



OVERSTRAND MUNISIPALITEIT
ERF 5, RIVERSIDERYLAAN 9,
FISHERHAVEN: AANSOEK OM OPHEFFING
VAN BEPERKENDE
TITELAKTEVOORWAARDES : SJ LOUBSER
NAMENS MARLA & ILKA LOUBSER TRUST

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat die volgende aansoek ontvang is:

Aansoek ingevolge Artikel 16.(2)(f) van die bogenoemde Verordening om opheffing van beperkende titelaktevoorwaarde E.4(b), (c) en (d) soos vervat in Titelakte T99462/1999 van toepassing op Erf 5, Fisherhaven ten einde titelakte boulyne te verwyder, asook dekking en die tweede wooneenheid beperkinge.

Besonderhede aangaande die voorstel lê ter insae gedurende wekedae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus.

Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening aan die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **17 September 2021**, stipuleer u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. H. Olivier** 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. 109/2021

OVERSTRAND MUNICIPALITY
ERF 5, 9 RIVERSIDE DRIVE, FISHERHAVEN:
APPLICATION FOR REMOVAL OF
RESTRICTIVE TITLE DEED CONDITIONS: SJ
LOUBSER ON BEHALF OF MARLA & ILKA
LOUBSER TRUST

Notice is hereby given in terms of Section 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that the following application has been received :

Application in terms of Section 16.(2)(f) of the aforementioned By-Law for the removal of restrictive title deed conditions E.4.(b), (c) and (d) as contained in Title Deed T99462/1999 applicable to Erf 5, Fisherhaven in order to remove title deed building lines, coverage limitations and the second dwelling restriction.

Detail 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.

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 / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **17 September 2021**, quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, Mr. H. Olivier** 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. 109/2021

MASIPALA WASE OVERSTRAND
ISIZA 5, 9 RIVERSIDE DRIVE, FISHERHAVEN:
ISICELO SOKUSUSWA KWEMIQATHANGO
YESITHINTELO SETAYITILE KUNYE
NESINDULULO: SJ LOUBSER ON BEHALF OF
MARLA & ILKA LOUBSER TRUST

Isaziso siyanikezelwa ngokweCandelo lama-47 nele-48 loMthetho kaMasipala oLungisiweyo, uMasipala wase-Overstrand woCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 ukuba esi sicelo silandelayo sifunyenwe:

Isicelo ngokweCandelo 16. (2) (f) loMthetho kaMasipala okhankanywe ngentla wokususwa kwemiqathango yesithintelo setayitile E.4. (B), (c) no (d) njengoko kubhaliwe kwiTayitile yobunini T99462 / 1999 Isebenza kwiSiza 5, Fisherhaven ukuze kususwe imigca yesivumelwano sobunini, imida yokugubungela kunye nesithintelo sokuhlala sesibini.

Iinkcukacha ezimayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela phakathi kwentsimbi yesi-08:00 ne-16:30 kwiSebe: Izicwangciso ngeDolophu kwa16 Paterson Street, Hermanus.

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSoloty lama-51 nelama-52 oMthethwana kaMasipala ochazwe ngentla e(16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla we**17 uSeptemba 2021**, uchaze igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingathunyelwa ku**Mcwangcisi weDolophu, Mnu. H. Olivier kulenomoblo** 028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela iSebe LeZicwangciso ngeDolophu apho igosa likamasipala liza kukunceda ukwazi ukufaka izimvo zakho ngokusemthethweni.

Umlawuli kaMasipala, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Inothi kaMasipala Nombolo. 109/2021

All distances approximate
and subject to survey.

COPY RIGHT RESERVED

Property Description:

**ERF 5
FISHERHAVEN**

Plan Description:

LOCALITY MAP

Scale: **NTS**

Drawing Nr:
erf 5.fisherhaven.drw

Date: **MAY 2021**



**PROPOSED REMOVAL OF RESTRICTIVE TITLE
DEED CONDITIONS**

ERF 5 FISHERHAVEN

DIVISION: CALEDON

OVERSTRAND MUNICIPALITY

1. BACKGROUND

Mr. S. Loubser on behalf of the Maria & Ilka Loubser Trust, the owner of Erf 5 Fisherhaven has instructed the company Plan Active to compile a motivation report for the removal of restrictive Title Deed conditions of Erf 5 Fisherhaven.

The owner intends to make alterations and additions to the existing structures on the subject property. The Title Deed applicable to Erf 5 Fisherhaven contains restrictions that need to be addressed in order for the proposed alterations and additions to be approved. The alterations and additions that are proposed are compliant with the land use restrictions in terms of the Zoning Scheme Regulations with reference to the Residential Zone 1 zoning and therefore no departure application is needed.

Erf 5 Fisherhaven is 793m² in extent and is held by Title Deed Number T99462/1999.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(f) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the removal of restrictive Title Deed conditions.

3. DESIRABILITY

3.1 PROPERTY DESCRIPTION

Erf 5 Fisherhaven is located at 9 Riverside Drive, Fisherhaven. Erf 5 Fisherhaven is 793m² in extent. Please refer to the enclosed locality plan.

3.2 ZONING

Erf 5 Fisherhaven is zoned Residential Zone 1 and it is utilized as such. The surrounding properties are also zoned for single residential purposes, public roads and public open spaces.



3.3 LAND USE

Erf 5 Fisherhaven is used for residential purposes. A double storey dwelling and garage are established on the subject property. Access to Erf 5 Fisherhaven is obtained from Riverside Drive, Fisherhaven.

Land uses that surround Erf 5 Fisherhaven are single dwellings, public roads, and public open spaces. It is therefore evident that Erf 5 Fisherhaven is situated within a predominantly single residential area.

3.4 PROPOSAL

The following is proposed:

The removal of restrictive Title Deed conditions in terms of Chapter 4, Section 16(2)(f) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020.

Erf 5 Fisherhaven is 793m² in extent and it is one of the smaller erven in the Fisherhaven area. The intention of the owner of the subject property is to make alterations and additions to the existing structures on the subject property. Title Deed No. T99462/1999 contains restrictions that need to be removed in order for the proposed alterations and additions to be approved. The detail of the proposed alterations and additions can be described as follows:

- **Extending the double garage and back patio stoep.**

The extension will encroach the 3.15m rear Title Deed building line as stipulated in the Title Deed applicable to the subject property.

- **A roof proposed over the courtyard.**

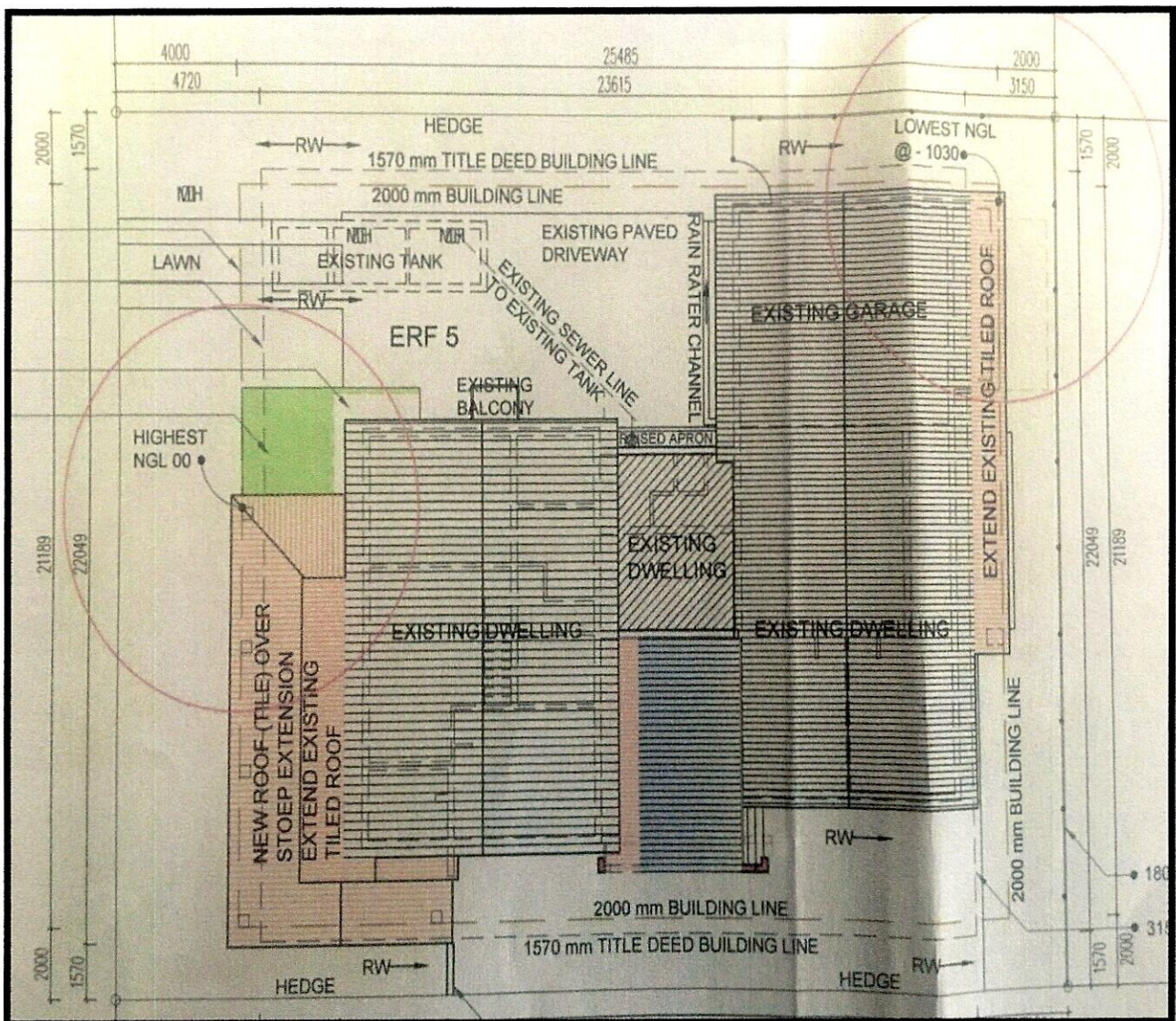
The proposed roof over the courtyard will contribute to the increased coverage and will be more than the permissible coverage of 30% which is stipulated in the mentioned Title Deed. After the construction and completion of the proposed alterations and additions, the coverage of the subject property will be **±44%**, which is still lower than the permissible coverage of 50% as stipulated in the Scheme Regulations.

- **Enclosing the balcony on the first floor and adding a veranda roof over the stoep.**

The extension will encroach the 4.72m Title Deed street building line.

It should be noted that no departure application is made as the alterations will still adhere to the development rules as described in the Zoning Scheme Regulations.

It should also be noted that the proposed alterations will still comply with the development rules stipulated in the Scheme Regulations for Residential Zone 1:Single Residential properties.



3.4.1. Proposed Removal of a Title Deed restriction

The enclosed Title Deed, T99462/1999 contains the following Title Deed restrictions that have to be addressed:

- **Page 5, paragraph (4)(b-d):**
 - (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;
 - (c) not more than 30% of the area thereof shall be built upon;
 - (d) no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 1,57metres 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 space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf;

The reasons to have the above-mentioned Title Deed Restrictions removed are mainly because they are stricter than the development rules as prescribed in the Zoning Scheme Regulations for properties with a Residential Zone 1: Single Residential Zoning. The detail can be described as follows:

- **Page 5, paragraph (4)(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.”*

The Overstrand Municipal Land Use Scheme Regulations, 2020 states the following primary land uses for erven with a Residential Zone 1 zoning:

Primary uses are: crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering.

The condition in the mentioned Title Deed, is more restrictive than the Scheme Regulations and therefore it is the intention to remove the condition in order for the owner to take up the primary right of a second dwelling should he plan to do so in future without having to go through a removal of Title Deed Restrictions again.

- **Page 5, paragraph (4)(c):** *“Not more than 30% of the area thereof shall be built upon.”*

It should be noted that the subject property is one of the **smaller erven in Fisherhaven**. With the proposed additions and alterations on the subject property, the 30% coverage will be exceeded as stipulated in the mentioned Title Deed, however the new proposed coverage (**±44%**) will still be in accordance with the Scheme Regulations which stipulates a **50%** permissible coverage allowable for erven with a Residential Zone 1, zoning.

The following development rules apply for erven with a Residential Zone 1 zoning with regards to the permissible coverage:

Coverage

The maximum coverage for all buildings on the land unit is determined in accordance with the net erf area, as listed in the table below:

Net erf area	Maximum coverage
<i>Less than 150 m²</i>	80%
<i>Less than 400 m²</i>	65%
400 m² and greater	50%

- **Page 5, paragraph (4)(d):** *“No building or structure or any portion thereof except boundary walls and fences shall be erected nearer than **4.72 metres** to 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 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 space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf."

It should be noted that the Title Deed building lines are more restrictive than the building lines described in the Zoning Scheme Regulations. The following building lines are prescribed for properties with a Residential Zone 1 zoning:

Building lines

Street building line

The street building line is determined in accordance with the net erf area, as listed in the table below:

Net erf area	Street building line
Less than 150 m ²	1,0 m
Less than 400 m ²	2,0 m
400 m² and greater	4,0 m

Where a garage obtains direct access from the street, a 4,0 m building line applies. The street building line of erven of 400 m² and greater is 4,0 m, provided that:

- an erf with an average depth of 20,0 m or less has a 3,0 m street building line;

Side and rear building line

The side and rear building lines are determined in accordance with the net erf area, as listed in the table below:

Net erf area	Side and rear building lines
Less than 150 m ²	At least 1,0 m one side and 0 m on the other side. Rear = 1,0 m.
Up to 400 m ²	1,0 m
Greater than 400 m²	2,0 m

It is clear that the restrictions in the Title Deed are more restrictive than the development rules in the Zoning Scheme Regulations. By removing the Title Deed Restrictions, the owner will be able to develop the property per the development rules as stipulated in the Zoning Scheme Regulations for properties with a Residential Zone 1 zoning. It is important to note that no departures are applied for in terms of the land use restrictions prescribed in the Zoning Scheme Regulations.

According to **Chapter 4 Section 35(4)** of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020 and **Section 39(5)** of the Land Use Planning Act, 2014, when the Municipality considers the removal, suspension or amendment of a restrictive condition the municipality must consider the following:

- **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 vests in the person as the owner of a dominant tenement.**

The removal of the Title Deed restrictions will allow the property to be developed according to existing policies. The removal will also provide an opportunity for the owner to make alterations and additions to the existing structures on the subject property. This will increase the market value of the area and attract investment opportunities. Future owners will also be able to develop the subject property according to the primary uses and land use restrictions as set out in the **Zoning Scheme Regulations of the Overstrand Municipal Area.**

- **The personal benefit which accrue to the holder of rights in terms of the restrictive condition.**

The personal benefit accumulated to the owners in the township is insignificant insofar as the Title Deed conditions to be removed is concerned. None of the existing owners within the township will gain anything personally by having the restrictions removed, which prevents the subject property to be utilised according to the development rules in the Scheme Regulations. The proposal will have a positive impact on the existing built form in the area however such change is supported in the future planning documents of the area (**Overstrand Growth Management Strategy**). Surrounding property owners are still protected by the policies in place for the area such as the **Zoning Scheme Regulations of the Overstrand Municipal Area** and the **Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020**. The proposed removal of the restrictive Title Deed conditions will increase the market value of the property as well as the area as the Title Deed restrictions are more restrictive than the land use restrictions prescribed in the Scheme Regulations. This in turn leads to the social and economic benefit to the local community as greater investment will be attracted.

- **The personal benefit which will accrue to the person seeking the removal of the restrictive condition if it is removed.**

The property owner will benefit from the removal of the mentioned Title Deed restrictions as it will create an opportunity to execute additions and alterations on the subject property. The removal of the Title Deed restrictions will allow the owner to improve the structure on the subject property.

- **The social benefit of the removal, suspension or amendment of the restrictive conditions remaining in place.**

Should the conditions remain in place, the status quo will remain. If the type of conditions to be removed is considered, it is doubtful that the retention thereof would have a significant social benefit.

The retention of the restrictions will add another layer to be enforced by the Overstrand Municipality, in addition to the Zoning Scheme Regulations' requirements.

- **The social benefit of the removal, suspension or amendment of the restrictive condition**

It can be argued that the possible social benefit of removing the restrictive Title Deed conditions and consequently allowing for alterations and additions to the existing structures on the subject property will be positive. Removing the conditions will enable the better utilization of the property in terms of modern city development. Furthermore, the removal of the Title Deed conditions is in line with the land use planning principles of efficiency and spatial sustainability as set out in the SPLUMA and LUPA, in that the development promotes intensification of land uses with the constraints of existing infrastructure, without detracting from the visual or residential appeal of the area.

- **Whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of the rights**

The removal of the restrictions will not remove the rights completely, as the **Overstrand Municipality's Amended By-law on Municipal Land Use Planning 2020 and The Overstrand Municipal Land Use Scheme Regulations, 2020** provide a certain level of control that will guide the manner in which the property will be both used and developed.

With reference to Section 47 of the **Spatial Planning Land Use Management Act, 2013**, the removal of a restrictive Title Deed conditions will not deprive any person in the subject area of Fisherhaven as contemplated in Section 25 of the **Constitution of the Republic of South Africa**. By denying the removal of the Title Deed restrictions, the property owner will be deprived from utilising the subject property to its full potential.

The removal of the Title Deed restrictions applied for and the application, are made in the prescribed manner as per the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020. The proposed removal of the restrictions will therefore be in the interest of the general public. In relation to the above, the benefit of removing the Title Deed restrictions outweighs the benefits of keeping the restrictions in place.

3.5 ACCESS

Vehicular and pedestrian access to Erf 5 Fisherhaven and the existing dwelling are gained from Riverside Drive, Fisherhaven. The access to the Erf 5 Fisherhaven will be retained after the proposed application has been concluded.

3.6 SERVICES

All services on Erf 5 Fisherhaven already exists. No additional services are required in order for the proposed application to be approved.

3.7 TITLE DEED

The Title Deed T99462/99 has restrictions that need to be removed in order for the owner to execute the proposed additions and alterations on the subject property.

The enclosed Title Deed, T99462/99 contains the following Title Deed restrictions that have to be addressed:

- (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;
- (c) not more than 30% of the area thereof shall be built upon;
- (d) no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 1,57metres of the lateral bounday 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 space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf;

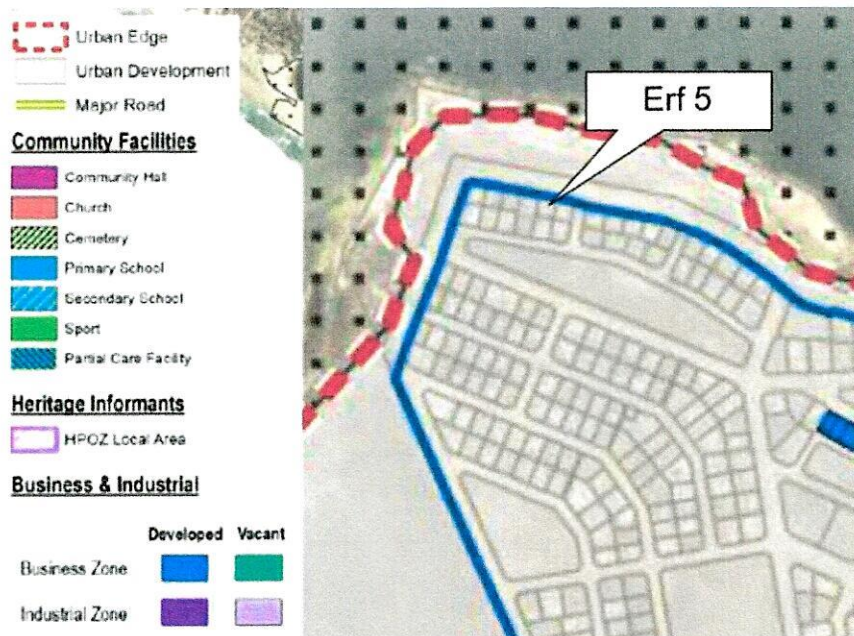
The reasons for the removal of the restrictive Title Deed conditions have already been covered as per paragraph 3.4.3 above.

There is no bond registered against Erf 5 Fisherhaven.

3.8 FORWARD PLANNING

Overstrand Municipal Spatial Development Framework (2020).

In terms of the Overstrand Wide Spatial Development Framework the subject property is earmarked for urban development purposes. The residential zoning of the subject property will be retained after the removal of restrictive Title Deed conditions application has been concluded.



Overstrand Growth Management Strategy (2010)

With reference to the Overstrand Growth Management Strategy the subject erf falls within Planning Unit 1 which represents the Fisherhaven Village. Incremental densification on 20% of erven through further subdivision is proposed in terms of this proposal.

With reference to the *Overstrand Growth Management Strategy (2010)*, the proposal will not have any impact on the proposed density for the area. Therefore, the proposed removal of restrictive Title Deed conditions can be supported.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Erf 5 Fisherhaven is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The property is not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

The subject property is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage.

In light of the above mentioned it is evident that the proposed removal of the restrictive Title Deed conditions will not have a negative impact on the heritage value of the subject property or the greater area of Fisherhaven.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed removal of the Title Deed restrictions do not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

3.10 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

Spatial Justice: The proposed removal of the Title Deed restrictions are in line with the current land use tendencies in the vicinity, within the Fisherhaven area. The

proposed removal of restrictive Title Deed conditions will create an opportunity for the owner to develop the subject property according to the land use restrictions imposed by the zoning scheme regulations.

Spatial sustainability: The proposed removal of the Title Deed restrictions is in line with the current character of the established residential area. The proposed application will have no impact on the conservation worthy areas of Fisherhaven. The proposal does not have any impact on the residential character for the specific area of Fisherhaven.

Efficiency: The proposed application for the removal of the restrictive Title Deed conditions will promote the optimisation of the use of space within a developed residential area.

Spatial Resilience in the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e. communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies and land use management systems should enable the communities to be able to resist, absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner, which includes the preservation and restoration of essential basic infrastructure and functions, but also adaptation in order to ensure increased resilience in terms of future shocks (United Nations Office for Disaster Risk Reduction, 2009). In our opinion the principle of Spatial Resilience is not applicable to this application.

Good administration: Our Company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an

efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020.

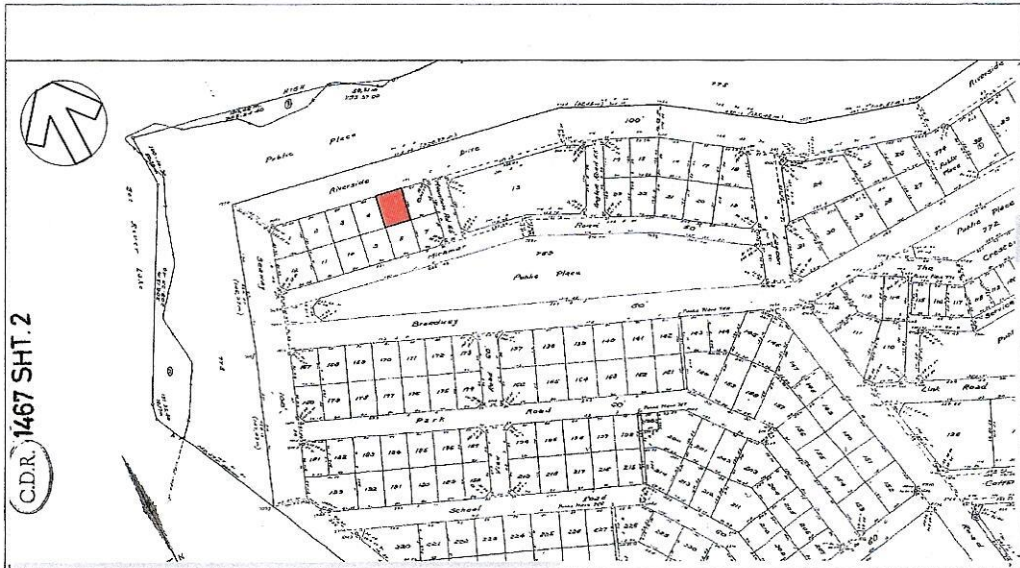
4. RECOMMENDATION

When this application is evaluated it is important to take note of the following:

- The proposed removal of the restrictive Title Deed conditions in order to permit alterations and additions falls within the existing land use tendencies in the area;
- The proposal is will not have a negative impact on the residential character of the area;
- The proposal will not have a negative impact on the existing services;
- The proposed alterations and additions will be done in accordance with the land use restrictions as stipulated in the Scheme Regulations for the Overstrand Municipality;
- The proposed removal of restrictive Title Deed conditions will not have a negative impact on the land values of the surrounding erven.
- The proposed application is in line with Spatial Planning Land Use Management Act, 2013 (SPLUMA) and the Land Use Planning Act, 2014 (LUPA).

With regards to the above mentioned it would be appreciated if the Overstrand Municipality would consider the application favourably for the removal of restrictive Title Deed conditions of Erf 5 Fisherhaven.

C.D.R. 1467 SHT. 2



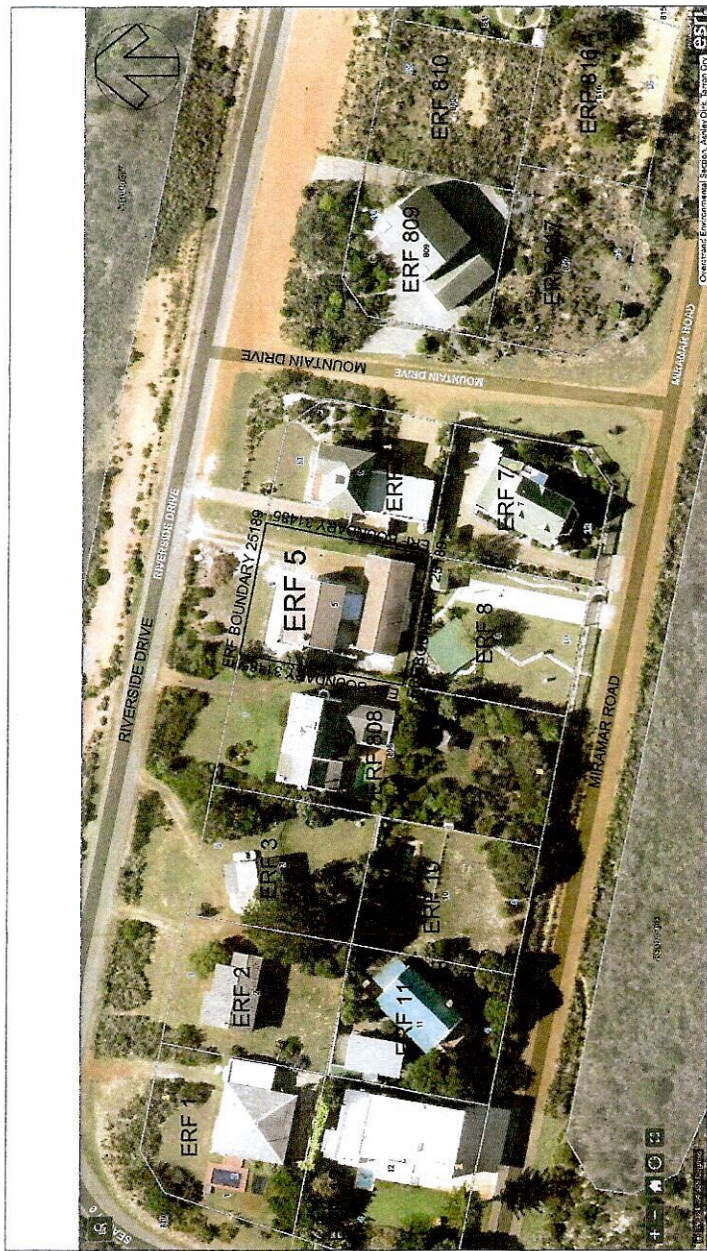
• LOCALITY PLAN (CSG) SCALE 1:10 000

BenK
draft

BEN KUNZ
SACAP REGISTRATION: PAD 24750382
073 317 3187

Project: ADDITIONS & ALTERATIONS

APPLICATION FOR REMOVAL OF TITLE DEED
RESTRICTION ON ERF NO 5, 9 LAGOON DRIVE,
FISHERHAVEN: "NOT MORE THAN 30 % OF
AREA THEREOF SHALL BE BUILT UPON".



• LOCALITY PLAN (GOOGLE VIEW) SCALE 1:1000

LOCATION	ERF NO 5, 9 RIVERSIDE DRIVE, FISHERHAVEN
PORTION SIZE	793 m ²
ROADS	MIRAMAR ROAD: RURAL ROAD MOUNTAIN DRIVE: RURAL ROAD RIVERSIDE DRIVE: RURAL ROAD
NEAREST TOWN	HERMANUS

Scale

AS SHOWN ON A3

Checked

B. KUNZ

SACAP registration: PAD 24750382

Drawn

B.K.

Date

JANUARY 2021

Client

MARLA & ILKA LOUBSER TRUST

Drawing

LOCALITY PLAN

Drawing No.

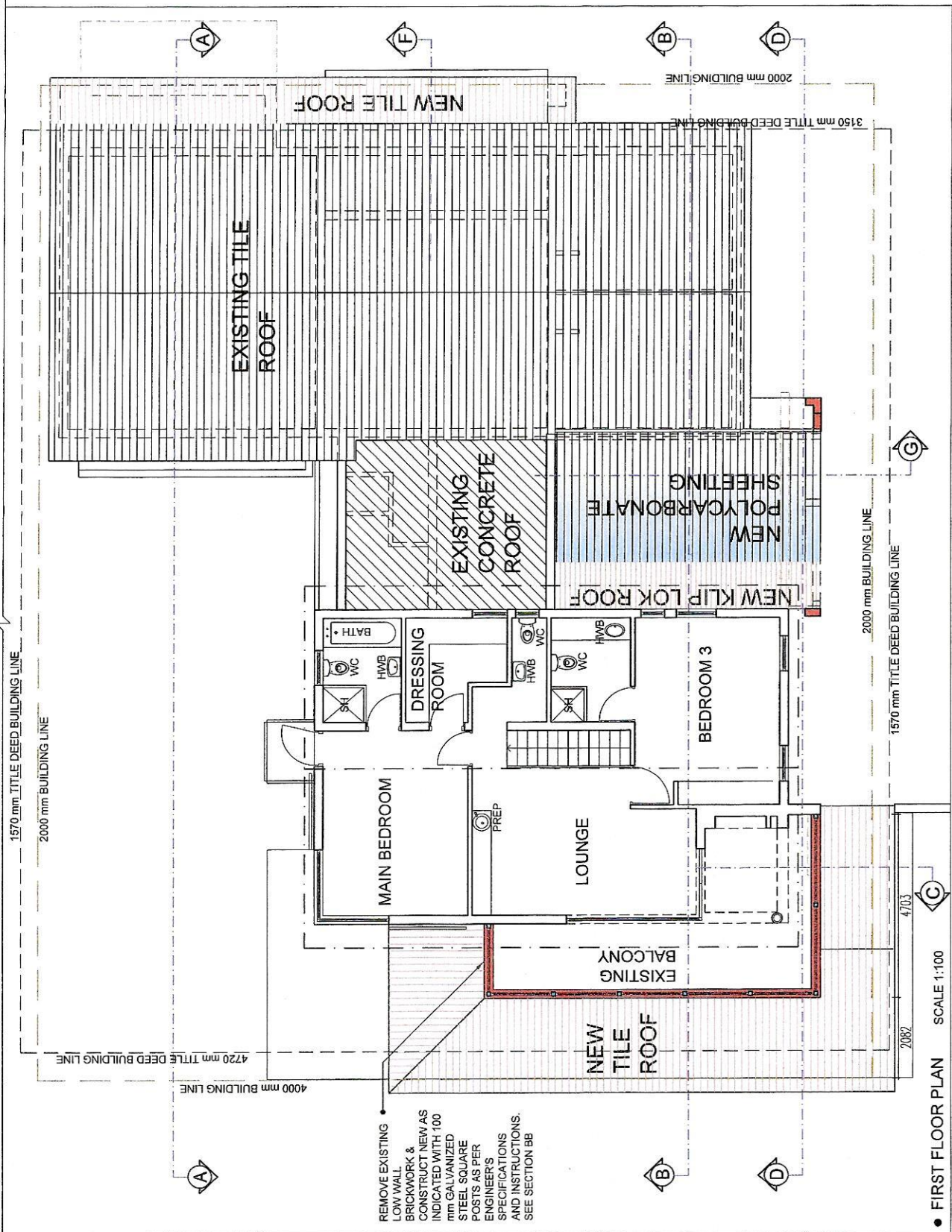
er7_LOUBSER_A3(01-2021)-TDR

Sheet no:

1 OF 8

This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings.

GENERAL NOTES:
 - ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR / LAND SURVEYOR PRIOR TO COMMENCING SETTING OUT OF CONSTRUCTION.
 - FIGURED DIMENSIONS ONLY TO BE USED.
 - DISCREPANCIES, ERRORS AND OMISSIONS ARE TO BE REPORTED IMMEDIATELY AFTER THEY BECOME EVIDENT.
 - ALL MATERIALS AND PRACTICES TO COMPLY WITH NATIONAL BUILDING REGULATIONS, SABS STANDARDS.
 - THE CONTRACTOR MUST ENSURE THAT THE DIMENSIONS GIVEN ON DETAILS CORRESPOND TO THE GENERAL DIMENSIONS OF THE WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SIZES OF THE WORK FOR WHICH THE DETAILS IS GIVEN.
 - THE CONTRACTOR MUST COMPLY WITH ALL MUNICIPAL, BY-LAWS, OHSS AND M&OS ACTS.
 - ALL DRAWINGS TO BE REPRODUCED TOGETHER AND REFER TO THE SAME WORK COORDINATES.
 - ALL DEVIATIONS FROM THIS DRAWING OR SPECIFICATIONS THE RESULTING WORK WILL BE THE SOLE RESPONSIBILITY OF THE CLIENT / CONTRACTOR.
 - IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A SOIL INVESTIGATION DONE BY A COMPETENT PERSON / GEOLOGIST AND ENGINEER, SHOULD THE SOIL CONDITIONS NOT BE SUITABLE FOR CONVENTIONAL STRIP FOUNDATIONS AS PER DRAWINGS, IT IS THE CLIENT'S RESPONSIBILITY TO APPOINT A REGISTERED ENGINEER TO DESIGN SUCH FOUNDATIONS.



REMOVE EXISTING LOW WALL
 BRICKWORK & CONSTRUCT NEW AS INDICATED WITH 100 mm GALVANIZED STEEL SQUARE POSTS AS PER ENGINEER'S SPECIFICATIONS AND INSTRUCTIONS. SEE SECTION BB

• FIRST FLOOR PLAN SCALE 1:100

Sheet no: 4 OF 8

Drawing No. erf7_LOUBSER_A3/04-2021-TDR

Client: MARLA & ILKA LOUBSER TRUST
 Drawing: FIRST FLOOR PLAN

Scale: AS SHOWN ON AS
 Checked: B. KUNZ
 Drawn: B.K
 Date: JANUARY 2021
 SACAP registration: PAD 24750382

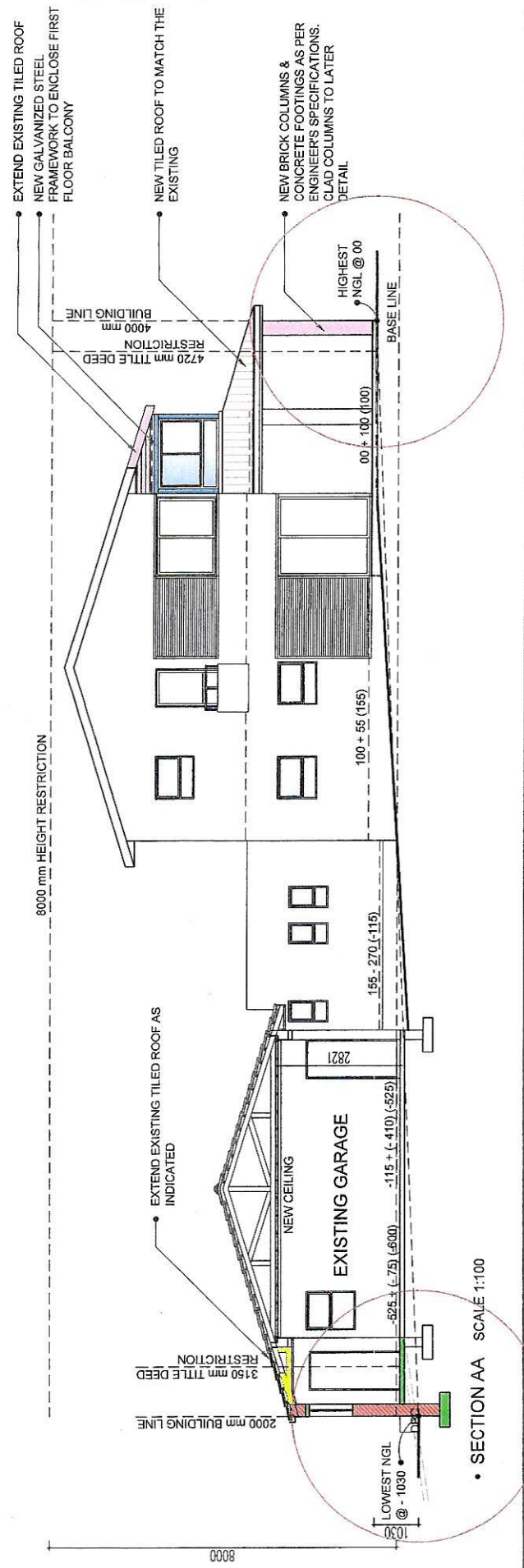
Project: ADDITIONS & ALTERATIONS
 APPLICATION FOR REMOVAL OF TITLE DEED RESTRICTION ON ERF NO 5, LAGOON DRIVE, FISHERHAVEN: "NOT MORE THAN 30 % OF AREA THEREOF SHALL BE BUILT UPON".

BenK draft
 BEN KUNZ
 SACAP REGISTRATION: PAD 24750382
 073 317 3187

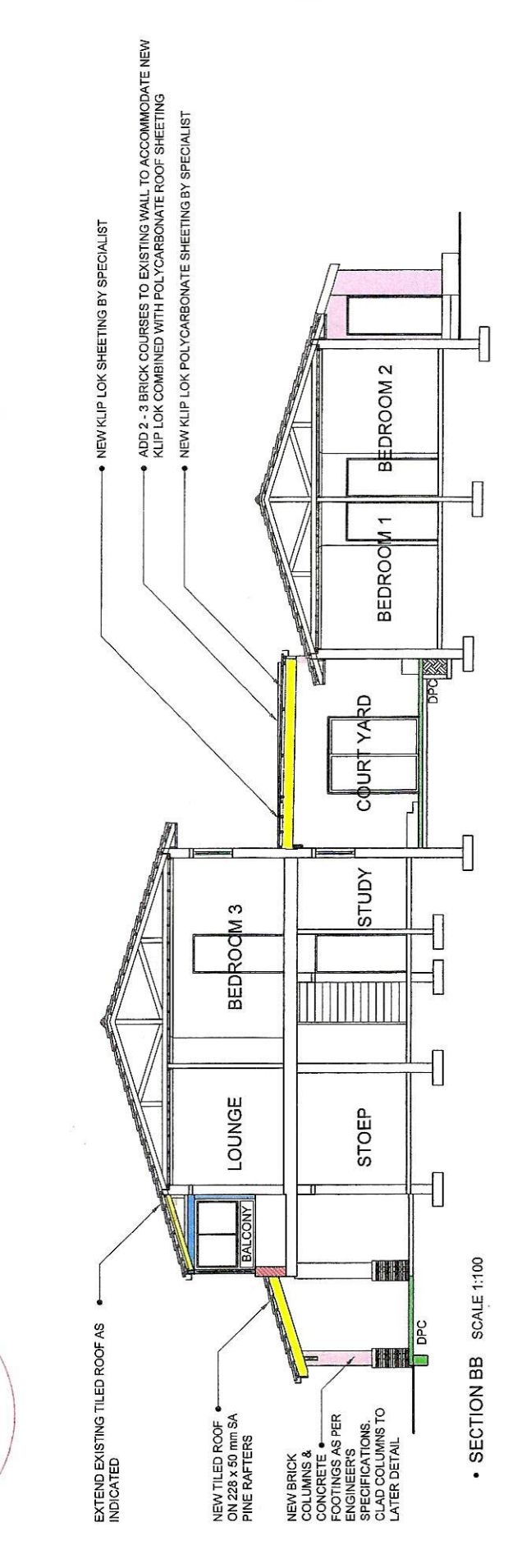
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- THE CONTRACTOR MUST ENSURE THAT THE DIMENSIONS GIVEN ON DETAILS CORRESPOND WITH THE DIMENSIONS OF ANY WORK ALREADY BUILT WHICH GOVERNS THE POSITIONING OF WORK FOR WHICH THE DETAILS IS GIVEN.
- THE CONTRACTOR MUST COMPLY WITH ALL MUNICIPAL - BY-LAWS, OHSS&S AND M&OS ACTS.
- ALL DRAWINGS TO BE READ TOGETHER AND CORRELATED BEFORE WORK COMMENCES.
- THIS DRAWING IS FROM THE SPECIFICATIONS THE RESULTING WORK WILL BE THE SOLE RESPONSIBILITY OF THE CLIENT/ CONTRACTOR.
- IT IS THE SOLE RESPONSIBILITY OF THE CLIENT/ CONTRACTOR TO HAVE A SOIL INVESTIGATION DONE BY A REGISTERED PERSON / GEOLOGIST AND ENGINEER SHOULD THE SOIL CONDITIONS NOT BE SUITABLE FOR CONVENTIONAL STRIP FOUNDATIONS AS PER DRAWINGS, IT IS THE CLIENT'S RESPONSIBILITY TO APPOINT A STRUCTURAL ENGINEER TO DESIGN SUCH FOUNDATIONS.



SECTION AA SCALE 1:100



SECTION BB SCALE 1:100

Project ADDITIONS & ALTERATIONS

APPLICATION FOR REMOVAL OF TITLE DEED RESTRICTION ON ERF NO 5, LAGOON DRIVE, FISHERHAVEN: "NOT MORE THAN 30 % OF AREA THEREOF SHALL BE BUILT UPON".

Scale AS SHOWN ON A3

Checked B. KUNZ

Scale SACAP registration: PMD 24750382

Client MARLA & ILKA LOUBSER TRUST

Client erf7_LOUBSER_A3/05-2021-TDR

Drawn B.K.

Date JANUARY 2021

Drawing No. erf7_LOUBSER_A3/05-2021-TDR

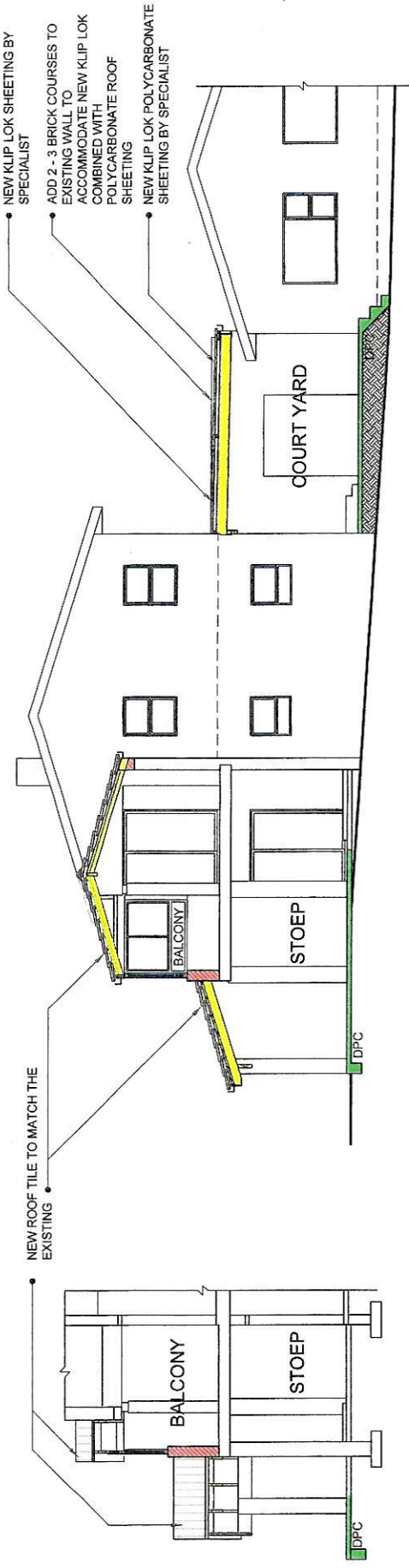
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Sheet no. 5 OF 8

SECTIONS

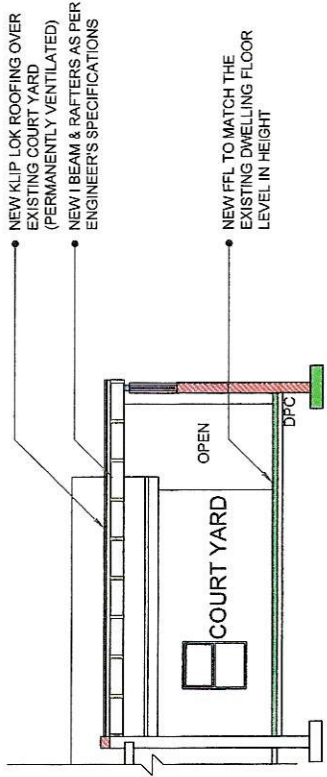
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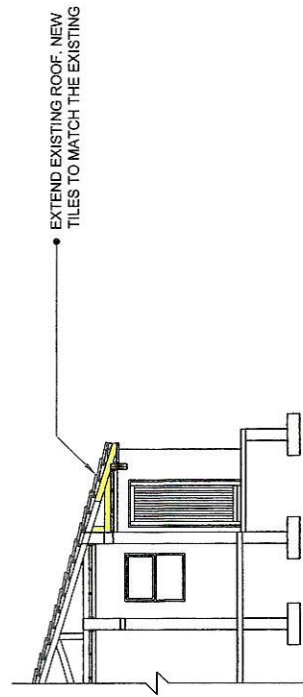


• SECTION DD SCALE 1:100

• SECTION C SCALE 1:100



• SECTION G SCALE 1:100



• SECTION F SCALE 1:100

Sheet no: 6 OF 8

Drawing No. erf7_LOUBSER_A3/06-2021-TDR

Client: MARLA & ILKA LOUBSER TRUST
Drawing: SECTIONS

Scale: AS SHOWN ON A3
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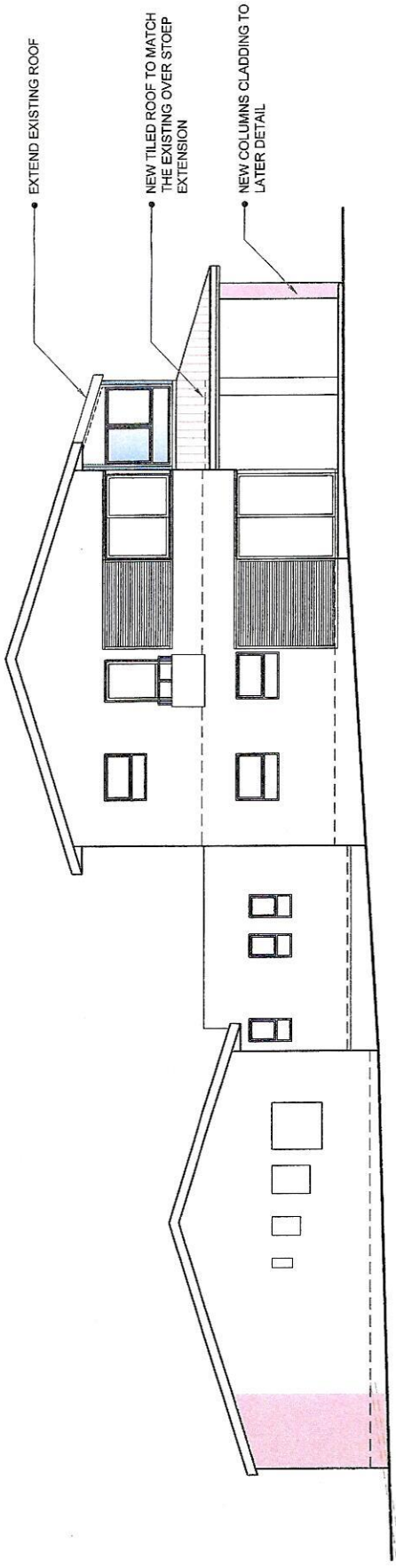
Project: ADDITIONS & ALTERATIONS
APPLICATION FOR REMOVAL OF TITLE DEED RESTRICTION ON ERF NO 9, LAGOON DRIVE, FISHERHAVEN; "NOT MORE THAN 30 % OF AREA THEREOF SHALL BE BUILT UPON".

BenK draft
BEN KUNZ
SACAP REGISTRATION: PAD 24750382
073 317 3187

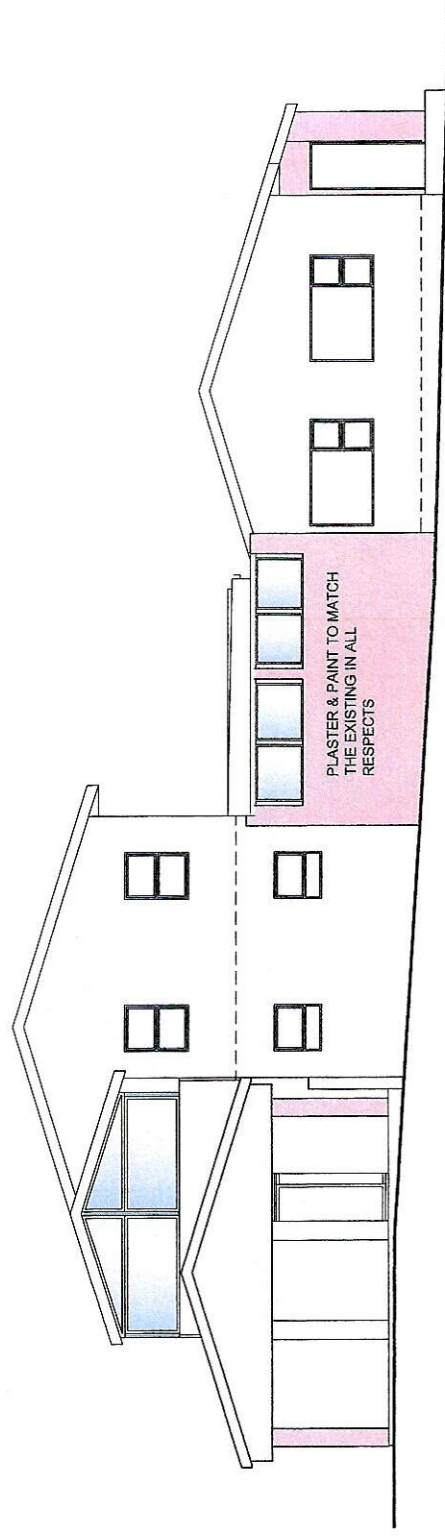
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• SOUTH EAST ELEVATION SCALE 1:100



• NORTH WEST ELEVATION SCALE 1:100

Sheet no.: 7 of 8

Drawing No. ef7_LOUBSER_A3/07-2021-TDR

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 Drawing: ELEVATIONS

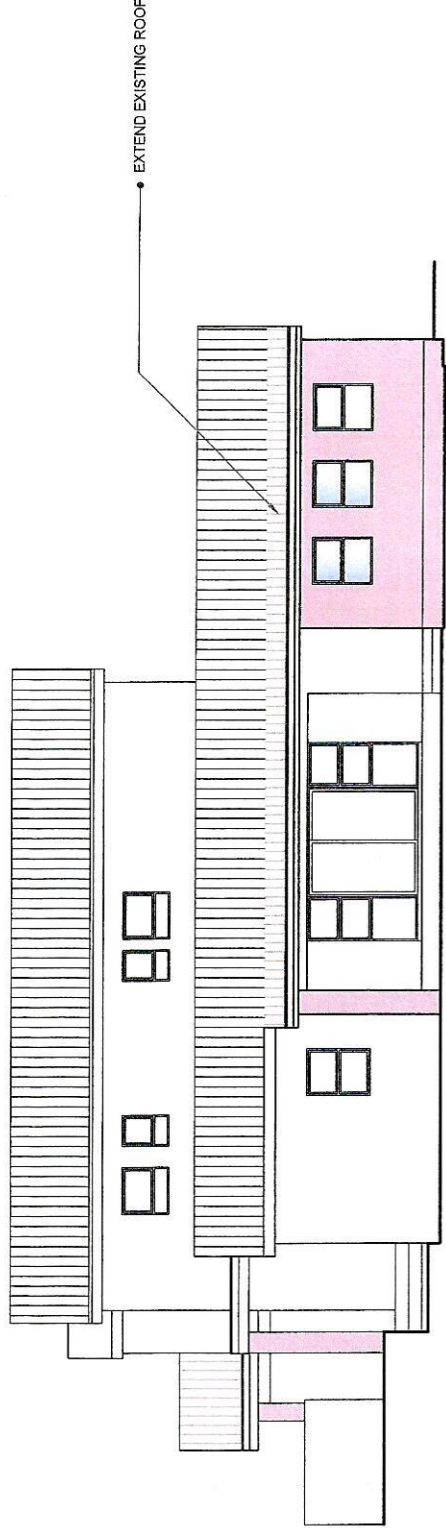
Scale: AS SHOWN ON AS
 Drawn: B.K.
 Checked: B. KUNZ
 Date: JANUARY 2021
 SACAP registration: PAD 24750382

Project: ADDITIONS & ALTERATIONS
 APPLICATION FOR REMOVAL OF TITLE DEED RESTRICTION ON ERF NO 5, LAGOON DRIVE, FISHERHAVEN: "NOT MORE THAN 30 % OF AREA THEREOF SHALL BE BUILT UPON".

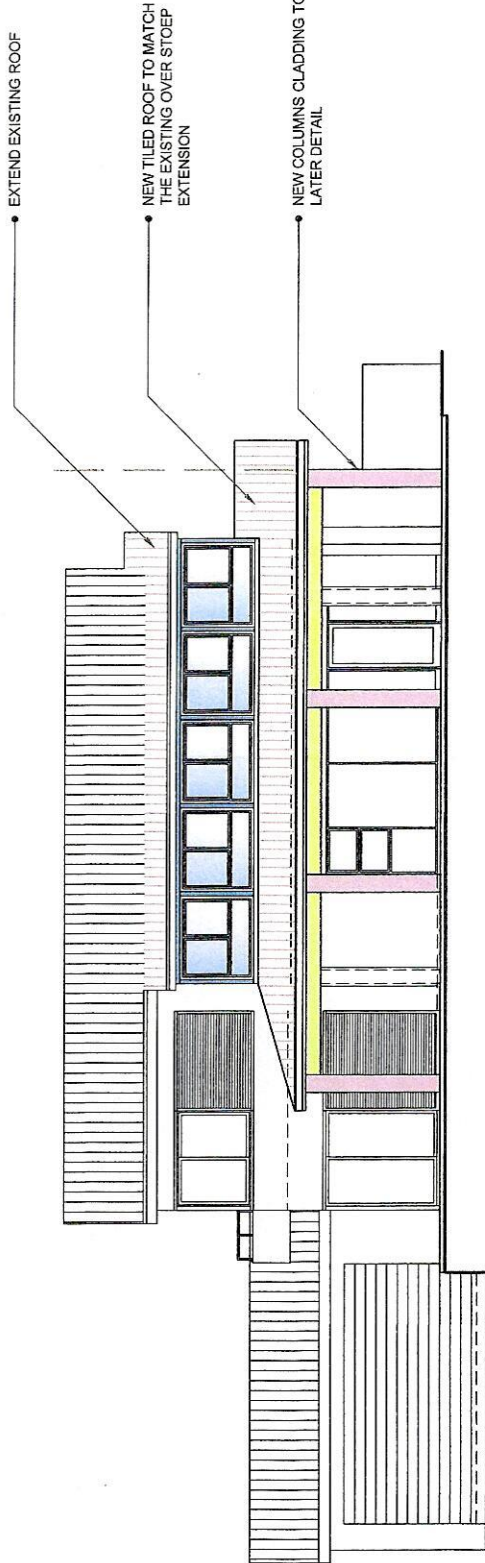
BenK
 draft

BEN KUNZ
 SACAP REGISTRATION: PAD 24750382
 073 317 3187

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• SOUTH WEST ELEVATION SCALE 1:100



• NORTH EAST ELEVATION SCALE 1:100

BenK
draft

BEN KUNZ
 SACAP REGISTRATION: PAD 24750382
 073 317 3187

Project ADDITIONS & ALTERATIONS

APPLICATION FOR REMOVAL OF TITLE DEED RESTRICTION ON ERP NO 5, 9 LAGOON DRIVE, FISHERHAVEN: "NOT MORE THAN 30 % OF AREA THEREOF SHALL BE BUILT UPON".

Scale

AS SHOWN ON A3

Checked

B. KUNZ

Drawn

B.K.

Date

JANUARY 2021

Client

MARLA & ILKA LOUBSER TRUST

Drawing

ELEVATIONS

Drawing No.

er7_LOUBSER_A3/08-2021-TDK

Sheet no.

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