

OFFICE OF THE DIRECTOR: INFRASTRUCTURE & PLANNING  
TOWN & SPATIAL PLANNING

Munisipaliteit • U-Masipala • Municipality



ENQUIRIES | NAVRAE: Mr SW van der Merwe (Senior Town Planner)  
FILE REF | LEËRVER: 987 GFK  
APP ID | AANSOEK ID: 441 0/2023  
DATE | DATUM: 12 October 2023

Att: Interested and Affected Person(s)

REGISTERED MAIL

Dear Sir / Madam

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**NOTICE TO AFFECTED PERSONS**

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**ERF 987, 57 MARAIS STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF NJ VAN DER MERWE**

Attached please find a self-explanatory notice for your attention.

Yours faithfully

  
\_\_\_\_\_

S MÜLLER  
DIRECTOR: INFRASTRUCTURE & PLANNING

**ERF 987, 57 MARAIS STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF NJ VAN DER MERWE**

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 has been received for the following:

- **departure** in terms of Section 16(2)(b) of the By-Law, to encroach the prescribed 8m height restriction by 450mm, to accommodate the height of the new dwelling on the property; and
- **determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law, in order to rectify the height encroachment.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai. 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 / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **17 November 2023**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Senior Town Planner, Mr SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 987, MARAISSTRAAT 57, FRANSKRAAL, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MNRE PLAN ACTIVE STAD- EN STREEKSBEPLANNERS NAMENS NJ VAN DER MERWE**

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

- **afwyking** ingevolge Artikel 16(2)(b) van die Verordening, om die voorgeskrewe 8m hoogtebeperking met 450mm te oorskry, om die hoogte van die nuwe woning op die eiendom te akkommodeer; en
- **bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) van die Verordening, ten einde die hoogte oorskryding reg te stel.

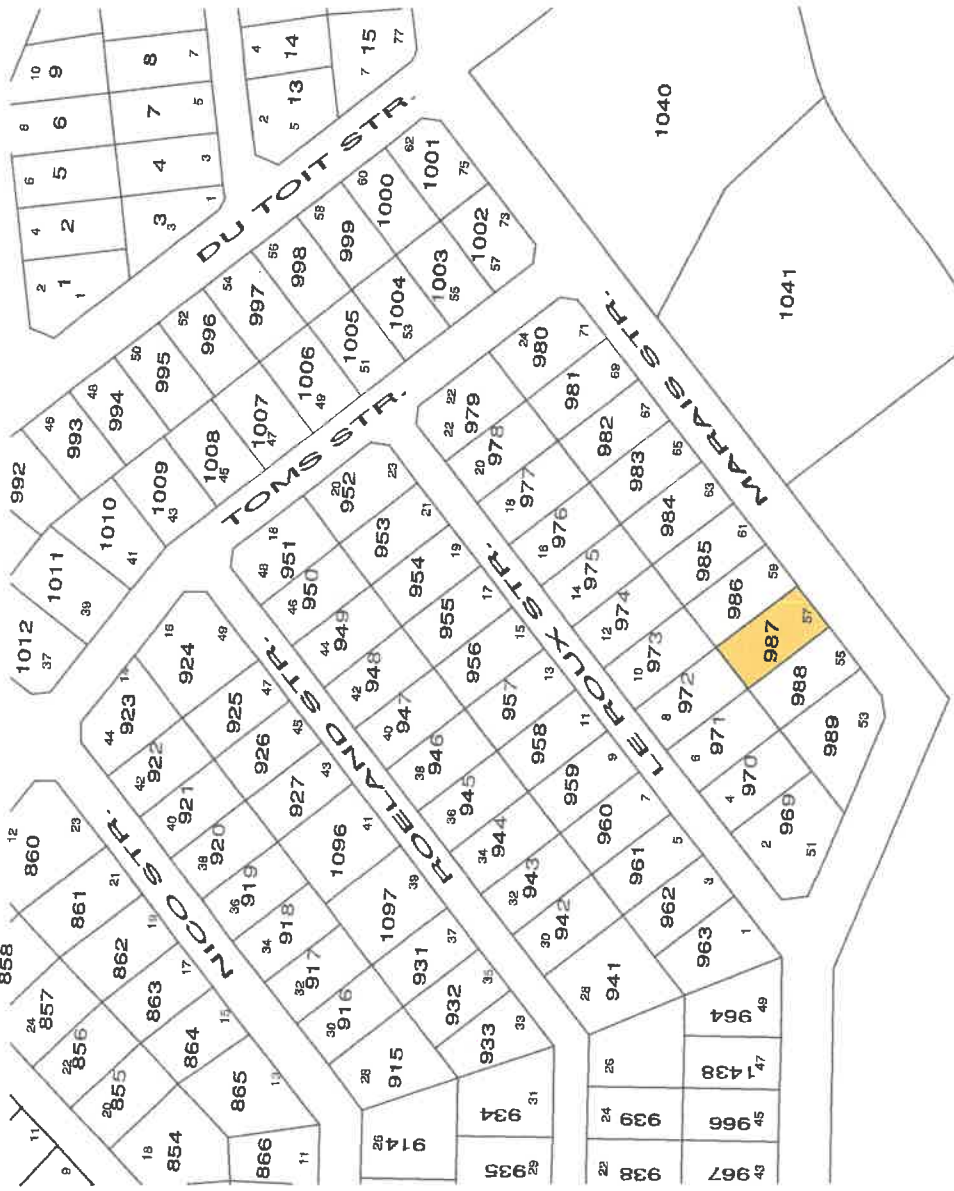
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) voor of op **17 November 2023**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mnr SW van der Merwe** 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.

**ISIZA ESINGU-ERF 987, 57 MARAIS STREET, FRANSKRAAL, KUMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKWAHLULA NENGQIKELELO YEPENALTHI YOBHALISO: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS EGAMENI LIKA NJ VAN DER MERWE**

Kukhutshwe isaziso esimayela nemiba ephathelene neSoloty lama-48 loMthethwana kaMasipala waseOverstrand OngeZicwangciso Zokusetyenziwa koMhlaba kaMasipala ku2020, (uMthethwana) isaziso sithi kufunyenwe isaziso esingale miba ilandelayo:

- **ukwahlula** ngokwemiba yeSoloty 16(2)(b) uMthethwana, ukungenelela kwimiqobo ezimitha ezingu-8m ngemilimitha ezingama-450mm, ukulungiselela ukuphakama kwendawo kwisakhiwo okanye indawo yokuhlala; kunye
- **nengqikelelo yepenalthi yobhaliso** ngokwemiba yeSoloty 16(2)(q) loMthethwana, ukuze kulungiswe ukuphakama kongenelelo nokugqithela kumda omisiweyo.

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka kwamasipala ukuze zihlolwe kwiintsuku zaphakathi evekini kwentsimbi 08:00 ne16:30 kwiSebe: Lezicwangciso zeDolophu, 16 Paterson Street, Hermanus naseGansbaai Library, Main Road, Gansbaai. Naziphi na izimvo zingangeniswa ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana ochazwe ngentla kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngaphambili okanye ngomhla **17 EyeNkanga 2023**, uchaze igama lakho, idilesi neenkukacha zakho, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingathunyelwa kuMwangcisi OMkhulu weDolophu, uMnu SW van der Merwe kwa-028-313 8900. UMasipala angala ukwamkela izimvo emva komhla wokuvala. Nabani na ongakwazi ukufunda okanye ukubhala angaya kwiSebe Lezicwangciso zeDolophu apho igosa likamasipala liza kumnceda ahlomle ngokusemthethweni.



1016



Scale: NTS  
 Drawing Nr: FRANS987L.dwg  
 Date: 06/2023

Plan Description:  
 LOCALITY MAP

Property Description:  
 ERF 987  
 FRANSKRAAL

All distances approximate  
 and subject to survey.  
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**PLA<sup>n</sup>Active** Stads- en Sireksbeplanners  
 Town & Regional Planners

TP-D./theorie  
(S. van der Merwe)



**PROPOSED DEPARTURE**  
**ERF 987 FRANSKRAAL**  
**OVERSTRAND MUNICIPALITY**

**MOTIVATION REPORT**

FILE NO.	Erf 987 ✓ Franskraal
SCAN NO.	GFK 987
COLLABORATOR NO.	1886917

**1. BACKGROUND**

The owner of Erf 987 Franskraal, Mr. N.J. van der Merwe, instructed the company Plan Active Town Planners to apply for a departure from the height restriction.

After the completion of the construction of the new dwelling on Erf 987 Franskraal, Van Dyk Land Surveyors were appointed to survey the height of the dwelling. It was found that the new dwelling exceeds the prescribed 8m height restriction by 450mm (45cm). Subsequently we were appointed to lodge an application on the owner's behalf for a departure from the prescribed 8m height restriction.

**2. APPLICATION DETAILS**

In order to depart from the height restriction, it would be required that an application be lodged in terms of:

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020 for a departure.
- Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-

20 JUL 2023

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law on Municipal Land Use Planning, 2020, for the determination of an administrative penalty.

### **3. DESIRABILITY**

#### **3.1 PROPERTY DESCRIPTION**

Erf 987 Franskraal is situated at 57 Marais Street, Franskraal. Please refer to the enclosed locality plan and the map abstract below for easy reference.



Erf 987 Franskraal is 697m<sup>2</sup> in extent and is held by Title Deed Nr. 16419/2005. A 6 bedroom double storey house has been built on the property that is being used for single residential purposes.

#### **3.2 ZONING**

Erf 987 Franskraal is zoned Residential Zone I. Please refer to the zoning map abstract below:



### 3.3 LAND USE

A double storey dwelling has been constructed on Erf 987 Franskraal that consists of the following:

- A double garage;
- Open plan lounge area;
- 2 Stoops;
- 6 bedrooms with an en-suite bathroom each;
- Kitchen;
- Open plan dining room and tv area;
- Staircase.

The surrounding area consists mainly of single residential dwellings, public roads and a public open space located south of the property. Subsequently the subject property is located within a predominantly single residential area.

### 3.4 PROPOSAL

Application is made in terms of:

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020 for a departure.
- Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the determination of an administrative penalty.

#### 3.4.1. Departure

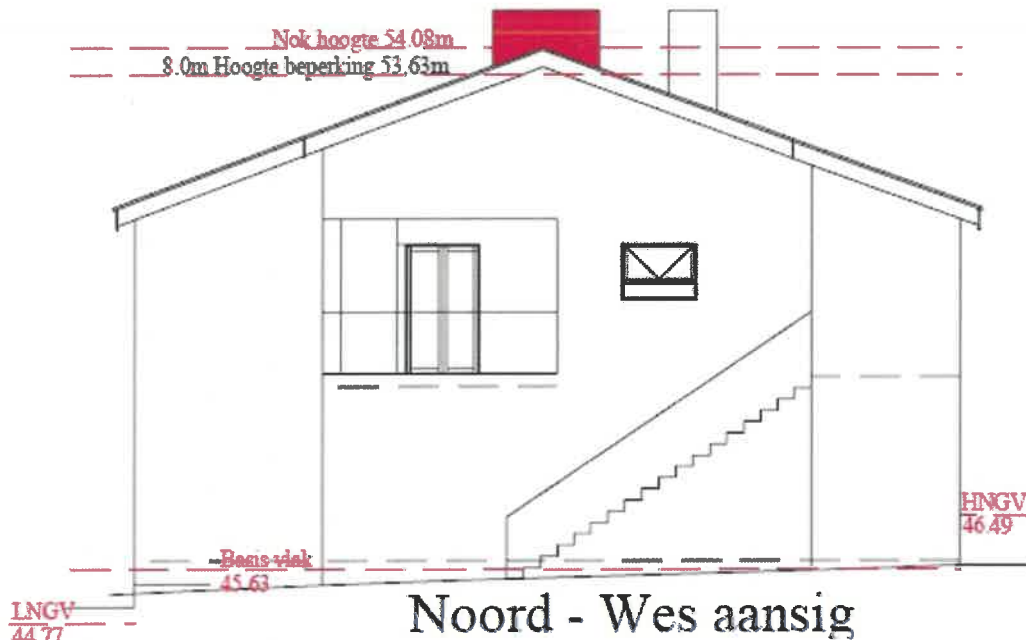
Building plans were drawn by Design Cooperative for the new dwelling that was constructed on Erf 987 Franskraal. With reference to the plans that were drafted the new dwelling was designed to comply with the land use restrictions in terms of the Overstrand Municipality Scheme Regulations. The building plans were submitted and approved before construction work commenced. Please refer to a copy of the building plans for easy reference as **Annexure A**.

During the construction of the building and after the owner further scrutinised the building plans it was noticed that the dwelling was designed to be  $\pm 700\text{mm}$  below the allowable 8m height restriction. The building contractor was instructed to raise the floor to ceiling heights in order for the dwelling to be at a height of 8m after construction. Subsequently the ground floor, floor to ceiling height was changed from 2.40m to 2.830m and the first floor, floor to wall plate height was changed from 2.30m to 2.5m. The total height gained was 630mm and subsequently the house should have been completed at a final height of  $\pm 7.93\text{m}$  that is 70mm below the allowable height restriction.

With reference to the e-mail received from Mr. J.A. van Staden, the Professional Architectural Draughtsperson, a problem was also experienced during the construction phase pertaining to the roof trusses. The design of the roof trusses was changed, and the construction of the dwelling was completed. The building contractor accepted that the new roof trusses were in order and that it would not have an impact on the final height of the building.

Van Dyk Land Surveyors was appointed in January 2023 to survey the dwelling and according to their survey findings the height restriction was exceeded by 450mm (45cm). Subsequently Mr. J.A. van Staden was appointed to draw as built plans indicating the height encroachment. Enclosed please find a copy of the as-built building plans now also indicating the aforementioned height restriction encroachment that is as a result of the change of the design of the roof trusses. Please refer to the enclosed as built drawing. **(Annexure B)**

The proposed first floor, floor height was raised by  $\pm 430\text{mm}$  as a result of the height increase of the floor to ceiling height of the ground floor from 2.4m to 2.83. The owner gained  $\pm 430\text{mm}$  in floor height on the first floor. By changing the roof trusses the existing roof, that has a low pitch the owner did not gain an additional floor. The benefits for the owner gained is minimal and from the attached as built building plans it is also clear that due to the low roof pitch, and the roof pitch now being 45cm higher than what it should be, the impact on the surrounding landowners would be hardly noticeable, and difficult to quantify. Please refer to the abstract from the as-built drawing abstract below:



With reference to the above it is clear that the height was not exceeded intentionally, and with the changes made the house should have been within the 8m height restriction. The owner acted immediately to address the matter and it is our opinion that the application can be supported.

### **3.4.2. Determination of an administrative penalty**

As mentioned above, a building plan was approved, and the building contractor constructed the dwelling and increased the floor to ceiling height on ground floor from 2.4 to 2.83m. The first floor, floor to wall plate height was also increased from 2.3m to 2.5m. The contractor also experienced a problem with the roof trusses, and they were replaced in order to complete the dwelling. The replacement roof trusses also impacted on the height of the building that was not noticed at the time and only came to the owner's attention when the height of the dwelling was surveyed.

It is the intention of the owner to rectify the height encroachment my means of an application for a departure. The owner appointed Mr. J.A. van Staden to draw the as built plans that will be submitted to the Building Control Department once an approval has been obtained for this application.

In terms of **Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020** an application is made for the determination of an administrative penalty for unauthorised land use. In terms of **Chapter 9, Section 90(1)**, "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".

In terms of **Chapter 9, Section 90(3)**, of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020 the applicant must, to the satisfaction of the municipality, provide the following:

#### **3.4.1.1. CRITERIA FOR DETERMINATION OF AN ADMINISTRATIVE PENALTY**

##### **a) The Nature, duration, gravity, and extent of the contravention**

As previously mentioned, an as built survey was conducted that confirmed that the roof exceeds the 8m height restriction by 45cm due to the increase of the floor to ceiling height on ground floor, the increase of floor to wall plate height on the first floor and the change of the design of the roof trusses during the construction phase of the

dwelling. The height encroachment became clear with the as built survey done by the professional land surveyor. The encroachment can be regarded as minor as only a small portion of the existing roof encroaches the prescribed height.

The height encroachment consists of a portion of the roof ridge making it difficult to quantify the gravity and extent of the contravention. Please refer to the enclosed copy of the as-built plans for your attention. The duration of the height encroachment is approximately 5 years.

The owner of the subject property intends to provide his full co-operation to the Overstrand Municipality to rectify the encroachment as it was always his intention that the construction of his dwelling had to be according to the approved building plans.

The 45cm height encroachment is unobtrusive in nature and does not impact negatively on the surrounding properties.

**b) The conduct of the person involved in the contravention**

The current owner appointed a building contractor to construct the dwelling and during the construction phase it was decided to increase the floor to ceiling height on ground floor and the floor to wall plate height on the first floor due to the fact that the house was designed below the 8m height restrictions as previously mentioned. The building contractor was also unaware of the height encroachment and was under the impression that the dwelling would still be within the height restriction after the roof trusses were also redesigned and replaced.

**c) Whether the unlawful conduct was stopped**

The owner is in the process of rectifying the contravention by applying for the determination of an administration penalty and a departure. The building works are already completed.

**d) A report by a quantity surveyor in matters of unauthorised building/construction**

If the Overstrand Municipality finds it necessary that an administrative penalty fee needs to be enforced for the unauthorised building work, we will submit a report from a quantity surveyor with reference to the unauthorised building work. The reason being that if there is a chance that no penalty fee is imposed the report from a quantity surveyor will be unnecessary.

**e) Whether a person involved in the contravention has previously contravened this By-Law or a previous planning law**

To the best knowledge of the applicant and as confirmed by the landowner, he has never previously contravened this By-Law or any other previous planning law.

We appeal to the Overstrand Municipality to take into consideration the low impact the height encroachment has on the surrounding area. An as built survey determined that a small portion of the roof ridge encroaches the height restriction prescribed in the Municipal Land Use Scheme Regulations.

With the proposed application the owner intends to rectify the encroachment on the subject property and will also submit building plans in order to obtain the necessary approval from the building control department as soon as the land use application has been concluded. We therefore respectfully request that no penalty fee be imposed on the property owner for the reasons given above.

**3.5 ACCESS**

The existing accesses from Marais Street as indicated on the site development plan remains the same. This application constitutes an application for a departure from the height restriction and therefore no additional access will be required.

### **3.6 SERVICES**

All services on the subject property already exist and are sufficient to accommodate the new dwelling. This application constitutes an application for a departure from the height restriction and therefore no additional services will be required.

### **3.7 TITLE DEED**

The Title Deed T16419/2005 has no restrictions that need to be removed in order for this application to be approved. There is a bond registered over the property. Being a height encroachment of an existing dwelling the bond holder's consent has not been requested.

### **3.8 FORWARD PLANNING**

#### **Overstrand Municipal Spatial Development Framework (2020).**

In terms of the Overstrand Spatial Development Framework the subject property is earmarked for urban development purposes. The residential zoning of the subject property will be retained.

#### **Overstrand Growth Management Strategy**

With reference to the Overstrand Growth Management Strategy the subject property falls within Planning Unit 5 that consists mainly of the current built-up area of Kleinbaai / Franskraal.

The proposed application for the determination of an administration penalty and departure from the 8m height restriction is in line with the proposals of the Overstrand Wide Spatial Development Framework and the Overstrand Growth Management Strategy.

It is therefore our opinion that the proposed departure can be supported, and that the proposal is also in line with the current land use trends for the area.

### **3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION**

#### **3.9.1 HERITAGE VALUE**

Erf 987 Franskraal is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The property is developed and not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

The subject property is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage.

In the light of the above mentioned it is evident that the proposed departure will not have a negative impact on the heritage value of the subject property or the Greater area of Franskraal.

#### **3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT**

The proposed departure does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

### 3.10 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

**Spatial Justice:** The proposed departure will be in line with the current land use tendencies. It would be difficult to determine that the roof ridge encroaches the 8m height restriction without having it surveyed, as it appears not being that high.

**Spatial sustainability:** The departure is in line with the current character of the established residential area within the Franskraal Township. The proposed application will have no impact on the conservation worthy areas of Franskraal. Spatially the land use is in line with the residential character of the area. The height encroachment of the roof ridge also does not have a negative impact on the surrounding residential even and its value.

**Efficiency** refers to the need to create settlements that optimise the use of space, energy, infrastructure, resources and land. Inherent in this statement is the need to promote densification and urban (as opposed to suburban) development typologies. This also has to do with the manner in which the settlement itself is designed and functions, which should reduce the need to travel long distances to access services, facilities and opportunities. Efficiency also refers to decision making procedures which are designed to minimise negative financial, social, economic or environmental impacts. In addition, efficiency refers to the need for development application procedures that are efficient and streamlined. In our opinion the principle of efficiency is not applicable to this application.

**Spatial Resilience** in the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e. communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies

and land use management systems should enable the communities to be able to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner, which includes the preservation and restoration of essential basic infrastructure and functions, but also adaptation in order to ensure increased resilience in terms of future shocks (United Nations Office for Disaster Risk Reduction, 2009). In our opinion the principle of Spatial Resilience is not applicable to this application.

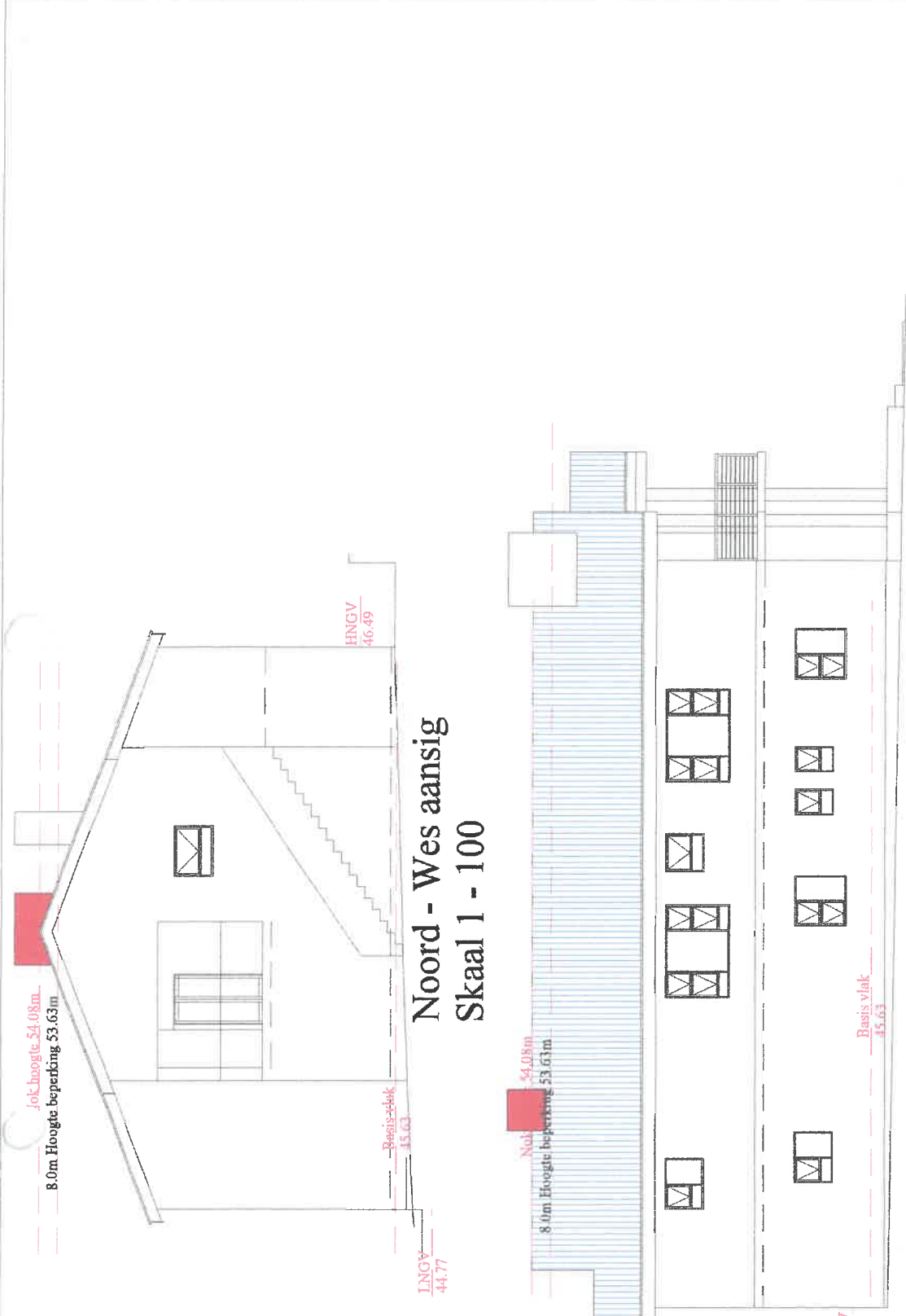
**Good administration:** Our Company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020.

#### 4. **RECOMMENDATION**

When this application is evaluated, it is important to take note of the following:

- The encroachment of the height restriction is minimal (450mm (45cm));
- The height restriction was encroached un-intentionally, and when it came to light the owner immediately took action to address the matter.
- The proposal is compatible with the existing built character of the area and complies with all the other land use restrictions applicable.
- The proposed height restriction encroachment will not have a negative impact on the current character and land values of the surrounding erven.

With regards to the above mentioned it would be appreciated if Council would approve the proposed departure from the height restriction applicable to Erf 987 Franskraal and not impose an administrative penalty.



Noord - Wes aansig  
Skaal 1 - 100

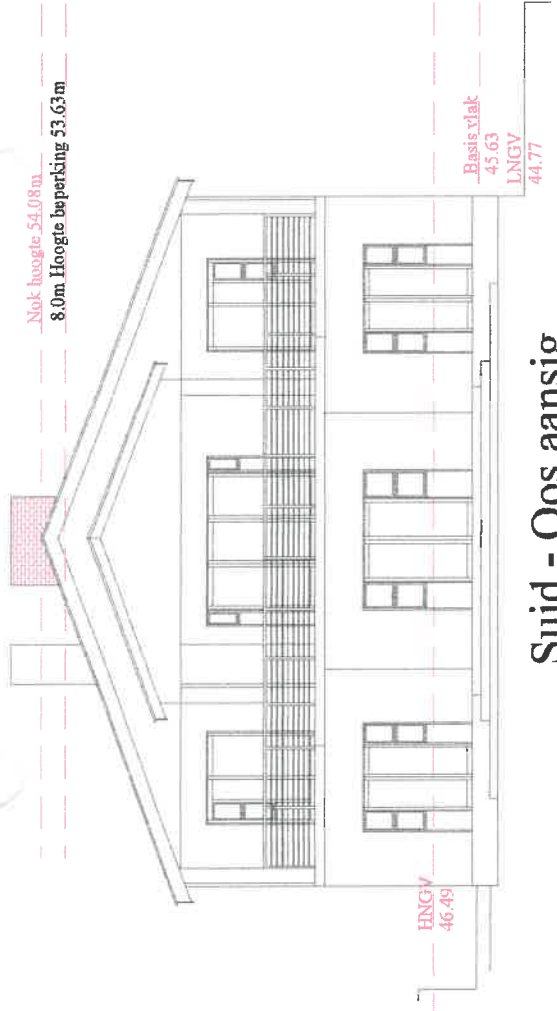
Suid - Wes aansig  
Skaal 1 - 100

**NCTA:**  
 Alle regulasies van plaaslike owerhede moet  
 aangekom word.  
 Kontakteur is verantwoordelik om alle  
 munisipale bouregulasie na te kom en  
 te verskaf.  
 Metter genief voorkom en moet  
 gekontroleer word voor bouwerk begin.  
 Alle bouwerk moet na bou begin.  
 Alle afwykings moet met tekenaar  
 gekommunikeer word.  
 Alle bouwerk streng volgens NHRC  
 en SANS voorafte.  
 Ingeens spesifikaasie genief voorkom.  
 Terrainplan ten alle tye op te sien.  
 Terrain moet akom gebou word gedurende  
 bouwerk.  
 Water en elektrisiteitsaansluiting moet gebou  
 word voor bouwerk mag begin.

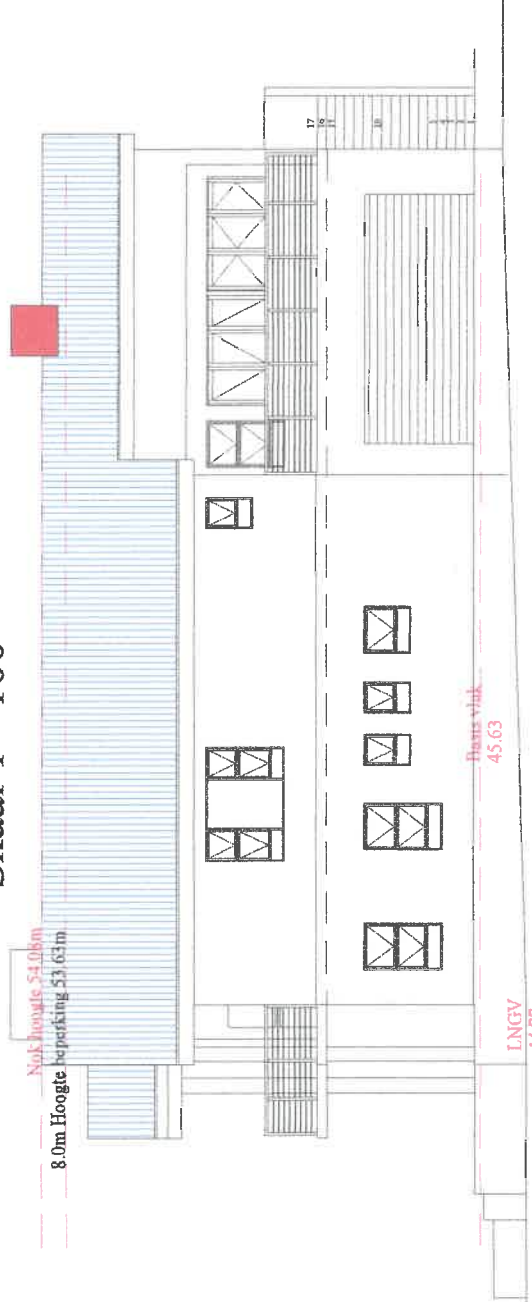
**Beskrywing:**  
 Voorgestelde veranderinge vir  
 Mr NJ van der Merwe  
 Erf 987  
 57 Murais straat  
 Franskraal  
 Overstrand Munisipaliteit

Tekening nr: 0261/17  
 Tekening: Aansig S-o & N-O  
 Skaal: 1-100 (A3)  
 Blad: 5 van 6  
 Datum: 20/01/2023

Plan geteken deur:  
 Jacobus A van Staden  
 3 Sneeuwans  
 Perlemoenbnai  
 Gansbaai  
 Reg nr. D1661  
 riaans38@gmail.com  
 Tel. 082 929 8688



Suid - Oos aansig  
Skaal 1 - 100



Noord - Oos aansig  
Skaal 1 - 100

NOTA:  
 Alle regulasies van plaaslike owerhede moet  
 nagelees word.  
 Konsultant is verantwoordelik om alle  
 mutasieplanne te bevestig en te bevestig  
 te verskaf.  
 Mutasie geselskap voorskot en moet  
 gecontroleer word voor bouwerk begin.  
 Alle bouwerk tussen bou grense.  
 Alle afwykings moet met tekenaar  
 gekommunikeer word.  
 Alle bouwerk string volgens NHBRC  
 en SANS voorskrifte.  
 Ingeensins spesifiseer geselskap voorskot.  
 Tereinplan ten alle tye op te teken.  
 Terein moet skoon gebou word gedurende  
 bouwerk.  
 Water en elektrisiteitsaansluiting moet gebou  
 word voor bouwerk mng begin.

Tekening nr: 0261/17  
 Tekening: Aansig N-W & S-W  
 Skaal: 1-100 (A3)  
 Blad: 4 van 6  
 Datum: 20/01/2023

**Beskrywing:**  
 Voorgestelde veranderinge vir  
 Mr NJ van der Merwe  
 Erf 987  
 57 Marais straat  
 Franskraal  
 Overstrand Munisipaliteit

Plan geteken deur:  
 Jacobus A van Staden  
 3 Sneeuegans  
 Perlemoenbaai  
 Gansbaai  
 Reg nr. D1661  
 rianovs38@gmail.com  
 Tel: 082 929 8688

**Dak teen 10° helling met 30mm Isopine bo-op kappe met metaal plate**

Outdoor air film (7m/s)	0.03
Metakladding	0.00
Roof air space (no reflective)	0.15
30mm Isopine	1.25
Indoor air film (still air)	0.11
Total R-value	1.54

Rigting van vloer van hitte vlie sons 4: Op

Min R-waarde benodig: 3.7

Dak soos getoon R-waarde = 1.54

\*Redensiteit reflectiewe foil laminated R-waarde = 1.36

3.7 - 1.54 = 1.36 = 0.8 (nodig vir isolasie)

R van isolasie = 0.8 x 0.046 W/m.K (SANS204 Tabel10)

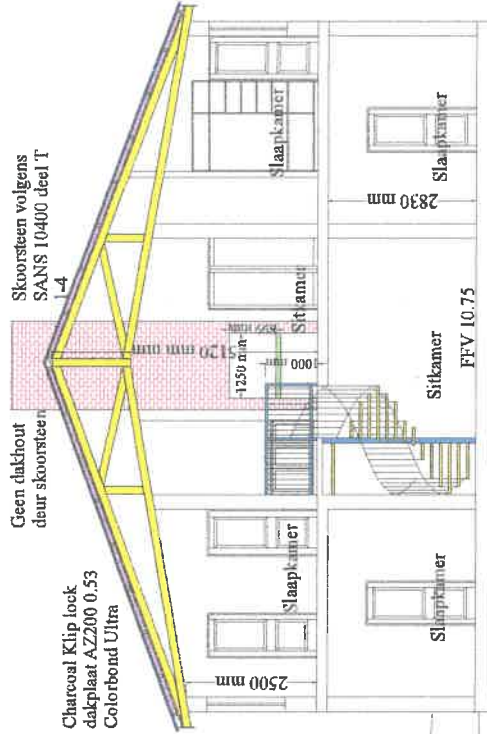
R = 0.036

Dus 50mm Isotherm isolasie is nodig

Dak nota,  
Doel gemaakte dakkappe.  
Dakkap rus op muurplaat soos verskaf.

Muurplaat moet gebind word aan die struktuur met gegalvanseerde hoepel.  
Hoepel moet in die struktuur in gebou word min van 600mm af in steenwerk.  
Dakkappe teen 10grade opgerig.  
30mm Isopine word bo-op die kappe vas gesit gevolg met SA Den 50x76 perlin @ 900mm C/C. Tussen perlin gevul met Isotherm soos aangedui.

Durafoel dubbel kant word bo-op die perlin gele en die Klip lock dak plant word dan aan die perlin geleg.  
Hegting van die dakplaat volgens die verskaffer. Dak af gerond met n fasie bord en PVC geul.



**Snit A-A  
Skaal 1 - 100**

**NOTA:**  
Alle regulasies van plaaslike owerhede moet nagekom word.  
Kontakleur is verantwoordelik om alle munisipale bouregulasie na te kom en te versien.  
Maak geskied voorkeur en moet gekontroleer word voor bouwerk begin.  
Alle bouwerk tussende bou fase.  
Alle afwykinge moet met tekenaar gekommunikeer word.  
Alle bouwerk streng volgens NHBC en SANS voorafskrifte.  
Ingevolge spesifisasies geiniet voorkeur.  
Tereuplan ten alle tye op tean.  
Terein moet skoon gebou word gebuande bouwerk.  
Water en elektrisiteitsaansluiting moet gebou word voor bouwerk ring begin.

Tekening nr: 0261/17  
Tekening: Aansig A-A  
Skaal: 1- 100 (A3)  
Blad: 6 van 6  
Datum: 20/01/2023

**Beskrywing:**  
**Voorgeselde veranderinge vir**  
**Mr NJ van der Merwe**  
**Erf 987**  
**57 Marais straat**  
**Frasnikraal**  
**Overstrand Munisipaliteit**

Plan geteken deur:  
Jacobus A van Staden  
3 Sneeuegans  
Pretoria  
Gansbaal  
Reg nr. D1661  
riaarv58@gmail.com  
Tel. 082 979 8688

PROFESSIONAL ARCHITECTURAL  
DRAUGHTSPERSON  
JACOBUS ADRIAN VAN STADEN  
13, 0196 (Aansoekbevestiging op 22 Jun 2023)



**Grondvloer**  
**Skaal 1 - 100**

**NOTA:**

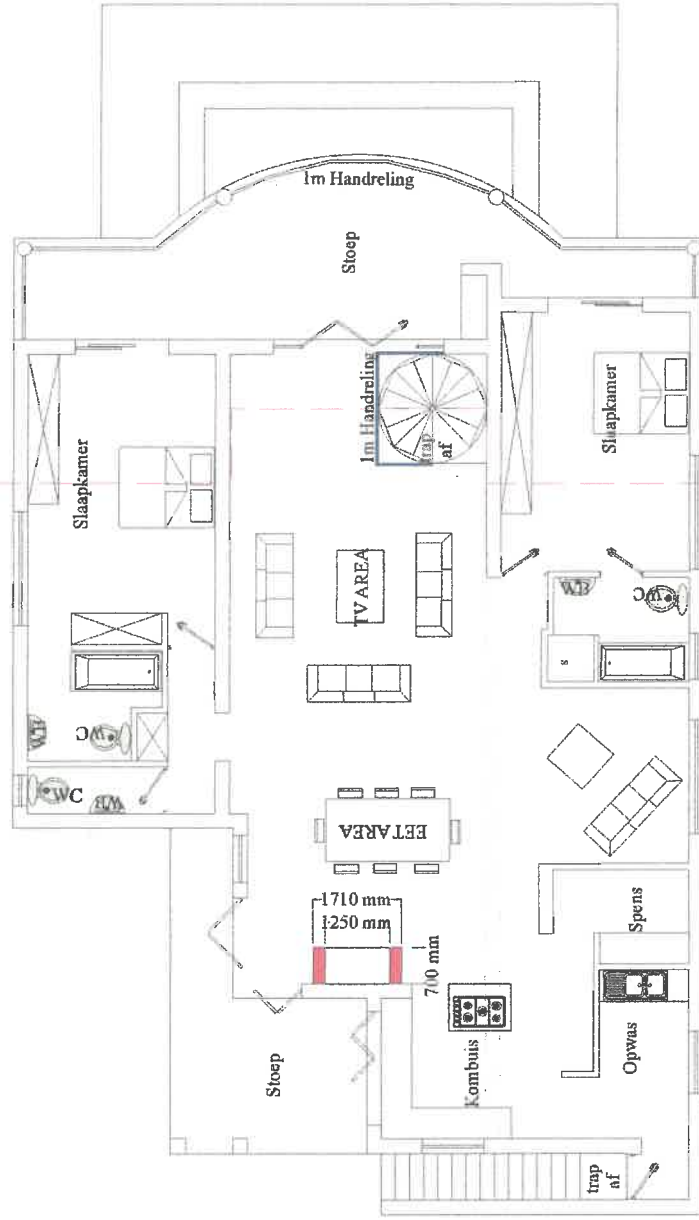
Alle regulasies van plastieke ooretlade moet aangeleek word.  
 Konsultasie is verantwoordelik om alle munisipale boueregulasie nu tekom en te verstaan.  
 Kriener geheid voorkom en moet gekontroler word voor bouwerk begin.  
 Alle bouwerk moet bou regule.  
 Alle afwykings moet met tekenaar gekommunikasie word.  
 Alle bouwerk streng volgens NHBCRC en SANS vooraktrik.  
 Ingeval van spesifikes geheid voorkom.  
 Tereinfan ten alle op van tenah.  
 Tereinfan moet skoon gebou word gedurende bouwerk.  
 Waer en elektrisiteitsaanslating moet gedoen word voor bouwerk begim.

PROFESIONALE ARCHITECTURALE  
**JACOBUS ADRIAAN VAN STADEN**  
 ERKENDE TEGENSKOEDER  
 27 de Steyn (Pretoria) - 011 443 4322

Tekening nr: 0261/17  
 Tekening: Grondvloer  
 Skaal: 1- 100 (A3)  
 Blad: 2 van 6  
 Datum: 20/01/2023

**Beskrywing:**  
 Voorgestelde veranderinge vir  
 Mr NJ van der Merwe  
 Erf 987  
 57 Marais straat  
 Franschhoek  
 Overstrand Munisipaliteit

**Plan geteken deur:**  
 Jacobus A van Staden  
 3 Sneeuwens  
 Pertsemobani  
 Gansbaai  
 Reg nr. D1661  
 rhaanv38@gmail.com  
 Tel: 082 929 8588



**Eerste vloer**  
**Skaal 1 - 100**

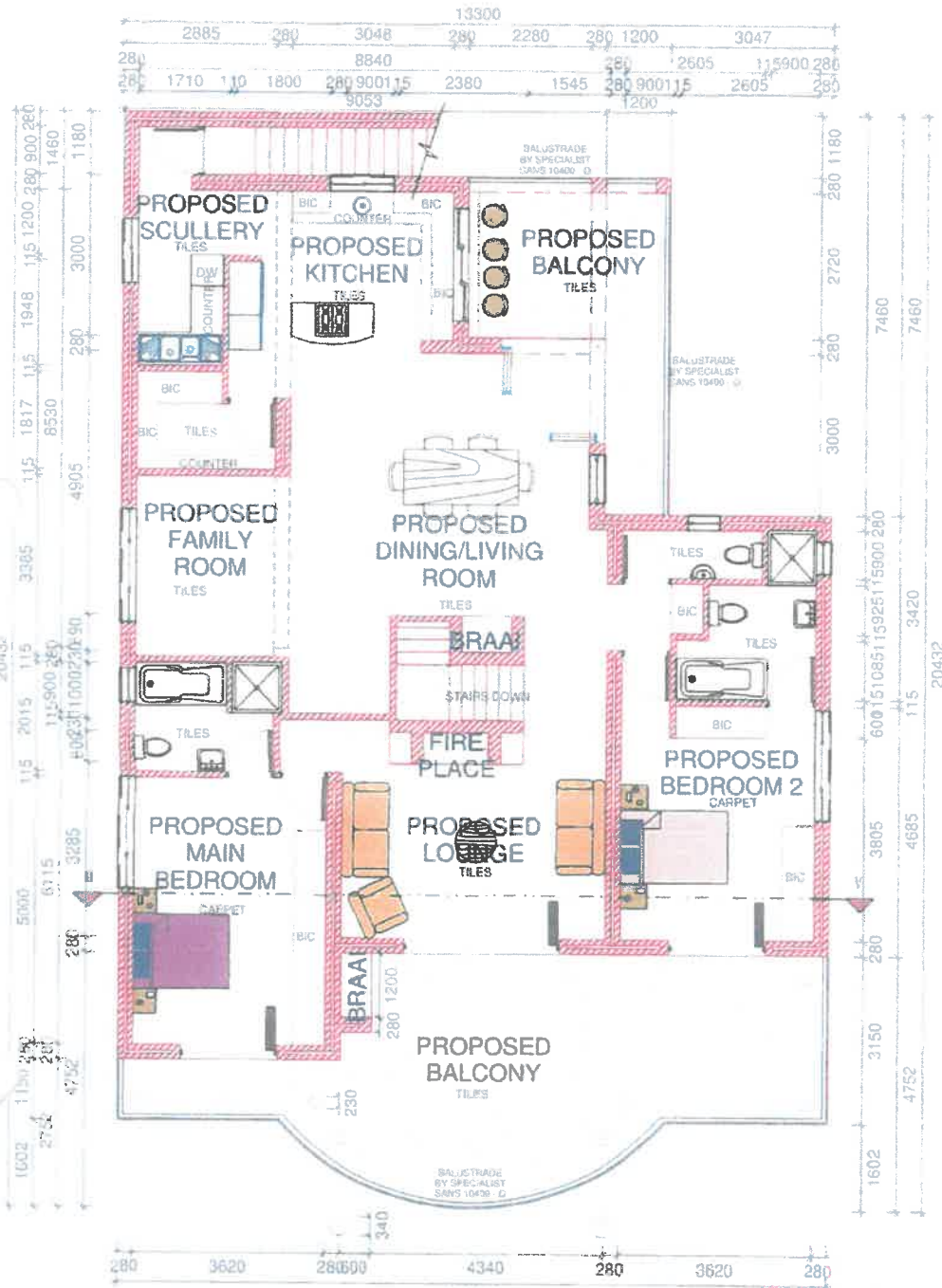
NOTA:  
 Alle regulasies van planatlike oorsake moet nagekom word.  
 Konsultant is verantwoordelik om alle munisipale bouregulasie na te kom en te versien.  
 Meter geuit voorkom en met getoonder word voor bouwerk begin.  
 Alle bouwerk tussen bou begin.  
 Alle afwykings moet met tekenaar gekommunikeer word.  
 Alle bouwerk streng volgens NHERC en SANS voorskrifte.  
 Ingenieurs spesifikasies geuit voorkom.  
 Tereinplan ten alle tye op te sien.  
 Terein moet skoon gebou word gedurende bouwerk.  
 Waker en elektrisiteitsaansluiting moet gebou word voor bouwerk begin.

**Bestrywing:**  
**Voorgestelde veranderinge vir**  
**Mr NJ van der Merwe**  
**Erf 987**  
**57 Marais straat**  
**Frasstraat**  
**Overstrand Munisipaliteit**

Tekening nr: 0261/17  
 Tekenings: Eerste vloer  
 Skaal: 1- 100 (A3)  
 Blad: 3 van 6  
 Datum: 20/01/2023

Plan gestek deur:  
 Jacobus A van Staden  
 3 Sneeuwags  
 Perletoenbui  
 Gansbaai  
 Reg nr. D1661  
 jaanvs38@gmail.com  
 Tel: 082 929 8688





NEW ADDITION	196 sqm
NEW GROUND FLOOR	169 sqm
NEW BAGONIES	56 sqm
TOTAL	421 sqm
ERF	697 sqm
COVERAGE	35.53%
FOOTPRINT	247 sqm

**FIRST FLOOR PLAN**  
SCALE 1 : 100

  
 WATERSKOP-ERF OORSTRAND MUNISIPALITEIT  
 FIRE BRIGADE / BRANDWEER  
 APPROVED / GOEDGEKEUR  
 24 JAN 2014

Approved for approval on 29.1.14  
 751  
 196  
 118

**design cooperative**  
*Llewellyn van Rensburg*  
 Pr. Architect 1242 SACAP MIA  
 Tel 079 037 7344    vanrensburg.lew@gmail.com

**Llewellyn van Rensburg**  
 Member of Cape Institute for Architecture Reg M-V015  
 Member of the Council for the Architectural Profession Reg ST1242

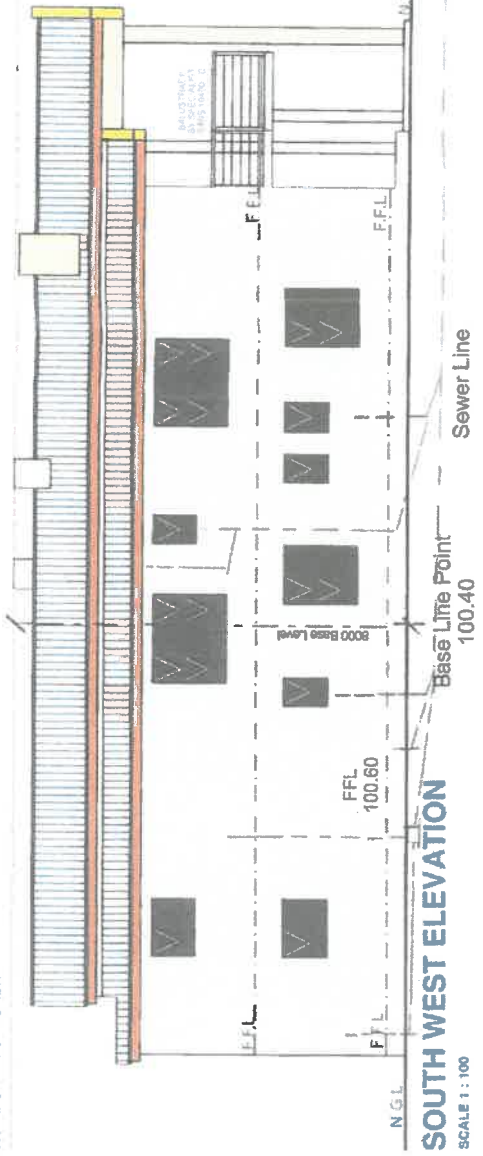
**design cooperative**  
 Gansbaai  
 Architects and Planners  
 Development Consultants  
 028-384 2137    079 037 7348

**Dr Hannes v.d Merwe**  
**Erf 987 Frankraal**  
**Gansbaai**  
 Proposed New Dwelling

**First Floor Plan**  
 Drawing No. **CS.4**  
 Drawn: **Evanso Tshauri**  
 +27 21 48 903 275 2202

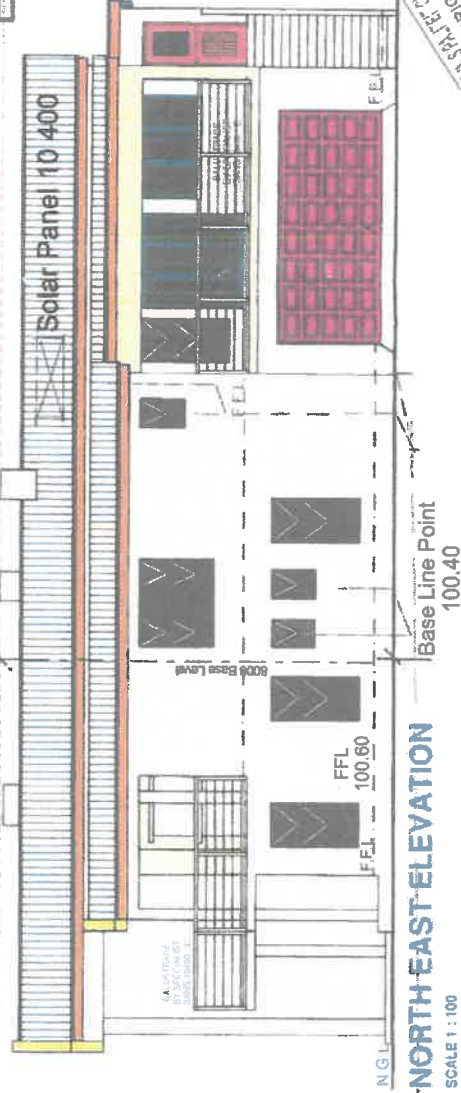


6000 HEIGHT RESTRICTION



**SOUTH WEST ELEVATION**  
SCALE 1 : 100

6000 HEIGHT RESTRICTION



**NORTH EAST ELEVATION**  
SCALE 1 : 100



**Boundary Wall Detail**

**Conservancy Tank**  
600 Litres

**External Suction Point**

Balustradeleëghen in zwaartelnd  
aank@reidreestart.000ntrive  
bigelart.0em  
BY SPECIALIST IN STRAALING CONSTRUCTIE



**Staircase Detail**  
SCALE 1:25

Handwritten notes and signatures, including a date '29/11/13' and a signature 'J. van der Vliet'.



**design cooperative**  
Llewellyn van Rensburg  
Pr. Arch ST.1242 SACAP MIA  
Tel 079 037 7348 venrensbung.lvw@gmail.com

**Llewellyn van Rensburg**  
Member of Cape Institute for Architecture Reg M 4015  
Member of the Council for the Architectural Profession Reg ST1242

**Dr Hanes v.d Merwe**  
**Erf 987 Frankraal**  
**Gansbaai**  
Proposed New Dwelling

**Elevations**  
Scale 1:100

**design cooperative**  
gansbaai  
architecture and project management  
Llewellyn van Rensburg Pr. Arch ST.1242 SACAP MIA  
Tel 079 037 7348

Project Date: June 2016  
1503  
CS.5

ERF 973

ERF 987

Vibacrete Grensmuur

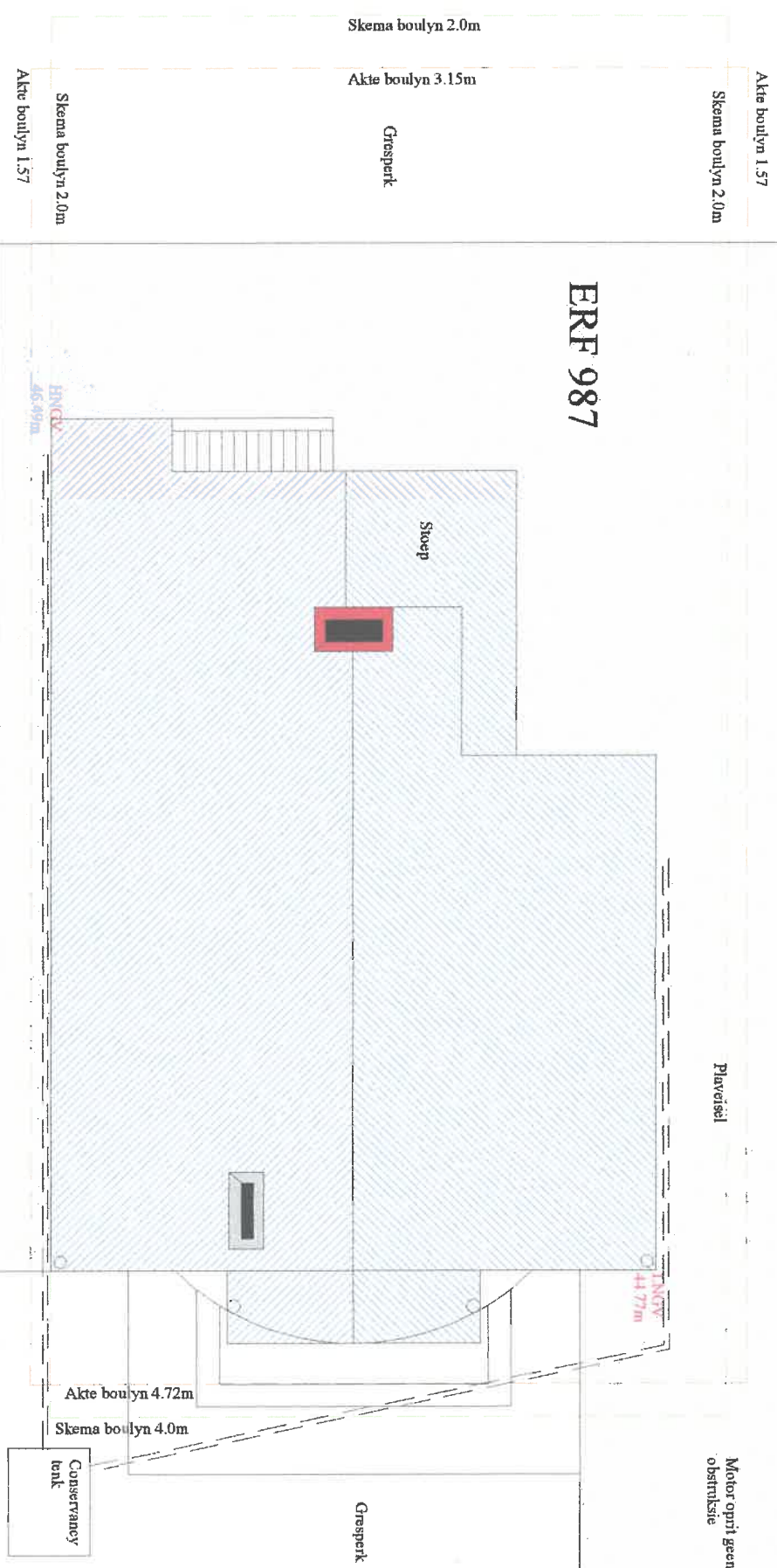
ERF 972

Vibacrete Grensmuur

971

ERF 988

Vibacrete Grensmuur



57 Marais straat  
Franskraal

**NOTA:**  
 Alle regulasies van planatiese owerlading moet ingesien word.  
 Konsulteer is verantwoordelik om alle munisipale bevoegdhede te bekom en te versien.  
 Altes geind voorkeur en moet gekontroleer word voor bouwerk begin.  
 Alle bouwerk tussen bou grense.  
 Alle afwykinge moet met tekenaar gekontroleer word.  
 Alle bouwerk streng volgens NHBC en SANS voorkeure.  
 Ingeval spesifiseer geind voorkeur.  
 Terrein moet sion getoon word gedurende bouwerk.  
 Vler en akkretiesamvulling moet getoon word voor bouwerk begin.

PROFESSIONAL ARCHITECTURAL  
 DRAUGHTSMAN  
**JACOBUS ADRIAAN VAN STADEN**  
 17 00 981 7346 / 082 929 8688

Tekening nr: 0261/17  
 Tekenng: Erf plan  
 Skaal: 1-100 (A3)  
 Blad: 1 van 6  
 Datum: 20/01/2023

**Bestrywing:**  
 Voorgestelde veranderinge vir  
 Mr NJ van der Merwe  
 Erf 987  
 57 Marais straat  
 Franskraal  
 Overstrand Munisipaliteit

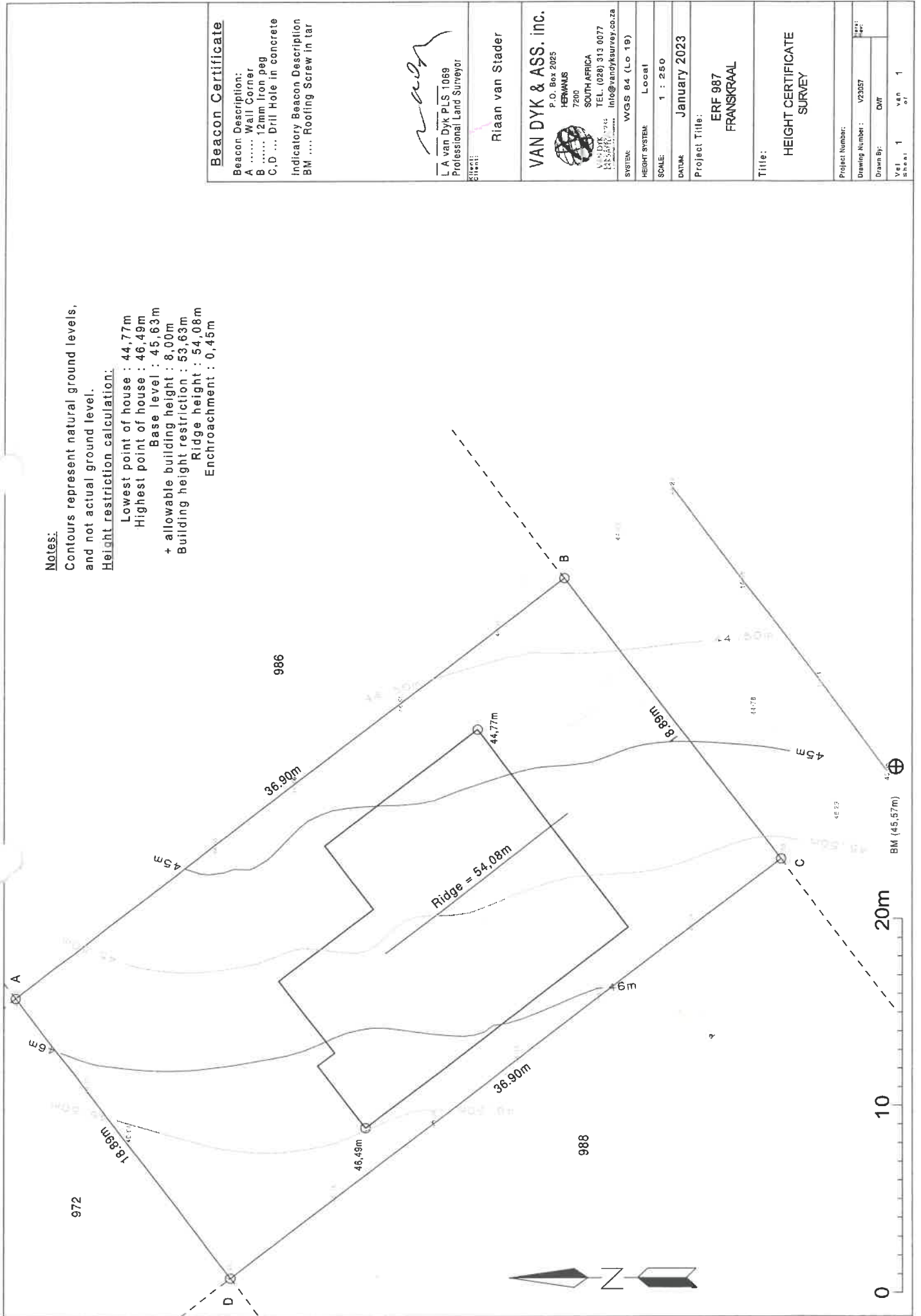
**Plan geteken deur:**  
 Jacobus A van Staden  
 3 Smeugans  
 Portenuebanai  
 Gansbaai  
 Reg nr: D1661  
 jhaany538@gmail.com  
 Tel: 082 929 8688

**Notes:**

Contours represent natural ground levels, and not actual ground level.

**Height restriction calculation:**

- Lowest point of house : 44,77m
- Highest point of house : 46,49m
- Base level : 45,63m
- + allowable building height : 8,00m
- Building height restriction : 53,63m
- Ridge height : 54,08m
- Enchroachment : 0,45m



**Beacon Certificate**

Beacon Description:  
 A ..... Wall Corner  
 B ..... 12mm Iron peg  
 C.D ... Drill Hole in concrete  
 Indicatory Beacon Description  
 BM .... Roofing Screw in tar

*[Handwritten Signature]*

L A van Dyk PLS 1089  
 Professional Land Surveyor

Client:

Riaan van Stader

**VAN DYK & ASS. inc.**

P.O. Box 2025  
 HERMANUS  
 7200  
 SOUTH AFRICA  
 VAN DYK & ASS. inc.  
 TEL. (028) 313 0077  
 info@vandyksurvey.co.za



SYSTEM: WGS 84 (LO 19)

HEIGHT SYSTEM: Local

SCALE: 1 : 250

DATE: January 2023

Project Title:

ERF 987

FRANSKRAAL

Title:

HEIGHT CERTIFICATE

SURVEY

Project Number:	
Drawing Number:	V23057
Drawn By:	DMT
Vol. 1	1
Sheet	1