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Our reference: KE5395
Your reference:

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Mr. & Mrs. Gerry and Mary Page
pagmry3@aol.com

Dear Mary and Gerry

ERF 5395 KNYSNA : HEIGHT TEST

In my letter dated 18 February 2018 I reported on a provisional height test of the trusses as placed on the building on Erf 5395 Knysna that is under construction.

The heights of the ground level were based on my contour plan dated August 2017. The contour plan did not represent natural original ground level and this was indicated on the plan. Your house was burnt in the fire of June 2017 and I did the contour survey after the remains had been completely demolished. Most (if not all) of the rubble and a lot of loose ground had been pushed down the slope on the southern section of the erf. There were some old retaining walls on the site and it appeared to me as though sections of the ground had been excavated before the original house was built. So the original natural ground level had been severely disturbed before I did my survey in August.

I have been unable to obtain an original contour plan of the erf done before the house was built and there is apparently also no such plan in the files of the Municipal Building Control department.

In order to test the height of the house under construction I have had to produce a plan showing the estimated original natural ground level. The building is still under construction and the height differences, that relate to the trusses and purlins, are shown in the table below. Please note that the roof sheeting has not yet been added into this calculation and it is estimated that this would only add another 0.07 metres to the heights.

Point on Roof	Height of roof (excluding sheeting)	Estimated original natural ground level	Ground level height from plan dated August 2017	Difference A - C
A	B	C	D	E
R11	55.52	46.26	46.24	9.26
R12	55.52	47.73	46.99	7.79
R13	56.40	48.13	47.58	8.27 X
R14	56.40	48.38	47.79	8.02 X
R15	55.50	44.85	44.67	10.65
R16	55.57	45.53	45.33	10.04
R17	53.80	41.18	40.85	12.62

Table 1

A tolerance would usually be allowed when determining a height restriction and if the original contour plan is not available then a greater tolerance should be allowed in the comparison. The tolerance would depend on the confidence with which one could estimate the original ground level. This exercise is very difficult for Erf 5395 because of the steepness of the site and the drastic change in slope, both from the road towards the estuary (north to south) and also from side to side (east to west).

When an original contour plan, done to a standard of contours at 0,5-metre intervals, is available then a tolerance of half the contour interval or 0,25 metres – often rounded to 0,3 metres - is allowed. The house on Erf 5395 had already been demolished and a large amount of soil and rocks had been pushed down the steep slope on the site when I did my survey in August 2017. This material is still visible on site. Much of the site had been scraped down to bare rock. From my consideration of this site I would estimate that the allowed tolerance should be in the order of at least 0,5 of a metre and up to 1 metre in certain areas.

As can be seen from the right-hand column of the table the height differences for points R12 – R14 can be considered to be within the height restriction. Point R11 is not much over the height restriction limit whereas points R15, R16 and R17 are clearly over the limit. The roof at R17 does not directly influence the view of the neighbours to the north of your erf.

Yours faithfully,



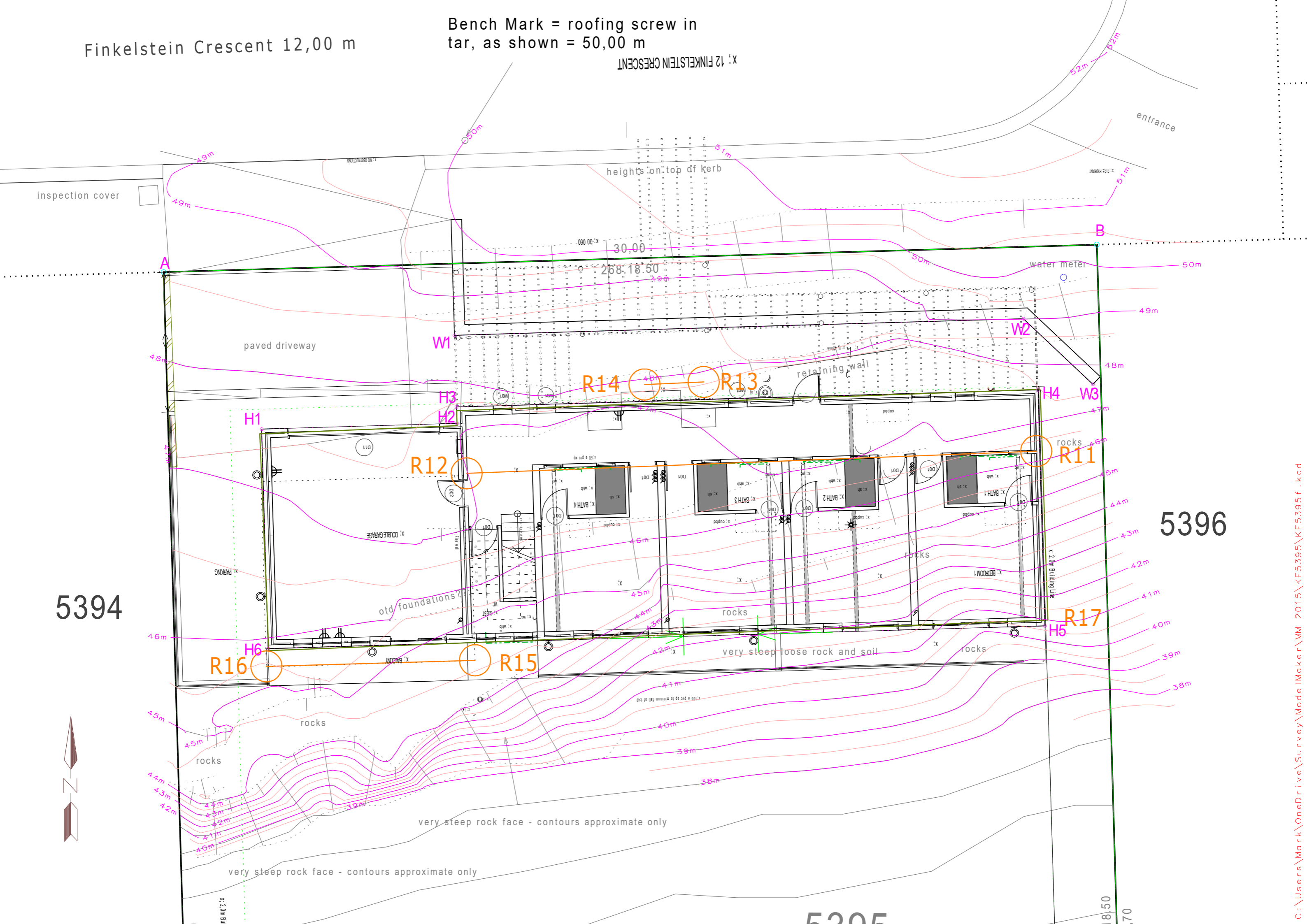
Mark de Bruyn

PLS0134

Finkelstein Crescent 12,00 m

Bench Mark = roofing screw in tar, as shown = 50,00 m

x: 12 FINKELSTEIN CRESCENT



5394

5396

5395

