



**MINUTES OF A MUNICIPAL PLANNING TRIBUNAL MEETING HELD IN THE COMMITTEE ROOM:  
CORPORATE SERVICES ON WEDNESDAY, 8 MAY 2024 AT 14:00**

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**PRESENT**

Internal members:

Municipal Manager, Mr J J Scholtz (chairperson)  
Director: Corporate Services, Ms M S Terblanche  
Director: Protection Services, Mr P A C Humphreys

External members:

Ms C Havenga  
Mr C Rabie

Other officials:

Director: Development Services, Ms J S Krieger  
Senior Manager: Development Management, Mr A M Zaayman  
Senior Town and Regional Planner, Mr A J Burger  
Town and Regional Planner & GIS, Mr H Olivier  
Town and Regional Planner, Ms A de Jager  
Manager: Secretariat and Record Services (secretary)

**1. OPENING**

The chairperson opened the meeting and welcomed members.

**2. APOLOGY**

No apologies were received.

**3. DECLARATION OF INTEREST**

**RESOLVED** that cognisance be taken that no declarations of interest were received.

**4. MINUTES**

**4.1 MINUTES OF A MUNICIPAL PLANNING TRIBUNAL MEETING HELD ON 10 APRIL 2024**

**RESOLUTION**

(proposed by Mr C Rabie, seconded by Ms C Havenga)

That the minutes of a Municipal Planning Tribunal Meeting held on 10 April 2024 are approved and signed by the chairperson, subject thereto that the apologies received from the Municipal Manager, Mr J J Scholtz and the Director: Protection Services, Mr P A C Humphreys be noted.

**5. MATTERS ARISING FROM MINUTES**

None.

**6. MATTERS FOR CONSIDERATION**

**6.1 PROPOSED REZONING, SUBDIVISION AND REGISTRATION OF A SERVITUDE ON ERF  
2582, YZERFONTEIN (15/3/3-14; 15/3/6-14) (WARD 5)**

Mr H Olivier/...

Mr H Olivier gave background to the application and mentioned that Erf 2582, Yzerfontein forms part of the Strandveld Villas group housing complex and was earmarked for the development of a community health care centre.

The initial intention to donate Erf 2582, Yzerfontein to the ACVV did not realised as the latter did not have the capital to develop the site. Most recently the owners secured a purchaser for Erf 2582, Yzerfontein but the bid was withdrew as the developer was not prepared to spend capital on professional fees for the submission of a development proposal as required by the conditions of approval, before transfer could take place.

Mr Olivier explained that it is the intent of the owner, Yzerfontein Property Developers (Pty) Ltd decided to develop Erf 2582, Yzerfontein themselves as five (5) freestanding residential opportunities. Mr Olivier further explained the reason for the refusal of the application for a servitude and the recommendation to rather construct a private access road.

## RESOLUTION

- A. The application for the rezoning of Erf 2582, Yzerfontein (5000 m<sup>2</sup> in extent), from General Residential Zone 3 to Subdivisional Area, be approved in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- B. The application for the subdivision of Erf 2582, Yzerfontein be approved in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- C. Decisions A and B above are subject to the following conditions:

### **C1 TOWN PLANNING AND BUILDING CONTROL**

- (a) Erf 2582, Yzerfontein be rezoned from General Residential Zone 3 to Subdivisional Area to accommodate the following zoning categories;
  - (i) 5 Residential Zone 1 (±4225 m<sup>2</sup> in total)
  - (ii) 1 Transport Zone 2: private road (±775 m<sup>2</sup> in extent)
- (b) Erf 2582 (5000m<sup>2</sup> in extent) be subdivided as follows:
  - (i) Portion A (±1002 m<sup>2</sup> in extent)
  - (ii) Portion B (±771 m<sup>2</sup> in extent)
  - (iii) Portion C (±774 m<sup>2</sup> in extent)
  - (iv) Portion D (±774 m<sup>2</sup> in extent)
  - (v) Portion E (±928 m<sup>2</sup> in extent)
  - (vi) Remainder Road (±751 m<sup>2</sup>)
- (c) The General Plan be submitted to the Surveyor-General for approval, including proof to the satisfaction of the Surveyor-General of—
  - (i) the Municipality's decision to approve the subdivision;
  - (ii) the conditions of approval imposed in terms of section 76;
  - (iii) the approved subdivision plan;
  - (iv) and copies of said diagrams be made available to the Municipality;
- (d) An Owners' Association be established in terms of section 39 of the By-Law and that a constitution be compiled and submitted to the Senior Manager: Development Management for consideration and approval;
- (e) The constitution of an Owners' Association be approved by the Municipality before registration of the transfer of the first land unit and make provision for—
  - (i) the Owners' Association to formally represent the collective mutual interests of the area, suburb or neighbourhood set out in the constitution in accordance with the conditions of approval;
  - (ii) control over and maintenance of buildings, services or amenities arising from the subdivision;
  - (iii) the regulation of at least one annual meeting with its members;
  - (iv) control over the design guidelines of the buildings and erven arising from the subdivision;
  - (v) the ownership and maintenance by the Owners' Association of all common property arising from the subdivision, including:
    - (aa) private open spaces where applicable;
    - (bb) private roads and street lighting; and

- (cc) land required for services provided by the Owners' Association;
- (vi) enforcement of conditions of approval or management plans;
- (vii) procedures to obtain the consent of the members of the owners' association to transfer an erf if the owners' association ceases to function; and
- (viii) the implementation and enforcement by the Owners' Association of the provisions of the constitution;
- (f) The Transport Zone 2 erf be transferred to the Owners' Association, before transfer of the first residential property is approved;
- (g) The legal certificate which authorises transfer of the subdivided portions in terms of section 38 of By-Law will not be issued unless all the relevant conditions have been complied with;

**C2 WATER**

- (a) Each subdivided portion be provided with a separate water connection from Buitenkant Street. This condition is applicable on building plan stage;

**C3 SEWERAGE**

- (a) Each subdivided portion be provided with a separate sewage suction tank with a minimum capacity of 8,000l. The suction tank be accessible to the service truck from Buitenkant Street. This condition is applicable on building plan stage;

**C4 STREETS AND STORMWATER**

- (a) The internal road be built to a permanent surface standard;
- (b) The vehicle access of the subdivided portion be restricted to internal road;
- (c) Storm water be conveyed underground to the nearest suitable municipal collection point;
- (d) The developer appoints an Engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the internal street and stormwater drainage;
- (e) The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the Engineer;
- (f) The construction work be undertaken by a recognized civil construction firm;
- (g) The internal road and storm water network not be taken over by the Municipality and be transferred and maintained by the Owners' Association;

**C5 REFUSE REMOVAL**

- (a) Refuse be placed in refuse bags in Buitekant Street on the morning of refuse removal;

**C6 ELECTRICAL ENGINEERING SERVICES**

- (a) Each subdivided portion be provided with a separate electrical connection with a conventional meter at the expense of the owner/developer;
- (b) Should it be necessary to relocate any electrical cables across the relevant subdivided properties, it be moved at the expense of the owner/developer;
- (c) Where applicable, any electrical interconnect be isolated and fully removed;
- (d) The existing low-voltage network be extended in order to service the proposed subdivided portions;
- (e) The extension of the low-voltage network be done from mini-substation B11;
- (f) The developer appoints an authorized electrical contractor for the extension of the low voltage network;
- (g) The contractor contacts the Department: Electrical Engineering Services for the technical specifications regarding the extension of the low voltage network;
- (h) Provision be made for street lighting to the satisfaction of the Department: Electrical Engineering Services;
- (i) The design of the low voltage electrical extension be submitted to the Director of Electrical Engineering Services for approval before construction may begin;

**C7 DEVELOPMENT CHARGES**

- (a) Applicable to proposed portion A:
  - (i) The owner/developer is responsible for a development charge of R33 948,00 toward the bulk supply of regional water, at clearance stage. The amount is payable per newly created portion to Swartland Municipality,

- valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);
- (ii) The owner/developer is responsible for the development charge of R3 083,15 towards bulk water reticulation, at clearance stage. The amount is payable per newly created portion to Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
  - (iii) The owner/developer is responsible for the development charge of R10 627,15 towards sewage at clearance stage. The amount is payable per newly created portion to Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/240-184-9210);
  - (iv) The owner/developer is responsible for the development charge of R25 786,45 towards wastewater treatment at clearance stage. The amount is payable per newly created portion to Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/240-184-9210);
  - (v) The owner/developer is responsible for the development charge of R12 846,65 towards roads and storm water, at clearance stage. The amount is payable to Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);
  - (vi) The owner/developer is responsible for the development charge of R11 044,14 towards electricity, at clearance stage. The amount is payable per newly created portion to Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/253-164-9210);
  - (vii) The Council resolution of May 2023 makes provision for a 60% rebate on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and may be revised thereafter;
- (b) Applicable to Proposed portions B to E :
- (i) The owner/developer is responsible for a development charge of R21 726,95 toward the bulk supply of regional water, at clearance stage. The amount is payable per newly created portion to Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);
  - (ii) The owner/developer is responsible for the development charge of R1 973,40 towards bulk water reticulation, at clearance stage. The amount is payable per newly created portion to Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
  - (iii) The owner/developer is responsible for the development charge of R6 801,10 towards sewage at clearance stage. The amount is payable per newly created portion to Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/240-184-9210);
  - (iv) The owner/developer is responsible for the development charge of R16 503,65 towards wastewater treatment at clearance stage. The amount is payable per newly created portion to Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/240-184-9210);
  - (v) The owner/developer is responsible for the development charge of R12 846,65 towards roads and storm water, at clearance stage. The amount is payable to Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210).
  - (vi) The owner/developer is responsible for the development charge of R11 044,14 towards electricity, at clearance stage. The amount is payable per newly created portion to Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/253-164-9210);
  - (vii) The Council resolution of May 2023 makes provision for a 60% rebate on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and may be revised thereafter;

**D. GENERAL**

- (a) Any existing services connecting the remainder and subdivided portion be moved and/or disconnected so that each erf's piping is located on the relevant erf;
  - (b) The approval does not exempt the applicant from adherence to all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
  - (c) Should it be determined necessary to expand or relocate any of the engineering services to provide the development with connections, said expansion and/or relocation will be for the cost of the owner/developer;
  - (d) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5-year validity period starts from the date of outcome of the decision against the appeal;
  - (e) All conditions of approval be implemented before the new land uses come into operation/or occupancy certificate be issued and failing to do so the approval will lapse. Should all conditions of approval be met within the 5-year period, the land use becomes permanent, and the approval period will no longer be applicable;
  - (f) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5000,00 to be valid. Appeals that are received late and/or do not comply with the requirements, will be considered invalid and will not be processed;
- E. The application for the registration of a servitude right of way (7 m wide) in favour of the subdivided portions be refused in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- F. The application be supported for the following reasons:
- (a) There are no physical restrictions on the property that will have a negative impact on the proposed application;
  - (b) There are no restrictions registered against the title deed of the property that prohibits the proposed subdivision or land use;
  - (c) The proposed application is consistent with and not in contradiction to the Spatial Development Frameworks adopted on Provincial, District and Municipal levels;
  - (d) The proposed application will not have a negative impact on the character of the area;
  - (e) The proposed development is not perceived to have a detrimental impact on the health and safety of surrounding landowners, nor will it negatively impact on environmental/heritage assets;
  - (f) The development proposal supports the optimal utilisation of the property;
  - (g) Erf 2582 is situated inside the urban edge of Yzerfontein, located in an area earmarked for low to medium density residential land uses, and is well within the minimum property size supported for Residential Zone 1 properties. The application is therefore in compliance with the provisions of the MSDF, 2023;
  - (h) The development proposal is foreseen to create employment opportunities in the short, as well as the long term;
  - (i) The application complies with the principles of LUPA (Land Use Planning Act) and SPLUMA (Spatial Planning and Land Use Management Act);
  - (j) Sufficient services capacity exists to accommodate the proposed development;
  - (k) The proposal is consistent with the applicable development parameters as contained in the development management scheme;
  - (l) The concerns raised by the objectors have sufficiently been mitigated with the development proposal as well as the conditions of approval;
  - (m) The registration of the servitude is refused as it is no longer necessary. The private access road needs to be surveyed and transferred to the Owners' Association whom with ownership takes responsibility for the maintenance of the private road.

## **6.2 PROPOSED DEPARTURES ON ERF 2119, YZERFONTEIN (15/3/4-14) (WARD 5)**

Ms A de Jager gave background to the establishment of Erf 2119, Yzerfontein as a portion of the mother erf, Erf 332, Yzerfontein adjacent to the tidal pool. Two dwellings were originally built on Erf 332 and only after completion did the owners decided to subdivide and to formalise the three portions, namely Erven 2119, 2122 and 2123.

The incorrect position of the dwelling on the erf and the resultant encroachment of building lines, can be attributed to various factors, i.e. this history of the property, integration of various zoning schemes and formalising of 9<sup>th</sup> Street to connect with Beach Road.

Ms de Jager confirmed that the approval of the departures are desirable within the spatial context and will have a minimal impact.

### **RESOLUTION**

- A. The application for departure on Erf 2119, Yzerfontein, in order to encroach on the northern street building line, be approved in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- B. The application for departure on Erf 2119, Yzerfontein, in order to encroach on the eastern lateral building line, be approved in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- C. The application for departure from Section 12.1.1(c) of the By-Law, on Erf 2119, Yzerfontein, in order to allow for portions of the first storey to encroach on the northern and eastern building line, be approved in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- D. The application for departure on Erf 2119, Yzerfontein, in order to exceed the maximum permissible coverage, be approved in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- E. Approvals A. B. C. and D. above are subject to the conditions that:

#### **E1 TOWN PLANNING AND BUILDING CONTROL**

- (a) The 4m street building line be departed from and reduced to 1m;
- (b) The 1,5m eastern lateral building line be departed from and reduced to 1m;
- (c) The building line departures be restricted to the portions of the dwelling that encroach on the building lines, as presented in the application;
- (d) The encroachment of the street and side building lines be allowed on first floor level to the same extent and on the same footprint as the ground floor departures, as presented in the application;
- (e) The maximum permissible coverage of 50% be departed from and increased to 51,2%, as presented in the application;
- (f) Building plans clearly indicating the existing structure and the proposed amendments be submitted to the Senior Manager: Development Management for consideration and approval;

#### **E2 GENERAL**

- (a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- (b) Should it in future be determined necessary to extend or upgrade any engineering service in order to provide the development with services, it will be for the account of the owner/developer;
- (c) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision against the appeal. All conditions of approval be implemented by 1 June 2024, before the new land use comes into operation/or the occupancy certificate be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met by 1 June 2024, the land use becomes permanent and the approval period will no longer be applicable;

- (d) The applicant/objector be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of decision. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed;

F. The application be supported for the following reasons:

- (a) Application for departure is a mechanism provided for by the By-Law, in order to deviate from the required development parameters;
- (b) The impact of the permissible departures have been evaluated and deemed to have either minimal impact on the surrounding area with regards to views, safety, access, privacy and health concerns, or the impacts were considered manageable and mitigated through conditions of approval;
- (c) The approved departures will have little impact on the residential character of the area, as the land use will remain unchanged;
- (d) The approved departures are considered desirable within the spatial context;
- (e) The proposed street building line departure is considered to enhance the streetscape;
- (f) The impact of the proposed coverage departure is considered negligible in the context.

### **6.3 PROPOSED DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 3777, MALMESBURY (15/4/2-8) (WARD 10)**

Mr A J Burger mentioned that the owners of Erf 3777, Malmesbury has a need for additional covered parking space in front of the existing double garage. As the garage has been erected on the communal side boundary with Erf 3513, an application for departure of the 1,5 m side building line was received in order to erect a carport.

#### **RESOLUTION**

A. The application for the departure of development parameters on Erf 3777, Malmesbury be approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), as follows:

- Departure of the 1,5 m side building line (northern boundary) to 0 m.

#### **B. GENERAL**

- (a) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision against the appeal;
- (b) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5000,00 to be valid. Appeals that are received late and/or do not comply with the requirements, will be considered invalid and will not be processed.

C. The application be supported for the following reasons:

- (a) The proposed carport complies with the definition of a carport as defined by the Swartland Planning By-Law;
- (b) The carport is proposed in an area which is already being used for the parking of motor vehicles;
- (c) The position of the carport in front and in line with the existing garage is logical and practical;

6.3/C...

- (d) Only a portion of the proposed parapet wall of the carport will be visible from Erf 3513. This is due to existing large trees and a boundary of 2,4m in height on Erf 3513;
- (e) Building work on Erf 3777 complies with the permitted 50% coverage;
- (f) The type of structure and materials used for the proposed carport remains the prerogative of the owners of Erf 3777;
- (g) The area on Erf 3513 adjacent to Erf 3777 is used as a storage area and not an outdoor living area;
- (h) The impact of the proposed carport on Erf 3513 is deemed to be low to none.

**(SIGNED) J J SCHOLTZ  
CHAIRPERSON**

31 May 2024

15/3/4-14/Erf 1142

15/3/5-14/Erf 1142

WARD: 5

**ITEM 6.1 OF THE AGENDA FOR THE MUNICIPAL PLANNING TRIBUNAL THAT WILL TAKE PLACE ON WEDNESDAY, 12 JUNE 2024**

LAND USE PLANNING REPORT ADDENDUM TO THE PROPOSED AMENDMENT OF RESTRICTIVE TITLE CONDITION AND PERMANENT DEPARTURES ON ERF 1142, YZERFONTEIN					
Reference number	15/3/4-14/Erf 1142 15/3/5-14/Erf 1142	Application submission date	7 November 2023	Date report finalised	31 May 2024

**PART A: APPLICATION DESCRIPTION**

- A.** Application for the amendment of title deed restrictions registered against Erf 1142, Yzerfontein, in terms of Section 25(2)(f) of the Swartland Municipality: Municipal Land Use Planning By-Law (PK 8226, dated 25 March 2020), is made in order to amend condition B.7.(b), in Title Deed T13301/2020, as follows:

*"...B.7.(b) No building or structure or any portion thereof except boundary walls and fences, shall except with the consent of the Administrator, be erected nearer than 5m to the street line which forms a boundary of this erf, not within 3m of the rear or 1,5m of the lateral boundary common to any adjoining erf, provide that with the consent of the local authority:*

be amended to read as follows:

*"...B.7(b) No building or structure or any portion thereof, except boundary walls and fences, shall, except with the consent of the Administrator, be erected nearer than 1,5m of the south-eastern lateral boundary, common to the adjoining erf, provided that with the consent of the local authority:..."*

- B.** Application for departure on Erf 1142, Yzerfontein, in terms of Section 25(2)(b) of the Swartland Municipality: Municipal Land Use Planning By-Law (PK 8226, dated 25 March 2020), is made in order to depart from the 4m north-eastern street building line and the 1,5m north-western side building line.

The applicant is C.K. Rumboll and Partners and the property owner is H.J. Venter.

**PART B: PROPERTY DETAILS**

Property description (in accordance with Title Deed)	ERF 1142 YZERFONTEIN, IN THE SWARTLAND MUNICIPALITY, DIVISION MALMESBURY, PROVINCE OF THE WESTERN CAPE				
Physical address	108 Dassen Island Drive		Town	Yzerfontein	
Current zoning	Residential Zone 1	Extent (m <sup>2</sup> /ha)	736m <sup>2</sup>	Are there existing buildings on the property?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Applicable zoning scheme	Swartland Municipality: Municipal Land Use Planning By-Law (PK 8226, dated 25 March 2020)				
Current land use	Dwelling house		Title Deed number & date	T13301/2020	
Any restrictive title conditions applicable	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	If Yes, list condition number(s)		
Any third party conditions applicable?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	If Yes, specify		

Any unauthorised land use/building work	Y	N	If Yes, explain	
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### PART C: LIST OF APPLICATIONS (TICK APPLICABLE)

Rezoning	Permanent departure	<input checked="" type="checkbox"/> Temporary departure	Subdivision	
Extension of the validity period of an approval	Approval of an overlay zone	Consolidation	Removal, suspension or amendment of restrictive conditions	<input checked="" type="checkbox"/>
Permissions in terms of the zoning scheme	Amendment, deletion or imposition of conditions in respect of existing approval	Amendment or cancellation of an approved subdivision plan	Permission in terms of a condition of approval	
Determination of zoning	Closure of public place	Consent use	Occasional use	
Disestablish a home owner's association	Rectify failure by home owner's association to meet its obligations	Permission for the reconstruction of an existing non-conforming use		

### PART D: BACKGROUND

The application property is situated along the south-western portion of Yzerfontein, in a predominantly residential area (Area B), interspersed by nature conservation open spaces and in close proximity to a mixed use, secondary business node at Pearl Bay, as identified by the Swartland Municipal Spatial Development Framework of 2023 (SDF).

The remaining vacant erven in the area are steadily being developed and the area is becoming gradually more established.

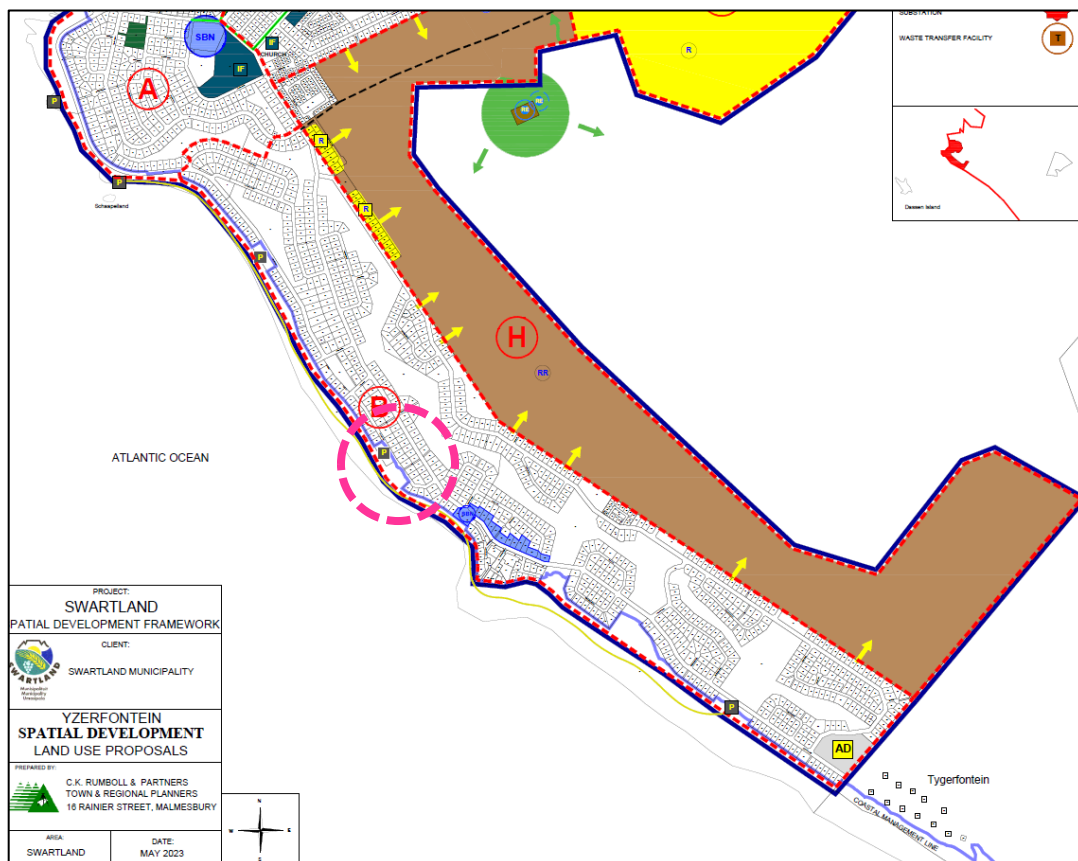


Figure A: Excerpt from Yzerfontein SDF

The owners of Erf 1142 expanded the existing dwelling to serve as their retirement property and to accommodate various water craft, such as a boat and jet skis, as well as their own vehicles, on the property. In order to achieve the goal, the existing double garage was extended forward and upward and an additional double garage was constructed.



It should be noted that the additional garage had already been completed without building plan approval and plans were submitted after the fact. The By-Law affords land owners the opportunity to rectify unlawful land use actions on their properties through engaging in the correct procedure and thus the application was submitted. The proposal entailed the legalisation of the unauthorised building work at the same time as proposing new additions/extensions to the dwelling that are within the development parameters.

Due to the layout of the existing dwelling on the property, the need for connectivity of the garage with the dwelling and the accessibility from the street, the available position for the additional garage was deemed to be in the northern corner of the erf, encroaching over the north-eastern street building line and the north-western side building line. During the scrutiny of the building plans, however, the Title Deed was also scrutinised and it was discovered that a number of restrictive conditions are registered against the property, prohibiting the encroachments.

The development proposal included the amendment of the applicable restrictive condition, as well as departure from the By-Law building lines, in order to legalise the additional garage and the proposed fire pit at the rear of the property.

The proposal was subjected to the public participation process and three objections were received. Subsequently, the development was evaluated by the delegated official and presented to the Swartland Municipal Planning Tribunal (henceforth “the Tribunal”) for consideration.

The delegated official argued that the removal and departure of the street and side building lines was not desirable, unless the garage be converted into a “lighter” structure, such as a carport. However, the By-Law only allows the deciding party to consider the facts of that which is proposed and the applicant did not propose a carport.

On 13 March 2024, in terms of section 62. of the By-Law, rather than refusing the application outright, the Tribunal reserved its decision and referred the application back to the applicant, in order to consider the following options and to amend the application accordingly:

#### Option 1:

- i) The unauthorised garage be refused and ordered to be demolished in totality, in which instance none of the amendments or departures will be applicable anymore and the application may be withdrawn;

#### Option 2:

- i) The encroaching garage structure be reconstructed into a carport by removing both the side walls and street façade, to the satisfaction of the Senior Manager: Development Management;
- ii) The street façade of the carport be restricted to a maximum width of 6,5 metres, measured from edge to edge of the roof;
- iii) Restrictive condition B.7.(b) be amended to read as follows:  
*“...No building or structure or any portion thereof, except boundary walls and fences, shall, except with the consent of the Administrator, be erected nearer than 1,5m of the south-eastern lateral boundary, common to the adjoining erf, provided that with the consent of the local authority:...”*
- iv) The 1,5 m north-western side building line be departed to 0 m;
- v) The 4 m north-eastern street building line to be departed to 0 m;

#### Option 3:

- i) An alternative design proposal be prepared and discussed with the Senior Manager: Development Management, in order to ensure desirability;
  - ii) That the application be amended to reflect the new proposal to the Senior Manager: Development Management;
  - iii) The applicable Title Deed amendments and building line departures remain in the application;
- b) The proposed fire pit may be considered positively, subject to a number of conditions, such as raising and extending the screen wall;

The resolution of 13 March 2024 is attached as Annexure A.

The applicant officially responded to the resolution on 29 April 2024, expressing the intention to proceed with Option 2 contained in the resolution. Refer to Annexure B.

The original development proposal was already evaluated and considered in detail in the report presented as Item 6.1 of the Swartland Municipal Planning Tribunal held on 13 March 2024: Proposed amendment of restrictive title conditions and permanent departures on Erf 1142, Yzerfontein.

Taking into account that the current proposal resulted from the previous report, and the tribunal indicated through its resolution, that all facts have already been considered in order to arrive at the three acceptable options, the report at hand should be read as an addendum, while the original remains unchanged.

The applicant submitted new proposed building plans reflecting the amendments of the garage into a carport (refer to Annexure C). The amendments are considered to be minimal, and the impact is considered less than that of the original proposal, thus no additional public participation process was deemed to be required.

The amended proposal will only be tested terms of the desirability arguments of the previous report, to ensure that the parameters set out in Option 2 were indeed met.

## PART E: DESIRABILITY

### 2.1 Desirability of the proposed utilisation

LUPA and SPLUMA state that the effect of a development on the wellbeing of affected parties is an important factor in determining desirability. Following the evaluation of the proposal it is determined that the departures applied for may be considered positively, consistent with the character and functionality of the road network.

The unauthorised fire pit does not need to depart from the By-Law building line, as the various elements fall within the permissible development parameters. However, in order to minimise potential disturbances caused by the use of the fire pit and to enhance the desirability, it is proposed that the screen-wall be raised to a height of at least 2 metres and that the northern-most portion of the screen wall be extended along the boundary wall for at least 2 metres, to create maximum privacy between Erf 1142 and Erf 1151, as illustrated below. The requirement will be expressed as a condition of approval.



The fire pit is, however, restricted by the building lines stipulated in the Title Deed, as the Deed does not allow for any structure, apart from outbuildings and boundary walls inside the building lines. The impact of the removal of the 3 metre building line from the Title Deed is not considered to impact negatively, as it will allow for the fire pit to remain in the current position, and as the garage of Erf 1151 is located closest to the fire pit, in addition, mitigating measures will be employed to minimise potential noise disturbances.

The removal of the north-western side building line from the Title Deed is also considered necessary, as it will enable the property owner to optimally develop the erf. The proposed carport will align with the side property boundary and will have a similar impact as that of a boundary wall.

Lastly, the removal of the 5m street building line restriction from the Title Deed is also considered desirable, as it will enable the land owner to develop the property optimally and in a manner equal to any Residential Zone 1 erf that is only governed by the By-Law. Should the 5m building line remain intact, the owner would be forced to demolish a portion of the carport which would defy the purpose of the structure.

However, the abovementioned amendments and removals notwithstanding, the development parameters of the By-Law remain applicable and sufficient motivation and mitigating measures need to be applied in order to ensure desirability.

As previously discussed, the fire pit does not require departure from the rear building line, but it is recommended that the structure be amended to ensure maximum possible privacy and minimum disturbance to neighbouring property owners.

Additionally, the By-Law is fairly lenient towards the departure of side building lines by a garage or carport, provided that the height of the such a structure does not exceed the prescribed limit. The proposed carport will stand at a height of 2,9 metres at its highest point, consistent with the parameters.

The least desirable aspects of the unauthorised garage are foreseen to be addressed through the reconstruction into a carport as follows:

- The character of the wide open street: A carport is a lighter, less obstructive structure with a lower visual mass. Similar departures in the street, where departure by carports was approved, the structures are light and visually unobtrusive, no higher than 3m and no wider than 6,5m;
- The streetscape itself: Formed by the alignment of the elements of the existing residential developments, the scape will no longer be obstructed by the solid mass of the garage that extends right up to the street boundary; and
- Unsafe traffic conditions: The portion of road reserve to the property boundary is insufficient to accommodate a 5m parking space. While the garage was solid and forced vehicles to protrude into the road when parked, the proposed carport will have a permeable street façade, which means that vehicles may be parked at a safe distance from the street, even if only partially under the carport.

The reconstruction of the garage into the carport means that the garage does not have to be completely demolished, but rather that the garage door be removed from the street façade, and that the infill panels be removed from the two side walls. The garage is a simple column and beam structure that will relatively easily be amended to also adhere to the maximum permissible width at street front, i.e. 6,4m wide.

While the existing garage was constructed unauthorised, the cost to the owner/developer was nevertheless carefully considered and through incorporating elements of the existing structure into the new carport, fruitless expenses are limited as much as possible.

The proposed development of additional amenities on Erf 1142, is foreseen to increase the property value and as such is supported. Increased property value translates to higher income for the Municipality through rates and taxes and the higher property value is likely to also impact positively on that of surrounding properties. The economic impact of the proposal is thus considered positive.

The zoning and land use will remain unchanged and the residential character of the property is considered compatible with the surrounding uses.

The 2009 Swartland Heritage Survey indicates that the development property is not considered a heritage asset, and the development will consequently not have a negative impact on any heritage resources.

Access to the property will continue to be obtained directly via Dassen Island Drive.

Existing resources will be optimally utilised, through the appropriate use of the available space on the property and the utilisation of existing engineering services on the property.

All costs relating to the application are for the account of the applicant.

In conclusion, the proposed departures on Erf 1142, Yzerfontein, are deemed desirable, following the implementation of Option 2: Reconstruction of the garage into a carport, as suggested by the Tribunal, in lieu of refusing the development outright.

## **PART F: RECOMMENDATION WITH CONDITIONS**

**A.** The application for the amendment of restrictive Title Deed condition registered against Erf 1142, Yzerfontein, be approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PK 8226, dated 25 March 2020), in order to amend condition B.7.(b), in Title Deed T13301/2020 as follows:

a) Restrictive condition B.7.(b) that reads as follows:

*“...B.7.(b) No building or structure or any portion thereof except boundary walls and fences, shall except with the consent of the Administrator, be erected nearer than 5m to the street line which forms a boundary of this erf, not within 3m of the rear or 1,5m of the lateral boundary common to any adjoining erf, provide that with the consent of the local authority:*

be amended to read as follows:

*“...B.7(b) No building or structure or any portion thereof, except boundary walls and fences, shall, except with the consent of the Administrator, be erected nearer than 1,5m of the south-eastern lateral boundary, common to the adjoining erf, provided that with the consent of the local authority:...”*

- b) The applicant/owner applies to the Deeds Office to amend the title deed in order to reflect the removal of the restrictive conditions;
- c) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
- Copy of the approval by Swartland Municipality;
  - Original title deed, and
  - Copy of the notice, which was placed by Swartland Municipality in the Provincial Gazette;
- d) A copy of the amended Title Deed be provided to Swartland Municipality for record purposes;

**B.** The application for departure from development parameters on Erf 1142, Yzerfontein, be approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PK 8226, dated 25 March 2020), subject to the conditions that:

## **1. TOWN PLANNING AND BUILDING CONTROL**

- a) The type of structure allowed to encroach on the street building line be limited to that of a carport, as defined by the By-Law and as described in the conditions of approval;
- b) The 1,5m north-western side building line be departed from to 0m;
- c) The 4m north-eastern street building line be departed from to 0m;
- d) Both b) and c) above be restricted to the portions of the carport that encroaches on the building line, as presented in the application;
- e) The carport be created by removing both the side walls and street façade, to the satisfaction of the Senior Manager: Development Management;
- f) The street façade of the carport be restricted to a maximum width of 6,5 metres, measured from edge to edge of the roof;
- g) The screen-wall surrounding the fire pit be raised to a height of at least 2 metres and that the northern portion of the boundary wall connecting with the screen wall of the fire pit be extended at the same height of 2m for a distance of at least 2 metres, on top of the existing boundary wall, to the satisfaction of the Senior Manager: Development Management;
- h) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- i) Storm water be managed on the property itself and construction measures be taken to ensure no storm water run-off is directed to the abutting properties;

## **2. GENERAL**

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) Should it in future be determined necessary to extend or upgrade any engineering service in order to provide the development with services, it will be for the account of the owner/developer;
- c) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision against the appeal.
- d) All conditions of approval be implemented within 60 calendar days from the date of decision, before the occupancy certificate be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the prescribed period, the land use becomes permanent and the approval period will no longer be applicable.
- e) The applicant/objector be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), within 21 days of notification of decision. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in

order to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

#### PART M: REASONS FOR RECOMMENDATION

1. Section 62. of the By-Law allows applicants to amend applications at any point in the process, prior to approval or refusal. The applicant acted on said right at the suggestion of the Tribunal;
2. In order for the Tribunal to consider a carport as an option to approve, the applicant had to include such an option in the application. The current report thus serves as an addendum to the original, while the original information remain unchanged;
3. The removal of the affected Title Deed building lines is deemed necessary in order to optimally develop the property. Restrictive conditions that are not affected by the development proposal, remain intact;
4. The removal of restrictions will not have a negative financial or social impact on either the owner or the holder(s) of the rights;
5. Application for departure is an acceptable mechanism provided for by the By-Law, in order to deviate from the required development parameters;
6. The fire pit is consistent with structures defined by the By-Law to be exempted from building line departure. However, the use of the area for social purposes is a potential nuisance and therefore mitigating measures are proposed to the structure;
7. The property owners of Erf 1151 – potentially most affected by the fire pit placement – did not object against the proposal;
8. Carports are defined in the By-Law as structures that may be considered for street and side building line departure;
9. A carport façade is permeable and vehicles may park in front of the carport, without protruding onto the street with the rear of the vehicle;
10. The impact of the carport departures on the character of the area and the streetscape is deemed much less invasive than that of a garage;
11. A carport would allow for more flexibility with regard to parking space and would allow for two vehicles to be parked in tandem if necessary, without protruding into the road and creating unsafe traffic conditions;
12. The structure of a carport is also considered to have a lesser visual impact than that of the solid garage;
13. The garage was constructed unauthorised, a calculated risk taken by the property owners. Fortunately the structure is comprised of an aluminium pillar and beam system, with Nu-tec cladding, which is relatively uncomplicated to reconfigure and reconstruct into the proposed carport.


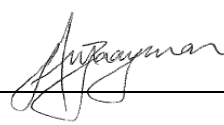
#### PART N: ANNEXURES

Annexure A Tribunal Resolution  
 Annexure B Correspondence from Applicant  
 Annexure C Amended Building Plans

#### PART O: APPLICANT DETAILS

First name(s)	C.K. Rumboll and Partners			
Registered owner(s)	H.J. Venter	Is the applicant authorised to submit the application:	Y	N

#### PART P: SIGNATURES

<b>Author details:</b> Annelie de Jager Town Planner SACPLAN registration number: (A/2203/2015)		Date: 31 May 2024		
<b>Recommendation:</b> Alwyn Zaayman Senior Manager: Built Environment SACPLAN registration number: (B/8001/2001)	Recommended	✓	Not recommended	
		Date: 4 June 2024		



CLEAN AUDITS SINCE 2010/11  
SKOON OUDITS SEDERT 2010/11



# ANNEXURE A

Swartland forward-thinking 2040 -  
where people can live their dreams!

Swartland vooruitdenkend 2040 -  
waar mense hul drome kan uitleef!

Lêer verw/ 15/3/4-14/Erf\_1142  
File ref: 15/3/5-14/Erf\_1142

Navrae/Enquiries:  
Ms D N Stellenberg

19 March 2024

C K Rumboll & Vennote  
P O Box 211  
MALMESBURY  
7299

By Registered Mail

Sir/Madam

## PROPOSED AMENDMENT OF RESTRICTIVE TITLE CONDITIONS AND PERMANENT DEPARTURES ON ERF 1142, YZERFONTEIN

Your application with reference 13360/YZER/JL/EM dated 7 November 2024 has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 13 March 2024 that the Municipal Planning Tribunal may only consider the details of the proposal presented in the application and the preliminary evaluation established that the garage cannot be approved. As a result, rather than refusing the application outright, the application be referred back to the applicant in order to consider the following options and to amend the application accordingly –

### Option 1:

- (i) The unauthorised garage be refused and ordered to be demolished in totality, in which instance none of the amendments or departures will be applicable anymore and the application may be withdrawn;

### Option 2:

- (i) The encroaching garage structure be reconstructed into a carport by removing both the side walls and street façade, to the satisfaction of the Senior Manager: Development Management;
- (ii) The street façade of the carport be restricted to a maximum width of 6,5 metres, measured from edge to edge of the roof;
- (iii) Restrictive condition B.7.(b) be amended to read as follows:  
*No building or structure or any portion thereof, except boundary walls and fences, shall, except with the consent of the Administrator, be erected nearer than 1,5m of the south-eastern lateral boundary, common to the adjoining erf, provided that with the consent of the local authority:...*
- (iv) The 1,5 m north-western side building line be departed to 0 m;
- (v) The 4 m north-eastern street building line to be departed to 0 m;

### Option 3:

- (i) An alternative design proposal be prepared and discussed with the Senior Manager: Development Management, in order to ensure desirability;

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299

Darling Tel: 022 492 2237

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:

The Municipal Manager  
Private Bag X52  
Malmesbury 7299

Yzerfontein Tel: 022 451 2366

- (ii) That the application be amended to reflect the new proposal to the Senior Manager: Development Management;
  - (iii) The applicable Title Deed amendments and building line departures remain in the application;
- (a) The proposed fire pit may be considered positively, subject to a number of conditions, such as raising and extending the screen wall to be included in the amended application for consideration and approval.

Please inform the Senior Manager : Development Management of your preferred option and additional proposals if any.

Yours faithfully

  
**MUNICIPAL MANAGER**  
via Department Development Services  
/ds

# ANNEXURE B

## CK RUMBOLL & VENNOTE / PARTNERS

PROFFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS



DATE: 29 April 2024

OUR REF: 13360/YZER/JL/EM

BY HAND

**Attention:** Mr. A. Zaayman  
Municipal Manager  
Swartland Municipality  
Private Bag X52  
**MALMESBURY**  
7299

Verrekening	Verlag	Afhandeling	Kom/Ten
15/3/4-14/Er-1142			
SB60			
15/3/5-14/Er-1142			

**RESPONSE TO DECISION**  
**IN REGARD TO**  
**AMENDMENT OF TITLE DEED RESTRICTIONS**  
**AND PERMANENT DEPARTURE,**  
**ERF 1142,**  
**YZERFONTEIN**

On the 15th of March, the Municipal Planning Tribunal rendered a decision to refer the application back for further consideration regarding potential amendments. This correspondence serves as the formal acknowledgment and acceptance of the options presented by the Municipal Planning Tribunal. The applicant hereby expresses their intention to proceed in accordance with **Option 2** as delineated:

- (i) The encroaching garage structure be reconstructed into a carport along with its respective side walls and street façade to be removed/amended.
- (ii) The street façade of the carport to be restricted to 6.5m
- (iii) Restrictive Conditions B.7 (b) of Title to be amended as follows:  
*"No building or structure or any portion thereof, except boundary walls and fences shall, except, with the consent of the administrator, be erected nearer than 1,5m of the southern-eastern lateral boundary, common to the adjoining erf, provided that with the consent of the local authority."*
- (iv) The 1,5m north-western side building line to be departed to 0m;
- (v) The 4m north-eastern street building line to be departed to 0m.

With reference to the above mentioned application, please find attached the following:

1. Decision Letter 19<sup>th</sup> March 2024
2. Amended Building Plan
3. Amended Site Development Plan



VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299  
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

# CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

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We trust you find the above to be in order.

Kind regards

Jolandie Linneman/Etienne Malan

For CK RUMBOLL AND PARTNERS

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**VENNOTE / PARTNERS:**

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

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ADDRESS/ ADRES: jolandie@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299  
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

# ANNEXURE C

## CONSTRUCTION NOTES

**Walls:**  
Lay 375 mm SABS approved polyethylene damp-proof membrane to full thickness of walls, lapped 150mm at ends and cross intersections.

The same membrane is to be laid to full width over all heads of openings and to the sides of doors and under all window sills, to the sides of all windows, and a minimum 150mm strip to be built across all vertical cavity closures.

**Internal Shower Floors & walls:**

To be waterproofed with "ABE Duraflex" brushed or rolled directly on bonding screed with Sika No. 1) including 150mm vertical band against walls in shower area and reinforced in corners with fibreglass membrane as per manufacturer's specifications, to take tiling or moulded shower base. Shower walls to be coated to full height and width of tiling with "ABE Duraflex" prior to tiling.

**Rainwater Goods:**  
Standard 120x85mm seamless aluminium Ogee gutter, as by Valtierra, with powder coated finish. Colour: White. 75x50mm rectangular seamless aluminium downpipes. Downpipes, fixed to wall with downpipe clips at 2000mm centres. All rainwater goods to be supplied and installed by manufacturer.

**Fascia Boards:** 220x12mm Medium density Everite NuTec fibre-cement fascia boards, fixed to rafters ends in accordance with manufacturers specifications, painted to specification.

**Insulation:**  
Where indicated. Allow for double sided Radiantshield Insulation as per specialist instructions and detail on all ceilings.

**Sisalation:**  
Allow for Sisalation 405 (Heavy duty Industrial) over purfins to all roofs (excluding concrete)

**Parapet Walls:**  
Top of all parapet walls to be waterproofed with "Kodek" waterproofing system or similar. Colour to match walls. Exposed faces of parapet walls to be finished in "Kodek" (paint only). Top of parapets to be sloped in towards roof.

**SUPERSTRUCTURE**  
**Masonry Units:**  
Foundation walls to comprise of clay mae bricks and superstructure walls above foundation to comprise of well burnt selected clay mae bricks by Crammex or similar approved.

**External Walls:**  
Generally 150 or 230mm unless otherwise indicated (see drawings for dimensions) cavity built in two skins with 50mm or 110mm cavity between and tied together with 12g Butterfly wire ties, 3 ties per sq. meter constructed with stepped DPC membrane at floor level and over all external lintels. Weepholes @ 1 meter centres or at least 2 per lintel (weepholes to be symmetrical above openings).

**Internal Walls:**  
Non-loadbearing generally 90mm (see drawings for dimensions) constructed off footings as described above or on concrete surface tied to engineer's detail. Internal loadbearing walls generally 150 mm or 230 mm (see drawings for dimensions) constructed off footings as indicated by the Engineer. All internal walls to be built to higher than ceiling, unless otherwise indicated on Architect's drawings.

**Ledges to internal walls:**  
Unless otherwise indicated, where ledges shown behind sanitaryware on plan, allow for masonry work projecting 150mm and ledges to be 1100mm high.

**Retaining Walls: (where required)**  
If any, refer to sections & floor plan. All retaining walls with an internal skin to be adequately waterproofed and to Engineer's detail. All other retaining walls to have exterior skin be coated in three coats "Triton" by ABE, or similar approved, and / or waterproofed with Densguard SFA torch-on waterproofing including protection boards to specialist detail.

**Mortar Mixes:**  
Brickwork will be laid in 6:1 cement mortar, to the thickness and dimensions indicated on the plans and to approved bond.

**Ceiling Heights:**  
As indicated on the Architect's drawings where necessary.

**Mortar Mixes:**  
Brickwork will be laid in 6:1 cement mortar, to the thickness and dimensions indicated on the plans and to approved bond.

**External Lintels:**  
To be pre-stressed concrete lintels to the required width of the wall over all openings and allow for a min 250mm projection on each side and fixed up with suitable size bricks over. Cover the 250mm projection of the pre-stressed concrete lintels with wire mesh before plastering. Fit suitable prestressed concrete lintels to take gable walls or roof members. R.C. beams to be created according to Engineers detail, with brickwork every course above where indicated.

**Internal Openings:**  
Pre-stressed concrete lintels over door frames and all other openings in brickwork. Cover the projection of the pre-stressed concrete lintels with wire mesh before plastering. The projection to be at least 200mm, except for 90° connections with 110mm walls.

**Beam Fill:**  
To be done on all external walls.

**Frames:**  
Build in doorframes and windows as shown on plans and as per door & window schedule with no thermal breaks.

**Vents:**  
Verm-Proof airbricks, 2x per Garage built into external walls. Airbricks and wire gauze to be kept clean and free from paint blockage. If fitted over, allow for drilling of sufficient holes to allow for ventilation. (to be confirmed prior to construction)

**All Construction Joints/ Expansion Joints:**  
Externally and internally to be filled with "Acryseal" by Sika (Waterproofing Systems) or (similar approved) and painted over, to engineers specification.

**PLASTERING, FLOOR SCREEDS & TILING**  
**External Walls:**  
Unless otherwise indicated to be plastered in one coat, wood floated compo plaster. Lightly sponged. Lintels to be moved into plaster to approved ratio 1:1. Plaster to be smooth and free of undulations. All reveals and sills to be done simultaneously with walls. Plaster to be free of all irregularities especially around openings. Sika No. 1 waterproofing agent to be applied to all external plaster in accordance with manufacturer's recommendations. Where indicated walls (Internal / External) to receive.

**Internal Walls:**  
Other than where tiled, to be plastered in two coat, wood floated compo plaster. Plaster to be smooth and free of undulations. All reveals and sills to be done simultaneously with walls. Plaster to be free of all irregularities especially around openings.

**Floors:**  
To be screeded with a 30mm or more (to align F.F.L.) 3:1 cement screed to receive carpet/ tiles / slate / timber tiles, other tiles as indicated on the plan. Allow for a total of 50mm finish including screed on floors. (Adjustments to be made to aluminium door thresholds, if applicable. Refer Architect and Door Schedule) as indicated on the plan.

**Bathrooms, wall tiling:**  
To be specified. Contractor to allow for "Genesis" or similar approved bullnose stainless steel edging strips to all tiled edges at showers & ledges & wall corners.

**Floor Tiles:**  
Tiles to be chosen by Client/Architect. The Contractor to make allowance for fixing, grouting, cutting and waste. Architect to approve all setting out, cut positions, joint sizes, and grout colour prior to any work commencing. All tiling to align with required F.F.L.

## COUNCIL SUBMISSION

DesignCo Studios  
32 CHAVONNE STREET  
Wesmorend  
Bellville  
7530  
cell: 084 5545 777 | email: vertus@designcostudios.co.za

PROJECT  
**ALTERATIONS & ADDITIONS**  
**Mr & Mrs VENTER**  
**ON ERF 1142, DASSEN ISLAND DRIVE**  
**YZERFONTEIN**

DRAWING TITLE  
**MUNICIPAL SUBMISSION DRAWINGS**

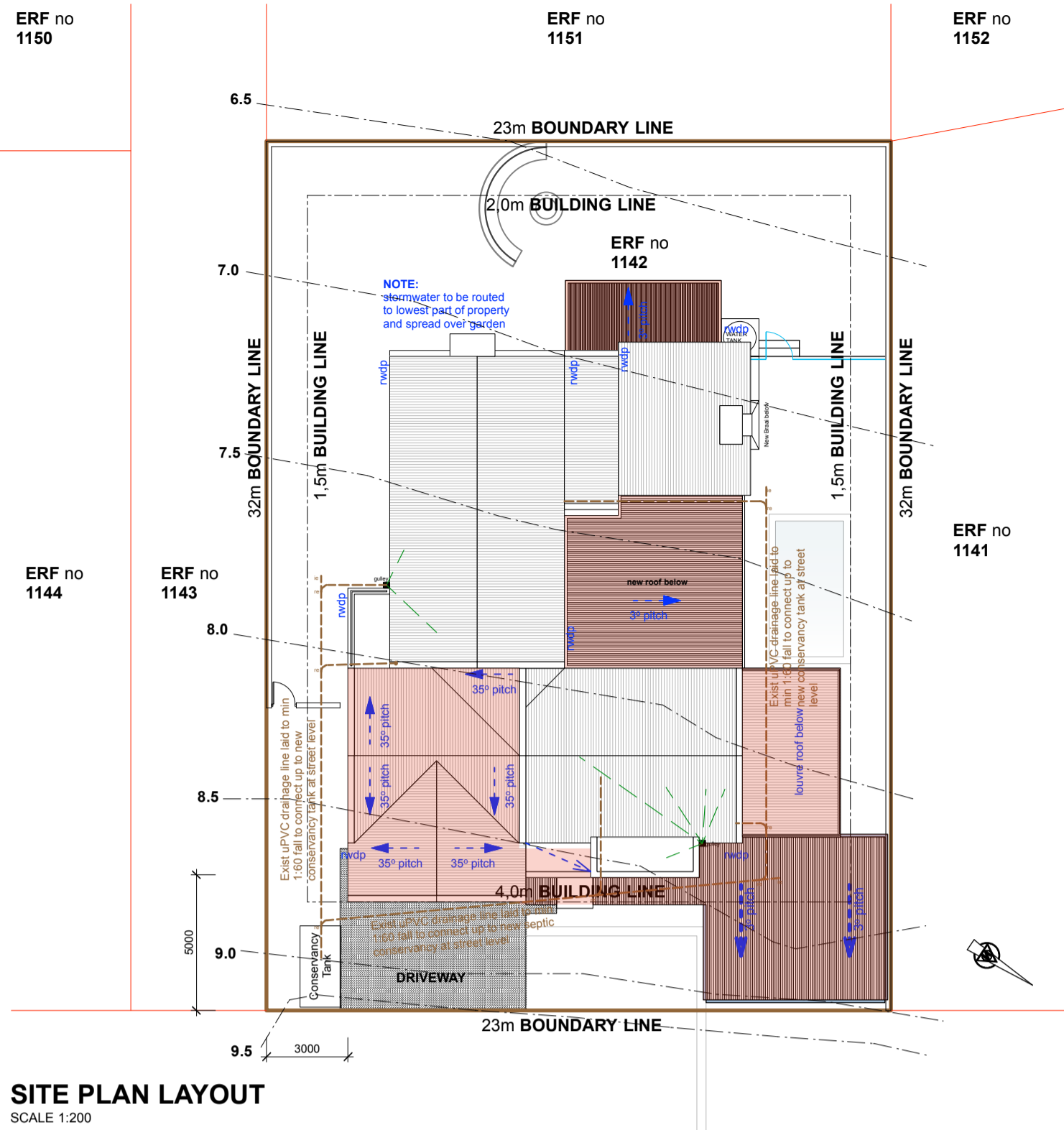
PROJECT No. **1033** DWG No. **2.00** REVISION No. **E** DATE OF PRINT **26.04.2024**

SCALE **1:100** PROJECT DATE **JULY 2023** DRAWN BY **TV** CHECKED BY **TV**

DESIGNER SIGNATURE  
M. T. Venter: PSAT 24704498

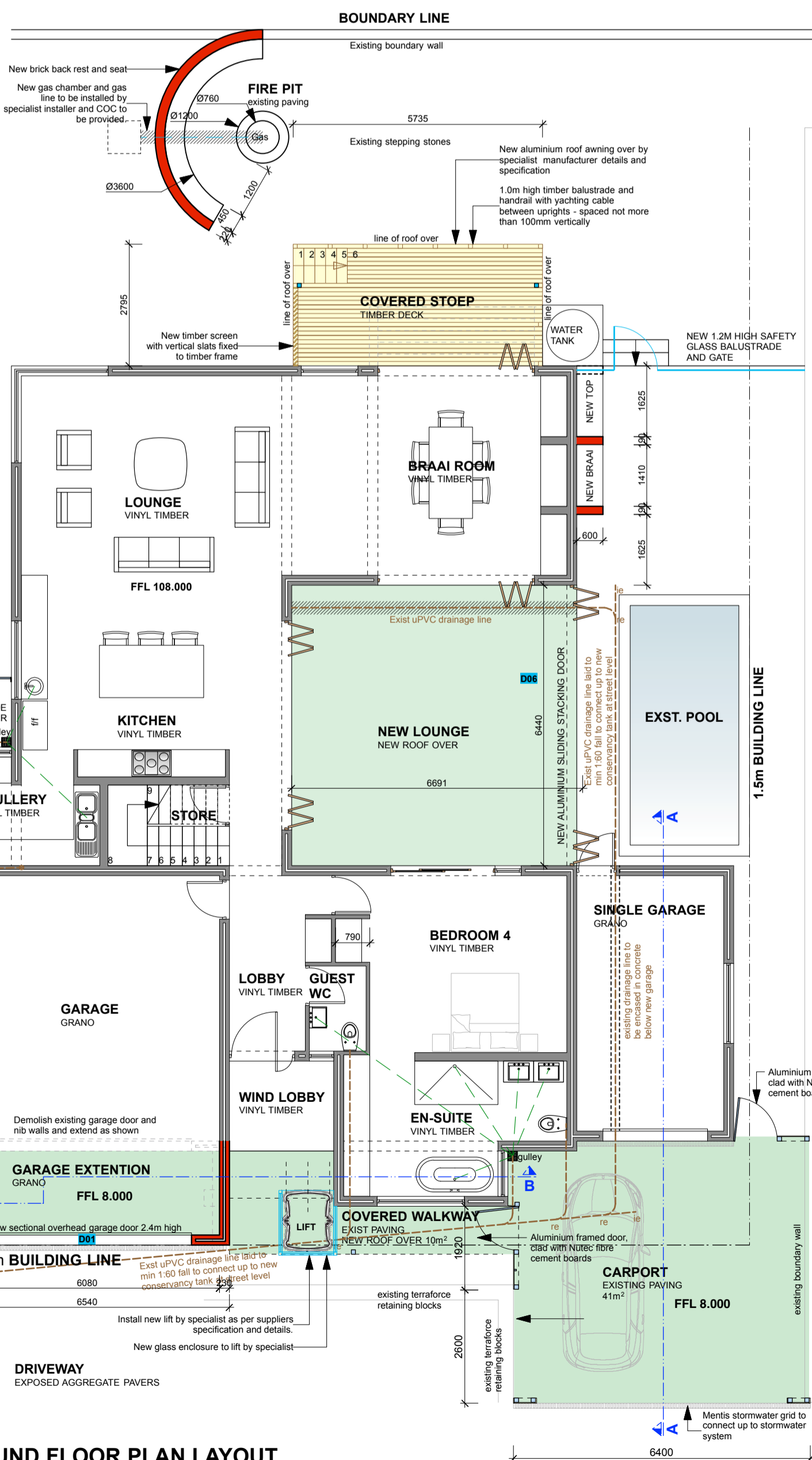
CLIENT SIGNATURE  
Mr & Mrs Venter

DesignCo Studios



**SITE PLAN LAYOUT**  
SCALE 1:200

DASSEN ISLAND DRIVE



**GROUND FLOOR PLAN LAYOUT**  
SCALE 1:100

WINDOW & DOOR SCHEDULE		
WINDOW NR.	WINDOW SIZE	WINDOW DESCRIPTION
1	3750 x 1500mm	Sliding casement window, 6.38mm tinted Solarview safety glass
2	3750 x 1500mm	No hanging aluminium casement and fixed panel, 6.38mm tinted Solarview safety glass
3	3000 x 1500mm	Sliding casement window, 6.38mm tinted Solarview safety glass

DOOR NR.	DOOR SIZE	DOOR DESCRIPTION
1	4800 x 2400mm	2.4m High Zincalume sectional overhead garage door. Colour to be confirmed
2	1300 x 2400mm	Aluminium framed sliding door with fixed 6.38mm tinted Solarview safety glass
3	900 x 2100mm	Semi-solid internal door with shalied look MDF hardwood panels
4	1200 x 2400mm	Semi-solid internal door with shalied look MDF hardwood panels
5	2800 x 2400mm	Semi-solid internal door with shalied look MDF hardwood panels
6	6440 x 2400mm	Aluminium sliding stacking door, 6.38mm tinted Solarview safety glass

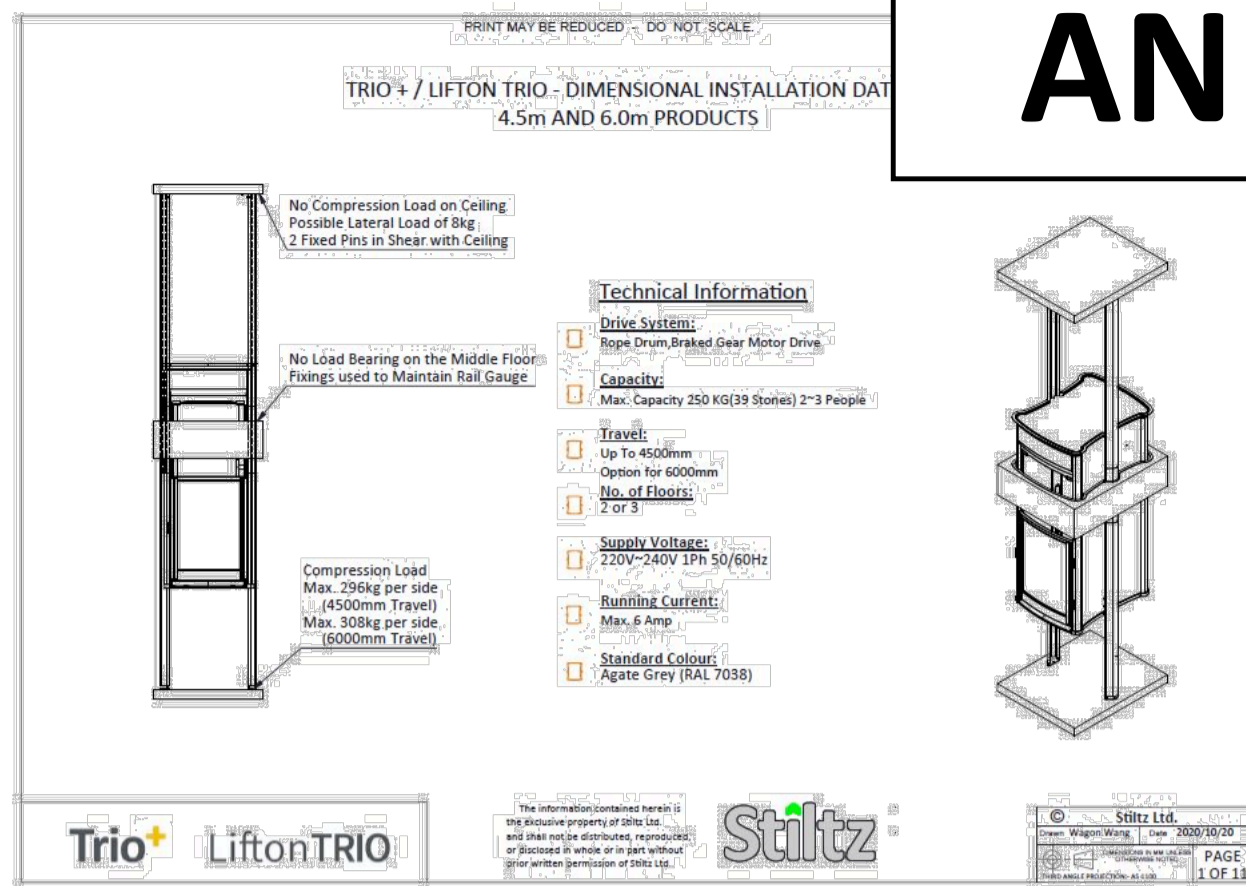
**NOTE:**  
All timber to be treated against termites, woodborer attack and fungal decay to comply with the requirements of the Sans 10005

**ENGINEERS WORK:**  
Engineer drawings for all reinforced structural works, structural steelworks etc. to be submitted to council prior to commencement of such works.

**ENERGY EFFICIENCY**  
Energy efficiency calculations (R-Value of roof, energy consumption etc) to comply to the requirements of the Sans 204 - Refer To Attached Document

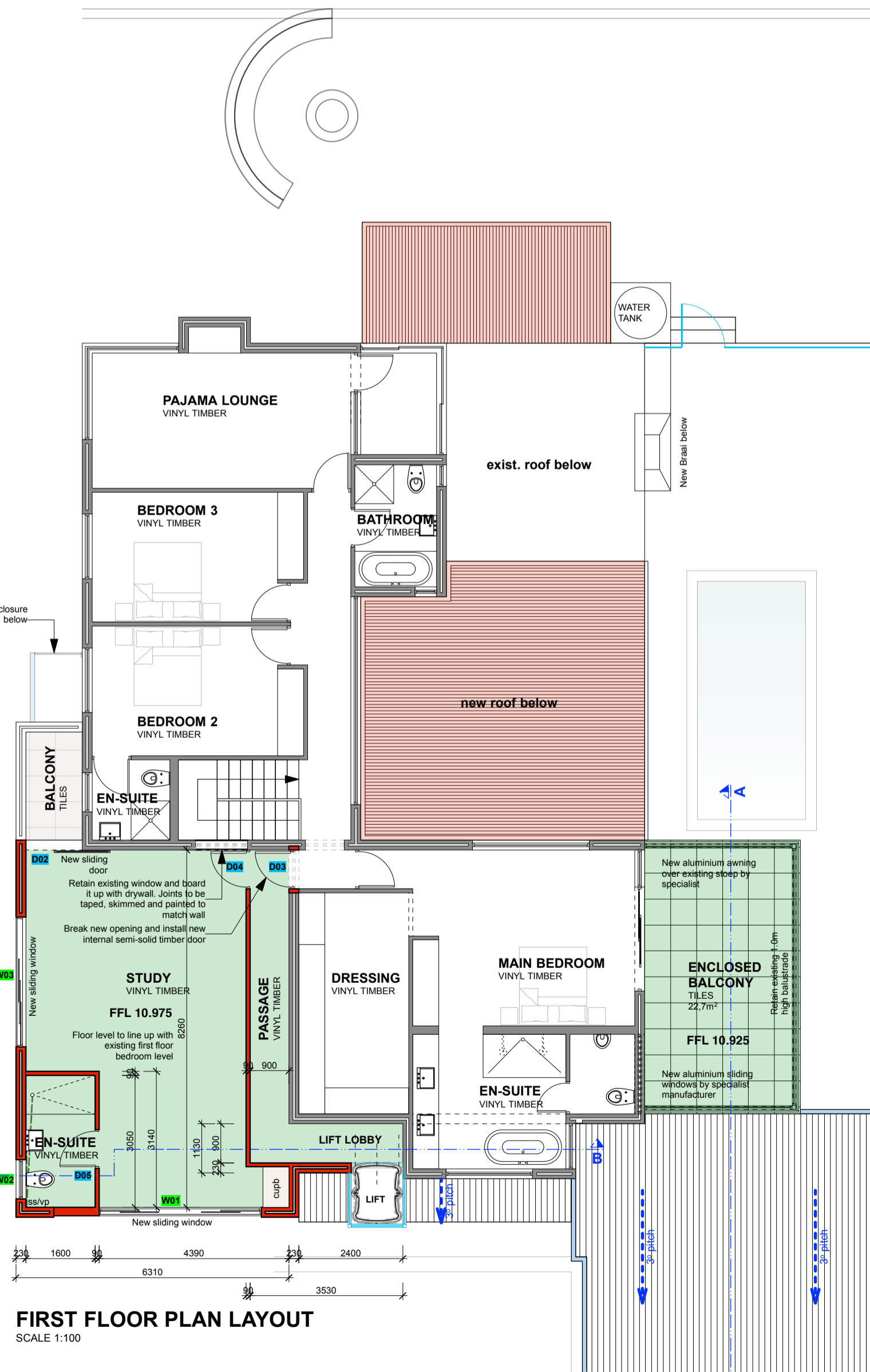
**NOTE:**  
50% of the volume of hot water services to be from alternative sources. Solar Hot water system to comply to the minimum requirements of SANS204

**NOTE:**  
- Building Inspector to evaluate boundary peps before commencement of building work.  
- No building work may encroach any erf boundaries

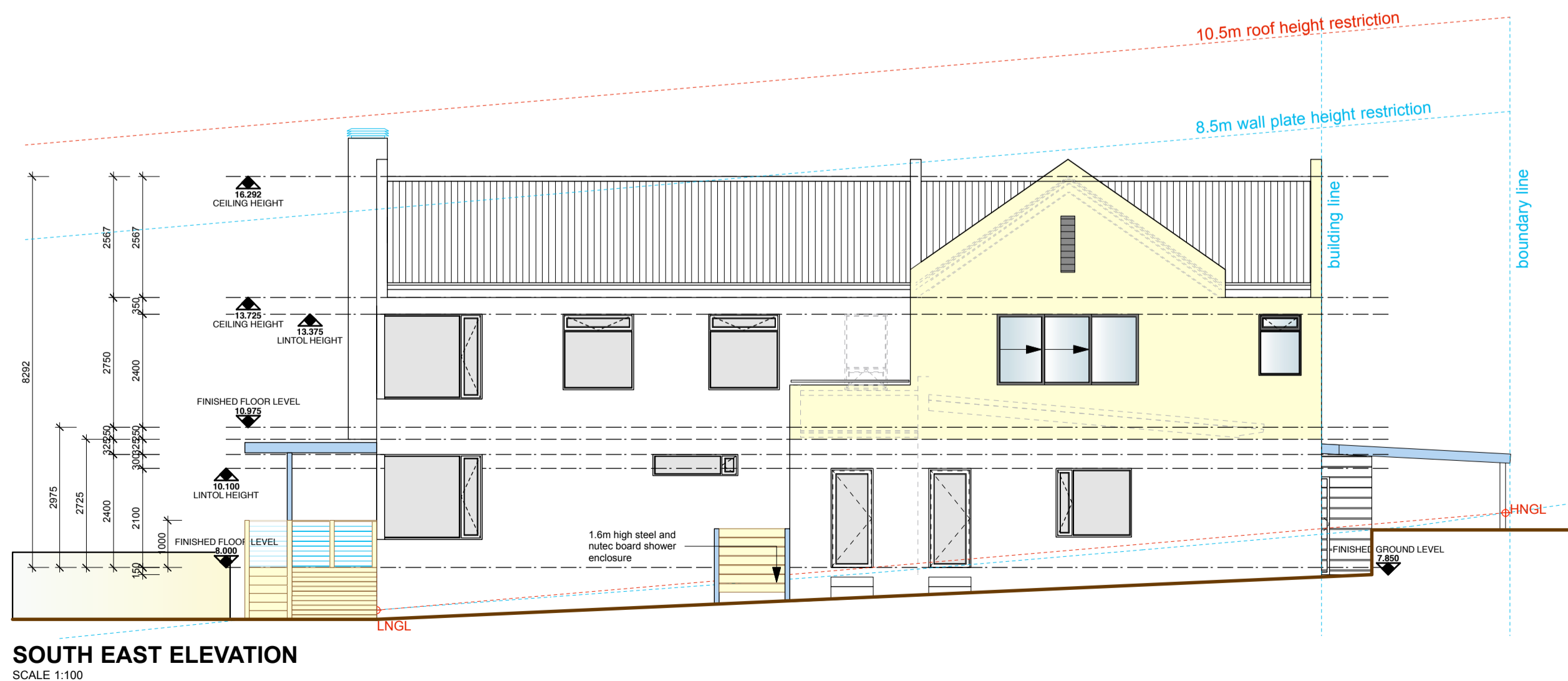
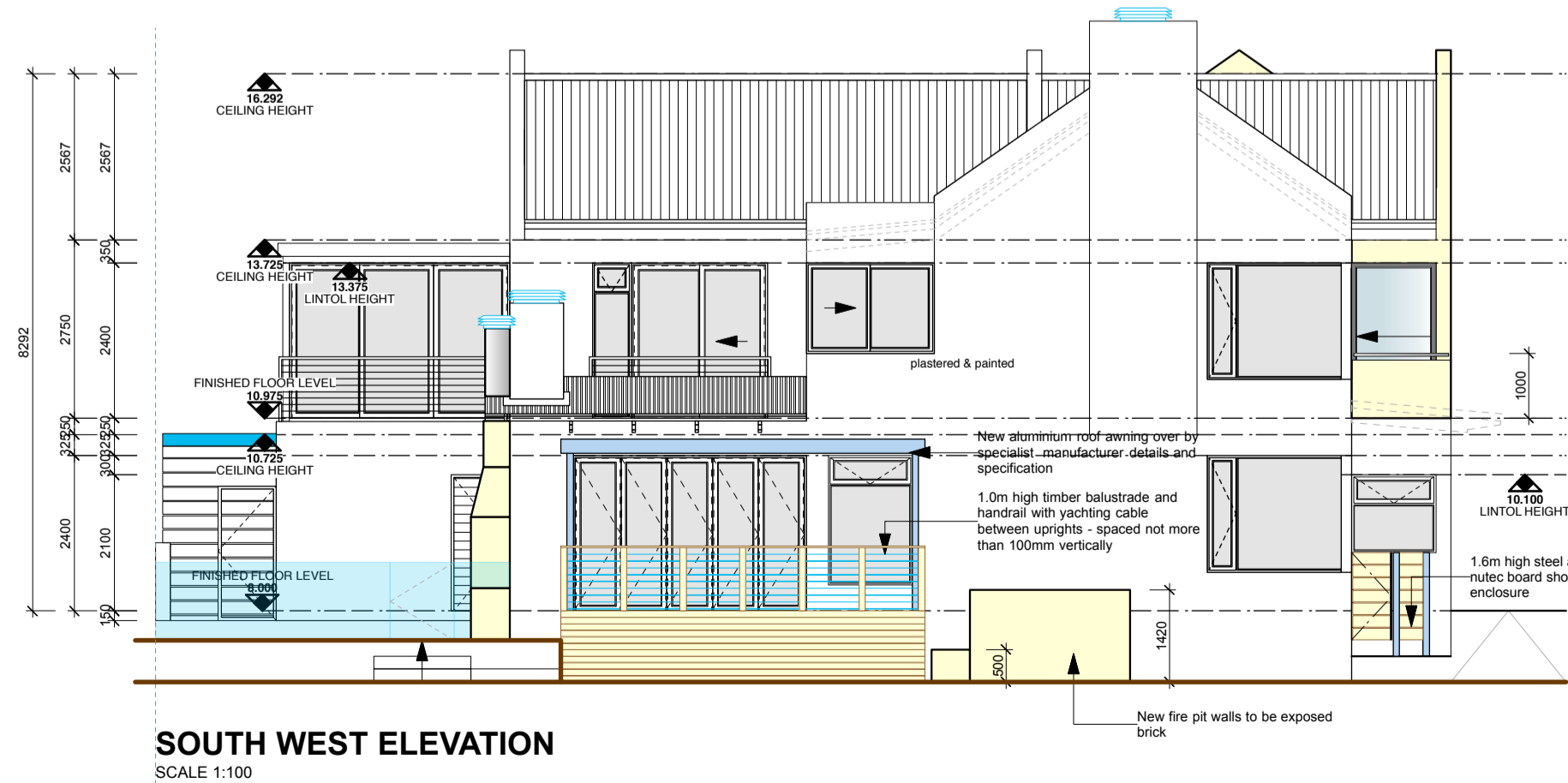
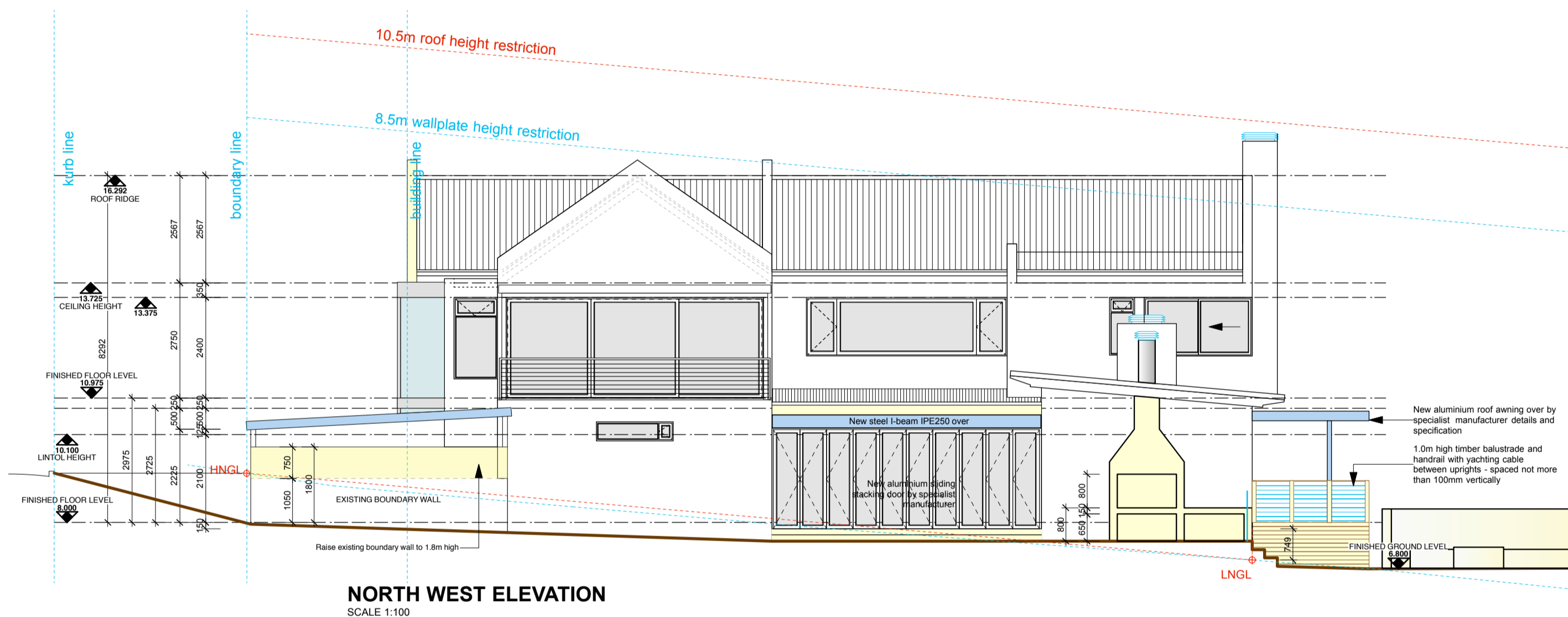
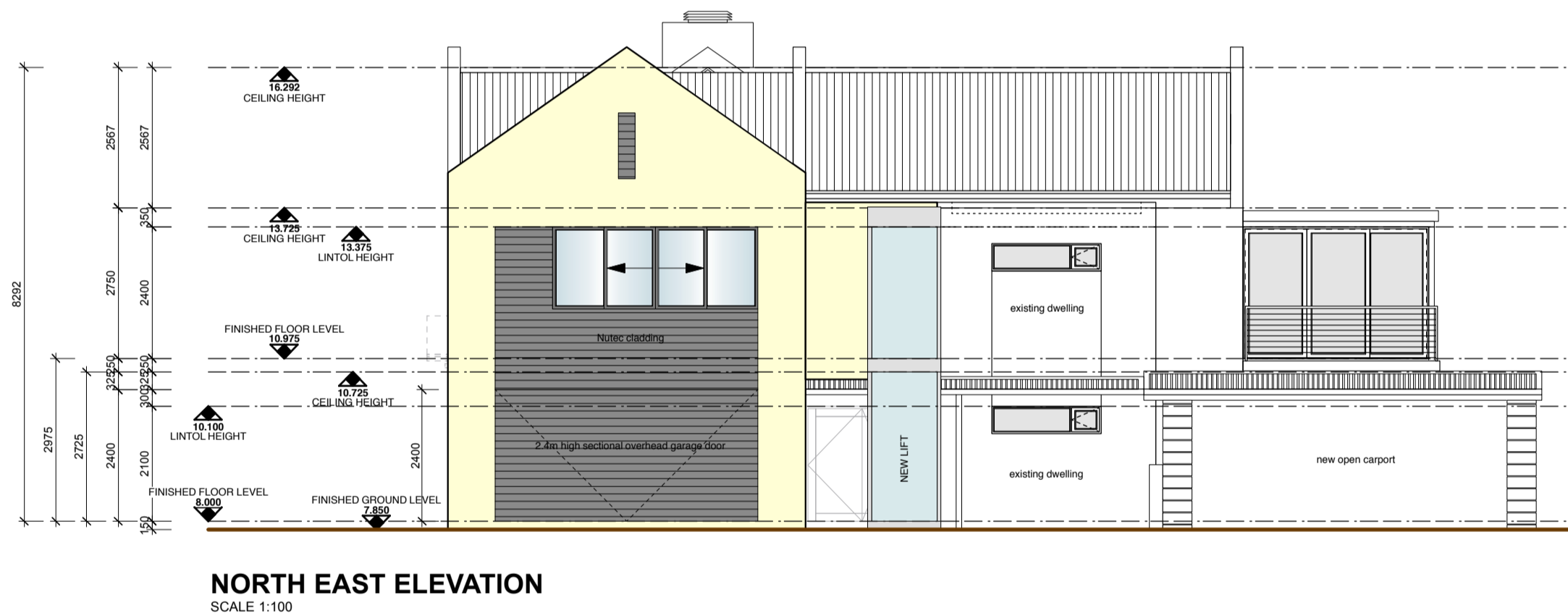
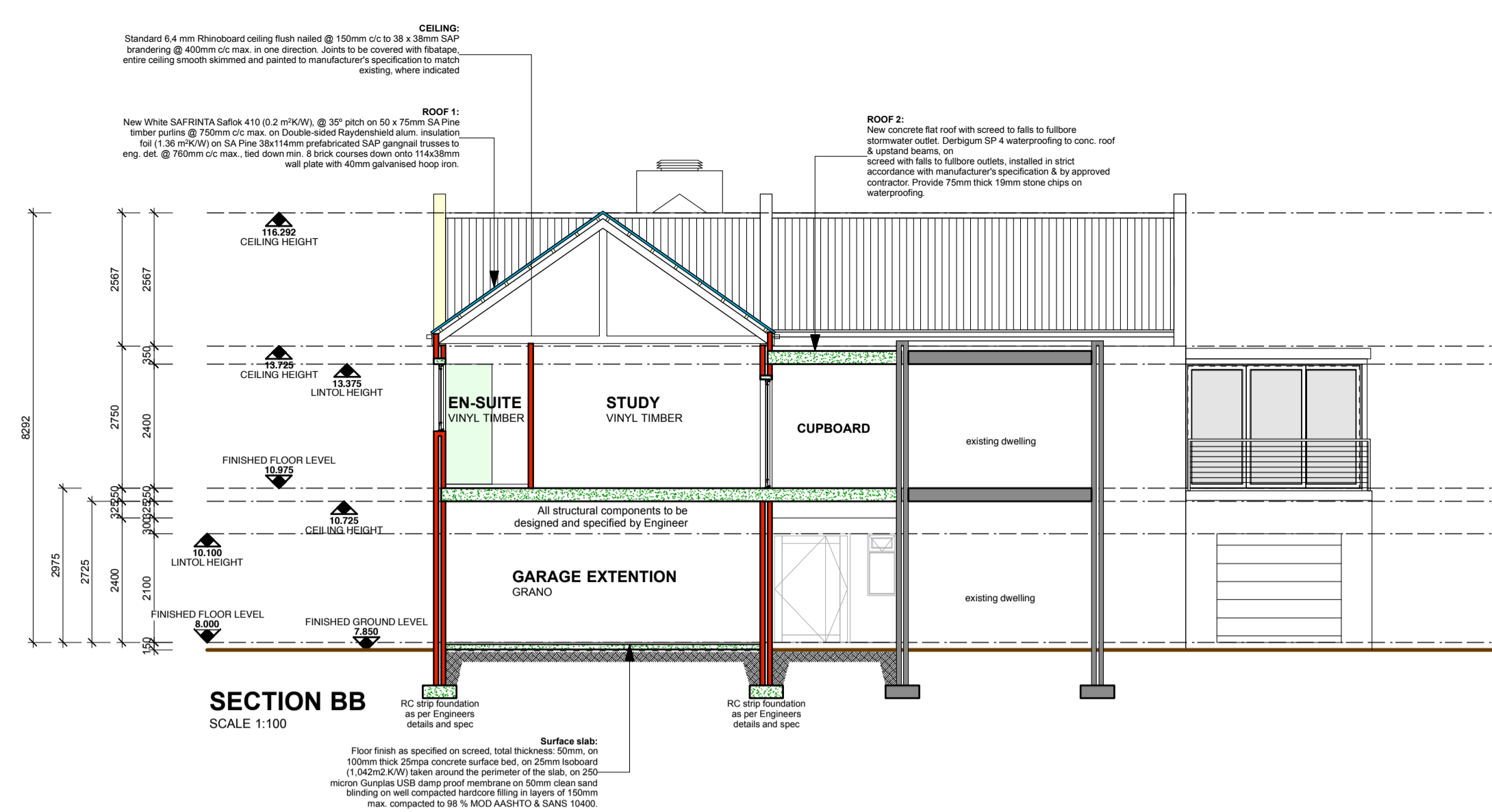
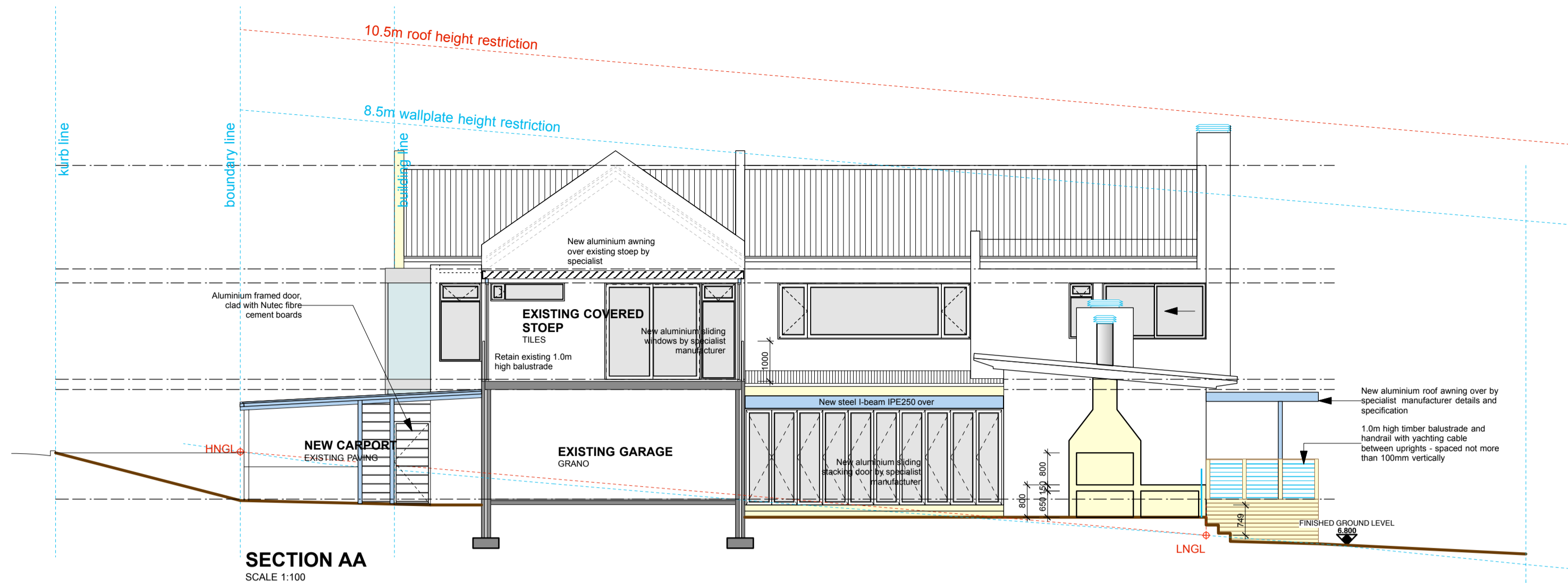


**LIFT SPECIFICATIONS**  
NTS

AREA SCHEDULE	
THE SITE	
ERF AREA	730m²
ZONING	RESIDENTIAL
SERVITUDES	0.00m
BUILDING LINE STREET	4.0m
BUILDING LINE BACK	2.0m
BUILDING LINE SIDE	1.5m
BUILDING LINE SIDE	1.5m
THE HOUSE	
DESCRIPTION	TOTAL
EXISTING DWELLING	373.7 SQM
BALCONY CLOSURE	22.7 SQM
NEW GROUND FLOOR LOUNGE	16.0 SQM
NEW COVERED TIMBER DECK	42.0 SQM
NEW GARAGE & GARAGE EXTENSION	70.6 SQM
NEW STUDY	57.1 SQM
TOTAL HOUSE (incl covered stoep)	582.1 SQM
ACTUAL COVERAGE incl covered stoep	48%
BULK	9.7%



**FIRST FLOOR PLAN LAYOUT**  
SCALE 1:100



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