



munisipaliteit umasipala municipality

to be the best together

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Enquiries

O. Yonke

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File ref: 18/7/290

13 August 2024

Email: charleseroux1@gmail.com

Dear Sir,

PROPOSED PERMANENT BUILDING LINE DEPARTURE: PORTION 7 OF FARM NO 290 THE CRAGS

1. The Manager: Land Use and Environmental Planning made the following decision on 06/08/2024:
2. That **approval be granted** in terms of Section 60 of the Bitou Municipality: Land Use Planning Bylaw (2015) for:
 - a. To relax the building line to 18m to accommodate the main dwelling house.
 - b. To relax the building line to 10m to accommodate the managers house,
 - c. To relax the building line to 2m to allow the storage.
3. The above approval is subject to the following conditions imposed in terms of Section 66 of the Bitou Municipality Land Use Planning Bylaw (2015):
 - 3.1 *That the approval applies only to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from council (Drawing No.3. dated March 2024).*
 - 3.2 *Submission of building plans in terms of section 4 of national building regulation act and building standards act, 103 of 1977 as amended.*
4. Reasons for the above decision are as follows:
 - 4.1 The building plans were approved prior to the departure application.
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) of the said legislation.
6. Such an appeal must be submitted in writing to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days this letter was emailed or sent to the electronic address.
7. The attached appeal form must be completed and should be directed to the Municipal Manager, Bitou Municipality, Private Bag X1002, Plettenberg Bay, 6600, within 21 days of notification of this decision together with proof of payment of the appeal fee.

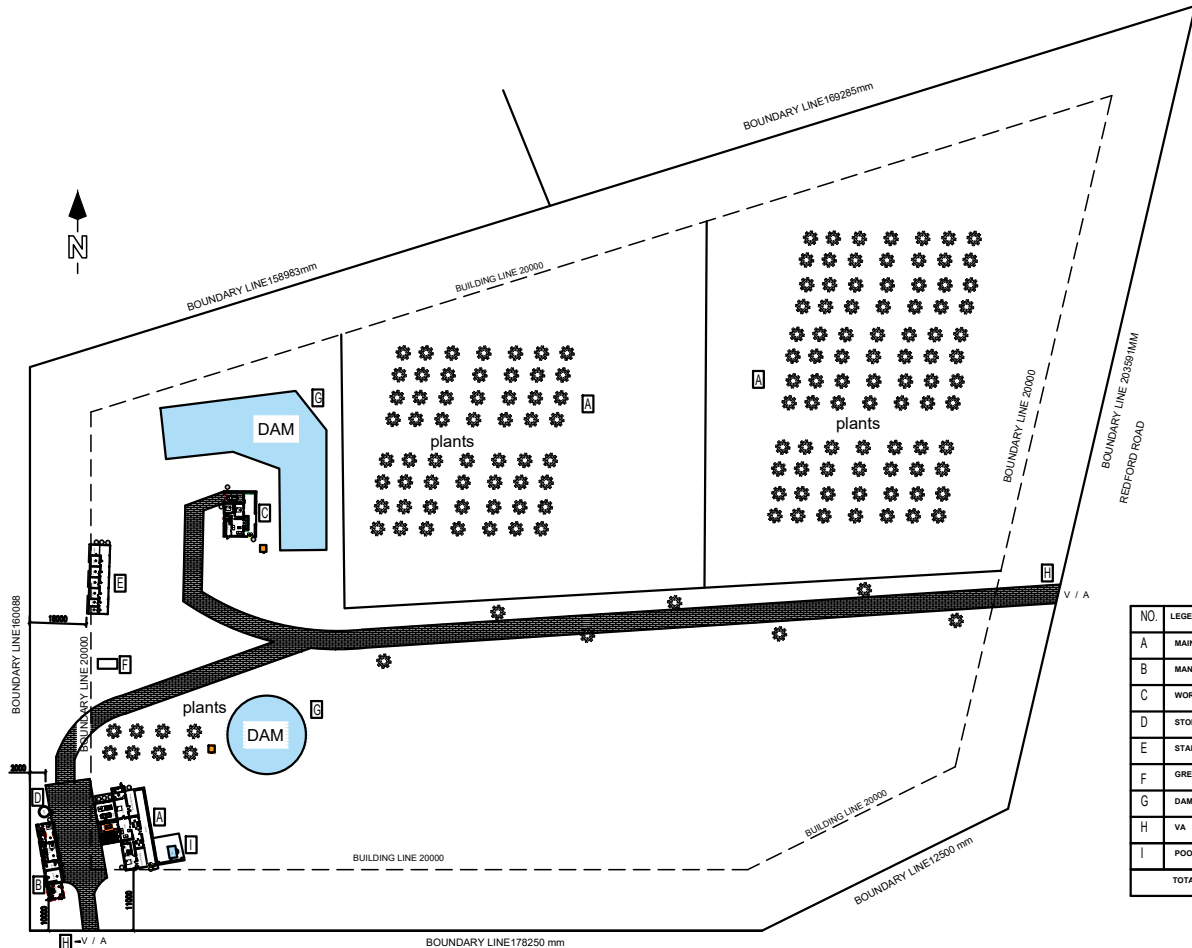
8. If you exercise your right to appeal, you are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine. Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
9. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of registration of this letter.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
11. A notification in terms of Section 61 of the Bitou Municipality Land Use Bylaw (2015) will confirm the coming into operation of the approval, if no appeals were received within 21 days this letter was emailed or sent to the electronic address.

Yours faithfully



Chris Schliemann

Manager: Land Use and Environmental Planning



SITE PLAN
SCALE 1:5000

PTN . 7
OF THE FARM REDFORD NO 290

STREET FURNITURE NOT AFFECTED

TIMBER
S/T all Timber used in the erection of building to be treated against termite and wood border attack & fungal decay in accordance with SANS 10005.
Ceiling
Isover flexible 135mm thick Aerolite non-combustible lightweight fibreglass reinforced insulation blanket, closely fitted with ends butted firmly between tie beams and laid loose on top of bracing between roof timber, all in accordance with manufactures recommendation.

NOTE:
-200L geyser plus heat pump x 2
400L for 3 bedrooms.
-25mm Ø HDPE underground pipe between water meter and house
-22mm Ø copper pipe surface
-22mm Ø cobra flex to be incase in wall
-Additions of building not to go over combined drainage.

MUNICIPAL NOTES	
ERF NO.	PORTION 7 OF 290
ALLOTMENT AREA	GRANDS
AREA OF ERF	39758m²
EXISTING FLOOR AREA	777m²
ADDITIONS TO DWELLING	54m²
TOTAL AREA:	831m²
TOTAL COVERAGE	4%
NO. OF NEW BATHROOMS	1
NO. OF NEW GARAGES	3

GENERAL/ SPECIFICATION NOTES

- FOUNDATIONS:**
- * 700x200mm CONCRETE STRIP FOR 270mm AND 230mm BRICK WALLS.
 - * 600x200mm CONCRETE FLOOR SLAB THICKENING FOR 115mm INTERNAL WALLS.
 - * 700x200mm CONCRETE STRIP FOR 230mm YARD AND BOUNDARY WALLS.
 - * 1000x1000x300mm FOUNDATIONS FOR 345 AND 460mm PIERS.
 - * FOUNDATION WALLS DEEPER THAN 1000mm TO BE 395mm x (230mm BRICK, 50mm CAVITY, 115mm BRICK), CAVITY TO BE CONCRETE FILLED TO DPC LEVEL.
 - * STRUCTURAL FOUNDATIONS TO ENGINEER'S DETAILS.
 - * BRICK PIERS OR COLUMN FOUNDATIONS TO BE A MINIMUM OF 200mm THICK AND TO PROJECT A MINIMUM OF 200mm PAST THE BRICKWORK OR COLUMNS.
 - * NO FOUNDATIONS OR ANY OTHER PART OF THE BUILDING MAY PROJECT BEYOND THE BOUNDARIES OF THE PROPERTY.
- FLOORS:**
- * FINISH AS PER SPECIFICATIONS ON 30mm CEMENT SCREED ON 100mm CONCRETE SURFACE BED ON 20 MICRON DAMP PROOF MEMBRANE.
 - * DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICKWALL DPC.
- WALLS:**
- * CLAY IMPERIAL SIZE BRICK.
 - * EXTERNAL WALLS TO BE DOUBLE SKIN WITH 50mm Cavity TO A OVERALL DIMENSION OF 270mm.
 - * No. 3 GALVANIZED BRICK TIES TO 270mm CAVITY WALLS.
 - * INTERNAL WALLS TO BE 230mm DOUBLE SKIN AND 115mm SINGLE SKIN.
 - * GALVANIZED LADDER-TYPE BRICKWORK EVERY 9th COURSE WITH No. 2 COURSES ADDITIONALLY BELOW WINDOW CILLS AND ABOVE ALL OPENINGS.
 - * PRECAST LINTOLS OVER ALL OPENINGS AND LAID IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
 - * STEPPED BRICKGRIP DPC TO BE A MINIMUM OF 150mm ABOVE GROUND LEVEL WITH WEEP HOLES EVERY SECOND PERPEND.
 - * DAMP PROOF COURSE TO BE PROVIDED IN WALLS (NOT APPLICABLE TO FREE STANDING WALLS eg. BOUNDARY / SCREEN WALLS).
- ROOF, RAINWATER GOODS AND CEILING:**
- * ALL ROOF TIMBERS TO SPECIALIST ENGINEERS SPECIFICATIONS AND MANUFACTURERS INSTRUCTIONS.
 - * PITCH 1:11
 - * RIB ROOF SHEETING COMPOSITE WITH SABS APPROVED PLASTIC UNDERLAY WITH 150mm MINIMUM OVERLAP AND CARRIED WELL INTO GUTTERS.
 - * 75x250mm TIMBER PURLIN TRUSSES @ 760mm CENTRES.
 - * 38x14mm TIMBER WALL PLATES.
 - * 1.5x38mm GALVANIZED HOOP IRON TIES BUILT INTO WALL, 600mm DEEP.
 - * FLASHING TO ALL PARAPET WALLS.
 - * FIBRE CEMENT ROOF SHEETING WITH APPROVED WATERPROOFING AGENT.
 - * CEILING: SKIMMED GYPSUM BOARD ON 38x28mm BATTENS @ 450mm CENTRES.
 - * 15mm THICK FIBREGLASS INSULATION.
- MUNICIPAL & GENERAL NOTES:**
- * ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT No. 103 OF 1977.
 - * DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE.
 - * OVERALL DIMENSIONS TO TAKE PRECEDENCE (EXT).
 - * WORK TO FIGURED DIMENSIONS ONLY.
 - * DPC TO ALL VERTICAL AND HORIZONTAL OPENINGS.
 - * FOUNDATIONS TO BE A MINIMUM OF 300mm BELOW VIRGIN SOIL.
 - * GABLE ENDS TO BE TIED BACK TO TRUSSES WITH HOOP IRON STRAP @ 600mm CENTRES.
 - * GARAGE FFL 150mm ABOVE B.O.F. AT DRIVEWAY ENTRANCE.
 - * HOUSE FFL 300mm ABOVE B.O.F. AT BOUNDARY E.
 - * WINDOWS AND DOORS EXCEEDING 1m² OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZED.
 - * DRAINING MIN. 100mm PVC - MINIMUM FALL OF 1:60.
 - * RE'S OR IE'S AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL.
 - * CLOSED SYSTEM ENTER AT 45° JUNCTIONS.
 - * 600mm RENDS TO DRAINAGE RUN.
 - * MINIMUM DEPTH OF 400mm BELOW COVER LEVEL.
 - * COVER LEVEL 75mm ABOVE BOUNDARY I.C.
 - * PARAPET WALL NOT TO EXCEED 500mm IN HEIGHT.
 - * WALLS BETWEEN HOUSE AND GARAGE TO BE BEAMFILLED.
 - * ALL MANHOLES AND RE'S UNDER DRIVEWAYS OR CONCRETE SLABS TO BE SEALED WITH HEAVY DUTY COVERS.
 - * CONTRACTOR TO ENSURE THAT A BALANCED WATER PRESSURE SYSTEM IS INSTALLED WITH ALL VALVES ETC. HOUSED IN ROOF SPACE.
 - * HEAD OF DRAIN LINE AND BRANCH LINE EXCEEDING 600mm TO BE VENTED.
 - * A MINIMUM OF 1 OPEN GULLEY MUST BE PROVIDED TO EACH DRAINAGE INSTALLATION.
 - * DRAINAGE BENEATH BUILDINGS OR WITH A COVER OF LESS THAN 300mm MUST BE ADEQUATELY PROTECTED.
 - * DRAINAGE FIXTURES TO BE ANTI-SIPHONED OR DEEP SEAL TRAPS PROVIDED.
 - * DAMP PROOF COURSE TO BE A MINIMUM OF 150mm ABOVE GROUND FLOOR.

CHECKING FOR COMPLIANCE WITH SANS 10400 XA

CLIMATIC ZONE 4 (UP)

ROOF:
Thermal Conductivity = $K \cdot \text{Value} = \text{W/m} \cdot K$
Thermal Conductivity/ Thickness of Material = $U \cdot \text{Value}$

$U = 1/R$
 $R = 1/U$
Using flexible fibre glass blanket insulation ($\text{W/m} \cdot K = 0.040$)
 $0.040 \text{ W/m} \cdot K / 1 \text{ m} = 0.040 \text{ W/m}^2 \cdot K$
 $1 / 0.040 \text{ W/m}^2 \cdot K = 25 \text{ m}^2 / \text{KW}$

Thermal Conductivity Required = $3.7 \text{ m}^2 / \text{KW}$
Typical Roof assembly = $0.38 \text{ m}^2 / \text{KW}$
 $3.7 / 0.38 = 9.74$
 $9.74 / 25 = 0.3896 = 0.133 \text{ m} = 133 \text{ mm}$
use 135mm thick insulation

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Drawing By	Mr. Alton Pedro
Project Manager	Mr. Alton Pedro
SACAP Category	Pr. Arch Draught.
SACAP Number	D 2316

Prof. Sign:

Project Information

AT PORTION 7 OF FARM NO 290
CRAIGS
For CHARLES EDWARDS ROUX
CELL 083 40 40 40

SIGN :

Date	Scale	Drawing No. 3
MARCH 2024	As Shown	.1 PRESENT