


OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<p style="text-align: center;"><b>ERF 290, 54 CILLIERS STREET, FRANSKRAALSTRAND: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: TOWN &amp; COUNTRY CREATIVE LAND SOLUTIONS ON BEHALF OF E &amp; AC BINEDELL</b></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 applications received and applicable to the above-mentioned property, namely:</p> <p><b>Removal of restrictive title deed conditions</b> Application in terms of Section 16(2)(f) of the By-Law, for the removal of restrictive title deed conditions C.20.(b), (c) and (d) as contained in Title Deed T39221/2023 to accommodate the existing building line encroachments and additional dwelling on the property.</p> <p><b>Departure</b> Application in terms of Section 16(2)(b) of the By-Law, to:</p> <ul style="list-style-type: none"> <li>relax the eastern lateral building line from 2m to 1.57m, the western lateral building line from 2m to 1.65m and the street building line from 4m to 3.58m, to accommodate the existing dwelling and additional dwelling on the property.</li> </ul> <p><b>Determination of an administrative penalty</b> Application in terms of Section 16(2)(q) of the By-Law, to accommodate the existing "as built" structures on the property.</p> <p>Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus and at the Gansbaai Library, Main Road, Gansbaai. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) <a href="mailto:alida@overstrand.gov.za">alida@overstrand.gov.za</a>) on or before <b>Friday, 14 March 2025</b>, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to <b>Senior Town Planner, Mr. SW van der Merwe</b> at 028-313 8900. The Municipality may refuse to accept comments 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 style="text-align: center;"><b>ERF 290, CILLIERSSTRAAT 54, FRANSKRAALSTRAND: AANSOEK OM OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDES, AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: TOWN &amp; COUNTRY CREATIVE LAND SOLUTIONS NAMENS E &amp; AC BINEDELL</b></p> <p>Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), van die volgende aansoeke wat ontvang is en van toepassing is op die bogenoemde eiendom, naamlik:</p> <p><b>Opheffing van beperkende titelaktwoorwaardes</b> Aansoek ingevolge Artikel 16(2)(f) van die Verordening, vir die opheffing van beperkende titelakte voorwaardes C.20.(b), (c) en (d) soos vervat in Titelakte T39221/2023 om die bestaande boulynoorskrydings en addisionele woning op die eiendom te akkommodeer.</p> <p><b>Afwyking</b> Aansoek ingevolge Artikel 16(2)(b) van die Verordening, om:</p> <ul style="list-style-type: none"> <li>die oostelike lateraleboulyn te verslap vanaf 2m na 1.57m, die westelike lateraleboulyn vanaf 2m na 1.65m en die straatboulyn vanaf 4m na 3.58m, om die bestaande woning en addisionele woning op die eiendom te akkommodeer.</li> </ul> <p><b>Bepaling van 'n administratiewe boete</b> Aansoek ingevolge Artikel 16(2)(q) van die Verordening, om die bestaande strukture op die eiendom te akkommodeer.</p> <p>Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) <a href="mailto:alida@overstrand.gov.za">alida@overstrand.gov.za</a>) voor of op <b>Vrydag, 14 Maart 2025</b>, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan <b>Senior Stadsbeplanner, Mnr. SW van der Merwe</b> by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar 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 formaliseer.</p>	<p style="text-align: center;"><b>ISIZA 290, 54 CILLIERS STREET, FRANSKRAAL STRAND: ISICELO SOKUSUSWA KWEZITHINTELO SOBUNINI KUNYE NOKUMISELWA KWESOHLWAYO SOLAWULO: TOWN &amp; COUNTRY CREATIVE LAND SOLUTIONS EGAMENI LIKA E&amp;AC BINEDELL</b></p> <p>Isaziso siyanikezelwa ngokweCandelo lama-47 nelama-48 loMthetho kaMasipala woLungiso loLungiso lukaMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) kwezi zicelo zilandelayo zisebenza kwezi propati zikhankanywe apha ngasentla, ezizezi:</p> <p><b>Ukususwa kweMiqathango yeSivumelwano soBunini esiThintelweyo</b> Isicelo ngokuhambelana neCandelo le-16(2)(f) loMthetho kaMasipala sokususa imiqathango yesithintelo setayitile yobunini C.20.(b),(c) kunye(d) njengoko iqulethwe kwiSivumelwano soBuninimhlaba esinguNombolo 39221/2023 ukulungiselela isakhiwo esikhoyo esakhiwe ngokogqithiso kunye nolongozo lwendawo yokuhlala ekhoyo kwi propati.</p> <p><b>Unduluko</b> Isicelo ngokwemiqathango yeCandelo 16(2)(b) waloMthetho woku</p> <ul style="list-style-type: none"> <li>Ukunyenyisa umda wesakhiwo bucala ukusuka ku 2 mitha ukuya ku 1.57 mitha, umda wesakhiwo ecaleni ukusuka ku 2mitha ukuya ku 1.65mitha, ukulungiselela indawo yokuhlala ekhoyo kunye nolongozo kwindawo yokuhlala kwi propati.</li> </ul> <p><b>Ukumiselwa kwesohlwayo solawulo</b> Isicelo ngokwemiqathango yeCandelo 16(2)(q) waloMthetho ukulungiselela isakhiwo esakhiwe kwi propati.</p> <p>linkcukacha ezihambelana nesi siphakamiso ziyafumaneka kwintsuku zaphakathi evekini ukuze zihlolwe phakathi kwentsimbi ye-08:00 ne- 16:30 kwiSebe: Izicwangciso ngeDolophu kwa16 Paterson Street, e-Hermanus kunye nakwiThala leencwadi eGansbaai Main Road, Gansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSolotyama-51 nelama-52 loMthethwana kaMasipala ochazwe ngentla (16 Paterson Street, Hermanus / (f) 0283132093 / (e) <a href="mailto:alida@overstrand.gov.za">alida@overstrand.gov.za</a>) ngomhla okanye ngaphambi <b>koLwesihlanu, 14 EyoKwindla 2025</b> uchaze igama lakho, idilesi, neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa <b>kuMchwangcisi weDolophu, uMnu. SW van der Merwe kwa-028-313 8900</b>. UMasipala angala ukwamkela izimvo emva kokuvala. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe leziCwangciso zeDolophu acele igosa limncede ukufaka uluvo lwakhe ngokusemthethweni.</p>



**Town & Country**  
*Creative Land Solutions*  
 P.O. Box 1085  
 Bredasdorp  
 7280  
 Tel. 028 424 1545  
 Fax. 028 425 2085  
 E-mail: towncountry@vodamail.co.za

PROJECT  
**LOCALITY PLAN: ERF 290 FRANSKRAALSTRAND**  
**OVERSTRAND MUNICIPALITY**

 Land Surveyors • Town Planners

DRAWN LT	CHECKED LT
SCALE 1: 2 000	DATE AUG 2024
DWG No.	REVISION
Notes: ALL AREAS AND DISTANCES SUBJECT TO SURVEY	

## MOTIVATIONAL REPORT

### PROPOSED REMOVAL OF A TITLE DEED RESTRICTION, DEPARTURE AND A DETERMINATION OF AN ADMINISTRATIVE PENALTY: ERF 290, FRANSKRAALSTRAND REF. FRA/3163

#### 1. INTRODUCTION

This office was appointed by the owners of Erf 290 to prepare the town planning application for the required removal of title deed restrictions and departures to formalise the existing house on erf 290. The Binedells bought the property in 2023 and did a number of renovations on their property, being advised by their builder that it will be in order, but only learned afterwards that the closing up of areas and conversion to a different use, was in contravention with the Overstrand Integrated Zoning Scheme By-Law.

Changes that were made to the house, to include the conversion of the one garage to an additional dwelling, a walkway and an area of additional kitchen space that was created by closing up a 'stoep'. These renovations resulted in building line encroachments.

#### 2. PURPOSE

The purpose of this motivation is for:

- A departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning to allow for a departure from the street and side building lines to accommodate the existing house.
- Removal of Restrictions, in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, to remove conditions C.20.(b), and (d), to be able to deviate from building lines, and to allow for an additional dwelling.
- Determination of an Administrative Penalty in terms of Section 16 (2)(q) of the Overstrand Municipality By-Law on municipal land use planning

### 3. PROPERTY DESCRIPTION

Erf 290 is located in Cilliers Street, Franskraalstrand. There is an existing house and second dwelling (previously a garage) on the property.

<b>AREA</b>	809m <sup>2</sup>
<b>OWNER</b>	Engelbert Binedell & Adriana Catherina Binedell
<b>TITLE DEED</b>	T39221/2023
<b>BOUNDARY: NORTH</b>	Cilliers Street and Erven 357 and 358
<b>EAST</b>	A 3m wide lane and Erf 291
<b>SOUTH</b>	Erven 287 - 289
<b>WEST</b>	Erf 286



Google Earth image to illustrate the location of Erf 290, Franskraalstrand.

**RECEIVED**  
11 DEC 2024

#### 4. ZONING

The current zoning of erf 290 is Residential Zone I: Single Residential Zone.

Primary uses under Single Residential include: crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering.

#### Development Parameters for erven 400m<sup>2</sup> or larger:

Coverage: 50%

Street Building Line: 4m

Side and Rear Building lines: 2m

Parking: 2 bays

Addition Dwelling: 1 bay

#### 5. SURROUNDING LAND USE

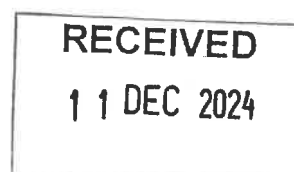
The land uses surrounding erf 290 are of a residential nature. Surrounding erf sizes are mostly ±600m<sup>2</sup>, with a few larger erven, with erf sizes ranging up to ±1300m<sup>2</sup>.

#### 6. PROPOSED DEPARTURE FROM BUILDING LINES

The house on Erf 290 was historically erected on a 2m street building line, 2m eastern side building line and a 1,57m western side building line. These buildings were approved under the previously applicable zoning scheme. Please refer to the attached historical building plans.

During renovations in 2023, a kitchen wall was closed up, resulting in more building work on the western 1,57m building line. This extension resulted in a 1,2m<sup>2</sup> encroachment over the 2m building line.

The existing garage was always closed up at the bottom, although this is not indicated on the approved building plans. The garage was also historically not erected in the correct place. Building line deviations on the garage, includes a, 3,57m street building line and a 1,65m side building line. The area of the building encroaching is 0,4m<sup>2</sup> in terms of the zoning scheme by-law and 2,45m<sup>2</sup> in terms of the title deed restrictions.





(d) Geen gebou of struktuur of enige gedeelte daarvan, behalwe, grensmure en heinings mag binne 4.72 meter van die straatlyn wat 'n grens van hierdie erf vorm opgerig word nie ook nie binne 3,15 meter van die agtergrens of 1,57 meter van die sygrens van 'n aangrensende erf nie met dien verstande dat 'n buitegebou met die toestemming van die plaaslike owerheid op die voorgeskrewe ruimte langs die agtergrens opgerig mag word mits sodanige buitegebou nie 'n hoogte van 3,05 meter te bowe gaan nie watter gemeet moet word van die vloer tot die ankerplaat en mits geen gedeelte daarvan vir bewoningsdoeleindes deur mense aangewend word nie."

Removal of this restrictions is required to allow for the use of the second dwelling and also the departure from building lines. After removal of the title deed restrictions, the applicable Municipal Scheme Regulations will govern development restrictions on the erf.

In terms of Section 35 (4) (a) to (f): When the Municipality considers the removal, suspension or amendment of restrictive conditions, the Municipality must have regard to the following:

Criteria for assessing	The application
(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;	It is not believed that this restriction holds any financial benefit, since the deviations from the title deed are mostly historical.
(b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;	As far as we know there is no personal benefit in maintaining 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 amended, suspended or removed;	The owner will have the benefit from the removal, since they will be able to formalise the existing building work.
(d) the social benefit of the restrictive conditions remaining in place in its existing	We do not believe there is social benefit in the conditions remaining.

RECEIVED  
11 DEC 2024

form;	
(e) the social benefit of the removal, suspension or amendment of the restrictive condition; and	There is not a social benefit in the condition being removed.
(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.	The application is for the complete suspension of the restrictive conditions.

**8. PROPOSED DETERMINATION OF AN ADMINISTRATIVE PENALTY**

A determination of an Administrative Penalty in terms of Section 90(3) of the By-Law) of the Overstrand Municipality By-Law on municipal land use planning is required, due to the building work that commenced without obtaining the required town planning approval.

In terms of the By Law the applicant must, to the satisfaction of the Municipality, provide the following information such as-

- (a) the nature, duration, gravity and extent of the contravention;

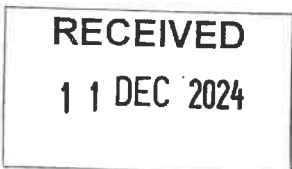
The building work that was done, mainly consisted of areas being filled in. The area of building work that requires building line departure is approximately 1,6m<sup>2</sup>.

The coverage of the garage that was converted is 36m<sup>2</sup>. The area below the garage was always closed up and no floorspace was added here, although it was converted into a second dwelling.

- (b) the conduct of the person (allegedly) involved in the contravention;

The owner of the property lives in Gauteng and the builder advised that the building work will be in order. The owner should have verified this with the municipality, but there was no ill-intend when it was done.

- (c) a report by a quantity surveyor in matters of unauthorised building/construction;



Since it was only a small area that was closed up, the input of a quantity surveyor was not obtained.

(d) whether the unlawful conduct was stopped;

The unlawful conduct was not stopped, since building work was completed.

(e) whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.

We are not aware of previous contraventions.

The floor space that was created, filled in a small 'stoep' between walls and was not completely new buildings that were erected, elsewhere on the property.

## 9. CRITERIA FOR CONSIDERATION OF THE APPLICATION

The Overstrand Municipal By-Law on Municipal Land Use Planning list a number of criteria that applications need to meet. The relevant points to the information that a planning application will have to include are listed below and the application is evaluated in terms of these points.

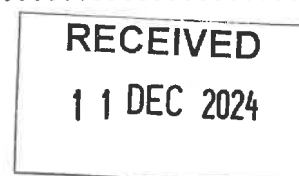
### 9.1 The desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of proposed land uses.

The proposal is not of provincial importance and is only required to legalise previous building work.

### 9.2 The impact of the proposal on Municipal Engineering Services

The house was already existing and changes did not have a significant impact on municipal engineering services.

#### o *Rubbish Removal*



The municipality is responsible for rubbish removal and rubbish will be removed weekly.

- **Sewer**

As prescribed by council and relevant National building regulations.

- **Water**

The household is already connected to the municipal water network.

- **Storm water**

The new owners are responsible for storm water drainage from the erf.

- **Electricity**

Any required alterations will be for the owners account, in line with municipal guidelines.

- **Road, Entrance and Parking**

Parking is existing and an additional parking bay is available for the additional dwelling.

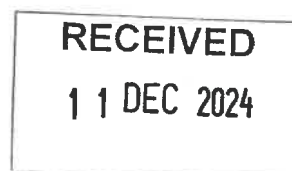
### **9.3 District and Municipal Forward Planning Documents**

The forward planning documents do not make recommendations on minor building line deviations.

### **9.5 Complies with Section 42 of the SPLUMA and Chapter 6 of LUPA:**

The Spatial Planning and Land Use Management Act (SPLUMA) and Land Use Planning Act (LUPA) came into effect in 2016 in the Overstrand Municipality. One of the main objectives of this act is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances.

Section 42 of SPLUMA and Chapter 6 of LUPA prescribe certain aspects that have to be taken into consideration when deciding on an application. These are:



- development principles set out in Chapter 2 of SPLUMA
- protect and promote the sustainable use of agricultural land
- national and provincial government policies
- the municipal spatial development framework; and take into account—
  - (i) the public interest;
  - (ii) the constitutional transformation imperatives and the related duties of the State;
  - (iii) the facts and circumstances relevant to the application;
  - (iv) the respective rights and obligations of all those affected;
  - (v) the state and impact of engineering services, social infrastructure and open space requirements; and
  - (vi) any factors that may be prescribed, including timeframes for making decisions.

SPLUMA and LUPA sets out the following 5 main development principles applicable to spatial planning, land use management and land development:

1. Spatial justice
2. Spatial sustainability
3. Efficiency (optimising the use of existing resources and infrastructure)
4. Spatial resilience (allow for flexibility in spatial plans)
5. Good administration

Compliance with SPLUMA & LUPA Principles:

As discussed in this report, this development proposal is not deviating from the approved statutory spatial policy framework for the area, or the Provincial Spatial Development Framework. The table below indicates how the proposed development will be consistent with the SPLUMA principles.

<b><i>SPLUMA &amp; LUPA Principle</i></b>	<b><i>Compliance</i></b>
<b><i>Spatial Justice</i></b>	Unused areas were filled in, to use the house in a more optimal way.
<b><i>Spatial Sustainability</i></b>	Not applicable.
<b><i>Spatial Efficiency</i></b>	The areas that were filled in, the stoep incorporated in the kitchen and garage converted to a flat, ensures that space is used more efficiently.
<b><i>Spatial Resilience</i></b>	The proposal is in line with overhead planning

**RECEIVED**  
11 DEC 2024

	documents recommending sensitive densification inside the Urban Edge. The additional dwelling allows for a measure of densification.
<b>Good Administration</b>	This principle has no direct bearing on the application, however, the Overstrand municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.

**10. ADDITIONAL MOTIVATION**

**CHARACTER OF THE SURROUNDING AREA**

Erf 290 is a steep erf. The changes that were made, is areas that were filled in and does not have an impact on the character of the single residential area in which it is located.

**EXISTING RIGHTS**

The departure and building line relaxation will not impact on any affected parties existing rights.

**ENTRANCE AND PARKING**

Entrance to the erf is existing. An additional parking bay is indicated on the site plan for the additional dwelling.

**SERVICES**

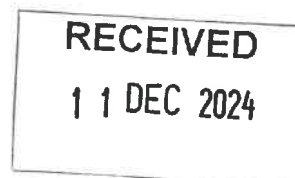
Services are existing. Any changes required will be in accordance with Council principles and regulations.

**SAFETY OF THE COMMUNITY**

- All scheme regulations will be adhered to any future changes
- No safety risk in terms of traffic or access is foreseen.

One of the advantages of densification is that it results in better security in the neighbourhood, since there is more surveillance.

**11. CONSTRAINTS AND OPPORTUNITIES**



According to the title deed there are restrictions registered against the property that have an influence on the proposed application. Deviations from these deed restrictions date back to 1996, when the building plan was first approved. The current departure and deed restriction deviations are following these previous building lines. The garage was, however, erected in a different position than indicated on the building plans and application is made to depart from the building line.

Changes were made to make the house more practical and to make unutilised areas functional. The small kitchen area that was filled in, does not have any impact on surrounding neighbours, since an area is only closed up. The garage that was converted is an existing building, has no windows facing towards neighbours on any encroaching building line.

## 12. CONCLUSION

From the above it can be concluded that the application for:

- A departure in terms of Section 16(2)(c) of the Overstrand Municipality By-Law on Municipal Land Use Planning to allow for a departure from the street and side building lines to accommodate the existing house.
- Removal of Restrictions, in terms of Section 16(2)(f) of the Overstrand Municipality By-Law on Municipal Land Use Planning, to remove conditions C.20.(b) and (d), to be able to deviate from building lines, and allow for an additional dwelling.
- Determination of an Administrative Penalty in terms of Section 16 (2)(q) of the Overstrand Municipality By-Law on municipal land use planning

meets the criteria as set out in The Spatial Planning and Land Use Management Act (SPLUMA) and the Overstrand Municipal Land Use Planning Bylaw, is desirable and it is therefore recommended that the application for the proposal be supported by the relevant authorities and approved by the Overstrand Municipality.

LT



**NOTAS :**

<b>GRONDVLOER:</b>	269,35m <sup>2</sup>
Bestaande woning	4,79m <sup>2</sup>
Voorgestelde vergrouting	88,49m <sup>2</sup>
Bestaande Balkon	36,00m <sup>2</sup>
Voorgestelde Woonstel	
<b>LAER GRONDVLOER</b>	125,45m <sup>2</sup>
Bestaande Store en Braai	36,00m <sup>2</sup>
Voorgestelde Woonstel	77,86m <sup>2</sup>
Bestaande Loopvlakke	
<b>Totaal :</b>	560,06m <sup>2</sup>
<b>Erf :</b>	809,00m <sup>2</sup>
<b>Dekking :</b>	398,63m <sup>2</sup> / 49,27%

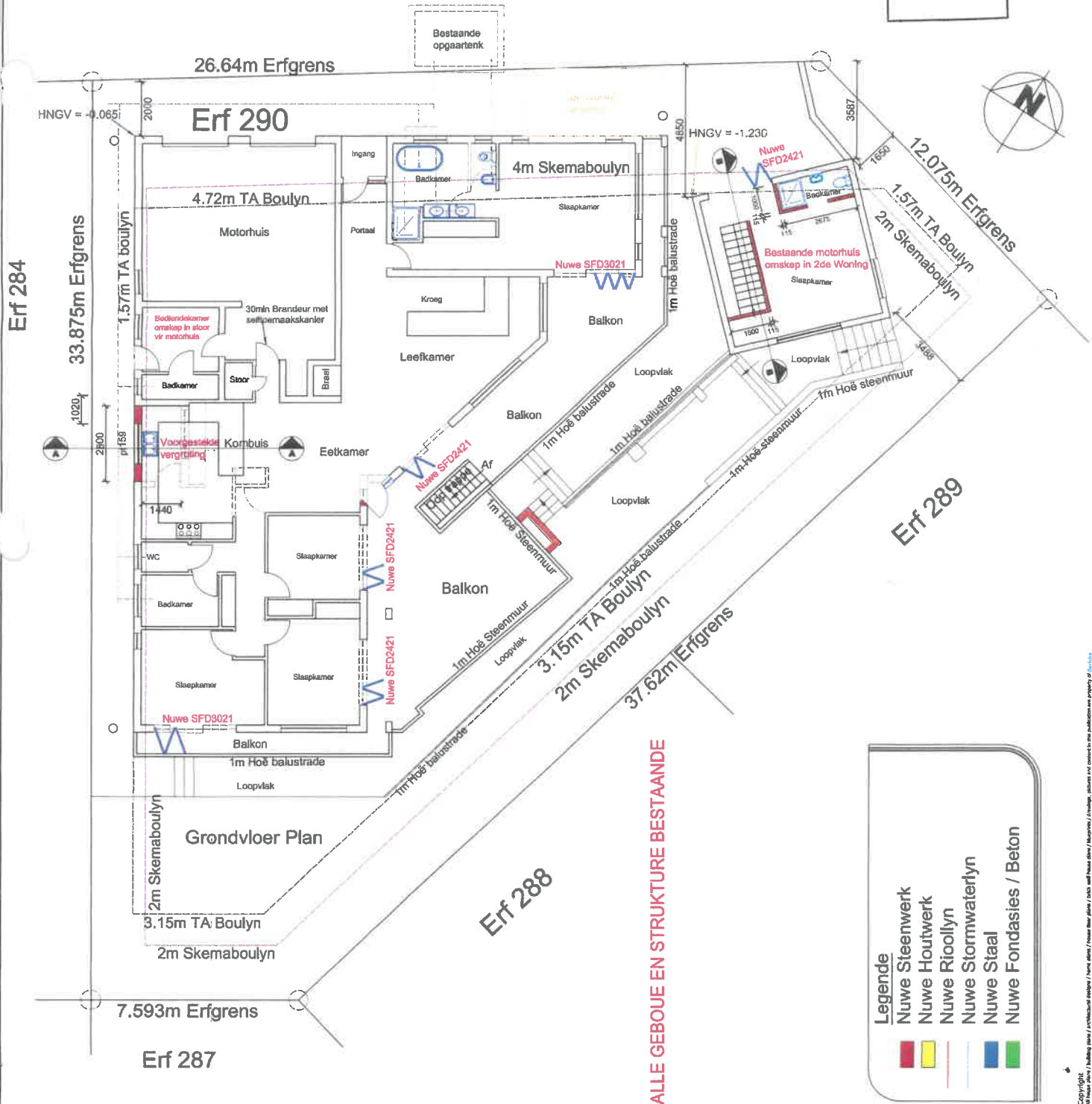
**Gerieke Argitektoniese Dienste**  
**Johan Gerieke**  
 P/Arch.Draught. (D2889 )  
 Posbus 392, Gansbaai, 7220  
 Telfaaks : 028 384 1659    Sel : 082 453 8654  
 ger@gerieks.co.za  
 Lid van SAAT : S07023

**Beskrywing :**  
 Voorgestelde Aanbouing  
 vir E Binedell op Erf 290,  
 Franskraal.

Plan oopgelê deur :	J.L.S. Gerieke	Datum :	27 Nov 2024
OKkupasie SANS10400 :	<b>H4</b>		
TERREINPLAN - GRONDVLOER			
Doel :	Munisipale Goedkeuring		
Projek # :	54/EE/24		
Skaal :	1:100		
Bladsy :	1 van 5		
Datum :	31 Oktober 2024		

Cilliers Straat 54

RECEIVED  
 27 NOV 2024



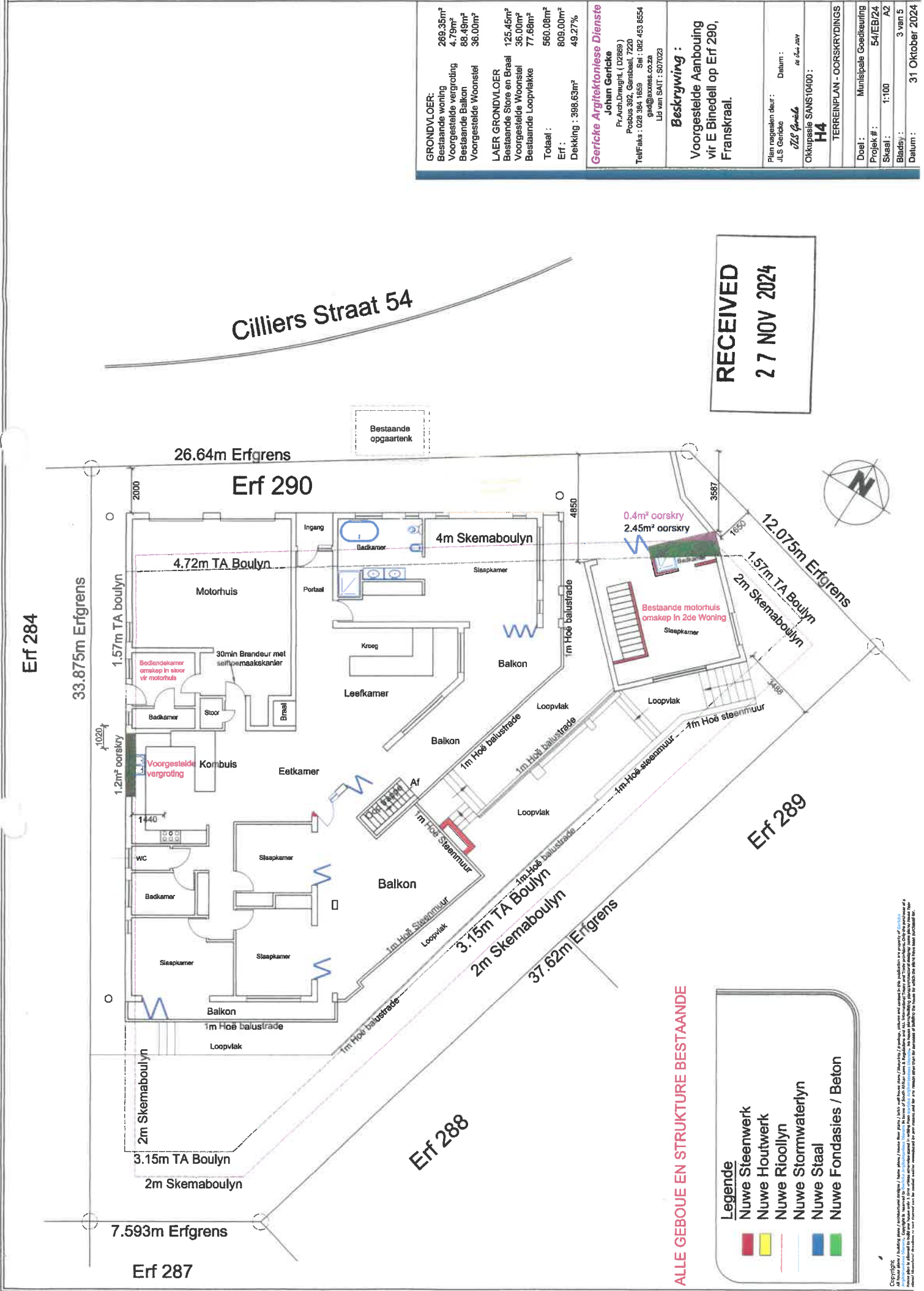
Copyright © 2024 by Johan Gerieke. All rights reserved. This drawing is the property of Gerieke Argitektoniese Dienste. It is to be used only for the purpose of which it was prepared and for no other purpose without the written consent of Gerieke Argitektoniese Dienste. The user of this drawing shall be deemed to have accepted the conditions of use and shall be responsible for any errors or omissions. The user shall be deemed to have accepted the conditions of use and shall be responsible for any errors or omissions. The user shall be deemed to have accepted the conditions of use and shall be responsible for any errors or omissions.



<b>GRONDVLOER:</b>	269,35m <sup>2</sup>
Bestaande woning	4,79m <sup>2</sup>
Voorgestelde vergroting	88,49m <sup>2</sup>
Bestaande Balkon	36,00m <sup>2</sup>
Voorgestelde Woonstel	36,00m <sup>2</sup>
<b>LAER GRONDVLOER</b>	125,45m <sup>2</sup>
Bestaande Store en Braai	36,00m <sup>2</sup>
Voorgestelde Woonstel	77,88m <sup>2</sup>
Bestaande Loopvlakke	560,06m <sup>2</sup>
<b>Totaal :</b>	809,00m <sup>2</sup>
<b>Erf :</b>	398,63m <sup>2</sup>
<b>Dekking :</b>	49,27%
<b>Gerieke Argitektoniese Dienste</b>	
<b>Johan Gerieke</b>	
Pr.Arch.Dreught. (120889)	
Probus 352, Genstbaai, 7220	
TelFaks : 028 384 1659	Sel : 082 453 8554
gie@argitek.co.za	
Lid van SAAT : S07023	
<b>Beskrywing :</b>	
Voorgestelde Aanbouing vir E Binedell op Erf 290, Franskraal.	
Plan nagaan deur :	Datum :
JLS Gerieke	04 Jun 2024
Okkupasie SANS10400 :	
<b>H4</b>	
TERREINPLAN - OORSKRYPINGS	
Doel :	Munisipale Goedkeuring
Projek # :	54/FEB/24
Skaal :	1:100
Bladsy :	3 van 5
Datum :	31 Oktober 2024

**RECEIVED**  
27 NOV 2024

Cilliers Straat 54

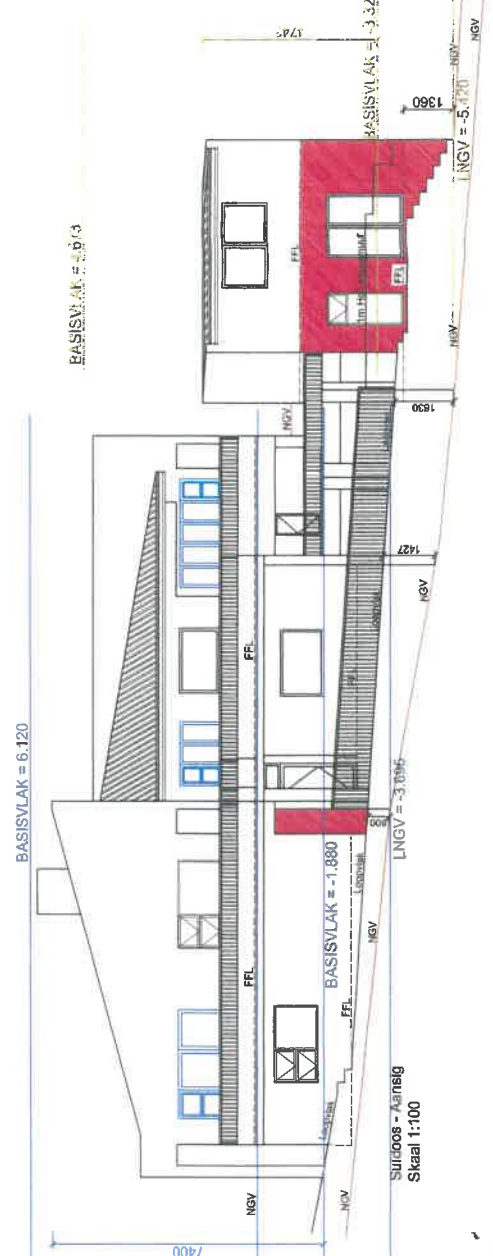
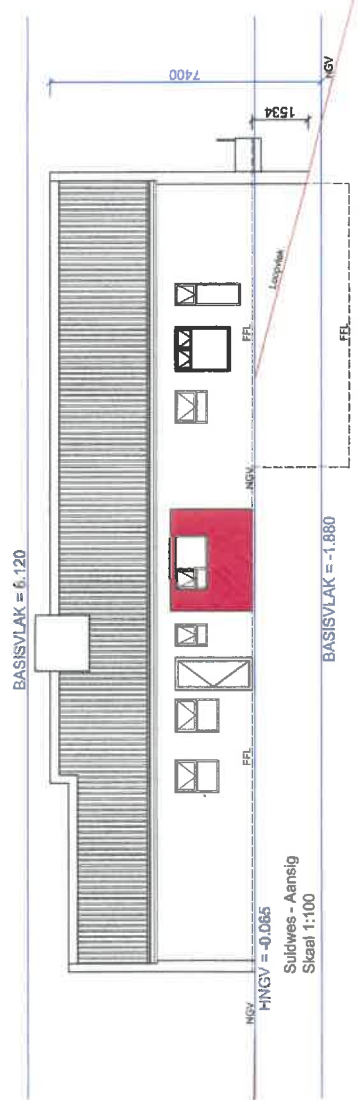
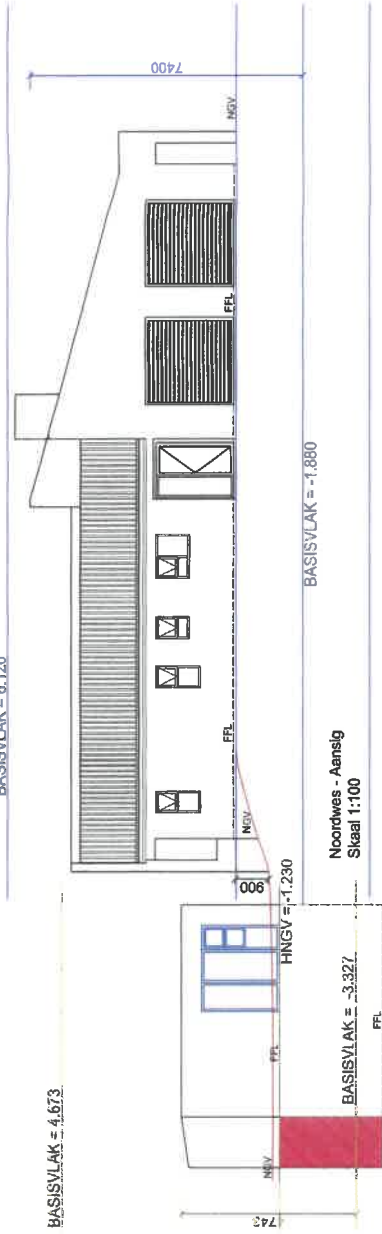


**ALLE GEBOUE EN STRUKTURE BESTAANDE**

**Legende**

- Nuwe Steenwerk
- Nuwe Houtwerk
- Nuwe Riooilyn
- Nuwe Stormwaterlyn
- Nuwe Staal
- Nuwe Fondasies / Beton

Copyright: All building plans, architectural drawings, floor plans, elevations, sections and related to this publication are property of JLS Gerieke. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JLS Gerieke. The user of this plan shall be held responsible for any errors and omissions. The user shall be held responsible for any damage or loss caused by the use of this plan.



RECEIVED  
27 NOV 2024

<b>GRONDVLOER:</b>	269,35m <sup>2</sup>
Bestaande woning	4,79m <sup>2</sup>
Voorgestelde vergroting	85,49m <sup>2</sup>
Bestaande Balkon	36,00m <sup>2</sup>
Voorgestelde Woonstel	77,66m <sup>2</sup>
<b>LAER GRONDVLOER</b>	125,45m <sup>2</sup>
Bestaande Store en Braai	36,00m <sup>2</sup>
Voorgestelde Woonstel	77,66m <sup>2</sup>
Bestaande Loopvlakke	560,08m <sup>2</sup>
<b>Totaal :</b>	809,00m <sup>2</sup>
<b>Erf :</b>	398,63m <sup>2</sup>
<b>Dekking :</b>	49,27%

**Gerieke Argitektoniese Dienste**  
**Johan Gerieke**  
 Pr. Arch. Draught. (D2869)  
 Postbus 392, Gansbaai, 7220  
 Tel/Faks : 028 354 1659    Sel : 082 453 6554  
 jg@axcess.co.za  
 Ldi van SAIT : S07023

**Beskrywing :**  
 Voorgestelde Aanbouwing  
 vir E Binedell op Erf 290,  
 Franskraal.

Plan nagaan deur :  
 J.S. Gerieke  
 Datum :  
 07 Jun 2024

Okkupasie SANS10400 :  
**H4**

<b>AANSIGTE</b>	
Doel :	Munisipale Goedkeuring
Projek # :	54/FEB/24
Skaal :	1:100
Bladsy :	4 van 5
Datum :	31 Oktober 2024

Copyright © 2024 by Gerieke Argitektoniese Dienste (Pty) Ltd. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Gerieke Argitektoniese Dienste (Pty) Ltd. This document is the property of Gerieke Argitektoniese Dienste (Pty) Ltd. and is loaned to you for your use only. It is not to be distributed, copied, or otherwise used without the prior written permission of Gerieke Argitektoniese Dienste (Pty) Ltd.



