

ERF 9902, 223 ELEVENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF ESTATE LATE BRIAN EDWARD THORPE

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

- departure in terms of Section 16(2)(b) of the By-Law for the following:
 - relaxation of the permissible boundary wall height of 2.1m to (±3.612m) to accommodate the existing walls;
 - relaxation of the permissible building height restriction from 8.0m to 8.1877m to accommodate the existing roof, and
- determination of an administrative penalty in terms of Section 16(2)(q) of the By-Law, to legalize the existing walls and roof/structures on the property.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **14 April 2022**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Mr P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 9902, ELFDESTRAAT 223, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MNRE WRAP PROJECT OFFICE NAMENS ESTATE LATE BRIAN EDWARD THORPE

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is ten einde die volgende te doen:

- afwyking ingevolge Artikel 16(2)(b) vir die volgende:
 - verslapping van die toelaatbare grensmuurhoogte vanaf 2.1m na (±3.612m) om die bestaande mure te akkommodeer;
 - verslapping van die toelaatbare gebouhoogtebeperking vanaf 8.0m na 8.1877m om die bestaande dak te akkommodeer, en
- bepaling van 'n administratiewe boete ingevolge Artikel 16(2)(q) van die Verordening, om die bestaande mure en dak/strukture op die eiendom te wettig.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op **14 April 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr P Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 9902, 223 ELEVENTH STREET, VOËLKLIP, HERMANUS, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOKUNYENISWA NOKUGQITYWA KWESOHLWAYO: IOFISI YAKWA MESSERS WRAP PROJECT EGAMENI EGAMENI LIKA LELIFA NOMHLABA WONGASEKHOYO BRIAN EDWARD THORPE.

Esi saziso sikhutshwa ngokwemiqathango yeSoloty 48 loMthethwana kaMasipala waseOverstrand Otshintshweyo woYilo lokuSetyenziswa koMhlaba (uMthethwana) wowama-2020 ngokwezicelo ezichazwe:

- Ukuphambuka: Isicelo sokuphambuka ngokweSoloty 16(2)(b) lalo Mthethwana ukuvumela okulandelayo:
 - Ukunyeniswa kobude obuvumelekileyo bodonga lomda oyi-2.1m ukuya kwi-(±3.612m) ukulungiselela iindonga ezikhoyo;
 - Ukunyeniswa kothintelo lobude obuvumelekileyo besakhiweo ukusuka kwi-0.8m ukuya kwi-8.1877m ukulungiselela uphahla olukhoyo.
- Ukumiselwa kwesohlwayo solawulo ngokweCandelo le-16(2)(q) loMthetho kaMasipala, ukuze kwenziwe ngokusemthethweni iindonga ezikhoyo nophahla/ izakhiwo kwipropati..

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi **14 uApreli 2022** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **uMnu. P Roux** kule nombolo 028-313 8900. Umasipala angala ukuzamkela izimvo ezifike emva komhla wokuvulwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



ERF 9902, 223 ELEVENTH STREET, VOELKLIP, HERMANUS

Date: 2021/11/05



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
OM By-Law	Overstrand Municipality By-Law on Municipal Land Use Planning, 2015, as amended
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Spatial Development Framework, 2020
SDP	Site Development Plan
SR1	Residential Zone 1: Single Residential

2. SUMMARY OF STATUS QUO AND PROPOSED PROPERTY DETAILS

Consultant	WRAP Project Office
Restrictive title deed conditions	None
Erf extent	2379m ²
Current zoning	Residential Zone 1: Single Residential

3. BACKGROUND

Erf 9902 Hermanus, hereafter referred to as the subject property is owned by the Estate Late Brian Edward Thorpe, hereafter referred to as the applicant.

The applicant constructed a new garage and a new boundary wall with a motorised gate. After construction was concluded, the applicant noticed that the boundary wall was constructed above the allowable height of 2,1m. Measurements were taken and it was confirmed that the boundary wall was above the allowed 2,1m. The boundary wall steps down the natural ground level with each step having a different encroachment height. The highest point being $\pm 3,162\text{m}$ high, which necessitates a permanent departure application.

In addition to the construction of the new garage and boundary wall, the applicant increased the dwelling's footprint by expanding the southern section of the dwelling house. The roof of the additional section was built to match the profile and massing of the existing roof. The existing roof was built on the 8,0m height restriction in 2015, however, since the new additions extend past the approved structures it in essence 'lowered' the base level. This means that only the new encroachment is above the 8,0 maximum building height.

It was determined that the new roof section was built 0,1877m higher than the allowable 8,0m height for buildings on the property. This was not done intentionally and was only done to match the existing roof height. It was however not considered that the maximum height may have dropped due to the new base level. In addition to these departure applications, a determination of administrative penalty is also required to be submitted as the contraventions had already occurred.

To ensure compliance with the OMLUS's development parameters and requirements the following is being applied for: Permanent departure to exceed the maximum permissible boundary wall height of 2,1m with 1.512 m ($\pm 3,612\text{m}$);



- 3.1 Permanent departure to exceed the maximum height of buildings of 8.0m with 0.187 mm ($\pm 8,187m$); and
- 3.2 Waiving of an administrative penalty.

4. PROCEDURE TO ACHIEVE THE APPLICANT'S INTENT

WRAP was appointed to compile and submit a land use planning application to rectify the actions highlighted in Section 3 of this report. The following is proposed:

- 4.1 **Permanent departure** to exceed the maximum permissible boundary wall height of 2,1 m with 1.512 m ($\pm 3,612m$) in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

After completion it was discovered that the wall is higher than initially thought. This was not done intentionally and after reviewing, the slope of the area around the wall was determined to be the cause of the contravention. As a result of the contravention that took place the applicant appointed WRAP Project Office to submit this application to rectify the mentioned contravention.

The maximum permissible boundary wall height in terms of Section 16.1.1(a)(i) of OMLUS is 2,1m. Currently the maximum height of the boundary wall is $\pm 3,612m$. Refer to Plan 6 for an illustration of the wall height. "(i) boundary walls, retaining walls, screen walls, fences and gates not exceeding 2,1 m in height above the existing ground level abutting such wall".

- 4.2 **Permanent departure** to exceed the maximum height of 8,0m with $\pm 0,1877m$ in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

The roof in question was constructed in 2021 and it was difficult to determine the height of the building due to the terrain on which the subject property is located. This is believed to be the main cause for the roof to exceed the maximum allowable height. As previously mentioned, the applicant built the roof to match and align with the existing roof and never realised that it may be higher than the maximum height allowed in terms of OMLUS.

Only the front portion of the roof was added. The new addition only has an area of **0.1207m³**, meaning only this small portion of the roof was built over the 8,0m height restriction. As motivated above it was done to match the current height of the approved roof and maintain the same massing as the previously approved roof height. The exiting encroachments of the roof have already been built and approved by the OM. The new height of the roof being applied for is **8,1877m**. Refer to Plan 5 for the size and area of the height encroachment.

OMLUS determines the following in terms of height –

'The maximum height of a building measured from the base level to the top of the structure is 8,0 m.' OMLUS defines height as the following – *'Height of a building or structure means no point on any building or structure shall exceed the maximum height prescribed in the development parameters, measured from the base level to the top of the structure directly above that point in meters, excluding general encroachments as stipulated in Chapter 16;'*



MOTIVATION

It clearly states that no portion of a building may be built higher than the 8,0m, hence the reason for the application to depart from the allowable height.

4.3 Determination of an administrative penalty in terms of Section 16(2)(q) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

The boundary wall and roof have already been built and to ensure compliance with the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended it is necessary to include the determination of an administrative penalty in this application.

Our request is that the administrative penalty is waived as the actions was not done deliberately and this application serves as method to legalise the contravention that occurred when both structures were constructed.

As previously mentioned, the base level was altered due to the new addition increasing the 'envelope' of the existing dwelling unit. This in turn lowered the base level and as the roof was constructed to match the massing and height of the existing roof an unintended encroachment of the maximum height occurred.

The contravening constructions on the subject property are not obtrusive and are not seen as having a negative impact on the surrounding properties.

5. APPLICATION

Considering the above, application is made for the following:

5.1 Permanent departure to exceed the maximum permissible boundary wall height of 2,1m with 1.512m ($\pm 3,612m$) in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended;

5.2 Permanent departure to exceed the maximum height of 8,0m with $\pm 0,1877m$ (8.1877m) in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended; and

5.3 Waiving of an administrative penalty in terms of Section 16(2)(q) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

6. LAND USE ENVIRONMENT

The properties surrounding the subject property are also zoned Residential Zone 1: Single Residential. The surrounding area's zoning is illustrated in Plan 2 (zoning plan). Most properties in the area are improved with a boundary wall.

7. TITLE DEED

The title deed (T46451/2015) does not contain any restrictive conditions which may prohibit the approval of the departures from the maximum permissible boundary wall height & maximum height of buildings on the property.



8. ZONING

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

Residential Zone 1: Single Residential			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Crèche, Dwelling House , Guest Rooms, Home Occupation, Second Dwelling Unit and Self-Catering.	Dwelling House	Comply
Consent use that may be applied for	Day Care Centre, Green House, Guest House, House Shop, Institution, Place of Instruction, Place of Worship, Residential Building, and Intensive Horticulture.	None	Not applicable
Development parameters			
Coverage	The maximum coverage for all buildings on the land unit is determined in accordance with the net erf area: 400m ² and greater = 50%	31.18%	Comply
Height	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.	±8.1877m	Departure applied for and motivated.
Building lines	(i) The street building line is determined in accordance with the net erf area: 400 m ² and greater = 4m	(i) Comply	(i) Comply
	(ii) The side and rear building lines are determined in accordance with the net erf area: Greater than 400 m ² = 2m	(ii) Comply	(ii) Comply
Garages and carports	Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2.	Comply	Comply



MOTIVATION

Parking	Two on-site parking bays per dwelling unit, provided that on erven less than 400 m ² , only 1 on-site parking bay needs to be provided.	2 parking bays required 4 parking bays provided	Comply
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9. SERVICES

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

Electricity

The subject property is connected to the Hermanus electricity network, and the boundary wall new roof did not affect the amount of electricity required.

Water

The existing building is connected to the reliable water network provided by the OM in the Hermanus area. The new boundary and new roof did not affect the amount of electricity required.

Sewage

The existing building is connected to sewage network provided by the OM in the Hermanus area. The new boundary wall and new roof did not have an impact on the sewer situation on the site.

Access, egress, and parking

Vehicular access and egress to the subject property is gained from 11th Street and the approval and implementation of this application will not alter this.

10. NEED AND DESIRABILITY

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

Need and desirability

The need for the development arose from the applicant's vision to construct a boundary wall (to increase privacy and security) and increase the footprint of the subject property. It was then constructed, but the boundary wall and new roof exceed the maximum height allowed.

The construction was deemed to be desirable until it was discovered that the maximum height allowed is exceeded.

Impact on views, sunlight and character of the area

The additional wall height does not have an impact on the views, sunlight and character of the surrounding area.

The new roof was built at the same height and profile as the existing roof, and it is determined to have no impact on views, sunlight and character of the surrounding area.



Economic impact

The legalisation of the contraventions will not have an impact on the economy.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal which leads to the devaluation or foregoing valued land use rights of interested and affected parties when an application is approved. The boundary wall height and new roof will not adversely affect the surrounding area.

Impact on heritage

The subject property is not listed in the OM Heritage Register. None of the provisions in the National Heritage Resources Act, 1999 are triggered by this proposal. There is therefore no impact on heritage.

Environmental impact

No listed activities in terms of the National Environmental Management Act are triggered by this proposal.

11. POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

Coastal Protection Zone

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

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



MOTIVATION

Harvesting, collection, moving, loading drying of kelp /seaweed, with a valid Seaweed Harvesting Permit or an exemption in terms of Section 81 or the MLRRA issued by the DAFF.	X	N/A
Stockpiling, drying, processing or loading of marine resources beyond areas designated, demarcated and signposted by the Municipal Council for such purposes.	X	N/A
Modification of the littoral active zone / functional dune systems in absence of approved management plans.	X	N/A
Feeding, disturbing / pursuit of fauna.	X	N/A
Disturbance, modification or destruction of the environment or species within special management areas designated, demarcated and signposted by the Municipal Council from time to time.	X	N/A
Defacing/damaging / removing of any notice, sign, barrier building or other infrastructure.	X	N/A
Playing or tampering with any rope, float, buoy, vessel, shelter or similar life - saving device.		N/A
Staying overnight.	X	N/A
The discharging of domestic effluent / grey water into all natural systems.	X	N/A
Tampering with security / surveillance infrastructure.	X	N/A
Defacing of rocky outcrops and placement of memorial plaques, religious symbols or structures on natural features.	X	N/A
Graffiti, vandalism or damaging of municipal infrastructure.	X	N/A
Littering	X	N/A
Disposal of cigarette butts, ash or other hazardous materials in any place or manner other than a receptacle designated for such items	X	N/A
Dog walking / exercising of dogs in non-designated zones.	X	N/A

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



MOTIVATION

Dune maintenance on private land as per approved dune maintenance management plans.	X	N/A
Excavation and destruction or removal of substrate (soil, substrate, rock, shellgrit, dune sediment, mineral deposits).	X	N/A
Discharging of pool backwashing or untreated grey water or the channelling of storm water into open spaces without the necessary approval from the Municipality.	X	There is a pool on the subject property, but no water is discharged on open spaces.
B) Permit Upon Approval By Delegated Authority and / Receipt of Tariff	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Coastal	
Installation of conservancy tanks or biological treatment plants within 50 metres from the edge of a watercourse / wetland.	X	N/A
Access from private properties to open spaces, including the removal of vegetation and the establishment of paths, structures and infrastructure.	X	The property has access to the open space.
Commercial filming.	X	N/A
Construction or placement of any temporary object, building, shelter, path or structure.	X	N/A
Use of engine or motor driven vehicles, remotely piloted aircraft or any other means of transport or other conveyances beyond designated, demarcated and signposted areas.	X	N/A
Launching of vessels at registered launch sites.		N/A
C) Council Authorisation Pending Consent Use Application / Lease Agreement / Applicable Tariffs as applicable	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Coastal	
Buildings / Structures associated with: Taking of water, storing of water, impeding or diverting flow, stream flow reduction, altering the bed, banks, course characteristics, outflow structures or discharge pipes.	X	N/A
Buildings / Structures associated with: Taking of water, storing of water, impeding or diverting flow, stream flow reduction, altering the bed, banks, course characteristics, outflow structures or discharge pipes.	X	N/A
Application for the designation of industrial sites and activities associated with the seaweed harvesting, collection, drying, transport and processing fishery.	X	N/A



MOTIVATION

Encroachment of private buildings, structures, infrastructure, access routes.	X	Open/outdoor braai area, is located inside of the buffer, but no further additions are proposed.
Commercial Harvesting/collection and removal of any natural resource.	X	N/A
Construction or placement of any permanent object, building, shelter, pathway or structure.	X	Open/outdoor braai area, is located inside of the buffer, but no further additions are proposed.

Conservation-worthy area on Municipal Land

The EMOZ states the following:

'Private property within priority conservation-worthy ecological corridors from mountain to coast and/or across priority conservation-worthy areas identified in accordance with the Overstrand Environmental Management Framework.'

The OM may if it deems it necessary, upon receipt of a development proposal or application that does not involve any activities identified under the NEMA listing notices, require that specialist biodiversity and/or other relevant studies be undertaken by the developer/owner to inform development planning and retain priority ecological corridors and habitats. This is noted and the applicant will comply if required by the OM.

11.2 Heritage Protection Overlay Zone

The subject property is not located within this zone.

11.3 Spatial Planning Policies

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

12. PLANNING PRINCIPLES

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

Spatial justice

Spatial justice refers to planning proposals which do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal for the legalisation of the contraventions that have taken place does not perpetuate apartheid spatial development imbalances.

Spatial sustainability



MOTIVATION

Spatial sustainability refers to planning proposals which result in communities that are viable. This boundary wall was intended to increase the comfort and security of the applicant to enjoy his property and add value to the property.

It has however sparked this application to be submitted to receive the OM's consent for the new boundary wall height and new proposed height for the roof.

Efficiency

This proposal is intended to maximise the usage of the subject property and ensure the applicant has sufficient safe parking for vehicles.

Spatial resilience

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

Good administration

The OM has a credible track record of good administration regarding the method of public participation which invites and accepts comments from the public to make an informed decision as well as complying with the prescribed time frames pertaining to the processing of applications.



13. EVALUATION

The application needs to be evaluated on the basis that a boundary wall and new roof is not out of context for the area and the proposal does not have a negative impact on the surrounding property owners. No additional application will be required after this.

We propose that the administrative penalty is not imposed as the client instructed us to submit an application for departures as soon as they became aware of the contraventions.

The new roof and boundary wall are both affected by the disturbed natural ground level. As mentioned in Section 4.3 of this report the new addition to the roof was built to match the massing and height of the existing dwelling unit, unknowingly encroaching on the maximum height allowed due to a recalculation of the base level when the new additions were planned.

14. RECOMMENDATION

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

- 14.1** Permanent departure to exceed the maximum permissible boundary wall height of 2.1m with $\pm 3.612\text{m}$ in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.
- 14.2** Permanent departure to exceed the maximum height of 8.0m with $\pm 0.1877\text{m}$ in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended; and
- 14.3** Waiving of the administrative penalty in terms of Section 16(2)(a) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

Site Development Plan
Erf 9902 Hermanus

Scheme Building Line



Plan based on plans from Designate/lee

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

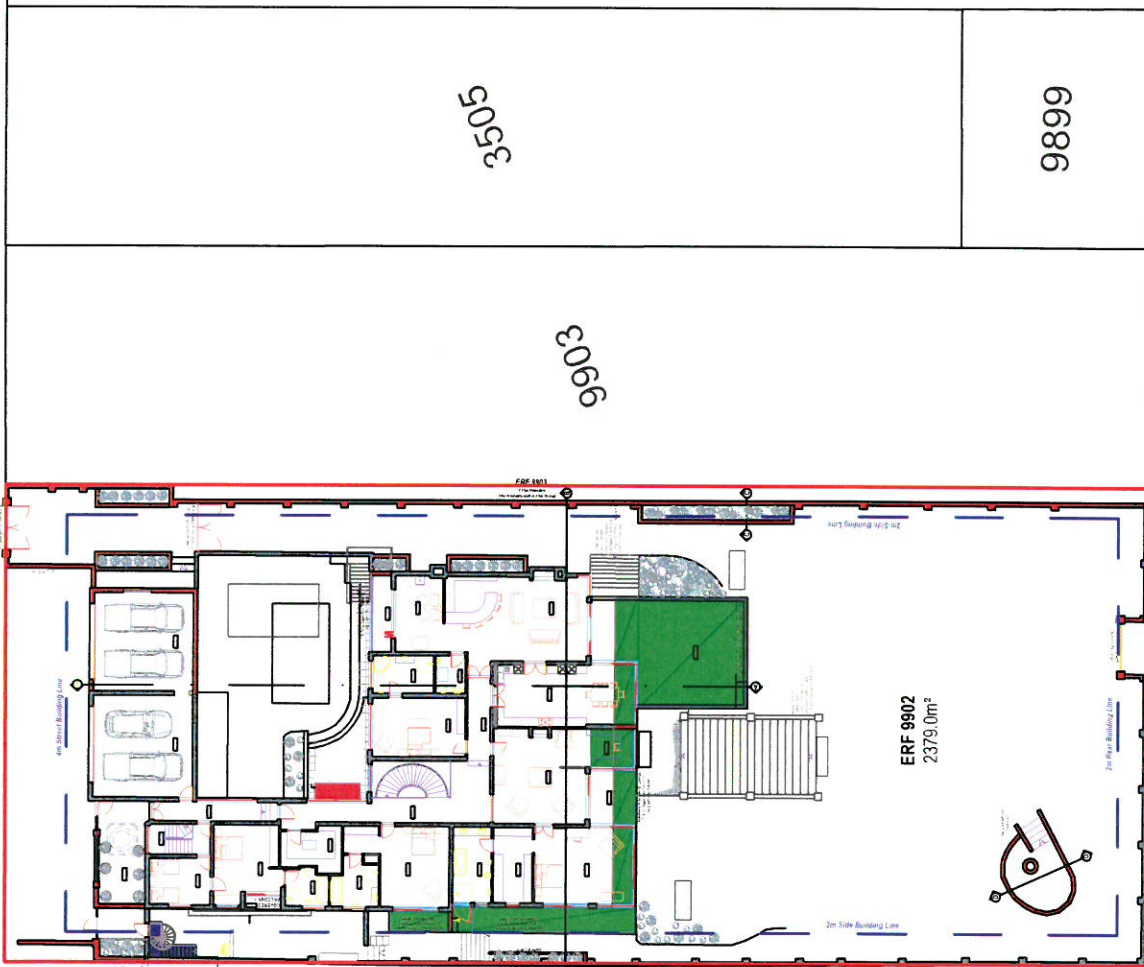
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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



Project Office
Town Planning & Project Management



30505

9903

9899

ERF 9902
2379,0m²

Scale 1 : 500

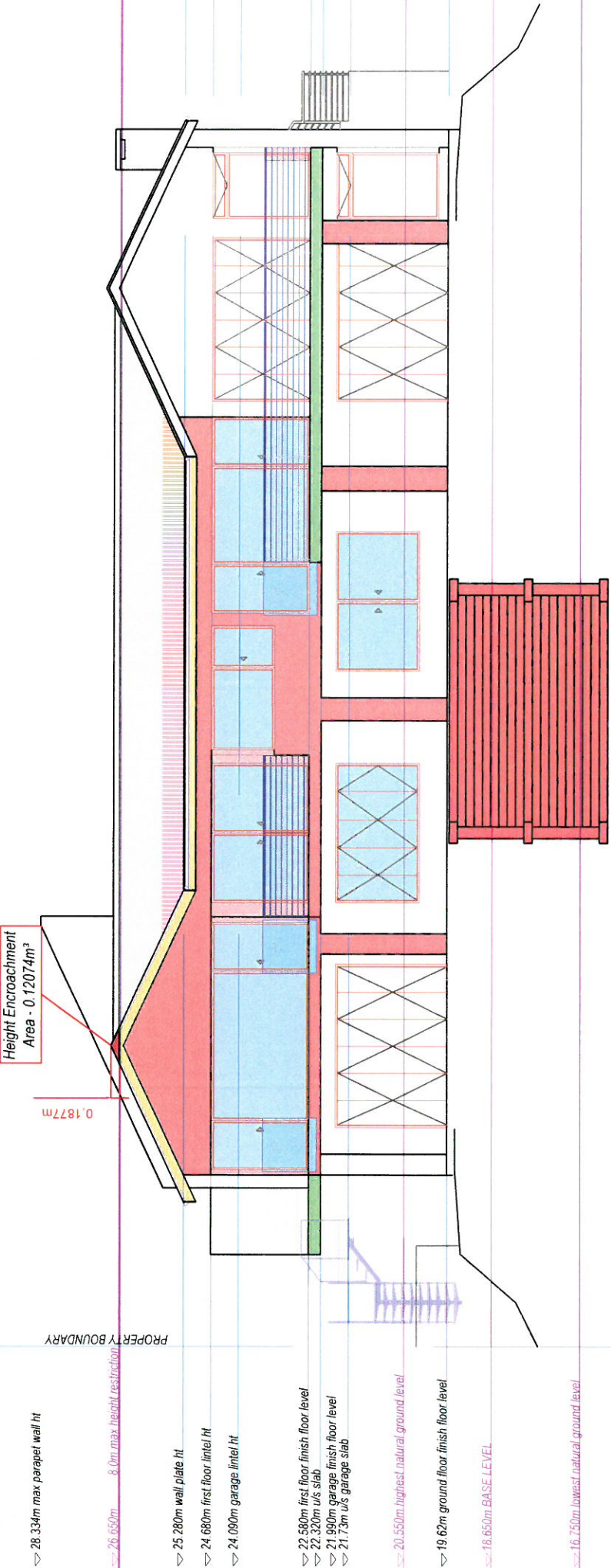


South Elevation

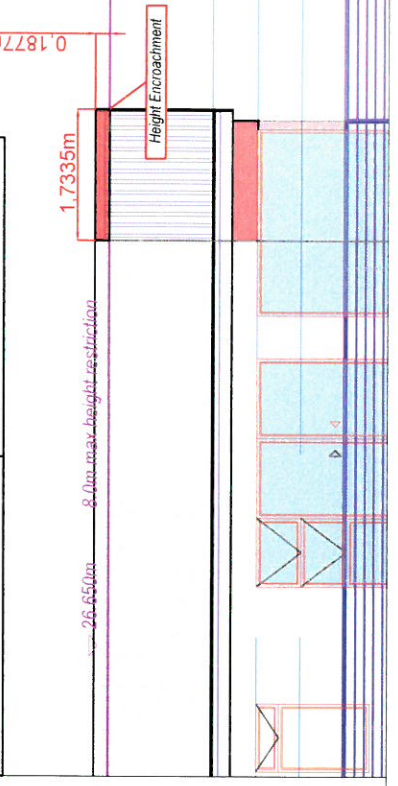
Illustrating maximum height encroachment

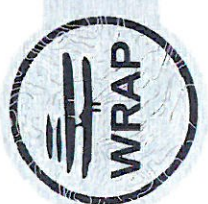
Erf 9902 Hermanus

Scale 1 : 250



Scale 1 : 100 West Elevation



Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Unit B, Standard House, Corner of Royal and Dirkie Uys Street Hermanus, 7200
 <p>Project Office Town Planning & Project Management</p>
All distances are approximate and subject to a survey
Plan based on drawings provided by: Designatellee
Plan prepared by: Thian Jansen