



REMAINDER OF THE FARM LANDMETERS KOP NO 681, DIVISION OF CALEDON, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF LOT 1567 EMPANGENI PTY LTD

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 a **departure** in terms of Section 16(2)(b) of the By-Law to relax the Environmental Management Overlay Zone (EMOZ): Mountain Catchment development height restriction from the 120m contour line to the 195m contour line, to accommodate the single storey primary dwelling.

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, Gansbaai Library, Main Road, Gansbaai 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 **18 September 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **S. Van Der Merwe** at 028-313 8938. 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.

RESTANT VAN DIE PLAAS LANDMETERS KOP NR 681, AFDELING CALEDON, OVERSTRAND MUNICIPAL AREA: AANSOEK OM AFWYKING: INTERACTIVE TOWN & REGIONAL PLANNING NAMENS LOT 1567 EMPANGENI PTY LTD

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is vir 'n **afwyking** ingevolge Artikel 16(2)(b) van die Verordening om die Omgewingsbestuur Oorleg-sone (EMOZ): Bergopvanggebied hoogtebeperking te verslap vanaf die 120m kontoerlyn na die 195m kontoerlyn, om die voorgestelde enkelverdieping-hoofwoning te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende woensdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Hermanus, Gansbaai Biblioteek, Hoofweg, Gansbaai 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 / landuse@overstrand.gov.za) voor of op **18 September 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **S. Van Der Merwe** by 028-313 8983. 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.

INTSALELA YEFAMA EKUTHIWA YI-LANDMETERS KOP NO 681, KIWINXALENYES YASECALEDON, KUMMANDLA WOMASIPALA WASE-OVERSTRAND MUNICIPAL: ISICELO SOKUNYENYISWA: ABAKWA-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LABAKWA- LOT 1567 EMPANGENI PTY LTD

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho ka-2020 woMasipala wase-Overstrand ongokuSetyenziswa nokuCetywa koMhlaba kaMasipala ukuba kufunyenwe isicelo **sokunyenyswa** ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala ukuze kunyenyswe Ummandla Wolawulo Lokusingqongileyo (EMOZ): ukuthintelwa kobude kwiNdawo yokuGcina Amanzi Emvula Entabeni ukusuka ku-120m yobude ukuya ku-195m yobude ukulungiselela indlu yokuhlala enomgangatho omnye.

Iinkcukacha ezipheleleyo mayela noku kucetywayo ziyafumaneka ukuze ihlolwe phakathi evekini phakathi ko 08:00 no 16:30 kwiSebe: Town and Spatial Planning e-16 Paterson Street, Hermanus, naseGansbaai Library, Main Road, Gansbaai nakwiwebhusayithi kamasisipala kweli khasi lilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi na izimvo ezibhaliweyo mazingeniswe kuMasipala ngokuhambelana nezibonelelo zeCandelo 51 neCandelo 52 loMthetho kaMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngomhla okanye ungadlulanga umhla **18 eyomSintsi 2026**, ubhale igama lakho, idilesi neenkcukacha zoqhagamshelwano, umdla kwisicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingadluliselwa ku-**S. Van Der Merwe** kui-028-313 8938. 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 ngokoMthetho woKhuseleko lweNgcaciso loLwazi loBuqu (POPIA), uya kuba ungena kwinkqubo kawonke-wonke kwaye uvuma ukuba igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye nezimvo zingabhengezwa / zisetyenziswe kwi (isicelo) inkqubo.



PROJECT

Remainder of Farm 681
Landmeterskop

TITLE

Locality Plan
Local Context

 Application Area

 Construction Area



INDEMNITY

INTERACTIVE TOWN & REGIONAL PLANNING MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE DATA AND SHALL NOT BE LIABLE IN ANY EVENT FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.

CLIENT

DRAWN BY
JM

CHECKED BY
AW

DATE
2026/06/30

SCALE (if A4)
As indicated

PROJECT NUMBER
0001

DRAWING NUMBER
Rev 1

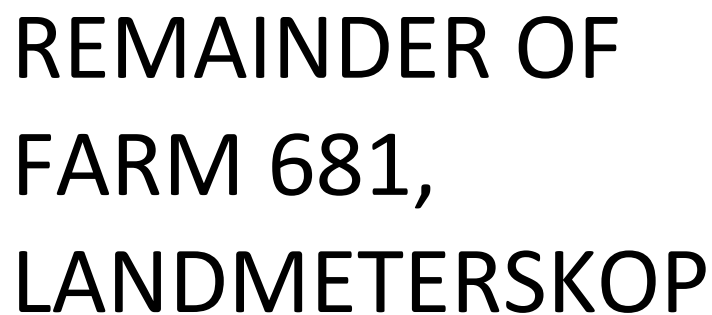
InterActive Town & Regional Planning

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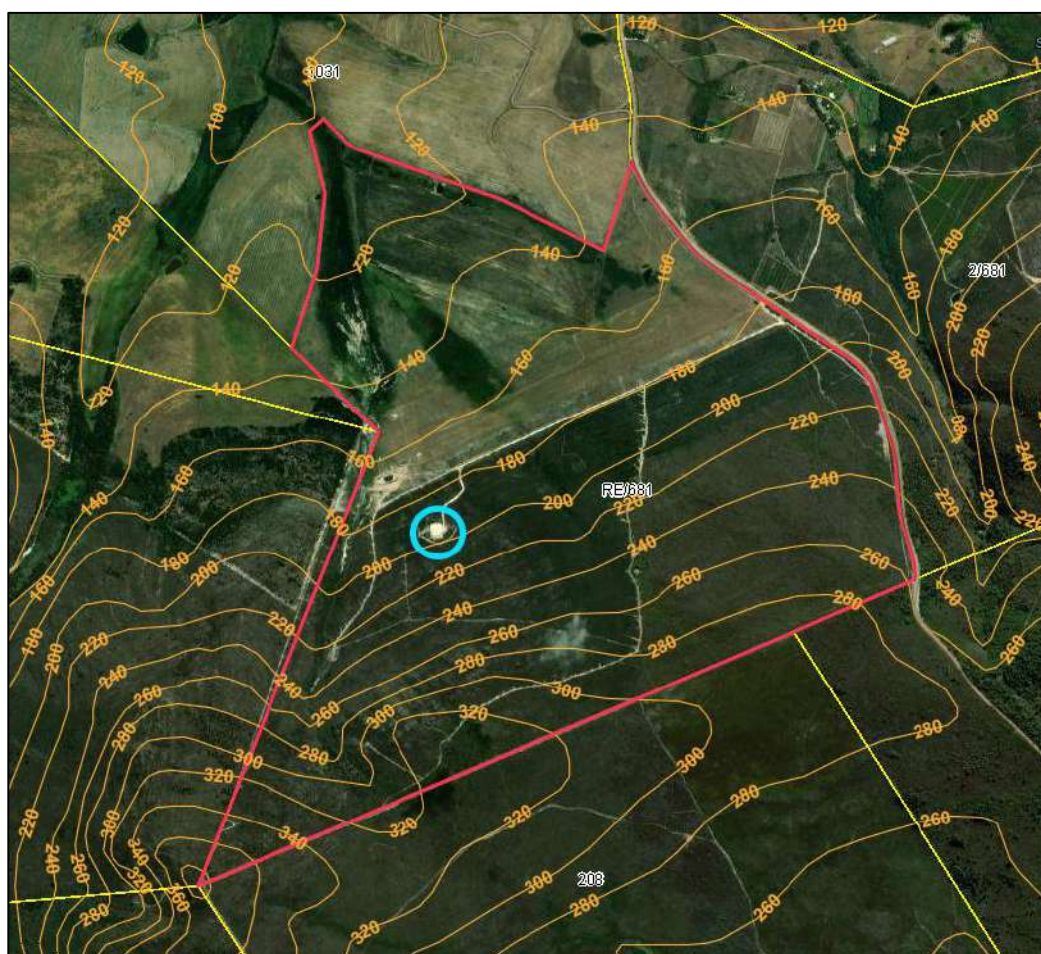


Local Context

A4 Scale 1 : 20000



Application for departure from the Mountain Catchment Environmental Management Overlay Zone Regulations



Andre Wiehahn Pr Pln A/927/1996
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July 2026

1. Introduction

a. Brief

Refer to **Annexure B** for the Power of Attorney.

Interactive Town and Regional Planning is appointed by the owner of the property, Lot 1567 Empangeni Pty Ltd to prepare and submit an application for departure from the Mountain Catchment Environmental Management Overlay Zone (EMOZ) regulations in terms of Chapter IV, Section 16.2(b) of the Overstrand Municipality Amendment By-law on Municipal Land-use Planning, 2020.

b. Background, development objective & application proposal

The objective of the application is to allow the construction of a 141,5m² single story dwelling above the 120m contour, thus requiring a departure from the Mountain Catchment EMOZ regulations.

Due to the existing layout and elevation of the property, the only suitable area for the construction of the dwelling is above the 120m contour.

The proposed dwelling is approximately 195m above sea level and within a Mountain Catchment Environmental Management Overlay Zone.

The following sketches illustrate the preliminary building plans proposed to be built:



Figure 1: Building plan extracts

The building site obtains access from an existing farm road that is connected to the site and in close proximity of existing approved storage buildings.

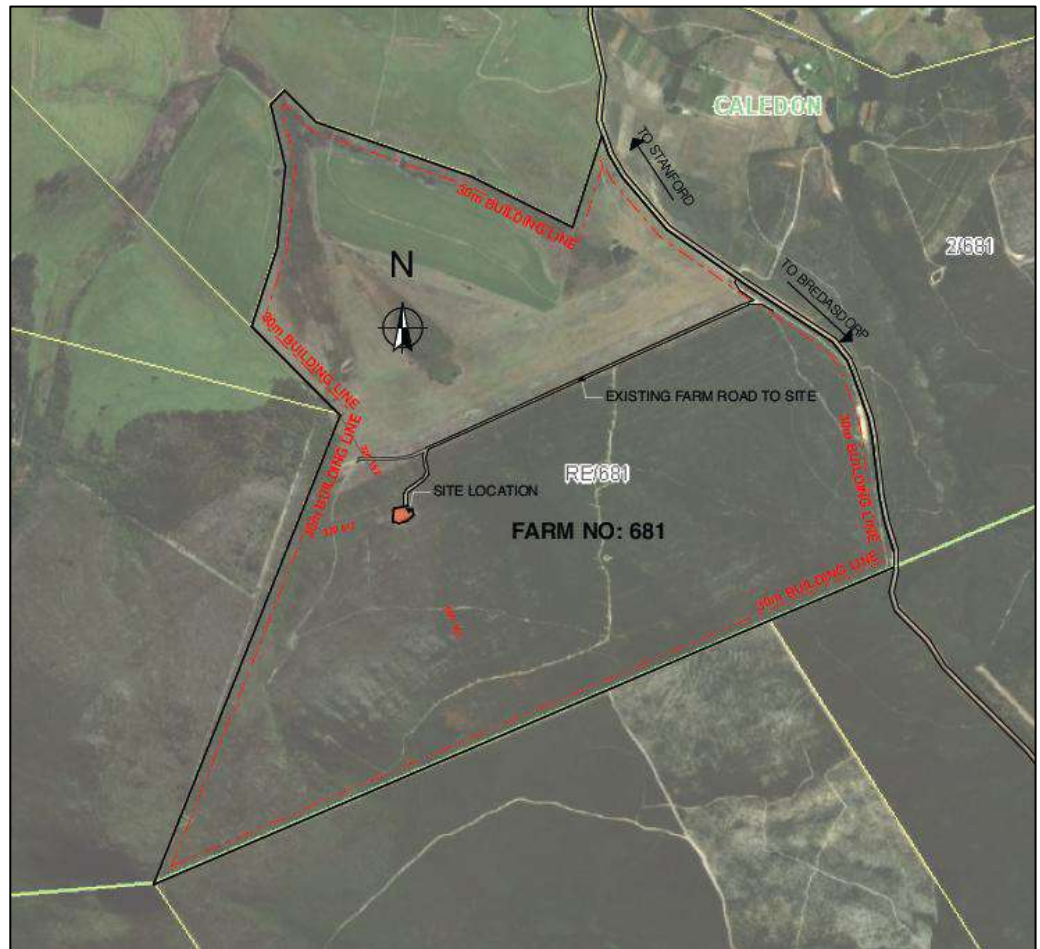


Figure 2: Site Location

2. The Application

a. Analysis: Title Deed Refer to Annexure D for the Conveyancer Certificate.	The Conveyancer Monica Korf from Virtual Lawyers issued a certificate confirming that no restrictive title deed conditions exist against the application proposal.			
b. Analysis: Development Criteria: The development parameters for the Remainder of Farm 681 Landmeterskop, Overstrand as per the Overstrand Zoning Scheme Regulations, 2020, are summarised as follows:	Parameters	Existing Zoning	Proposed	Comments
	Zoning	Agricultural Zone 1: Agriculture	Agricultural Zone 1: Agriculture	Consistent
	Primary Uses	Agriculture, crèche, dwelling house, guest rooms and home occupation.	Dwelling house	Consistent
	Consent Uses	Additional dwelling units, agricultural industry, animal care centre, aquaculture, day care centre, farm shop/stall, fertiliser plant, guest house, hotel, institution, intensive animal farming, intensive horticulture, lodge, mining, place of assembly, place of entertainment, place of instruction, plant nursery, riding stables, service trade, tourist accommodation, tourist facilities, transmission apparatus, utility services, wellness centre and 4x4 trail.	None	Consistent
	Coverage	N/A	N/A	
	Height	8m Other buildings 12m.	8m for dwelling	Consistent
	Building Line	Street 30m	30m	Consistent
		Common 30m	30m	Consistent
	Parking	2 bays per dwelling unit	2 bays	Consistent
c. Application Proposal	Application is hereby made in terms of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020 for: A departure from Mountain Catchment Environmental Management Overlay Zone (EMOZ) to allow the construction of a primary dwelling above the 120m contour in terms of Section 16.(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Planning, 2020.			

3. Contextual Site Information

a. Property Description

Refer to **Annexure E** for the SG Diagrams of the Remainder of Farm 681 Landmeterskop.

Property	Extent	Title Deed	Registered Owner
Remainder of Farm 681 Landmeterskop	560.374ha	T1415/2011	Lot 1567 Empangeni Pty Ltd

The following Surveyor General Plans reflect the application site:

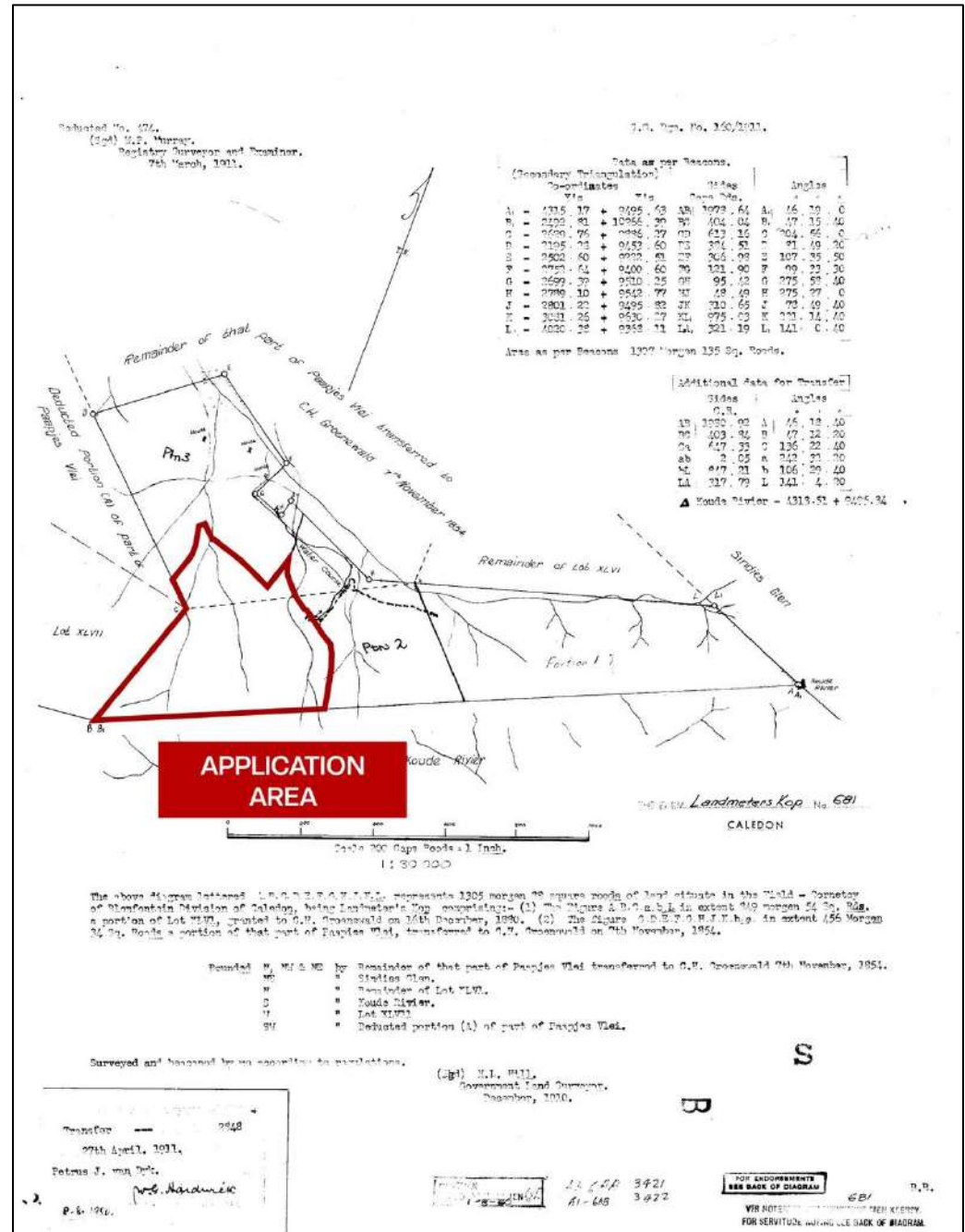


Figure 3: SG Diagram

b. Location:

For the Locality Plans refer to **Annexure F.**

Regional Context:

Within the regional context, the application area, Landmeterskop is within an agricultural area, southwest of Stanford and within the Overstrand municipal area. The surrounding area, Papiessvlei functions as an active agricultural area and area of conservation. The application area is located approximately 17km southwest of Stanford and 24.5km East of Gansbaai.



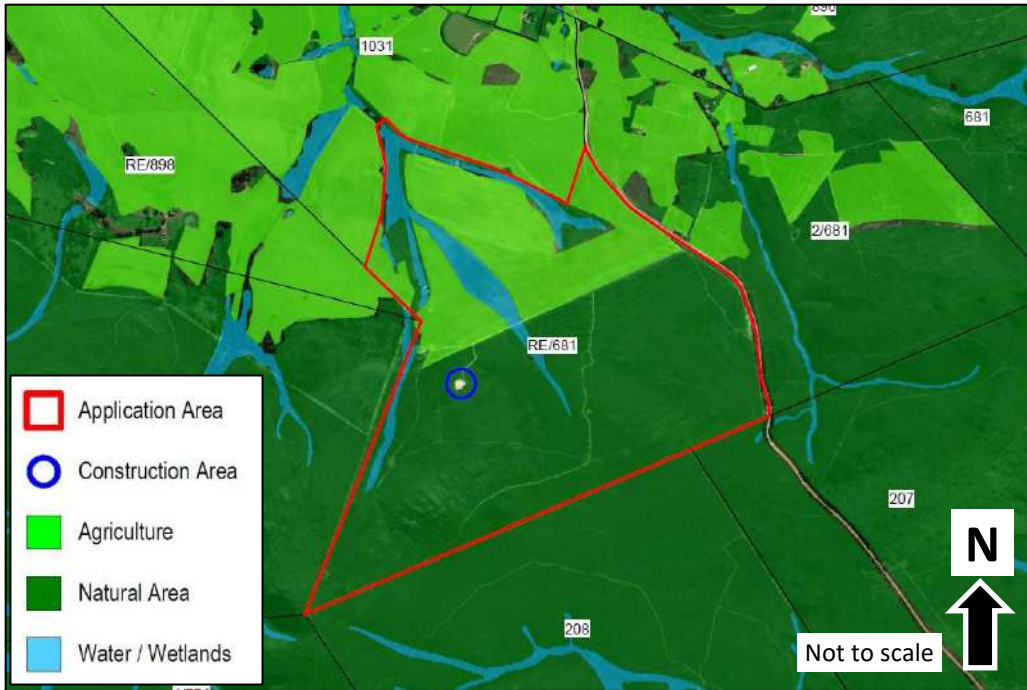
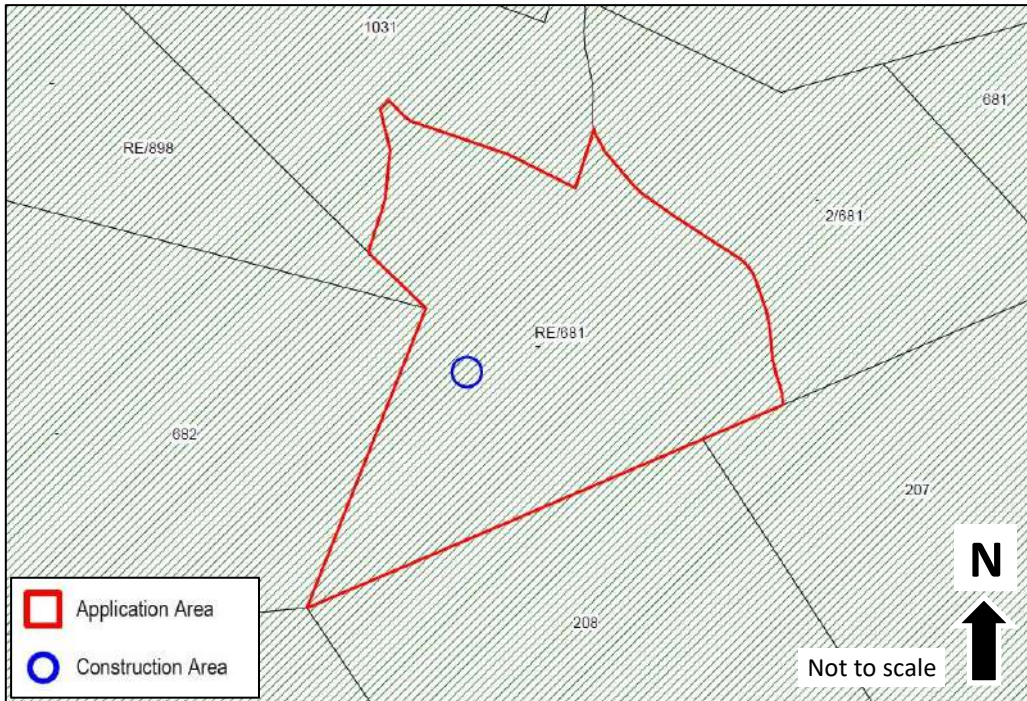
Figure 4: Locality Plan – Regional Context

Local Context:

Within the local context the application area is located on the western side of the Remainder of Farm 681 Landmeterskop.



Figure 5: Locality Plan – Local Context

c. Land Use: Refer to the Land Use Plan attached as Annexure H.	The Remainder of Farm 681 Landmeterskop is a farm with agriculture and natural areas. The surrounding farms have an agriculture and natural areas as well. A dwelling house is a primary use in terms of the existing zoning. The application proposal is consistent with the land use of the area.  Figure 6: Land use plan based on December 2026 aerial photo
d. Zoning: Refer to the zoning map attached as Annexure G.	The application area, the Remainder of Farm 681 Landmeterskop is zoned Agricultural Zone 1: Agriculture. The surrounding erven are zoned Agricultural Zone 1: Agriculture as well. The proposal is consistent with the zoning of the area. The application, which is in the southern half of the erf falls within the Mountain Catchment Environmental Management Overlay Zone.  Figure 7: Zoning Plan

e. Spatial Planning Policy

The following policy guidelines from the following relevant policy documents are applicable to the application area.

- **Overstrand Municipality Spatial Development Framework 2020 (SDF)**

The SDF is a long-term strategic tool that guides sustainable spatial planning, land-use management and infrastructure investment across the municipality. It directs and balances economic growth and the provision of housing and facilities with environmental conservation and provides the policy foundation required to evaluate municipal land-use applications and zoning decisions.

The application area is within a Mountain Catchment Environmental Management Overlay Zone (EMOZ) in terms of the Overstrand Municipality Spatial Management Concept plan and Mountain Catchment EMOZ plan as shown in the following extracts of the SDF..

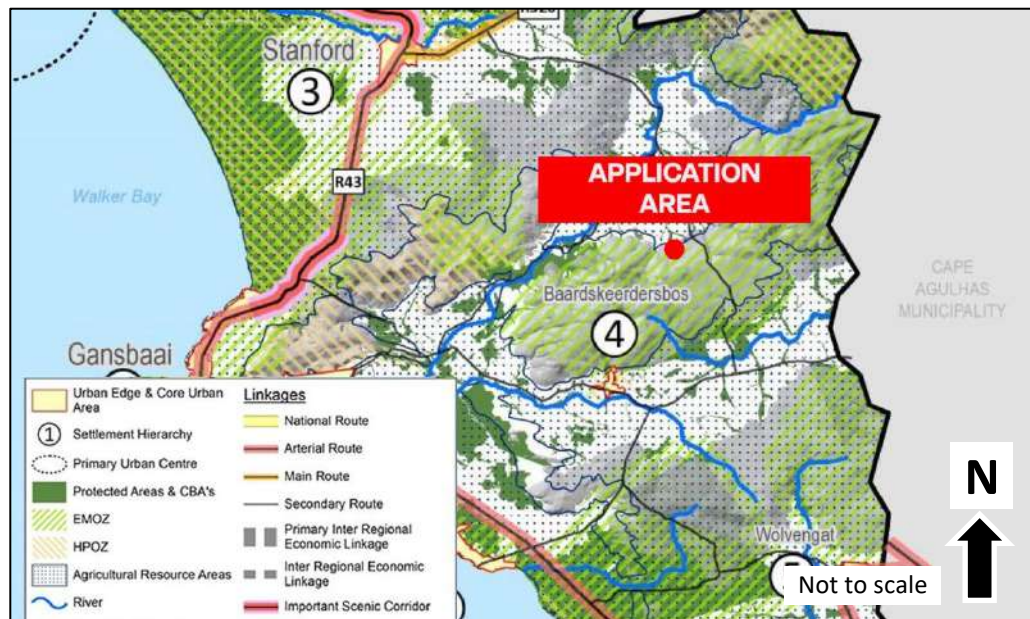


Figure 8: 2020 OMSDF Overstrand Municipality Spatial Management Concept plan extract

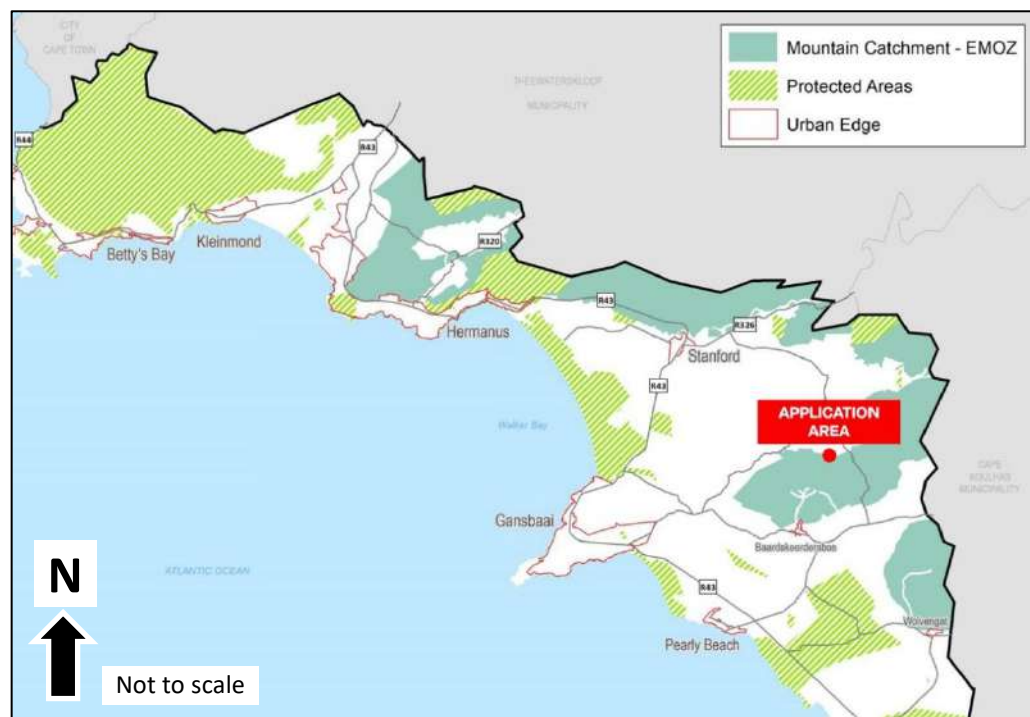


Figure 9: 2020 OMSDF Mountain Catchment EMOZ plan extract

The application area is within a “No Natural Area” in terms of the Critical Biodiversity Areas plan.

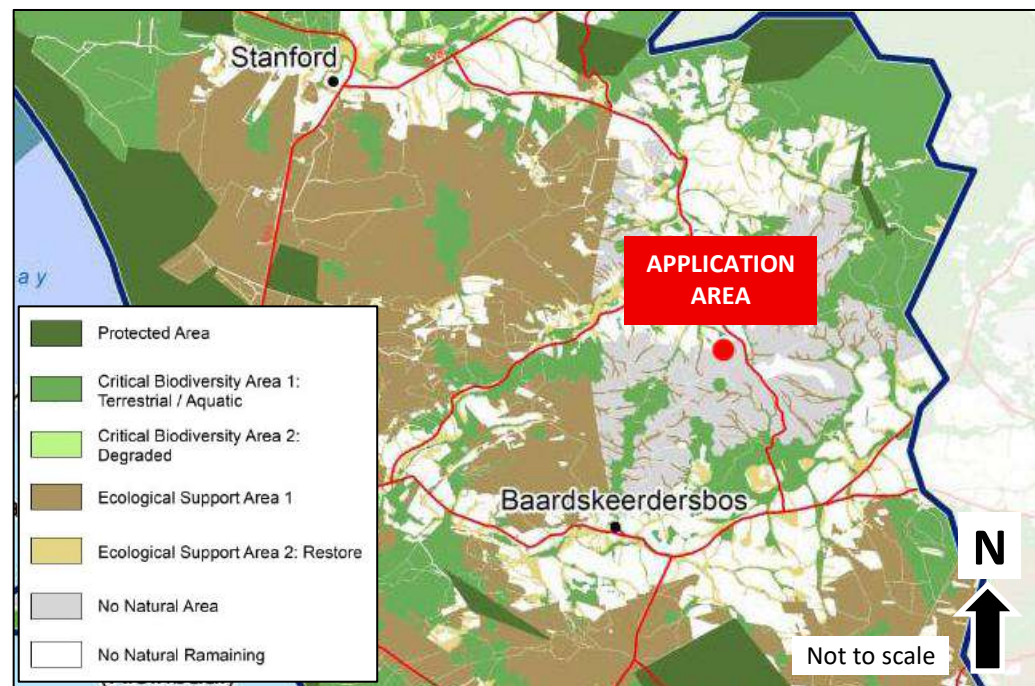


Figure 10: 2020 OMSDF Critical Biodiversity Areas plan extract

- **Overstrand Municipality Environmental Management Overlay Zone Regulations 2020**

“5. MOUNTAIN CATCHMENT ENVIRONMENTAL MANAGEMENT OVERLAY ZONE (“MOUNTAIN CATCHMENT EMOZ”):

5.2. Activities that are prohibited within the Mountain Catchment EMOZ are listed in Schedule “A” to these Regulations.

5.3. Activities that may be permitted only with Council’s written consent within the Mountain Catchment EMOZ are listed in Schedule “B” to these Regulations.

5.4. General regulations applicable to the Environmental Management Overlay Zones (EMOZs) of the Overstrand Municipality are listed in Schedule “C” to these regulations.

5.5. Purpose: To protect and conserve the ecology and water provision functions of priority unprotected mountain catchments, to ensure optimal water security for the Overstrand communities and to preserve the significant eco-cultural tourism value of the Overstrand’s natural mountain landscape character.”

“SCHEDULE A: PROHIBITED ACTIVITIES IN OVERSTRAND ENVIRONMENTAL MANAGEMENT OVERLAY ZONES

PROHIBITED ACTIVITY

- *Applicable Environmental Management Overlay Zone (EMOZ): Mountain*
 - *Development above the 120m geographical contour line.”*

“SCHEDULE B: ACTIVITIES ONLY PERMITTED WITH COUNCIL CONSENT IN OVERSTRAND ENVIRONMENTAL OVERLAY ZONES

C) COUNCIL AUTHORISATION PENDING Consent Use Application

- *Applicable Environmental Management Overlay Zone (EMOZ): Mountain*
 - *Construction or placement of any permanent object, building, shelter, pathway or structure.”*

	• Conclusion
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	With the exception of the application are being in a Mountain Catchment Environmental Management Overlay Zone (EMOZ) the proposal is consistent with the Overstrand Municipality Spatial Development Framework, 2020. Application is therefore made for a departure from Mountain Catchment Environmental Management Overlay Zone (EMOZ) to allow the construction of a primary dwelling above the 120m contour.
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Refer to **Annexure I**
for the Site Plan.

The application area is a 560.374ha farm which is zoned Agricultural Zone 1: Agriculture.

b. The Application Proposals

Given the property's current layout and topography, building is only feasible above the 120m contour line. The proposed residence is located at an elevation of roughly 195m above sea level, placing it within a Mountain Catchment Environmental Management Overlay Zone.



The proposed application area relative to the elevation indicating the proposed construction area's elevation at approximately 195m.



Figure 12: Application Area relative to contours

Departure from the Mountain Catchment Environmental Management Overlay Zone

This application is for a departure from the Mountain Catchment Environmental Management Overlay Zone to allow the construction of a dwelling of 141,5m², as the proposed construction area is in a Mountain Catchment EMOZ area which is above the 120m contour.

In terms of the Overstrand Amendment By-law on Municipal Land Use Planning, 2020, Schedule A, development within a Mountain Catchment EMOZ area, requires a departure from the EMOZ.

No.	Prohibited Activity	Category	Reviewed (Yes/No)	Applicability
6	Development above the 120m geographical contour line	Development	y	Departure required — Ch. IV, s.16.2(b)

A primary dwelling is required on-site to provide the necessary presence for daily agricultural management, operational efficiency, and security.

The property's location within the Mountain Catchment EMOZ requires a site selection that minimizes environmental impact. The lower-lying portions of the property below the 120m contour line consist of active agricultural land located near a river confluence. Developing below this contour would expose the structure to risks associated with flooding. Siting the dwelling above the 120m contour and away from the river confluence mitigates the risk of water pollution from construction runoff, sedimentation, and surface water impacts, protecting the catchment area.

Furthermore, the proposed dwelling will be constructed within the footprint of a former, disused quarry rather than clearing indigenous mountain fynbos vegetation. Utilizing this previously disturbed area minimizes the impact on the natural environment and subsequently NEMA legislation.

The proposal limits visual impact through spatial positioning and architectural specifications. The primary dwelling is situated on the edge of the Papiesvlei basin, where the natural topography screens the site from view from major roads. Given the low-density population of the Papiesvlei basin, the visual impact on surrounding properties is limited. The structure is designed as a single-story building to limit vertical exposure against the landscape. The use of corrugated roofs and walls matches traditional rural typologies, while a neutral, natural colour palette with dappled light effect, creating micro-shadowing, allows the structure to blend with the surrounding natural vegetation. Based on these planning and environmental considerations, the proposed primary dwelling meets the operational requirements of the farm while protecting the surrounding environment and without having a significant visual impact.

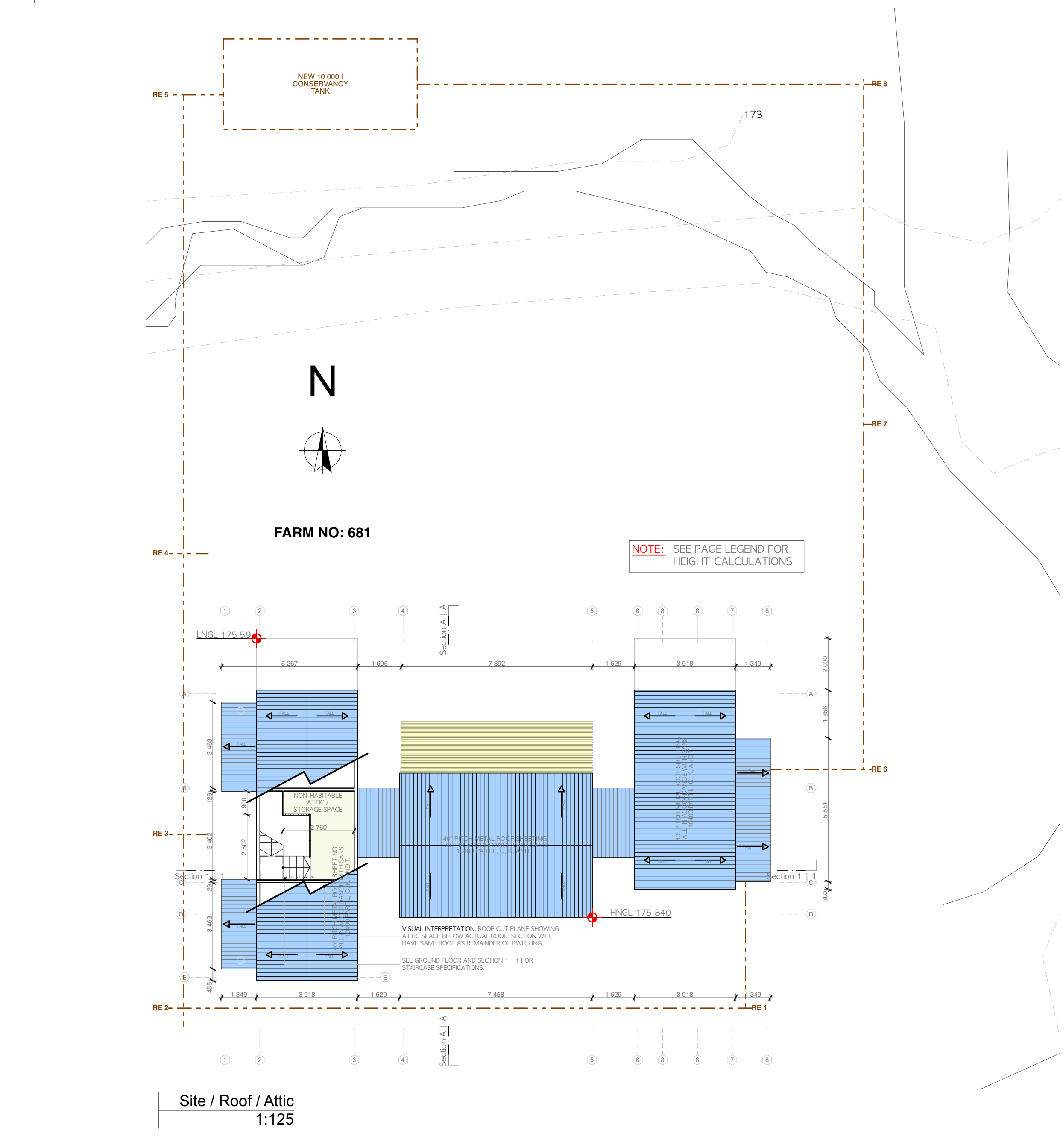
c. Desirability

The application is considered desirable for the following reasons:

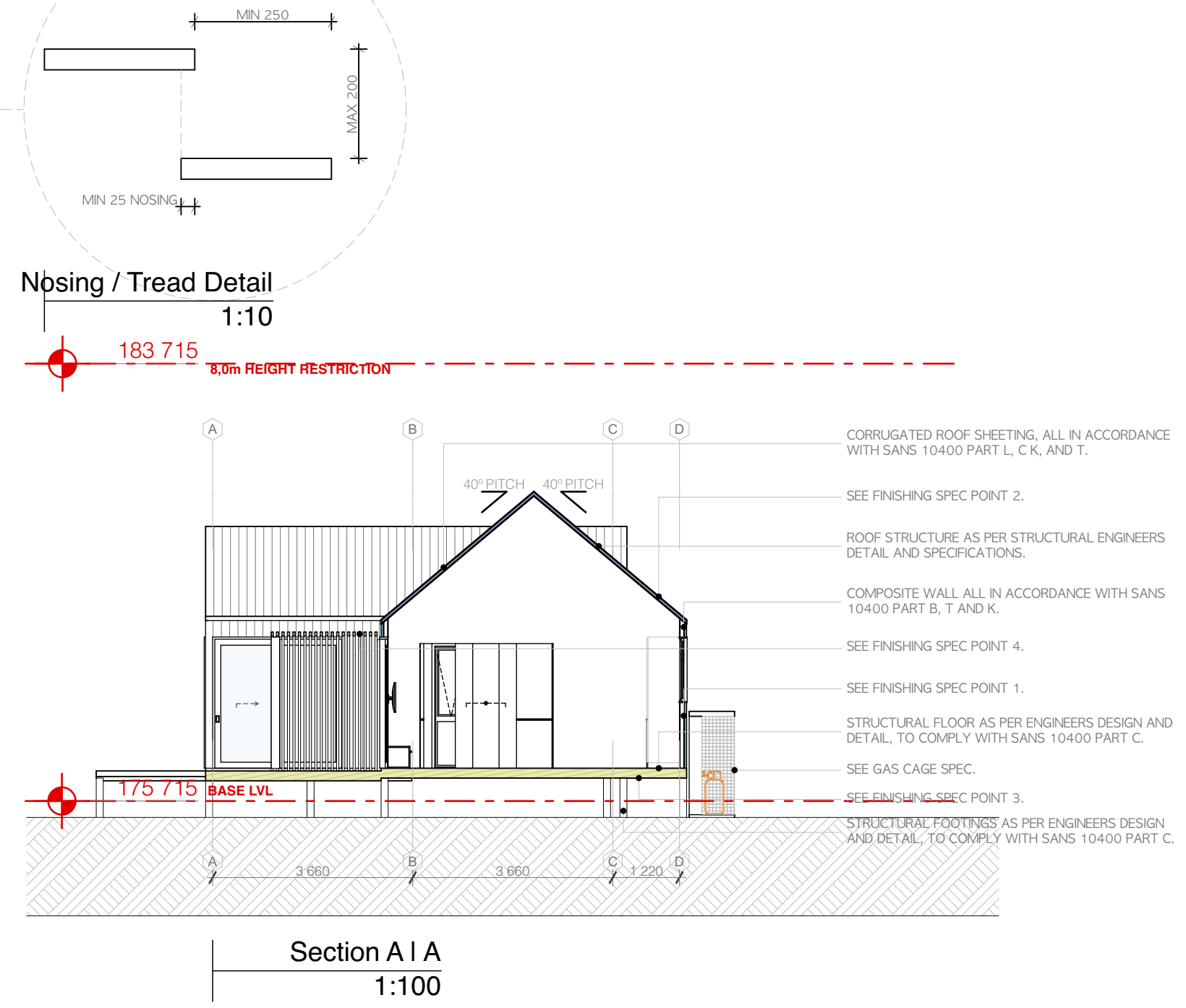
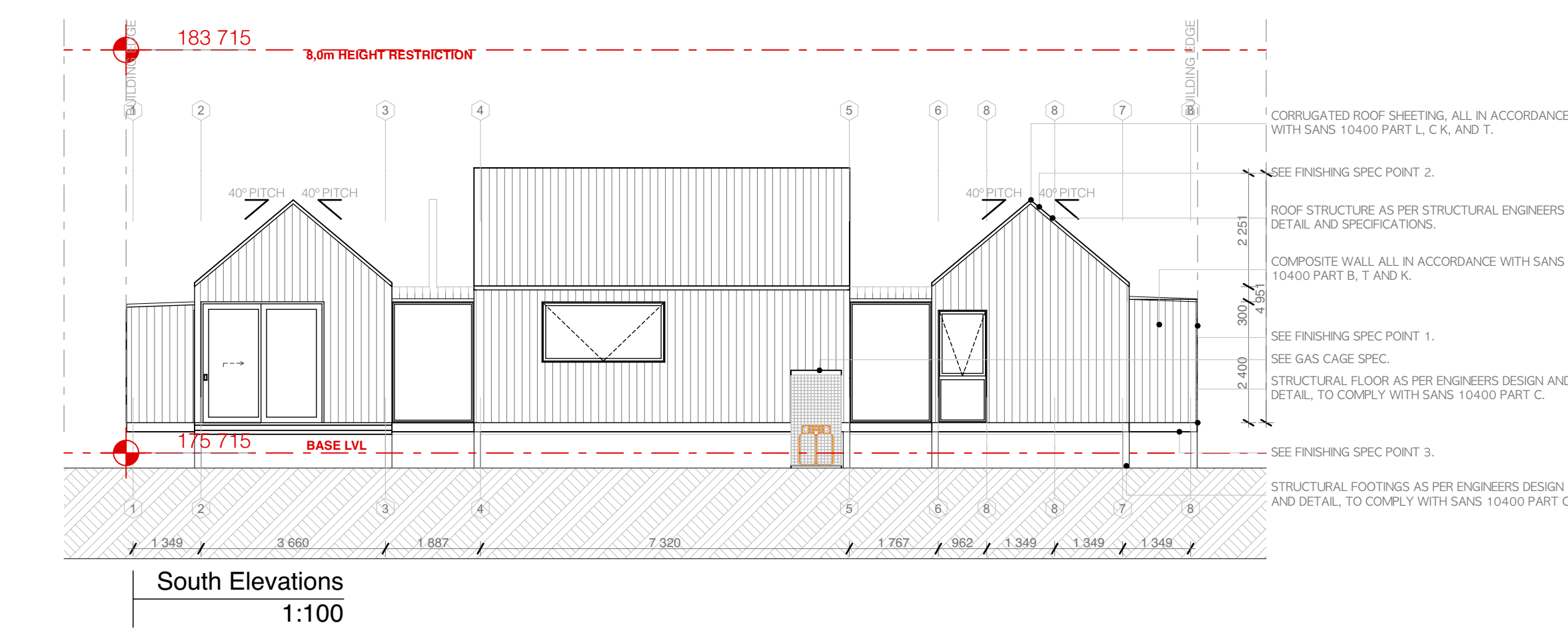
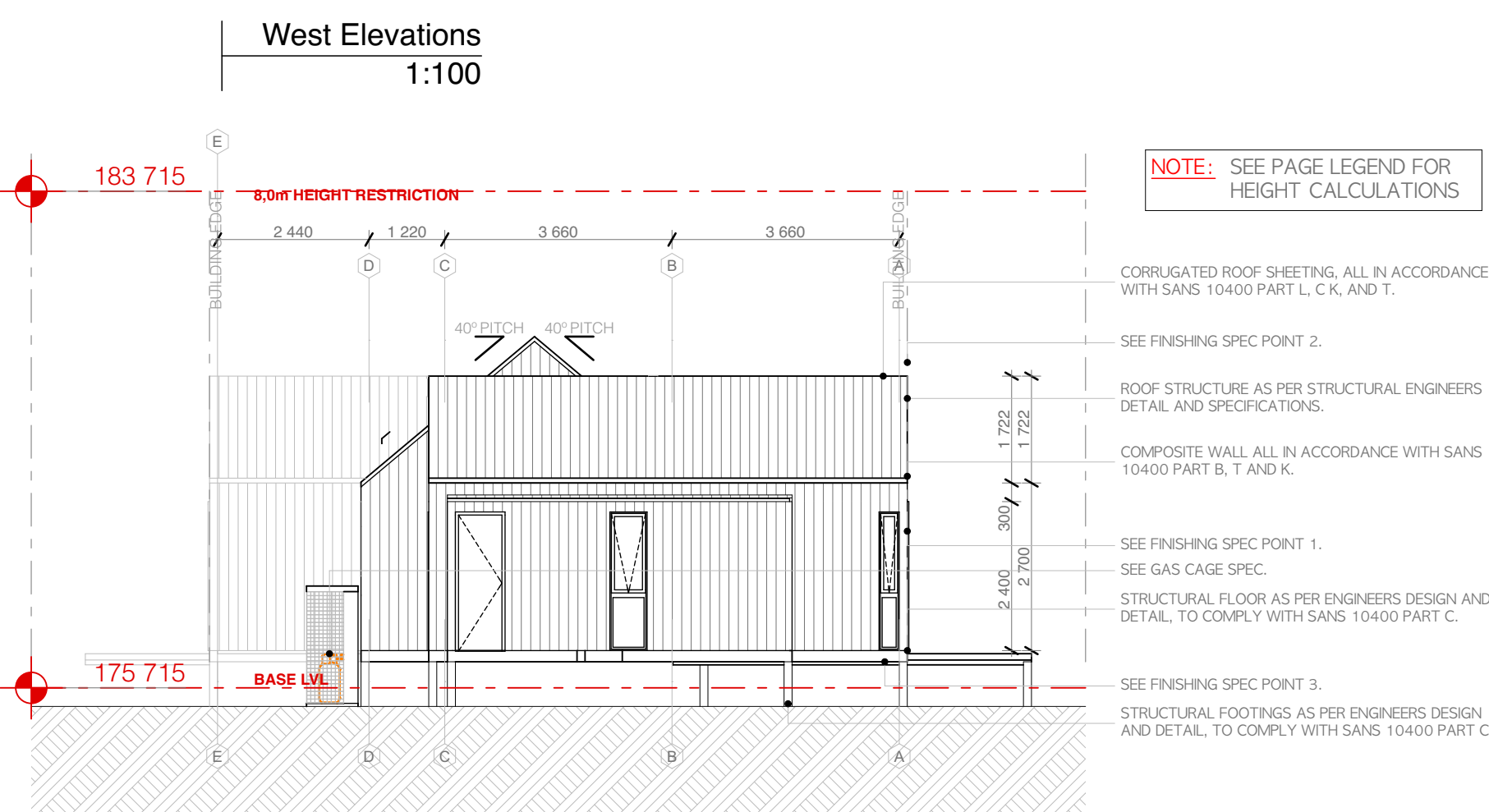
- The area below the 120m contour on the site is mostly used as agricultural land and within a close proximity to a river confluence, being not desirable for non-agricultural use.
- Building below the 120m contour will result in being in close proximity to the river, thus increasing the risk of water pollution during construction or due to heavy rainfall related erosion.
- The proposed development area is on the edge of the Mountain Catchment Environmental Management Overlay Zone, thus having a lesser impact as opposed to more central areas of the Mountain Catchment EMOZ.
- The visual impact will be minimal as the primary dwelling will be on the edge of the Papiesvlei basin which is hidden away / screened from any main roads.

	• The proposed building is single story with corrugated roofs and walls with neutral, natural colours, fragmenting the surface and creating micro shadowing and a dappled light effect to better blend in with the surrounding natural landscape. • The application site is in a former quarry, making it more cost efficient, and minimalizing the impact on the natural environment. • The application area is within a close proximity to the existing, approved storage buildings. • The applicant needs a dwelling to reside and manage the agricultural land. d. Planning Principles The application has also been analyzed for consistency with the planning principles prescribed by the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) and the Western Cape Land Use Planning Act, 2014 (LUPA) and the following conclusions were made: (i) Spatial Justice which refers to the need for redressing the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services and land. Possible results of the development The proposal will not in any way contribute to perpetuation of past apartheid spatial development imbalances as it will accommodate the construction of a dwelling on an existing agricultural property. The application is consistent with spatial justice. (ii) 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 proposal is for the construction of this dwelling on an agricultural property within an existing quarry, and further away from the river will reduce the environmental impact, therefore there is minimal impact on agricultural land, environmentally sensitive areas and biodiversity rich areas. The application can thus be deemed to be spatially sustainable. (iii) Spatial 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. Possible results of the development The farm is relatively far from settlements, but a farm house is required to allow for effective and efficient farming on the application area. The application is compatible with the efficiency principle. (iv) 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.
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	Possible results of the development The proposed placement of the application area as opposed to under the 120m contour will allow for less risk of heavy rain related erosion and such consequential risks. The application is consistent with the principle of spatial resilience. (v) 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. 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. The application is consistent with the principle of good administration.
4. Conclusion	
Approval of the application represents a logical, efficient, practical, cost-effective and non-destructive solution to the existing contraventions which do not materially impact on the surrounding area or on the application area. Therefore, the application as motivated in this report is regarded desirable within its local context and well-integrated within the existing community land-use activities. It is therefore recommended that the application be approved in terms of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020, as follows: • A departure from Mountain Catchment Environmental Management Overlay Zone (EMOZ) to allow the construction of a primary dwelling above the 120m contour in terms of Section 16.(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Planning, 2020.	



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	MAIN - ELEMENT	SUB - ELEMENT	MATERIAL	SPECIFICATION LINK
1	Walls	Internal Cladding	Gyproc_RhinoBoard 12.5mm	Click to Download
		Insulation	Rockwool Block TDS 100kg 232	Click to Download
		Waterproofing	Tyvek sheeting	Click to Download
		Wall Structure	Luda Cube Walling	Click to Download
		External Cladding	Corrugated colorbond 0.48 AZ200	Click to Download
2	Roof	Roof Cover	Corrugated colorbond 0.48 AZ200	Click to Download
		Waterproofing	Tyvek sheeting	Click to Download
		Insulation	Knauf 80mm mineral wool	Click to Download
		Insulation / ceiling	IsoBoard-Insulation 30mm Isoboard	Click to Download
		Roof Structure	Light Steel Frame as per Engineers design	
3	Floor	Floor Cover	12mm MgO floor panel	Click to Download
		Floor Structure	Treated Pine joist on pad foundations as per engineer's spec	
4		Pergola	Nordic Timber / Thermo Treated Pine	
		Shutter	Nordic Timber / Thermo Treated Pine	

GENERAL NOTES:			
* The design of the drawing remains the property of the Architect * All work is to be carried out within strict accordance with the National Building Standards Act No. 103 of 1992. * All relevant details, levels, dimensions and positions must be checked and verified on site before construction commences. * Any discrepancies shall always be forwarded to the Designers immediately * All Application submitted by the owner or contractor shall follow contractual obligations as stated in the contract documents. * Only figures/dimensions to be used and not scaled * Consult all services compliance with safety regulations at all times			
SPECIFICATIONS:			
ROOF: * Roofs are to be approved by appointed structural engineer and to comply to SANS 10400 Part 1 * Engage to approve design and to do necessary inspections on structure and connections to walls etc.			
WALLS: * New external brickwork to be 260mm cavity walls of 115mm ROK's with 50mm cavity, laid together with wall ties evenly distributed at 2.5 ties per square meter of face area * New external brickwork cavity walls to have Damp Proof Course * Chopped from internal skin down to external skin with weep holes at regular intervals (every fifth brick) on the external skin. * New internal door bearing walls to be built masonry and brick * New internal non-load bearing walls to be 110mm ROK and stucco			
FLOOR SLABS: * New ground floor slabs are to be cast at a minimum of 30mm thick reinforced concrete with Damp Proof Membrane, turned up around the perimeter at least the full thickness of the slab, on Synfoammat with at least a R-Value of 1 , on maximum 150mm wet compacted sand, on clean well compacted fill layers no more than 150mm in thickness.			
FOUNDATIONS: * All footings, stairs, columns and beams to be in accordance with drawings and specifications dictated by the appointed engineer. * All new foundations are to be min 10MPa at 28 days (1:4:5 coarse aggregate) at min 200mm thick.			
WATERPROOFING: * All parapet walls to receive Duraflex flashings * All windows and doors to received vertical and horizontal DPC and to be sealed with polysulfide.			
WINDOWS AND DOORS: * New Ground Floor and Door Schedule for Specifications			
COOLING: * Note: If air conditioning units are installed, efficiency of minimum C.E.P = 3.0			
LIGHTING: * Notice: New and existing lighting to be max. 5W/m² if any halogen downlights are present in the existing building, these are to be replaced with LED lights.			
REVISION:			
Revised	CHD	Change Name	Date
ARCHITECT'S SIGNATURE			
		Date : Thursday, 12 February 2026	
CLIENT SIGNATURE: SIGNED BY ARCHITECT ON BEHALF OF CLIENT - POWER OF ATTORNEY ATTACHED			
		Date : Thursday, 12 February 2026	
HEIGHT RESTRICTION:			
BASE LEVEL			
LOWEST POINT CUT THROUGH SITE		175 615	
HIGHEST POINT CUT THROUGH SITE		175 840	
MOB / BASE LVL		175 715	
HEIGHT RESTRICTION 8 000 +		183 715	
AREAS:			
BUILDING FOOTPRINT:			
New Ground		141,5m ²	
TOTAL COVERED: 141,5m ²			
FOOTPRINT SITE:		560,5Ha	
COVERAGE:		0%	
ZONING: B1 - SINGLE RESIDENTIAL			
BUILDING OCCUPANCY CLASSIFICATION: H4			
DWELLING HOME: Occupancy consisting of a dwelling unit on its own site, including a garage and other domestic outbuildings, if any.			
FINLASON VAN DER MERWE A R C H I T E C T S Hemel en Aerde Village, Unit 5G Wine Valley Hermansrus Western Cape 7200 South Africa / 028 316 1369 / www.fvdm.co.za			
Project Name			
STEENKAMP			
Remainder of the Farm Landmetrskop No 681 Stanford 7210			
Drawing Name			
ELEVATION AND SECTIONS			
Drawing Status			
COUNCIL SUBMISSION			
Drawing By		Date	
Tauf Tafel		2026/02/12	
Checked by AF / JvdM		Date	
		2026/02/12	
Drawing Scale			
As shown @ A1			
Drawing No.		Status	Revision
3123.200		CS	C