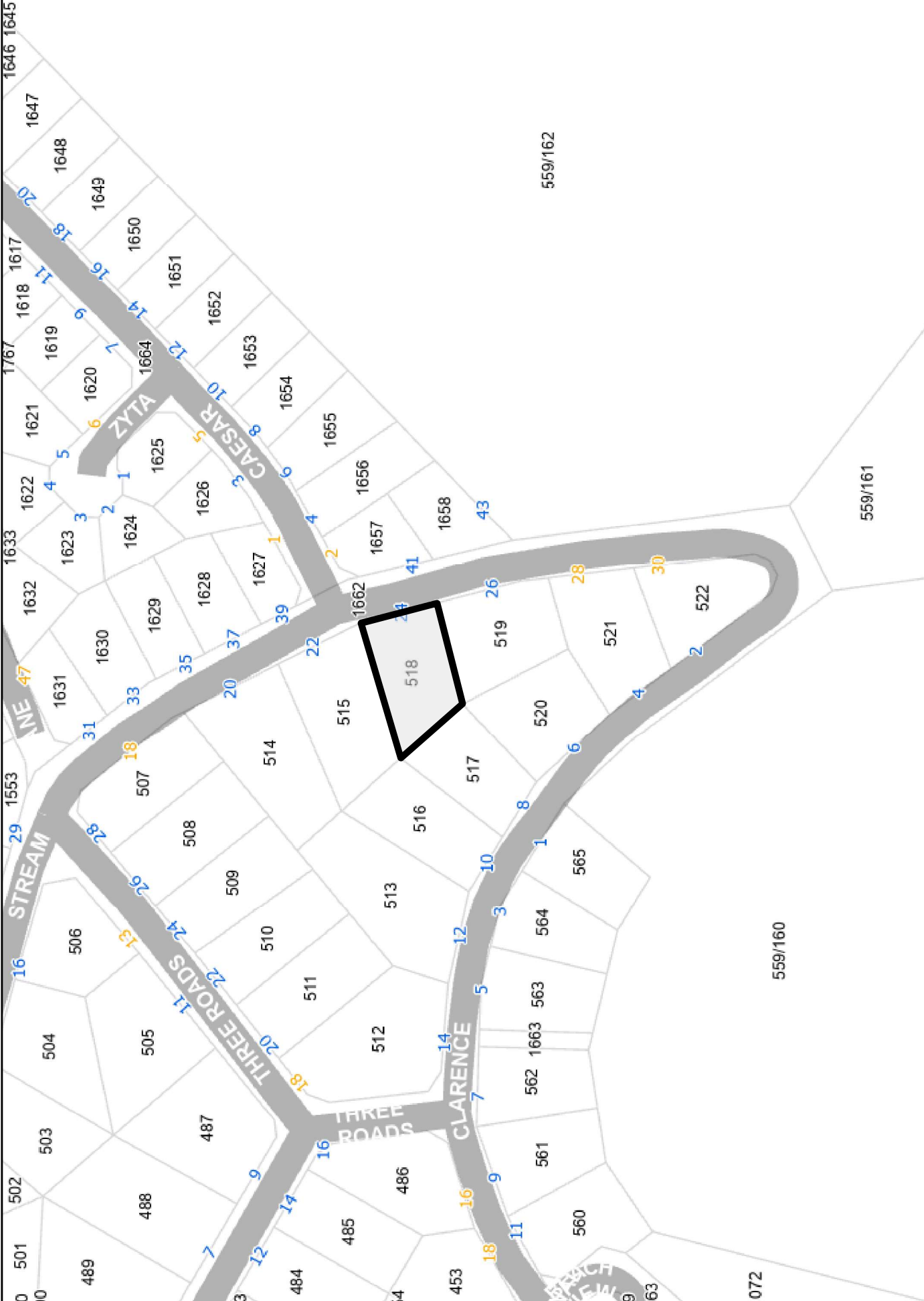


<p>OVERSTRAND MUNISIPALITEIT ERF 518, STREAMWEG 24, PRINGLEBAAI: AANSOEK OM OPHEFFING VAN BEPERKENDE TITELAKTEVOORWAARDE, AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: J DOUGLAS NAMENS HJ KILIAN – DIE EKSEKUTEUR VAN WYLE BOEDEL EK SNYMAN</p>	<p>OVERSTRAND MUNICIPALITY ERF 518, 24 STREAM ROAD, PRINGLE BAY: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: J DOUGLAS ON BEHALF OF HJ KILIAN - THE EXECUTOR OF LATE ESTATE EK SNYMAN</p>	<p>UMASIPALA WASE-OVERSTRAND ISIZA 518, 24 STREAM ROAD, PRINGLE BAY: ISICELO SOKUSUSWA KWEZITHINTELO KWIMIQATHANGO YETAYITILE, UPHAMBUKO KUNYE NOKUMISELWA KWESOHLWAYO SOLAWULO: J DOUGLAS EGAMENI LIKA-HJ KILIAN - THE EXECUTOR OF LATE ESTATE EK SNYMAN</p>
<p>Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoeke van toepassing op Erf 518, Pringlebaai (die eiendom), naamlik:</p> <p>Opheffing van Beperkende Titelaktevoorwaarde Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titelaktevoorwaarde A.(d) soos vervat in Titelakte T13250/1982 van die eiendom om die bestaande waskamer op die eiendom te akkommodeer.</p> <p>Afwyking Aansoek ingevolge Artikel 16(2)(b) van die Verordening om die suidelike syboullyn vanaf 2m tot onderskeidelik 1,22m en 1,77m te verslap om die bestaande waskamer en motorhuis op die eiendom te akkommodeer.</p> <p>Bepaling van 'n Administratiewe Boete Aansoek ingevolge Artikel 16(2)(q) van die Verordening vir ongemagtigde grondgebruik soos hierbo genoem.</p> <p>Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning te Patersonstraat 16, Hermanus en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai.</p> <p>Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op 13 September 2024, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Senior Stadsbeplanner, Me. H. van der Stoep by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.</p> <p>Dr. DGI O'Neill MUNISIPALE BESTUURDER Overstrand Munisipaliteit Posbus 20 HERMANUS 7200</p> <p>Kennisgewing nr. 108/2024</p>	<p>Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following application applicable to Erf 518, Pringle Bay (the property), namely:</p> <p>Removal of Restrictive Title Deed Condition Application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed condition A.(d) as contained in Title Deed T13250/1982 of the property to accommodate the existing laundry room on the property.</p> <p>Departure Application in terms of Section 16(2)(b) of the By-Law to relax the southern lateral building line from 2m to 1,22m and 1,77m respectively to accommodate the existing laundry room and garage on the property.</p> <p>Determination of an Administrative Penalty Application in terms of Section 16(2)(q) of the By-Law for the unauthorised land use as mentioned above.</p> <p>Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning, 16 Paterson Street, Hermanus and at the Betty's Bay Library, Clarence Drive, Betty's Bay.</p> <p>Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before 13 September 2024, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to the Senior Town Planner, Mrs. H. van der Stoep at 028-3138900. The Municipality may refuse to accept comments after the closing date. Any person who cannot read or write can visit the Town and Spatial Planning Department where they will be assisted by a municipal official in formulating their comments.</p> <p>Dr. DGI O'Neill MUNICIPAL MANAGER Overstrand Municipality P O Box 20 HERMANUS 7200</p> <p>Notice No. 108/2024</p>	<p>Isaziso sikhutshwe ngokwemiqathango yamaCandelo 47 kunye nelama-48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), sesicelo ezilandelayo esisebenza kwiSiza 518, Pringle Bay (ipropati), ezizezi:</p> <p>Ukususwa koMqathango oneZithintelo kwiTayitile Isicelo ngokwemiqathango yeCandelo 16(2)(f) loMthetho kaMasipala sokokuba kususwe umqathango A.(d) onesithintelo njengoko uqulethwe kwiTayitile T13250/1982 yepropathi ukulungiselela igumbi lokuhlambela esele likho kwipropati.</p> <p>Uphambuko Isicelo ngokwemiqathango yeCandelo 16(2)(b) yoMthetho kaMasipala ukunyeniswa komda osecaleni elingasezantsi wesakhiwo ukususela kwi-2m ukuya kwi-1,22m kunye ne-1,77m ngokwahlukahlukeneyo ukulungiselela igumbi lokuhlambela impahla esele likho kunye negaraji kwipropati.</p> <p>Ukumiselwa kwesohlwayo solawulo Isicelo ngokwemiqathango yeCandelo 16(2)(q), loMthetho kaMasipala ngokusetyenziswa komhlaba ngokungagunyaziswanga njengoko kuchaziwe ngasentla.</p> <p>linkcukacha ezipheleleyo eziphathelelene nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusuka phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu 16 Paterson Street, Hermanus kunye neThala leeNcwadi laseBetty's Bay, Clarence Drive, Betty's Bay.</p> <p>Naziphi na izimvo kufuneka zibhalwe ze zingeniswe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye phambi komhla wama-13 uSeptemba 2024, kwezibonelelo zeSolotyama lama51 nelama52 uchaze igama lakho, idilesi neenkukakacha zoqhagamshelwano, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngomnxeba zingathunyelwa kuMchwangcisi oPhuzulu weDolophu, Nkszn H van der Stoep kule nombolo 028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokulwalwa. Nabani na ongakwazi ukufunda nokubhala angaya kwiSebe loCwangciso lweDolophu apho igosa likaMasipala liza kumnceda ukuqulunqa izimvo zakhe.</p> <p>Dr. DGI O'Neill UMPHATHI KAMASIPALA Umasipala iOverstrand Ibhokisi yePosi 20 HERMANUS 7200</p> <p>Inombolo yesaziso. 108/2024</p>



ERF 518 PRINGLE BAY

MOTIVATIONAL REPORT: APPLICATION FOR REMOVAL OF TITLE DEED
RESTRICTIONS, DEPARTURE
& ADMIN PENALTY FEE APPLICATION



ABSTRACT

Application for removal
of title deed restrictions
departure & admin
penalty fee.

Application By: **Jeane
Douglas**

Compiled for: Helena
Killian

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1. Introduction

The subject property, Erf 518 Pringle Bay, is in the name of the late Elizabeth Kotze Snyman. Helena Jacoba Killian, the daughter of the late Elizabeth Kotze is appointed as the Executor of the Estate. Helena Jacoba Killian duly appointed Jeané Douglas to submit the necessary land use planning application applicable to subject property (Erf 518 Pringle Bay) on her behalf.

The application forms are attached as Appendix A, the Executors letter is attached as Appendix D and the Power of Attorney is attached as Appendix C.

2. Background

Erf 518 is situated in the residential neighbourhood of Pringle Bay and is located along Stream Road with an extent of 1279m². According to the zoning map & Overstrand Municipal Land Use Scheme, 2020 the property is zoned as Residential Zone I: Single Residential (SRI).

The property is developed with a three-bedroom single dwelling house with a garage and a laundry room (existing addition), with access gained from Stream Road.

The property owner is in the process of selling the property and requires approved building plans to do so. The property owners consulted the relevant professional to ensure that their building plans are up to date. It was then discovered that the position of the house and the garage shifted and as a result, the garage encroached the southern 3m lateral scheme building line. Additionally, a laundry room was constructed adjacent to the kitchen which was not indicated on a building plan. Due to the shift in position of the existing house, the laundry room encroaches both the applicable title deed building line as well as the lateral scheme building line.

Subsequently, it is the intent of the property owner to legalise the above-mentioned encroachments to accommodate the laundry room and the garage on its current location.

3. Application

Application is hereby submitted in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the following:

- Application in terms of section 16(2)(f) for the removal of title deed restrictions to accommodate the laundry room.
- Application in terms of Section 16(2)(b) for the relaxation of the southern lateral building line;
 - from 2m to 1.22m in order to accommodate the laundry room; and
 - from 2m to 1.77m in order to accommodate the garage.
- Application in terms Section 16(2)(q) of the By-Law for the determination of an administrative penalty in order to accommodate the encroachment of the following over the southern 2m land use scheme building line:
 - The laundry; and
 - The garage

4. Locality

The subject property is situated within the Overstrand Municipality, located at 24 Stream Road, Pringle Bay. The location of the property is shown in the figure below as figure 1.



Figure 1: Locality Map of Erf 518, Pringle Bay

5. Land Use Environment

The property is situated in the residential neighbourhood of Pringle Bay where the predominant use of the area is for residential purposes. The zoning of the subject erf and the surrounding properties are Residential Zone 1: Single Residential Zone (SR1). The zoning of the area is shown below as Figure 2 and Appendix E.

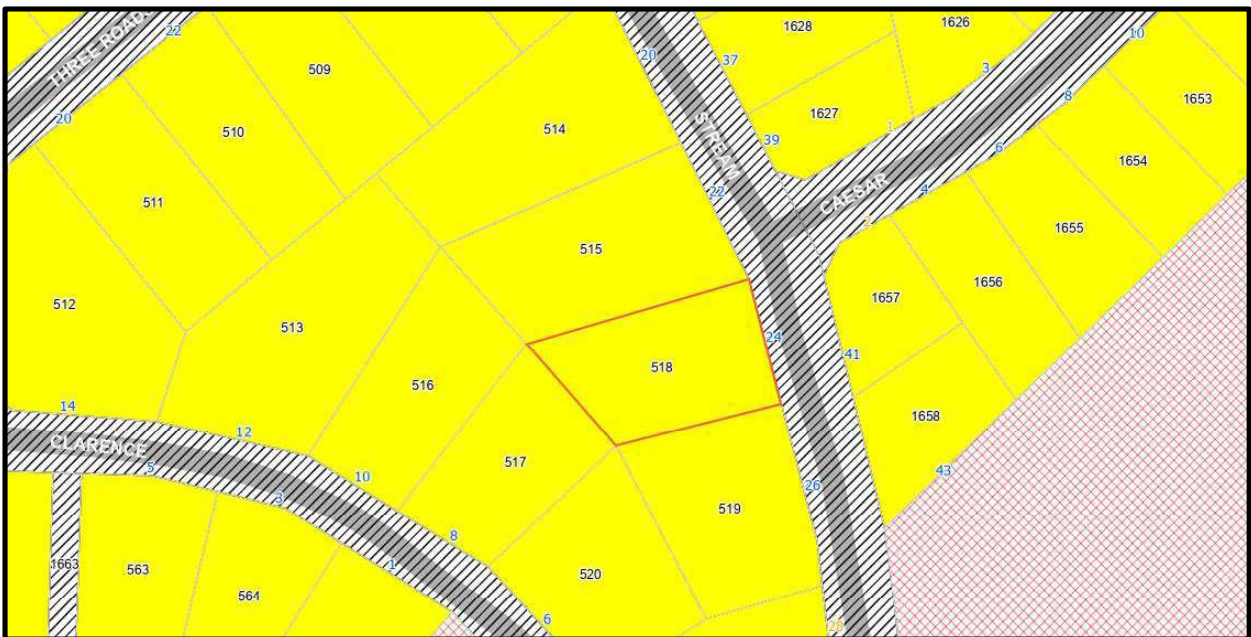


Figure 2: Surrounding Zoning

6. Land Use Scheme Parameters

The property is zoned Residential Zone 1: Single Residential Zone (SR1) in terms of the Overstrand Municipality Land Use Scheme, 2020. The table below indicates the applicable parameters in terms of the zoning and the proposed departure.

	Scheme Parameters	Proposed Development	Departure Required
Coverage	50%	16%	No
Street Building Line	4m	Not applicable, as the proposal does not encroach the street building line.	No
Title Deed Street Building Line	4.72m	Not applicable, as the proposal does not encroach the street building line.	No
Rear Title Deed Building Line	1.75m	Not applicable, as the proposal does not encroach the rear building line.	No
Rear Building Line	2m	Not applicable, as the proposal does not encroach the rear building line.	No
Southern side Title Deed Building Line	1.57m	Applicable, as laundry room is encroaching title deed building line.	Yes
South side building line	2m	Applicable, as the laundry room and garage are encroaching scheme building line	Yes
Northern side title deed building line	1.57m	Not applicable, as the proposal does not encroach the side building line.	No
Northern side building line	2m	Not applicable, as the proposal does not encroach the side building line.	No

7. Title Deed & Power of Attorney

In terms of the Title Deed No T/ 13250/1982, Erf 518 Pringle Bay is registered in the name of the late Elizabeth Kotze Snyman with the executor of the estate being Helena Jacoba Killian. Condition A(d) of the stipulated in the afore-mentioned title deed restricts the positioning of the existing structures on the subject property. It is therefore proposed that Section A(d) be removed in the title deed. The section to be removed reads as follows:

“A(d). That no buildings or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 1,57 metres to the lateral boundary common to any adjoining erf.”

The Title Deed is attached hereto as Appendix F.

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

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

The value of the rights in terms of the restrictive condition vests in the property owners of the Township of Pringle Bay (Division Caledon). The removal of the restrictive condition will allow the property owner to accommodate the addition of a laundry room located alongside the kitchen and the encroachment of the garage. The financial benefit of removing the right is that the addition will increase the value of the property (as any addition will increase the value of the land) and will allow the current property owner to increase the asking price when placed on the market. Additionally, by having the title deed building line parameters removed, the purchaser of the subject property will benefit by not going through a removal or title deed relaxation process if they decide to develop the residential property further.

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

The restrictive title deed conditions were imposed by the Administrator for the benefit of the property owners of the Township Pringle Bay (Division Caledon). With most municipalities adopting their own land use scheme the only benefit that accrues to the holder of these rights is that the property owners have more restrictive land use parameters in place when developing their property. Keeping the restrictive condition in place will not benefit the administrator, the applicable municipality (Overstrand Municipality) nor will it benefit the property owner.

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

The removal of the restrictive condition will benefit the property owner by legalising the existing laundry room and the garage encroaching the title deed building line. However, the structures will still be subject to provisions of the Overstrand Municipal Land Use scheme.

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

There is not social benefit if the restrictive condition is to remain in place.

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

The removal of the restrictive conditions will allow the scheme building line regulation to set the guidelines for future development on the subject property. The social benefit will only be for the property owner as it will allow them to keep the existing addition and garage that encroaches the lateral title deed building line on the subject property and will allow future developments constructed to be in line with the scheme building line regulations only.

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

The removal of the restrictive conditions will not remove the rights enjoyed by the owner, as it will expand the value of the property by accommodating the existing structures where applicable and will not have an impact on the rights of anyone or the character of the area.

8. Engineering Services

The subject property is connected to the existing Overstrand Municipality services network which includes electricity, water, sewage and solid waste. No problems are anticipated.

9. Policies and Regulations

[Overstrand Municipal Spatial Development Framework, 2020 \(MSDF\)](#)

The Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the MSA, is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, cities, towns and residential areas.

The proposed application is located within the urban edge and is indicated as part of the "urban development area". The proposed changes and additions to the residential zoned property is therefore in line with this forward planning document.

[Overstrand Municipality Spatial Growth Management Strategy, 2010 \(OMSGMS\)](#)

The Growth Management Strategy promotes the longer-term sustainability of the municipal area and its sub-regions. The property falls within the planning unit 1; this section of Pringle Bay is predominantly for residential use. Since the proposed additions are of a normal residential nature, the proposal is therefore in line with the OMSGMS strategy.

10. Planning Principles

[Spatial Planning and Land Use Management Act, 2013 \(Act 16 of 2013\) \(SPLUMA\)](#)

Section 7 of the "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)" list 5 development principles based on which any development application must be evaluated.

The principles referred to are as follows:

1. Spatial Justice

Spatial Justice refers to planning proposals which do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal for the removal of title deed restrictions does not perpetuate apartheid spatial development imbalances.

2. Spatial Sustainability

Spatial sustainability refers to planning proposals which result in communities that are viable. This proposal for the removal of title deed restrictions intends to ensure the subject property is utilized to its maximum capabilities.

3. Spatial resilience

This proposal is not in conflict with any spatial planning policies or other regulations of the Overstrand Municipality.

4. Efficiency

This proposal intends to maximize the usage of the subject property by legalising the existing laundry room and garage.

5. Good administration

The Overstrand Municipality has a credible track record of good administration regarding the method of public participation which invites and accepts comments from the public to make an informed decision as well as complying with the prescribed time frames pertaining to the processing of applications.

10. Administrative Penalty

In terms of Section 90 of the Overstrand Municipality Amendment By-Law on Municipal land Use Planning 2020 the following is applicable: "A person who is in contravention of this By-Law, and submits an application to rectify the contravention, must apply to the Municipality for the determination of an administrative penalty, provided that the Municipality has not obtained and issued a demolition directive in terms of Section 85 in respect of the land or building or part thereof concerned. "

The administrative penalty applicable to the property is evaluated in terms of section 90 (3) (a-e), as follows:

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

The property owner made an addition of a laundry room (7.43m²). The building footprint will change but the addition has no negative effect on the surrounding area.

(b) the conduct of the person (allegedly) involved in the contravention;

After the appointment of the private town planner the property owner was informed that the title deed restriction conditions in the title deed is restricting the existing addition and therefore has to undergo a removal of title deed conditions to legalise the laundry room. It was also discovered that the garage has shifted which triggered a departure application as well as a determination of an administrative penalty. It must be noted that the property owner was under the impression that these additions were within the applicable zoning parameters of the property.

(c) a report by a quantity surveyor in matters of unauthorised building/construction;

No report by a quantity surveyor is submitted and the property owner has opted to utilize the municipal tariff of 2023/2024 in order to calculate the administrative penalty.

(d) whether the unlawful conduct was stopped;

According to the property owner, they took ownership of the property in 1982. The property owner then had plans drawn up for the house with a screen wall and a single garage. The plans were approved in that same year (1982).

According to the property owner, they constructed an addition (conversion of the screen wall into a laundry room) in that same year the plans were approved in 1982. However, when viewing the property on a time lapse on google earth aerial imagery, the earliest date the laundry room was clearly visible was in 2017. In this instance, there are two timeframes in which the contravention can be calculated. The earliest timeframe of 1982 would indicate that the structure has existed for approximately 42 years. If it is considered that the construction of the laundry room was done in 2017 then the structure has existed for 7 years.

(e) whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.

After the consultation with the property owner and to my knowledge the property owner has not previously contravened this By-Law or any other By-Law.

As per the aforementioned, the addition will increase the building footprint. With that said the property owner was under the impression that the addition was within the applicable parameters. Unfortunately, the house and the garage shifted, encroaching the lateral scheme building line triggering a land use application. The property owner still requests that the administrative penalty be waived, however if the administrative penalty is imposed, then a reduced penalty is requested as the property owner had not received complaints or notices regarding the unauthorised structures.

11. Need and Desirability

The proposed application requirement arose when the property owner decided to sell the subject property. In order for the property to be sold, it is a requirement that the building plans are up to date in relation to the existing structures on the property. It was discovered that the house was not built according to the approved building plan in relation to its positioning. This has become an increasing occurrence which could be a result of the various datums used or a change in calculation by the land surveyors in the past years.

Now that it is clear that the house has shifted a town planning application was triggered due to the minor encroachment over the southern lateral building line. Additionally, due to the house not being built as per the positioning on the approved building plan, the encroachment over the applicable building lines triggers an application for the determination of an administrative penalty and ultimately the removal of title deed restrictive conditions.

It is hereby requested that the administrative penalty be waived or alternatively be evaluated with the consideration of the above-mentioned error being a common occurrence in the Pringle Bay area. Additionally, it is requested that the removal of the title deed restrictive condition be considered favourably due to the above-mentioned error.

This proposal is in harmony with all relevant planning principles and forward planning documents and is therefore considered desirable from a town planning point of view.

12. Recommendations

Based on the abovementioned motivation, it is recommended that the following be approved:

Application is hereby submitted in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the following:

- Application in terms of section 16(2)(f) for the removal of title deed restrictions to accommodate the laundry room.
- Application in terms of Section 16(2)(b) for the relaxation of the southern lateral building line;
 - from 2m to 1.22m in order to accommodate the laundry room; and
 - from 2m to 1.77m in order to accommodate the garage.
- Application in terms Section 16(2)(q) of the By-Law for the determination of an administrative penalty in order to accommodate the encroachment of the following over the southern 2m land use scheme building line:
 - The laundry; and
 - The garage

Notes:
SANS 10400 PART A - GENERAL PRINCIPAL AND REQUIREMENTS:
 1. Copyright of this drawing and all info thereon, is hereby reserved by RCB Architecture Pty Ltd. No unauthorized reproduction of whatever nature is permitted.
 2. Wherever the terms "to approve" or "approved" are used, this shall be deemed to be the approval of RCB, the principal agent or the client's appointed agent.
 3. Any unusual, unclear, ambiguous or contradictory construction methodologies or dimensions indicated on this drawing must be brought to the attention of the principal agent for clarification, before commencing with the construction thereof.
 4. This drawing must be read in conjunction with any other specification or consultant's drawings being referred to herein.
 5. In the event of this drawing being issued in conjunction with any specification and/or engineer's / consultants' drawings, the latter will have priority over these drawings and must be taken as correct and prevailing.

SANS 10400 PART B - STRUCTURAL:
 1. All structural work shall comply with SANS 10400 Part B
 2. All structural concrete shall comply with SANS 10100.
 3. All structural steel shall comply with SANS 10162.
 4. All structural masonry work shall comply with SANS 10164.

SANS 10400 PART C - DIMENSIONS (AND LEVELS):
 1. Where items that are arranged in an obvious repetitive pattern, manner or fashion are dimensioned once, it must be assumed that undimensioned items of the similar type shall be placed at the same level and dimensions as the typical items.
 2. Scaling off this document will not be considered to be an acceptable manner of extracting info, unless so indicated in certain cases by the agent.
 3. All levels given are to be taken as unfinished levels.
 4. All structural and brick wall dimensions are core dimensions, excluding any finishes.
 5. All dimensions on first revisions are for information only and must be physically verified by way of a separate survey.

SANS 10400 PART D - PUBLIC SAFETY:
 1. All changes in levels, ramps, public entrances and swimming pools, shall comply with SANS 10400 Part D

SANS 10400 PART E - DEMOLITION WORK:
 1. All demolition work shall comply with SANS 10400 Part E
 2. All demolition work shall be carried out in accordance with the OSH act no 85 of 1993 and related construction regulation.

SANS 10400 PART F - SITE OPERATIONS:
 1. All site operations shall comply with SANS 10400 Part F

SANS 10400 PART G - EXCAVATIONS:
 1. All excavations shall comply with SANS Part G

SANS 10400 PART H - FOUNDATIONS:
 1. All foundations shall comply with SANS Part H

SANS 10400 PART I - FLOORS:
 1. All floors shall comply with SANS Part I
 2. Partitions and suspended ceilings shall be rodent proof in accordance with govt. Rodent proofing section of SANS method 419 for class B 1/2 rodent proofing.

SANS 10400 PART J - ROOFS:
 1. All roofs shall comply with SANS Part J

SANS 10400 PART K - STAIRWAYS:
 1. All stairways and balustrades, shall comply with SANS 10400 Part K

SANS 10400 PART L - GLAZING NOTES:
 1. All glazing to comply with SANS 10400 Part L
 2. All glazing installations shall comply with SANS 10137.
 3. All external and facade glazing and doors shall comply with SANS 10140, Part 3
 4. All safety glazing shall comply with SANS 1263-1.

SANS 10400 PART M - LIGHTING AND VENTILATION NOTES:
 1. All habitable rooms without any windows will be artificially lit in compliance with SANS 10400 Part M
 2. Minimum artificial interior lighting levels shall comply with SANS 10114-1.
 3. All habitable rooms without any operable section windows will be mechanically ventilated in compliance with SANS 10400 Parts O & T
 4. All duct work shall comply with SANS 10173.

SANS 10400 PART N - PLUMBING & DRAINAGE:
 1. All plumbing and drainage work and installation of sanitary fittings shall comply with SANS 10400 Part N
 2. Water supply installations shall comply with SANS 10250-1
 3. Sewer and drainage installation shall comply with SANS 10252-2
 4. Hot water supplies shall comply with SANS 204
 5. Geyser installations shall comply with SANS 10254
 6. All solar water heating systems shall comply with SANS 1307, 10106, SANS 6211-1 and 6211-2
 7. Provide it's to all bends and junctions with suitable markers of ground level.
 8. All traps shall comply with SANS 226
 9. Minimum fall to all drain pipes to be 1:40
 10. Provide reset traps to all waste fittings.
 11. Provide AE to top of all soil stacks.
 12. It's to waste pipes to be fully accessible at all times.
 13. All drain pipes passing under building or footings to be adequately protected against any loads imposed thereon.
 14. RIS to be provided at all changes of drain direction. No changes of direction may be enclosed under the structure.
 15. All stack bottoms to have long radius bends
 16. All wash hand basins with waste runs in excess of 6m to be fitted with 110mm pvc waste pipes & anti vac traps.

SANS 10400 PART O - FACILITIES FOR PERSONS WITH DISABILITIES:
 1. All work shall comply with SANS Part O

SANS 10400 PART P - ENVIRONMENTAL SUSTAINABILITY:
PART XA - ENERGY USAGE IN BUILDINGS
 1. All work shall comply with the requirements of SANS 204.
 2. All ventilation or infiltration shall be in accordance with SANS 613

COMPLIANCE WITH OTHER RELEVANT SANS 10400 REGULATIONS
 1. All storm water disposal shall comply with SANS Part R
 2. All space heating shall comply with SANS Part V

EXPANSION JOINTS ON FLOORS
 Floor tiles on surface beds shall be laid into an approved expansion strip grid not exceeding 4m.
 Expansion strips shall be laid corresponding exactly with structural or saw cut joints in concrete floors and surface beds and they shall be cut to the nearest expansion strip and to equal widths on either side of the expansion strip, to fit within the grid.
 The same shall apply to floor tiles on suspended floor slabs, with the exception of the grid not exceeding 5m.

SANS 10400 PART S - FIRE PROTECTION
ALL WORKS TO BE IN ACCORDANCE WITH SANS 10400 FIRE PROTECTION REGULATION PART 1
 1. AS FORMALICATED IN THE NBS AND BUILDING STANDARD ACT 103 OF 1977.
 2. INTERNAL PARTITIONS TO COMPLY WITH 4.9.
 3. Ceiling voids to be divided by means of 30 Minute fire rated batten, into areas not exceeding 250 m² unless otherwise specified.
 4. Floor and wall coverings to comply with T4, T4 and T4, T5
 5. All fire fighting equipment and evacuation routes must be indicated with a minimum of 150 x 150mm photoluminescent type signs and must comply with SANS 1186 - 1, 3 & 5 and SANS 1464-22 and must be installed in accordance with SANS 10400 - Part 1.4.29.
 6. Fire hose reel installations shall comply with the requirements in SANS 543 and shall be installed in accordance with SANS 10105-1.
 7. Portable fire extinguishers installed in a building shall comply with 14.37 and with the requirements in SANS 1910, and shall be installed by competent persons in accordance with SANS 1476-1 and SANS 10105-1.
 8. HVAC installation shall comply with 14.43.
 9. All thermal insulation products shall comply with SANS 10177-5 and tested in accordance with SANS 428.
 10. ALL EMERGENCY LIGHTING SHALL COMPLY WITH SANS 10114.2.
 11. ALL FIRE DETECTION AND ALARM SYSTEMS SHALL COMPLY WITH SANS 10139.
 12. FIRE DETECTION INSTALLATIONS SPECIFICALLY IN HOSPITALS, SHALL COMPLY WITH SANS 322.

SANS 10400 PART W - FIRE INSTALLATION
 1. ALL FIRE INSTALLATIONS AND WATER SUPPLIES TO FIRE FIGHTING EQUIPMENT, SHALL COMPLY WITH PART W.

No.	Description	Date
SITE PLAN		

Client: E.K SNYMAN **Engineer:**

Client Details:
 E.K SNYMAN

Project Description:
 ERF 518 PRINGLE BAY

Site Plan
 Townplanning

Status: PRESENTATION

Sheet nr	Project number
STG 4 - 1/7	RCBA- 630

Date	Drawn	Checked	Scale
2024/03/27	KAYLA	RCB	Shown



Ground Floor 171,512m²

Addition 7,430m²

Garage 26,690m²

TOWNPLANNING INFORMATION:

Use Zone:	Res 4	
Building Classification:	H4	
Site Area:	1279	m ²
SG Diagram no:	tbc	
Permissible Coverage:	50%	
Permissible F.A.R.:	tbc	
Height restriction:	8m	

AREA SCHEDULE:

GROUND FLOOR:		
DWELLING:	171,512	m ²
ADDITION:	7,430	m ²
GARAGES:	26,690	m ²

TOTAL GROUND FLOOR: 205,632 m²

GRAND TOTAL: 205,632 m²

ACTUAL COVERAGE: 16,08%

