

OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<p>ERF 1299, 31 FRONT STREET, DE KELDERS: APPLICATION FOR REMOVAL OF A RESTRICTIVE TITLE DEED CONDITION: MESSRS WRAP PROJECT OFFICE ON BEHALF OF DR VIRGINIA BUSER</p> <p>Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following application applicable to the above-mentioned erf, namely:</p> <p><u>Removal of a restrictive title deed condition</u> Application in terms of Section 16(2)(f) of the By-Law to remove condition E(l)(c) as contained in Title Deed 42238/2021, to accommodate a proposed second dwelling on the property.</p> <p>Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law to the Municipality (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za on or before Thursday, 17 April 2025 quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Senior Town Planner, Mr. SW van der Merwe at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.</p>	<p>ERF 1299, FRONTSTRAAT 31, DE KELDERS: AANSOEK OM OPHEFFING VAN 'N BEPERKENDE TITELAKTEVOORWAARDE: MNRE WRAP PROJECT OFFICE NAMENS DR VIRGINIA BUSER</p> <p>Kennis word hiermee gee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) van die volgende aansoek van toepassing op die bogenoemde erf, naamlik:</p> <p><u>Opheffing van 'n beperkende titelaktevoorwaarde</u> Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van voorwaarde E(l)(c) soos vervat in Titelakte 42238/2021, om 'n voorgestelde tweede woning op die eiendom te akkommodeer.</p> <p>Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en by Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening by die Munisipaliteit (Patersonstraat 16, Hermanus / (e) alida@overstrand.gov.za voor of op Donderdag, 17 April 2025, vergesel van u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die Senior Stadsbeplanner, Mnr. SW van der Merwe by 028-313 8900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.</p>	<p>ISIZA 1299, 31 FRONT STREET, DE KELDERS: ISICELO SOKUSUSWA KWEZITHINTELO NGOKWEMIGAQO: WRAP PROJECT OFFICE EGAMENI DR VIRGINIA BUSER</p> <p>Isaziso siyanikezelwa ngokweCandelo lama-47 nelama-48 loMthetho kaMasipala woLungiso loLungiso lukaMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) kwesi sicelo silandelayo sisebenza kwesi siza sikhankanywe apha ngasentla, esizezi:</p> <p><u>Ukususwa kweMiqathango yeSivumelwano soBunini esiThintelweyo</u> Isicelo ngokuhambelana neCandelo le-16(2)(f) loMthetho kaMasipala sokususa imiqathango yesithintelo setayitile yobunini E(l)(c) njengoko iqulethwe kwiSivumelwano soBuninimhlaba esinguNombolo 42238/2021 ukulungiselela indawo yokuhlala yesibini ecetywayo kwipropati.</p> <p>linkcukacha ngesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha eveki phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Zicwangiso ngeDolophu kwa-16 Paterson Street, Hermanus kunye neThala leeNcwadi laseGansbaai, eMain Road, eGansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokungqinelana nezibonelelo zeCandelo 51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za phambi okanye phambi, uLwesine, 17 Utshazimpunzi 2025 unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba Umchwangcisi Wedolophu uMnu. SW van der Merwe kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvula. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncede ukuze abhale ngokusesikweni izimvo zakhe.</p>

Dr DGI O'Neill

Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala

PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200

Notice No / Kennisgewing nr / Inomboloyesaziso:45/2025

1. Locality Plan
Erf 1299 - De Kelders

Plan prepared by: Thian Jansen

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Surveying



FRONT STREET

1501/200001

1482/200001

712

RE/713

1239

716

1299

717

721

1184

NTS



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
BY-LAW	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
MSDF	Overstrand Spatial Development Framework, 2020
SR1	Residential Zone 1: Single Residential

2. PROPERTY DETAILS

Erf Number	Erf 1299
Extent	688m ²
Zoning	Residential Zone 1: Single Residential

3. BACKGROUND AND INTENT

Erf 1299 De Kelders, hereafter referred to as the subject property, is located at 31 Front Street, De Kelders (refer to **Plan 1 - Locality Plan**). The property owner appointed WRAP Project Office to submit a land use application on her behalf (refer to **Annexure A - Power of Attorney**). The owner acquired the property in late 2021 with the intent to develop the property.

The intention is to build a main dwelling as well as a second dwelling on the property that aligns with the existing zoning uses. However, the vision is being restricted by a condition contained within the title deed. As a result, this application serves as motivation to remove the restrictive condition to allow the owner to develop the property as she intends. Refer to **Annexure C: Architect Draft Building Plan**

As a result, approval of the following application is required:

- Removal of restrictive title deed conditions E(l)(c);

4. PROCEDURE TO ACHIEVE THE OWNER'S INTENT

WRAP compiled this report to ensure that the owner's requirements are met.

The following is proposed:

4.1 Removal of a restrictive title deed condition E(l)(c) of Erf 1299 De Kelders to allow the proposed second dwelling.

The title deed condition that prohibits the land use rights necessary for the intended development and the rationale for the removal of this condition are discussed below:



Restrictive Title Deed Conditions
Condition E(l)(c) – “Dat nie meer as een woonhuis tesame met die nodige buitegeboue en toebehore, gebou sal word op hierdie erf.”

The rationale for the removal of the restrictive title deed condition is to enable the owner to achieve her intent highlighted in Section 3 of this report. The relevant title deed condition is restricting the intended use of the property, although the second dwelling of this residential property is consistent with the planning policies. The reasoning for the removal of the restrictive title deed condition will be discussed in detail in Section 7 of this report.

5. LAND USE ENVIRONMENT

The subject property is located in De Kelders, an established residential area in Gansbaai. The property is surrounded by other Residential Zone 1: Single Residential properties and Public Streets. The surrounding area’s zonings are illustrated in **Plan 2** (zoning plan).

6. TITLE DEED

Title deed T42238/2002 of the Erf 1299 De Kelders (refer **Annexure B**) was perused and as discussed in Section 3 of the report, a restrictive condition was found which requires removal to allow the owner to utilise the property to its full potential.

Title deed restrictive conditions
Condition E(l)(c) – “Dat nie meer as een woonhuis tesame met die nodige buitegeboue en toebehore, gebou sal word op hierdie erf.”
Motivation The rationale for the proposed removal Erf 1299 De Kelders is currently a vacant erf. The property owner wishes to construct two dwellings thereon, one main dwelling and a second dwelling ('granny flat'). Considering the intent behind the restrictive title conditions aimed at preserving the character of the De Kelders Township, it is believed that the proposed intention to develop a second dwelling would not significantly diminish this objective, but rather, seen as a means to enhance the area by introducing densification in a beneficial manner, adding another property within a high-quality and sustainable environment.
Title deed condition background The restrictive title deed condition was registered in favour of all property owners in De Kelders. The prohibition of a second dwelling clause as per paragraph E(l)(c) is a historic establishment condition that was originally intended to preserve the character of the area and bounds all the property owners in De Kelders and also overrides the land Use Scheme Regulations. Any amendment or removal of this condition requires the consent of the Administrator. This authority now vests with the Overstrand Municipality.



MOTIVATION

Status quo

The property is currently vacant. Therefore, it is evident that the proposal will not have any adverse impact on the present state of erven but would enhance the subject properties and the surrounding area, once developed.

In terms of the requirements of LUPA, the following is addressed in terms of Section 39(5)(a-f):

LUPA, Section 39(5) (a-f)	
<i>(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>	No person or entity will be affected financially by the removal of this restrictive title deed condition.
<i>(b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;</i>	No person is benefitting personally from this condition as this condition is only restricting the property owner to development the property.
<i>(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;</i>	The property owner will be gaining from the removal of the restrictive condition as it will allow her to development the property as intended.
<i>(d) the social benefit of the restrictive condition remaining in place in its existing form;</i> <i>(e) the social benefit of the removal, suspension or amendment of the restrictive condition; and</i>	This restrictive condition does not have a social benefit.
<i>(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.</i>	There is no specific beneficiary of this condition, and no person or entity will be affected if this is removed.



7. ZONING

The following zoning parameters were assessed in conjunction with the SR1 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:

RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL			
	Parameters	Proposal	Comply/ deviate
Primary use	Crèche, Dwelling House , Guest Rooms, Home Occupation, Second Dwelling Unit and Self-Catering.	Dwelling House Second Dwelling Unit	Comply Will comply once restrictive Title Deed Condition is removed.
Consent use	Day Care Centre, Green House, Guest House, House Shop, Institution, Place of Instruction, Place of Worship, Residential Building, and Intensive Horticulture.	N/A	N/A
Development parameters			
Coverage	The maximum coverage for all buildings on the land unit is determined in accordance with the net erf area: 400m ² and greater = 50%	This is noted and will be complied with.	Comply
Building lines	(i) The street building line is determined in accordance with the net erf area: <ul style="list-style-type: none"> • 400 m² and greater = 4m (ii) The side and rear building lines are determined in accordance with the net erf area: <ul style="list-style-type: none"> • Greater than 400 m² = 2m 	This is noted and will be complied with.	Comply
Height	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.	This is noted and will be complied with.	Comply
Garages and carports	Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2.	This is noted and will be complied with.	Comply



8. SERVICES

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water, Sewage and Solid Waste

The subject property can be connected to the existing networks in the area, which include electricity, water, and sewage. The proposal of this application is not anticipated to have an impact on existing services, as a second dwelling is not expected to have any additional impact on the surrounding existing networks. No additional connection will be created, meaning no significant additional impact on the existing networks is expected.

Solid waste is collected every week by the OM.

Access and Egress

Access and egress to the property at present is gained from Front Street. Both dwellings will utilise the same access.

9. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66(1)(c) of the OM By-Law can be illustrated as follow:

Need and desirability.

The need for the land use application is a result of addressing all the land use requirements and ensuring the property meets the needs of the owner. To achieve this, the proposed applications are required.

Socio-economic impact	The removal of the restrictive title deed condition is not predicted to have a long-term socio-economic impact.
Compatibility with surrounding uses	It is not predicted that the proposal is out of line with the surrounding area as second dwelling are a primary right in terms of the OMLUS.
Impact on the external engineering services	Refer to Section 9.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health, and wellbeing of the surrounding community.
Impact on heritage	The subject properties are not listed in the OM Heritage Register.
Impact on the biophysical environment	It is not predicted that the proposal will have an impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	The proposal will not have an impact on traffic, parking or access.



Impact on views, sunlight and character of the area

The subject property is located in a residential setting and is currently vacant. No additional rights are being applied for beyond what is allowed within the zoning parameters for Residential Zone 1: Single Residential zoning within the OMLUS.

The current views (and not views due to the slope of the properties) might be impacted once development takes place as the property is vacant. It is important to note any construction will need approved building plans, which will be scrutinised for compliance with the OMLUS.

Economic impact

The proposal is expected to have a short-term economic impact while the dwellings are being built, however, no long-term economic impact is expected.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is not predicted to have a negative impact on surrounding properties.

Environmental impact

The subject property is not located within an environmentally important area.

10. POLICIES AND REGULATIONS

10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The property is located within the Coastal Protection Zone and to ensure compliance with the guidelines set out in the EMOZ, the application was evaluated in terms of the provisions of Schedule A & B of the Environmental Management Overlay Zone 2020:

SCHEDULE A PROHIBITED ACTIVITIES IN OVERSTRAND ENVIRONMENTAL MANAGEMENT OVERLAY ZONES		
Prohibited Activity	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Coastal	
Agricultural practices within this EMOZ which may cause water logging and siltation.	X	N/A
Planting or harbouring of declared emerging weeds on properties within and adjacent to this EMOZ.	X	N/A
Development or agriculture on slopes steeper than 1:4.	X	N/A
Establishment of Informal settlements or Temporary Relocation Areas.	X	N/A
No land user within this EMOZ may utilise the vegetation in a vlei, marsh or within the flood area of watercourse in a manner that may cause the deterioration or damage to the natural agricultural resources.	X	N/A
Placement of religious symbols or memorabilia.	X	N/A



MOTIVATION

Harvesting /collection of kelp / seaweed in municipal designated "no-take" zones.	X	N/A
Harvesting, collection, moving, loading drying of kelp /seaweed, with a valid Seaweed Harvesting Permit or an exemption in terms of Section 81 or the MLRRA issued by the DAFF.	X	N/A
Stockpiling, drying, processing or loading of marine resources beyond areas designated, demarcated and signposted by the Municipal Council for such purposes.	X	N/A
Modification of the littoral active zone / functional dune systems in absence of approved management plans.	X	N/A
Feeding, disturbing / pursuit of fauna.	X	N/A
Disturbance, modification or destruction of the environment or species within special management areas designated, demarcated and signposted by the Municipal Council from time to time.	X	N/A
Defacing/damaging / removing of any notice, sign, barrier building or other infrastructure.	X	N/A
Playing or tampering with any rope, float, buoy, vessel, shelter or similar life - saving device.		N/A
Staying overnight.	X	It is a residential property.
The discharging of domestic effluent / grey water into all natural systems.	X	N/A
Tampering with security / surveillance infrastructure.	X	N/A
Defacing of rocky outcrops and placement of memorial plaques, religious symbols or structures on natural features.	X	N/A
Graffiti, vandalism or damaging of municipal infrastructure.	X	N/A
Littering	X	N/A
Disposal of cigarette butts, ash or other hazardous materials in any place or manner other than a receptacle designated for such items	X	N/A
Dog walking / exercising of dogs in non- designated zones.	X	N/A

SCHEDULE B ACTIVITIES ONLY PERMITTED WITH COUNCIL CONSENT IN OVERSTRAND ENVIRONMENTAL OVERLAY ZONES		
A) Activities Only Permitted With Council Consent	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Coastal	
Permission for the utilization of access routes to permitted kelp / seaweed harvesting sites.	X	N/A
Removal or destruction of vegetation which is protected and/or of conservation concern.	X	N/A
Dune maintenance on private land as per approved dune maintenance management plans.	X	N/A



MOTIVATION

Excavation and destruction or removal of substrate (soil, substrate, rock, shellgrit, dune sediment, mineral deposits).	X	N/A
Discharging of pool backwashing or untreated grey water or the channelling of storm water into open spaces without the necessary approval from the Municipality.	X	N/A
B) Permit Upon Approval By Delegated Authority and / Receipt of Tariff	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Coastal	
Installation of conservancy tanks or biological treatment plants within 50 metres from the edge of a watercourse / wetland.	X	N/A
Access from private properties to open spaces, including the removal of vegetation and the establishment of paths, structures and infrastructure.	X	N/A
Commercial filming.	X	N/A
Construction or placement of any temporary object, building, shelter, path or structure.	X	N/A
Use of engine or motor driven vehicles, remotely piloted aircraft or any other means of transport or other conveyances beyond designated, demarcated and signposted areas.	X	N/A
Launching of vessels at registered launch sites.		N/A
C) Council Authorisation Pending Consent Use Application / Lease Agreement / Applicable Tariffs as applicable	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Coastal	
Buildings / Structures associated with: Taking of water, storing of water, impeding or diverting flow, stream flow reduction, altering the bed, banks, course characteristics, outflow structures or discharge pipes.	X	N/A
Buildings / Structures associated with: Taking of water, storing of water, impeding or diverting flow, stream flow reduction, altering the bed, banks, course characteristics, outflow structures or discharge pipes.	X	N/A
Application for the designation of industrial sites and activities associated with the seaweed harvesting, collection, drying, transport and processing fishery.	X	N/A
Encroachment of private buildings, structures, infrastructure, access routes.	X	N/A
Commercial Harvesting/collection and removal of any natural resource.	X	N/A
Construction or placement of any permanent object, building, shelter, pathway or structure.	X	The properties will be developed.



MOTIVATION

The proposed development of the property will be done in alignment with the development parameters of the OMLUS. It is not expected that the second dwelling will have a negative impact on the EMOZ.

10.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject property is located within the Coastal Strip HPOZ, the purpose of which is to ensure that any land use application complies with the existing character and contextual significance:

- To protect the natural, environmental and scenic qualities along the coastal strip;
- To protect lateral views between the mountain and coastline by ensuring the continuation of existing view lines and by controlling the massing and form of buildings adjacent to the coastal strip;
- To protect and enhance the nature of the transition zone between the built fabric along the coastal strip, including the first line of erven facing the coast, the coastal walkway and the coastline.

The proposal is not expected to have a negative effect on the HPOZ due to the proposed dwelling units being consistent with the development parameters of the current zoning.

10.3 Spatial Planning Policies

This proposal is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Spatial Development Framework, 2020.

11. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal to develop and add a second dwelling unit is not predicted to influence past spatial injustices.

Spatial sustainability and Efficiency

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal to develop and add a second dwelling unit intends to ensure the maximum potential of the subject property is unlocked.

Spatial resilience

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.



MOTIVATION

Good administration

The OM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process.

The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



EVALUATION & RECOMMENDATION

12. EVALUATION

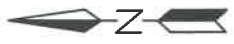
The proposal needs to be evaluated on the basis that no additional land use rights are being sought. The restriction is currently due to a condition in the title deed. The proposal aims to remove this restrictive condition to allow for the construction of a second dwelling on the property.

The proposed second dwelling will be used for single residential purposes and will not introduce any new land use rights. This proposal is in harmony with all relevant spatial planning policies, demonstrating that the applicant has carefully considered these policies and has not arbitrarily created this application. The alignment with spatial planning policies ensures that the proposed development is appropriate for the area and adheres to established guidelines and regulations.

13. RECOMMENDATION

Based on the abovementioned motivation, it is recommended that the following be approved:

- 13.1 Removal of a restrictive title deed condition** E(l)(c) of Erf 1299 De Kelders to allow the proposed second dwelling in terms of Section 16(2)(f) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



3. Aerial Plan
Erf 1299 - De Kelders

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za




Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office

Town Planning & Project Management

2. Zoning Plan
Erf 1299 - De Kelders

-  Transport Zone 2: Road and Parking
-  Residential Zone 1: Single Residential
-  Open Space Zone 1: Nature Reserve

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

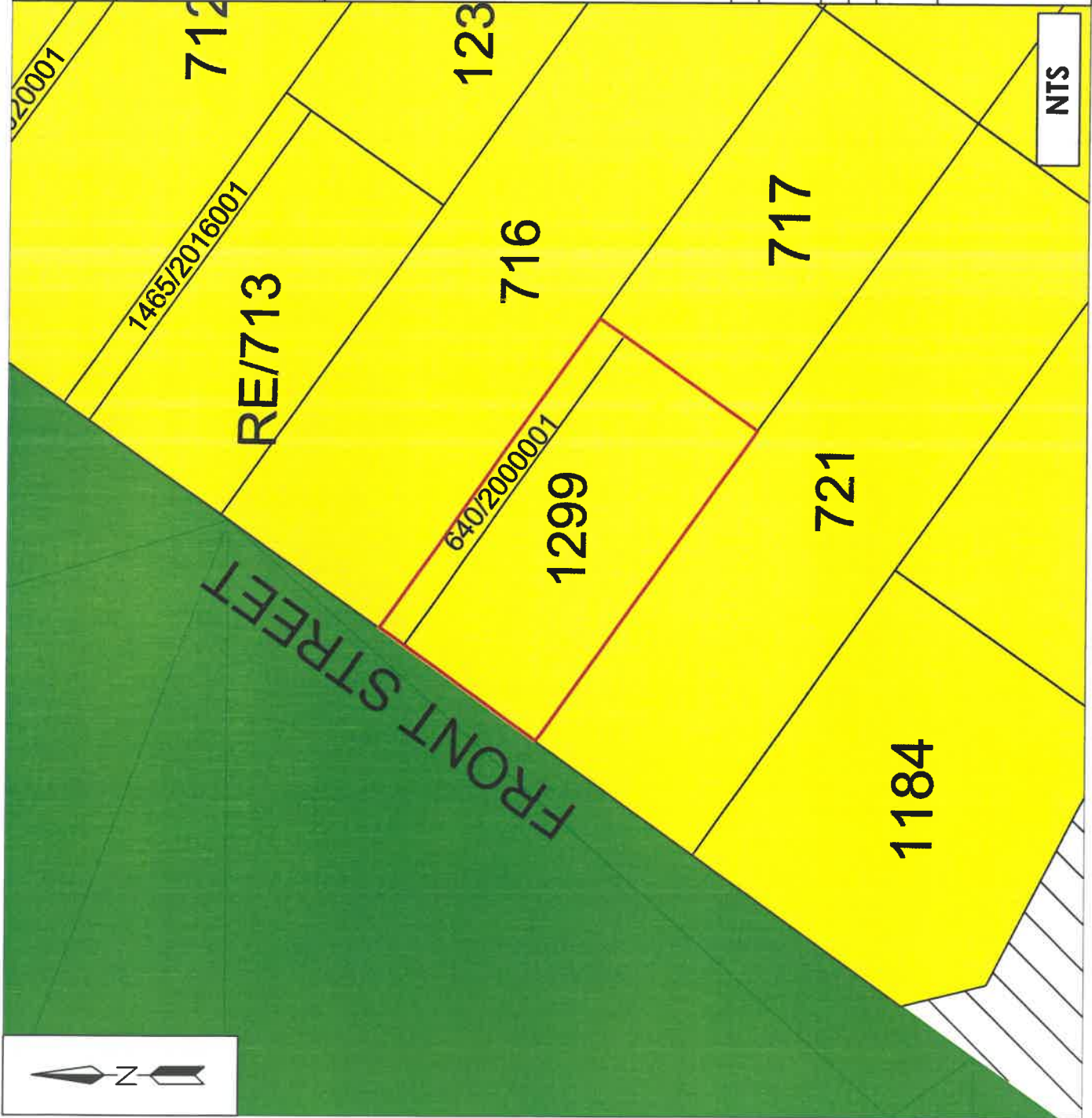
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



GENERAL NOTE
 I HEREBY ACCEPTS IN FULL THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT AND THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING.

OWNERS SIGNATURE

ARCHITECTS SIGNATURE

REVISIONS



PRIVYSEAL

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CLIENT
 MRS Y BUSER
 ERF1299
 DE KELDERS

PROJECT DESCRIPTION
 LANDSURVEY PROPOSAL
 FRONT STREET
 ERF 1299
 DE KELDERS
 GANSBAAI

DRAWING DESCRIPTION
 MUNICIPAL APPLICATION
 SITE PLAN

SCALE 1:200
 DATE 26/06/24
 DRAW : NLE
 PROJECT NO: 10-24
 DRAWING NO: LS-M5-100
 VERSION 1



SITE DEVELOPMENT PROPOSAL
 SITE PLAN