

Our Ref: HM/EDEN/ BITOU/KNYSNA/ KEURBOOMSTRAND/ ERVEN 141AND 390
Case No.: 21081005SB0813E
Enquiries: Stephanie-Anne Barnardt
E-mail: stephanie.barnardt@westerncape.gov.za
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Date:



Stéfan De Kock
perceptionplanning@gmail.com

PERMIT

CASE NUMBER: 21081005SB0813E

Issued in terms of Section 34(1) of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue

This permit is issued for:

Proposed Action: Additions and Alterations to existing structure
Site: Erven 141 and 390, 61 Main Street Keurboom strand, Knysna
Graded: IIC

Permit issued in accordance with Drawings:

No: 2020-CS-12-006
Dated: 11 June 2021
Drawings prepared by: CLD Architects
HWC Date Stamped:

Conditions applicable to this Permit:

1. Work to be done strictly in accordance with the HWC stamped plans.

NOTE:

- This decision is subject to an **appeal period of 14 working days.**
- **Appeals are to be submitted to HWC. Appeals@westerncape.gov.za**
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14 day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED PLAN must be present on the site at all times and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so.**
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**



Should you have any further queries, please contact the official above and quote the case number.

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Colette M Scheermeyer
Deputy Director

www.westerncape.gov.za/cas

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• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

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• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, eKapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Iinombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za

BUILDERS WORK

GENERAL NOTES:
 THIS DRAWING IS INTENDED TO BE FOR THE PURPOSE OF ACQUIRING CONSTRUCTION APPROVAL FROM THE LOCAL AUTHORITY. IT IS ONLY TO BE USED FOR THE PURPOSE OF CONSTRUCTION ONCE APPROVAL HAS BEEN GRANTED AND THE DRAWINGS HAVE BEEN ISSUED FOR CONSTRUCTION BY THE ARCHITECT.
 ALL LEVELS HEIGHTS DEPTHS AND DIMENSIONS TO BE CHECKED BY CONTRACTOR ON SITE BEFORE BUILDING. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL BUILDING REGULATIONS. ALL BUILDING MATERIALS AND COMPONENTS TO BE TREATED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. ALL BUILDING MATERIALS & COMPONENTS TO COMPLY WITH REQUIREMENTS CONTAINED IN THE RELEVANT PARTS OF SANS 10400. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.

SANS10400-B, STRUCTURAL DESIGN
 ALL STRUCTURAL ELEMENTS TO BE CONSTRUCTED AS PER ENGINEER'S SPECIFICATION AND SANS 10400

SANS 10400-C, DIMENSIONS
 ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS FOR AMENDMENT.
 MINIMUM ROOM SIZES TO COMPLY WITH SANS10400-C

SANS 10400-D, PUBLIC SAFETY
 FENCE TO BE ERRECTED TO PREVENT THE PUBLIC FROM ENTERING THE SITE DURING CONSTRUCTION.
 ANY CHANGE IN LEVEL MORE THAN 1m SHALL BE PROVIDED WITH A BALUSTRADE OR WALL AND SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-B
 IN CASE OF A SWIMMING POOL, THE OWNER SHALL PROVIDE A WALL OR FENCE WITH SELF-CLOSING AND SELF-LATCHING GATE TO ENSURE NO PERSON CAN HAVE ACCESS TO THE POOL FROM THE STREET OR ANY PUBLIC PLACE

SANS 10400-F, SITE OPERATION
 SANITARY FACILITIES TO BE PROVIDED DURING CONSTRUCTION AS PER SANS 10400-F AND REMOVED AS SOON AS CONSTRUCTION IS COMPLETE.
 WHERE SO REQUIRED, A BUILDING SHALL BE PROTECTED AGAINST SUBTERRANEAN TERMITE ACTIVITY.
 ALL STORMWATER DISPOSAL ARRANGEMENTS DURING CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-R

SANS 10400-G, EXCAVATIONS
 EXCAVATIONS TO BE LESS THAN 3m DEEP OR PER ENGINEER'S SPECIFICATIONS AND TO COMPLY WITH SANS 10400-G

SANS 10400-H, FOUNDATIONS
 ALL FOUNDATIONS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-H

SANS 10400-J, FLOORS
 ALL FLOORS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-J

SANS 10400-K, WALLS
 WALLS ACCORDING TO SANS 10400-K AND R-VALUE OF EXTERNAL WALLS TO COMPLY WITH SANS 10400-XA
 EXTERNAL WALLS TO BE 230mm CLAY BRICK WALLS OR 280mm CAVITY WALLS TO BE PLASTERED AND PAINTED BOTH SIDES
 INTERNAL WALLS TO BE 115mm OR 230mm CLAY BRICK WALLS TO BE PLASTERED AND PAINTED BOTH SIDES
 BOUNDARY WALLS TO BE 230mm CLAY BRK WALLS MAX 1.8m HIGH, TO BE MAINTENANCE FREE ON NEIGHBOUR'S SIDE

SANS 10400-L, ROOFS
 ROOFS ACCORDING TO ENGINEER'S SPECIFICATION AND TO COMPLY WITH SANS 10400-L
 ALL TIMBER TO BE ACCORDING TO SANS 10163
 PROVIDE INSULATION TO ACHIEVE R-VALUE ACCORDING TO SANS 10400-XA

SANS 10400-M, STAIRWAYS
 STAIRWAYS TO HAVE MIN 250mm TREADS WITH MAX 200mm RISERS. ANY FLIGHT OF STAIRS WITH MORE THAN 3 RISERS SHALL HAVE A CONTINUOUS HANDRAIL EXTENDING THE FULL LENGTH OF THE STAIRS.
 ALL STAIRWAYS ACCORDING TO SANS 10400-M

SANS 10400-N, GLAZING
 ALL GLAZING TO BE ACCORDING TO SANS 10400-N AND FENESTRATION TO COMPLY WITH SANS 10400-XA
 THICKNESS OF PANES OF GLASS AS PER SANS 10400-N 4.2
 TRANSPARENT GLAZING TO BE MARKED WHERE IT IS NOT LIKELY TO BE APPARENT TO ANY PERSON APPROACHING IT
 SAFETY GLAZING TO BE USED FOR ALL DOORS AND SIDELIGHTS. ANY WINDOWS WITH SILL HEIGHT OF LESS THAN 500mm OR A WINDOW ON NORMAL TRAFFIC ROUTE WITH A SILL HEIGHT OF LESS THAN 800mm WITHOUT A PERMANENT BARRIER

SANS 10400-O, LIGHTING AND VENTILATION
 TO COMPLY WITH SANS 10400-O AS WELL AS SANS 10400-XA
 OPENINGS ON EXTERNAL WALLS TO BE AT LEAST 10% OF THE FLOOR AREA OF THE ROOMS AND THE TOTAL OPENABLE WINDOWS AND DOORS SHALL NOT BE LESS THAN 5% OF THE FLOOR AREA

SANS 10400-P, DRAINAGE
 ALL DRAINAGE TO COMPLY WITH SANS 10400-P AND TO BE INSTALLED BY A COMPETENT PERSON (SANITATION)
 ALL NEW SOIL WATER PIPES TO BE 100mm uPVC WITH A FALL OF MIN 1:60 AND AN INVERT LEVEL NOT LESS THAN 450mm
 ALL NEW WASTE WATER PIPES TO BE 50mm uPVC AND VENTILATION PIPES MIN 40mm. ANY TYPE OF JOINT BETWEEN PIPES OR BETWEEN PIPES AND FITTINGS SHALL BE COMPATIBLE WITH THE MATERIALS OF WHICH SUCH PIPES AND FITTINGS ARE MADE AND MUST REMAIN WATERTIGHT UNDER NORMAL WORKING CONDITIONS. CLEANING AND INSPECTION EYES TO BE INSTALLED ACCORDING TO SANS 10400-P

SANS 10400-R, STORMWATER DISPOSAL
 ALL STORMWATER DISPOSAL TO BE ACCORDING TO SANS 10400-R AND ENGINEER'S SPECIFICATION
 GUTTERS AND DOWNPIPES TO COMPLY WITH SANS 10400-R 4.3. WATER TO BE COLLECTED IN WATER TANK AND ONLY TO BE USED FOR IRRIGATION

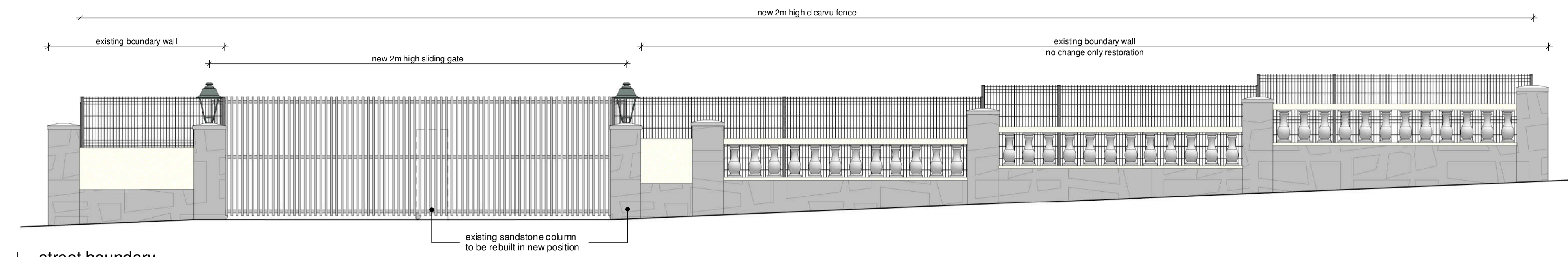
SANS 10400-T, FIRE PROTECTION
 FIRE PROTECTION TO COMPLY WITH SANS 10400-T
 BUILDING CLASSIFIED AS H3 OR H4 TO COMPLY WITH SANS 10400-T (4.9.2B)
 ANY DOOR BETWEEN SUCH GARAGE AND ANY SUCH ROOM SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 30 MIN AND SUCH DOORWAY SHALL REQUIRE A THRESHOLD OF NOT LESS THAN 10mm.
 NO COMBUSTIBLE ROOF COMPONENTS SHALL PENETRATE THE SEPARATING ELEMENT DIVIDING THE SPACE BETWEEN THE GARAGE AND THE HABITABLE ROOM.

SANS 10400-V, SPACE HEATING
 ANY FLUE PIPE, CHIMNEY, HEARTH OR FIREPLACE TO COMPLY WITH SANS 10400-V
 ALL CHIMNEYS TO BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIAL AND BE NOT LESS THAN 190mm AND SHALL NOT BE LESS THAN 1m ABOVE THE HIGHEST POINT OF CONTACT BETWEEN SUCH CHIMNEY AND THE ROOF

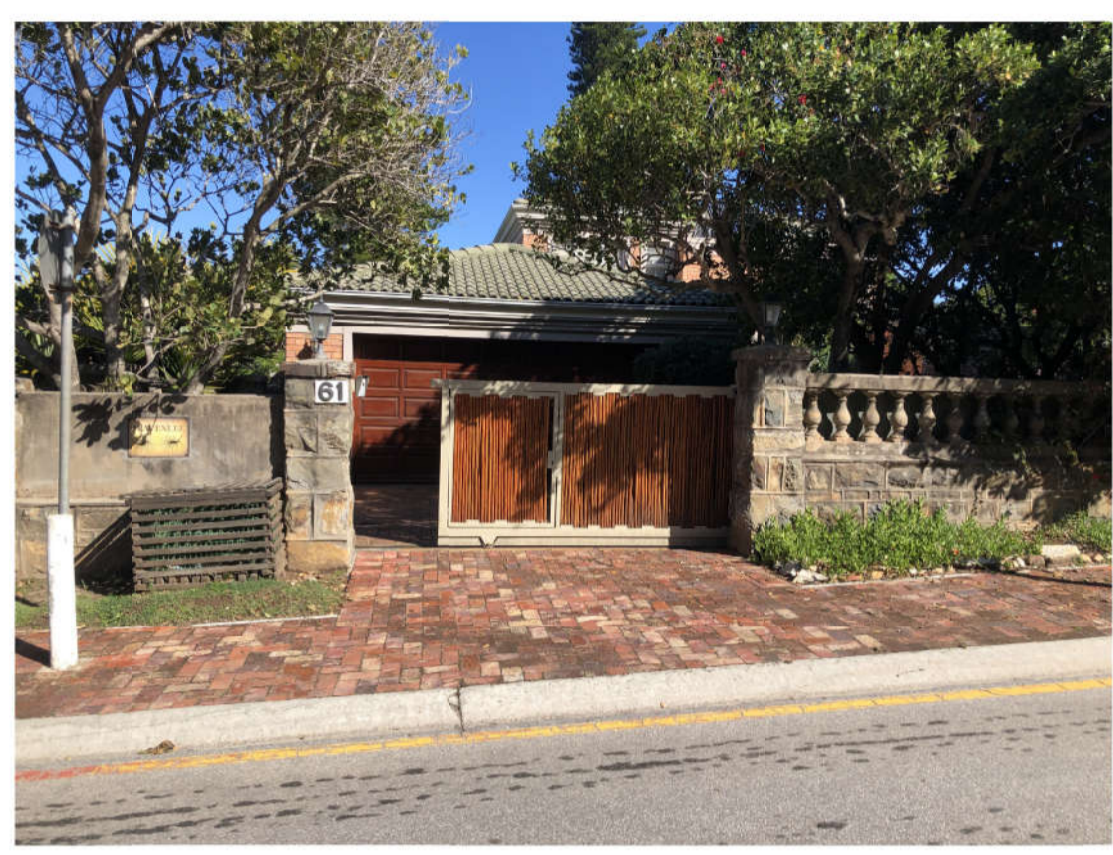
SANS 10400-XA
 ENERGY USAGE IN BUILDING TO COMPLY WITH SANS 10400-XA AS WELL AS THE ENERGY EFFICIENCY IN BUILDINGS ACCORDING TO SANS 204
 SEE CALCULATIONS AND DETAILS PROVIDED

ELECTRICAL:
 ALL ELECTRICAL WORK TO BE CARRIED OUT BY A REGISTERED ELECTRICIAN.

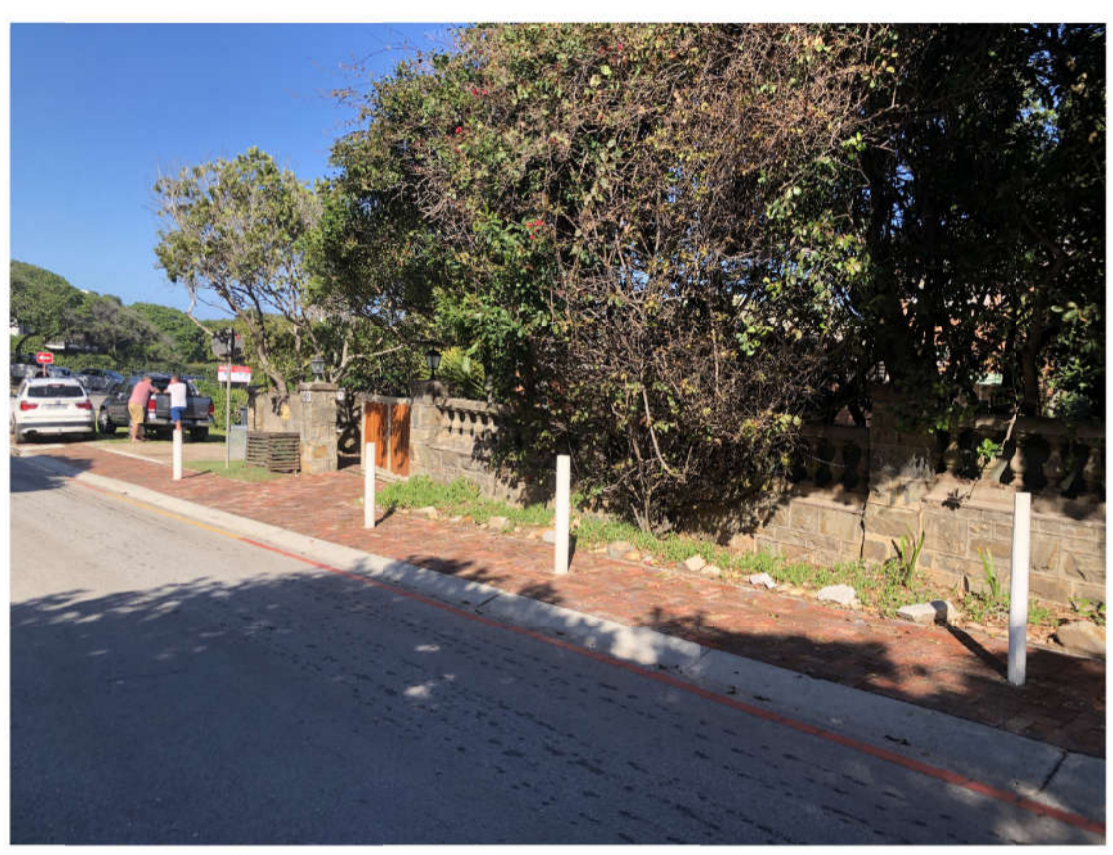
PLUMBING:
 ALL ELECTRICAL WORK TO BE CARRIED OUT BY A REGISTERED PLUMBER.



street boundary
 Scale - 1 : 50



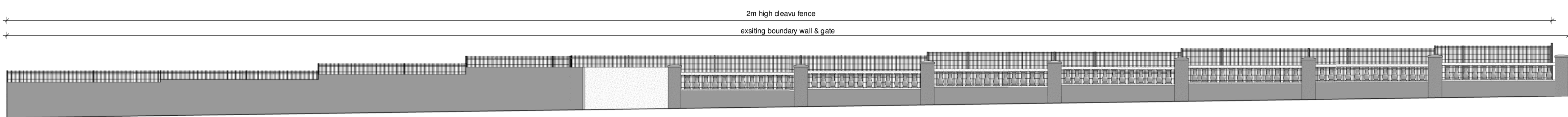
CURRENT STREET BOUNDARY



CURRENT STREET BOUNDARY



CURRENT STREET BOUNDARY



side boundary
 Scale - 1 : 100



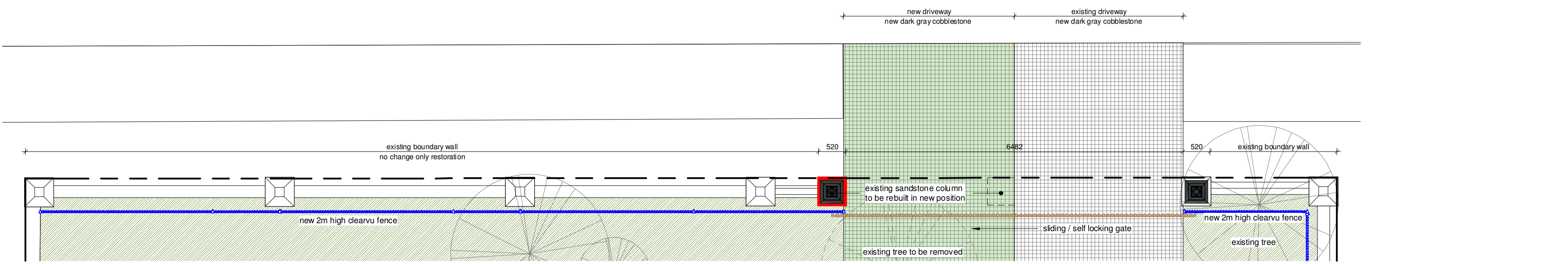
CURRENT SIDE BOUNDARY



CURRENT SIDE BOUNDARY



CURRENT SIDE BOUNDARY



boundary wall - street
 Scale - 1 : 50

NOTES
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 ACTS OF PARLIAMENT
 ALL CONTRACTORS SHALL ENSURE THAT, BEFORE ANY WORK IS PUT IN HAND, THEY COMPLY WITH ALL THE NECESSARY ACTS OF PARLIAMENT OF THE REPUBLIC OF SOUTH AFRICA.

Heritage Western Cape
 Erfenis Wes-Kaap
 ILifa leMveli leNtshona Koloni

15 Dec 2021

W. Erasmus

APPROVED

ARCHITECT SIGNATURE:

CLIENT SIGNATURE:

| REV. No. | REVISIONS | DATE | BY: |
|----------|-----------|------|-----|
| | | | |
| | | | |

ARCHITECT

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PROJECT
 ADDITIONS & ALTERATIONS TO EXISTING DWELLING
 ERF 141 & 390, KEURBOOMSTRAND, PLETTENBERG BAY

CLIENT
 CAVA MOLA MINING (PTY) LTD
 PO BOX 20366, PROTEA PARK, 0305

DRAWN BY: ES PLOT DATE: 2021-06-11 CHECKED BY: LR PROJECT No.: 10
 DRAWING No.: 2020-CS-12-006 SCALE:

| FOR INFORMATION | | As indicated |
|-----------------|--|--------------|
| BOUNDARY WALL | | |
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