



OVERSTRAND MUNISIPALITEIT
ERF 939, ROELANDSTRAAT 24 ,
FRANSKRAAL: AANSOEK OM OPHEFFING
VAN BEPERKENDE
TITELAKTEVOORWAARDES EN AFWYKING:
ME PLANNERS NAMENS HG VOIGT

Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigings Verordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat die volgende aansoek ontvang is van toepassing is op die bogenoemde eiendom, naamlik:

Opheffing Van Beperkende Titellaktevoorwaardes

Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titellaktevoorwaardes C.5(b) en (d) soos vervat in Titellakte T010400/2002.

Afwykings

Aansoek om afwyking ingevolge Artikel 16(2)(b) van die Verordening vir die volgende:

- verslapping van die straatboulyn vanaf 4m na 3.139m en 2.999m om 'n voorgestelde dubbel motorhuis te akkommodeer;
- verslapping van die westelike laterale boulyn vanaf 2m na 1.228m en 1.337m om 'n voorgestelde sonkamer te akkommodeer, en
- verslapping van die 2m westelike laterale boulyn om die voorgestelde omskakeling van 'n buitegebou (bestaande motorhuis) in 'n tweede wooneenheid te akkommodeer, geleë tussen 1.337m en 1.405m vanaf die laterale grens.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 en 16:30 by die Departement Stadsbeplanning te Patersonstraat 16, Hermanus en by die Gansbaai Biblioteek, Hoofweg, Gansbaai.

Enige kommentare moet skriftelik ingedien word ingevolge die bepaling van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za bereik voor of op 25 Junie 2021, met u naam, adres en 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 028-3138900. 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.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, HERMANUS, 7200

Munisipale Kennisgewing Nr. 75/2021

OVERSTRAND MUNICIPALITY
ERF 939, 24 ROELAND STREET, FRANSKRAAL:
APPLICATION FOR REMOVAL OF
RESTRICTIVE TITLE DEED CONDITIONS AND
DEPARTURE: ME PLANNERS ON BEHALF OF
HG VOIGT

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-Law) that the following applications have been received applicable to the above-mentioned property, namely:

Removal of Restrictive Title Deed Conditions
Application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed conditions C.5(b) and (d) as contained in Title Deed T010400/2002.

Departures

Application for departure in terms of Section 16(2)(b) of the By-Law for the following:

- relaxation of the street building line from 4m to 3.139m and 2.999m to accommodate a proposed double garage;
- relaxation of the western lateral building line from 2m to 1.228m and 1.337m to accommodate a proposed sunroom, and
- relaxation of the 2m western lateral building line to accommodate the proposed conversion of an outbuilding (existing garage) into a second dwelling unit, situated between 1.337m and 1.405m from the lateral boundary.

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 at the 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 and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za on or before 25 Junie 2021, quoting your name, address and contact details, interest in the application and reasons for comment. 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.

Municipal Manager, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200

Municipal Notice No.75/2021

UMASIPALA WASE-OVERSTRAND
ISIZA 939, 24 ROELAND STREET, FRANSKRAAL:
APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE
DEED CONDITIONS AND DEPARTURE: ME
PLANNERS ON BEHALF OF HG VOIGT

Esi saziso sikhutshwa ngokwemiqathango yamaCandelo 47 kunye nelama-48 loMthetho oLungisiweyo oYilwayo kaMasipala waseOverstrand ongoCwangciso lokuSetyenziswa koMhlaba 2020 (uMthetho kaMasipala) sokokuba izicelo ezilandelayo zifunyenwe ezisebenza kwipropati engasentla, eyile:

Ukushenxiswa kweMiqathango yoThintelo kwiTayitile

Isicelo ngokwemiqathango yeCandelo 16(2)(f) loMthetho kaMasipala olungiselelwe ukushenxiswa kwemiqathango yezithintelo kwitayitile C.5(b) kunye no(d) njengoko kuqulatwe kwiTayitile engunombolo T19705/2020.

Ukuphambuka

Isicelo sokuphambuka ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala sokulandelayo:

- ukunyenxiswa komda wesakhiwo ongasesitalatweni ukususela kwi-4m ukuya kwi-3.139m kunye ne-2.999m ukulungiselela ulwakhiwo lweegaraji ezimbini ezicetywayo;
- ukunyenxiswa komda wesakhiwo esisecaleni ngasentshon ukususela kwi-2m ukuya kwi-1.228m kunye ne-1.337m ukulungiselela ulwakhiwo lwegumbi elingena ilanga elicetywayo, kunye
- nokunyenxiswa kwe-2m kumda wesakhiwo esisecaleni ngasentshon ukulungiselela ukuguqulwa lwesikhaliwo esingaphandle (igaraji esele ikho) ibe yiyunithi yesakhiwo esisesesibini, esakhiwe phakathi kwe-1.337m kunye ne-q.405m ukususela kumda osecaleni.

linkcukacha eziphathelelene nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zomsebenzi phakathi kwentsimbi yesi-08:00 ne-16:30 kwiSebe: leCwangciso lweDolophu kwi-16 Paterson Street, Hermanus nakwiThala leeNcwadi laseGansbaai, Main Road, eGansbaai.

Naziphi na izimvo ezibhalileyo kufuneka zingeniswe ngokwezibonelelo zamaCandelo elama-51 nelama-52 oMthetho kaMasipala yaye kufuneka zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi kwe 25 uJunie 2021, ubhale igama lakho, idilesi yakho, iinkcukacha zoqhagamshelwano, umdla kwisicelo nezizathu zokufaka izimvo. Imibuzo ngomnxeba ingabhekiswa kuMchwangciso weDolophu oPhezulu, uMnu. SW van der Merwe kule nombolo 028-313 8900. UMasipala angala ukwamkela izimvo ezifunyenwe emva komhla wokuvula. Nabani na ongakwaziyo kufunda okanye ukubhala angatyelala iSebe loCwangciso lweDolophu apho igosa lakwamasipala liya kubanceda ukuba baqulunqe izimvo zabo.

Umlawuli kaMasipala, woMasipala wase-Overstrand, P.O. Box 20, HERMANUS, 7200

INombolo yeSaziso sikaMasipala 75/2021



ERF 939, FRANSKRAAL



TP. n./hcart
(S. ud nane)

31 March 2021

SENIOR MANAGER: TOWN AND SPATIAL PLANNING

16 Paterson Street / PO Box 20

HERMANUS

7200

Attention: Mrs. Alida Conradie / Mr. Schalk van der Merwe

Madam

APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS AND SUBSEQUENT APPLICATION FOR DEPARTURES FOR ERF 939 FRANSKRAAL: 24 ROELAND STREET: FRANSKRAAL: OVERSTRAND MUNICIPALITY: DIVISION CALEDON: PROVINCE OF WESTERN CAPE

Your letter dated 16 February 2021 has reference.

Attached hereto please find the following documentation regarding the abovementioned application:

- A. A copy of the amended 'Motivation Report'; as well as
- B. An amended 'Application Form'.

Yours faithfully,

ME DE KOCK TRP (SA)

Elizabeth de Kock PrPln A/027/2007

MSS(Town and Regional Planning)

FILE NO:	DF 939
	franskraal ✓
SCAN NO:	GFK 939
COLLABORATOR NO:	1524862

TP

01 APR 2021

06 APR 2021

AMENDED MEMORANDUM

APPLICATION FOR THE REMOVAL OF RESTRICTIVE CONDITIONS AND SUBSEQUENT APPLICATION FOR DEPARTURES FOR ERF 939 FRANSKRAAL: 24 ROELAND STREET: FRANSKRAAL: OVERSTRAND MUNICIPALITY: DIVISION CALEDON: PROVINCE OF WESTERN CAPE

MOTIVATIONAL REPORT

1. INTRODUCTION:

This introduction serves as a short summary of the application before the necessary proposals and motivations are presented.

- 1.1 Applicant: ME Planners Consulting Town and Regional Planner
P.O.Box 552
Hermanus
7200
- 1.2 Power of Attorney: Special Power of Attorney has been rendered to ME Planners Town and Regional Planner to lodge this Application for Removal of restrictions in terms of Section 16(2) (f) and Departures in terms of Section 16(2) (b) read with Section 20(1) (a) of the Overstrand Municipality By-law on Municipal Land Use Planning.
- 1.3 Property: Erf 939 Franskraal (hereafter referred to as "the site of application" or "the property")
- 1.4 Street address: 24 Roeland Street, Franskraal.
- 1.5 Locality: Erf 939 Franskraal is situated on the southern side of Roeland Street, abutting Erf 1438 on the eastern side, Erf 966 on the southern side and Erf 938 on the western side. Erven 1438 and 967 are situated on the south-eastern and south-western corners, respectively, of the property.

2. OVERVIEW OF APPLICATIONS

- 2.1 **Application for the Removal of Restrictive Title Deed Conditions** (refer to Section C of the application form) in terms of Section 16(2) (f) of the Overstrand Municipality By-Law on Municipal Land Use Planning (forth worth called 'the By-law').*

A copy of the Title Deed is attached to the application.

The Removal being applied for is C 5(b) and 5(d):

5(b) *“it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith.”*

5(d) *“No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres of the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf.”*

2.2 **Application for Departures** in terms of Section 16(2) (b), read with Section 20(1) (a) of the By-Law (departures as set out below).

(Refer to the layout plans attached to the application.)

Departures being applied for are:

Structures erected and to be erected over the applicable 4m and 2m zoning scheme building line prescriptions on both the northern, western and street boundaries of the erf.

In summary, the following departures apply:

- a) The north-western corner of the proposed double garage will exceed the prescribed 4m building line by 0,861m. *(The building line will therefore change from 4m to 3,139m)*
- b) The north- eastern corner of the proposed double garage will exceed the prescribed 4m building line by 1,001m. *(The building line will therefore change from 4m to 2,999m)*
- c) The north-western corner of the proposed sunroom will exceed the prescribed 2m building line by 0,772m. *(The building line will therefore change from 2m to 1,228m)*
- d) The south-western corner of the proposed sunroom will exceed the prescribed 2m building line by 0,663m. *(The building line will therefore change from 2m to 1,337m)*

3. GENERAL INFORMATION

3.1 Title Deed and Property Description

In terms of its Title Deed, No. T 010400/2002, the property is described as:

“Erf 939 Franskraalstrand, situate in The Overstrand Municipality, Caledon Division, Western Cape Province. In extent: 654 (Six hundred and Fifty four) square metres.

First transferred by Deed of Transfer No. T6931/1979 with diagram No. 642/79 relating thereto and held by deed of transfer T6932/1979

The property is registered in the name of:
HENDRINA GERTRUIDA VOIGT
Identity Number 381004 0056 08 6
her Heirs, Executors, Administrators or Assigns.”

3.2 Bond/s

The property is not encumbered by any bonds.

3.3 Current Zoning Status

Erf 939 Franskraal, (26 Le Grange Street) is zoned as Residential Zone 1: Single Residential (SR1); thus for residential purposes only.

3.4 Existing Development on the Property

The property is currently developed with a single-storeyed Residential Dwelling which is planned to become a partly double-storeyed dwelling house, including a double garage at the back, which is planned to be expanded by the addition of a braai room and changed into a flat as a second dwelling unit.

A new double garage is planned to be added to the front of the house – as shown on the included plans.

(See updated plans attached to this letter)

4. BACKGROUND

4.1 The property was purchased, as is, with the complete building at its current location on the property, resulting in this application as the applicant wishes to add on the new proposed developments.

4.2 When the registered owner bought the property, she was not aware of the infringement of the building lines. It is therefore the sole intention of the landowner to legalize the infringement of the building lines as described in paragraph 2.2 above, and subsequently to submit proposed and “as built” building plans of all structures to the Municipality for consideration and/or approval.

5. MOTIVATION

5.1 Need and Desirability

When considering the application, it is evident that the need and desirability should both fall within the broad parameters and principles set out and necessary for orderly planning. To this end the following facts are given as far as this statement is concerned:

5.1.1 Orderly Planning:

Orderly planning centres on the following four considerations that should be taken into account:

- The existing as well as the future character of the area;
- Traffic generation and access;
- The impact on services; as well as
- The standards and conditions that apply to such an application.

Character of Area:

The area, in which the site is located, is characterized by predominantly single residential uses and public open spaces.

It can thus be stated that the planned future character of the area will not be adversely affected should this application be approved.

Traffic:

The approval of the application will not affect the traffic flow patterns in the area.

Services:

All services are available and will not be affected adversely through the approval of this application.

Standards and Conditions:

The prescribed standards and conditions for the existing zoning of the erf will not be adversely affected through the approval of this application.

5.1.2 Need:

The need in this instance centers mainly on the fact that all "as built" structures on the erf had been there when the new owner bought the property.

He now wishes to expand the sleeping accommodation of the house, particularly on the ground floor.

To this end he wants to change the garage at the back into a flat and build a new garage at the front of the property.

The reason why the relaxation of the 2m lateral building line on the western side is required is purely to legalise the existing transgression.

This application is submitted to obtain the necessary approval for exceeding the zoning scheme limits in order to have the required building plans to be approved.

5.2 Desirability

In the light of what has been mentioned as far as the need is concerned for this application, the desirability needs no further motivation, but the following is relevant and of interest.

5.2.1 Title Building Line Restrictions:

Introductory thoughts:

- a) The desirability for the removal of the title deed building line restrictions is evident from the fact that, for the sake of orderly planning and development in and of the municipal area, the Municipality has proclaimed various building line restrictions for the various zones allocated to all properties within the municipal area.
- b) This planning could, as a matter of fact, not take the various title deed conditions of each of the various erven into consideration, but the necessity and desirability for a way in which conformity could be ensured was seen. This was done by ensuring that owners of erven could apply for the removal of title deed conditions that were not in conformity with the Zoning Scheme Regulations of the Overstrand Municipality.
- c) In the case of this application, the only reason for the removal of the title deed restriction of 1,57m to 1,228m on the western side of the house and the street building line from 4,72m to 3,139m and 2,999m on the eastern and western sides for the proposed double garage respectively, is to have enough space to be able to fit in the new garage in the front and allow for the proposed sunroom and legalise the existing garage. The impact of the proposed double garage will be discussed in more detail in paragraph 5.2.2

The desirability for the removal of the title deed building lines is therefore clear and evident.

5.2.2 Impact of the departures

Primary Dwelling Unit:

- a) The property is situated at 24 Roeland Street and ample space is available between the present buildings on the erf and any future buildings on the sides of the common boundaries with any of the adjoining residential erven to ensure that no views in various

directions are spoilt. Hence the opinion is formed that the encroachments have in the past and will in future have no mentionable impact on adjoining or surrounding property owners. Further, no complaints by adjacent or surrounding landowners had been received in this regard in the past. (It is believed that the surrounding landowners are not even aware of the existing encroachments.)

- b) Taking any possible "darkening" of surrounding properties into consideration, the same points of motivation as above are seen as noteworthy and relevant.
- c) In addition, it must be mentioned that the impact of the departures on the 'as built' environment will not add anything onto the building, as the existing garage (which is now being converted into an 'entertainment room' on the Lower Ground Floor: Drawing 01 / EC / 19) existed.
- d) The aesthetics of the proposed Sun Room (west elevation: Drawing 06/EG/19) fits in with the aesthetics of the northern part of the building, which indicates that the impact is minimal.
- e) Also, the existing height, namely 4,289m, of the building shows that there is almost no difference.
- f) The slope of the site and the aesthetics of the building necessitate the proposed heights.
- g) In view of the above, the existing position of the dwelling unit is not regarded as being undesirable and will not have any detrimental impact on the rights of surrounding property owners nor the existing built environment in future.
- h) It is the considered opinion that the building line encroachments are of no consequence to the owners of any of the properties next door.
- i) The slope of the stand and the general aesthetics of the building, necessitate the proposed heights.
- j) The foregoing necessitates therefore a removal of Title Deed restrictions, as well as departures in terms of the zoning scheme restrictions.

Proposed Double Garage:

The building line of the proposed double garage will be less than the prescribed street building line of 4m. In terms of Section 16.1.2, it can be motivated as follows:

- a) The fall of the erf from the northern side to southern side is about 2.0m. On the north side the contour is 16.50m and 14.5m on the south side. This puts the design in a difficult situation and therefore the proposed garage is placed in the best place on the erf. (Refer to 'Annexure H' already submitted with the application.)
- b) The height of the garage measured from the natural ground level to the top of the structure does not exceed 4,5m.
- c) Due to the fact that the garage has to be fitted in between the existing buildings on the erf and the street, the garage will be distanced at 3,139m from the boundary and 6,5m from the kerbing. Section 16.1.2 of the new Land Use Scheme 2020, requires this distance to be at least 5,0m. The front elevation of the garage may not be closer than 5,0m to the road surface. The application therefore complies with the Overstrand Municipality Land Use Scheme, 2020.
- d) The site boundary is \pm 18.89m wide, and an attempt has been made with the design, to provide more living space.

5.3 Final Facts

According to the present owner, he is not aware of any complaints by surrounding landowners relating to the position of the structures.

5.4 Forward Planning Documents

Not applicable since no change in land use of the property is being applied for.

5.5 Services Infrastructure and Municipal Engineering Services

Not applicable, since the property has for years already been fully serviced, and no upgrading is necessary.

5.6 Other Legislation

As this is not an application for development, no reason was found to refer to the proposals for development in the Provincial Spatial Development Framework 2014 (PSDF), the Overstrand Spatial Development Framework 2006 (SDF 2006), and the Overstrand Municipality: Growth Management Strategy and/or SPLUMA.

6. ADMINISTRATIVE PENALTY

Application for Administrative Penalty in terms of Section 16(2) (q) of the Overstrand Municipality read together with Section 90 of the Bylaw Municipal Land Use Planning (November 2020).

It is stated in Section 90 (1) of the said Bylaw that the applicant may rectify any contravention on a property by applying to the Municipality to pay an Administrative Penalty. In this case, no formal application is made for the payment of such an administrative penalty.

6.1 The reasons are dealt with by discussing them in accordance with Section 90 (3) of the same Bylaw.

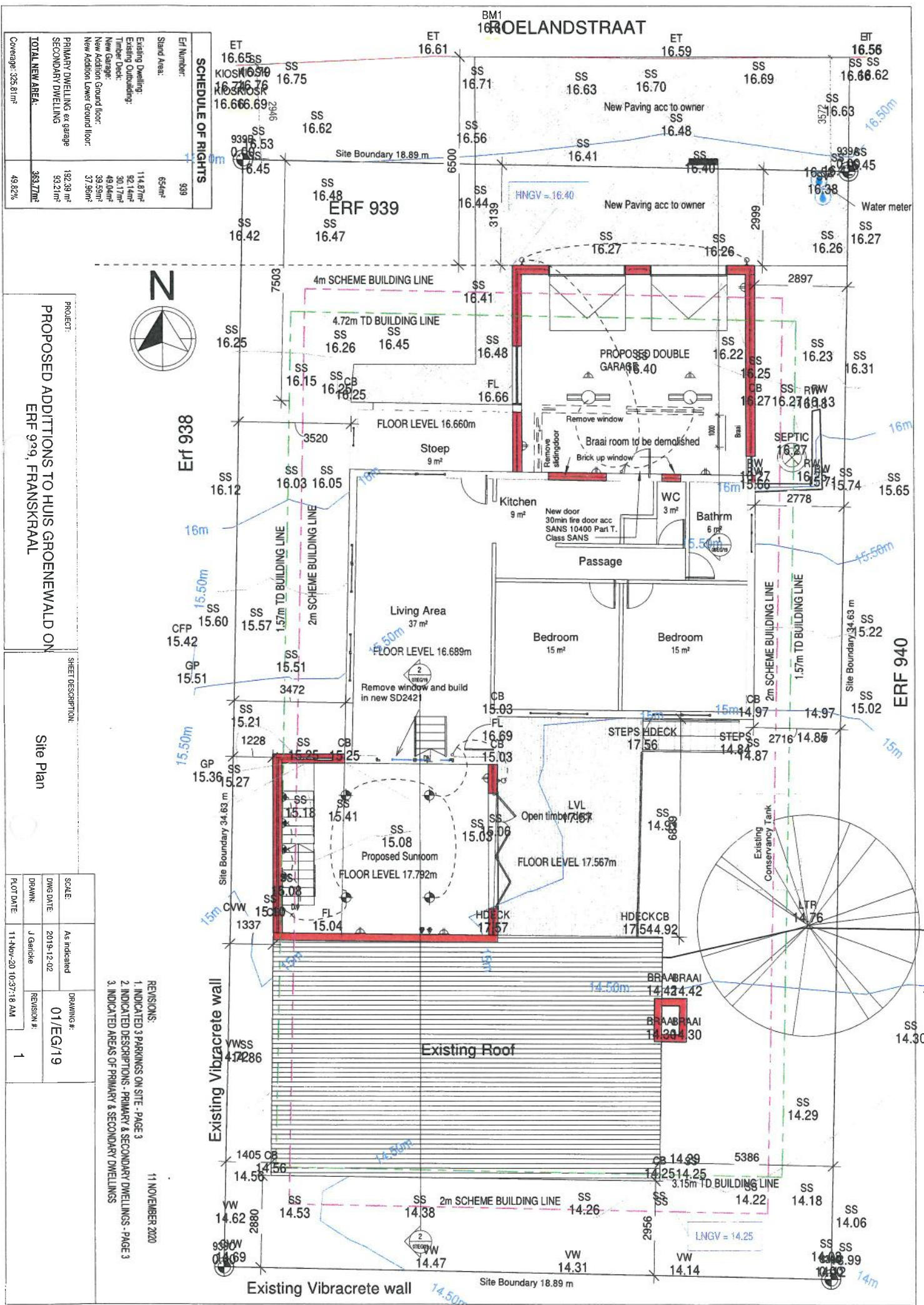
a) Section 90 (3) (a) refers to the nature, duration, gravity and extent of the contravention. In order to address this, it is important to motivate that the owner does not to violate any regulation.

- (i) The nature of the development on the erf does not impose on the privacy of any of the surrounding owners and has no negative effect on the surrounding built environment.
- (ii) The previous building plan was approved in the eighties, already, and the registered owner bought the property with the existing buildings as is.
- (iii) The registered owner decided to do structural changes to the building in order to create a 'second dwelling', hence the reason for these applications, as well as the submission of the proposed 'as built' plans.

7. CONCLUSION

From the contents of this report it is apparent that the existing and proposed building line encroachments of the structures on the Erf 939 Franskraal, will have no negative impacts in general, and it is thus requested that the Municipality approve the applications as set out in paragraph 2 of this motivation.

**END OF MOTIVATION
MARCH 2021**



SCHEDULE OF RIGHTS	
ErF Number:	939
Stand Area:	654m ²
Existing Dwelling:	114.87m ²
Existing Outbuilding:	92.14m ²
Timber Deck:	30.17m ²
New Garage:	49.04m ²
New Addition Ground floor:	39.59m ²
New Addition Lower Ground floor:	37.26m ²
PRIMARY DWELLING or garage	192.39 m ²
SECONDARY DWELLING	93.21m ²
TOTAL NEW AREA:	383.72m ²
Coverage:	58.62%

PROJECT:
PROPOSED ADDITIONS TO HUIS GROENEWALD ON ERF 939, FRANSKRAAL

SHEET DESCRIPTION:
Site Plan

SCALE:	DRAWING #:
As indicated	01/EG/19

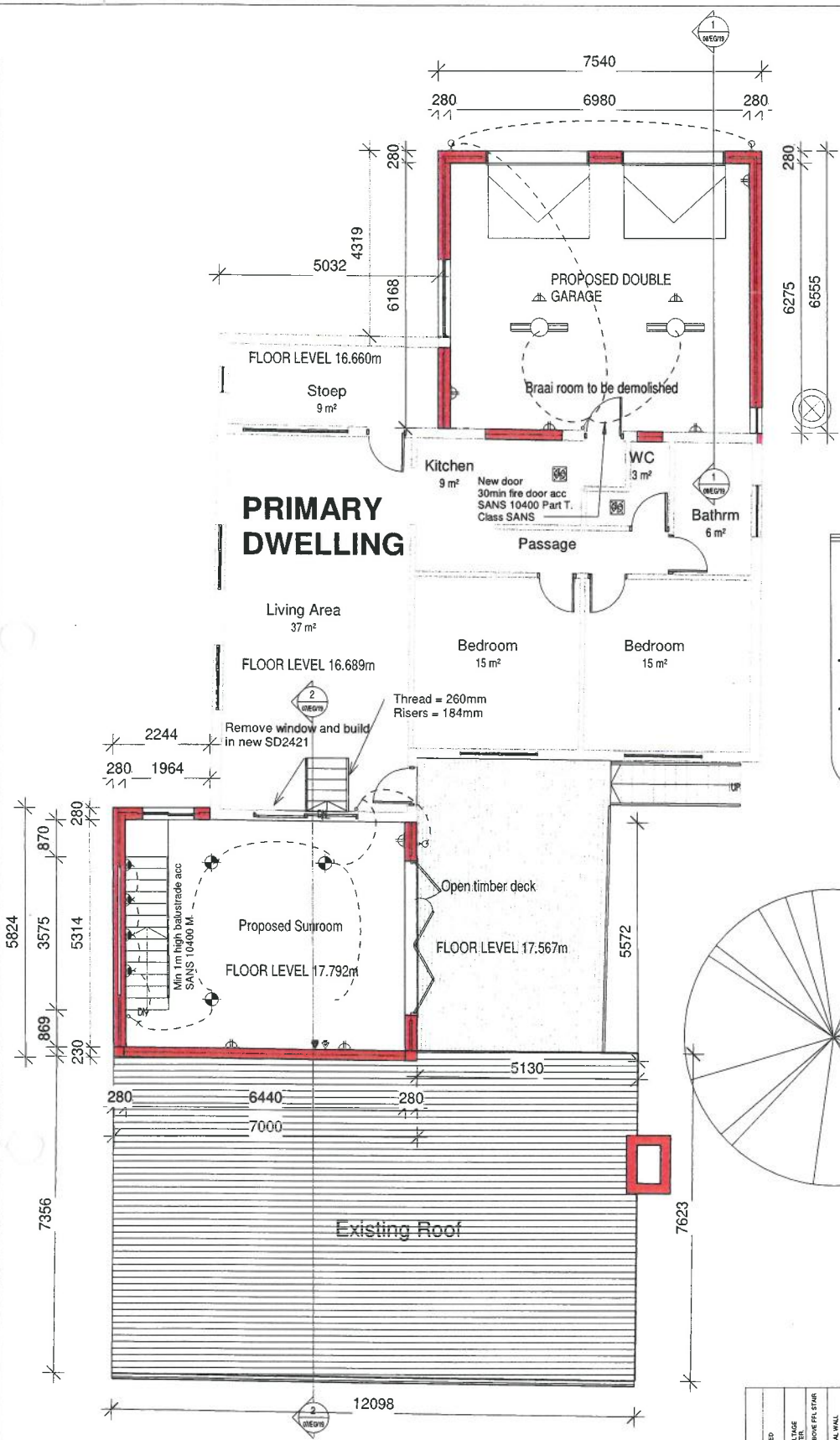
DWG DATE:	REVISION #:
2019-12-02	1

- REVISIONS:
- INDICATED 3 PARKINGS ON SITE - PAGE 3
 - INDICATED DESCRIPTIONS - PRIMARY & SECONDARY DWELLINGS - PAGE 3
 - INDICATED AREAS OF PRIMARY & SECONDARY DWELLINGS

11 NOVEMBER 2020

ERF 967

SCHEDULE OF RIGHTS	
Eri Number:	939
Stand Area:	654m ²
Existing Dwelling:	114.87m ²
Existing Outbuilding:	92.14m ²
Timber Deck:	30.17m ²
New Garage:	49.04m ²
New Addition Ground floor:	39.59m ²
New Addition Lower Ground floor:	37.96m ²
PRIMARY DWELLING ex garage	192.39 m ²
SECONDARY DWELLING	93.21m ²
TOTAL NEW AREA:	363.77m²
Coverage:	325.81m ²
	49.82%



Legend

- New Brickwork
- New Timberwork
- New Sewer Line
- New Stormwater Line
- New Steel
- New Foundation/ Concrete

ELECTRICAL LEGEND	
	LOW VOLTAGE RECESSED DOWNLIGHTER
	SPRINKLER LOW VOLTAGE RECESSED DOWNLIGHTER
	RECESSED DOWNLIGHTER LIGHT (FOOT FLIGHT)
	LOW VOLTAGE EXTERNAL WALL MOUNTED BLENDED LIGHT
	CEILING MOUNTED LIGHT
	CEILING MOUNTED PENDANT LIGHT
	1500mm FLUORESCENT LIGHT
	WALL MOUNTED STOVE ISOLATOR
	WALL MOUNTED 16 AMP TELEPHONE POINT @ 250mm AFEL
	WALL MOUNTED 16 AMP TV APPOINTMENT @ 250mm AFEL
	EXTRACTOR FAN MECHANICAL VENTILATION

GENERAL NOTES:
 ALL LIGHT SWITCHES ARE TO BE FROM TOP OR ABOVE UP/L DOWN UNLESS OTHERWISE SPECIFIED.
 ALL LIGHT SWITCHES ARE TO BE 150mm AWAY FROM EDGE, DOOR FRAME OR CORNER OF WALL.
 ALL CONDUITS IN WALLS TO BE 42mm WITH GLEEK AT ALL 45° & 90° BENDS

Electrical Legend
 1 : 100

11 NOVEMBER 2020
 REVISIONS:
 1. INDICATED 3 PARKINGS ON SITE - PAGE 3
 2. INDICATED DESCRIPTIONS - PRIMARY & SECONDARY DWELLINGS - PAGE 3
 3. INDICATED AREAS OF PRIMARY & SECONDARY DWELLINGS

SCALE:	As indicated	DRAWING #:	02/EG/19
DWG DATE:	2019-12-02	REVISION #:	1
DRAWN:	J Gerlicke	REVISION #:	1
PLOT DATE:	11-Nov-20 10:37:18 AM		

SHEET DESCRIPTION:
FLOOR PLAN

PROJECT:
PROPOSED ADDITIONS TO HUIS GROENEWALD ON ERF 939, FRANSKRAAL

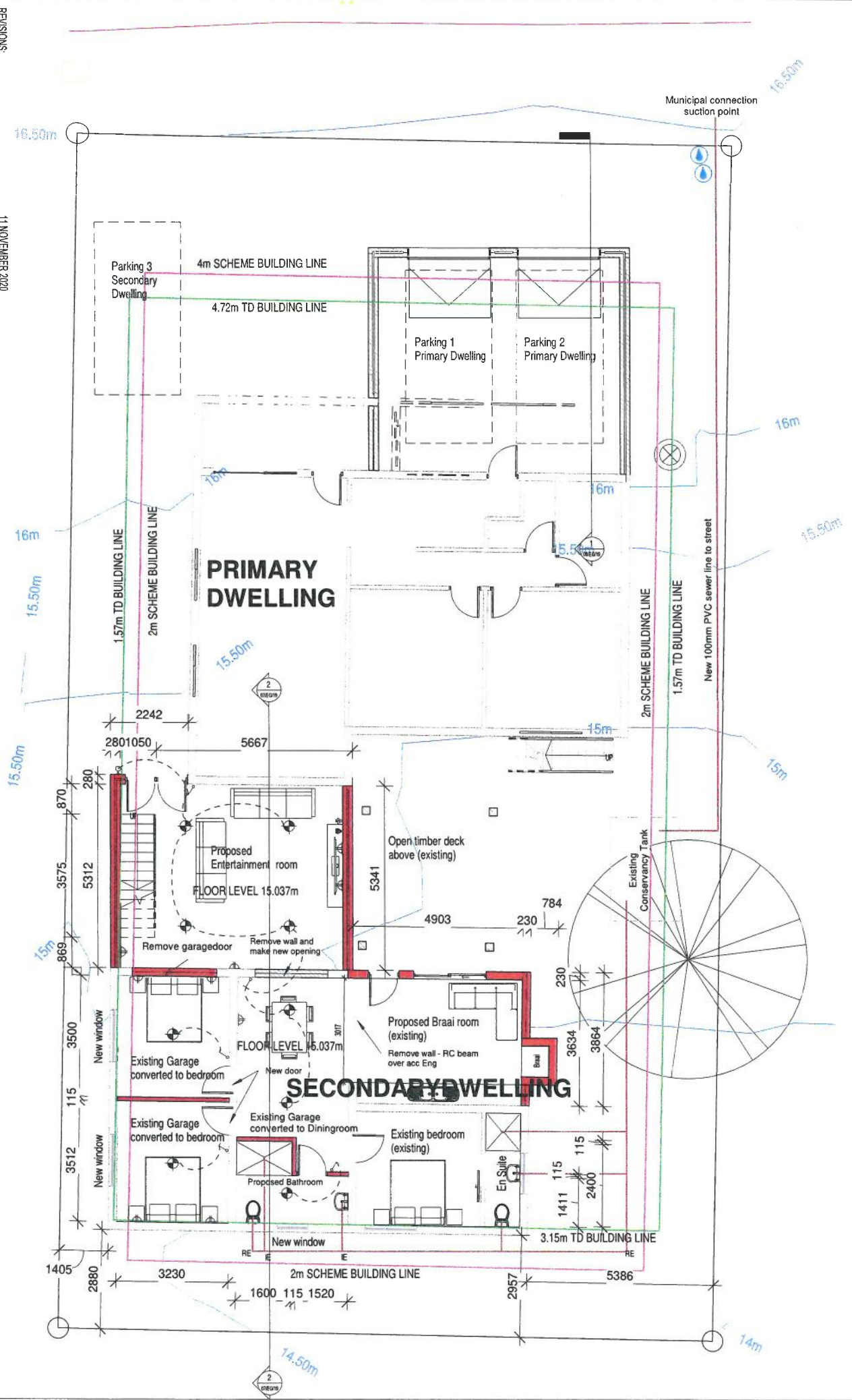
REVISIONS:
 1. INDICATED 3 PARKINGS ON SITE - PAGE 3
 2. INDICATED DESCRIPTIONS - PRIMARY & SECONDARY DWELLINGS - PAGE 3
 3. INDICATED AREAS OF PRIMARY & SECONDARY DWELLINGS

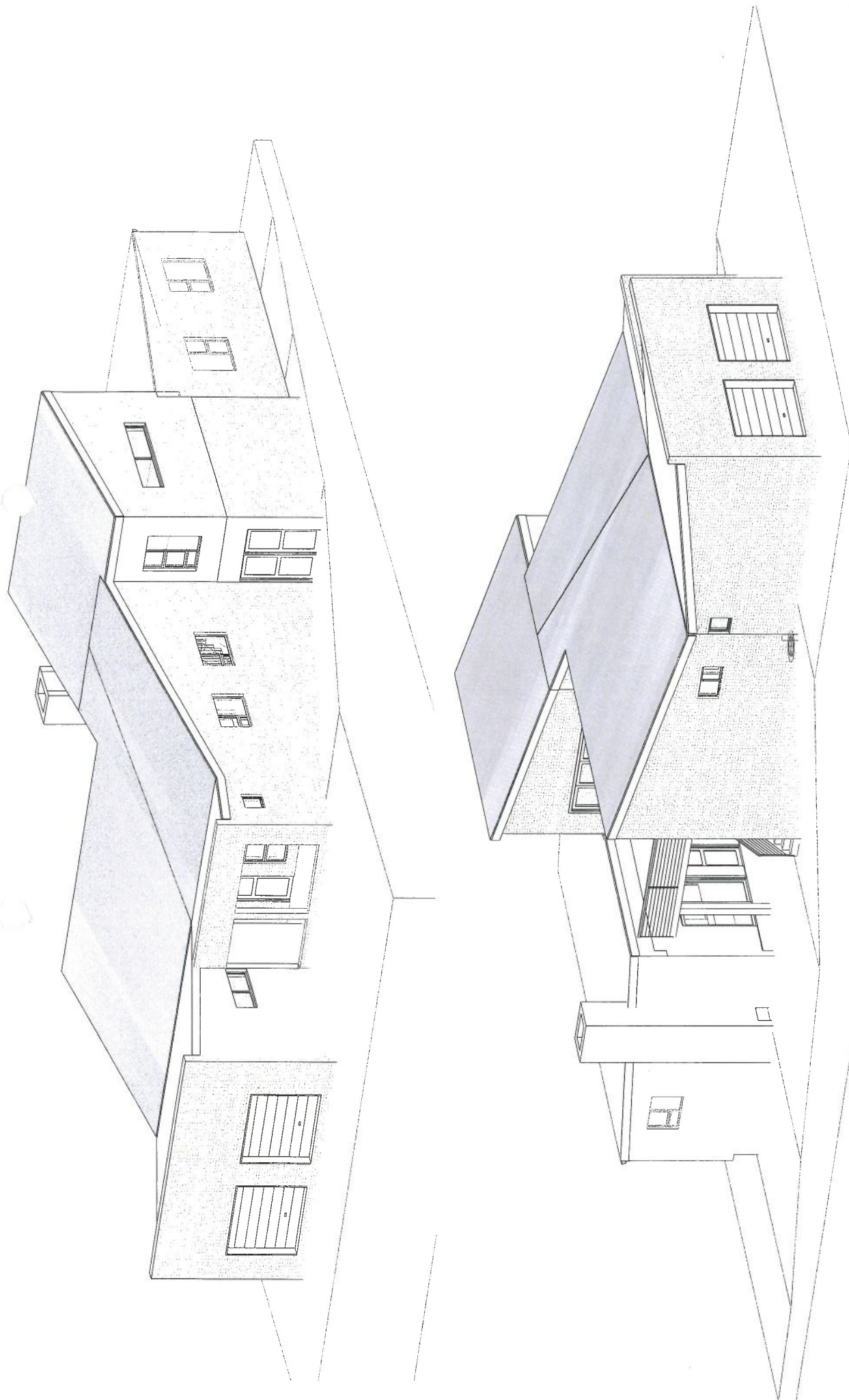
11 NOVEMBER 2020

PROJECT:
**PROPOSED ADDITIONS TO HUIS GROENEWALD ON
 ERF 909, FRANSKRAAL**

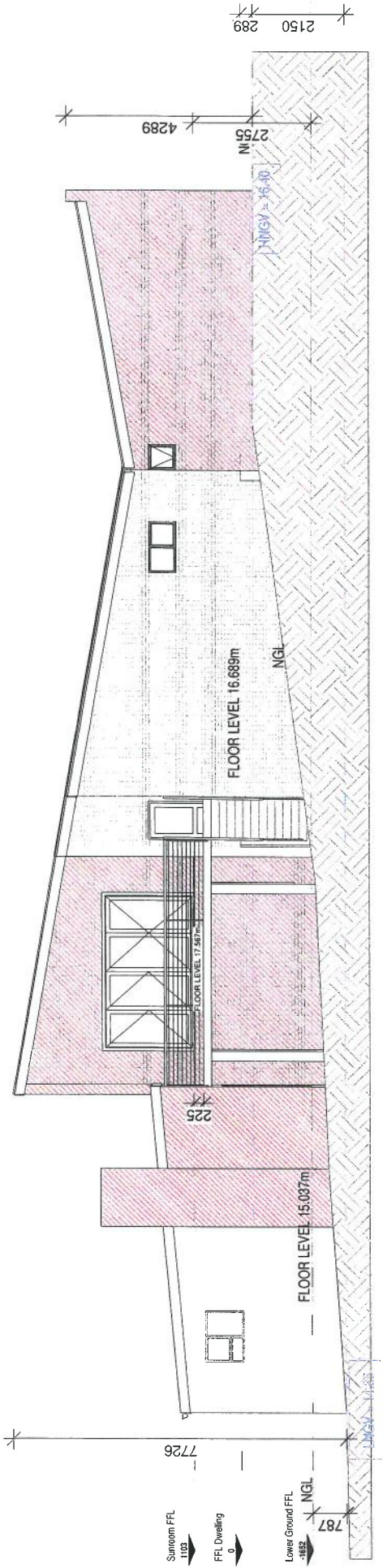
SHEET DESCRIPTION:
Lower Ground Floor

SCALE:	1:100	DRAWING #:	03/EG/19
DWG DATE:	2019-12-02	REVISION #:	
DRAWN:	J. Gerckke		
PLT DATE:	11-Nov-20 10:37:19 AM		





PROJECT:		PROPOSED ADDITIONS TO HUIS GROENEWALD ON ERF 939, FRANSKRAAL	
SHEET DESCRIPTION:		3D Proposed	
SCALE:	DRAWING #:	04/EG/19	
DWG DATE:	2019-12-02		
DRAWN:	J Gericke	REVISION #:	1
PLOT DATE:	17-Mar-20 11:56:53 AM		



East Elevation

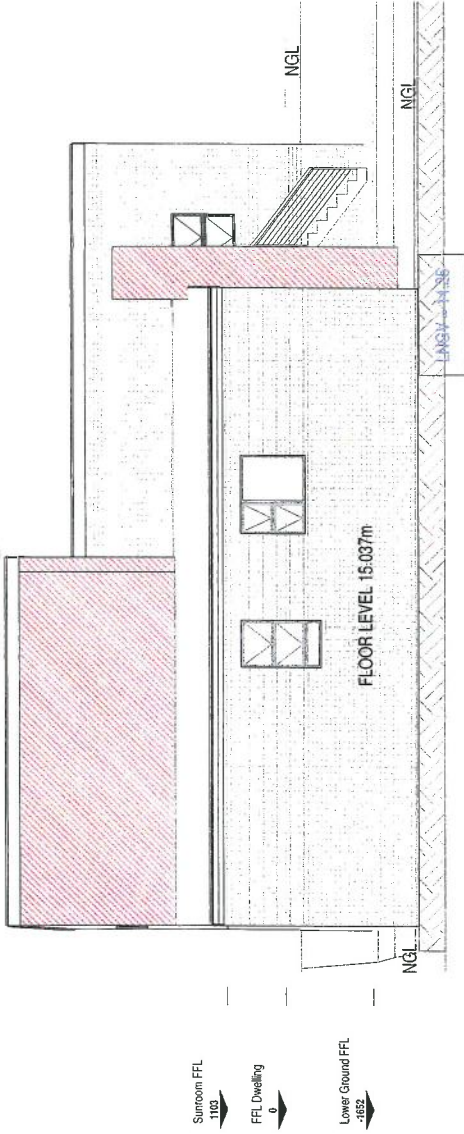
1 : 100



North Elevation

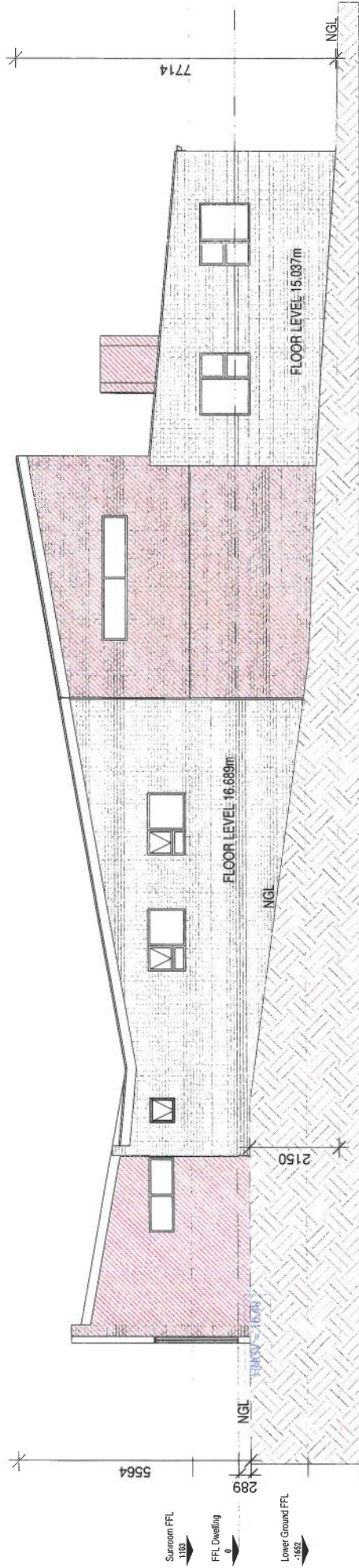
1 : 100

PROJECT:		SHEET DESCRIPTION:	
PROPOSED ADDITIONS TO HUIS GROENEWALD ON ERF 939, FRANSKRAAL		Elevations	
SCALE:	1 : 100	DRAWING #:	05/EG/19
DWG DATE:	2019-12-02	DRAWN:	J. Gericke
REVISION #:		REVISION #:	1
PLLOT DATE:	17-Mar-20 11:56:54 AM		



South Elevation

1 : 100



West Elevation

1 : 100

PROJECT:
**PROPOSED ADDITIONS TO HUIS GROENEWALD ON
 ERF 939, FRANSKRAAL**

SHEET DESCRIPTION:
Elevations 2

SCALE:	1 : 100	DRAWING #:	06/EG/19
DWG DATE:	2019-12-02	REVISION #:	
DRAWN:	J Gericks	PLOT DATE:	17-Mar-20 11:56:55 AM
			1