



**CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD**

**DEVELOPMENT MANAGEMENT**

**Nobantu Hlangweni**  
Senior Professional Officer

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BLUM010

1 March 2024

**PROPOSED MULTIPLE APPLICATIONS, ERF 3845, MILNERTON, 5 DIANTHUS ROAD TABLE VIEW**

This notice has been sent to you as Ward Councillor for the area, Representative Councillor for the area, Registered Community Organisation, Chairperson of the Body Corporate.

The City of Cape Town has received the following planning application for consideration:

**Case ID**

1500109230

**Applicant/owner's details**

Annchen Terblanche

**Erf number(s)**

3845

**Description and physical address**

5 Dianthus Road Table View (as shown on the attached locality plan)

**Purpose of the application**

- Application in terms of Section 42(i) of the Municipal Planning By-Law, 2015 for consent use to permit a place of institution.
- Application in terms of Section 42(g) of the Municipal Planning By-Law, 2015 for removal of title deed conditions B.1.(a) and B.1.(b) from title deed number T5136/2022.
- Application in terms of Section 42(j) of the Municipal Planning By-Law, 2015 for the amendment and deletion of the relevant township conditions.

**Enquiries**

The application may be inspected during office hours at the relevant District Office.

Please arrange an appointment with the relevant district office via email:

[Blaauwberg.hub@capetown.gov.za](mailto:Blaauwberg.hub@capetown.gov.za)

**Objections, comments or representations**

Any objection, comment or representation about the proposal **must be submitted on the prescribed form** with reasons therefor and may be submitted to the following email address:

[comments\\_objections.blaauwberg@capetown.gov.za](mailto:comments_objections.blaauwberg@capetown.gov.za)

or

submitted in writing to the office of the abovementioned District Office to be received before or on the closing date mentioned below.

You can download the prescribed form at the following link:

<http://www.capetown.gov.za/LandUseObjections>

**Closing date for objections, comments or representations**  
**10 April 2024**

No late comment or objection will be considered unless the City Manager has agreed thereto in writing.

**Relevant legislation**

This notice is given in terms of section 82 and/or 83 and/or 85 of the City of Cape Town Municipal Planning By-law (MPBL), 2015.

**General**

An objection, comment or representation which does not meet the requirements in this notice may be disregarded.

Objections, comments or representations form part of public documents and are forwarded to the applicant for a response.

Any person who cannot write, may come to the district office mentioned above during office hours where he or she will be assisted with transcribing any comment or objection and the reasons therefor. Please arrange an appointment with the District hub mentioned above.

By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant. An objector may request that the City Manager keep their full name, address and contact details confidential on good cause shown. Such request must be submitted together with the objection, comment or representation.

Any petition must comply with the requirements of section 91 of the City of Cape Town Municipal Planning By-law, 2015.

Please note that in terms of section 85 of the City of Cape Town's Municipal Planning By-law, 2015, where there is a sectional title development constituted under the Sectional Titles Act, notification to the Body Corporate concerned is deemed to be notification to all owners in that sectional title development. In such case, the Chairperson of the Body Corporate must ensure that all owners in the sectional title development are notified.

Neem asseblief kennis dat ingevolge artikel 82(4) van die Stad Kaapstad: Verordening op Munisipale Bepanning, 2015, hierdie kennisgewing ook op skriftelike versoek in Afrikaans of Xhosa beskikbaar is. Stuur die versoek na [comments\\_objections.blaauwberg@capetown.gov.za](mailto:comments_objections.blaauwberg@capetown.gov.za) binne sewe dae van die datum van hierdie kennisgewing.

Nceda uqaphele ukuba ngokwecandelo 82(4) loMthetho kaMasipala woCwangciso lukaMasipala weSixeko saseKapa, wango-2015, esi saziso siyafumaneka ngesiXhosa nange-Afrikansi ngesicelo esibhalwe phantsi. Eso sicelo masingeniswe [comments\\_objections.blaauwberg@capetown.gov.za](mailto:comments_objections.blaauwberg@capetown.gov.za) kwiintsuku ezisixhenxe ukususela ngomhla wokukhutshwa kwesi saziso.

Kind regards  
 Nobantu Hlangweni

Digitally signed by  
 Nobantu Hlangweni  
 Date: 2023.11.17  
 11:17:56 +02'00'

**for DIRECTOR: DEVELOPMENT MANAGEMENT**

# **N S TERBLANCHÉ & GENOTE/ASSOCIATES**

*STADS- EN STREEKBEPLANNERS*

*TOWN AND REGIONAL PLANNERS*

111 Jonkershoekweg/Road 111

Stellenbosch 7600



## **MOTIVATION REPORT : 3845 MILNERTON**

### **Application for**

**CONSENT USE ON ERVEN 3845 MILNERTON AND**

**REMOVAL OF TITLE DEED RESTRICTIONS IN TERMS OF SECTION 42 (I), 42 (G) AND 42(J) OF THE CITY OF CAPE TOWN MUNICIPAL PLANNING AMENDMENT BY-LAW (2017) .**



## 1. INSTRUCTION

We were instructed by Nola Dippenaar, trustee of the A Costa Investment Trust, Registration Number IT660/95 to apply for the following:

- (I) consent use for institutional use on 3845, Milnerton, for institutional use
- (II) removal of title deed restrictions B.1.1 (a) and B.1.1 (b) of Title Deed 5136/2022.

Attached as Annexure A is Power of Attorney. The Company Resolution is attached as Annexure B.

## 2. PURPOSE

The purpose of this report is to motivate the desirability of the proposed institutional use on the residential property and to provide all the relevant parties with the necessary information to enable them to make an informed decision when considering the application.

## 3. APPLICATION DATA

### *Title Deed*

Erf 3845 is registered in terms of Title Deed 5136/2022. The property is registered in the name of A Costa Investment Trust, Registration Number IT660/95. A copy of the Title Deed is attached as Annexure E. A copy of the Trust Deed is attached as Annexure C. A copy of the Conveyancer's Certificate is attached as Annexure F.

Title Deed conditions to be removed are B.1. (a) and B.1.(b) and reads as follows:

B.1.1 (a) That this erf be used for residential purposes only, provided that after having first obtained the written consent of the Local Authority, such use shall not exclude the erf used for the erection thereon of a special building

B.1.1 (b) That only one dwelling-house, or, subject to the consent of the Local Authority. As shown on the Title Deed, a bond is registered on the property. If required from the City of Cape Town, the consent for the application will be requested from the bond holders.

### *Location*

Erf 3485 is situated on Dianthus Street 5, Table View. This location is a well-established mixed-use area in Table View. The Location Map is attached as Annexure D.

### *Zoning*

The property is zoned as Single Residential (SR1) in terms of the City of Cape Town Zoning Scheme.

An extract from the Zoning Scheme: City of Cape Town is Attached as Annexure G.

According to the Zoning Scheme, Chapter 5, Single Residential Zones provide for the following:

(a) **Primary uses** are dwelling house, private road and additional land use rights are specified in

Section (b).

(b) **Additional use** rights which may be exercised by the occupant of a property are .....

(c) **Consent uses** are .....institution.....

In terms of Section **21.2 : DEFINITIONS** of the Zoning Scheme an ‘institution’ means a property used as a welfare facility such as a home for the aged, retired, indigent or handicapped; or social facility such as counselling centre, orphanages or reformatory; and includes ancillary administrative, health care and support services for these facilities; but does not include a hospital, clinic or prison;

A copy of an extract from the Definitions in the Zoning Scheme is attached as Annexure H.

### *Services*

The subject property is provided with all municipal services provided by the City of Cape Town. A copy of the building plan as submitted is attached as Annexure I. The storm water drainage, sewer, refuse removal and electrical connections are all connected to the existing networks of the City of Cape Town. No activities will be or are carried out on erf 3845 which generate waste material that may be harmful to the area, or which require a special waste removal process. The application for or granting of a consent use will thus have no impact on the services provided by the City of Cape Town. A grant for the installation of a “green power system” had already been approved by Lotto and the proposed system will alleviate the pressure on the electricity supply of the City of Cape Town. *Physical Characteristics*

The subject property is situated in a fully developed part of Table View and is surrounded by a few different land uses. Previously the character of the neighbourhood was single residential and although the character of the buildings in the area is still that of residential nature, the land uses are constantly evolving. An extract of photos of the properties surrounding Erf 3845 illustrates the topography and the changing character of the neighbourhood.



The above photo illustrates the level and flat nature of the neighbourhood. Since it is a fully developed neighbourhood no natural vegetation is affected by the residence on the property. No flood lines or ecological sensitive areas are present in the area.



Guest House (Erf 3839) opposite Dianthus Road.

The immediate neighbourhood of Dianthus Road is a very busy area, and in close proximity to Raats Drive which is a high-density business area, with the Bayside Shopping Mall a mere 4 minutes-walk away from the subject property.

The adjacent street, namely Donkin Avenue is used by the MiCiti bus as one of its daily routes and carries very high traffic volumes especially during peak hours, but also during all hours of the day.

Several immediate neighbours to the erf in question, operate as businesses.

- Erf 3847 – Business
- Erf 3838 – Creche
- Erf 3839 – Guest house with self-catering apartments
- Erf 3846 - Business



Business area corner Dianthus/Raats Drive. (Erf 3847)



Guest House (Erf 3839) opposite 5 Dianthus Road.



Creche opposite 3 Dianthus Road (Erf 3838)

#### 4. BACKGROUND AND HISTORY OF BENDIGA HOUSE FOR INDEPENDENT LIVING NPO

##### *Nature of service*

The subject property, erf 3845, Tableview, Milnerton is a residential house in a mixed-use, residential area. This property will be managed in conjunction with erf 3843, Bendiga House. Bendiga House is already providing a residential facility for people who are mostly independent but do need professional support. This service fits in with and supports the government and provincial policies.

##### *Healthcare 2030 vision: (Western Cape Department of Health)*

“As part of the Healthcare 2030 vision, mental health services in the province will be integrated into community-based, primary healthcare

...”(<https://www.westerncape.gov.za/service/mentalhealthservices-western-cape>)

“Non-governmental organisations will be essential to provide support to the patients and caregivers in their communities and the department would assist the patient and his/her family to make these linkages. The WCDH’s approach to increasing wellness also includes to emphasise an inclusive population approach, which integrates the conditions, needs and assets of people living in a particular community to ensure that they are adequately empowered to meaningfully participate....”

##### *Lack of available resources*

There are very limited resources available to Mental Health services and State, Province and City depend on Non-Profit Organisations to provide these services. Institutions such as Stikland and Valkenberg and hospitals with psychiatric units provide services for acute patients. When people are well and stable enough to leave these institutions, they often have nowhere else to go for re-integration into society.

##### *Philosophy of accommodation of individuals*

Neuro diverse conditions such as depression, anxiety, and other mood disorders, should never result in such a person being kept away from the community and society as a whole and an institutionalised and stigmatised, but they need assistance and support to become more independent and to become fully functional members of society.

Therefore, there's a dire need for residential care facilities to provide accommodation in a family-type setting, in the community, while at the same time receiving the nurturing and care needed to receive the necessary support to function more independently.

It is thus clear that this is a much-needed *essential service* that must be extended to provide the necessary care for these members of society. The impact of Covid has caused more and more people to struggle to cope with the pressures of life and need time away from work and family pressure. Some are admitted into private clinics or hospitals or State facilities for a limited period but have nowhere else to go when discharged.

Mental Health is diverse and often families are unable to support a loved one while they deal with their illness. This often leads to conflict between family members and the service user is left with no way to deal with his/her diagnosis and to get better.

It is important to note that some of the residents accommodated by the Bendiga House NPO do not have family to live with and are under Curatorship. If a place such a Bendiga House did not exist, they would have nowhere else to go. Others do have family, but some have elderly parents, who are unable to care for them, and others do not have the skills to deal with their family member's mental illness.

#### *Origins of Bendiga House House for Independent Living NPO*

A group of family members facing the above situations collectively decided to provide a service which is well-known all over the world, namely, to provide residential facilities for people who are mostly independent, but in need of professional support. They would also learn more skills and independence to re-integrate into society. Research proved that very few such facilities exist in this country and also in the Western Cape and those that do exist have very long waiting lists of which some do not provide a high standard of service.

In 2016 a Non-Profit Organisation was formed, namely Bendiga House for Independent Living (NPO number 176-423) to provide such a service. Erf 3843 was purchased in 2016 to provide a home for people with the above-mentioned needs. Subsequently the subject property as well as the house situated between Bendiga House and this property, namely Erven 3845 and 3844 was bought. Erf 3844 will be retained in the present format as a residential house housing no more than 4 individuals. These three properties will be managed as individual housing facilities under one professional management team. Together the three properties will provide a caring environment for people who were previously left with no option but to withdraw from life and self-isolate. It is of utmost importance to note that only people who are confirmed stable on their medication by their psychiatrist, are accepted to live in a

residential facility. A home such as these are not medical facilities and do not provide acute medical care. It provides stable homing conditions for tenants who suffer from a neuro diverse condition.

### *Capacity, nature and functioning of Bendiga House Facilities*

To make it financially viable to run such a home, the ideal number of residents should be minimum of 10 to maximum of 12 adults per residence. The living environment is the same as a normal family home, except that the residents are not related, but do live together as if they are family. Instead of a mother or father figure, the residents are cared for by trained staff members. In addition to a staff member being on duty, an assistant manager will reside on one of the three properties to look after the safety and wellbeing of all residents outside office hours.

Bendiga House NPO receives numerous enquiries and applications on a daily basis and this service needs to continue to grow to fill the gap that exists in society to take care of future tenants. Initially, when the Non-Profit Organisation started with this service seven years ago, it was unclear how things would develop and started with 2 residents initially, which steadily grew to 12 in Bendiga House situated on erf 3843. Due to the high demand for such a service the Bendiga House NPO expanded the accommodation needs by the A Costa Investment Trust purchasing the two adjacent properties, namely erven 3844 and 3845. Although the management of erf 3844 will be the responsibility of the Bendiga House NPO it will house 4 individuals and thus no need for a consent use or removal of title deed condition applications for this property are required. These three houses are quiet, homely residences and the whole aim is to create a tranquil environment for all to feel at peace and improve their mental health. In the seven years since inception, neighbours never raised any complaints, nor did they have any reason to complain about noise, or any disruption or gatherings or traffic and most accept that these are just normal residences.

The subject property was purchased with the sole purpose to assist the NPO to fulfil this need to provide accommodation for members of society with the above-mentioned needs.

## 5. NATURE OF THE PROPOSED INSTITUTIONAL USE

The subject property will be managed by the Bendiga Non-Profit Organisation, licensed by the Western Cape Government Department of Health as a “Community Mental Health facility” and all the necessary compliance certificates are available. The NPO rents the property from the owner of the property, a Costa Investment Trust.

The house on 5 Dianthus Street will eventually house a 11 bedrooms and auxiliary facilities.

The existing house on the property contains the following:

- Outdoor braai
- Front porch
- Lounge
- Dining room and kitchen
- Study
- Five bedrooms of which one is *en-suite*.
- Three bathrooms

The double garage will be converted to the following:

- Six bedrooms
- Laundry
- Lobby

The garden will house the following:

- Two parking bays
- Visitors parking
- Pool

### *Advertising signs*

There is no external evidence of the home occupation visible, and no advertising sign shall be displayed.

### *On site parking and Traffic impact*

The occupants of Erf 3845 will not own any vehicles. This house will be run by the management team that is currently running Bendiga House, situated on Erf 3843. No additional parking for staff will thus have to be provided. If any additional parking might ever be needed at any future date, the parking can be provided at the adjacent erf, Erf 3844, which is owned by the same A Costa Investment Trust. The two parking bays on site will provide in the parking for the residents. Families very rarely, if ever, visit at the facility, because the residents need and prefer their privacy inside the home. For the casual visitor, parking would be available on site between the house and the entrance gate. Additional parking is therefore not required. If any additional parking might ever be needed, it could be arranged on the neighbouring property, erf 8344. There is thus no need for a designated visitor's parking area. All staff, except the Manager, travel by MiCiti bus during normal working hours, there is thus no need for a designated parking area for staff members. No additional traffic will be generated by the institutional use on the property.

## **6. CRITERIA FOR DECIDING ON A REMOVAL APPLICATION**

Section 48(4) of the By-Law states that the City must have regard to Section 39(5) of the Western Cape Land Use Planning Act 3 of 2014 ("LUPA") and Section 47 of the Spatial Planning and Land Use Management Act 16 of 2013 ("SPLUMA") when considering whether to remove, suspend or amend a restrictive condition.

### **6.1 Section 39(5) of LUPA reads as follows:**

**(5) When a municipality considers the removal, suspension or amendment of a restrictive condition, the municipality must have regard to at least the following:**

- (a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;
- (b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;
- (c) the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is removed, suspended or amended;
- (d) the social benefit of the restrictive condition remaining in place in its existing form;
- (e) the social benefit of the removal, suspension or amendment of the restrictive condition; and
- (f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.

#### **6.1.1 Proposal Motivation in terms of Section 39(5) of LUPA**

- (a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;

- I. Consent use on Erf 3845, Milnerton to allow the existing residential house to be utilized for institutional purposes.
- II. removal of title deed restrictions to allow for above the consent use
  - It is our opinion that the “this erf be used for residential purposes only” restrictions applicable to Erf 3845 have no value to owners of property within the Tableview Township, given that conditions are clearly evident that a number of closely surrounding properties operate as business and the land use of the properties in the area are consistently evolving. This has likely increased the property values of the area.
  - Enabling Erf 3845 to be utilized for institutional purposes, as applied for will be economically beneficial both the owner of the property, the residents living in the facility and the surrounding neighbourhood. Allowing the existing residential house to be utilized for institutional purposes may benefit the community with an additional income stream should such title deed restrictions become relaxed as a precedent.
  - Moreover, the result is beneficial economically to the property owner as a source of income or savings when accommodating residents, the residents could benefit as well from reduced living expenses. Also implementing the Healthcare 2030 vision from the Western Cape Department of Health which includes integrating mental health services in the province into communitybased, primary healthcare and thereby providing more families to take advantage of the opportunities this residential facility has to offer.

(b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;

- The title deed conditions were imposed by the Administrator (now the City) and the township developer as conditions when the Table View Township was established in 1959. The restrictions do not constitute traditional servitudes or contractual rights and while neighbouring owners do have an interest in the restrictions, the City has discretion to remove or amend the conditions following comment received from relevant parties. As such, the conditions do not result in a “personal benefit” to other owners within the estate; these owners are not entitled to any real rights over Erf 3845 which will be impacted on following the deletion of the conditions.

(c) the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is removed, suspended or amended;

- The removal of the restrictions will result in substantial personal benefits to the owners of the site as this will enable them to increase the number of residents living in the house, lowering the cost of living for the residents which in turn saves the NPO money as well. The removal of the restrictive condition of the property that this be used for residential purposes only will without a doubt enable the more efficient use of this piece of land, in light of the fact that land and residential facilities like this one throughout the City are a very scarce resource. The removal of the conditions will therefore not only benefit the owners of the property, but also the City as a whole.

(d) the social benefit of the restrictive condition remaining in place in its existing form;

- There will be no social benefits, should the restrictions remain in place. If not deleted, the area will lose the opportunity of the site being used for the proposed institutional use.

(e) the social benefit of the removal, suspension or amendment of the restrictive condition; and

- The deletion of the restrictions will have a positive social benefit given that it will be providing a residential facility for people who are mostly independent but do need professional support. Eventually 11 residents would be able to live in the facility licensed by the Western Cape Government Department of Health as a “Community Mental Health facility” and the proposal is accordingly in line with the Western Cape Department of Health’s 2030 vision and in the direct benefit of the area and the City as a whole.

(f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.

- No further rights will be removed beyond the request to remove the restrictive condition from the title deed that this erf be used for residential purposes only. The coverage, height and boundary line conditions in each case will be adhered to based on the title deeds and DMS 22. The removal and amendment of the conditions as applied for will increase the rights of the City, given that the proposal is in line with the Western Cape Department of Health’s policies and will result in increased rates, which is in the direct interest of the City.

## 7. CONCLUSION

Facilities such as this does not present a risk to the community and there has never been an incident that would put any neighbours at risk. In fact, management as well as the owners continually make efforts to upgrade the properties.

The structure of a group home remains compatible with the residential character of the area, particularly about the streetscape. To passers-by it is a normal residential property; no business is carried out on the premises, no public nuisance is created, no extra traffic/off-street parking is generated, on-site parking is sufficient, no notice board or name board is displayed, no extra pressure is exerted on the municipal services. The dominant use remains a dwelling house for accommodation of an “extended” family. No activities are carried out which constitute, or are likely to constitute, a source of public nuisance. The safety, health and surrounding community is unaffected by such a property. The peaceful co-habitancy of the existing facility in the neighbourhood is a true reflection of the compatibility of this type of facility in a residential/mix use environment. Bendiga House for Independent Living (NPO number 176-423) is a non-profit business venture; it is merely an organisation trying to fulfil a desperate need in the community to which the City of Cape Town hopefully will be sympathetic and supportive. The State does not provide for this type of service and the state institutions need facilities such as this house to place people who are ready to re-integrate into society. Therefore, there is a dire need for this type of service.

### Summary

Because this property fulfils such an essential service and that the residents at this facility are fully dependent on living at the facility, we respectfully request that this application receive very urgent attention to ensure the smooth continuation of services provided without any harm to the institutional use involved.

We hereby apply for the approval of:

- I) Consent use on Erf 3845, Milnerton to allow the existing residential house to be utilized for institutional purposes.
- II) removal of title deed restrictions to allow for above the consent use

in terms of Section 42 (i), 42 (g) and 42(j) of the By-Law.

NS TERBLANCHE TRP(SA), BProc, LLB, BComm(Hons)(Unisa), BEcon, M(TRP), DPhil(Stell), ND Property Valuation(CT), MIW, MSAPI AS TERBLANCHE SS(SA), BBuild(UPE), M(TRP)(UOVS), NDProperty Valuation(CT) Assisted by : FM TERBLANCHE-DOUGLAS BA, M(TRP)(Stell) MSAPI
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**WINDOW & DOOR SCHEDULE:**

W 1	1 200	W 1	1 200	W 1	1 200	W 2	1 200	W 2	1 200	FFL
0.80 m <sup>2</sup>		0.80 m <sup>2</sup>		0.80 m <sup>2</sup>		1.10 m <sup>2</sup>		1.10 m <sup>2</sup>		

PRESTRESSED R CONCRETE LINTELS OVER WINDOWS AND DOORS LAID TO MANUFACTURER'S SPECIFICATIONS, EXCEPT WHERE BEAMS ARE SPECIFIED BY STRUCTURAL ENGINEER.

**CHANGE EXIST. GARAGE TO HABITABLE AREA:**

**GROUND STOREY BEDROOM:**

NET FLOOR AREA:	78.4 m <sup>2</sup>	MAX. CONDUCTANCE:	
15% OF NET FLOOR AREA:	11.7 m <sup>2</sup>	NET FLOOR AREA x CONSTANT Cu	
3 X WINDOW 1:	2.40 m <sup>2</sup>	78.4 x 1.4 = 109.7	
2 X WINDOW 2:	2.20 m <sup>2</sup>	MAX SOLAR HEAT GAIN:	
AREA OF GLAZED ELEMENTS:	4.60 m <sup>2</sup>	NET FLOOR AREA x CONSTANT C SHGC	
GLAZING AREA < 15% NET FLOOR AREA		78.4 x 0.13 = 10.2	
THIS DOES NOT REQUIRE SANS 204 CALCULATION.			

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**NOTES**

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

**HOT WATER SUPPLY**  
hot water supply to ensuite from ex.150litre geyser;  
all exposed hot water service pipes to be insulated with insulation material with a minimum r-value of 1;  
hot water geyser to be insulated with insulation material with a minimum r-value of 2;  
thermal insulation shall be installed in accordance with the manufacturers specifications

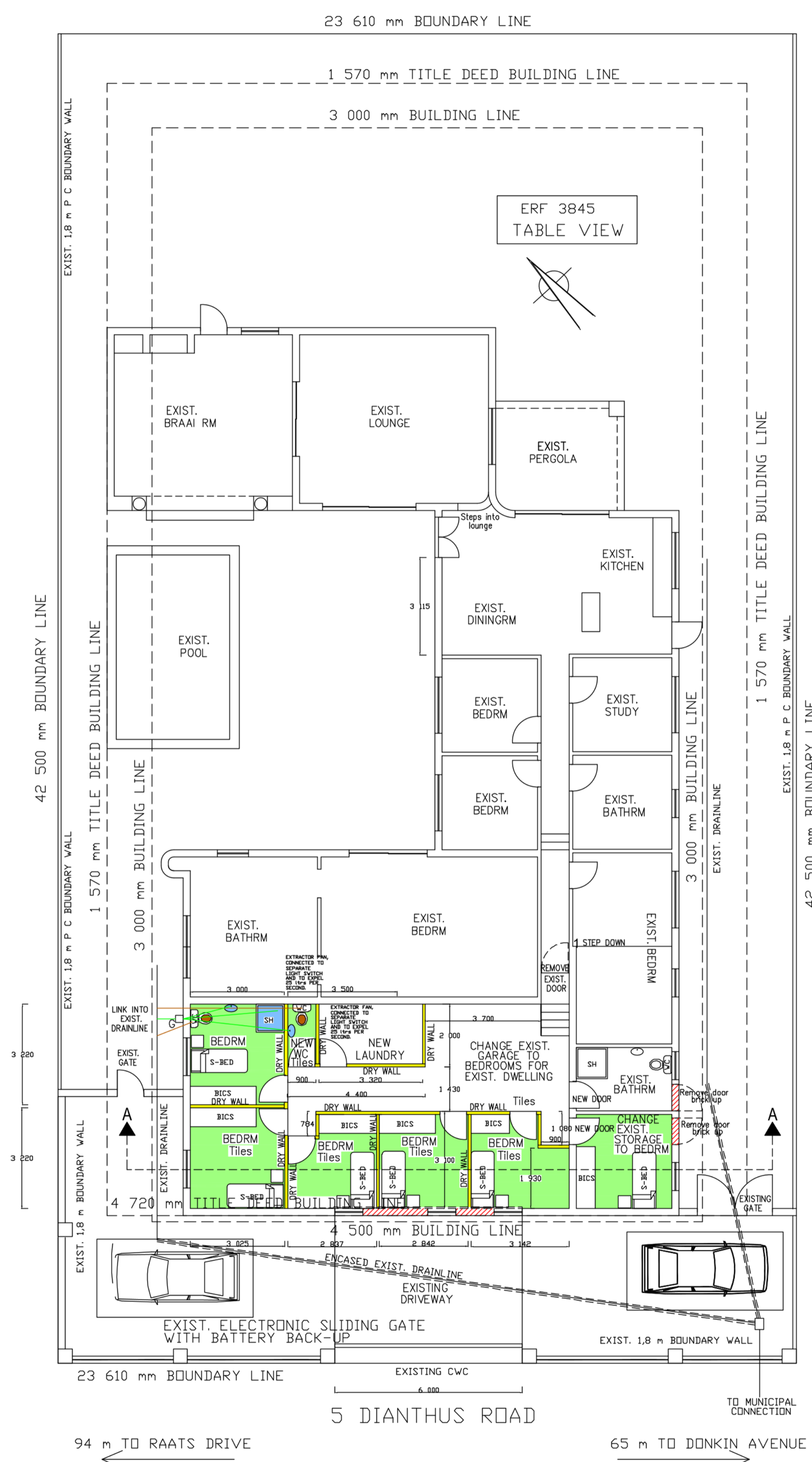
**FENESTRATION**  
maximum permissible air leakage (al) for openable glazing elements shall be 2.0l/s-m<sup>2</sup> with a pressure difference of 75pa when tested in accordance with sans 613.  
note: suppliers must provide compliance certification

**LIGHTING**  
low energy lighting to be installed

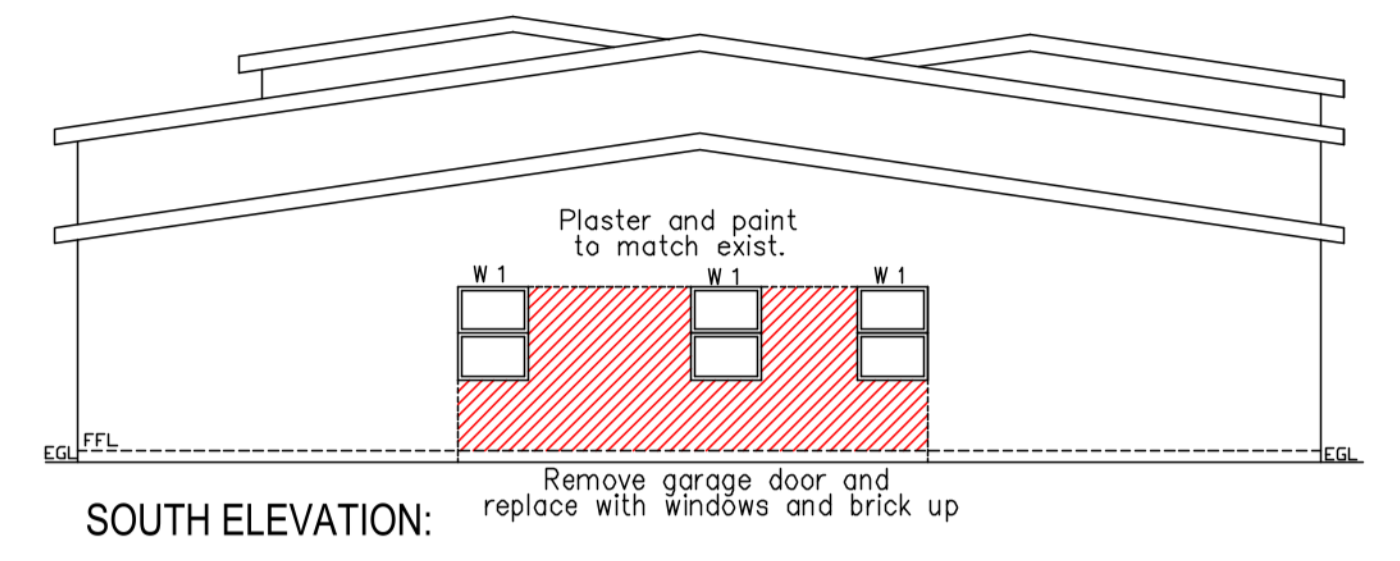
**CLIMATIC ZONE**  
zone 4 - temperate coastal

**CONSTANTS**  
conductance (cu): 1.4  
solar heat gain coefficient (shgc / cshgc): 0.13

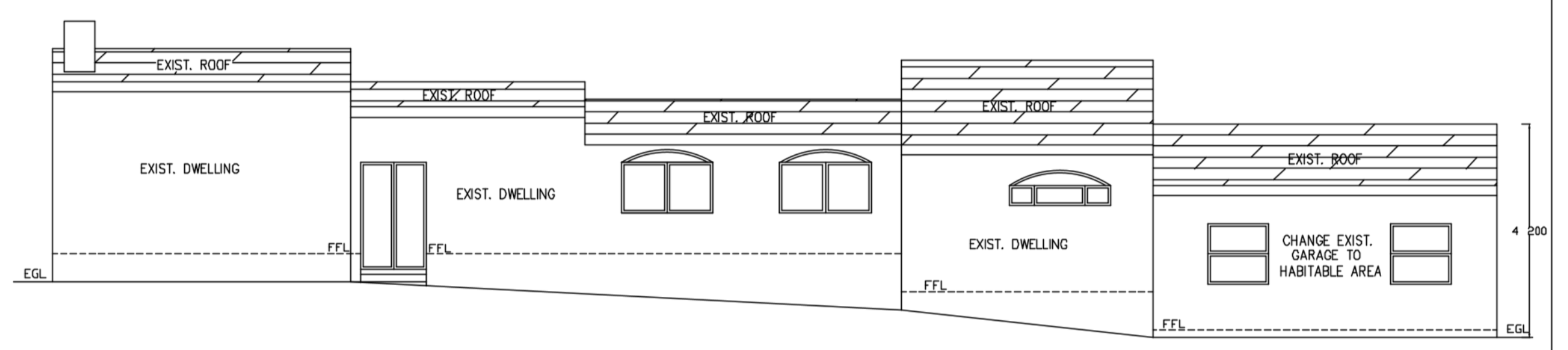
**ROOF INSULATION**  
provide 135mm cellulose fibre loose-fill (e.g. thermguard) evenly blown in to a depth as stipulated per manufacturer's specification;  
downlighters and recessed light fittings to be isolated per manufacturer's specification



**SITE, DRAINAGE AND GROUND STOREY LAYOUT:**



**SOUTH ELEVATION:**



**SECTION A-A:**

**DETAILS ON PARTITION WALLS:**

**FRAMING:**  
76 X 38 mm TIMBER STUDS AT 600 C/C'S  
76 X 38 mm TIMBER TOP AND BUTION RAIL  
76 X 38 mm NOGGINGS AT 400 C/C'S

**FIXING OF RHINOBOARD TO FRAME:**  
RHINOBOARD IS FIXED TO STUDS BY 38 mm GALVANIZED CLOUT NAILS AT 200 mm CENTRES.  
RHINOBOARD TO BE SKIMMED AND PAINTED

**COVERAGE CALCULATIONS**

Areas:	
Erf area:	1004 m <sup>2</sup>
Exist Ground floor:	247.5 m <sup>2</sup>
Change exist. garage to habitable area:	83.5 m <sup>2</sup>
Total:	331.0 m <sup>2</sup>
Built upon:	32.0%
(1 rd of the property as per Title Deed)	
Zoning:	SR 1

**DESCRIPTION :**  
INTERNAL ALTERATIONS FOR CHANGE OF USE  
ERF 3845  
5 DIANTHUS ROAD  
TABLE VIEW  
A COSTA INVESTMENT TRUST



**SPECIFICATIONS**

**FOUNDATIONS**  
Existing foundations.

**FLOORS**  
Ground floor finishes as per plan on 25 s/c screed (1:4), on 100mm concrete slab on 250mm micron dpn, on well compacted fill in layers not exceeding 150mm. Dwelling and garage finished floor levels to be min. 230mm and 150mm, respectively, above the back of footway level at the sewer connection.

**WALLS**  
All internal walls to be dry walling, manufacturer's specs, whichever is the greater. Walls between garage and house to beam filled to underside of the roof.

**WINDOWS & DOORS**  
Aluminium - powder / epoxy coated.  
As per reference numbers shown on plan. All windows to have a light area of 10 glazing in excess of 1 sqm or below 500 off to be safety glazed. All window & door frames built in during construction are to adequately protected from damage & falling which are to be made good at the builder's cost. Internal flush doors - pointed or varnished to client's choice.

**Ceilings**  
To be skimmed gypsum board on 38x38mm bracing @ 400mm C/C with std 75x75mm gypsum, comices all round and to be painted to owner's choice.

**GENERAL**  
GLAZING OF DOORS/WINDOWS EXCEEDING 1 msq OR LOWER THAN 500 mm A.F.F.L. TO BE SAFETY GLAZED TO CONFORM TO N.B.R.  
ALL I.C. COVER LEVELS TO BE MINIMUM 76 mm ABOVE BOUNDARY I.C. COVER LEVEL.  
APPROVED BUILDER LATRINE TO BE PROVIDED ON SITE BEFORE COMMENCEMENT OF BUILDING OPERATIONS.  
ALL ELECTRICAL WORK BY COMPETENT PERSON.  
LINTOLS TO BE LAID TO MANUFACTURER'S SPECIFICATIONS

**ENERGY EFFICIENCY CONTROL NOTES:**

**ROOF THERMAL INSULATION:**  
All tiled roofs will have an approved underlay with joints sealed accordingly. Wall plate and roof joints will be sealed.  
Insulation will form a continuous barrier with ceilings, walls bulkheads or floors. It will overlay by 100 mm min. or be lapped together.  
Reflective insulation will be installed and supported with the necessary airspace.  
Generic insulation above suspended ceilings - flexible fibre glass blanket to a min. thickness of 135 mm or 3,7m<sup>2</sup> K/W

**DOORS THERMAL INSULATION:**  
All external glazed door types shall have a seal to restrict air leakage fitted to each edge. Solid timber doors to be fitted with a seal of either foam or rubber compressible strip or fibrous seal.

**FENESTRATION THERMAL INSULATION:**  
Air leakage of external vertical glazing in each storey will be assessed separately as per SANS 4: 4.5.3.1.2 & 4.5.3.1.3 and regulated accordingly.

**XA COMPLIANCE:**  
Hot water:  
Solar geyser system supplied and fitted by specialist.  
150 Lt unit fitted to roof structure.  
Lagging to all piping.  
All exposed hot water service pipes to be insulated with insulation material with a minimum r-value of 1.  
Hot water geyser to be insulated with insulation material with a minimum r-value of 2.  
Thermal insulation shall be installed in accordance with manufacturers specifications.  
Not more than 50% of hot water (by volume) is to be heated by electrical means.  
Hence the installation of a solar geyser and panel on the roof.

**ENERGY DEMAND & CONSUMPTION:**  
H4 5 W/m<sup>2</sup> and 5 KW/m<sup>2</sup>

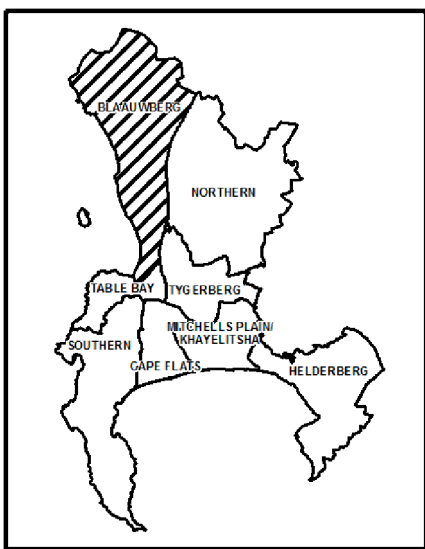
SCALE :	1:100
DATE :	06 SEPTEMBER 2022
DRAWING No. :	SR 022-09-06-1
REGISTRATION NO:	sacop T0498
DESIGNER:	S. RENCONTRE

**LOCALITY MAP  
DEVELOPMENT MANAGEMENT**

**ANNEXURE :**



**Overview**



Erf: 3845  
Allotment: MILNERTON  
Ward: 113

District: BLAAUWBERG  
Suburb: TABLE VIEW  
Sub Council: 3



1:722

Notices Served	●	Support Received	✓
Petition Signatory	■	Objections Received	✗

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