Munisipaliteit • U-Masipala • Municipality
OVERSTRAND

ERF 8182, 12 PEACOCK STREET, HEMEL EN AARDE ESTATE, HERMANUS: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MICHAEL ARCHITECTURE ON BEHALF OF HA CLOETE & A BROWN

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

- **departure** in terms of Section 16(2)(b) of the By-Law to relax the 2,0m north-western lateral building line in terms of the Land Use Scheme to 0m and the 1,2m north-western lateral building line in terms of the Architectural Design Guideline to 0m to accommodate the existing covered veranda.
- **departure** in terms of Section 16(2)(b) of the By-Law to exceed the maximum allowable site coverage of 50% in terms of the Architectural Design Guideline to 57,29% to accommodate the existing covered veranda.
- **determination of an administrative penalty** in terms of Section 16(2)(q) for the unauthorised building line & coverage encroachments as mentioned above.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning at 16 Paterson Street, Hermanus and on the municipal webpage at the following link https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ .Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) on or before **11 December 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. H Olivier** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Division: Town and Spatial Planning where a municipal official will assist them in order to formalize their comment.

Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.

ERF 8182, PEACOCKSTRAAT 12, HEMEL EN AARDE ESTATE, HERMANUS: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MICHAEL ARCHITECTURE NAMENS HA CLOETE & A BROWN

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek soos volg ontvang is:

- **afwyking** ingevolge Artikel 16(2)(b) van die Verordening om die 2,0m noordwestelike syboulyn ingevolge die Grondgebruikskema na 0m te verslap en die 1,2m noordwestelike syboulyn ingevolge die Argitektoniese Ontwerp Riglyne na 0m om die bestaande onderdak verandah te akkommodeer.
- **afwyking** ingevolge Artikel 16(2)(b) van die Verordening om die maksimum toelaatbare terreindekking vanaf 50% ingevolge die Argitektoniese Ontwerp Riglyne tot 57,29% te oorskry om die bestaande onderdak verandah te akkommodeer.
- **bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) vir die ongemagtigde boulyn- en dekkingoorskryding soos hierbo genoem.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Hermanus en op die munisipale webtuiste by die volgende skakel https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ .Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (e) landuse@overstrand.gov.za) voor of op **11 Desember 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. H Olivier** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Afdeling: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede openbaar gemaak mag word.

ISIZA 8182, 12 PEACOCK STREET, HEMEL EN AARDE ESTATE, HERMANUS: ISICELO SOKUHAMBA KUNYE NOKUMISELWA KWESOHLWAYO SOLAWULO: I-MICHAEL ARCHITECTURE EGAMENI LE HA CLOETE & A BROWN

Isaziso ngoku sinikezelwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo wase-Overstrand woCwangciso lokuSetyenziswa koMhlaba kaMasipala, wango-2020, sokuba kufunyenwe isicelo sezi zinto zilandelayo:

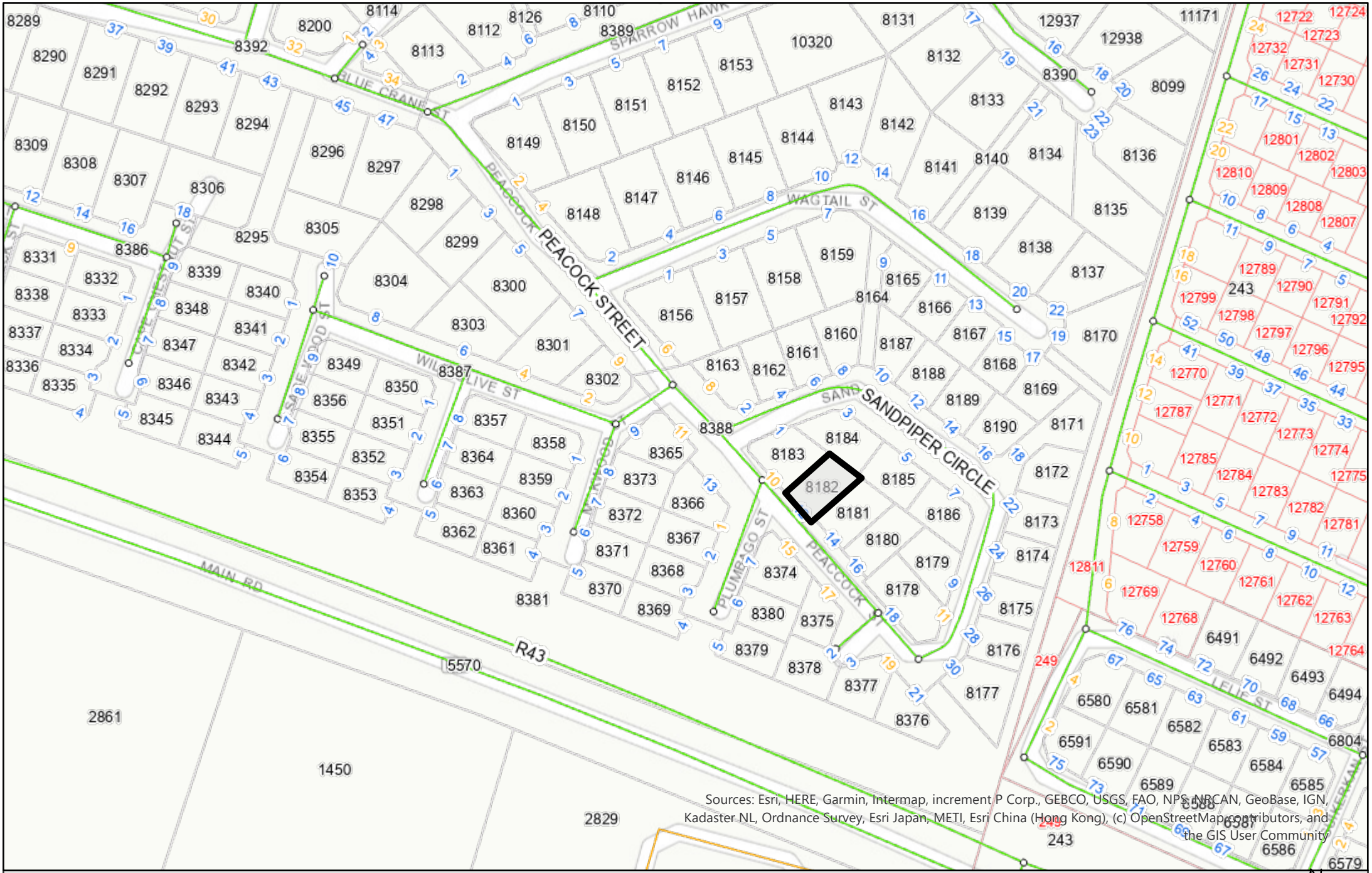
- **ukuhamba** ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala, ukunciphisa umgca wesakhiwo osecaleni kumantla-ntshona oyi-2,0m ngokwemiqathango yeSkimu sokuSetyenziswa koMhlaba ukuya ku-0m, kunye nomgca wesakhiwo osecaleni kumantla-ntshona oyi-1,2m ngokwemiqathango yeZikhokelo zoYilo lweZakhiwo ukuya ku-0m, ukuze kulungiselelwe iveranda egqunyiweyo ekhoyo.
- **ukuhamba** ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala, ukuze ummandla wendawo ogqunyiweyo udlule kumda ovumelekileyo oyi-50% ngokwemiqathango yeZikhokelo zoYilo lweZakhiwo ukuya ku-57,29%, ukuze kulungiselelwe iveranda egqunyiweyo ekhoyo.
- **ukumisela isohlwayo solawulo** ngokwemiqathango yeCandelo 16(2)(q) ngokungena kunye nokugqunywa komgca wesakhiwo okungagunyaziswanga njengoko kuchaziwe ngasentla.

Inkcazelo epheleleyo mayela noku kucetywayo ziafumaneka ukuze ihlolwe phakathi evekini phakathi ko 08:00 no 16:30 kwiSebe: Town and Spatial Planning e16 Paterson Street, Hermanus nakwiwebhusayithi kamasipala kule linki ilandelayo https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ .Naziphi na izimvo ezibhaliweyo zimelwe zingeniswe ngokumayela nezibonelelo zeCandelo 51 neCandelo 52 laloMthetho kaMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngaphambi okanye ungadlulanga umhla **we11 Disemba 2026**, ubhale igama lakho, idilesi neenkcukacha zoqhagamshelwano, umdla kwisicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabhekiswa **kuMnu. H. Olivier** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angatyelela iSebe: leTown and Spatial Planning apho igosa lakwamasipala liza kumnceda ukuze afake amagqabaza akhe.

Nceda uqaphele ukuba ngokwemiba yoMthetho Okhusela Ingxelo Yomnyu Ngamnye (POPIA), uza kube ungena kwinkqubo yoluntu ngoko ke uyavuma kwaye uvumela ukusetyenziswa kwegama lakho, ifani yakho, iinkcukacha zakho noluvo(nezimvo) zakho zingadizwa/ zingasetyenziswa kwinkqubo yesi (sicelo).

#overstrand4all

We belong We care We serve



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

OVERSTRAND MUNICIPALITY

Locality Map

Erf 8182, 12 Peacock Street, Hemel & Aarde Estate, Hermanus

N

Date: 2026/07/01

Michael Architecture

25 September 2026

The Town Planner

Overstrand Municipality

P.O. Box 20

HERMANUS 7200

Dear Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE AND THE DETERMINATION OF AN ADMINISTRATIVE PENALTY:
ERF 8182, HERMANUS (12 PEACOCK STREET, HEMEL EN AARDE ESTATE)

1. Background
The owners of the property, Hendrik Abraham Cloete and Alex Brown, have instructed Michael van Rensburg of Michael Architecture to prepare plans for an addition to the existing dwelling, to apply for permanent departures from the Land Use Scheme Regulations regarding a building line relaxation, the Architectural Guidelines regarding a building line and coverage relaxation, and to apply for the determination of an administrative penalty for Erf 8182, Hermanus.
Mr. Cloete and Mr. Brown have owned the property since November 2025. The dwelling serves as their permanent residence, and the proposed improvements are intended to enhance the liveability, comfort, and functionality of the home.

2. Application Details
2.1 List of Annexures and Plans
Annexures:
- Motivation Report
- Annexure A1 and A2: Land Use Planning Application Form and Administrative Penalty Addendum
- Annexure B: Copy of Title Deed (T70451/2025)
- Annexure C: Power of Attorney / Resolution

Plans:
- Plan A: Locality Plan
- Plan B: Aerial Photograph
- Plan C: S.G. General Plan
- Plan D: Site Development Plan (SDP)
- Plan E: Zoning Map
- Plan F: Sewer Plan

2.2 Legislative Framework
Application is made in terms of:
- **Chapter 4, Section 16(2)(b)** of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020, for permanent departures from the provisions of the Overstrand Municipality Land Use Scheme Regulations and the Architectural Guidelines for Hemel en Aarde Estate.
- **Chapter 4, Section 16(2)(q)** of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020, for the determination of an administrative penalty.

2.3 Title Deed and Property Overview
- The Title Deed (attached as **Annexure B**) has been evaluated, and there are no restrictive title deed conditions preventing or restricting the additions.
- Erf 8182 is zoned **Residential Zone 1: Single Residential (SR1)** and is currently developed with a double-storey dwelling and garage.
- The total erf extent is 386m² with a maximum permissible coverage of 65% i.t.o. the Overstrand Land Use Scheme and 50% i.t.o. the Architectural Design Guidelines for Hemel en Aarde Estate.

- The proposed total coverage is 57,29% (221,15m²), complying with the Land Use Scheme while slightly aggravating an existing contravention of the Architectural Design Guideline 50% coverage factor.

- Vehicular and pedestrian access is obtained via Peacock Street. The surrounding properties (Erven 8181, 8183, 8184, and 8185) share the identical SR1 zoning and are used strictly for residential purposes, preserving a cohesive neighbourhood character.

3. Motivation & Proposal

3.1 Permanent Departures: Lateral Building Lines and coverage

The following permanent departures from the Overstrand Municipality Land Use Scheme Regulations and the Architectural Design Guidelines for Hemel en Aarde Estate are requested:

Land Use Scheme Regulations

- Relaxation of the **north-western (side) building line** from 2,0m to 0,0m to accommodate a covered ground floor verandah, as indicated on Plan D.

Architectural Design Guideline

- Relaxation of the **north-western (side) building line** from 1,2m to 0,0m to accommodate a covered ground floor verandah, as indicated on Plan D.
- Relaxation of the **50% coverage factor** (193 sq.m) to 57,29% (221,15 sq.m) to accommodate a covered ground floor verandah, as indicated on Plan D.

3.1.1 Motivation for Departure

- **Context & Scale:** The covered ground floor verandah is modest in scale, low-impact, and set back deep into the property away from the primary street frontage. The materials and aesthetic choices are designed to integrate seamlessly with the existing architectural language of the main dwelling.
- **Preservation of Views:** The primary view corridors for the surrounding properties are oriented south/south-west toward the ocean. These views remain entirely unaffected due to local topography and positioning:
  - **Erf 8184 and Erf 8185 (Rear / Diagonally Rear):** Located at a significantly higher elevation than the subject property. The lower lying roof of the ground floor verandah does not encroach into their sight lines or view corridors.
  - **Erf 8181:** The structure is completely obscured from view by the existing built form of the main dwelling.
  - **Erf 8183:** The structure does not fall within this property's primary view corridor.
- **Privacy and Amenity:** Erf 8183 is the immediate north-western neighbour. The verandah faces the rear facade of the dwelling on Erf 8183, which maintains a comfortable setback distance. The combination of the existing solid boundary wall and the obscure-treated glazing on the affected facade ensures complete privacy. No adverse overshadowing or loss of natural light will be experienced by the adjoining properties.

3.2 Determination of Administrative Penalty

The covered verandah represents an existing technical contravention of the Land Use Scheme. As required by **Chapter 10, Section 90(3)** of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, the criteria for determination are addressed below:

(a) The nature, duration, gravity, and extent of the contravention:

The structure was erected in early 2026. The gravity is considered low as it is a single-storey, lightweight addition rather than a high-impact multi-storey habitable structure. The physical extent of the encroachment within the 2,0m lateral building line is limited to 6,75m².

(b) The conduct of the person involved in the contravention:

The current owners are acting in complete good faith. Upon becoming aware of the building line encroachment, they proactively commissioned this application to regularise the structure and ensure absolute statutory compliance.

(c) Report by a quantity surveyor:

Given the exceptionally minor scale of the timber and lightweight roof elements, appointing a professional quantity surveyor would place an undue and disproportionate financial burden on the applicant. It is respectfully requested that Council exercise its discretion and utilise standard municipal building tariff templates to determine the valuation and penalty.

(d) Whether the unlawful conduct has ceased:
The structural work has completely ceased. Regularization is put forward as the most rational and sustainable outcome; demanding the demolition of an aesthetically sound and structurally secure patio would be wasteful and unnecessary, offering no functional benefit to the surrounding neighbours.
(e) Previous contraventions:
To the best of the owners' and consultant's knowledge, the property has no prior record of land use or building control contraventions.
(f) Calculation of administrative penalty:
It is proposed that the penalty be calculated based on the standard Municipal tariff for the specific encroachment area:

- *North-West Encroachment Footprint:* 6,75m²

4. Desirability & Spatial Planning Compliance
The application demonstrates high spatial desirability based on the following planning criteria:

- **Homeowners Association Approval:** The conceptual design and site layout have been formally reviewed and approved by the **Hemel en Aarde Estate Homeowners Association**, confirming compliance from their viewpoint.
- **Density & Coverage:** The application strictly respects the 65% maximum coverage constraint in terms of the Overstrand Land Use Scheme. It however, due to the small erf size transgresses the 50% Architectural Design Guideline by 7,29%, the property however still maintains an appropriate ratio of built-to-open space, preventing over-development.
- **Aesthetic Harmony:** The addition uses high-quality finishes that mirror the existing residential fabric of the estate, enhancing the property value without detracting from the streetscape.
- **Impact on Neighbours:** As demonstrated, the proposal introduces no adverse privacy violations, severe shadowing, or infrastructural blockages.

5. Sectoral Considerations
5.1 Heritage Value
The property is not located within a Heritage Overlay Zone, is less than 60 years old, and carries no conservation grading under the National Heritage Resources Act (NHRA), Act 25 of 1999.
5.2 Impact on Municipal Engineering Services
The covered verandah is a non-habitable, low-impact structure. It places zero additional demand on municipal water, sanitation, refuse disposal, or electricity networks.
5.3 Environmental Impact
The site is situated within a highly urbanised, fully serviced, gated security estate. The proposal does not trigger any listed activities under the NEMA Environmental Impact Assessment (EIA) regulations.

6. Compliance with Statutory Planning Principles
Planning principles

6.1 Erf 8182 forms part of the established Hemel en Aarde Estate and the proposals do not impact on the policies, principles, planning and development norms and criteria set out in Section 42 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)

6.2 Chapter 2 of SPLUMA contains 5 planning principles to guide development applications by. Relevant SPLUMA policies are addressed below:

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

Spatial sustainability and efficiency
Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal blends in with the character of the surrounding properties as the proposed minor additions and alterations improve comfort and usability without impacting on the environment.

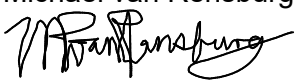
Spatial resilience
The proposed additions do not contravene any spatial planning policies which is a test of resilience.

Good administration
The Overstrand Municipality has an established system of good administration regarding the process of public participation. Public participation forms an integral part of the land use planning process. The public participation process affords possibly affected parties a chance to to comment on issues affecting them. These are reviewed and addressed as part of the process.

7. Conclusion
The proposed permanent departures and administrative penalty regularization represent a minor, low-impact layout adjustment that does not harm the surrounding built environment or neighbour amenities. Given the support of the Hemel en Aarde HOA and the minimal spatial impact of the 6,75m² encroachment, it is respectfully requested that this application be favourably considered by the competent authority.

Yours faithfully,

Michael van Rensburg



Michael Architecture

PLAN D

Adjoining Erf 8185

Adjoining Erf 8184

15,87m BOUNDARY LINE

Erf 8182
Hemel en Aarde Estate
Hermanus
386 sq.m

N

2m L U Sch rear building line

3m Arch. Design GL rear bldg line

existing 110 diam pvc sewer

1,2m Arch. Design GL side building line

2m L U Sch side building line

2m LU Sch side building line

1,2m Arch. Design GL side building line

24,43m bdy line

Adjoining Erf 8183

NEW VERANDAH
tiles

EXISTING DWELLING

3200

23,25m BOUNDARY LINE

26,43m BOUNDARY LINE (overall length)

Adjoining Erf 8181

existing 110 diam pvc sewer

4,5m Arch. Design GL street bldg line

4m LU SCH. street bldg line

existing 110 diam pvc sewer

Mun. sewer conn.

existing septic tank

2,00m bdy line

15,55m BOUNDARY LINE

12 Peacock Street

SITE PLAN 1:100

PROJECT:
Erf 8182
12 Peacock Street H en A Estate, Hermanus
Proposed additions

CLIENT:
Hennie Cloete

SCALE: 1:100	SEPT 2026
	PROJECT NO. HC 8182
DRAWING No A.01.1.1	REVISION 1

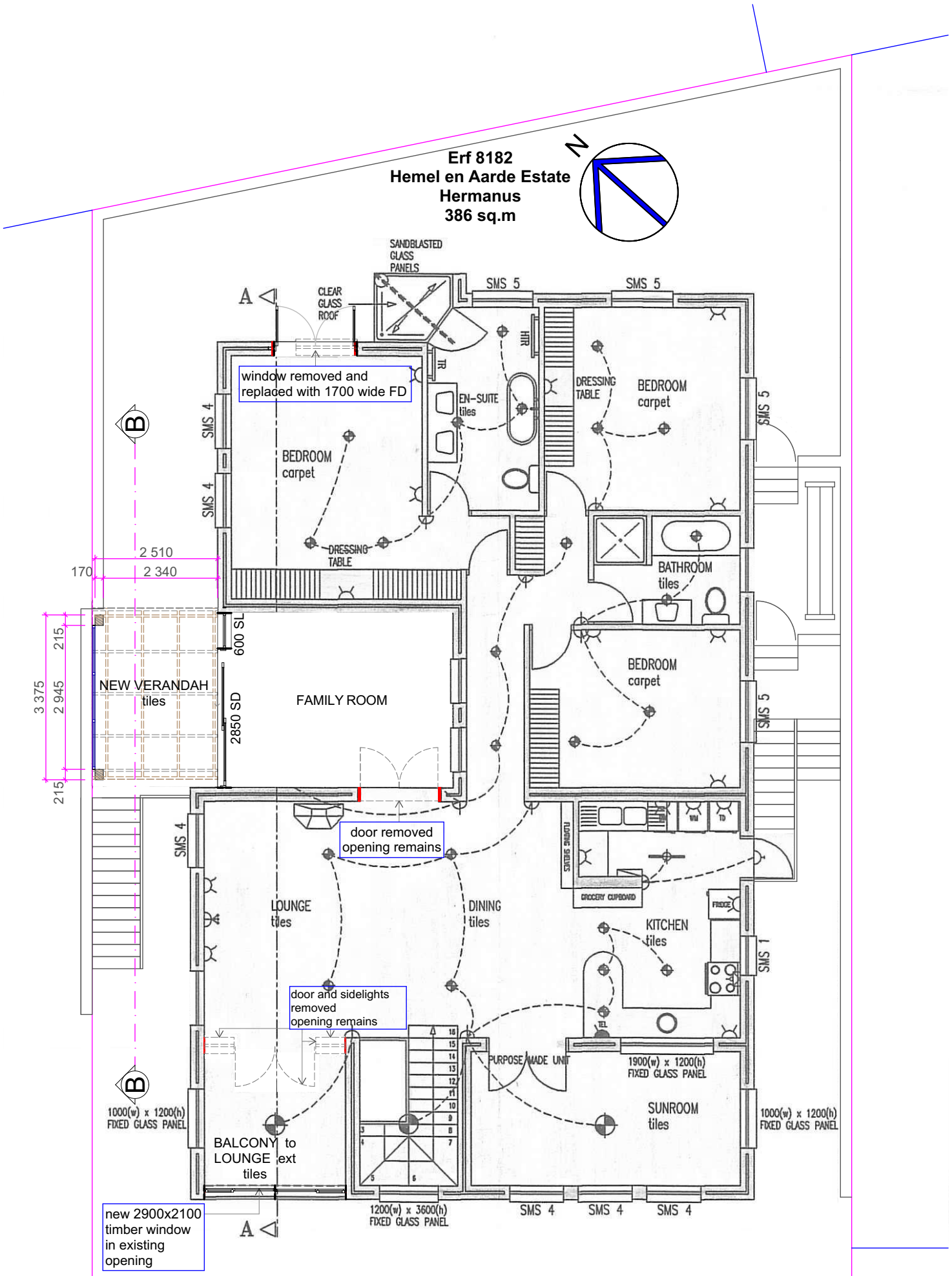
DRAWING:
SITE PLAN

COUNCIL PLAN

MICHAEL ARCHITECTURE
Email: march3d@gmail.com
Tel: 0836835273

Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431 25 Sept 2026

Erf 8182
Hemel en Aarde Estate
Hermanus
386 sq.m



GROUND FLOOR PLAN 1:100

COVERAGE
Site area - 386 sq.m
Permitted coverage Arch Design Guid. 50% - 193 sq.m
Permitted coverage LU Scheme 65% - 250,9 sq.m
Ex coverage 212.68 sq.m - 55.10%
Proposed verandah - 8.47 sq.m
Total coverage - 221.15 sq.m - 57.29%

PROJECT:
Erf 8182
12 Peacock Street H en A Estate, Hermanus
Proposed additions

CLIENT:
Hennie Cloete

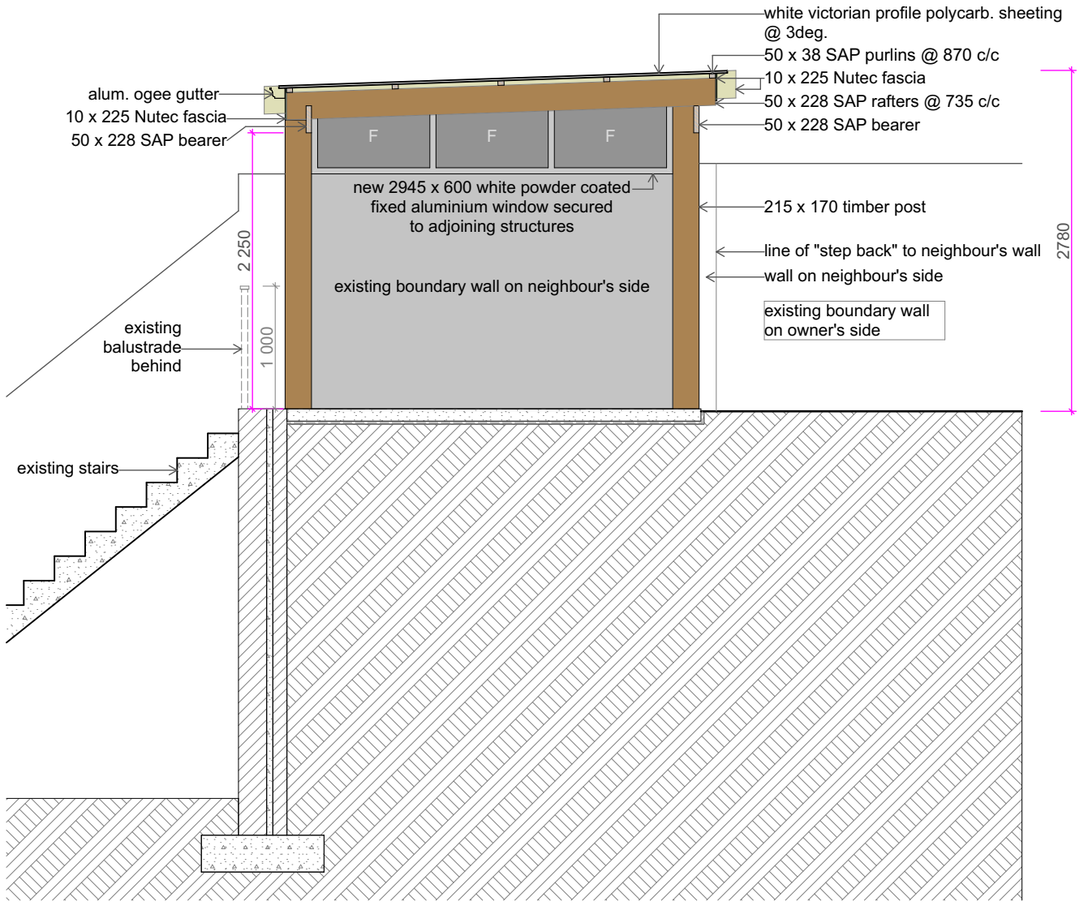
SCALE: 1:100	SEPT 2026
	PROJECT NO. HC 8182
DRAWING No A.01.1.2	REVISION 1

DRAWING:
GROUND FLOOR PLAN

COUNCIL PLAN

MICHAEL ARCHITECTURE
Email: march3d@gmail.com
Tel: 0836835273

Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431 25 Sept 2026



SECTION B-B 1:50

DRAWING:
SECTION B-B

COUNCIL PLAN

SCALE: 1:50	SEPT 2026
	PROJECT NO. HC 8182
DRAWING No A.01.2.1	REVISION 1

PROJECT:
Erf 8182
12 Peacock Street H en A Estate, Hermanus
Proposed additions

Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431 25 Sept 2026

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Hennie Cloete

MICHAEL ARCHITECTURE
Email: march3d@gmail.com
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NORTH EAST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100

MICHAEL ARCHITECTURE

Email: march3d@gmail.com
Tel: 0836835273

PROJECT:
Erf 8182
12 Peacock Street H en A Estate, Hermanus
Proposed additions

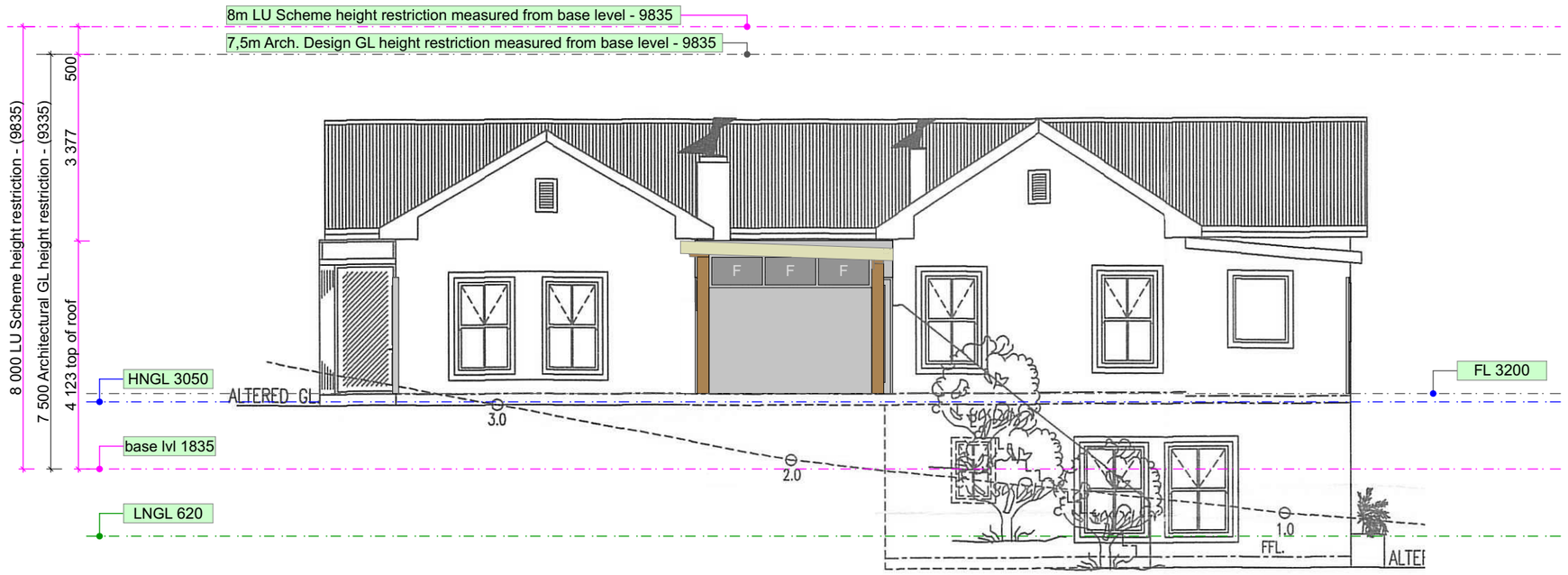
Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431 25 Sept 2026

CLIENT:
Hennie Cloete

DRAWING:
N-E AND S-W ELEVATIONS

COUNCIL PLAN

SCALE: 1:100	SEPT 2026
	PROJECT NO. HC 8182
DRAWING No A.01.3.1	REVISION 1



NORTH WEST ELEVATION 1:100

MICHAEL ARCHITECTURE
Email: march3d@gmail.com
Tel: 0836835273

PROJECT:
Erf 8182
12 Peacock Street H en A Estate, Hermanus
Proposed additions

Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431 25 Sept 2026

CLIENT:
Hennie Cloete

DRAWING: N-W ELEVATION

COUNCIL PLAN

SCALE: 1:100	SEPT 2026
	PROJECT NO. HC 8182
DRAWING No A.01.3.2	REVISION 1

SPECIFICATIONS & NOTES:
All work to be in accordance with the National Building Regulations (sans 10400) and the applicable sans codes.
Dimensions and levels to be verified on site before commencement of construction work. Construction on site by the contractor to adhere to oh&sa at all times.

ROOF & STORMWATER
ROOF - Verandah
White polycarbonate roof sheets at 3 deg fall on 50X38 SAP purlins @ 870 c/c on 50X228 SAP rafters (PAR) at 735 c/c on 50X228 SAP bearers (PAR) bolted to 215X170 timber posts.
Timber posts bottom fixed to verandah mass concrete slab with a Y16 galvanized steel rod (rod 2 part epoxy cemented to verandah floor and timber posts).
Use grade V5 timber

RAINWATER GOODS
Aluminium gutter and downpipe
Rainwater to be led to existing stormwater disposal system

FLASHING
White chromadek flashing and counter flashing to be used at all roof/wall junctions
White chromadek roof capping and barge capping

CEILING
None

NATURAL LIGHTING AND VENTILATION
All habitable rooms to be provided with natural lighting by way of glazing being min. 10% of room floor area and openable window area to be min 5% of room floor area for ventilation.

WALLS
Clay brick walls plastered & painted internally and externally
375 micron stepped brickgrip dpc at floor level and adjacent to all window and door openings i.r.o. external cavity walls.
PC lintels and 4 or max courses of reinforced brickwork over all new openings up to 3m wide - lintel bearing 230 min.
3 butterfly cavity ties per sq.m
Weepholes at every 3rd perpend
Provide R=1 value cavity insulation to cavity walls - CR value -130

WINDOWS + DOORS
Timber and aluminium (white powder coated) windows
Timber french door
Provide seals/draught protection

GLAZING
Glazing to comply with Sans 10400-part N and SANS 10137. All glazing thickness and safety glazing to be in accordance with sans 10400 N.
The maximum air leakage for windows and doors shall comply with the requirements of SANS 613.
All doors and windows to sealed with foam or rubber or fibrous seals as per sans 10400 part XA.

STAIRS/STEPS
Existing

FLOORS
Existing

FOUNDATIONS
Timber posts bottom fixed to verandah mass concrete slab with a Y16 galvanized steel rod (rod 2 part epoxy cemented to verandah floor and timber posts).

PLUMBING + DRAINAGE
Existing

GENERAL
Construction to minimise air leakage

COLOUR SCHEME:
VERANDAH ROOF - White victorian profile polycarbonate roof sheeting
EXTERNAL WALLS - Papyrus
WINDOWS AND DOORS - White aluminium or white timber
VERANDAH POSTS AND ROOF TIMBERS - White
FASCIAS - White
GUTTERS AND DOWNPIPES - White aluminium

PROJECT:
Erf 8182
12 Peacock Street H en A Estate, Hermanus
Proposed additions

CLIENT:
Hennie Cloete

SCALE:	SEPT 2026
	PROJECT NO. HC 8182
DRAWING No A.01.4.1	REVISION 1

DRAWING: SPECS AND NOTES

COUNCIL PLAN

MICHAEL ARCHITECTURE
Email: march3d@gmail.com
Tel: 0836835273

Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431 25 Sept 2026

FLOORS - ground floor
Finish as indicated on plan on 30mm screed on 100mm thick concrete surface bed with mesh reinforcement on 250 micron DPM on fill well compacted in layers not exceeding 150mm thick.
Provide R value 1 perimeter slab insulation

SKIRTINGS
Meranti skirtings painted three coats to later spec.

FOUNDATIONS
345 walls - 1050 x 345 - 25 Mpa concrete
280 walls - 740 x 230 - 25 Mpa concrete
230 walls - 690 x 230 - 25 Mpa concrete
115 walls - 600 x 230 - 25 Mpa concrete
190 free-standing walls - 690 x 250 - 25 Mpa concrete
590x390 piers (free-standing walls) - 1090 x 890 x 250 - 25 Mpa concrete

PLUMBING + DRAINAGE
All in accordance with the NBR, and SABS approved materials to be used throughout.
All sewers are to be 110mm diam UPVC, min fall 1:60, stub vents to be fitted with an approved 2 way vent valve. All bends and junctions in sewer to be fitted with i.e.'s. All i.e.'s under paving to be fitted with marked covers. Protect drains under floors in accordance with PP24 or sans 10400. All waste fittings to have reseal traps and pipes to be fully accessible if under floors. All sewer pipes less than 450mm under gl to be covered with a concrete slab and strong enough to protect the sewer, with a min of l00mm soil between pipe and concrete. The radius at the centreline of bend at the foot of discharge stack shall not be less than 100mm and other bends 600mm. Only 'class 2, copper piping to be used for domestic water supply. A balanced water pressure system is to be installed - 400kpa 'esiflow' geysers.
Any sewer pipes passing under any portion of a building to be encased in 150mm concrete all round.
At least 50% (volume fraction) of the annual average hot water heating requirement shall be provided by means of heat pumps or solar panels.
All hot water pipes to be cladded with an insulating material that has an R-value of larger than 1

GENERAL - Construction to minimise air leakage

PROJECT:
Erf 8182
12 Peacock Street H en A Estate, Hermanus
Proposed additions

CLIENT:
Hennie Cloete

SCALE:	SEPT 2026
	PROJECT NO. HC 8182
DRAWING No A.01.4.2	REVISION 1

DRAWING: Notes page 2

COUNCIL PLAN

MICHAEL ARCHITECTURE
Email: march3d@gmail.com
Tel: 0836835273

Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431 25 Sept 2026