



ERF 984, 36 ELIZABETH ROAD, PRINGLE BAY: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: PLATINUM TOWN AND REGIONAL PLANNERS CC ON BEHALF OF THE TRUSTEES FOR THE TIME BEING OF TEAKWOOD TRUST

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for the following:

- ✚ **departure** in terms of Section 16(2)(b) of the By-Law to relax the eastern lateral building line from 2,0m to 1,86m to accommodate the existing dwelling house.
- ✚ **determination of an administrative penalty** in terms of Section 16(2)(q) for the unauthorised building line encroachment as mentioned above.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning at 16 Paterson Street, Hermanus, at the Betty's Bay Library, Clarence Drive, Betty's Bay and on the municipal webpage at the following link <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. 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 / (e) landuse@overstrand.gov.za) on or before **6 November 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mrs. H. van der Stoep** 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 Division: Town and Spatial Planning where a municipal official will assist them in order to formalize their comment.

Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.

ERF 984, ELIZABETHWEG 36, PRINGLEBAAI: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: PLATINUM STADS- EN STREEK BEPLANNERS NAMENS DIE TRUSTEES IN DERTYD VAN DIE TEAKWOOD TRUST

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek soos volg ontvang is:

- ✚ **afwyking** ingevolge Artikel 16(2)(b) van die Verordening om die agterboulyn vanaf 2,0m na 1,86m te verslap om die bestaande woonhuis te akkommodeer.
- ✚ **bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) vir die ongemagtigde boulynoorskryding soos hierbo genoem.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Hermanus, by die Betty'sbaai Biblioteek, Clarencerylaan, Betty'sbaai en op die munisipale webtuiste by die volgende skakel <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. 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 / (e) landuse@overstrand.gov.za) voor of op **6 November 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H. van der Stoep** 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 Afdeling: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede openbaar gemaak mag word.

ISIZA 984, 36 ELIZABETH ROAD, PRINGLE BAY: ISICELO SOKUHAMBA KUNYE NOKUMISELWA KESOHLWAYO SOLAWULO: I-PLATINUM TOWN AND REGIONAL PLANNERS CC LE-TRUSTEES OKWANGOKU ELE- TEAKWOOD TRUST

Isaziso ngoku sinikezelwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo wase-Overstrand woCwangciso lokuSetyenziswa koMhlaba kaMasipala, wango-2020, sokuba kufunyenwe isicelo sezi zinto zilandelayo:

- ✚ **ukuhamba** ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala ukuze kuncitshiswe umgca wesakhiwo esinxweseneyo esikwicala elingasempuma ukusuka kwi-2,0m ukuya kwi-1,86m ukuze kulungiselelwe indlu yokuhlala ekhoyo..
- ✚ **ukumisela isohlwayo solawulo** ngokwemiqathango yeCandelo 16(2)(q) ngenxa yomgca wesakhiwo kunye nemida yokungena okungagunyaziswa njengoko kuchaziwe ngasentla.

Iinkcukacha ezipheleleyo malunga nesindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwentsimbi ye-08:00 kunye ne-16:30 kwiCandelo: UCwangciso lweDolophu neSithuba e-16 Paterson Street, eHermanus kwiThala leeNcwadi eBetty's Bay Library, Clarence Drive, Betty's Bay nakwiphapha lewebhu likamasipala. ikhonkco elilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi na izimvo ngesindululo mazingeniswe ngokubhaliweyo ngokwemigaqo yeCandelo lama-51 kunye nelama-52 loMthetho kaMasipala omiselweyo kuMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngaphambi okanye **6 EyenKanga 2026**, ebonisa igama, idilesi neenkukacha zoqhagamshelwano, umdla kwisicelo kwakunye nezizathu zezimvo. Imibuzo ngomnxeba ingabhekiswa ku**Nksk. H van der Stoep** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo emva komhla wokuvala. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe: loCwangciso lweDolophu noMmandla apho aya kuthi ancediswe ligosa likamasipala ukuze anike izimvo zakhe ngokusesikweni.

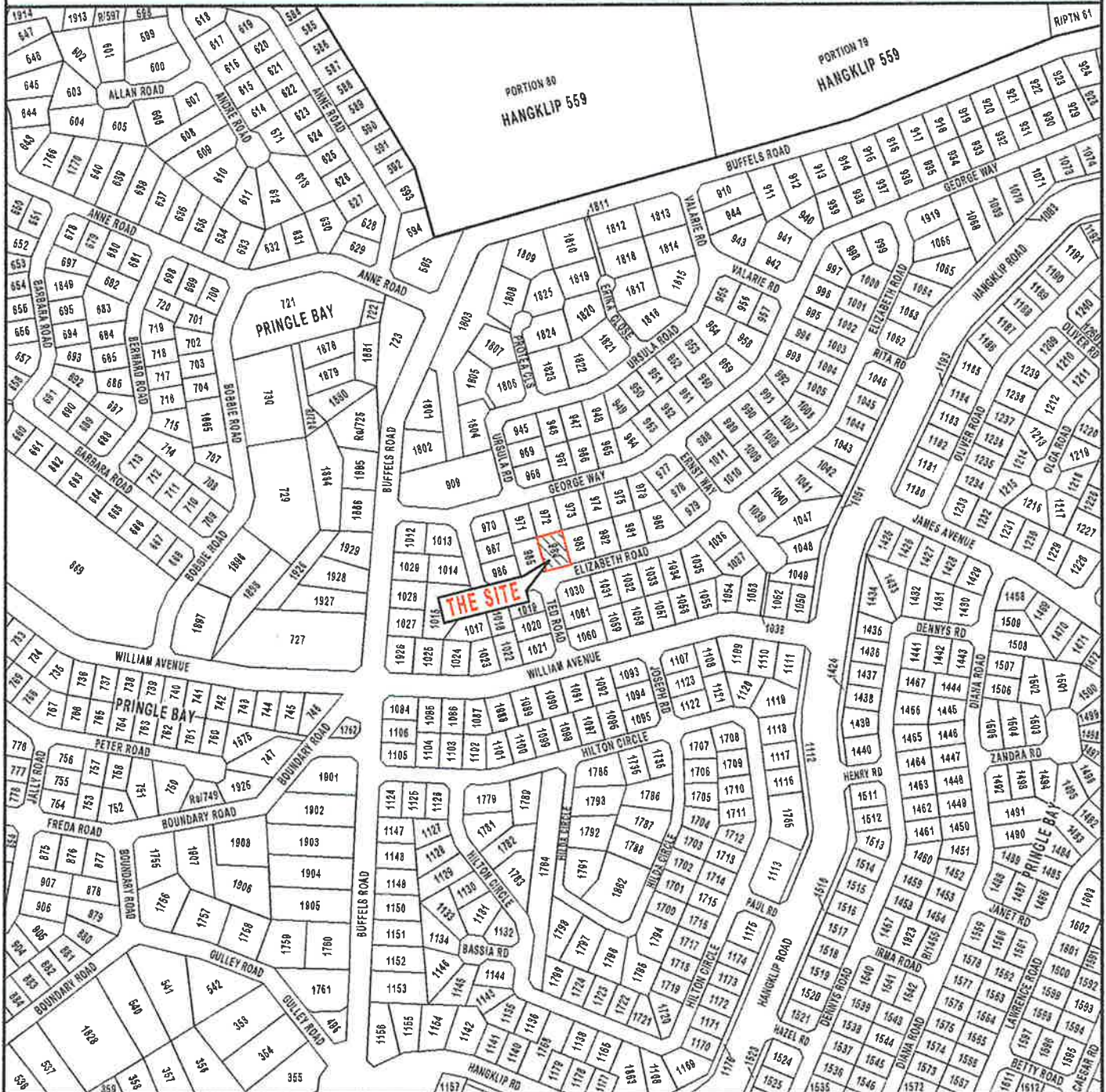
Nceda uqaphele ukuba ngokwemiba yoMthetho Okhusela Ingxelo Yomnyu Ngamnye (POPIA), uza kube ungena kwinkqubo yoluntu ngoko ke uyavuma kwaye uvumela ukusetyenziswa kwegama lakho, ifani yakho, iinkcukacha zakho noluvo(nezimvo) zakho zingadizwa/ zingasetyenziswa kwinkqubo yesi (sicelo).

LOCALITY MAP

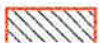
ERF 984, PRINGLE BAY



SCALE: 1 : 5 000



REFERENCE



THE APPLICATION



Platinum
TOWN PLANNERS

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**The Municipal Manager
Overstrand Local Municipality
PO Box 20
Hermanus
7200**

Dear Sir/Madam;

ERF 984 PRINGLE BAY

Please find herewith the following Applications:

1. **Application 1**: An Administrative Penalty Application in terms of Sections 90 of the Overstrand Municipality Amendment By-law on Municipal Land-use Planning (2020); and
2. **Application 2**: Permanent Departure Land-use Application in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law On Municipal Land-Use Planning (2020) to amend the building line on the eastern side of Erf 984 Pringle Bay from 2m to 1.86m.

Please advise on the way forward.

Thanks

Amund
27 July 2026

MEMORANDUM

ERF 984 PRINGLE BAY

A. PROPERTY DESCRIPTION

The property is known as Erf 984 Pringle Bay. The Erf is approximately 660m² in extent.

B. OWNERSHIP

Erf 984 Pringle Bay is owned by "The Trustees for the time being of Teakwood Trust ((IT3031/1991(PMB)))". Title Deed T16664/2026 is attached as Annexure A.

The "Letters of Authority" (Annexure B), the "Resolution of the Trustees of Teakwood Trust" (Annexure C), the "Trust Resolution" (Annexure D) and the "Power of Attorney" (Annexure E) are attached.

There is no bond registered against Erf 984 Pringle Bay.

C. LOCATION

Erf 984 Pringle Bay is located at 36 Elizabeth Road, Pringle Bay. The Locality Map is attached as Annexure F.

D. ZONING

Erf 984 Pringle Bay is zoned "Residential Zone 1: Single Residential".



E. HISTORY

The previous Landowner commenced building a single dwelling house on Erf 984 Pringle Bay. While in process, the current Landowner bought the Erf and are now finishing the building of the dwelling house. When the Erf was bought, the dwelling house was already at roof level.

In making a few alterations, it came to the attention of the new Landowner that the building is transgressing the 2m building line determined by the Overstrand Land-use Scheme (2020) on the eastern side with 0.14m (**Annexure G**). This transgression needs to be rectified.

The Landowners of Erf 983 Pringle Bay (**Annexure H**) and Erf 972 Pringle Bay (**Annexure I**) indicated that they don't have any objections to amend the building line on the eastern side from 2m to 1.86m.

F. LAND-USE APPLICATIONS

The following Land-use Applications, therefore, are submitted:

F.1 Application 1: An Administrative Penalty Application in terms of Sections 90 of the Overstrand Municipality Amendment By-law on Municipal Land-use Planning (2020).

Criteria for the determination of the Administrative Penalty:

- The nature / duration / gravity / extent of the Contravention:

The Landowner of Erf 984 Pringle Bay is not transgressing Title Deed T16664/2026, as the building line is set at 1.5m.

However, the Overstrand Land-use Scheme (2020) sets the building line at 2m. The transgression on the eastern side of the building line is 0.14m. This needs to be rectified in decreasing the building line to 1.86m.

It needs to be noted that the current Landowner is not responsible for this transgression as the dwelling house was bought with the structure already built.

- The conduct of the person involved in the contravention:

Upon the discovering of the situation, the Landowner promptly acted responsibly with the appointment of Platinum Town and Regional Planners to enter into discussions with the Overstrand Local Municipality and to submit the required Land-use Application to rectify the situation.

- Whether the unlawful conduct was stopped:

The building structure was already at roof height when the transgression was discovered. The current Landowner is not responsible for this transgression as the dwelling house was bought with the transgression section of the structure already built.

To rectify the "transgression" is a Section 16(2)(b) Land-use Application, in terms of the Overstrand Municipality Amendment By-Law On Municipal Land-Use Planning (2020), submitted.

The Landowner is co-operative in addressing the matter to ensure that it is resolved appropriately.

- A Report by a Quantity Surveyor on matters of unauthorized building/construction:

The "transgression area" is approximately 1.01m² in extend. (**Annexure J**).

- Whether a person involved in the contravention has previously contravened the By-law or a previous Planning Law:

There is no record of any previous transgressions.

- Appeal for Consideration:

We respectfully appeal to the Overstrand Municipality to consider waiving any penalty fee as the current Landowner:

- is not responsible for the transgression, as they bought the Erf with the dwelling house (including the transgression section) already built to a great extent; and
- is co-operative to rectify the issue(s) at hand.

F.2 Application 2: Permanent Departure Land-use Application in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law On Municipal Land-Use Planning (2020).

It is requested that the building line on the eastern side of Erf 984 Pringle Bay be amended from 2m to 1.86m to cater for the building structure on the eastern side (Line A-B: **Annexure K**).

G. NEED AND DESIRABILITY

I.1 PROPERTY

The property is known as Erf 984 Pringle Bay.

I.2 APPLICABLE LEGISLATION

The following legislation is applicable:

- The Spatial Planning and Land-use Management Act, 2013 (Act 16 of 2013)(SPLUMA);
- The Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- The Overstrand Municipality Land-use Scheme, 2020.

1.3 APPLICABLE PLANNING POLICIES / DOCUMENTS

1.3.1 SPATIAL PLANNING AND LAND-USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)(SPLUMA)

The following principles for development in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), are discussed:

- **Section 7(a) The principle of spatial justice**

The previous Landowner commenced building a single dwelling house on Erf 984 Pringle Bay. While in process, the current Landowner bought the Erf and are now finishing the building of the dwelling house. When the Erf was bought, the dwelling house was already at roof level.

In making a few alterations, it came to the attention of the new Landowner that the building is transgressing the 2m building line determined by the Overstrand Land-use Scheme (2020) on the eastern side with 0.14m (**Annexure G**). This transgression needs to be rectified.

The Landowners of Erf 983 Pringle Bay (**Annexure H**) and Erf 972 Pringle Bay (**Annexure I**) indicated that they don't have any objections to amend the building line on the eastern side from 2m to 1.86m.

To rectify the "transgression" is a Section 16(2)(b) Land-use Application, in terms of the Overstrand Municipality Amendment By-Law On Municipal Land-Use Planning (2020), submitted.

- **Section 7(b) the principle of spatial sustainability**

Referring to the information under **Section 7(a) The principle of spatial justice** above, the "transgression" has no negative effect on the spatial sustainability of the development(s) on Erf 984 Pringle Bay, nor the broader area.

- **Section 7(c) the principle of efficiency**

The Landowner wants to rectify the "transgression" through the submission of the required Land-use Application(s) in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and the Overstrand Municipality Land-use Scheme, 2020. The "principle of development procedures" will, therefore, be properly addressed.

- **Section 7(d) the principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks**

The Overstrand Local Municipality, in conjunction with the role players, compile and revisit spatial plans and land-use management procedures / systems that spatially resilient, flexible and in the

interest of the community. However, flexibility in spatial plans, policies and land-use management is a must to ensure livelihoods in communities.

Erf 984 Pringle Bay is currently zoned "*Residential Zone 1: Single Residential*". The existing building structure transgresses the 2m building line prescribed by the Overstrand Land-use Scheme (2020) by approximately 0.14m. This will be rectified through the submission of the required Land-use Application.

The scarce resources, including the spatial resource to comply with this principle, are therefore utilized efficiently.

- **Section 7(e) the principle of good administration**

If required, the public participation process will be followed in accordance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020. The respective rights and all those affected will be adequately addressed during this process. The "*audi alterem partem*-rule", therefore, will have been complied with. The intrinsic knowledge of the process and the distribution of the Applications to internal and external parties (where applicable) will also lead indisputably to the adherence of this requirement.

- **Section 42(c) take into account –**

- (i) **the public interest**

The Spatial Development Framework (SDF) for Overstrand does not go into detail as far as building control is concerned.

The development controls in the Overstrand Municipality Land-use Scheme, 2020 give attention to these details, as well as far as (i.e.) the privacy of adjacent residential even is concerned and other detail building requirements as per NBR.

As proper public participation processes are followed with the compilation/amendments to (i.e.) the Overstrand Municipality Land-use Scheme, 2020 it is deemed that the Land-use Applications for Erf 984 Pringle Bay are in line with the policy documents of the Overstrand Local Municipality, which was approved on a higher level, and that the public interest was taken into consideration through the consultative process followed.

- (ii) **the facts and circumstances relevant to the application**

The previous Landowner commenced building a single dwelling house on Erf 984 Pringle Bay. While in process, the current Landowner bought the Erf and are now finishing the building of the dwelling house. When the Erf was bought, the dwelling house was already at roof level.

In making a few alterations, it came to the attention of the new Landowner that the building is transgressing the 2m building line determined by the Overstrand Land-use Scheme (2020) on the eastern side with 0.14m (Annexure G). This transgression needs to be rectified.

The Landowners of Erf 983 Pringle Bay (Annexure H) and Erf 972 Pringle Bay (Annexure I) indicated that they don't have any objections to amend the building line on the eastern side from 2m to 1.86m.

(iii) the respective rights and obligations of all those affected

If required, the public participation process will be followed in accordance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020. The respective rights and all those affected will be adequately addressed during this process. The "*audi alteram partem*- rule", therefore, will have been complied with. The intrinsic knowledge of the process and the distribution of the Applications to internal and external parties (where applicable) will also lead indisputably to the adherence of this requirement.

(iv) the state and impact of engineering services, social infrastructure and open space requirements

There is no need for any additional engineering services (electricity, roads, storm water drainage, sewer and water), which are readily available.

Within the broader development, ample open space will be provided.

1.3.2 The National Development Plan (NDP)

The NDP is the supreme and overarching plan for South Africa that sets out the most crucial objectives and actions that need to be taken in the Republic of South Africa. The focus is to eliminate poverty and reduce inequality by 2030. The following sets out some of the key interventions that the NDP seeks to achieve:

- Significantly reduce unemployment and increase the size of the economy through a range of actions.
- Invest in economic infrastructures, such as electricity, water, public transport, and broadband networks.
- Enhance environmental sustainability and resilience.
- Develop an inclusive rural economy through agri-processing and agriculture, tenure security, land reform.
- Increase trade within Southern Africa.
- Transform our human settlements, by co-locating places of work and human settlements, densifying our settlements, and improving public transport.
- Improve education, training, and innovation at all levels of the education system.

- Improve the health outcomes of the country.
- Enhance and ensure social protection and build safer communities.
- Build a capable state.
- Fight corruption.
- Promote nation-building.

While the NDP is an extensive plan with a significant amount of detail, more detailed Spatial Development Frameworks (SDF's) are needed at provincial level, district level and municipal level. These SDF's should be local tools through which the NDP is implemented.

1.3.3 Western Cape Provincial Spatial Development Framework (PSDF)

This PSDF aims to put in place a coherent framework for the Province's urban and rural areas that:

- gives spatial expression to the national and provincial development agendas;
- ~~serves as basis for co-ordinating, integrating and aligning "on the ground" delivery of national and provincial departmental programmes;~~
- supports municipalities to fulfil their municipal planning mandate in line with the national and provincial agendas; and
- communicates government's spatial development intentions to the private sector and civil society.

In taking this forward the PSDF applies the following spatial principles:

- **Spatial Justice:** A socially just society based on the principles of equality, solidarity, and inclusion. Past spatial and other development imbalances should be redressed through improved access to and use of land.
- **Sustainability and Resilience:** Land development should be spatially compact, resource-frugal, compatible with cultural and scenic landscapes, and should not involve the conversion of high potential agricultural land or compromise ecosystems. The focus must be on creating complex, diverse and resilient spatial systems that are sustainable in all contexts.
- **Spatial Efficiency:** Efficiency relates to the form of settlements and use of resources - compaction as opposed to sprawl; mixed-use as opposed to mono-functional land uses; residential areas close to work opportunities as opposed to dormitory settlement, and prioritisation of public transport over private car use.
- **Accessibility:** Improving access to services, facilities, employment, training and recreation, and safe and efficient transport modes is essential to achieving the stated settlement transitions of the NDP and One Cape 2040. Accessibility is also defined by convenient and dignified access to private and public spaces for people with impaired mobility.
- **Quality and Liveability:** The quality of an environment directly contributes to its liveability. Legible built environments are characterized by the existence of landmarks such as notable buildings and landscaping, well- defined public spaces, as well as navigable street networks.

To deliver on the Western Cape Growth Strategic Objectives, the PSDF focuses on growing the economy, building greater environmental resilience and much better inclusion. It is summarised as follows:

- Growing the Western Cape economy in partnership with the private sector, non-governmental and community-based organisations
- Using infrastructure investment as primary lever to bring about the required urban and rural spatial transitions; and
- Improving oversight of the sustainable use of the Western Cape's spatial assets.

These focus points are the pillars for the more detailed Spatial Development Frameworks (SDF's) at district level (Overberg DC) and municipal (Overstrand LM) level.

1.3.4 Overberg District Spatial Development Framework (ODSDF)

The purpose of ODSDF is to:

- Prepare a spatial perspective of the current developmental status quo within the Overberg District Municipality (ODM) to inform a basis for discussion on key spatial issues and linkages to other sector plans and opportunities to inform the Districts' future spatial development;
- Review and update the spatial vision and strategic direction of the municipality, to inform the drafting/amendment of the Integrated Development Plan (IDP) of the ODM; and
- Review and update the Spatial Development Framework proposals to guide local municipalities in the District regarding future spatial planning, strategic decision-making, and regional integration.

The Overberg District SDF will focus on the following:

- Identifying the structure and role of settlement,
- transportation, and regional services infrastructure across and between the local municipalities within the district area.
- Classifying areas that require protection and conservation (i.e., protected areas), which include threatened ecosystems, critical biodiversity areas, valuable agricultural land, water catchment areas, and other resources of value within the District.
- Identifying growth nodes, priority investment areas, and areas of rural decay within the District.
- Classifying areas that require protection and conservation (i.e., protected areas), which include threatened ecosystems, critical biodiversity areas, valuable agricultural land, water catchment areas, and other resources of value within the District.
- Resolving contradictions between the planning visions of the District's local municipalities.
- Describing the general urban design principles to be applied in all settlements located in the District. Critically, the District SDF must guide local municipalities in the development of their own SDF's, without impeding on local-level planning detail. The District sets the framework and context for local municipalities to work within. It is also critical that the District aligns to the Provincial and National planning and policy context. It is therefore clear that the District must operate within a well-defined (at the conceptual level) policy

and planning context and therefore is constrained to these insofar as possible proposals that can be made.

I.3.5 Overstrand Integrated Development Planning (IDP)

The Integrated Development Plan (IDP) is a municipality's principal strategic plan that deals with the most critical development needs of the municipal area (external focus) as well as the most critical governance needs of the organization (internal focus). It aims to co-ordinate the work of local and other spheres of government in a coherent plan to improve the quality of life for all the people living in an area. It should consider the existing conditions and problems and resources available for development. The projects within the IDP are linked to the municipality's budget.

I.3.6 Overstrand Municipality Spatial Development Framework (SDF)

The Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the Municipal Systems Act, is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable, and habitable regions, cities, towns and residential areas.

Within the SDF a hierarchal classification of nodes is based on the nature of the function of the nodes, considering factors such as population size, influence sphere, interconnectivity, service delivery as well as informants from the Growth Potential of Towns Study, 2014 (GPTS).

H. ENGINEERING SERVICES

The current usage of engineering services infrastructure (i.e. electricity, water, sewer and storm water drainage) will not increase.

I. ENVIRONMENTAL ISSUE

Erf 984 Pringle Bay is located within an existing Township. No environmental authorization is needed.

J. CONCLUSION

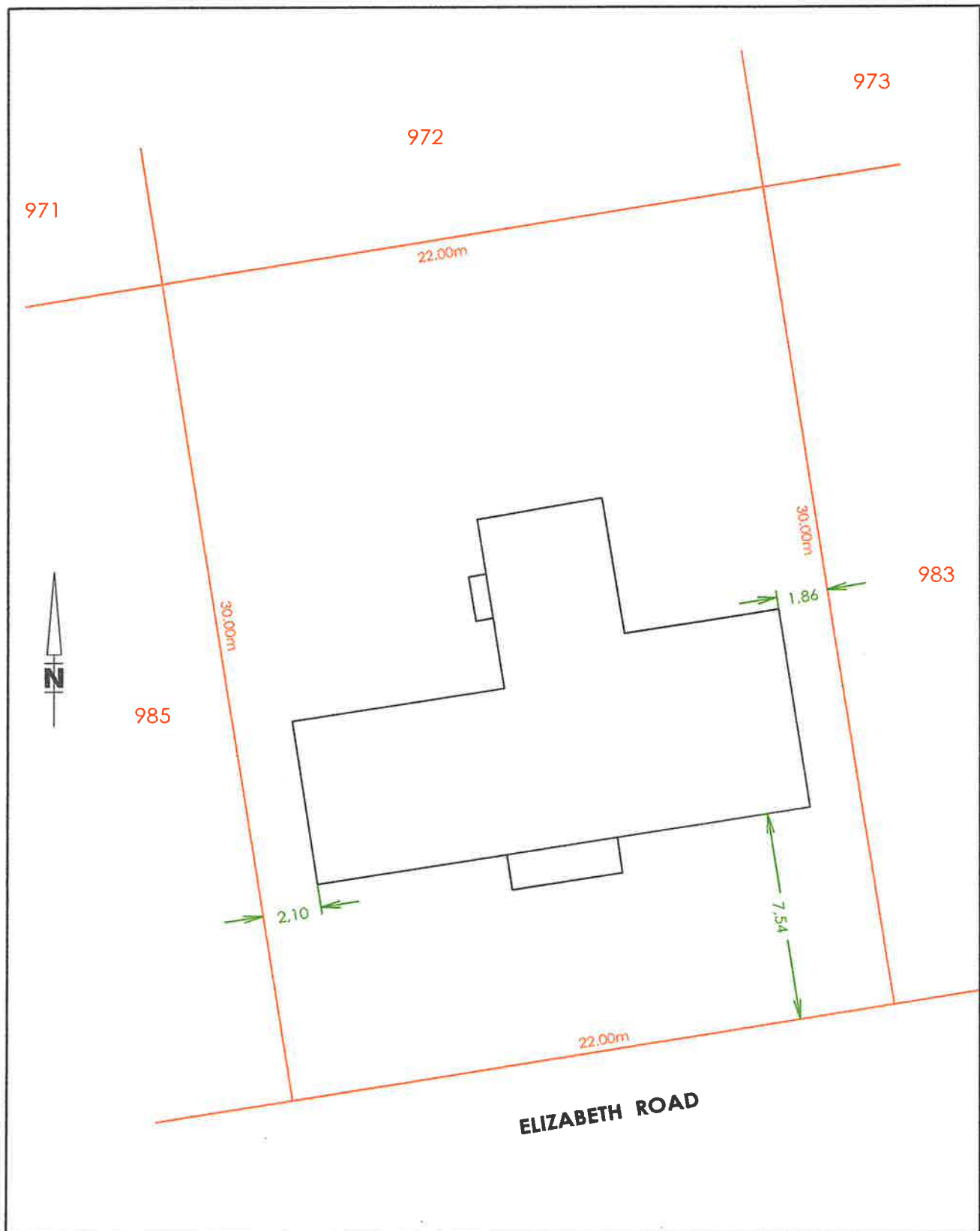
In view of the above mentioned it is recommended that Overstrand Local Municipality consider that:

- **Application No. 1:** no administrative penalty be paid in terms of Section 90 of the Overstrand Municipality Amendment By-law on Municipal Land-use Planning (2020); and



- **Application No. 2:** the building line of 2m determined by the Overstrand Land-use Scheme (2020) be amended to 1.86m at Line A-B (**Annexure K**) in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law On Municipal Land-Use Planning (2020).

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Project BUILDING POSITION ERF 984 PRINGLE BAY	Client	Constants		Y	X
	BRIAN GOLDIE			0.00	0.00
	Architect	Height Datum	System		
	<u>Notes</u>	Project No	Drawing No		
		PB984			
		Scale 1:200			
		Date February 2026			



geomatics africa

LAND SURVEYING CONSULTANTS

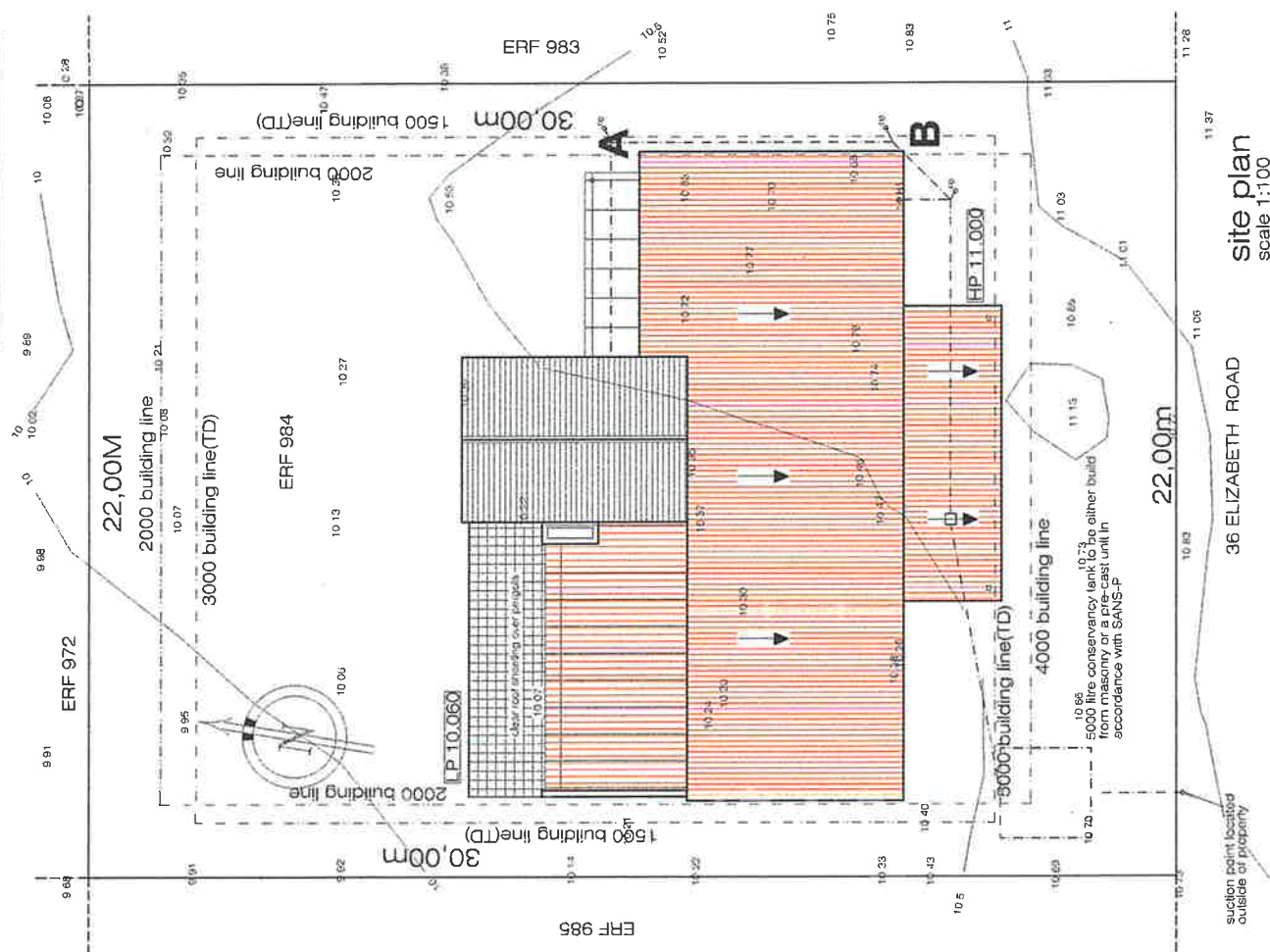
PO Box 2245, Hermanus, 7200

3 College Rd, Hermanus, 7200

E-mail: info@geomaticsafrica.co.za

Tel 028 - 3131236 Fax: 028 - 3131237

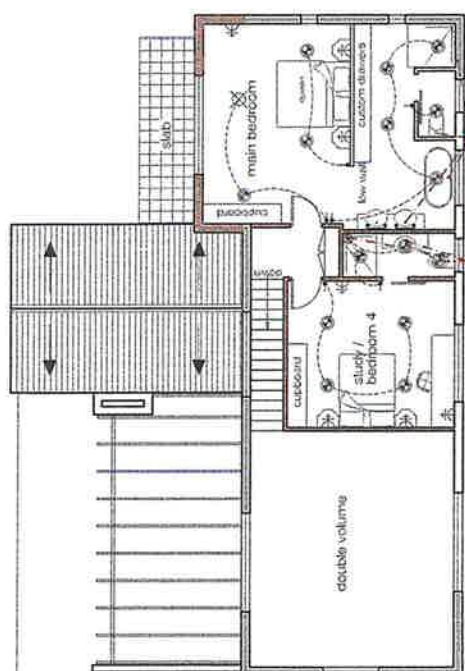
All dimensions to be confirmed on site
any discrepancies to be discussed with
architect prior to proceeding



site plan
scale 1:100

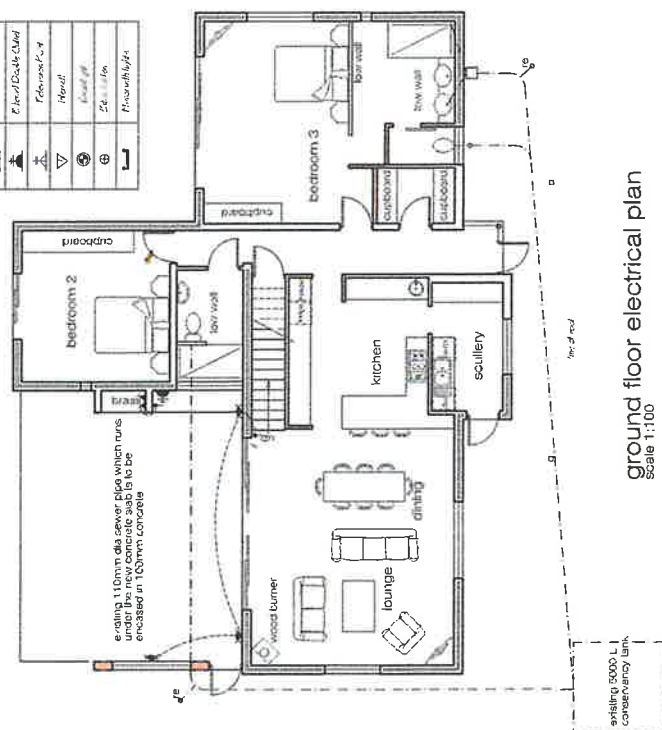
336 ELIZABETH ROAD

suction paint located



first floor electrical plan
scale 1:100

Symbol	Meaning
☐	Empty Light (Empty)
⊗	Light (Full)
⊙	Partial Light
⊘	Unknown Light
⊚	Dark
⊛	Light
⊜	Light (Half)
⊝	Light (Half)
⊞	Light (Half)
⊟	Light (Half)
⊠	Light (Half)
⊡	Light (Half)
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⊴	Light (Half)
⊵	Light (Half)
⊶	Light (Half)
⊷	Light (Half)
⊸	Light (Half)
⊹	Light (Half)
⊺	Light (Half)
⊻	Light (Half)
⊼	Light (Half)
⊽	Light (Half)
⊾	Light (Half)
⊿	Light (Half)



ground floor electrical plan
scale 1:100