



REMAINDER ERF 4173, 10 VILLAGE LANE, HEMEL EN AARDE VILLAGE, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: WRAP PROJECT OFFICE ON BEHALF OF CEM PROP (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 Remainder Erf 4173, Onrustrivier, has been received for consent use in terms of Section 16(2)(o) of the By-Law, to accommodate twelve (12) flats on the property.

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 to reach the Municipality (16 Paterson Street, Hermanus / (f) 028-3132093 / loretta@overstrand.gov.za) on or before **12 April 2024**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to the Town Planner, **Mr. H Boshoff (Town Planner)** 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 to formalize their comments.

REMAINDER ERF 4173, VILLAGE LANE 10, HEMEL EN AARDE VILLAGE, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: AANSOEK OM VERGUNNINGSGEBRUIK: WRAP PROJECT OFFICE NAMENS CEM PROP (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 Remainder Erf 4173, Onrustrivier, ontvang is vir vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening om twaalf (12) woonstelle op die eiendom te akkommodeer.

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 en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 028-3132093 / loretta@overstrand.gov.za) bereik voor of op **12 April 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 (Stadsbeplanner)** 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 Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

INTSALELA YE-ERF 4173, 10 VILLAGE LANE, HEMEL EN AARDE VILLAGE, ONRUSTRIVIER, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOKUSETYENZISWA IMVUME: MESSRS WRAP PROJECT OFFICE EMAGENI LIKA CEM PROP (PTY) LTD

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo kaMasipala waseOverstrand ngo. UCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala), ukuba isicelo, esisebenza kwiNtsalela yeSiza 4173, e-Onrustrivier, sifunyenwe, sokusetyenziswa kwemvume, ngokweCandelo le-16(2)(o) loMthetho kaMasipala, ukulungiselela iiflethi ezilishumi elinesibini (12) kwipropati.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Zicwangiso ngeDolophu, ePaterson Street, eHermanus. Naziphi na izimvo mazibhalwe phantsi ukuze zifike kuMasipala (16 Paterson Street, Hermanus / (f) 028-3132093 / loretta@overstrand.gov.za) ngomhla okanye phambi kuka **12 uTshazimpusi 2024**, ucaphula igama lakho, idilesi neenkukacha zokhagamshelwano, umdla isicelo, kunye nezizathu zokuphawula. Imibuzo ngomnxeba ingenziwa kuMchwangcisi weDolophu, **uMnu. H Boshoff (uMchwangcisi weDolophu)** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncede ukuba abhale ngokusesikweni izimvo zakhe.

1. Locality Plan Erf 4173 - Onrustrivier

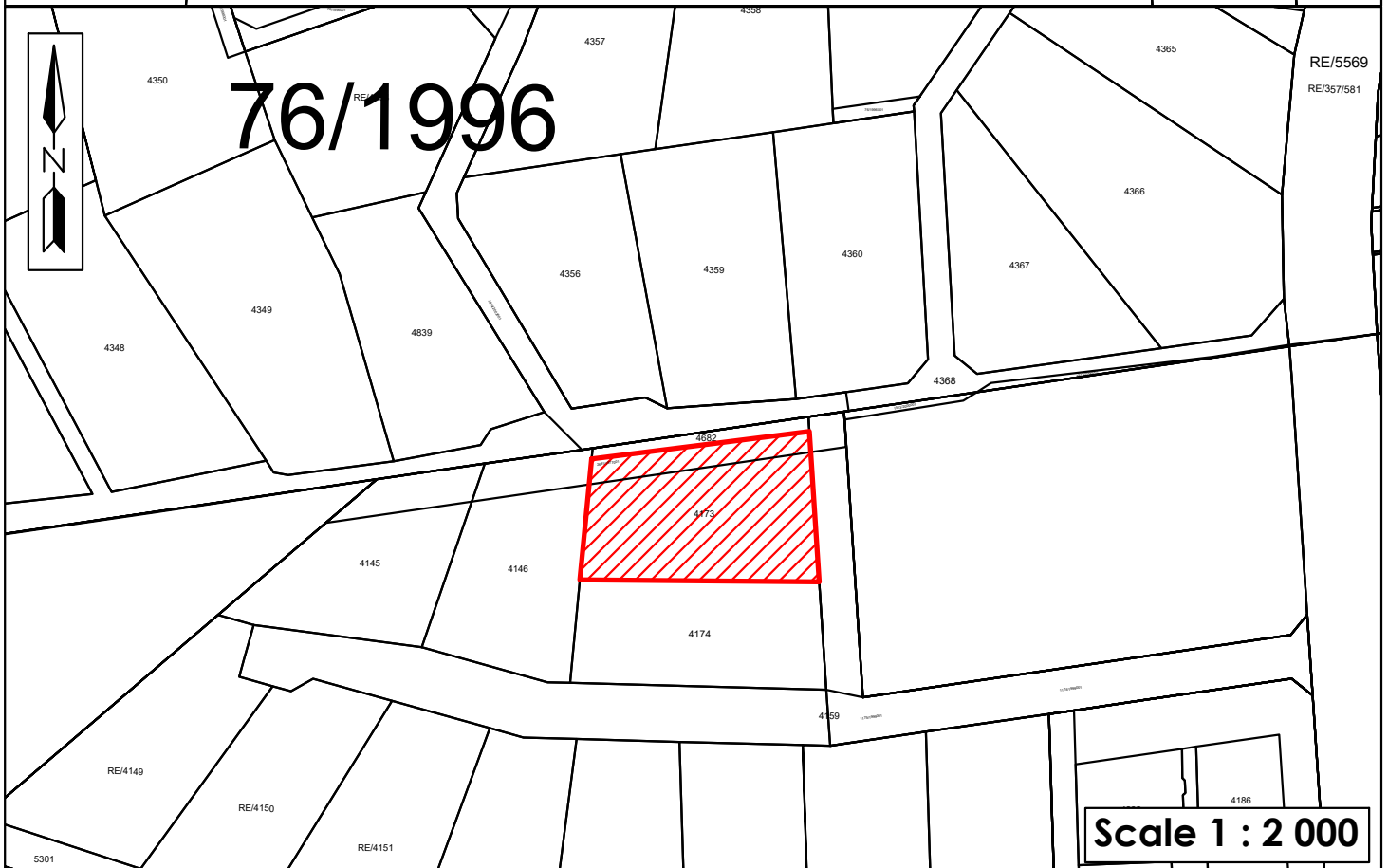
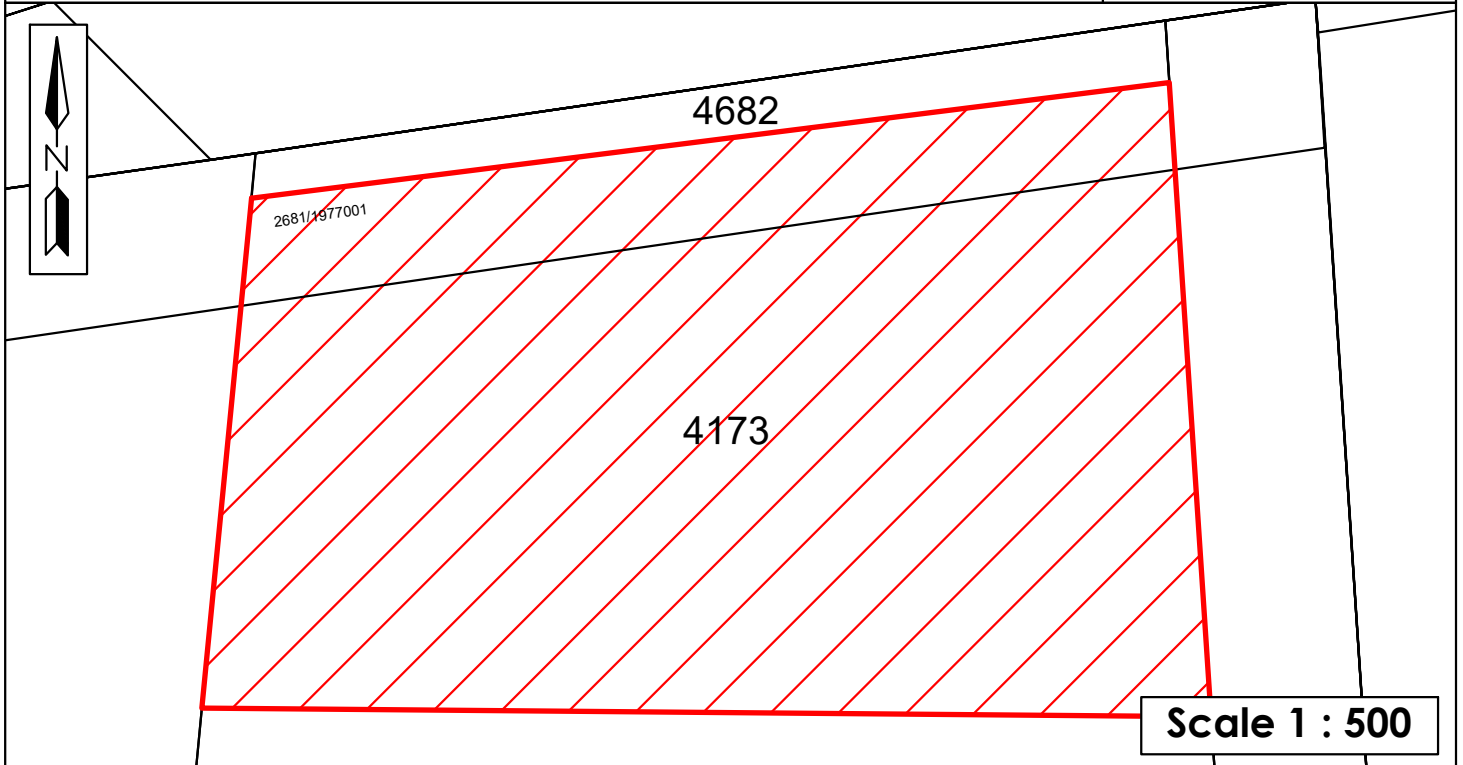
 Subject property

Plan prepared by: Thian Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200





1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
BY-LAW	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Spatial Development Framework, 2020
SZ	Special Zone (Hemel-en-Aarde Village)

2. PROPERTY DETAILS

Consultant	WRAP Project Office
Erf Number	Erf 4173, Onrustrivier
Extent	2898m ²
Zoning	Special Zone (Hemel-en-Aarde Village)

3. BACKGROUND AND INTENT

Erf 4173 Onrustrivier, hereafter referred to as the subject property, is located at 10 Village Lane in Hemel & Aarde Village (refer to **Plan 1**). The owners (Cem Prop Pty Ltd) have appointed WRAP Project Office to submit this land use application on their behalf (refer to **Annexure A – Power of Attorney**).

The owners are in the process of constructing a building on the property, which has been approved by the Overstrand Municipality Building Control Department. The building was approved to have four craft workshops on the ground floor, with ten enclosed and lockable garages, while the first floor will accommodate twelve short term rental units that will be operated as guest house, including the manager's accommodation. (Refer to **Annexure C – Architects Building Plans**)

The purpose of this application is to obtain approval to change the use of the approved short term rental units to flats (Refer to **Plan 4.1 and 4.2 - Site Plans Ground and First Floor**)

Approval of the following application is required:

- Consent Use for Flats.

4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

WRAP compiled this report to ensure that the property owner's intent is achieved. The following is proposed:

4.1 Consent Use for flats on Erf 4173, Onrustvriër in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The owners have a vision to allow the units that are currently under construction to be used as flats and to achieve this intent, approval of a consent use is required. As the property is located within the Special Zone (Hemel-en-Aarde Village), flats are allowed as a consent use as it is not a primary right. As the short-term rental units were approved as a guest house and no additions are being made it is not expected to have any negative impact on the services in the area. The proposal is only to change the use of the units from approved short term rental units to flats.

The Special Zone (Hemel-en-Aarde Village) defines flats as:

Flats means a building containing two or more dwelling units for human, habitation, together with such outbuilding as area ordinarily used therewith.

The Hemel-en-Aarde Village was intended to be a unique tourist destination with several uses that attract unique businesses such as wineries, souvenir shops, antique shops, art galleries etc. With the inclusion of flats these existing businesses will receive more permanent support, while also addressing a huge demand for housing in the Greater Hermanus area.

The OMSDF contains calculations on the population growth for the main areas in the Overstrand Municipality. The OMSDF indicates that the Greater Hermanus Area was and will be experiencing a population growth rate of between 4 – 6.4% per annum between 2011 and 2031, increasing the housing demand with 11 234. The information contained within the OMSDF indicates that the Greater Hermanus which includes Onrustvriër, requires several thousand dwelling units to be built to accommodate the projected population growth. (**OMSDF, p28**).

Table 1: Housing Need and estimated land area required (15du/ha)		
Year	Greater Hermanus Area	
	Total dwelling units (du) required	Estimated land area required (ha)
2011	3 892	256
2016	5 360	357
2021	7 127	475
2026	9 106	607
2031	11 234	749

Based on information obtained within the OMSDF (OMSDF, p28)

Table 2: Housing Need and estimated land area required (20du/ha)		
Year	Greater Hermanus Area	
	Total dwelling units (du) required	Estimated land area required (ha)
2011	3 892	195
2016	5 360	268



MOTIVATION

2021	7 127	356
2026	9 106	455
2031	11 234	562

Based on information obtained within the OMSDF (OMSDF, p28)

The two tables provided offer valuable insights into the required additional number of dwelling units for the Greater Hermanus area, and the extent of additional developable land required. Notably, the proposed development will take place within the existing urban edge of the Hermanus area (Onrustvriër), as no additional land was included in the urban edge when the 2020 OMSDF was reviewed. This means that the proposed inclusion of 12 new flats in areas such as the subject property should be welcomed as densification in existing urban areas are the only logical way to add new housing opportunities without urban sprawl. The proposal for the subject property aims to convert the approved short terms rental units on the property while being able to accommodate several tourism businesses on the property.

Flats are also not uncommon within the area and have been approved in the past as part of the expansion the Hemel-en-Aarde Village. The property south of the subject property, Erf 4174 Onrustvriër, has six flats also located on the first floor and it has been proven that if the property is well operated and managed, the use of flats in the area can work.

5. APPLICATION

Considering the above, application is made for the following:

5.1 Consent Use for flats on Erf 4173, Onrustvriër in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

6. LAND USE ENVIRONMENT

The properties surrounding the subject property are also zoned Special Zone. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).

7. TITLE DEED

Title deed T47594/2019 (refer **Annexure B**) was perused and there are no restrictive title deed conditions present that may restrict the approval for the consent use.

8. ZONING

The following zoning parameters were assessed in conjunction with the SZ OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:



MOTIVATION

SPECIAL ZONE (HEMEL-EN-AARDE VILLAGE SCHEME REGULATION)			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Tourism Business / Cottage Industry & Dwelling House	Tourism Business	Comply
Consent use that may be applied for	Flats	Flats	Applied for
Development parameters			
Floor Factor	0.75	0.49	Comply
Coverage	50%	Erf Extent = 2898m ² Building Extent = 732,5m ² / 25.28%	Comply
Height	Maximum 8m and 2 storeys	Existing / In construction – Two Storey	Comply
Building Lines	Street Building Line – 4,5m Side Building Line – 2m	All building lines are being adhered to.	Comply
Parking	Tourism Business – 1 parking bay per 25m ² Flats – 1.25 parking bays	Tourism Business = 1 parking bay per 25m ² <u>GLA = 349,9m²</u> 13,9 Parking Bays Required <u>Main Dwelling / Flat</u> = 2 Parking Bays Required <u>Flats = 1.25 per flat / unit</u> 13,75 Parking Bays Required <u>Total Parking Bays Required</u> = 29,65 <u>Total Parking Bays Provided</u> = 30	Comply



9. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water, Sewage and Solid Waste

The subject property is connected to the OM's networks, which include electricity, water and sewage. The proposal of this application is not expected to impact the services as it is only for the uses to change from being short term rental units to flats. No additional services are expected to be required with the change of use from short term rental units to flats.

Solid waste is accumulated on the property in the refuse room and collected every week by the OM.

Access and Egress

Access and egress to the subject property is gained from Village Street across the 10,0m wide access servitude and the proposal will not affect this.

10. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability

The following considerations are amongst other things relevant to the assessment of the proposed land use to determine if it would be desirable and should therefore be properly motivated in an application:

Socio-economic impact	<p>The socio-economic impact of the proposal refers to the potential effects it may have on the social and economic aspects of the surrounding area.</p> <p>This includes factors such as population growth, employment opportunities, income levels, housing affordability, property values, and demand for local services and amenities such as schools, shops, and healthcare facilities.</p> <p>The proposed development has the potential to create jobs, increase the tax base for the local government, and contribute to economic growth as more individuals will be residing in the area.</p>
Compatibility with surrounding uses	<p>The proposal is not out of character with the surrounding area and the uses are</p>



MOTIVATION

	prevalent in the surrounding area which are residential of nature.
Impact on the external engineering services	It is not predicted that the proposal will have any additional impact on external engineering services than what is currently approved on the property.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community. In fact, the proposed project has the potential to provide a number of benefits to the community, such as increasing the number of residents that may in the future draw in new development potential as an increase in the population may create new opportunities.
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	The building is already under construction, and it is not predicted that the proposal will have an impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	The proposal will not have an impact on traffic, parking or access.

To ensure that all land uses on the subject property is compliant, the property owners appointed WRAP Project Office to submit this application to ensure the proposed development is not in contradiction with any policies, legislation, or title deed conditions.

Impact on views, sunlight, and character of the area

The subject property is located in a unique tourism focussed area, the building currently under construction is compliant with the scheme regulation's development parameters ensuring no views, sunlight, or the character of the area is affected.

Economic impact

The subject property has a sustainable impact on the economy by firstly creating jobs and secondly providing accommodation to the residents of the Hermanus area. The commercial activity on the property will also add additional value to the property and would create additional income for the municipality through the collection of rates and taxes and an increased municipal valuation.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is not predicted to have a negative impact on surrounding properties and the addition and construction of the property had a positive impact on the area itself.

Environmental impact

The subject property is not located within an environmentally important area.

11. POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is not located within the EMOZ.

11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject property is not located within the HPOZ.

11.3 Spatial Planning Policies
PSDF

To ensure the proposed residential development is in line with the PSDF, the Provincial settlement policy objectives, the proposed development was evaluated in terms of the policy objectives.

Provincial settlement policy objective	Alignment of the proposal with the policy objectives.
Protect and enhance sense of place and settlement patterns	<p>The proposed development will be situated on the edge of the Hemel-en-Aarde Village. It was essential to incorporate the development into the existing area by including the tourism business on the ground floor while providing adequate accommodation on the first floor.</p> <p>Furthermore, the development emphasizes the importance of wellbeing and creates a new place of attraction in the Onrustvriër area.</p>
Improve accessibility at all scales	<p>The subject property boasts sufficient accessibility to both the Cape Town and Hermanus areas, through the main distributor routes in the area.</p> <p>The proposed development was designed to seamlessly integrate with the Hemel-en-Aarde Village area, forming part of the extended urban area and allowing for easy access to larger towns and cities.</p>
Promote an appropriate land use mix and density in settlements	<p>The primary land use of the proposed development remains a mixture between tourism business and the proposed residential.</p>
Ensure effective and equitable social services and facilities	<p>With Hermanus being a regional service centre as indicated by the PSDF, the importance to ensure access to the area is important.</p> <p>There are adequate road networks between the proposed development and Hermanus which have been upgraded recently.</p>

OMSDF

The Overstrand Municipal Spatial Development Framework (OMSDF) is a crucial document that provides guidelines for spatial development in the municipality. It is developed based on national, provincial and municipal planning legislation, policies and plans such as SPLUMA, LUPA, By-Laws, PSDF and the IDP. The purpose of the OMSDF is to provide direction for appropriate spatial development land uses within the urban edge and ensure that the development proposal aligns with the shared spatial vision.

The OMSDF was drafted with inputs from state departments and the public to provide adequate housing options for the increasing population. The proposed residential development is in line with the OMSDF, which focuses on addressing the housing demand, including the Sandbaai area, which is considered part of the Greater Hermanus area. According to Table 3 and 4 of the OMSDF, the population growth in the whole Overstrand is increasing, and Sandbaai is no exception.

To meet the growing demand for housing, the proposed development will convert the approved guest house (short term rental units) to flats. The increase in the population is based on the growth identified in Table 2.7 on page 25 of the OMSDF. The proposed development addresses the small but highly sought after demand identified by the OMSDF and will be welcomed by the housing market in the Hermanus area.

The application is aligned with the OMSDF, which will enable the Overstrand Municipality to respond to the future housing demand and ensure adequate residential options are available within the Hermanus area. The OMSDF sets out the principles and objectives that the proposed development aims to meet, ensuring that the policy requirements are met, and that the development proposal synchronises with the shared spatial vision of the municipality.

12. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

This proposal does not have an impact on past spatial justice.

Spatial sustainability and Efficiency

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal is to continue utilising the as built building but wants to be able to change the use of the short-term rental units to flats.

Spatial resilience

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.

Good administration

The OM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process.



MOTIVATION

The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



13. EVALUATION

Approval of the application is required as the owners want to use the property differently from the original approval. The only proposed change pertains to the use of the units on the first floor. Initially, these units were approved for short-term rentals as a guest house, but the owners now intend to use them as flats.

This change in use, will allow them to use the units as flats. The proposal aligns with the spatial frameworks, legislation, and policies of the OM, particularly the OMSDF, which acknowledges the growing need for dwelling units in the region due to the projected increase in population over the coming years.

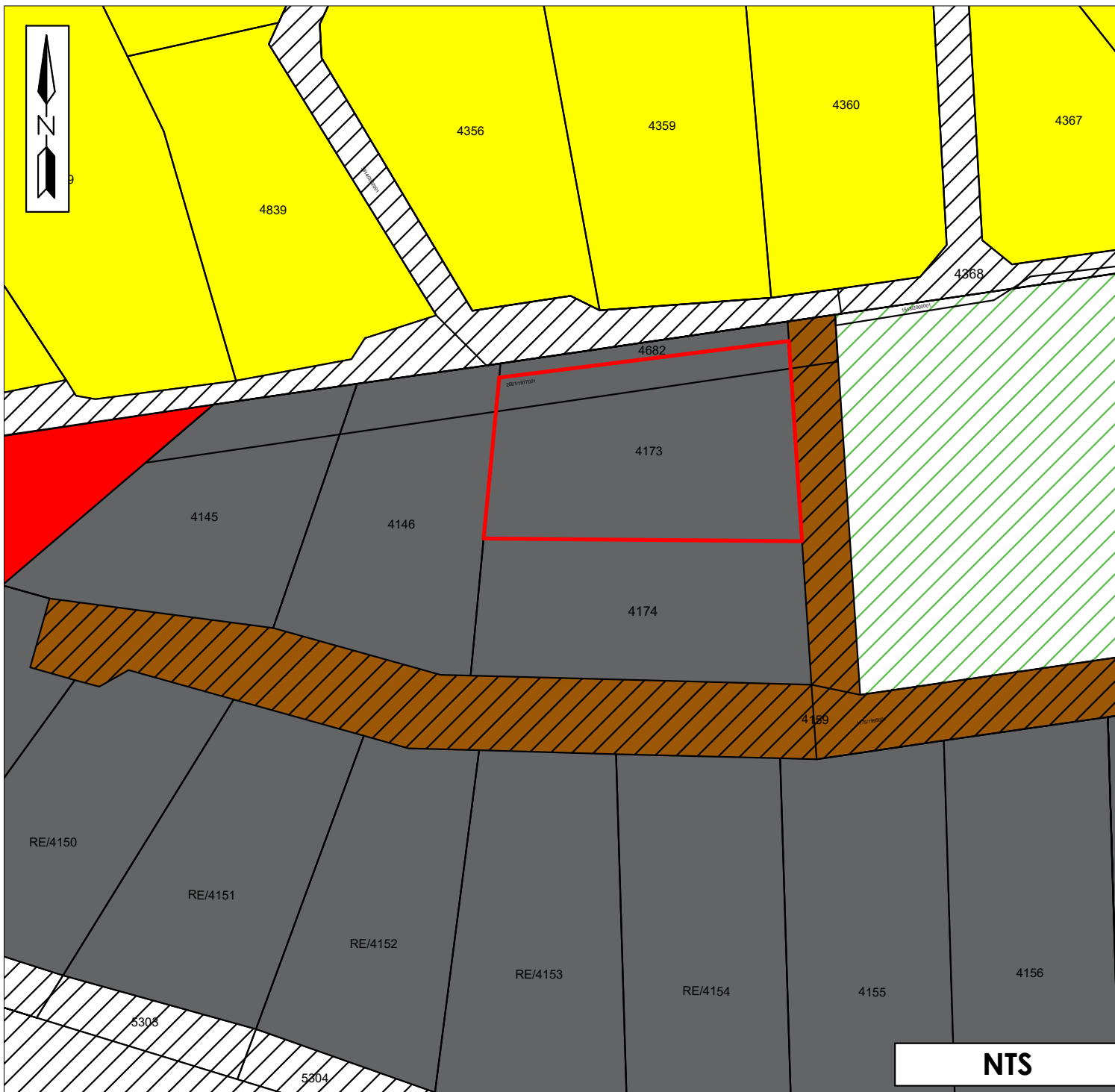
Furthermore, the proposal is not seen as an undesirable use that is out of sync with the surrounding area. On the contrary, it has been designed to have minimal impact on the area's views, sunlight, and character. The property will become an integral part of the Hemel-en-Aarde Village area and contribute to the area, once completed.

Finally, the proposal will provide an economic boost to the OM through increased tax revenue. This aligns with the OM's goals of promoting sustainable economic growth in the region. In conclusion, the proposal is a well-designed and carefully planned project that aligns with the principles of spatial sustainability and will contribute to the long-term viability of the Hemel-en-Aarde Village area and the Hermanus area as a whole.

14. RECOMMENDATION

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

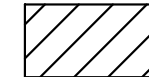
- 14.1 Consent Use** for flats on Erf 4173, Onrustvriër in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



2. Zoning Plan Erf 4173 - Onrustrivier



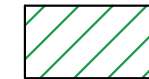
Residential Zone 1: Single Residential



Transport Zone 2: Road and Parking
(Public)



Special Zone



Agricultural Zone 1: Agriculture



Authority Zone : Authority Usage



Transport Zone 2: Road and Parking
(Private)

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management

NTS



3. Aerial Plan Erf 4173 - Onrustrivier

Plan prepared by: Thian Jansen

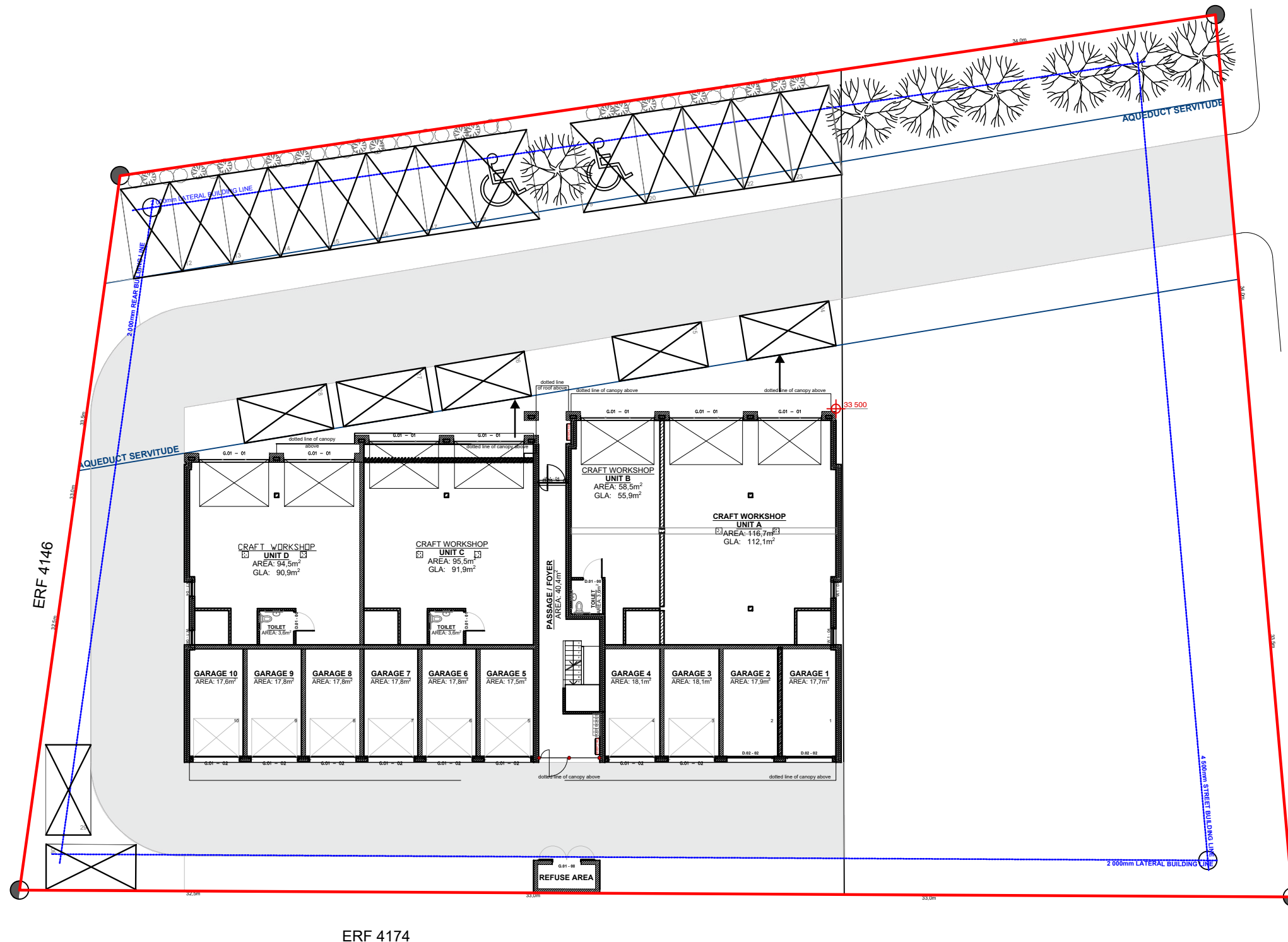
All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200





GROUND FLOOR

SCALE 1 : 250

4.1 Site Plan Erf 4173 Onrustrivier

Property Extent - 2898m²
Coverage - 732,5m² / 25,28%

Parking requirements

GLA = 349,9m²
13,9 Parking Bays Required

Main Dwelling / Flat =
2 Parking Bays Required

Guest Units / Flats = 1.25 per flat / unit
13,75 Parking Bays Required

Total Parking Bays Required = 29,65

Total Parking Bays Provided = 30

Plan Number - 19/008 (001)

2023/09/05

Plan prepared by: Thian Jansen
Plan based on plans by: Finlayson Van Der Merwe Architects

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



FIRST FLOOR

SCALE 1 : 250

4.2 Site Plan Erf 4173 Onrustvriër

Property Extent - 2898m²

Coverage - 732,5m² / 25,28%

Parking requirements

GLA = 349,9m²

13,9 Parking Bays Required

Main Dwelling / Flat =
2 Parking Bays Required

Guest Units / Flats = 1.25 per flat /
unit

13,75 Parking Bays Required

Total Parking Bays Required = 29,65

Total Parking Bays Provided = 30

Plan Number - 19/008 (001)

2023/09/05

Plan prepared by: Thian Jansen

Plan based on plans by: Finlayson Van Der Merwe Architects

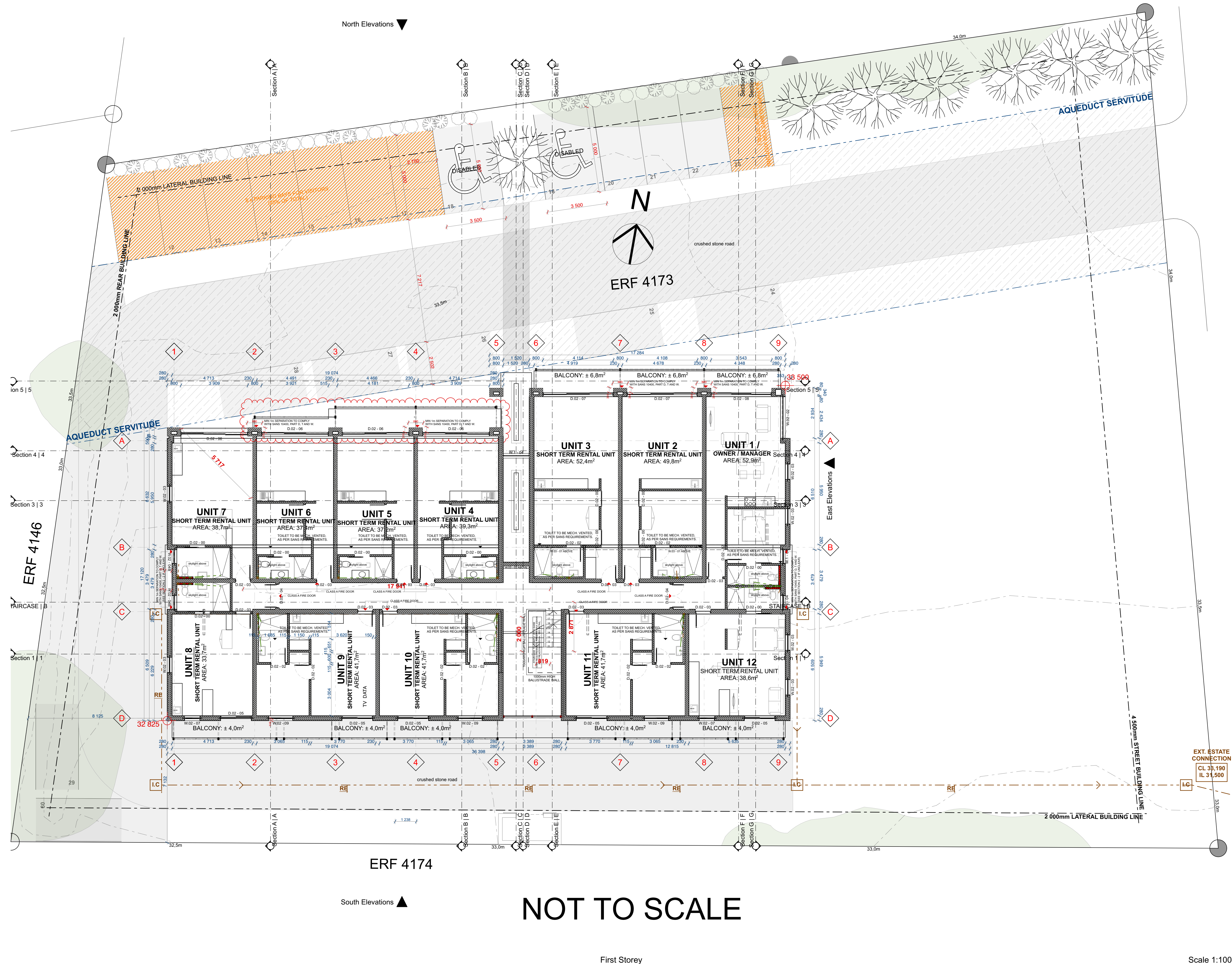
All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200





GENERAL NOTES

- The design of the drawing remains the property of the Architect
- All work is to be carried out in accordance with the National Building Regulations, Municipal Regulations and SANS 10400
- All details, levels, dimensions and positions must be checked and verified on site before commencing any building work
- Any discrepancies and queries to be forwarded to the Designers immediately
- All Architectural drawings to be read in conjunction with all relevant structural, mechanical, electrical, and Engineer's and all other Specialist drawings
- Only figure dimensions to be used and not scaled
- Consistent to ensure compliance with building regulations at all time

SPECIFICATIONS:

ROOF:

- All roofs to be approved by appointed structural engineer and to comply to SANS 10400 Part 1
- Engineer to approve design and to do necessary inspections on structure and connections to walls etc.

WALLS:

- New external brick work to be 280mm cavity walls of 115mm RCK's with 50mm cavity, tied together with wall ties evenly distributed at 2.5m per square meter of face area
- New external brick work cavity walls to have Damp Proof Course stepped from internal skin down to external skin with weep holes at regular intervals (every fifth brick on) in the external skin
- New internal load bearing walls to be min 230mm and in strict accordance with engineer's detail and specification
- New internal non-load bearing walls to be 110mm RCK brick work

FLOOR SLABS:

- New ground floor slabs are to be cast at a minimum of 90mm thick reinforced in accordance with engineer's specification, laid on 250micron Damp Proof Membrane, turned up around the perimeter at least the full thickness of the slab, on Styrofoam sheet with at least a R - Value of 1, on maximum 150mm well compacted sand, on clean well compacted fill layers not more than 150mm in thickness

FOUNDATIONS:

- All footings, slabs, columns and beams to be in accordance with drawings and specifications supplied 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 receive vertical and horizontal DPC and to be sealed with polysulphide

WINDOWS AND DOORS:

- Refer to Window and Door Schedule for specifications

COOLING:

- Note: If air conditioning units are installed, efficiency of minimum COP-2.5 is required

LIGHTING:

- Note: new and existing lighting to be max. 5W/m². If any halogen downlighters are present in the existing building, these are to be replaced with LED fittings

ARCHITECTS SIGNATURE

[Signature] Date : Friday, 18 August 2023

CLIENT SIGNATURE: SIGNED BY ARCHITECT ON BEHALF OF CLIENT - POWER OF ATTORNEY ATTACHED

[Signature] Date : Friday, 18 August 2023

AREAS:

Existing Ground Storey:	715,5m ²
Ground Storey Addition:	3,4m ²
Total Ground Storey:	724,9m²
Total First Storey:	683,7m²
Total Covered:	1 408,6m²

COVERAGE:

Building Footprint	732,5m ²
ERF	1818,5m ²
COVERAGE	39,7%

PARKING:

Ground Storey GLA / 25:
(112,7 + 55,2 + 91,5 + 90,5) / 25)
(349,9m² / 25) = 13,9 Bay's Req.

First Storey Flats
Managers Apartment - 2 Bay's Req.
Normal Flats - 1,25 Bay's Req.
2 x (11 x 1,25) = 15,75 Bay's Req.

TOTAL PARKING REQUIRED = 29,65 Bay's Req.

TOTAL PARKING ALLOWED = 31 Bay's.

HEIGHTS:

LOWEST POINT CUT THROUGH BUILDING	= 32 825
HIGHEST POINT CUT THROUGH BUILDING	= 33 500
PROJECT 0 REFERS TO	= 33 050
BASE LVL	= 33 163
8m HEIGHT RESTRICTION	= 41 163

ZONING: SPECIAL ESTATE ZONING

BUILDING OCCUPANCY CLASSIFICATION: MIXED

MIXED - GARAGES, CRAFT SHOPS AND FLATS

FINLAYSON VAN DER MERWE ARCHITECTS

20 Hope Street Cegela House Hermanus Western Cape t+27 28 313 0741 / www.fvdm.co.za

Project Name
H & A VILLAGE
Erf 4173 Hemel & Aarde Village Hermanus Western Cape for CEM PROP Pty Limited

Drawing Name
FIRST STOREY

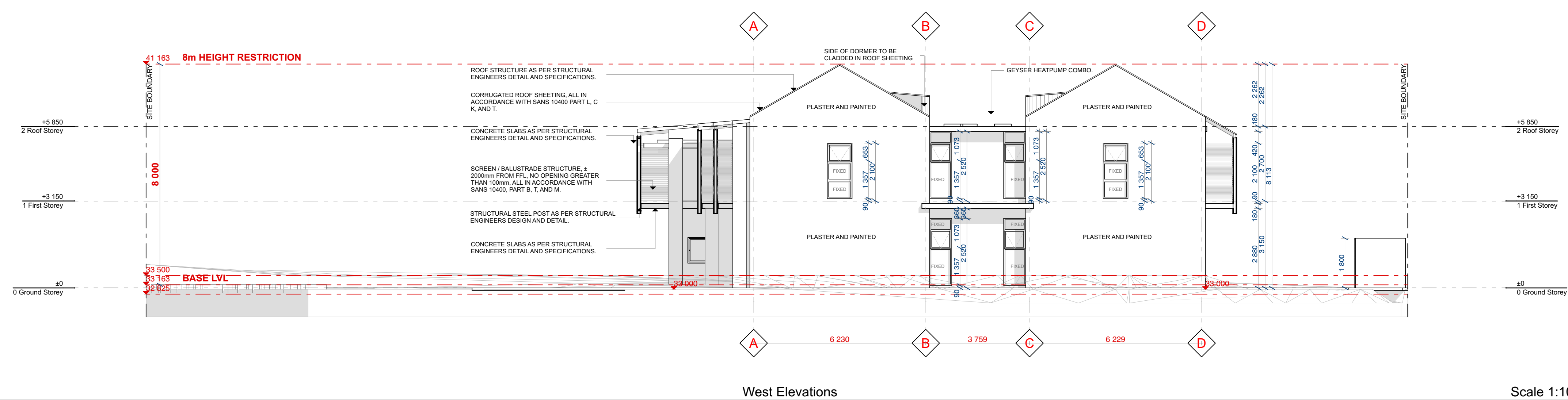
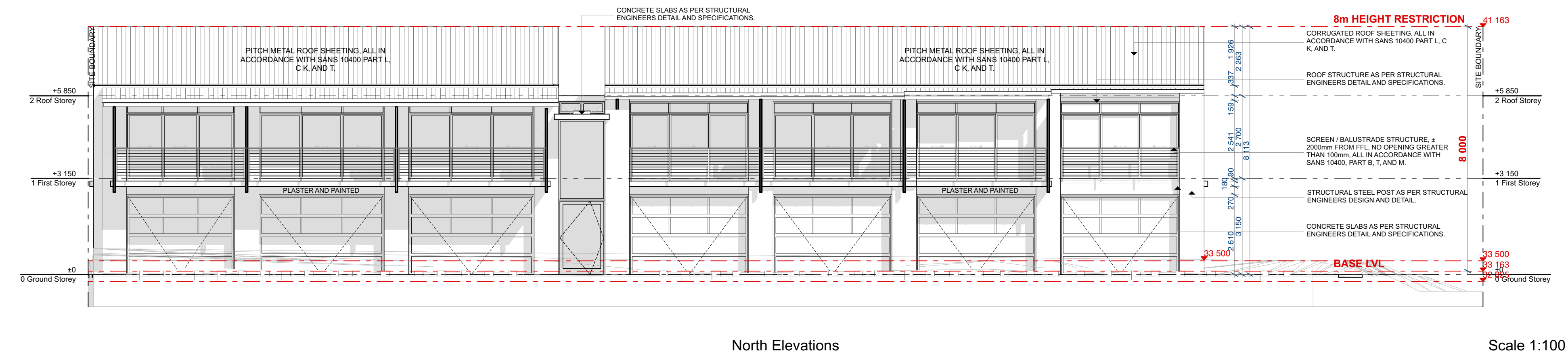
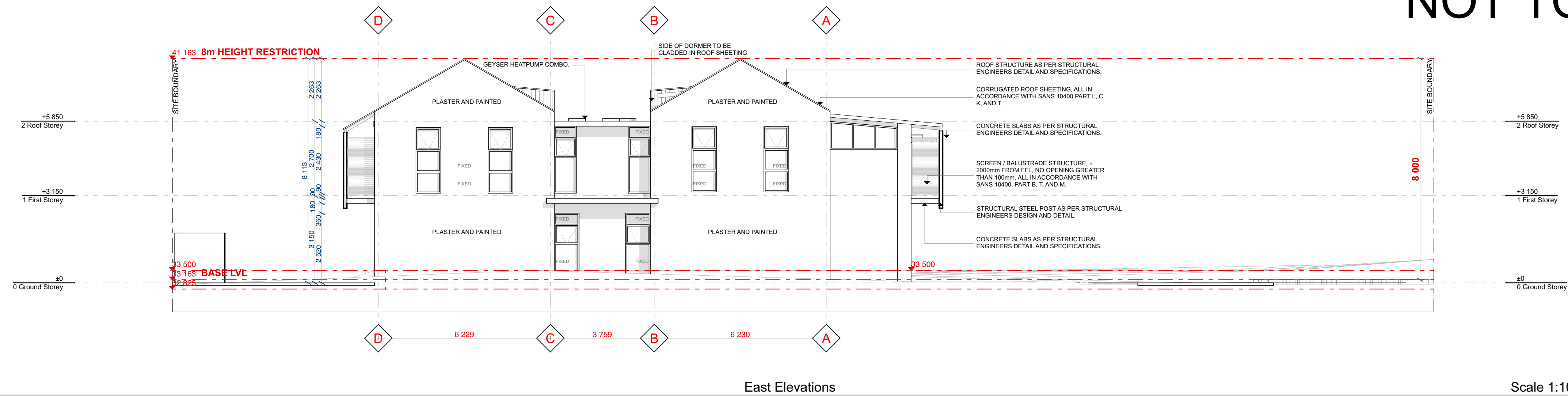
Drawing Status
WORKING DRAWINGS

Drawn by T	Date 2023/08/18
Checked by AFJ/JVM	Date 2023/08/18

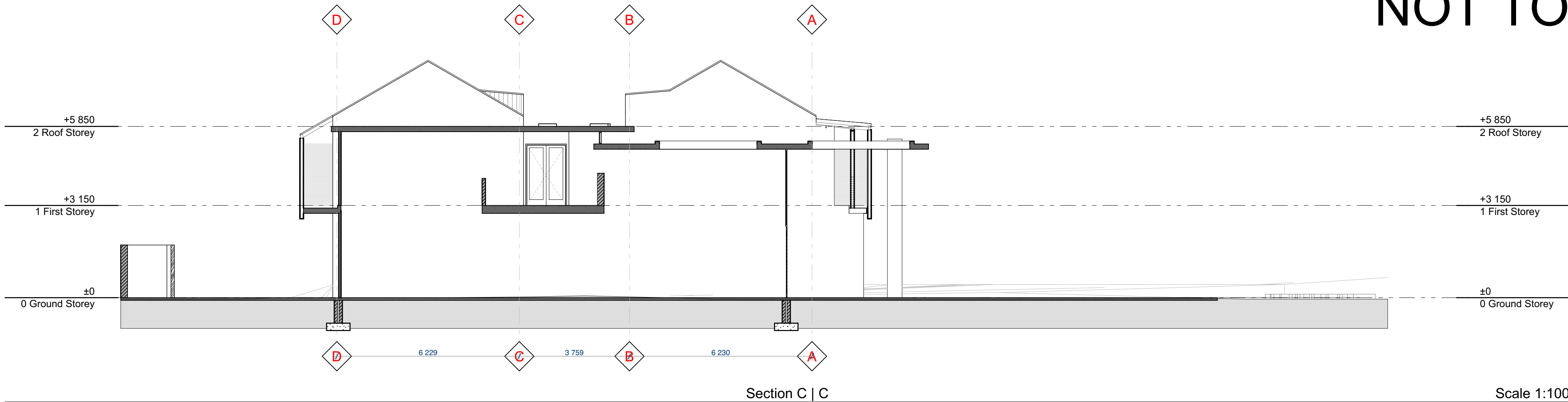
Drawing Scale
As shown @ A1

Drawing No. 2616.	Status	Revision
-----------------------------	--------	----------

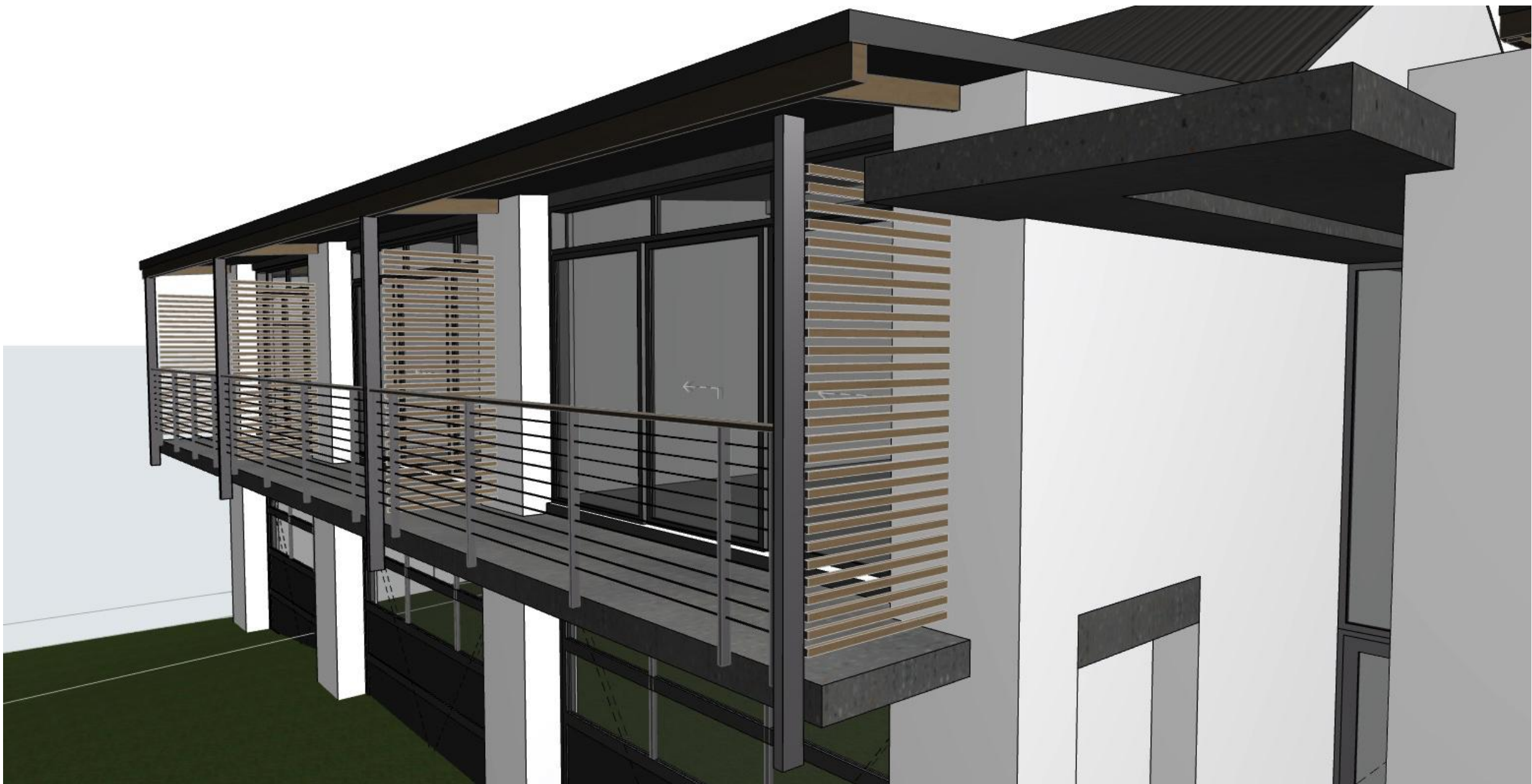
NOT TO SCALE

[illegible]

NOT TO SCALE

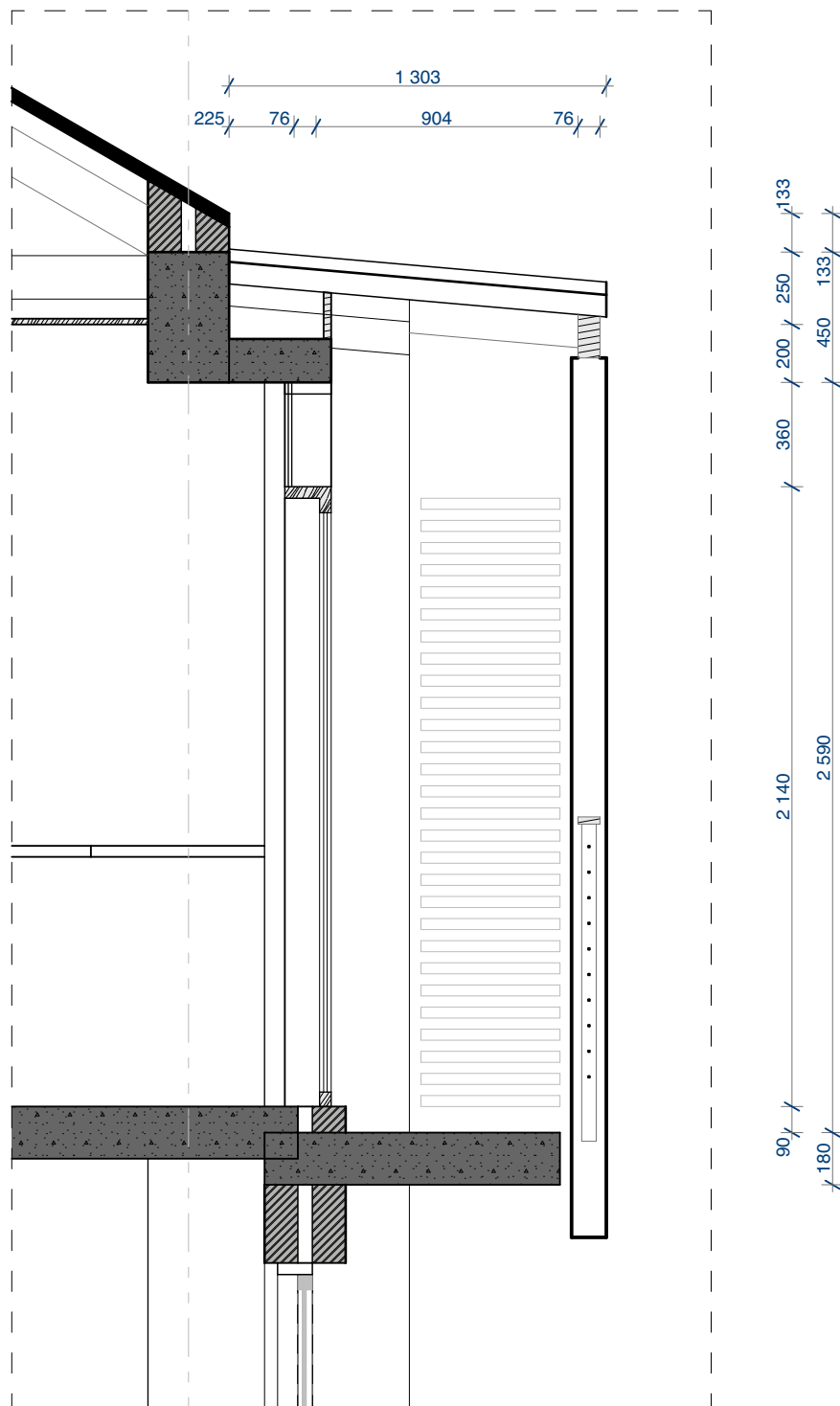


Scale 1:100



Generic Perspective (1)

Scale 1:166,67



OPTION 1

ROOFING DETAIL

Scale 1:25



Generic Perspective (2)

Scale 1:166,67



Generic Perspective (3)

Scale 1:166,67

GENERAL NOTES

- The design of the drawing remains the property of the Architect
- All work to be carried out with first consideration with the National Building Regulations, Municipal Regulations and SANS 5400
- All dimensions, levels, materials and finishes must be checked and verified on site before commencing any building work
- Any discrepancies and queries to be forwarded to Designers immediately
- All Architectural drawings to be read in conjunction with all relevant structural, mechanical, electrical, civil Engineer's and all other Specialist drawings
- Only figured dimensions to be used and not scaled
- Consultant to ensure compliance with building regulations at all time

SPECIFICATIONS:

- ROOF:**
- All roofs to be approved by appointed structural engineer and to comply to SANS 10400 Part 1
 - Engineer to approve design and to do necessary inspections on structure and connections to walls etc.

- WALLS:**
- New external brick work to be 280mm cavity walls of 115mm RCK's with 50mm cavity, tied together with wall ties evenly distributed at 2.5 ties per square meter of face area
 - New external brick work cavity walls to have Damp Proof Course stepped from internal skin down to external skin with weep holes at regular intervals (every fifth brick on) in the external skin
 - New internal load bearing walls to be min 230mm and in strict accordance with engineer's detail and specification
 - New internal non-load bearing walls to be 110mm RCK brick work

- FLOOR SLABS:**
- New ground floor slabs are to be cast at a minimum of 90mm thick reinforced in accordance with engineer's specification, laid on 250micron Damp Proof Membrane, turned up around the perimeter at least the full thickness of the slab, on Styrofoam sheet with at least a R - Value of 1, on maximum 150mm well compacted sand, on clean well compacted fill layers not more than 150mm in thickness.

- FOUNDATIONS:**
- All footings, slabs, columns and beams to be in accordance with drawings and specifications supplied 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 receive vertical and horizontal DPC and to be sealed with polysulphide

- WINDOWS AND DOORS:**
- Refer to Window and Door Schedule for specifications

- COOLING:**
- Note: If air conditioning units are installed, efficiency of minimum COP=2.5 is required

- LIGHTING:**
- Note: new and existing lighting to be max. 5W/m². If any halogen downlighters are present in the existing building, these are to be replaced with LED fittings

ARCHITECTS SIGNATURE

Date : Friday, 18 August 2023

CLIENT SIGNATURE: SIGNED BY ARCHITECT ON BEHALF OF CLIENT - POWER OF ATTORNEY ATTACHED

Date : Friday, 18 August 2023

AREA'S:

Existing Ground Storey:	715,5m²
Ground Storey Additions:	9,4m²
Total Ground Storey:	724,9m²
Total First Storey:	683,7m²
Total Covered:	1 408,6m²
COVERAGE:	
Building Footprint	732,5m²
ERF	1818,5m²
COVERAGE	39,7%

PARKING:
Ground Storey GLA / 25:
(112,7 + 55,2 + 91,5 + 90,5) / 25)
(349,9m² / 25)

= 13,9 Bay's Req.

First Storey Flats
Managers Apartment - 2 Bay's Req.
Normal Flats - 1,25 Bay's Req.
2 x (11 x 1,25)

= 15,75 Bay's Req.

TOTAL PARKING REQUIRED = 29,65 Bay's Req.

TOTAL PARKING ALLOWED = 31 Bay's.

HEIGHTS:

LOWEST POINT CUT THROUGH BUILDING =	32 825
HIGHEST POINT CUT THROUGH BUILDING =	33 500
PROJECT 0 REFERS TO =	33 050
BASE LVL:	33 163
8m HEIGHT RESTRICTION	41 163

ZONING: SPECIAL ESTATE ZONING

BUILDING OCCUPANCY CLASSIFICATION: MIXED

MIXED - GARAGES, CRAFT SHOPS AND FLATS

FINLAYSON
VAN DER MERWE
ARCHITECTS

20 Hope Street Cegela House Hermanus Western Cape / +27 28 313 0741 / www.fvdm.co.za

Project Name

H & A VILLAGE

Erf 4173 Hemel & Aarde Village Hermanus Western Cape for CEM PROP Pty Limited

Drawing Name

BUILDING SECTIONS

Drawing Status

WORKING DRAWINGS

Drawn by T Date 2023/08/18

Checked by AFJ/JVDM Date 2023/08/18

Drawing Scale

As shown @ A1

Drawing No. **2616.** Status Revision