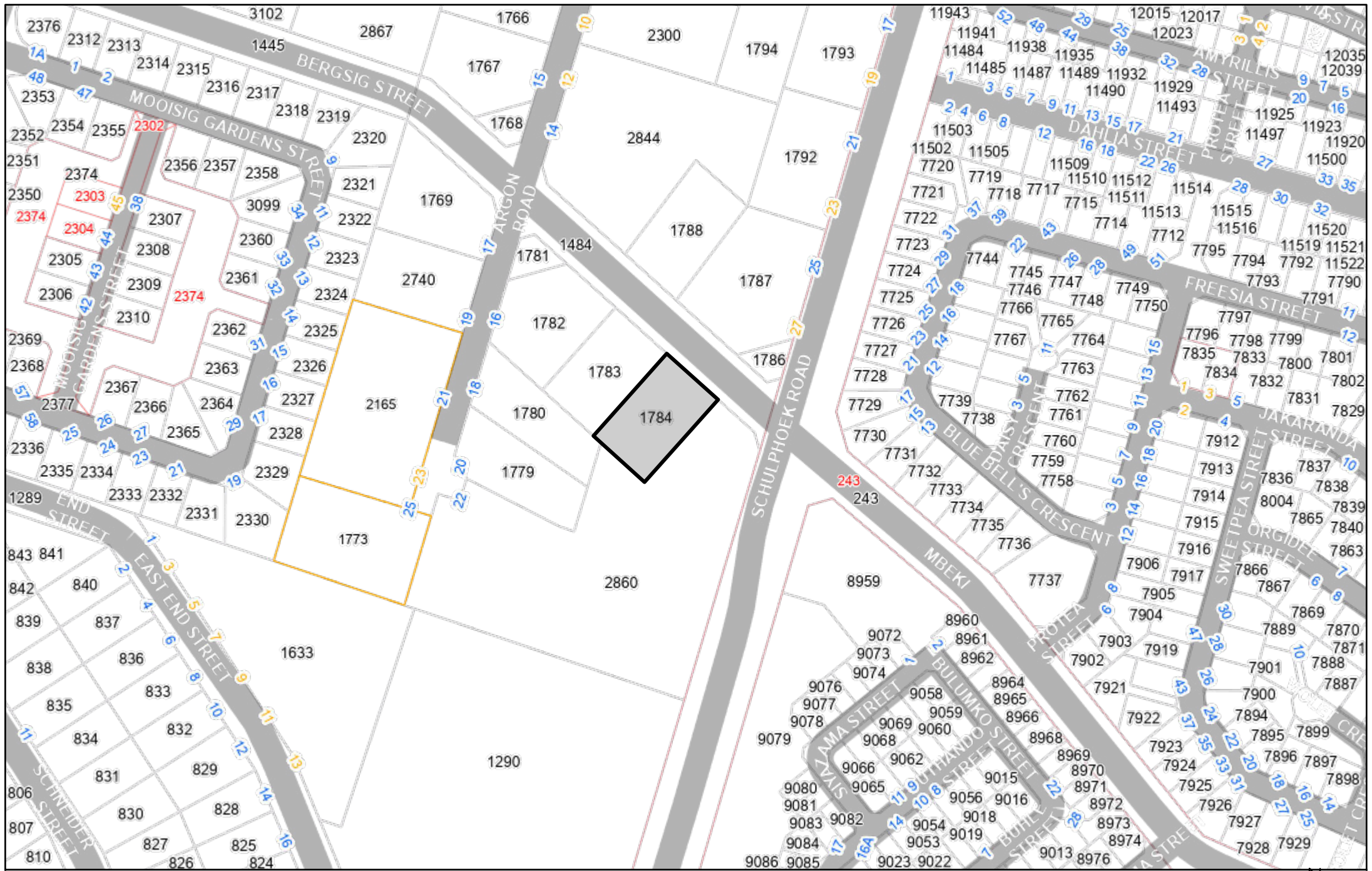
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik wees in ooreenstemming met Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 028-313 2093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **05 Julie 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir 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.

**ISIZA 1784, BERGSIG ROAD, SANDBAAI, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO NOKUMISELWA KWESOHLWAYO SOLAWULO: ENGELBRECHT & SCORGIE ARCHITECTURAL OFFICE EGAMENI LIKA-MENGBETON (PTY) LTD**

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) sokokuba isicelo, esisebenza kwiSiza 1784, eSandbaai (ipropati), sifunyenwe kulungiselelwa okulandelayo:

- Uphambuko ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala lokunyeniswa kwesithintelo somphakamo ukususela kwi12.0m ukuya kwi $\pm 18.950\text{m}$  ngokwahluka-hlukeneyo, ukulungiselela izitora ezibini zezisele zesamente kwipropati.
- Ukuphambuka kuXwebhu lwesiKhokhelo soYilo seHermanus Business Park Owners ukulungiselela ukunyeniswa kwesithintelo somphakamo osebenza kwizakhiwo ukususela kwisi-7.5m ukuya kwi $\pm 18.950\text{m}$  kunye ne $\pm 13.349\text{m}$  ngokwahluka-hlukeneyo, ukulungiselela izitora ezibini zezisele zesamente ezikwipropati.
- Ukumiselwa kwesohlwayo solawulo ngokwemiqathango yeCandelo 16(2)(q) loMthetho kaMasipala.

linkcukacha eziphelileyo mayela nesi sindululo ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus. Nabani na onezimvo ezibhaliweyo angazingenisa ngokwezibonelelo eCandelo lama-51 nelama-52 loMthetho kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093/ (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye phambi **05 EyeKhala 2024**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingathunyelwa **kuMchwangcisi weDolophu, Mnu H Boshoff** kule nombolo 028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe loCwangciso lweDolophu apho igosa likamasipala liza kumnceda aqulunqe izimvo zakhe.





**PROPOSED DEPARTURE FROM ZONING SCHEME REGULATIONS  
AND RELAXATION OF GUIDELINE HEIGHT  
RESTRICTIONS**

**ERF 1784 : BERGSIG ROAD,**

**Division : SANDBAAI**

**OVERSTRAND MUNICIPALITY**

**MOTIVATION REPORT (AMENDED 04 JUNE 2024)**

**1. Background**

The owner of this property, Mengbeton (Pty) Ltd, has instructed B. Scorgie from the firm Engelbrecht & Scorgie Architectural Office to apply for a Departure from the Zoning Scheme Regulations. Erf 1784 Sandbaai measures 1440m<sup>2</sup> in extent and is held by Title Deed no. T000021770/2004. The property owner purchased the property in order to trade with Readymix, providing a service to the building industry.

**2. Application detail**

2.1 Application is made in terms of the following:

- Chapter 4 Section 16(2)(b) of the Overstrand Municipality's By-Law on Municipal Land Use Planning 2020, for a permanent Departure from the provisions of the Zoning Scheme.
- Section 8.1.2(c) of the Overstrand Municipality Zoning Scheme Regulations for the relaxation of the maximum permissible height on the Erf to accommodate the two silos, i.e. :
  - o Silo 1 : The 12m height restriction to be relaxed to 18,950m
  - o Silo 2 : The 12m height restriction to be relaxed to 13,31m
- The relaxation of the height restriction as stipulated in the Hermanus Business Park Guidelines :
  - o Clause 3.2.2 – the maximum height of the roofs shall be 7,5m above ground level

**3. Need and desirability**

**3.1 Property description**

Erf 1784 Sandbaai is situated at Bergsig Street, Sandbaai. Erf 1784 is located amongst other industrial building within the Hermanus Business Park and diagonally opposite "Lenalco Readymix", a company who provided a similar service.

**3.2 Zoning**

Erf 1784 Sandbaai is zoned "General Industry (IND 1)". Surrounding properties in the Hermanus Business Park are all zoned (IND 1) and the Whale Coat Mall is zoned "Business Zone 1 (BZ 1)".

### 3.3. Land use

The land is being used for a Readymix plant which has various daily operational scenarios, i.e. :

- Off-landing/ receiving of materials to site
- Batching and loading of vehicles
- Parking of vehicles at night

The attached drawings No. J1103-01/02 and J1103-02/02 (“**Annexure L1 & L2**”) reflect the operational flow for the successful execution of these scenarios.

The vehicles can be maneuvered within the boundaries of the property to not interfere with adjoining properties or traffic flow in Mbeki Road.

The following structures have been erected or constructed on the Erf, which all form part of the operations of the Readymix Plant :

- An office and toilet building
- A water purification plant
- 2 x cement silos
- Loading station and hopper
- Storage container
- Aggregate storage areas
- Loading ramp

Lenvalco Readymix (in close proximity) also has a similar type usage with the close lying Whale Coast Mall being a retail outlet.

The structure areas on Erf 1784 Sandbaai, can be summarized as follows :

- Office and toilet building – 48,729m<sup>2</sup>
- Water recycling plant – 26,350m<sup>2</sup>
- 2 x cement silos – 7,325m<sup>2</sup> + 7,030m<sup>2</sup> = 14,355m<sup>2</sup>
- Loading station and hopper – 50,054m<sup>2</sup> + 8,481m<sup>2</sup> = 58,535m<sup>2</sup>
- Storage container – 14,770m<sup>2</sup>
- Aggregate storage areas (open) – 168,408m<sup>2</sup>
- Loading ramp – 66,88m<sup>2</sup>

Permissible coverage for Industrial Zone 1 is 75%. The total coverage of the structures is 5,406% well below permitted coverage factor.

### 3.4 Proposal

#### 3.4.1 Background to the proposal:

- The owners purchased the property in 2004 with the intention of establishing a Readymix plant
- A layout drawing reflecting the relevant structures was submitted to Building Control and subsequently approved on 02/11/2005
- Construction of the buildings, storage area and loading ramp, etc. commenced after approval of the drawings. This was coordinated simultaneously with the erection and installation of the batching plant and cement storage silos
- The Specialist contracted by Mengbeton (Pty) Ltd to install the batching plant, deviated slightly from the approved drawings due to actual on-site operational requirements necessary to optimize the production of the Readymix plant

### 3.4.2 **Proposal Detail:**

3.4.2.1 Section 8.1.2(c) – *“The maximum height of any building measured from the base level to the top of the structure, is 12,0m, provided that where a structure of greater height is required for the industrial function of the property, the Municipality may grant approval for such greater height”*. The 12,0m height restriction requires a relaxation to 18,950m to accommodate the two cement silos

3.4.2.2 The max height restriction of 7,5m above ground level as reflected in the guideline, requires a relaxation to 18,950m in order to accommodate the two cement silos

### 3.5 **Character of the environment**

3.5.1 The property forms part of Hermanus Business Park which is zoned Industrial Zone 1. Most of the properties are used for either : storage, wholesale or industry. Erf 1783, 1780 and 2860, Sandbaai, have similar usages to Erf 1784. Hermanus Business Park is governed by prescriptive guidelines. Other than the overall height of the 2 silos, the structures and buildings on Erf 1784 have been constructed in accordance with the Zoning Scheme Regulations and Hermanus Business Park guidelines

3.5.2 The operational functionality and current layout of the Readymix plant makes provision for :

3.5.2.1 Parking for staff and customers

3.5.2.2 Batching maneuverability

3.5.2.3 Loading maneuverability

3.5.2.4 Parking of Operational vehicles and Readymix delivery trucks overnight

### 3.6 **Desirability of the proposed utilization:**

The property is zoned Industrial Zone 1 and will remain industrial zoning as it lies within an industrial zone.

3.6.1 The operational layout of the Readymix plant as reflected in the attached drawings, has optimized the available ground surface area

3.6.1.1 The batching plant and cement storage silos have been positioned at the back corner of the property in order to minimize the visual impact on the street façade

3.6.1.2 The attached approved drawing no. 6850/01217/01A as approved on 02/11/2005, reflects two silos with an approved height of 10,5m. As noted in the Zoning Scheme Item 8.1.2(c) – *“The maximum height of any building measured from the base level to the top of the structure, is 12,0m, provided that where a structure of greater height is required for the industrial function of the property, the Municipality may grant approval for such greater height”*.

The Zoning Scheme makes provision for structures higher than prescribed heights where the usage and necessity for a structure can be justified

3.6.1.3 Silos for cement storage

3.6.1.3.1 Cement storage silos are an integral and an accepted component of a Readymix batching and distribution plant

- 3.6.1.3.2 The drawings approved in 2005 by Council ; when the Readymix plant was established ; must have taken cognizance of the above fact hence the approval of the silos at a height of 10,5m which exceeds the 7,5m height restriction as reflected in the guidelines
- 3.6.1.3.3 Erf 1784 is surrounded by Erf 1783, Erf 1780 and Erf 2860 (all zoned Industrial Zone 1). The attached areal view reflects this orientation and highlighted position of the two cement silos. Once Erf 2860 has been developed, the cement silos will be less of a visual factor as the buildings on Erf 2860 will obscure part of the silos
- 3.6.1.3.4 As can be seen from the attached layout drawing, there is no simple and affordable solution if the height of the silos was rejected. Due to the required volume of cement which needs to be available for batching, a much lower silo with an equal storage volume would take up considerably more ground surface area. The mechanics of the existing batching plant will also need to be discarded and a new operation installed, in order to :
- Accommodate the space requirements for lower silos with an equal volume
  - Pump the cement powder up unto the batching plant, where currently it is fed by a simple pump system. This will come at considerable cost to the business

#### 3.6.1.4 Silos to host antennas

- 3.6.1.4.1 A 2<sup>nd</sup> very important consideration for the overall height of the silos is relevant to the Overstrand as a whole. Sonic Wi-Fi serviced by "Herotel" uses the height of silos to carry their antennas.

Letters from both Sonic-Wi-Fi and Herotel are attached to this document marked as "**Annexure J1 & J2**". In both these letters, it clearly reflects how the lowering of the silos will negatively impact on service delivery or loss of service to part of the Overstrand area.

- 3.6.1.4.2 It should be considered that there are height restrictions everywhere in the Overstrand Municipality, but that Telecommunications is an ever-increasing aspect of business and day to day life. The need for high structures to host antennas will remain and in the future most probably increase in demand.

I ask : would an industrial area not be preferable for the positioning of a high structure to accommodate these antennas instead of a residential area?

Driving through towns which have limitations on high structures one often sees buildings deformed by all the antennas attached to the facades and roof structures

### 3.7 Visual assessment

A visual assessment by an external Consultant, "Viewpoint Solutions", is attached which is self-explanatory

### 3.8 Draft Environmental Management Plan

A draft Environmental Management Plan prepared by an external Consultant "Viewpoint Solutions" is attached and is self-explanatory

3.9 **Heritage value:**

The property is not situated within a heritage overlay zone and hence has no grading.

3.10 **Impact on Municipal Engineering services:**

No additional electrical, water or sewerage will be required other than the standard connection provided. A detailed layout of the existing stormwater and sewerage has been shown on the site plan. All relevant traps, gullies and catchpits are in place to ensure that there is no sewerage spillage into the stormwater system.

4. **Application for administrative penalty:**

4.1 **Background and site history:**

- The application area is zoned as Industrial Zone 1 : General Industry (IND 1) in terms of the Overstrand's Town Planning Scheme
- Erf 1784 is located at Bergsig Road, Hermanus Business Park, Sandbaai. Erf 1784 is surrounded by Industrial Zone 1 Erven. Erven 1783 and 1780 have improvement on. Erf 2860 is still vacant.
- The buildings and structures comprise :
  - o An office and toilet building
  - o Aggregate storage areas
  - o A water purification plant
  - o A storage container
  - o A loading ramp
  - o A batching plant
  - o 2 cement storage silos
  - o A landing station and hopper
- The mentioned buildings and structures make up the Readymix batching and distribution plant which is a functional and operational business
- The unauthorized structures are highlighted throughout this application document and does not cause negative impact on nature, the environment, streetscape, surrounding properties or on traffic as discussed earlier in this departure document.
- The 2 silos contravene the respective height restrictions as follows :
  - o Business Park height restriction
    - Silo 1 contravenes the height by 11,450m
    - Silo 2 contravenes the height by 5,81m
  - o Zoning Scheme Regulations :
    - o Silo 1 contravenes the height by 6,950m
    - o Silo 2 contravenes the height by 1,31m

4.2 **Summary of the motivation:**

Our client's motivation of the proposed is highlighted throughout this Departure Application, but can be summarized as follows:

- The owners purchased the property in 2004 with the intention of establishing a Readymix plant

- A layout drawing reflecting the relevant structures was submitted to Building Control and subsequently approved on 02/11/2005
- Construction of the buildings, storage area and loading ramp, etc. commenced after approval of the drawings. This was coordinated simultaneously with the erection and installation of the batching plant and cement storage silos
- The Specialist contracted by Mengbeton (Pty) Ltd to install the batching plant, deviated slightly from the approved drawings due to actual on-site operational requirements necessary to optimize the production of the Readymix plant

#### 4.3 **Assessment of application:**

- As indicated above, the unauthorized building work is in contravention of the Overstrand Municipality's amended By-Laws on Municipal Land Use Planning 2020. Application is made for the determination of an administrative penalty in respect of the sections of the silos which contravene the permitted height restriction.
- In terms of Section 90(50)(b) of the By-Law, an administrative penalty for a building work contravention may not be more than 100% of the value of the building, construction and Engineering work unlawfully carried out
- Administrative penalty : calculation
  - o Unauthorized section of silo above the height restriction as provided by the Specialist :
    - Silo 1 = R81 000-00
    - Silo 2 = R40 000-00
      - An amount which is not more than 100% of R121 000-00 may be imposed as an administrative penalty

#### 4.4 **The nature, duration, gravity and extent of the contravention:**

The following factors need to be considered when determining an appropriate administrative penalty, as contemplated by Section 90 of the Overstrand Municipality's amended By-Laws on Municipal Land Use Planning :

##### 4.4.1 **Nature:**

The unauthorized section of silo exceeding the 12,0m height restriction as discussed elsewhere in this departure document

##### 4.4.2 **Duration:**

The duration is not really applicable I would think. Our client was not served with a notice, but if a time frame must be allocated, then the structure has been standing in place for approximate 16 years (2006 – present)

##### 4.4.3 **Gravity:**

The contravention is minor in nature and does not impact negatively on the environment, streetscape and surrounding properties. The silos have been in position since establishment of the business in 2006. The height of the silos has only recently been highlighted when the parking arrangement of the Readymix trucks came under scrutiny.

##### 4.4.4 **Extent:**

Silo 1 – 6,950m above the 12m height restriction  
 Silo 2 – 1,31m above the 12m height restriction



4.5 **A report by a Quantity Surveyor in matters of unauthorized building/ construction:**

Refer to “Annexure K” for the costing in respect of the unauthorized structure contravening the height restriction

4.6 **Whether the unlawful conduct was stopped:**

Overstrand Municipality did not stop the building work and have also not issued an official notice with regards to the transgression

4.7 **Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous Planning Law:**

As far as can be ascertained, there is no evidence that the owner of the property has previously contravened this By-Law

4.8 **Reasons for decision:**

Reasons for the recommended decision may be summarized as follows :

- The Readymix plant was established in 2005/ 2006 with the current silos (contravening the height restriction) being installed at the same time. The approved drawings already reflected silos with a height of 10,5m which was approved
- The height of the silos has never been questioned since they were installed almost 16 years ago. Nor has the owner been served with an official notice
- The height restriction as imposed by both the Business Park guidelines, as well as the Zoning Scheme Regulations has not considered all types of industry. In the Zoning Scheme Regulations Item 8.1.2(c), provision is made for a concession to exceed the 12,0m height restriction should there be a justifiable reason and due to the operational requirements of the business

Taking the above into account and considering the minor footprint of these two silos, as well as the fact that no negativity from surrounding property owners has been received, the impact would be considered low

4.9 **Recommendation:**

In light of the above assessment, we appeal to your generosity that an administrative penalty of 0% be imposed for the contravention of the height restriction

5. **Spluma planning principles:**

5.1 **Spatial justice:**

This application will not perpetuate spatial injustices

5.2 **Spatial sustainability:**

This application is located within the existing industrial area and well within the urban node of the Overstrand Municipality. The development will not encroach on any agricultural land and will not have any negative influence on the surrounding environment.

5.3 **Efficiency:**

The development application optimizes the use of the property in terms of the Municipal services and infrastructure.

5.4 **Spatial resilience and forward planning:**

The Overstrand Spatial Development Framework (SDF) (2006), earmarks the area where Erf 1784 is situated for industrial purposes. The structures to which the departures refer, form part of a typical industrial building. The character and zoning of the property will remain unchanged and therefore the property falls within the existing planning for the Sandbaai area.

5.5 **Good administration:**

The application follows the correct planning procedures, a thorough public participation process and will be followed by the Municipality.

6. **Conclusion:**

6.1 We appeal to your experienced consideration for this departure application taking the following relevant detail into account with the rest of the documentation :

6.1.1 The Readymix plant was established in 2005/ 2006 with the current silos (contravening the height restriction) being installed at the same time. The approved drawings already reflected silos with a height of 10,5m which was approved

6.1.2 The height of the silos has never been questioned since they were installed almost 16 years ago. Nor has the owner been served with an official notice

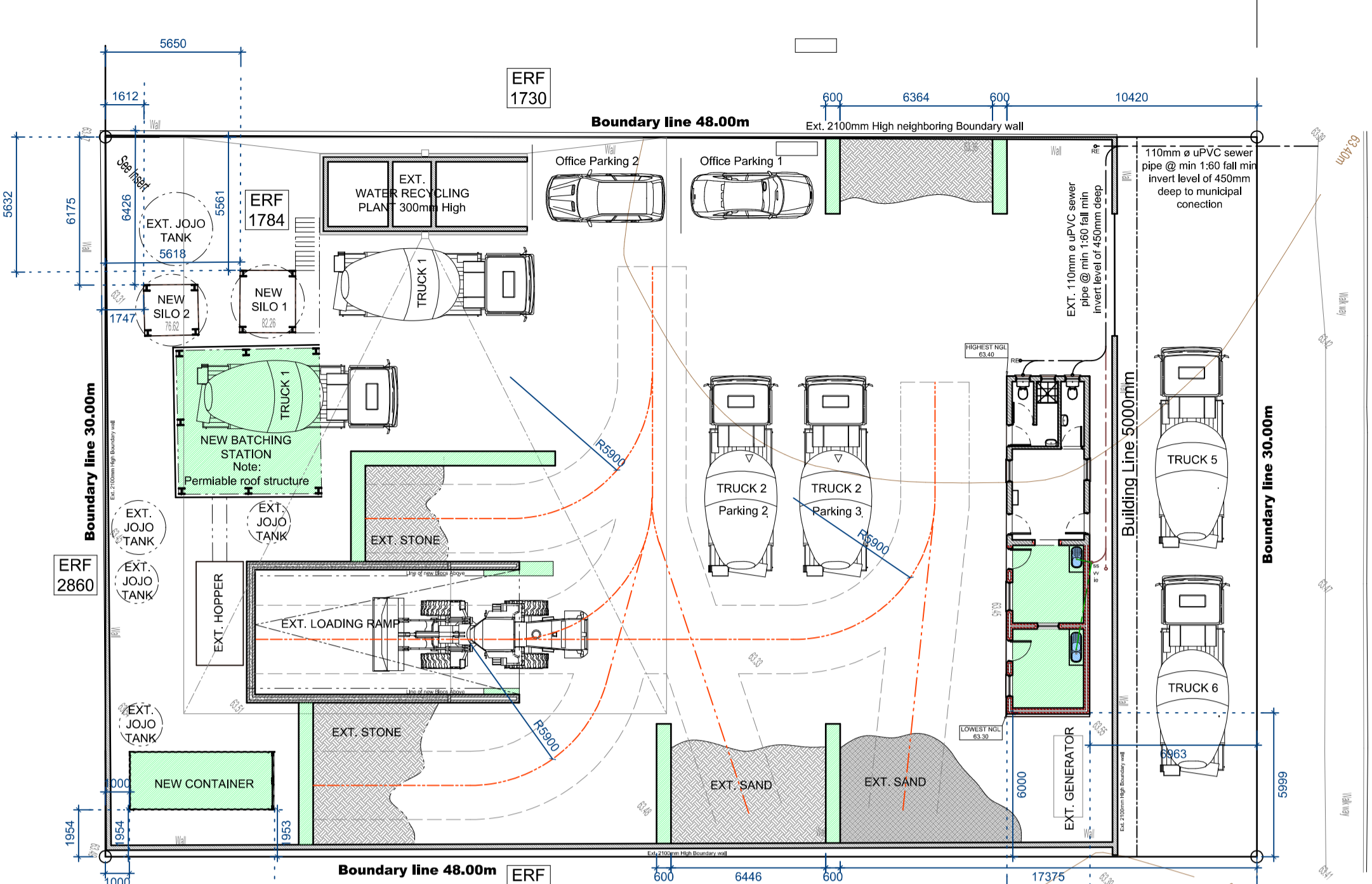
6.1.3 The height restriction as imposed by both the Business Park guidelines, as well as the Zoning Scheme Regulations has not considered all types of industry. In the Zoning Scheme Regulations Item 8.1.2(c), provision is made for a concession to exceed the 12,0m height restriction should there be a justifiable reason and due to the operational requirements of the business

6.1.4 Taking the above into account and considering the minor footprint of these two silos, as well as the fact that no negativity from surrounding property owners has been received, the impact would be considered low

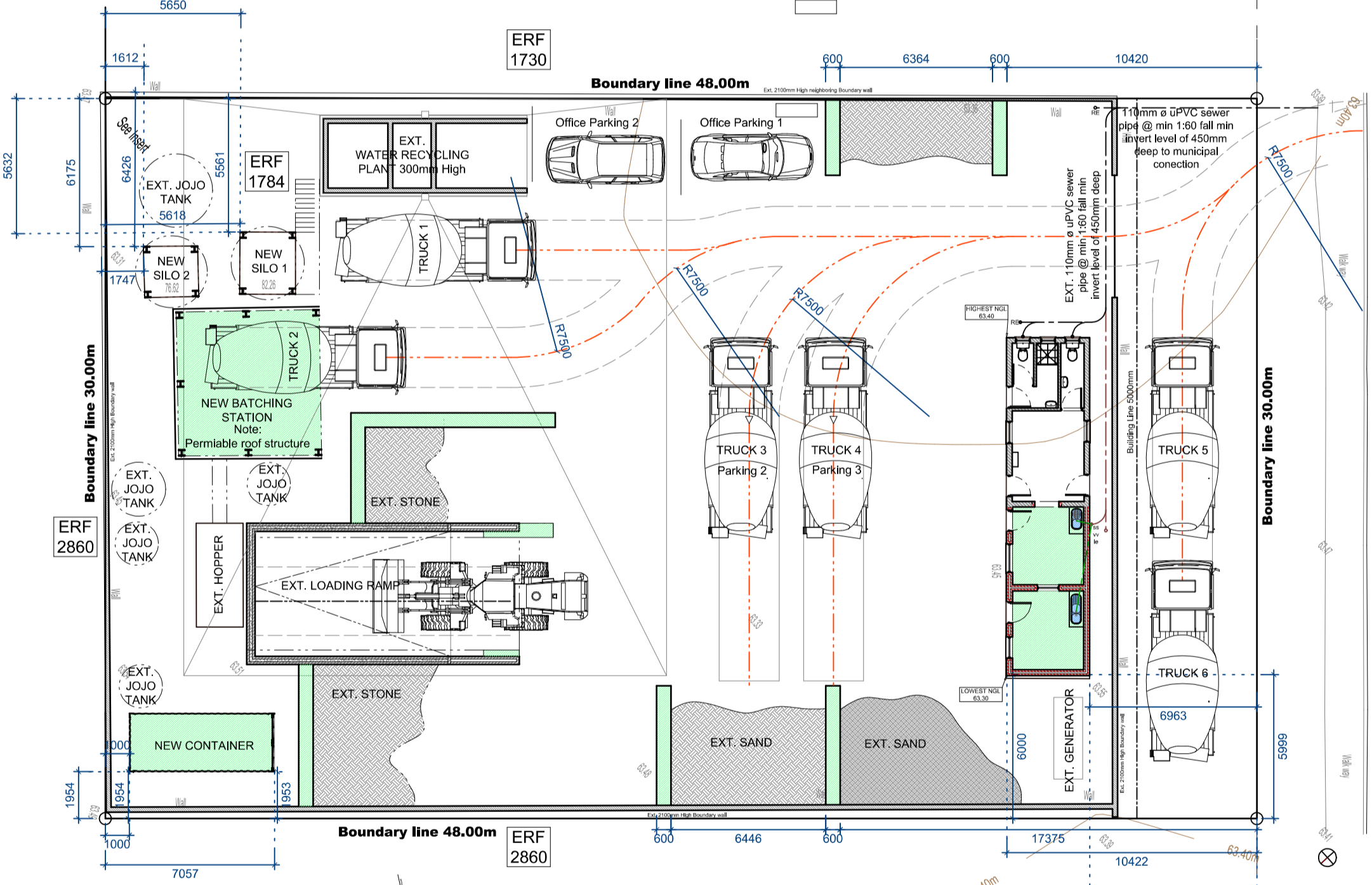
6.1.5 Cement storage silos are an integral and accepted component of a Readymix batching and distribution plant

6.1.6 Telecommunications delivery to parts of the Overstrand area will severely be affected or lost due to the lowering of the silos. Attached "**Annexure**" J1 & J2

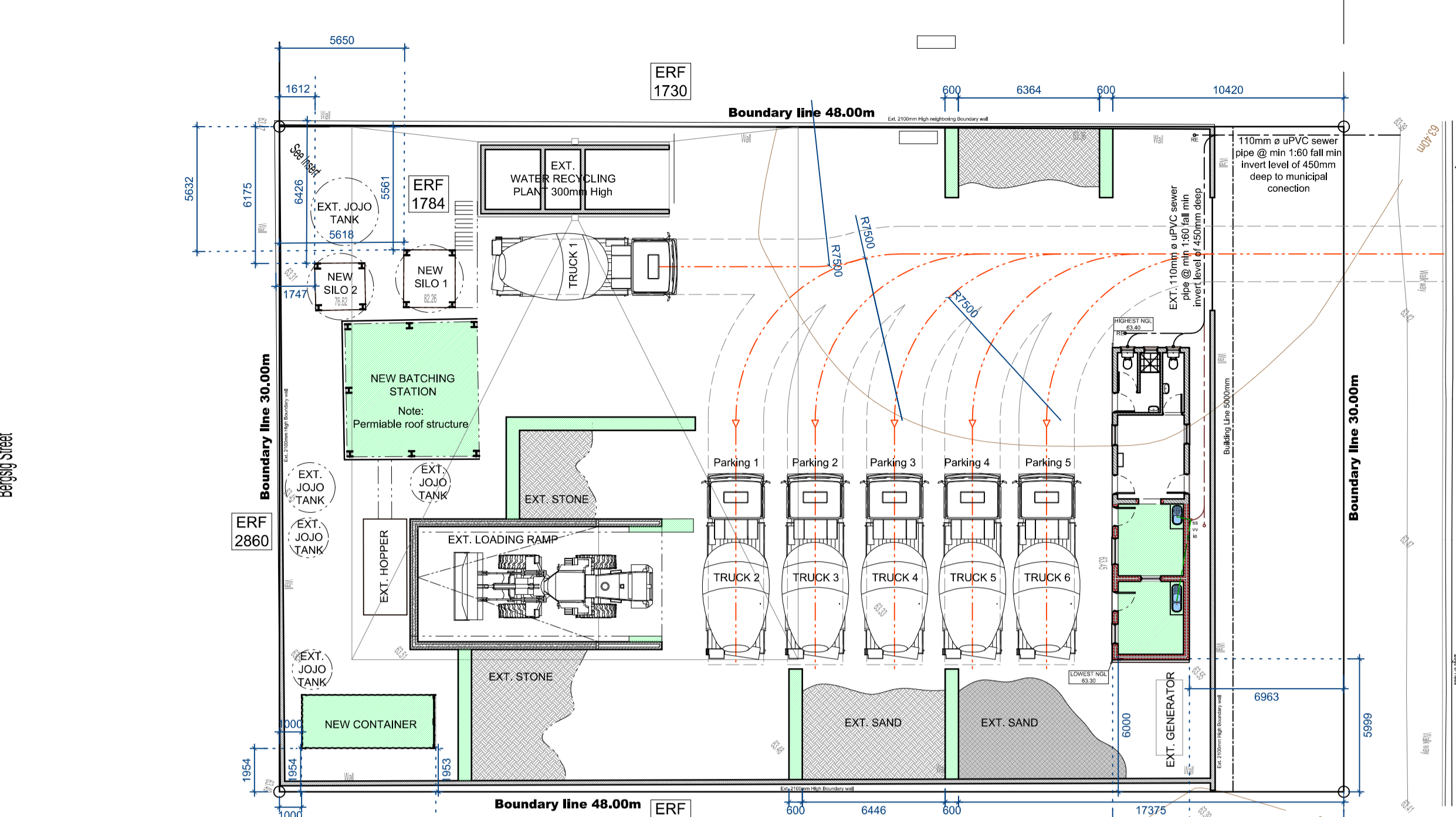
6.1.7 Height restrictions everywhere in the Overstrand Municipality, but that Telecommunications is an ever-increasing aspect of business and day to day life. The need for high structures to host antennas will remain and in the future most probably increase in demand. Would an industrial area not be preferable for the positioning of a high structure to accommodate these antennas instead of a residential area?



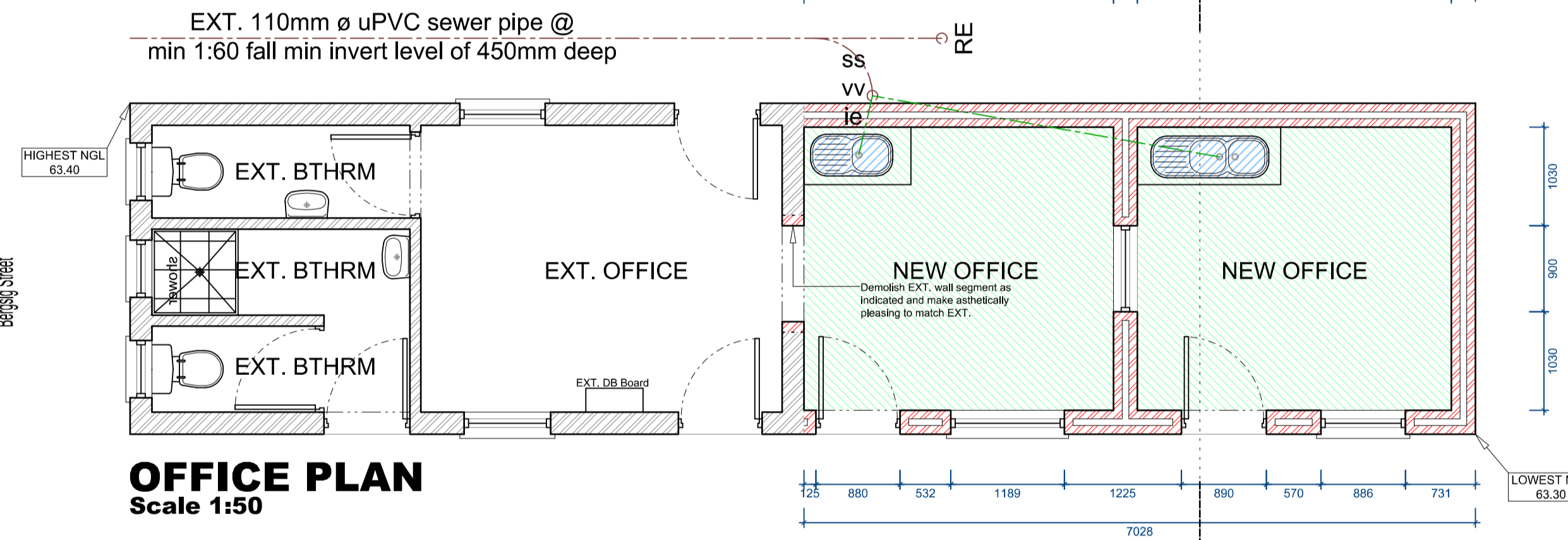
**BATCHING**  
Scale 1:200



**LOADING**  
Scale 1:200



**AFTER HOURS PARKING**  
Scale 1:200



**OFFICE PLAN**  
Scale 1:50

**SANS 204 (Energy Efficiency) NOTES:**

**FENESTRATION COMPLIANCE:**  
Conductance, Solar Heat Gain to comply with SANS 204 energy efficiency as shown on calculated fenestration forms attached.

**INSULATION FOR ROOFING:**

Alucosun Bubble Foil Double sided underlay	1.36
Void in roof (no less than 25mm)	2.50
100mm Aerolite Fibreless Polyester	0.05
6.4mm Gypsum board	0.03
Metal roof sheeting	0.03
Blanket laid to manufacturer's specifications and SANS 204.4.3.6.2	
<b>Total R-value (of min. 3.7) =</b>	<b>3.94</b>

**SANS 10400, Part X/sect. 4.4.4 (Fenestration):**  
4.4.4.1 - Buildings with up to 20% fenestration area to net floor area per storey comply with the minimum energy performance requirements.  
4.4.4.2 - Buildings with fenestration area to net floor area per storey that exceed 20% shall comply with the requirements for fenestration in accordance with SANS 204.

Net floor area = 40.539m<sup>2</sup>  
Fenestration area = 5.105m<sup>2</sup>  
% of glazed area to net floor area = 12.592%

As above mentioned, the fenestration complies with the minimum energy performance requirements without further need of a fenestration report.

**PARKING CALCULATIONS:**  
2 Bays per 100m<sup>2</sup> GLA up to 500m<sup>2</sup> there after 1 per 100m<sup>2</sup>  
office 48.029m<sup>2</sup>  
2 Bays provided

**- NOTES -**

**GENERAL:**  
Foundation of any boundary wall not to project beyond boundary line. FFL of house to be min. 300mm above NGL.  
All work to comply with SANS 10400 and National Building Regulations. All work to be in accordance to Local Authorities regulations and by-laws. Figured dimensions to be taken in preference to scaled dimensions.  
All levels and dimensions to be checked on site before building work commences.  
Contractor shall be deemed to have acquainted themselves with site conditions and make allowances in their tenders for all site development work.

**LEVELS AND DIMENSIONS:**  
The building to be laid out and erected in the position and to the levels as indicated on the site layout plan.  
General: All top soil must be removed from the area to be built upon, including roads and paving areas.  
Excavate where necessary to reduce levels as shown on drawings. Excavated material can be used for filling of suitable and can also be used for other site works.  
All grading and leveling of ground will be done by qualified civil contractor. Minor filling to be done by Contractor.  
Where large tree stumps and stores are to be removed in the area, the hole must be filled with suitable material and well compacted in layers of 150mm before being built upon.

**FOUNDATIONS:**  
Foundation mass concrete in-situ 1:4:5 nominal mix having a compressive strength of 15MPa at 28 days or 20MPa if there is any steel reinforcing. Refer to sections for foundation size.  
Min. requirements, load bearing walls min 600 x 250mm and non-load bearing wall min. 450 x 200mm.  
Foundation walls higher than 1m to be 340mm thick as per engineer. Foundation walls higher than 1.5m to be in accordance with engineers specification.

**FLOOR CONSTRUCTION:**  
**GROUND STOREY FLOOR SLAB:**  
Floor finish as specified on plans on min. 30mm cement screed on 100mm RC slab on 250 micron SABS approved DPM on 60mm sandblasting on well compacted FFB to be compacted in layers of 150mm max. (no clay)

**WALL CONSTRUCTION:**  
**EXTERNAL:** - 230mm cavity wall construction - Smooth Plaster & Paint colour as per client.  
**INTERNAL:** - 90mm walls plastered and painted - colour as per client. Cavities in foundation walls to be filled with concrete.  
Walls built in on outside face of cavity brick at 800mm C/C at floor level and above lintels.  
Wall built in every third brick course at 2.5m<sup>2</sup> wall face area.  
375mm DPC (bricklog) stepped down into cavity tray at floor level. Load bearing walls exceeding 5500mm in clear span length with no adjoined walls to have lateral support by means of a concrete stiffener as per engineer or buttress wall.

**WINDOWS, DOORS AND OPENINGS**  
Windows to exceed 0.2 or 10% of floor room area with 5% minimum to be open able as per SANS 10400 Part O.  
Glazing to comply with SANS 10400 Part N and SANS 0137 and 1263 as relevant.  
Glazing in windows exceeding 1 square metre or lower than 500mm from floor level to be 6mm laminated safety glazing.  
All sections of SANS 10400 Part N and W3 to be complied with. Doors & windows built into walls securely, alum and connect to manufacturers instructions.  
375mm 300mm wide DPC to be built in around all door and window openings.  
375mm DPC (bricklog) stepped down into cavity tray above pre-cast concrete lintels.  
Pre-cast concrete lintels above all door and window openings exceeding 3m in width to engineers specifications with 4 courses of brickwork above lintels.  
Lintels to have end bearing of min. 230mm on each side.

**ROOF CONSTRUCTION:**  
**MAIN ROOF STRUCTURE:**  
Colorbond roof sheeting - colour by owner @ 30° pitch on 75x50mm SAP timber purlins @ 900mm c/c on approved underlay as per SANS 10400 on 152x50mm SAP timber trusses by specialist @ 1100mm c/c on 114x30mm SAP timber wallplates tied min 4 brickcourse down via hot dip GMS hoop-irons.

**CEILING:**  
6.4mm Rhinoboard flush screw fixed @ 150mm c/c to 38x38mm SAP timber bracing at 400mm C/C max. Joints covered with fabric tape, skinned level and smooth, all as per manufacturer by specialist.

**FACIAS:**  
Nuc Cement fascia boards, medium density (225 x 12mm) fixed to rafter ends. Facia jitters to be used between fascia lengths and at corners.

**RAINWATER GOODS:**  
110 x 70mm Aluminium seamless gutters fixed to fascia at rafter ends. Rectangular profile aluminium downpipes to walls as per manufacturer. Refer to plan for positions of downpipes. Rainwater goods colour to match building colour unless specified otherwise.

**DRAINAGE:**  
Hot and cold water to be provided to all washing facilities. All waste fittings to have 40mm dia. PVC waste pipes. All waste fittings to have 70mm dia. reveal traps. Any foundation within 1200mm of drain line to be below such drain line. All soil fittings to have 110mm dia. PVC soil pipes. Gully rim to be 150mm above surrounding natural ground level. Crown of lowest trap to be 150mm above gully rim. First floor to be fitted with deep seal traps. All drainage to be in accordance with municipal regulations. Rodding eyes in drainage run to have min. invert level of 450mm. Vent valves at highest point. Overflow gully at lowest point. All underground pipes to be 110mm diameter uPVC pipes. Drainage Protection: SANS 10400, Part P 4.2.2.5 (a or b) precast or cast-in-situ concrete slabs placed over each drain, isolated from the crown of the pipe by a soil cushion not less than 100mm thick & such slabs shall be wide enough to prevent excessive superimposed loads being transferred directly to the pipes.

**NOTES:**

AREA OF EXISTING STRUCTURES	
EXT. Office	24.413m <sup>2</sup>
EXT. Waterrecycling Plant	26.350m <sup>2</sup>
EXT. Hopper	8.481m <sup>2</sup>
EXT. Silo 1	7.325m <sup>2</sup>
EXT. Silo 2	7.030m <sup>2</sup>
EXT. Loading Area	66.861m <sup>2</sup>
EXT. Storage Bays	168.438m <sup>2</sup>
EXT. Batching Area	50.054m <sup>2</sup>
<b>TOTAL AREA -</b>	<b>358.942m<sup>2</sup></b>

AREA OF NEW STRUCTURES:	
Office Addition	24.413m <sup>2</sup>
New Container	14.770m <sup>2</sup>
<b>Total area -</b>	<b>39.086m<sup>2</sup></b>

EXISTING COVERAGE CALCULATIONS:	
EXT. Office	24.413m <sup>2</sup>
EXT. Silo 1	7.325m <sup>2</sup>
EXT. Silo 2	7.030m <sup>2</sup>
<b>Sub-Total</b>	<b>38.768m<sup>2</sup></b>
EXT. Coverage -	2.692%

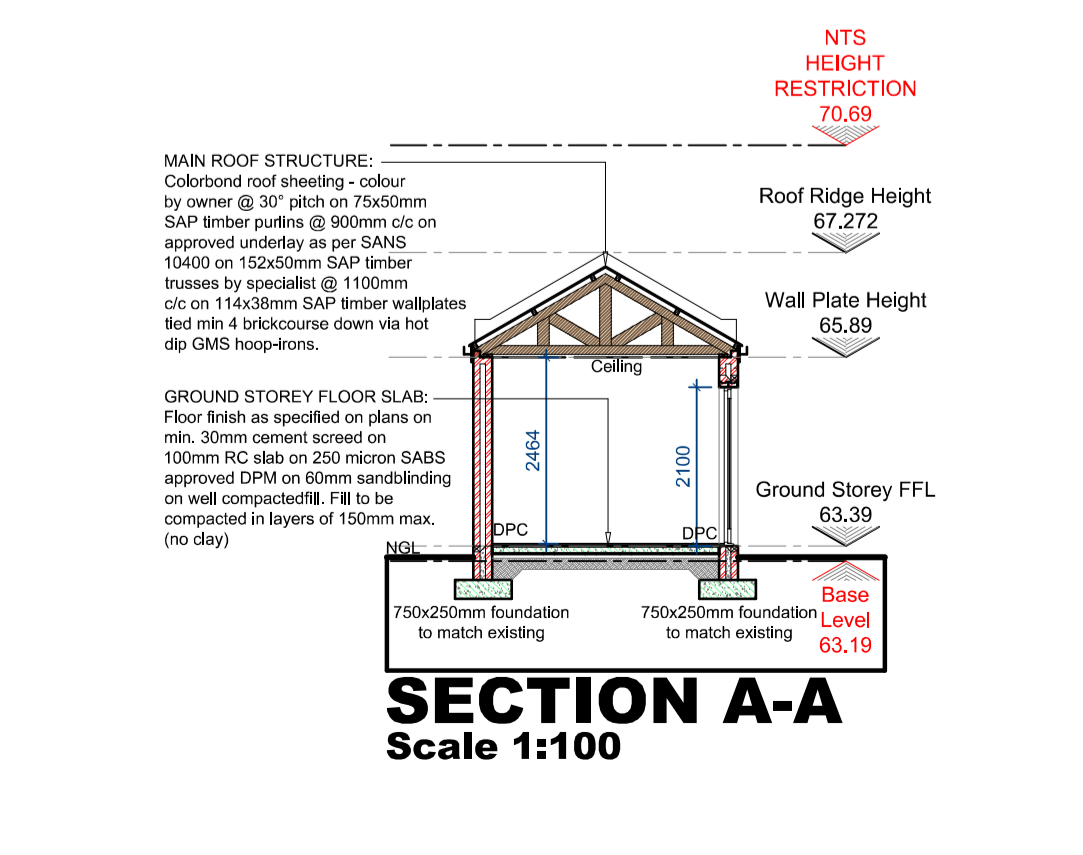
  

NEW COVERAGE CALCULATIONS INCLUDING ADDITIONS	
New Office	24.316m <sup>2</sup>
New Container	14.770m <sup>2</sup>
<b>Sub-total -</b>	<b>39.086m<sup>2</sup></b>
EXT. Office	24.413m <sup>2</sup>
EXT. Silo 1	7.325m <sup>2</sup>
EXT. Silo 2	7.030m <sup>2</sup>
<b>Sub-total -</b>	<b>38.768m<sup>2</sup></b>
<b>Total area:</b>	<b>77.854m<sup>2</sup></b>
ERF -	1440m <sup>2</sup>
<b>New Coverage -</b>	<b>5.406%</b>

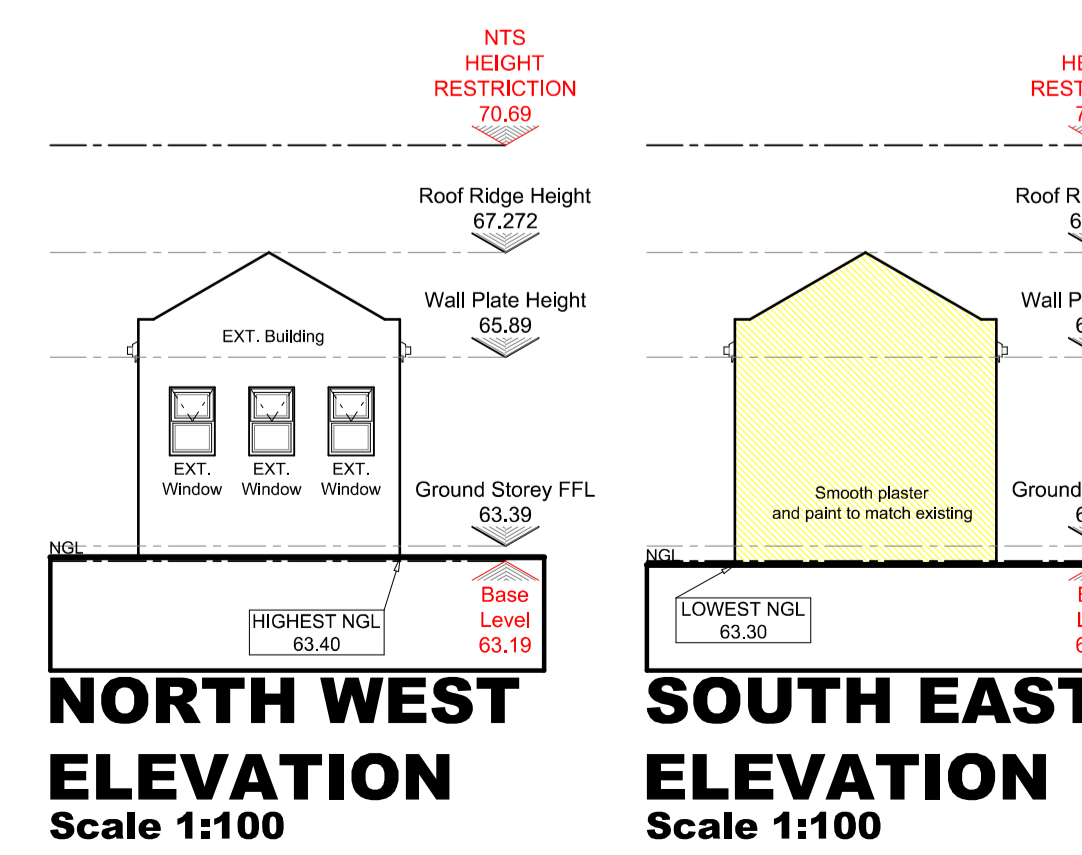
  

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ARCHITECTURAL OFFICE

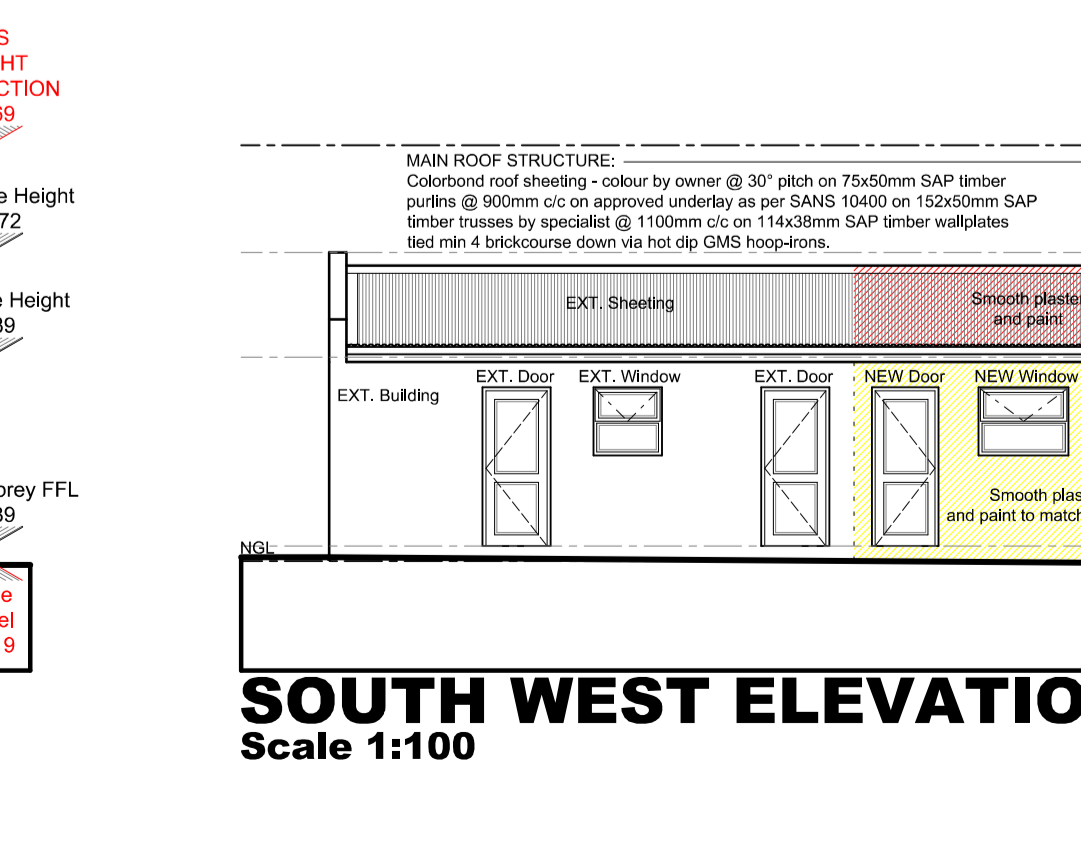
48 Main Road, Ormiston River - PO Box 181 - Ormiston River  
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CR2003/0268/9/23



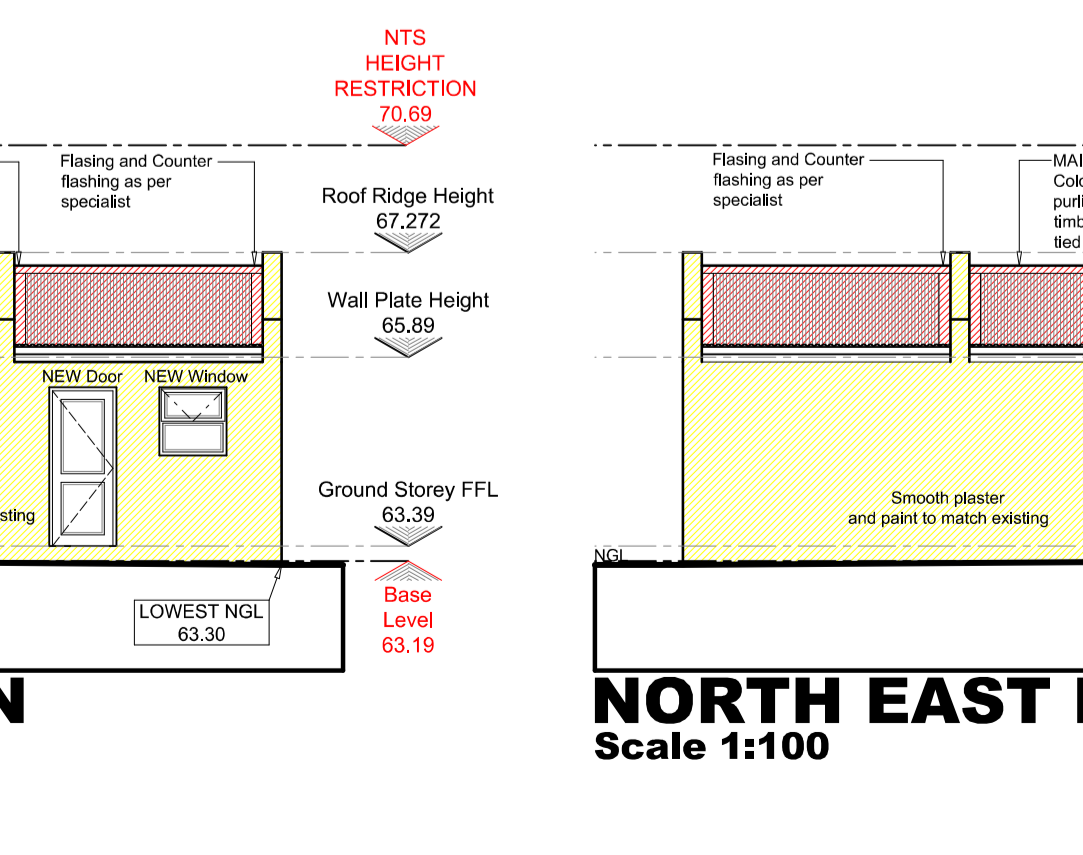
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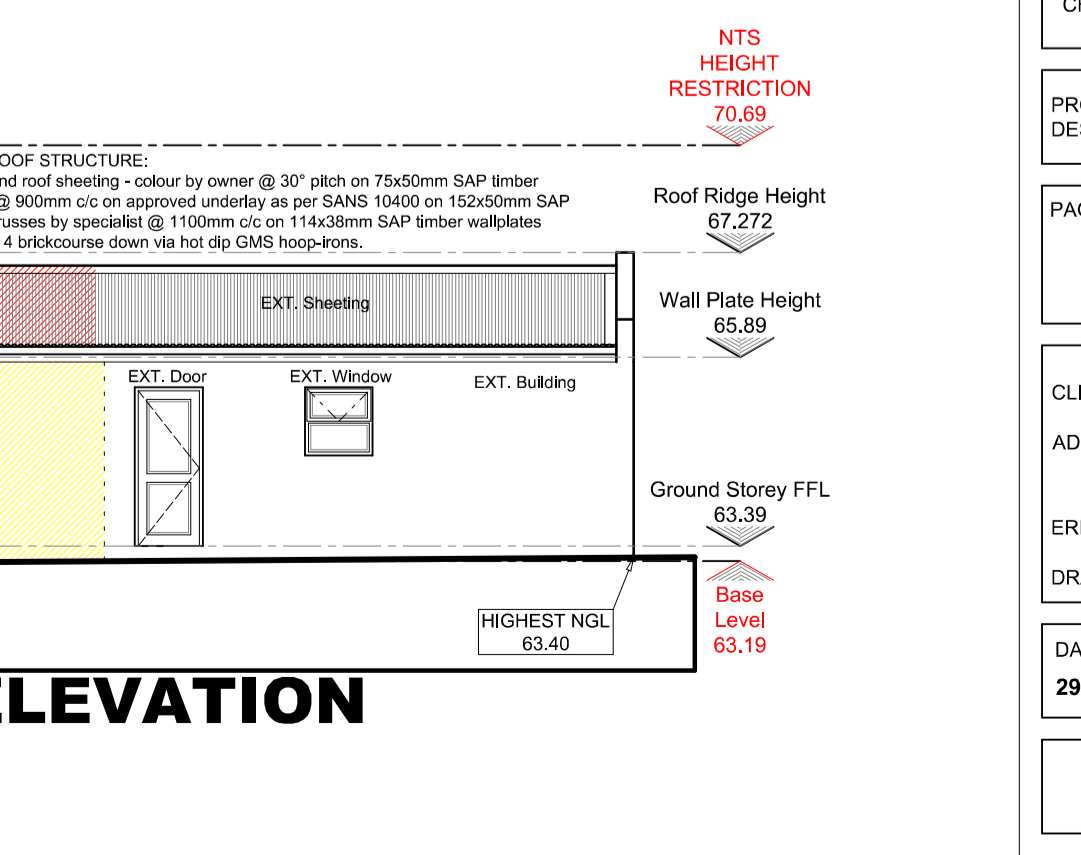
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**SOUTH EAST ELEVATION**  
Scale 1:100



**SOUTH WEST ELEVATION**  
Scale 1:100



**NORTH EAST ELEVATION**  
Scale 1:100

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**CHECKED BY:** Brandon Scorgie ST 1939

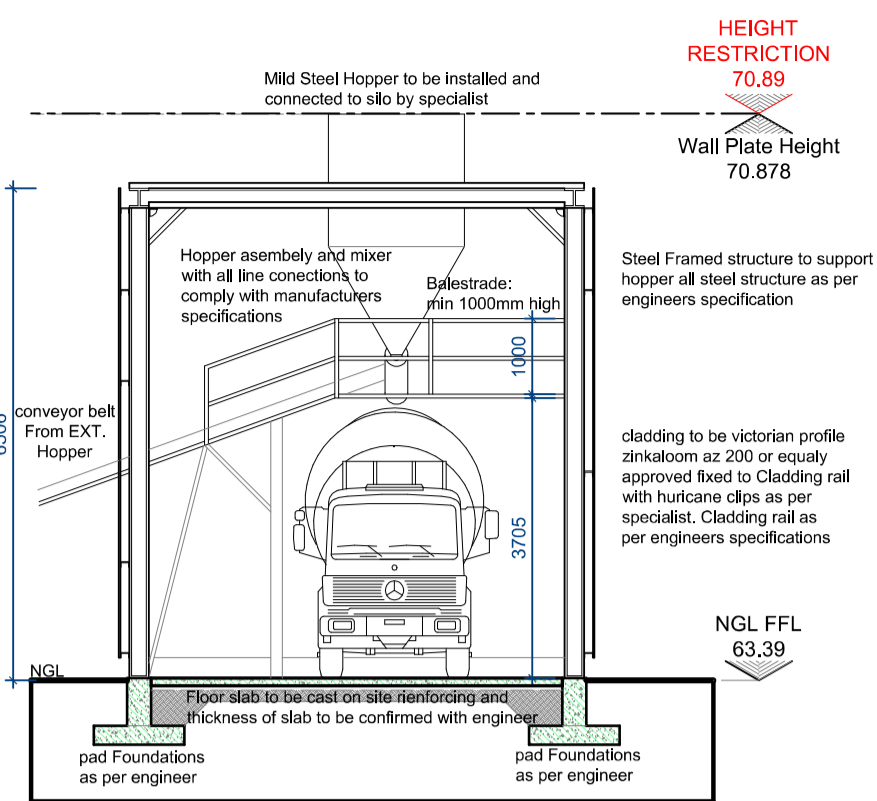
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**PAGE CONTENT:** Batching, After hours, Loading and Office plan, Office Elevations, sections and Notes

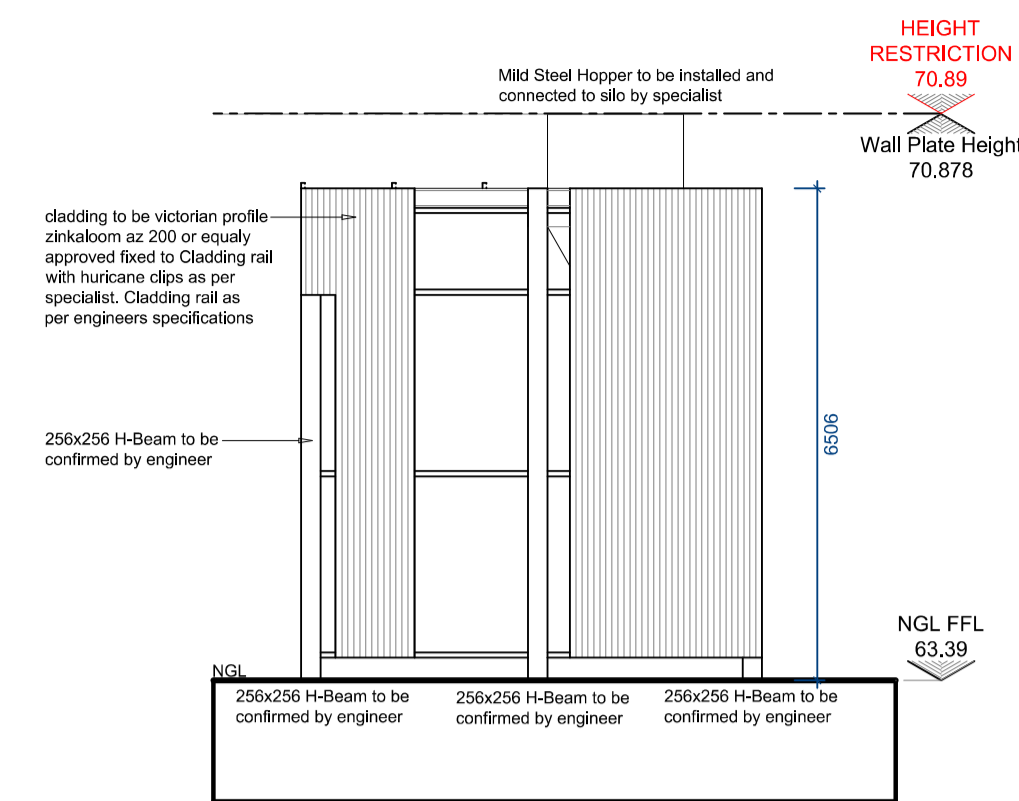
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**ADDRESS:** Bergsig Street  
**ERF:** 1784  
**DRAWING No.:** Project Number; A101; Current Revision

**DATE:** 29 Aug 2022  
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**PAGE SIZE:** A1

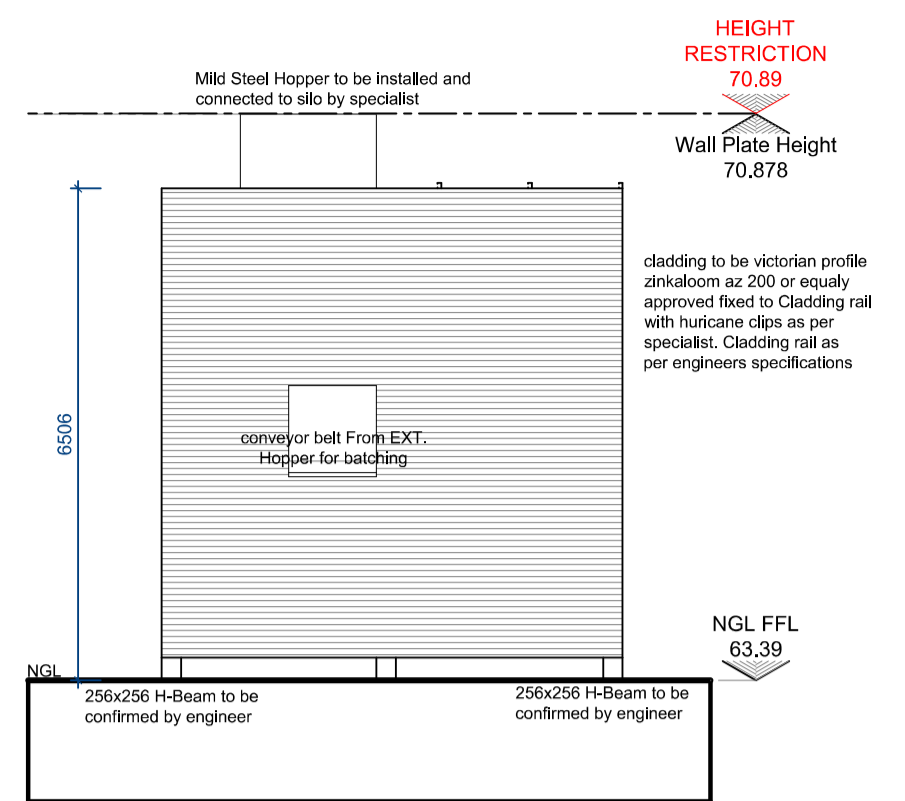
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**REV** 2



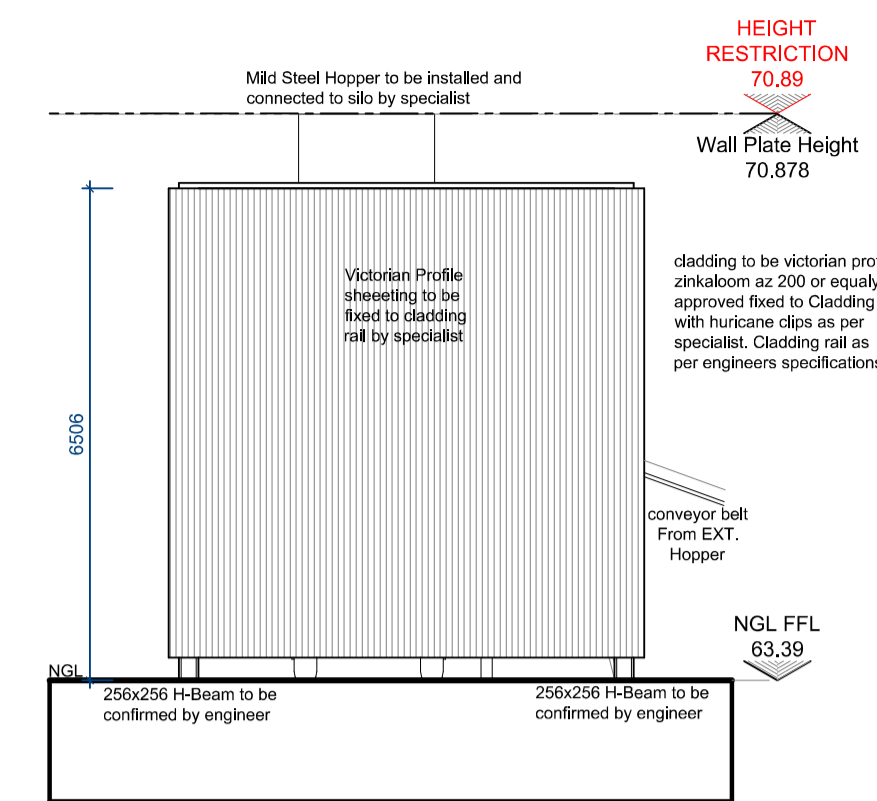
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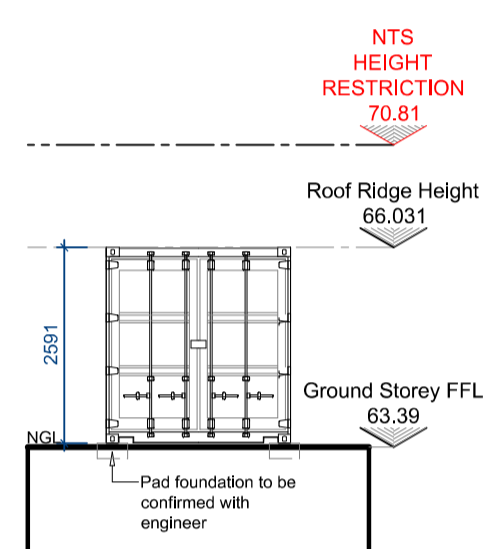
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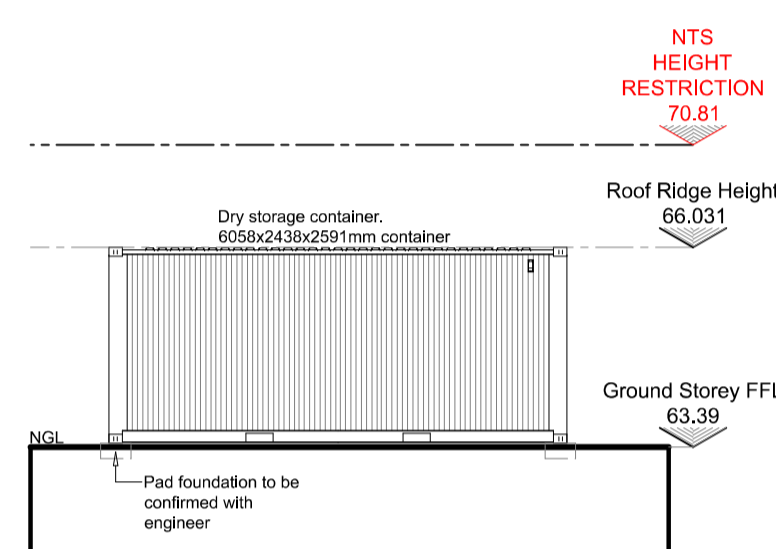
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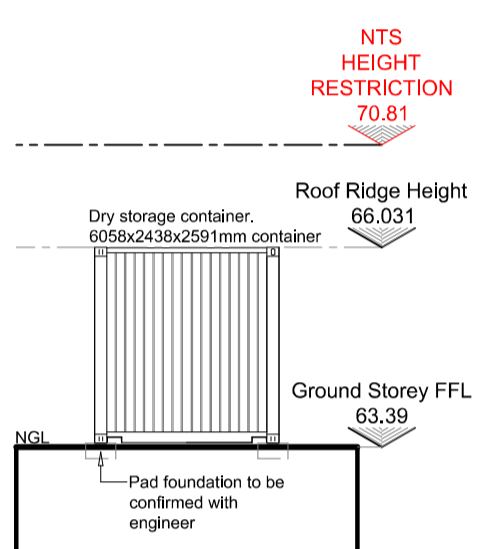
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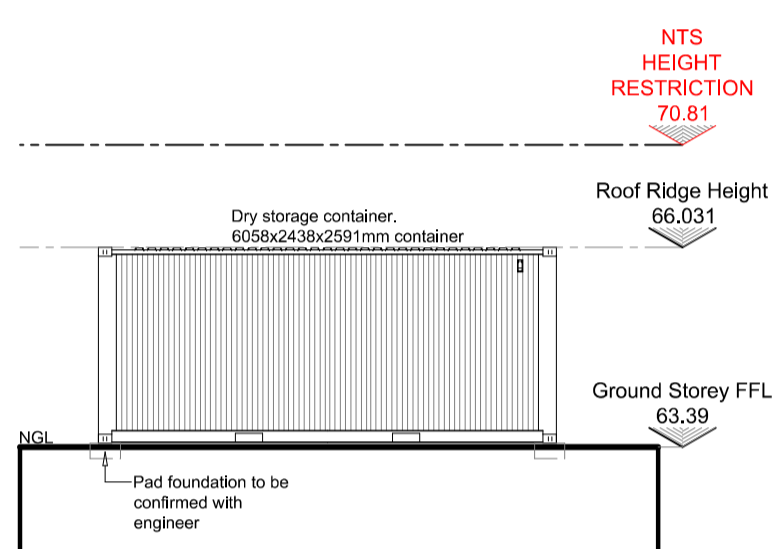
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Scale 1:100



**CONTAINER NORTH WEST ELEVATION**  
Scale 1:100

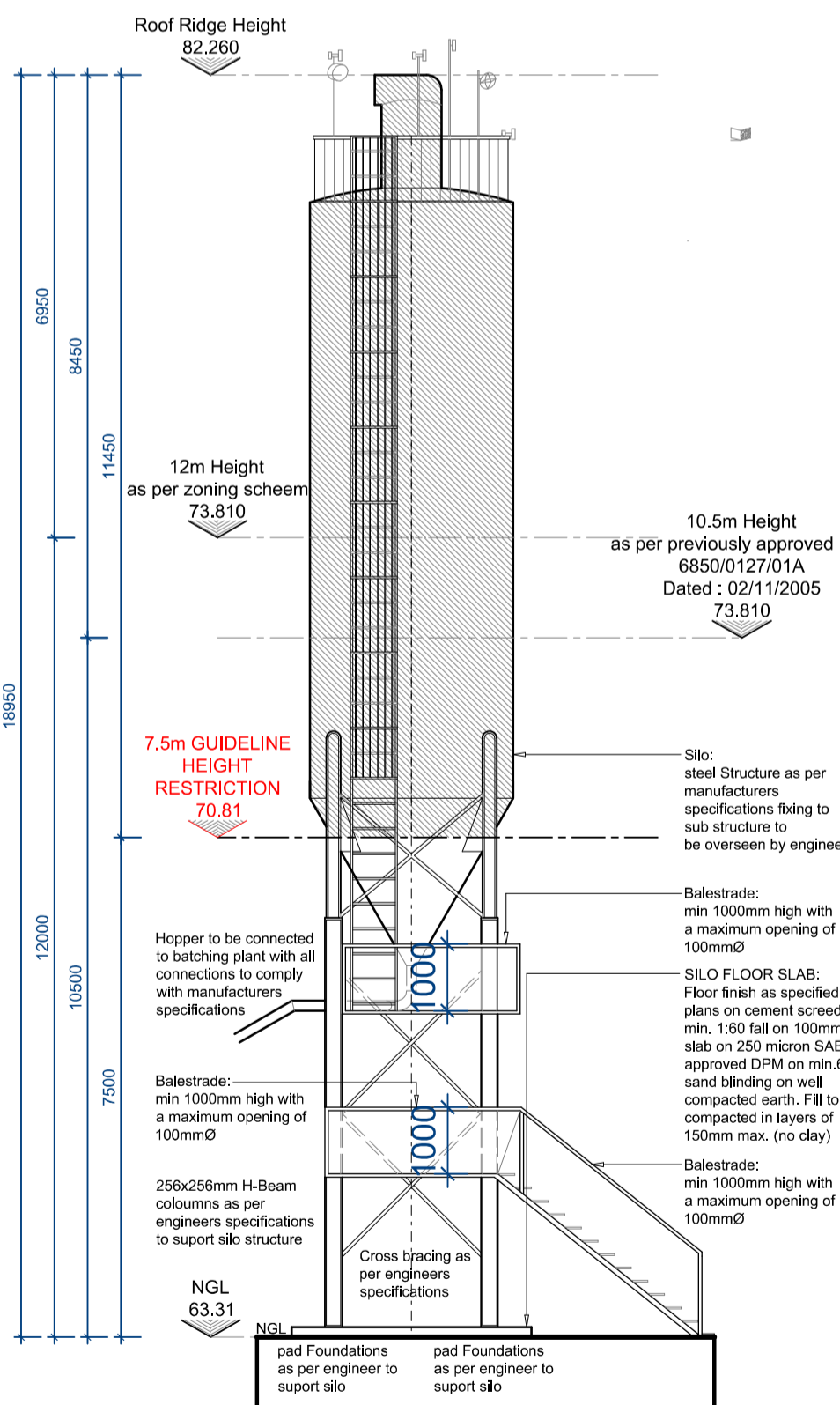


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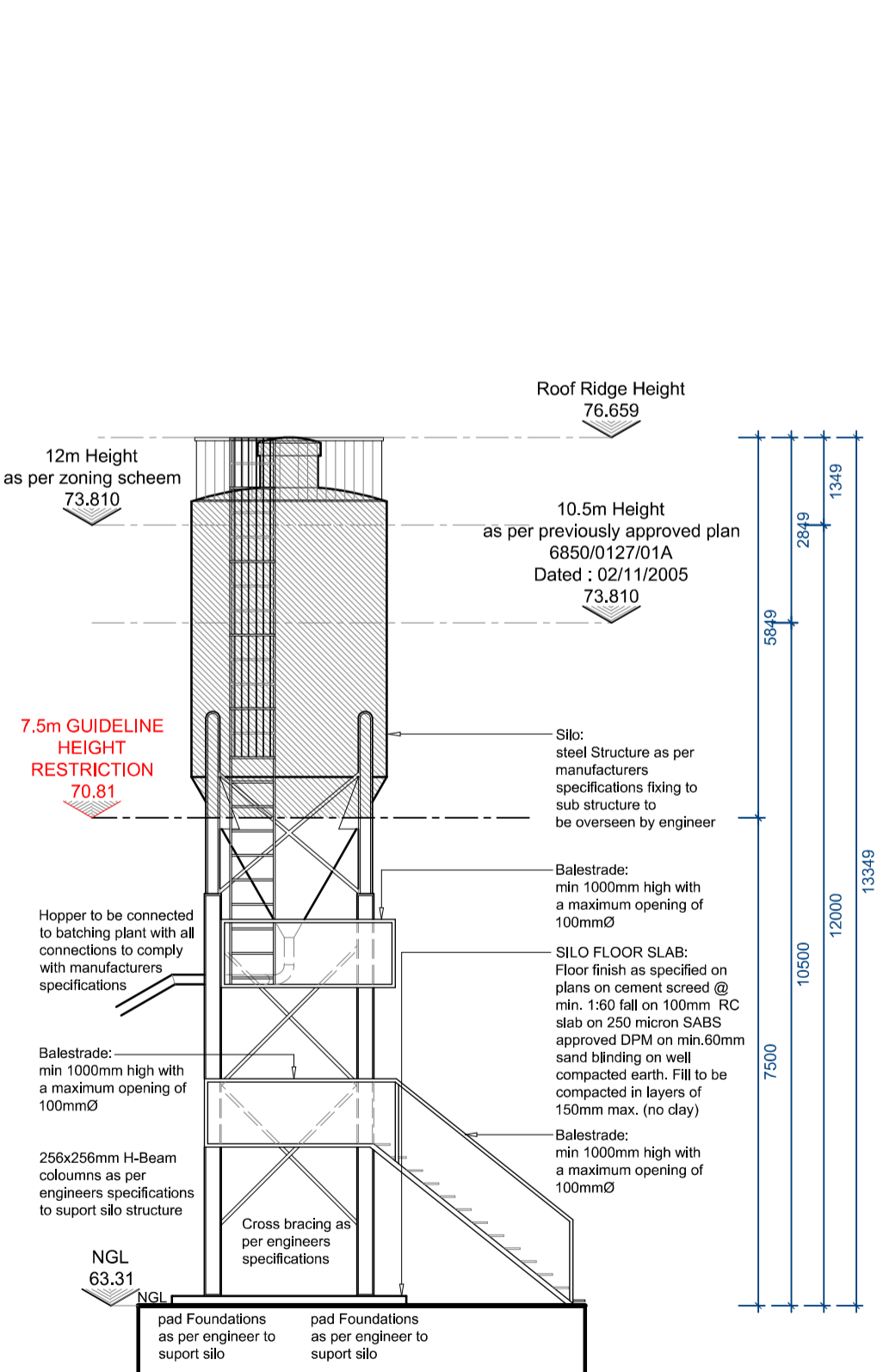
**CONTAINER SOUTH EAST ELEVATION**  
Scale 1:100

FIRE LEGEND	
	4.5kg DCP FIRE EXTINGUISHER
	9kg DCP FIRE EXTINGUISHER
	E2 Sign (PHOTO LUMINESCENT)
	F13 Sign (PHOTO LUMINESCENT)
	Possible Fire Hydrant to be confirmed with fire department



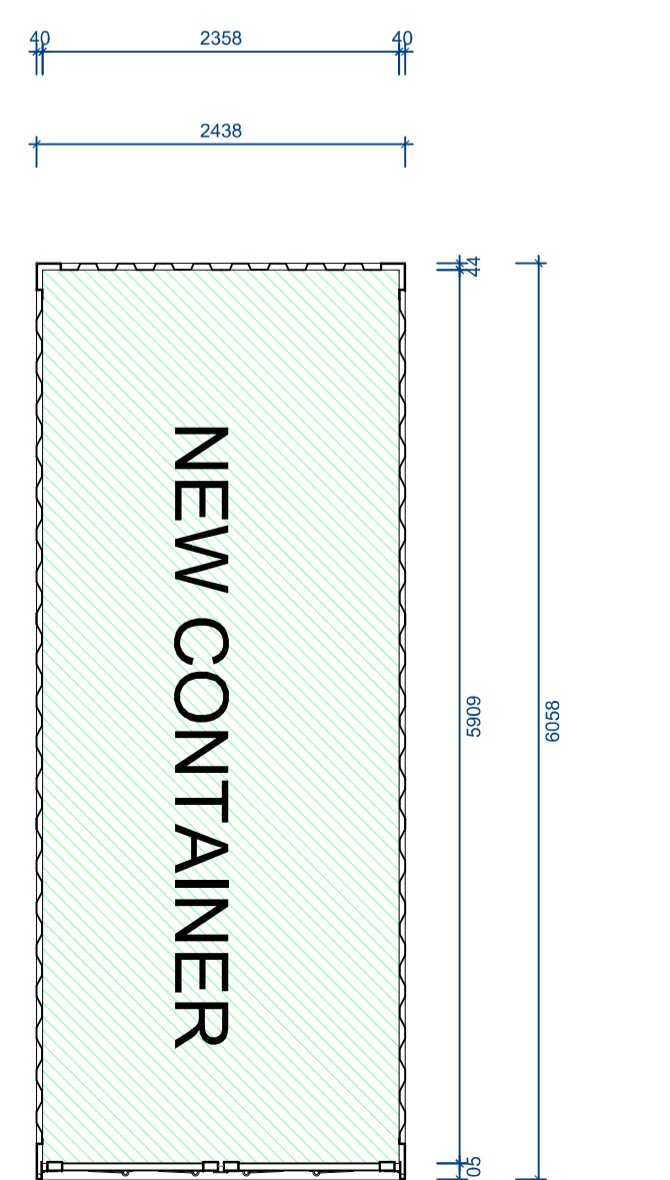
**FRONT ELEVATION SILOS 1**  
Scale 1:100

HEIGHT CALCULATIONS:	
Silo 1	
Silo Height -	18.950m
Guideline Height Restriction -	7.500m
Percentage Over -	60.42%
Zoning Scheme Height Restriction -	12.000m
Percentage Over -	36.67%
Previously Approved Height -	10.500m
Percentage Over -	44.591%

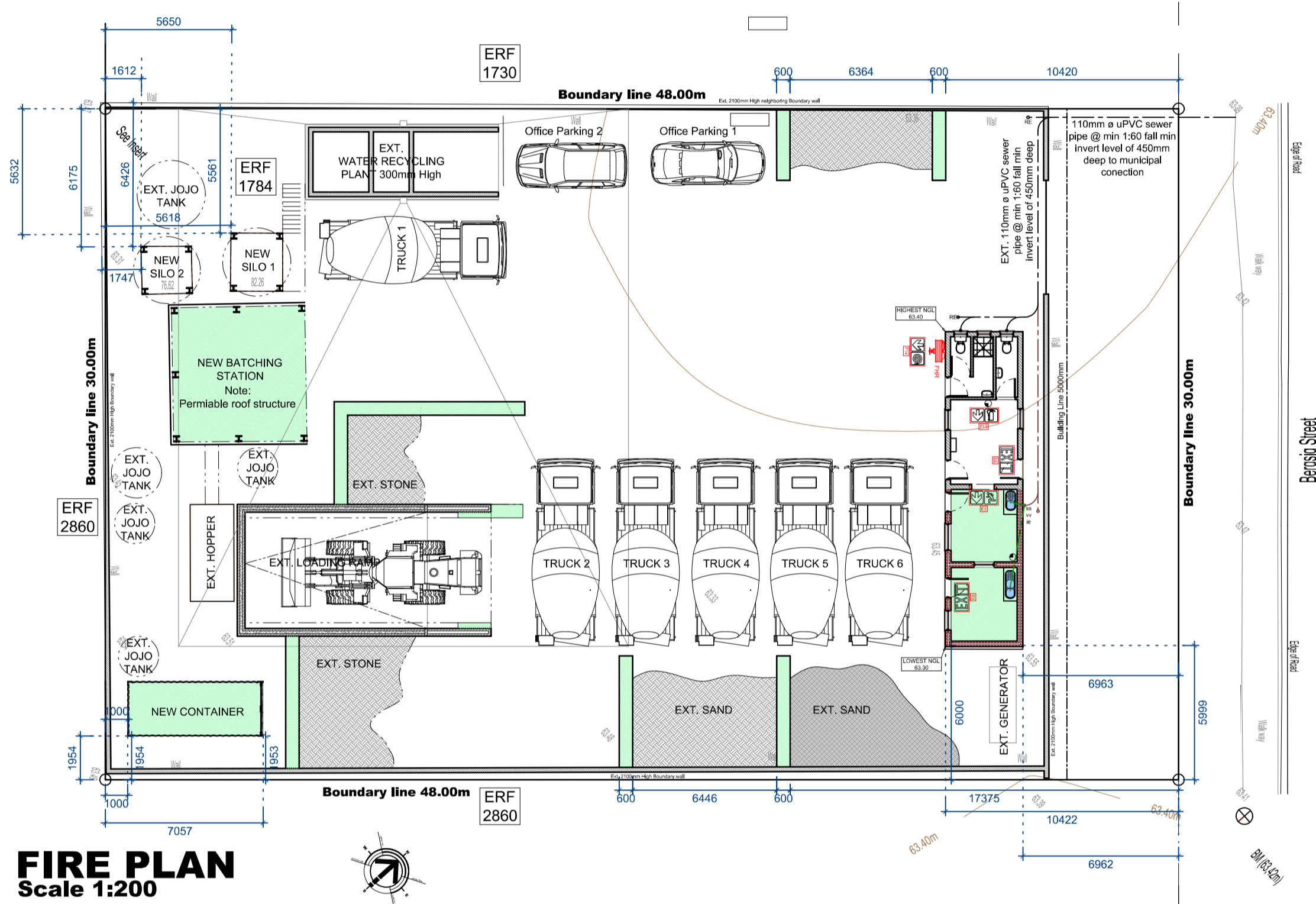


**FRONT ELEVATION SILOS 2**  
Scale 1:100

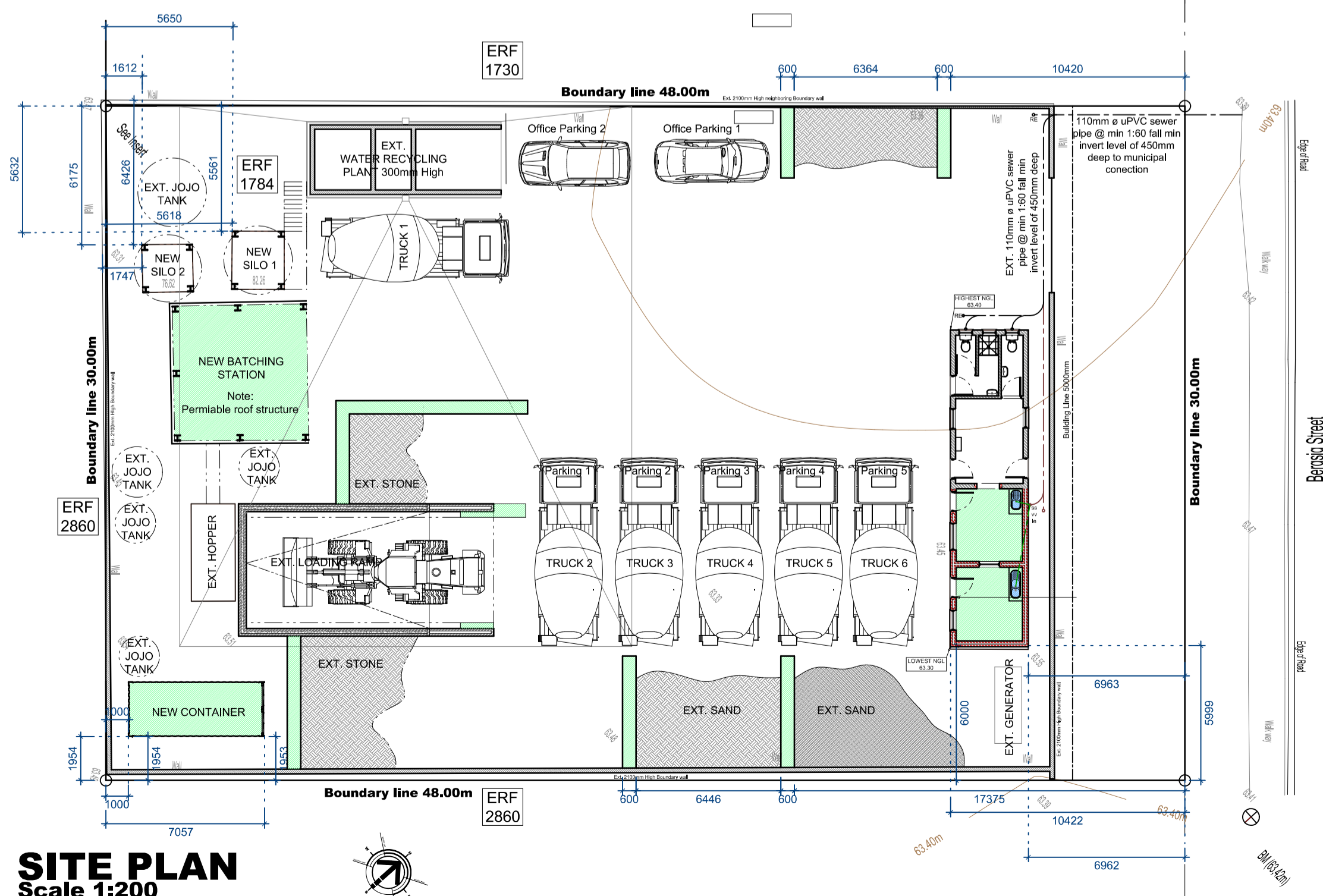
HEIGHT CALCULATIONS:	
Silo 2	
Silo Height -	13.349m
Guideline Height Restriction -	7.500m
Percentage Over -	43.81%
Zoning Scheme Height Restriction -	12.000m
Percentage Over -	10.105%
Previously Approved Height -	10.500m
Percentage Over -	21.342%



**CONTAINER PLAN**  
Scale 1:50



**FIRE PLAN**  
Scale 1:200



**SITE PLAN**  
Scale 1:200

**NOTES:**

PARKING CALCULATIONS:	
2 Bays per 100m <sup>2</sup> GLA up to 500m <sup>2</sup> there after 1 per 100m <sup>2</sup>	
office 48.02m <sup>2</sup>	
2 Bays provided	

AREA OF EXISTING STRUCTURES	
EXT. Office -	24.413m <sup>2</sup>
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EXT. Hopper -	8.481m <sup>2</sup>
EXT. Silo 1 -	7.325m <sup>2</sup>
EXT. Silo 2 -	7.030m <sup>2</sup>
EXT. Loading Area -	66.881m <sup>2</sup>
EXT. Storage Bays -	168.408m <sup>2</sup>
EXT. Batching Area -	50.054m <sup>2</sup>
<b>TOTAL AREA -</b>	<b>358.942m<sup>2</sup></b>

AREA OF NEW STRUCTURES:	
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New Container -	14.770m <sup>2</sup>
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EXISTING COVERAGE CALCULATIONS:	
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EXT. Silo 2 -	7.030m <sup>2</sup>
<b>Sub-Total -</b>	<b>38.768m<sup>2</sup></b>
EXT. Coverage -	2.692%

NEW COVERAGE CALCULATIONS INCLUDING ADDITIONS	
New Office -	24.316m <sup>2</sup>
New Container -	14.770m <sup>2</sup>
<b>Sub-total -</b>	<b>39.086m<sup>2</sup></b>

EXT. Office -	24.413m <sup>2</sup>
EXT. Silo 1 -	7.325m <sup>2</sup>
EXT. Silo 2 -	7.030m <sup>2</sup>
<b>Sub-total -</b>	<b>38.768m<sup>2</sup></b>
<b>Total area:</b>	<b>77.854m<sup>2</sup></b>
ERF -	1440m <sup>2</sup>
<b>New Coverage -</b>	<b>5.406%</b>



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CK203/0268/9/23

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DRAWN BY: Keagan Forster  
CHECKED BY: Brandon Scorgie ST 1939

PROJECT DESCRIPTION: Filling station, container and silo elevations Fire and site plan

PAGE CONTENT: LOADING PLAN

CLIENT: AFRIMAT  
ADDRESS: Bergsig Street  
ERF: 1784  
DRAWING No.: Project Number; A101; Current Revision

DATE: 29 Aug 2022  
SCALE: 1 : 100  
PAGE SIZE: A1

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REV 2