

**MINUTES: CITY OF CAPE TOWN
PLANNING TRIBUNAL: NORTH EASTERN
REGIONAL PANEL**

10 MARCH 2020

- MINUTES -

**OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING TRIBUNAL: NORTH
EASTERN REGIONAL PANEL MEETING HELD ON TUESDAY, 10 MARCH 2020, IN
BELLVILLE COUNCIL CHAMBERS, VOORTREKKER ROAD, BELLVILLE AT 10:00.**

PRESENT:

MEMBERS:

Mr D Daniels (Chairperson)
Mr. S Nicks
Mr. R Cronwright
Ms. M Muller - Lovember
Mr. P Terblanche

COUNCILLORS:

Cllr M Raise

OFFICIALS:

Mr J van der Westhuizen	-	Development Management
Mr S van Rensburg	-	Development Management
Ms. C Samaai	-	Development Management
Mr D Stevens	-	Development Management
Mr. Z Mfeya	-	Development Management
Mr R Snyman	-	Development Management
Ms. T Kotze	-	Development Management
Mr D Smith	-	Development Management
Ms. A Lewack	-	Development Management

PUBLIC AND PRESS:

Dr S Townsend
Mr N Grundlingh
Mr C Mischker
Dr S Ardendorf
Mr Nkosi
Mr. B Cost

COMMITTEE SERVICES:

Mr Danfred Pheiffer - Benjamin
Mr N Sikiti

**MINUTES: CITY OF CAPE TOWN
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10 MARCH 2020

MPTNE 01/03/20

OPENING AND MOMENT OF SILENCE

The Chairperson, Mr D Daniels, declared the meeting opened and welcomed all present to the meeting of the North Eastern panel of the MPT. He requested that a moment of silence be observed.

NOTED.

MPTNE 02/03/20

APOLOGIES / LEAVE OF ABSENCE

That it **BE NOTED** that apologies for not being able to attend this meeting, have been received from

Cllr C Visser
Ms P Jansen
Ms S Matthysen

FOR INFORMATION:

ACTION: DANFRED PHEIFFER-BENJAMIN

MPTNE 03/03/20

DECLARATION OF INTEREST

That it **BE NOTED** that no members, of the Municipal Planning Tribunal North Eastern region have declared any interest.

FOR INFORMATION:

ACTION: DANFRED PHEIFFER-BENJAMIN

MPTNE 04/03/20

DECLARATION THAT AGENDA HAS BEEN READ

That it **BE NOTED** that the declaration that the agenda has been read, has been signed by all members.

FOR INFORMATION:

ACTION: DANFRED PHEIFFER-BENJAMIN

MPTNE 05/03/20

**NOTING OF CONFIRMED MINUTES OF PREVIOUS MEETING:
11 FEBRUARY 2020**

That the confirmed minutes of the previous meeting held on 11 February 2020, **BE NOTED.**

FOR INFORMATION:

ACTION: DANFRED PHEIFFER-BENJAMIN

MPTNE 06/03/20

MATTERS RECEIVING ATTENTION

None

FOR INFORMATION:

ACTION: DANFRED PHEIFFER-BENJAMIN

MPTNE 07/03/20 WARD 19: PROPOSED APPLICATION FOR CONSENT AND DEPARTURES IN TERMS OF SECTIONS 42 (b) AND 42(i) OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW OF 2015: ERF 21372, KUILS RIVER, 158 OLD NOOIENSFONTEIN ROAD

Ms. T Kotze introduced the item

After extensive discussion the MPTNE Panel approved the application

RESOLVED UNANIMOUSLY that:

- a. The application for departures, as set out in Annexure A, in respect of Erf 21372, Kuils River, **BE APPROVED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015, subject to the conditions contained in Annexure A, in accordance with the Site Plan in Annexure C.
- b. The application for consent, as set out in Annexure A, in respect of Erf 21372, Kuils River, **BE APPROVED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015, subject to the conditions contained in Annexure A, in accordance with the Site Plan in Annexure C.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons as set out in the Planner's report and added two additional reasons that read as follows:

- 7.1.8 The conditions will limit the number of children to comply with Council policy.
- 7.1.9 The parking departure is desirable given the location and the reduced number of children.

FOR INFORMATION:

ACTION: K NGENDAHIMANA / T KOTZE

MPTNE 08/03/20 WARD 2: APPLICATION FOR THE DELETION OF RESTRICTIVE TITLE CONDITIONS, DELETION OF CONDITIONS OF APPROVAL, REZONING AND PERMANENT DEPARTURE, IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015, ERF 590, MONTE VISTA, GOODWOOD, 64 BUITENDAG STREET

After some discussion the MPTNE Panel approved the application

RESOLVED UNANIMOUSLY that:

That the application for the deletion of title deed condition Clause B.(a) in title deed no. T31666/2019 in respect of Erf 950, Goodwood, **BE APPROVED** in terms of Section 98(b)(i) of the Municipal Planning By-Law, 2015.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons as set out in Planner's report

FOR INFORMATION:

ACTION: E PIENAAR / T KOTZE

MPTNE 09/03/20 WARD 8: APPLICATION FOR CONSOLIDATION, REZONING, SUBDIVISION AND APPROVAL OF COUNCIL IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: ERVEN RE-23324, 23579, 23580, 23582, 23583 AND 23584, KUILS RIVER(S), 8 HAASENDAL BOULEVARD, BOTTELARY SMALLHOLDINGS 2

After some discussion the MPTNE Panel approved the application

RESOLVED UNANIMOUSLY that:

- a. The application for consolidation in respect of erven Re-23324, 23579, 23580, 23582, 23583 and 23584, Kuils River (S) **BE APPROVED** in terms of Section 98(b) of the Municipal Planning By-law, 2015, in accordance with consolidation plan no HDAmphoria_CON4, dated 6 August 2018, attached as Annexure C, subject to the conditions attached as Annexure A.
- b. The application for rezoning from General Residential (GR2), General Business (GB1) and Agricultural to Subdivisional Area in respect of the consolidated erf referred to in 8.1 above, into 42 portions **BE APPROVED** in terms of Section 98(b) of the Municipal Planning By-law, 2015, in accordance with the land uses indicated in the

subdivision plan no HDAmphoria_Sub18, dated 17 February 2020, attached as Annexure D, subject to the conditions attached as Annexure A.

- c. The application for subdivision in respect of the consolidated property referred to in 8.1 above, **BE APPROVED** in terms of Section 98(b) of the Municipal Planning By-law, 2015, in accordance with the subdivision plan HDAmphoria_Sub18 (dated 17 February 2020) attached as Annexure D, subject to the conditions attached as Annexure A.
- d. The application for approval of Council to allow for subdivision to be implemented in phases **BE APPROVED** in terms of Section 98(b) of the Municipal Planning By-law, 2015, in accordance with the phasing plan attached as Annexure D, subject to the conditions attached as Annexure A.

CONDITIONS 2.4 and 2.47 ARE AMENDED AS FOLLOWS:

- 2.4. That the developer/owner shall submit a Bulk and Residential unit register prior to the submission of any Site Development Plan or Section 137 Transfer Certificate request, whichever comes first, that will show how the affordable / inclusionary housing as defined in the MSDF to be at least 7% of the number of residential units proposed in condition 2.2.2 and will be incorporated into the development, for approval by the ED: Development Management. Such Register may be amended only with the written consent of Integrated Transport Planning and shall be maintained and updated by the developer.
- 2.47 That a Master Landscaping Plan must be submitted for approval by the delegated official prior to a Section 137 Transfer Certificate being issued for any phase. That such plan shall include an implementation plan and that all landscaping be implemented prior to a section 137 certificate being issued for phase 5. That the developer shall maintain responsibility for maintenance of landscaping in all public roads and spaces for a period of 2 years from the registration of the subdivision for phase 5 in the Deeds Office. The Landscape Plan shall further be conditional to the following:

- The proposed fencing of the open space system must be removed
- The private road 14B intercepting the proposed river corridor and public open space corridor must be changed to a public road so that it doesn't obstruct public access up the river corridor in a north south direction, and also that the Turnberry residents access is not obstructed. Servitudes and biometric controls are not in the spirit of managing free access to public open spaces. The road across the N-S river corridor/stormwater should not be fenced.
- The northern most part of the N-S open space system above the detention pond, must be zoned OS2, rather than OS3 or Private Road so that it is publically accessible to the Turnberry residents located to the north of the public open space.
- The fences across the Bottelary River and across the Bottelary River tributary, must be omitted to facilitate public access within the open space system.

2.45. That the Developer/owner to the standards of the Directorate: Transport, must enter into a Service Agreement with the City of Cape Town to construct the abovementioned item, as stipulated in Condition(s) (2.30., 2.31., 2.32., 2.34., 2.36., 2.37., 2.39., 2.40., 2.41., 2.43, and 2.44. – to be fixed once conditions finalised) at an agreed cost, which may be off-set against Development Contributions payable in respect of bulk civil engineering services. The Developer/owner will be liable for any shortfall.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons in the Planner's report except reason 7.1.5 which is deleted and amended reason 7.1.6

7.1.6 The proposed consolidation, rezoning and subdivision will allow for a development with a socio-economic benefit that will make provision for a range of housing opportunities including the provision of inclusionary housing for different income groups, provide for commercial and social opportunities and allow for access to these opportunities from surrounding existing and future communities.

FOR INFORMATION:

ACTION: D STEVENS / T KOTZE

MPTNE 10/03/20 APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (MPBL) IN RESPECT OF ERF 16048, DELFT, 12 GILO STREET, LEIDEN

After some discussion the MPTNE Panel approved the penalty

RESOLVED UNANIMOUSLY that:

An administrative penalty in the amount of R 1000.00 **BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning By-Law, 2015 in respect of Erf 16048, Delft in accordance with plan no DA 2019 attached as Annexure B.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons in the Planner's report

FOR INFORMATION:

ACTION: M MFENGWANA / T KOTZE

MPTNE 11/03/20 APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (MPBL) IN RESPECT OF ERF 2431, DELFT, 40 ROOSENDAL ROAD, ROOSENDAL

After some discussions the MPTNE Panel increased the penalty

RESOLVED UNANIMOUSLY

That an administrative penalty in the amount of **R1000 BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning By-Law, 2015 in respect of erf 2431, Delft in accordance with plan attached as Annexure B.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out in the Planner's report

FOR INFORMATION:

ACTION: Z MFEYA / T KOTZE

MPTNE 12/03/20 APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (MPBL) IN RESPECT OF ERF 20910, BELLVILLE, 39 OLD PAARL ROAD, CHRISMAR

After some discussion the MPTNE Panel approved the penalty

RESOLVED UNANIMOUSLY:

That an administrative penalty in the amount of R 5 800.00 **BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning By-Law, 2015 in respect of Erf 20910, Bellville in accordance with plan no: BE\ BEL\ 20910- Z SCHOLTZ attached as Annexure B

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out in the Planner's report and added an additional reason that reads as follows:

- 6.4 The owner provided inaccurate information about the duration of the contravention

FOR INFORMATION:

ACTION: M MFENGWANA / T KOTZE

MPTNE 13/03/20 APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (MPBL) IN RESPECT OF ERF 21853, PAROW, 11 KEURBOOM CRSCENT, PLATTEKLOOF 3

After discussion the MPTNE Panel approved the penalty

RESOLVED UNANIMOUSLY

That an administrative penalty in the amount of R 1200 **BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning By-Law, 2015 in respect of Erf 21853, Parow in accordance with plan no CB-0010, dated 02/08/2019.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons in the Planner's report

FOR INFORMATION:

ACTION: J LOOTS / T KOTZE

MPTNE 14/03/20 APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (MPBL) IN RESPECT OF ERF 4464, EPPING GARDEN VILLAGE, 24 DAVID BAIRD CRESCENT, RUYTERWACHT.

After discussion the MPTNE Panel reduced the penalty

RESOLVED UNANIMOUSLY

That an administrative penalty in the amount of R8 000,00 **BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning By-Law, 2015 in respect of Erf 4464, Epping Garden Village in accordance with Annexure B.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons in the Planner's report except reason 1 that was amended as follows:

1. Although the carwash has only been in operation for a short period, the owner was not transparent in providing adequate and correct information and omitted to declare or indicate the construction of the existing unauthorised carriage way crossing. This is a serious offence in terms of section 133 (1) (d) of the By-Law.

FOR INFORMATION:

ACTION: J JACOBS / T KOTZE

MPTNE 15/03/20

APPLICATION FOR DETERMINATION OF AN ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (MPBL) IN RESPECT OF ERF 21484, PAROW, 61 KEURBOOM CRESCENT, PLATTEKLOOF II

After some discussion the MPTNE Panel approved the penalty

RESOLVED UNANIMOUSLY

That an administrative penalty in the amount of **R4 000.00 BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning By-Law, 2015 in respect of erf 21484, Parow in accordance with plan attached as Annexure B.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons in the Planner's report

FOR INFORMATION:

ACTION: Z MFEYA / T KOTZE



MPTNE 16/03/20 APPLICATION FOR DETERMINATION OF AN ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (MPBL) IN RESPECT OF ERF 19514, KUILS RIVER (STELLENBOSCH), 54 ALOE CRESCENT, VREDELUST, KUILS RIVER.

After some discussion the MPTNE panel approved the application
RESOLVED UNANIMOUSLY that:

An administrative penalty in the amount of **R800,00 BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning By-Law, 2015 in respect of Erf 19514, Kuils River (Stellenbosch) in accordance with Annexure B.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out in the Planner's report

FOR INFORMATION:

ACTION: Z MFEYA / T KOTZE

MPTNE 17/03/20 APPLICATION FOR DETERMINATION OF AN ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (MPBL) IN RESPECT OF ERF 4238, BELLVILLE, 224 DURBAN ROAD, OAKDALE.

After discussion the MPTNE Panel increased the penalty
UNANIMOUSLY RESOLVED

That an administrative penalty in the amount of **R 20 000,00 BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning By-Law, 2015 in respect of Erf 4238, Bellville in accordance with Annexure B.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out in the Planner's report

FOR INFORMATION:

ACTION: J JACOBS / T KOTZE



MPTNE 18/03/20 WARD 21: APPLICATION FOR AMENDMENT OF CONDITION / SITE DEVELOPMENT PLAN IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: ERF 8670, 75 IBIS STREET SONSTRAAL HEIGHTS, DURBANVILLE

Mr S van Rensburg introduced the item and tabled documents attached to official minutes as **Addendum B**

After extensive discussion the MPTNE Panel approved the application

RESOLVED UNANIMOUSLY:

That the application for the amendment of the approved site development plan in order to permit the addition of a new braai room and pebble finish precast wall, in respect of Erf 8670, Durbanville, **BE APPROVED** in terms of Section 98(b) of the Municipal Planning By-Law, 2015, and be substantially in accordance with plan number 922-1/6 drawn by D van Driel, dated March 2019.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out as set out in the planner's report

FOR INFORMATION:

ACTION: A LEWACK / S VAN RENSBURG

MPTNE 19/03/20 WARD 07: APPLICATION FOR PROPOSED REZONING, SUBDIVISION, CONSENT AND DEPARTURES ON PORTION 79 OF ERF 222, BRACKENFELL

After some discussion the MPTNE Panel approved the application

RESOLVED UNANIMOUSLY that:

- a. The application for the Rezoning of portion 79 of Erf 222, Brackenfell in terms of Section 42(a) of the Municipal Planning By-Law, 2015 from Agriculture zone (AG to Subdivisional Area Overlay Zoning (General Residential Zone 2, Utility Zone (Utility Service for electrical substation and FBTS) and the remainder Transport Zone 2 (Public Road) **BE APPROVED** in terms of Section 98 of the Municipal Planning By-law, 2015 subject to the conditions contained in **Annexure A**.
- b. The application for the Subdivision of portion 79 of Erf 222, Brackenfell in terms of Section 42(d) of the Municipal Planning By-Law, 2015, to accommodate:

-
- General Residential Zone 2 (GR2) to be developed as Apartments (Flats);
 - Utility Zone to be developed as an electrical substation and to accommodate the existing FBTS;
 - Transport Zone 2 (TR2) being the remainder of the property and to be reserved for future road widening
- BE APPROVED** in terms of Section 98 of the Municipal Planning By-law, 2015 as per subdivision plan number **BRACK222-79/SUB/NOV/2019/1** dated **November 2019** attached as **Annexure D**, subject to the conditions contained in **Annexure A**.
- c. The application for Regulation Departure in terms of section 42(b) of the Municipal Planning By-Law, 2015, to permit a street boundary building line of 3.9m in lieu of 4.5m along Kruis Road in respect of portion 79 of Erf 222, Brackenfell **BE APPROVED** in terms of Section 98 (b) of the Municipal Planning By-law, 2015 in accordance with the plan attached as **Annexure D**.
- d. The application for Regulation Departure in terms of section 42(b) of the Municipal Planning By-Law, 2015, to permit a street boundary building line of 4.0m in lieu of 4.5m along Crammix Road in respect of portion 79 of Erf 222, Brackenfell **BE APPROVED** in terms of Section 98 (b) of the Municipal Planning By-law, 2015 in accordance with the plan attached as **Annexure D**.
- e. The application for Regulation Departure in terms of section 42(b) of the Municipal Planning By-Law, 2015, to permit a common boundary building line of 0.0m in lieu of 4.5m along the Eastern Boundary in respect of portion 79 of Erf 222, Brackenfell **BE APPROVED** in terms of Section 98 (b) of the Municipal Planning By-law, 2015 in accordance with the plan attached as **Annexure D**.
- f. The application for Regulation Departure in terms of section 42(b) of the Municipal Planning By-Law, 2015, to permit a common boundary building line of 4.0m in lieu of 4.5m along the Southern Boundary in respect of portion 79 of Erf 222, Brackenfell **BE APPROVED** in terms of Section 98 (b) of the Municipal Planning By-law, 2015 in accordance with the plan attached as **Annexure D**.
- g. The application is made for Council's Consent in terms of Section 42(i) of the Municipal Planning By-Law, 2015 to

permit the proposed Utility Service (detention pond) on portion 1 **BE APPROVED** in terms of Section 98 of the Municipal Planning By-law, 2015 subject to the conditions contained in Annexure A.

Condition 2.32 is amended as follows:

- 2.32 The approved Landscape Development Plans shall be implemented by and at the cost of the developer, in accordance with the approved Landscape Plan prior to the issuing of the occupancy certificate and that the Landscaping Plan be amended to include vegetation along the eastern boundary. An on-site meeting must be arranged with the Environmental Management Department - Northern District and Recreation and Parks Department on completion of such landscaping, to inspect such landscaping.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons as set out in the planner's report

FOR INFORMATION:

ACTION: L VAN BLERK / S VAN RENSBURG

MPTNE 20/03/20

WARD 105: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE CONDITIONS, DELETION OF RELEVANT TOWNSHIP CONDITIONS, REZONING AND COUNCIL'S APPROVAL IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: ERF 2045, SOMERSET CRESCENT, DURBANVILLE

After some discussion the MPTNE Panel approved the application

RESOLVED UNANIMOUSLY:

That the application for the Removal of Restrictive Title Conditions C5, C6 and C7 from title deed T30489/2019 relating to Erf 2045, Durbanville **BE APPROVED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out in the Planner's report

FOR INFORMATION:

ACTION: A SMITH/ S VAN RENSBURG



MPTNE 21/03/20 WARD 112: APPLICATION FOR REZONING, SUBDIVISION AND DEPARTURE IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: ERF 15919, 11 WERDA ROAD, TARA, DURBANVILLE

After some discussion the MPTNE Panel approved the application

RESOLVED UNANIMOUSLY that:

- a. Rezoning of Erf 15919 from Single Residential 1 to General Residential 1 for the purposes of a Group Housing development **BE APPROVED** in terms of Section 98 (b) of the Municipal Planning By-law, 2015, subject to the conditions contained in Annexure A.
- b. Subdivision of Erf 15919 into 5 portions and a remainder **BE APPROVED** in terms of Section 98 (b) of the Municipal Planning By-law, 2015, subject to the conditions contained in Annexure A.
- c. Regulation departure from the 5m Werda Road building line to 3m to **BE APPROVED** in terms of Section 98 (b) of the Municipal Planning By-law, 2015, in accordance with the plan attached as Annexure D.

ANNEXURE A

The word "**applications**" be change to **conditions** as below:

2. CONDITIONS APPROVED IN TERMS OF SECTION 98 (c) OF THE BYLAW

Amended Conditions:

- 2.2. That the subdivision plan be approved, no. 791-2, Rev 3, dated 15/10/2019 and attached as Annexure C and that each land unit be provided with a pedestrian gate on to the abutting public open space.
- 2.3. Considering condition 2.2 that the development be substantially in accordance with the site development plan 1817/CD/101-107, Rev F, dated 22/01/2020 and landscaping plans R1, dated 31/10/2019, attached as Annexure D1.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out in the Planner's report except reason 7.1.7 which is amended as follows:

- 7.1.7 The issues raised by the objectors have been considered and those which are deemed pertinent are adequately mitigated by the proposed SDP and landscaping plan.

FOR INFORMATION:

ACTION: A SMITH / S VAN RENSBURG

MPTNE 22/03/20 WARD 112: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, DELETION OF TOWNSHIP CONDITIONS, REZONING AND PERMANENT DEPARTURE, IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: ERF 1832, 1 BASSON WAY, DURBANVILLE EXT 13

*** THE APPLICATION IS A DEVIATION FROM THE NORTHERN DISTRICT PLAN AND OTHER POLICIES**

After some discussion the MPTNE Panel refused the application

RESOLVED UNANIMOUSLY:

In view of the above, it is recommended that the following applications **BE REFUSED** in terms of Section 99(c) of the Municipal Planning Bylaw (2015,):

- a. Application for **rezoning** of Erf 1832, Durbanville, from Single Residential 1 to Local Business 1, in terms of Section 42(a) of the MPBL, 2015;
- b. Application for **removal** of the following restrictive title deed conditions in respect of ERF 1832, Durbanville, as listed in title deed no T20744/2019:
 - condition B(5) and B6.(a), to permit office use in lieu of 'solely a dwelling house, with outbuildings' and
 - condition B6(b) to remove title deed building lines,
 in terms of Section 42(g) of the MPBL, 2015;
- c. Application for **deletion** of certain township/subdivision conditions in respect of ERF 1832, Durbanville, as they relate to the same restrictions as being removed above, in terms of Section 42(j) of the MPBL, 2015;
- d. Application for **Permanent Departure** for the relaxation of the 5.0m street building line along Racecourse Drive to 2.3m to permit the proposed building extension for office purposes, in terms Section 42(b) of the MPBL, 2015, as illustrated on the Site Layout Plan, attached as **Annexure B**.

OPS

REASONS FOR DECISION:

The MPT **REFUSED** the application for the reasons set out in the planner's report except reasons below which are amended as follows:

- 7.1.1 Although the property falls within an Incremental Growth Area where service capacity exists to accommodate the proposal, in line with the Municipal Spatial Development Framework, it does not fall within any existing or future TAP (Transport Accessible Precinct) area where mixed use intensification are generally encouraged by the Transport Orientated Development Framework. The proposal also does not fall within the Durbanville Central Business District (CBD) where land use intensification and employment generating land-uses are encouraged.
- 7.1.6 The employment of at least 25 staff members is considered to be large scale, which is not conducive in a pure residential area. The proposal is further considered to create a negative visual/social impact on the residential interface along Basson Street, given 'business' (pedestrian and vehicular) access is proposed from a residential/local Class 5 route.

FOR INFORMATION:

ACTION: R SNYMAN / S VAN RENSBURG

MPTNE 23/03/20

WARD 112: APPLICATION FOR CONSENT USE AND AMENDMENT OF A CONDITION OF AN EXISTING APPROVAL TO PERMIT A SERVICE STATION ON ERF 10180, C/O LANGEBOER AVENUE AND GOEDEMOED WAY, GOEDEMOED CENTRE, DURBANVILLE

After some discussion the MPTNE Panel approved the application

RESOLVED UNANIMOUSLY that:

- a. That the application for **consent** to permit a Service Station on Erf 10180, Durbanville, **BE APPROVED** in terms of Section 98 (b) of the Municipal Planning By-law, 2015, subject to the conditions contained in **Annexure A**.
- b. That the application for **amendment of an existing condition** of approval (condition 1.2.2 of the approval dated 26 February 1996) in respect of Erf 10180, Durbanville, **BE APPROVED** in terms of Section 98 (b) of the Municipal Planning By-law, 2015, to read as follows:

From:

- 1.2.2 General Business : A minimum of five (5) parking bays shall be provided on site before it may be used for business purposes and where the area of the building exceeds 120m² an additional parking bay shall be provided for every additional 25m² area, or part thereof. These parking bays shall be clearly marked and in accordance with Council's specification.

To:

- a) That a minimum of 41 permanent demarcated on-site parking bays be provided on the property, in line with the Development Management Scheme;

REASONS FOR DECISION:

— The MPT **APPROVED** the application for the reasons set out in the planner's report

FOR INFORMATION:

ACTION: R SNYMAN / S VAN RENSBURG

MPTNE 24/03/20 WARD 102: APPLICATION FOR CONSENT USE AND DEPARTURES TO PERMIT A PLACE OF INSTRUCTION IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: ERF 5077, BRACKENFELL, 22 GOEDE HOOP AVENUE, MORGENSTER HEIGHTS

After some discussion the MPTNE Panel approved the application

RESOLVED UNANIMOUSLY that:

- a. The application for Consent to permit a Place of Instruction (ECD) for 30 children (small-scaled facility), Brackenfell **BE APPROVED** in terms of Section 98 (b) of the Municipal Planning By-law, 2015 in accordance with plan no. 1401/1/5 dated 2020-02-14 attached as Annexure C, subject to the conditions contained in Annexure A;
- b. The application for departures in order to permit the ECD facility to be setback 1.5 m and 1.58m in lieu of 5m from common boundaries, as well as to be setback 4m and 4.5m in lieu of 5m from the street boundaries **BE APPROVED** in terms of Section 98 (b) of the Municipal Planning By-law, 2015 in accordance with plan no. 1401/1/5 dated 2020-02-14 attached as Annexure C, subject to the conditions contained in Annexure A;



- c. The application for parking departure in order to have 2 parking bays in lieu of 3 parking bays for the place of instruction (ECD) **BE APPROVED** in terms of Section 98 (b) of the Municipal Planning By-law, 2015 in accordance with plan no. 1401/1/5 dated 2020-02-14 attached as Annexure C, subject to the conditions contained in Annexure A;

Conditions 1.4 and 1.8 are amended as follows:

- 1.4 Notwithstanding uses permitted in the Single Residential zoning of the Development Management Scheme, the following uses are permitted:
- 1.4.1 Place of instruction for 30 Children may be accommodated on the premises.
- 1.8 That building plans must be submitted within 60 days of this approval for consideration and be formally approved building department for structural changes.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out in the planner's report

FOR INFORMATION:

ACTION: T MANOKO / S VAN RENSBURG

MPTNE 25/03/20 WARD 103: APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (MPBL) IN RESPECT OF ERF 37077, 11 BASUTO STREET, LANGEBOEG HEIGHTS, KRAAIFONTEIN

After some discussion the MPTNE Panel approved the penalty

RESOLVED UNANIMOUSLY:

That the application for administrative penalty, **BE DETERMINED** in terms of Section 129(1) of the Municipal Planning Bylaw (2015), for an amount of **R4 000** in respect of the existing unlawful balcony on Erf 37077, Kraaifontein, as indicated on the Site Layout Plan attached as Annexure B, be approved in terms of Sections 98(b) and 129(1A)(a-b) of the same Bylaw.

DP

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out in the planner's report except reason 6.4 which is amended and added an additional reason 6.5 below:

- 6.4 Although the applicant motivated that the contravention is existing since June 2019, the City's aerial photography reveals that the balcony was already built by February 2018, which is approximately 24 months ago. This is willful misleading of council which is a criminal offence in terms of Section 133(1)(d) of the Municipal Planning By-Law.
- 6.5 The applicant is also the developer and is aware of the plan approval process.

FOR INFORMATION:

ACTION: A LEWACK / S VAN RENSBURG

MPTNE 26/03/20 WARD 112: APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (MPBL) IN RESPECT OF ERF 8358, 5 MOSSIE STREET, MORNINGSTAR, DURBANVILLE

Mr S van Rensburg introduced the item

Cllr M Raise commented on the item.

After some discussion the MPTNE Panel approved the penalty set out below

RESOLVED UNANIMOUSLY:

That an administrative penalty in the amount of **R2 000** for the unauthorised land use (ECD centre) and **R2000** for the building line departures, **BE DETERMINED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015 in respect of the unauthorised land use and building work on Erf 8358, 5 Mossie Street, Morningstar, Durbanville,

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out in the planner's report and amended reason 6.7 as follows:

- 6.7 The building line departures are in contravention because of the land use.

FOR INFORMATION:

ACTION: A LEWACK / S VAN RENSBURG



MPTNE 27/03/20 WARD 102: APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (MPBL) IN RESPECT OF ERF 11193, 54 VICTORIA CRESCENT, VREDEKLOOF EAST, BRACKENFELL

After some discussion the MPTNE Panel increased the penalty

RESOLVED UNANIMOUSLY:

That an administrative penalty in the amount of R2 000.00 **BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning By-law, 2015 in respect of Erf 11193, Brackenfell.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out in the planner's report except reason below which is amended

2. The extent of the unauthorised building work is relatively significant (67m²) in comparison to the extent of the property [275 m²].

FOR INFORMATION:

ACTION: T MANOKO / S VAN RENSBURG

MPTNE 28/03/20 WARD 103: APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (MPBL) IN RESPECT OF ERF 10588, 14 WAGNER WAY, SONSTRAAL HEIGHTS, DURBANVILLE

After some discussion the MPTNE Panel increased the penalty

RESOLVED UNANIMOUSLY:

That an administrative penalty in the amount of **R5000** for the unauthorised land use (Private School) and **R0** for the building line departures, **BE DETERMINED** in terms of Section 98(b) of the City of Cape Town Municipal Planning By-Law, 2015 in respect of the unauthorised land use and building work on Erf 10588, 14 Wagner Way, Sonstraal Heights, Durbanville

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out in the planner's report

- 6.7 The gravity of the offence is significant

FOR INFORMATION:

ACTION: A LEWACK / S VAN RENSBURG

MPTNE 29/03/20 APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (MPBL) IN RESPECT OF ERF 800 KRAAIFONTEIN, 190 WAPNICK STREET

After some discussion the MPTNE Panel approved the penalty

RESOLVED UNANIMOUSLY:

That an administrative penalty in the amount of **R6 900 BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning By-Law, 2015 in respect of Erf 800 Kraaifontein in accordance with the plan hereby attached as **Annexure B**.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out in the planner's report

FOR INFORMATION:

ACTION: S DANIELS / S VAN RENSBURG

MPTNE 30/03/20 WARD 103:APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW,2015(MPBL) IN RESPECT OF ERF 37076, KRAAIFONTEIN

After some discussion the MPTNE Panel approved the penalty

RESOLVED UNANIMOUSLY:

That the application for administrative penalty, **BE DETERMINED** in terms of Section 129(1) of the Municipal Planning Bylaw (2015), for an amount of R5 000 in respect of the existing unlawful balcony on Erf 37076, Kraaifontein, as indicated on the Site Layout Plan attached as **Annexure B**, **be approved** in terms of Sections 98(b) and 129(1A)(a-b) of the same Bylaw.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out in the planner's report and added an additional reason that reads as follows:

- 6.4 The applicant is also the developer and is aware of the plan approval process.

FOR INFORMATION:

ACTION: R SNYMAN / S VAN RENSBURG



MPTNE 33/03/20 WARD 105: APPLICATION FOR ADMINISTRATIVE PENALTY IN TERMS OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING BY-LAW, 2015 (MPBL) IN RESPECT OF ERF 29156, 25 PHOSA STREET, WALLACEDENE (KRAAIFONTEIN)

After some discussion three of the MPTNE Panel members reduced the penalty

RESOLVED UNANIMOUSLY:

That an administrative penalty in the amount of **R 800 BE DETERMINED** in terms of Section 129 of the City of Cape Town Municipal Planning By-Law, 2015 in respect of Erf 29156 Kraaifontein for the unlawful building contravention and such penalty be approved in terms of section 98 (b) of the said By-Law.

REASONS FOR DECISION:

The MPT **APPROVED** the application for the reasons set out in the planner's report

FOR INFORMATION:

ACTION: A SOLOMBELA / S VAN RENSBURG

MPTNE 34/03/20 WARD 115: APPLICATION FOR REZONING, DEPARTURES AND APPROVAL OF COUNCIL IN TERMS OF THE MUNICIPAL PLANNING BY-LAW, 2015: ERF 95029, 9 WELTEVREDEN STREET, GARDENS, CAPE TOWN

Ms C Samaai introduced the item

The objectors, made orals submissions, attached to the official minutes as **Addendum A**

The applicant, Mr C Mischker made an oral submission,

After extensive discussion the applicant **WITHDREW** the application to amend these proposals and for further discussions with all relevant parties.

FOR INFORMATION:

ACTION: Q SAMAAI / G SEPTEMBER

MPTNE 31/03/20 DATE OF NEXT MEETING

That it **BE NOTED** that the next meeting will be held on 14 April 2020 at 10:00 in Council Chamber, Bellville Civic Center.

FOR INFORMATION:

ACTION: DANFRED PHEIFFER-BENJAMIN

DPB

MINUTES: CITY OF CAPE TOWN
PLANNING TRIBUNAL: NORTH EASTERN
REGIONAL PANEL

10 MARCH 2020

MPTNE 32/03/20 CLOSING OF MEETING

That it **BE NOTED** that the meeting closed at 14:15

FOR INFORMATION:

ACTION: DANFRED PHEIFFER-BENJAMIN

Items were discussed in the following order:

MPTNE01/03/20	MPTNE02/03/20	MPTNE03/03/20
MPTNE04/03/20	MPTNE05/03/20	MPTNE06/03/20
MPTNE26/03/20		
MPTNE34/03/20	MPTNE07/03/20	MPTNE08/03/20
MPTNE09/03/20	MPTNE10/03/20	MPTNE11/03/20
MPTNE12/03/20	MPTNE13/03/20	MPTNE14/03/20
MPTNE15/03/20	MPTNE16/03/20	MPTNE17/03/20
MPTNE18/03/20	MPTNE19/03/20	MPTNE20/03/20
MPTNE21/03/20	MPTNE22/03/20	MPTNE23/03/20
MPTNE24/03/20	MPTNE25/03/20	MPTNE27/03/20
MPTNE28/03/20	MPTNE29/03/20	MPTNE30/03/20
MPTNE33/03/20	MPTNE31/03/20	MPTNE32/03/20


MR DAVID DANIELS
CHAIRPERSON

11 March 2020
DATE

NOTE: REPRESENTATIONS TO THE MPT: 10 MARCH 2020**Lady Hamilton Hotel Site, Erf 95029, Union/Weltevreden Street, Gardens**Objected
Item 34

HWC's BEL Comm made a first decision in this regard in a written decision dated 5 October 2017; this decision recognized the inappropriateness of the proposal in that the conditions that it imposed sought to mitigate the following impacts:

- the likelihood of subsidence and structural damage to the significant abutting PHS, Leinster Hall, as consequence of the proximity, extent and depth of the proposed basements;
- the damaging visual impacts on the significance of Leinster Hall as a consequence of the proximity, the height and massiveness of the proposed structure looming over this modest two-storey building; and
- the damaging visual impacts of the massively over-bulked building (requiring a rezoning to radically increase the permissible floor area) on the surrounding heritage resources and the environs generally.

The conditions are lengthy and complicated (and not clearly drafted even though drawings are attached); and they do amend the proposal's envelope in numerous ways.

The written conditions are included in your documentation, folios 1815-1816, but the marked up drawings showing the consequences are not included.

- This decision was appealed; and HWC's Appeals Committee then on 19 March 2018 confirmed that decision without amending it in any way.
- This decision was appealed; and the MEC's Tribunal then on 3 April 2019 made a new decision which imposed a number of new/different limitations on the proposal with various different set-backs at different levels from the various boundaries.

The MEC's Ruling is in your pack, folios 1820-1861. The conditions imposed by the MEC's Tribunal are very complicated because they refer (sometimes incompletely, even wrongly) to decisions made by HWC's permit committee.

- The decision of the MEC's Tribunal was taken in April 2019, that is, after the last opportunity of commenting parties to the MPB-L application.

- The application that the MPT is²⁸ now expected to decide on includes no correction to satisfy the MEC's Tribunal's conditions.
- It seems that the departmental report (see your Folio 1401) recognises this but has not required an amended proposal saying that "the applicant has elected to proceed with the current application".
- To complicate this further, the departmental report recommends refusals of certain setback/height departures which, without a proposal, means that the MPT cannot, for example, be sure that the floor area being recommended for approval can fit into the determined envelope.
As a consequence, as far as I can see from the documentation, the MPT does not have a set of drawings showing the application that it is recommended to approve. It appears that **you have no idea what is before you** because the drawings in your pack are dated February 2017 (see Folios 1437-1450)
- Finally, the conditions of approval require that a new application must be made (which would have to be re-advertised).
Frankly, this does not make sense to me; and I don't see how you could consider this application or make a decision on it **because you can't assess the proposal's impacts as required under s.99.**
- In HPOZs, **"Development should respect and enhance the heritage, character and unique identity of the city and its neighbourhoods"**, it must be shown **"how the intrinsic qualities of the place will not be detrimentally transformed through development"** and new proposals must **"respond(...) sensitively in terms of building height, massing and placement of buildings on the site"** (City of Cape Town, Urban Design Policy: Objective 9). Three committees of experts have looked carefully at the proposals and have all said that the proposal does not satisfy such criteria; and I have suggested an envelope that will satisfy such criteria (Folios 1754-1755)

10 March 2020

Stephen Townsend

Case officer Item 18

ERF 8670
GR1

Addendum B

XA : ENERGY EFFICIENCY

ADDITIONS DEEMED TO SATISFY REQUIREMENTS CONTAINED
IN THE RELEVANT PARTS OF SANS 10400

(SEE DRAWING 922-6/6 FOR AA CALCULATIONS)



IBIS STREET



SITE PLAN

GENERAL NOTES

All levels, dimensions and positions to be checked on site before work commences. Discrepancies or errors to be reported to designer immediately.

No responsibility is accepted for later problems.

All work to be done in accordance with National Building Regulations and Building Standards Act no. 103 of 1977, the SANS 10400 and all relevant ordinances, as amended from time to time, and all relevant resolutions of the Council, and any other law administered by the Council, whether shown on the drawing or not.

As per SANS 10400-1, the site to be kept clean and safe at all times.

Figured dimensions to be taken in preference to scaled dimensions. Contractor is responsible for correct setting out of work and any doubt over accuracy of boundary gauge is to be reported to client.

Contractor to take care when excavating and report positions of any pipes, cables, etc to client. Electrical and plumbing work to be done by registered tradesmen. No part of any structure to project beyond boundary.

Materials and finishes are to match existing. All existing work to be made good where altered.

1. PROPOSED BRAAI ROOM
2. PROPOSED PC FENCE WITH PEBBLE FINISH

75 IBIS STREET
SONSTRAAL HEIGHTS

MR. GOLDER

ERF 8670
DURBANVILLE

Scale: 1:200
Date: March 2019
Drawn: D van Driel
Checked: C. de Beer
Project: T0480
Tel: 0219584032
Cell: 0840255400
c.golder@golder.com

Signature

DWG. NO. 922-1/6

AREA

Site area = 321m²
Existing area = 143m²

PROPOSED BRAAI ROOM = 19.9m²

PROPOSED PC FENCE = 16.6m (max 1.5m height)

TOTAL NEW AREA = 162.9m²
NEW COVERAGE = 50.1%
NEW BULK = 0.501

MAX HEIGHT OF EXTENSION = 4.80m
BASE LEVEL SHOWN ON SECTION AA
(see dwg no. 922-3/6)

CENTRAL RESIDENTIAL 1
CIRCULAR HOUSING (CCH)

DWG. NO. 922-2/6

ROOF NOTES

BBH single sheeting at 3 degree fall left and waterproofed in accordance with the manufacturers specification on 50x75 rafters at 800 c/c's on timber grade 5, 30x220 rafters at 1000's. Fixed down with "Tass" brackets. Rafters attached to new walls. Acrylic flashings where needed.

CEILINGS

6.4mm Skimmed chipboard on 10x50 bracing at 400mm c/c's. 70mm curved cornice.

ROOF INSULATION

Roof insulation as per sars-204:2011. Minimum R-value of 3.7. Roof insulation to be 125mm extruded insulation with value 3.14.

1. PROPOSED BRAAI ROOM
2. PROPOSED PC FENCE WITH PEBBLE FINISH

75 IBIS STREET
SONSTRAAL HEIGHTS

MR. GOLDER

ERF 8670
DURBANVILLE

Scale: 1:100

Date: March 2019

Drawn: D. van Driel

Checked: C. de Oor

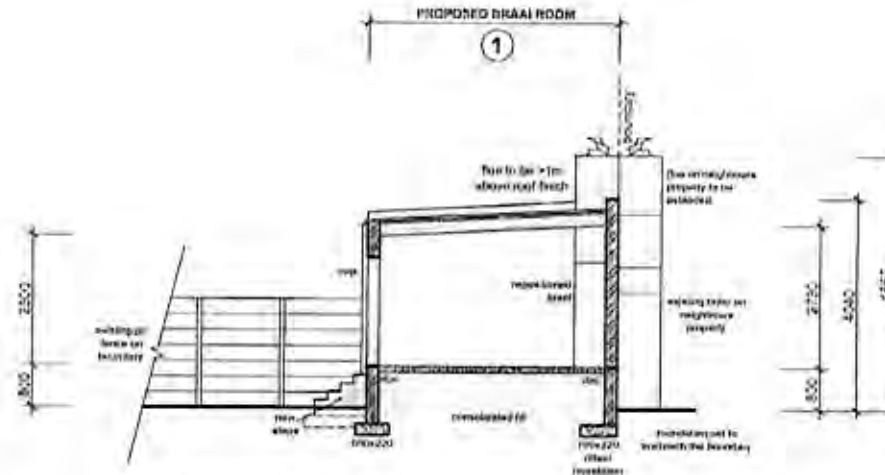
PAArchT. T6459

Tel: 0215584632

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email@dwgplans.co.za

DWG. NO. 922-3/6



SECTION AA

PC FENCE

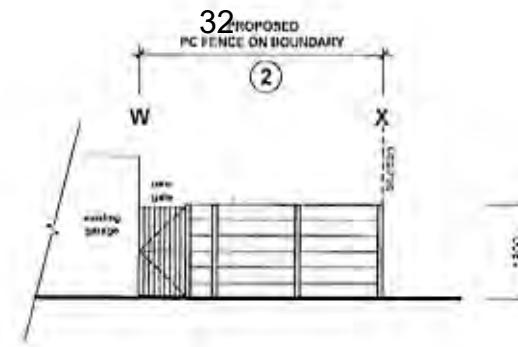
Contractor to check levels before setting out. Fence to be erected by specialists. Fence to be max 1.8m in height. Posts to have 400x50x600 foundations. Foundations not to encroach the boundary. New sliding gate to be installed by specialists. Chapsale finish to match adjoining properties.



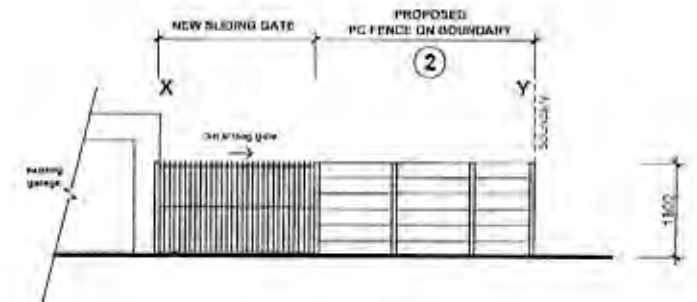
SECTION BB

PROPOSED PC FENCE

Proposed PC fence to have Pebble finish to match existing pc fences on adjoining properties.

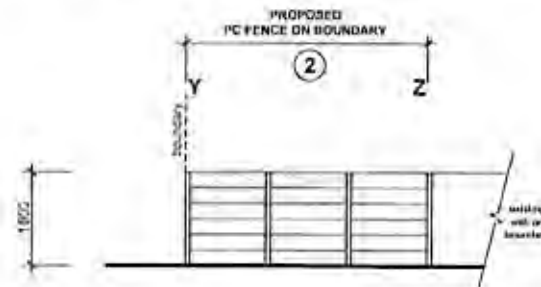


SOUTH ELEVATION



EAST ELEVATION

Proposed PC Fence with Pebble Finish



NORTH ELEVATION

PROPOSED PC FENCE

Proposed PC fence to have Pebble finish to match existing pc fences on adjoining properties.

FLUE AND BRAAI

Jal Master braai built in to specialists specifications, build up 220 walls under braai with pc, insula on top of walls, forming counter.
200x500mm footings under braai.
No combustible material such as timber floor joist, timber rafters or roof trusses shall be built within 200mm of the inside of the flue.
Flue to be 1m above roof sheeting.
Flue to be 1,5m away from boundary.

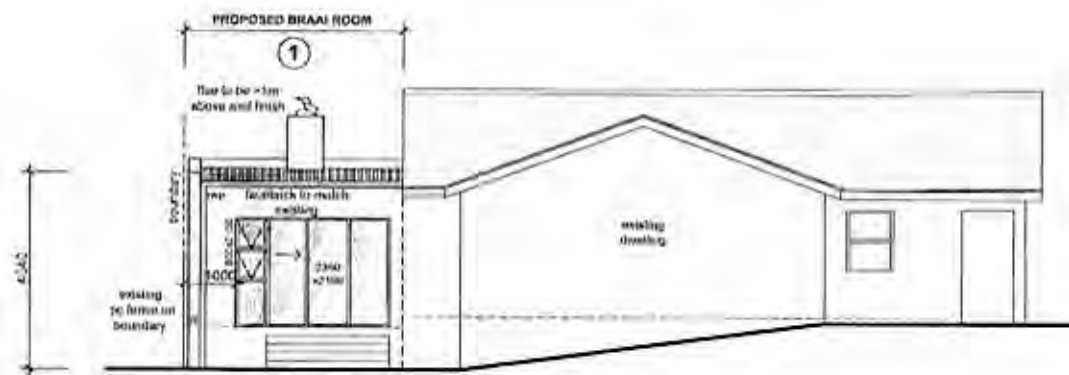
1. PROPOSED BRAAI ROOM
2. PROPOSED PC FENCE WITH PEBBLE FINISH

75 IBIS STREET
SONSTRAAL HEIGHTS

MR. GOLDER

ERF 8670
DURBANVILLE

Scale: 1:100
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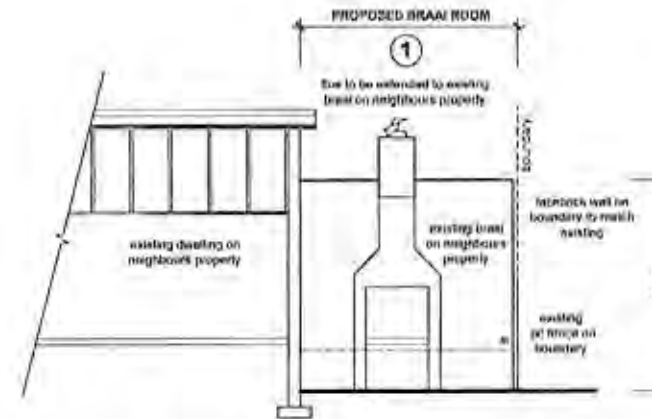
SOUTH ELEVATION

DOORS AND WINDOWS

New windows & doors to owners specification.
Glazing in excess of 1m² or within 500mm above floor level to be safety glazed (Part N of SABS 0400).

VENTILATION

Window areas to be a minimum of 10% of the floor area of each room with min 5% of floor area to be openable; windows and doors to be safety glazed in accordance with national building regulations, sabs 10400, 2010, open windows and doors by aluminium specialists; timber doors by swartland or similar.

**NORTH ELEVATION**

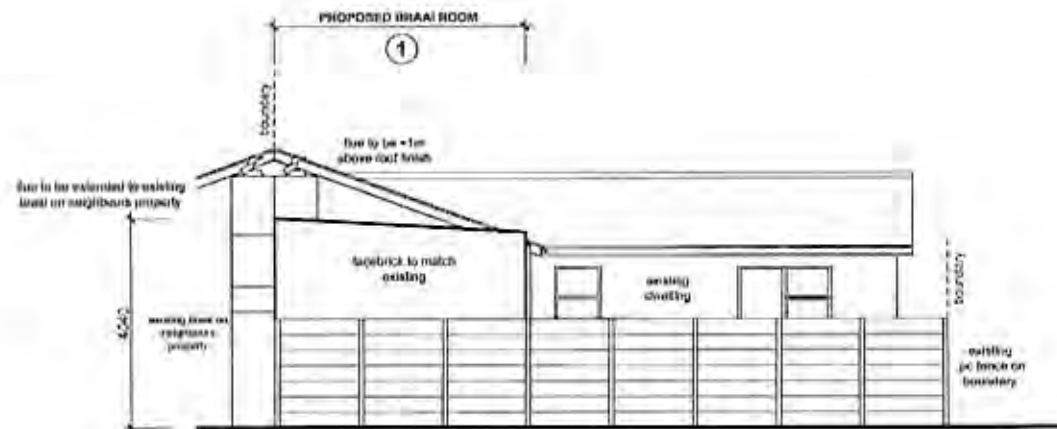
1. PROPOSED BRAAI ROOM
2. PROPOSED PC FENCE WITH PEBBLE FINISH

75 IBIS STREET
SONSTRAAL HEIGHTS

MR. GOLDER

ERF 8670
DURBANVILLE

Scale: 1:100
Date: March 2019
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**WEST ELEVATION**

ROOF INSULATION (MIN REQ 3.7)	
description	climatic zone: 4
direction of heat flow	UP
R-value (m ² KW) of roof covering material	0.3
R-value (m ² KW) of Raden Shield single sided underlay	1.05
R-value (m ² KW) of 135mm Isothermal insulation	3.14
total R-value	4.49

NOTES

energy efficiency notes for sams 10400-xa:2011 & sams 204:2011

FENESTRATION

maximum permissible air leakage (al) for operable glazing elements shall be 2.0 l/s-m², the design wind load 1000Pa, max deflection 1/125;
note: suppliers must provide compliance certification

LIGHTING

low energy lighting to be installed

CLIMATIC ZONE

zone 4 - int/semi-arid coastal

CONSTANTS

conductance (cu): 1.4

solar heat gain coefficient (shgc / shgcr): 0.13

ROOF INSULATION

Roof insulation as per sams-204:2011. Minimum R-value of 3.7.
Roof insulation to be 135mm isothermal insulation with value 3.14.

FLOOR/WALL INSULATION

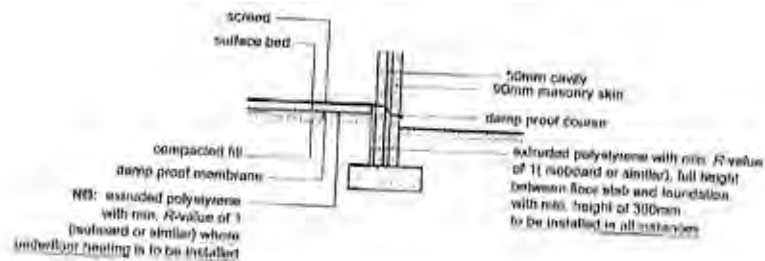
install rigid expanded polystyrene insulation, with an r-value of not less than 1.0, around the vertical edge of the external perimeter walls continuous from the adjacent finished ground level to a depth of not less than 300mm or for the full depth of the vertical edge of the concrete slab-on-ground;
where an underfloor heating system is to be installed, install rigid expanded polystyrene insulation, with an r-value of not less than 1.0 underneath the slab

1. PROPOSED BRAAI ROOM
2. PROPOSED PC FENCE

75 IBIS STREET
SONSTRAAL HEIGHTS

MR. GOLDER

ERF 8670
DURBANVILLE



TYPICAL PERIMETER WALL AND FLOOR INSULATION DETAIL

(Lto. part 4.3.2 of SANS 204:2011)

SCALE 1:50

room name	floor area	15% of floor area	window no	window area	% of window area	% of window area operable
entire dwelling	115.8m ²	17.37m ²	w1 (1.8x0.9) +	1.62m ² +	75.91m ² = 13.73%	7.95m ² = 8.86%
			w2 (0.9x1.2) +	1.08m ² +	compliant window area = 15%	compliant operable window area > 5%
			w3 (0.9x0.9) +	0.81m ² +		
			w4 (0.9x1.5) +	1.35m ² +		
			w5 (0.9x0.9) +	0.81m ² +		
			w6 (1.8x1.5) +	2.7m ² +		
			w7 (0.9x1.5) +	1.35m ² +		
			w8 (0.6x2.1) +	1.26m ² +		
			d1 (2.35x2.1) total	4.95m ² 15.01m ²		

XA COMPLIANCY

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Date: March 2010
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Cell: 0946255409
c.arnold@cardecplans.co.za

DWG. NO. 922-6/6