

OVERSTRAND MUNISIPALITEIT
ERF 298, WESTCLIFF PAD 67, WESTCLIFF,
HERMANUS: AANSOEK OM
VERGUNNINGSGEBRUIK: MNRE PLAN ACTIVE
STADS & STREEKS BEPLANNERS NAMENS A.J.
& E. ROOS

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoeke van toepassing op Erf 298, Westcliff, Hermanus naamlik:

Vergunningsgebruik

Aansoek ingevolge Artikel 16(2)(o) van die Verordening omm 'n vyf (5) slaapkamer gastehuis op die erf te akkommodeer.

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

Enige kommentaar op die voorstel moet skriftelik wees in ooreenstemming met Artikels 51 en 52 van die Verordening en moet die Munisipaliteit (Patersonstraat 16, Hermanus / (e) alida@overstrand.gov.za) bereik voor of op **18 Oktober 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek, asook die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr B. Minnaar** by 0283138900.

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

Munisipale Kennisgewing Nr. 144/2024

OVERSTRAND MUNICIPALITY
ERF 298, 67 WESTCLIFF ROAD,
WESTCLIFF, HERMANUS: APPLICATION
FOR CONSENT USE: MESSRS PLAN ACTIVE
TOWN & REGIONAL PLANNERS ON
BEHALF OF A.J & E ROOS

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following applications applicable to Erf 298, Westcliff, Hermanus namely:

Consent Use

Application in terms of Section 16(2)(o) of the Bylaw to accommodate a five (5) bedroom guesthouse on the property.

Details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus.

Any comments on the proposal must be in writing in accordance with Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) on or before, **18 October 2024**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to the Town Planner, **Mr. B. Minnaar** at 0283138900.

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

Municipal Notice No. 144/2024

UMASIPALA WASE-OVERSTRAND
ISIZA ESINGU-ERF 298, 67 WESTCLIFF ROAD,
WESTCLIFF, HERMANUS: ISICELO
SOKWAHLULA NENGIKELELO YOMDLIWO
WOBHALISO: ABAMNU BAKWAPLAN ACTIVE
TOWN & REGIONAL PLANNERS EGAMENI
LIKA- A.J & E ROOS

Kukhutshwe isaziso esimayela nemiba yeSoloty lama-47 nelama-48 likaMasipala wase-Overstrand esingoMthethwana OsisiHlomelo seZicwangciso zokuSetyenziswa koMhlaba kaMasipala ku2020 (UMthethwana), ongezicelo zilandelayo nezisebenziseka kwiSiza esingu-Erf 298, Westcliff, Hermanus ezibizwa:

Ukuvumela Ukusebenzisa

Isicelo esi singemiba yeSoloty le16(2)(o) loMthethwana ukulungiselela indlu emagumbi amahlanu (5) yokufikela iindwendwe ekwesi siza.

linkcukacha ezipheleleyo nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusuka ngentsimbi ye-08:00 ukuya ku- 16:30 kwiSebe: Izicwangciso zeDolophu kwa-16 Paterson Street, Hermanus.

Naziphi na izimvo ngesi siphakamiso kufuneka zibhalwe phantsi ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana zifike kwaMasipala (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla ku-**18 Oktobha 2024**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo, kwakunye nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingathunyelwa kuMchwangcisi weDolophu, **Mnu. B. Minnaar** kwa-0283138900.

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

Inothi kaMasipala Nomb. 144/2024

**PROPOSED CONSENT USE TO ESTABLISH A
GUESTHOUSE ON ERF 298 HERMANUS**

OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

This report outlines the background and details regarding the proposed establishment of a guesthouse on Erf 298 Hermanus, owned by Mr. A.J. Roos and Mrs. E. Roos. Plan Active has been appointed to apply for the necessary consent on behalf of the owners.

Erf 298 Hermanus is located at 67 Westcliff Road and 8 Cliff Road, Westcliff, Hermanus. The property spans an area of 1041m² and is registered under Title Deed number T39680/2021. An existing bond is currently registered against the property.

The owners plan to establish a guesthouse featuring five guestrooms on the property. This project requires obtaining consent for the proposed use.

The property's location in the vibrant area of Hermanus offers strategic advantages for the proposed guesthouse. It caters to the growing demand for accommodation options in the region. With its proximity to key amenities and attractions in Hermanus, Erf 298 presents a promising opportunity for hospitality development.

The initiative to establish a guesthouse on Erf 298 Hermanus represents a significant investment in the local hospitality sector. The owners aim to navigate the regulatory framework effectively and unlock the property's potential, thereby contributing to the economic and tourism growth of the area.

2. APPLICATION DETAILS

This application is made in accordance with:

- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for consent to establish a guesthouse on Erf 298 Hermanus.

3. GENERAL APPLICATION INFORMATION

3.1 PROPERTY DESCRIPTION

Erf 298 Hermanus is located at 67 Westcliff Road and 8 Cliff Road, Hermanus. Please refer to the attached locality plan for further details. The property encompasses an area of 1041m² and is situated in a primarily residential environment. Notably, consent uses for guesthouse purposes have been approved in this area in the past.

3.2 ZONING

Erf 298 Hermanus is zoned as Residential Zone 1: Single Residential. This zoning classification allows for residential development with certain restrictions and standards aimed at maintaining the character and integrity of the area. Please refer to the zoning map abstract below:



The properties surrounding Erf 298 Hermanus are also zoned as Residential Zone 1: Single Residential, indicating a cohesive and uniform residential environment. This

zoning consistency ensures that the neighbourhood maintains its residential nature, providing a stable and attractive setting for potential developments such as a guesthouse.

The establishment of a guesthouse in this zoning area is aligned with past approvals for similar consent uses, demonstrating that such developments are compatible with the existing residential character. This background supports the feasibility and appropriateness of the proposed guesthouse on Erf 298 Hermanus, contributing positively to the local community while adhering to zoning regulations.

3.3 LAND USE

Erf 298 Hermanus is currently developed with an existing dwelling and associated structures. Building plans for alterations and additions to the existing dwelling have been submitted and approved, with construction already underway.

The land uses surrounding Erf 298 Hermanus include single residential dwellings, some of which are being used as guesthouses, as well as public open spaces and public roads. This diverse yet harmonious mix of residential and guesthouse properties, along with the availability of public amenities and infrastructure, enhances the suitability of establishing a guesthouse on Erf 298 Hermanus.

3.4 PROPOSED DEVELOPMENT

This application seeks consent to establish a guesthouse on Erf 298 Hermanus in accordance with Chapter 4, Section 16(2)(o) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020.

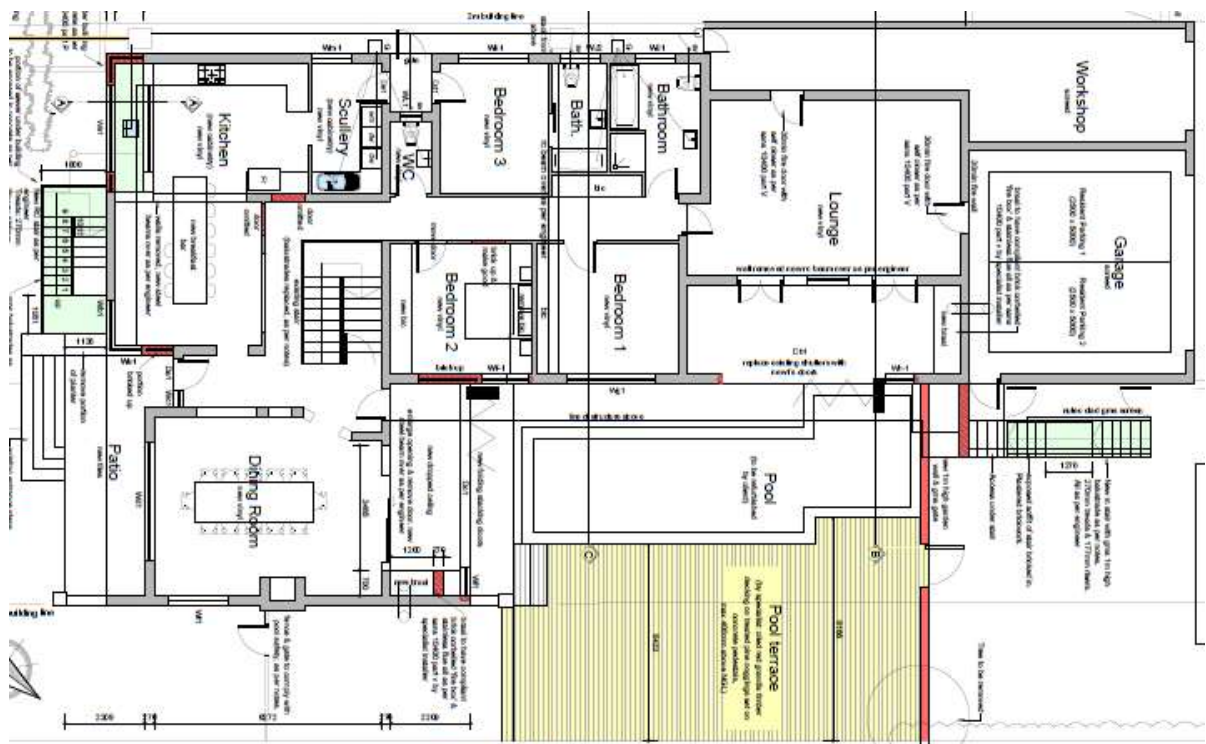
The proposed guesthouse will feature five guestrooms and facilities designed for both guests and the owner/manager, aiming to provide comfortable and functional accommodation. The uses of the guesthouse can be listed as follow:

Ground Floor:

- Patio: Creating a welcoming entrance to the guesthouse.

- Open Plan Kitchen and Breakfast Bar: A modern kitchen setup that allows for meal preparation and casual dining.
- Scullery: A dedicated area for cleaning and storage, ensuring the kitchen remains organized and efficient.
- Dining Room: A communal space where guests can enjoy meals together, fostering a sense of community and providing a pleasant dining experience.
- Three Bedrooms: Designated for use by the owners, these rooms provide a comfortable living space within the guesthouse.
- Two Bathrooms: Shared among the owners' bedrooms, these facilities ensure convenience and comfort.
- Lounge: A comfortable area for relaxation and socializing, offering guests a space to unwind.
- Swimming Pool and Pool Terrace: Recreational amenities that provide a luxurious touch, enhancing the overall guest experience.
- Double Garage: Secure parking for the owners' vehicles, ensuring safety and convenience.
- Five Guest Parking Bays: Ample parking space for guests, ensuring easy access and convenience.

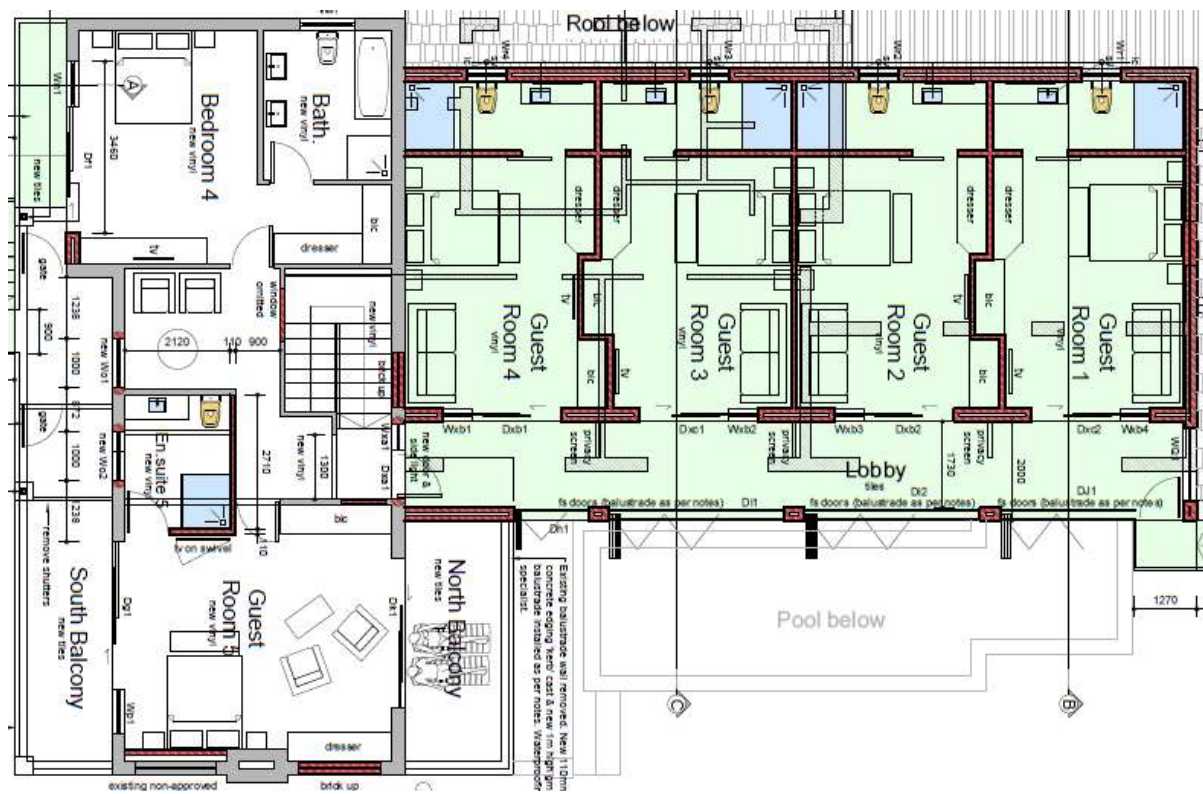
Please refer to the attached set of building plans for detailed layout and design and the building plan abstract below:



First Floor:

- Five Guestrooms with En-suite Bathrooms: Each room is equipped with private bathroom facilities to ensure guest comfort and privacy, catering to their needs and preferences.
- Fourth Bedroom: An additional bedroom for the owners' use, providing flexibility in accommodation.

Please refer to the attached set of building plans for detailed layout and design and the building plan abstract below:



The strategic allocation of guestrooms and communal areas across two floors maximizes space utilization while maintaining a comfortable environment for occupants. This design ensures that both guests and owners have ample space to enjoy. Ensuring that each guestroom has an en-suite bathroom enhances privacy and convenience for guests, catering to their diverse preferences and needs. This feature is particularly appealing for guests seeking a high level of comfort and autonomy during their stay.

Providing dedicated bedrooms and facilities for the owner/manager ensures their comfort and convenience, allowing them to oversee operations effectively while maintaining a distinct living space. This separation helps in managing the guesthouse efficiently without compromising on personal living standards.

The proposed guesthouse development on Erf 298 Hermanus aims to offer a well-designed and functional accommodation option for visitors. With five guestrooms featuring en-suite bathrooms and well-planned communal areas for dining and relaxation, the guesthouse is designed to provide a comfortable and enjoyable experience for guests. Additionally, the accommodation needs of the owner/manager are addressed, ensuring they can efficiently manage the guesthouse operations while enjoying a comfortable living environment.

By integrating modern amenities and thoughtful design elements, the guesthouse seeks to attract a diverse range of visitors, from tourists seeking a pleasant vacation stay to business travellers needing convenient and comfortable lodging. This development not only enhances the property's value but also contributes to the local tourism and hospitality sector, promoting economic growth and community development in Hermanus.

3.4.2. PROPOSED CONSENT USE

The subject property, Erf 298 Hermanus, is zoned for single residential purposes. According to the Zoning Scheme Regulations, a guesthouse can be established on the property through a consent use application in accordance with Chapter 4, Section 16(2)(o) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2020.

The owner intends to establish a 5-guestroom guesthouse on Erf 298 Hermanus, as described in detail above. This proposed development aims to provide high-quality accommodation while adhering to the regulatory framework set forth by the municipality. The guesthouse will feature modern amenities and facilities designed to offer comfort and convenience to guests, contributing positively to the local hospitality sector.

3.5 CHARACTER OF THE ENVIRONMENT

Erf 298 Hermanus enjoys an advantageous location that provides easy access to beaches and other tourist attractions, enhancing its appeal for establishing a guesthouse. The proposed diversification of land use on the property is expected to complement the existing built and natural environment seamlessly. Notably, the surrounding area of Hermanus is well-known for its established guesthouses, aligning well with the intended use of Erf 298 Hermanus.

Upon finalizing the application, building plans for the alteration of the existing dwelling into a 5-guestroom guesthouse will be submitted for approval. We anticipate minimal impact on the area's existing character, as the proposed development aims to preserve and enhance the local environment while meeting regulatory standards.

The conversion of the dwelling into a guesthouse is anticipated to add significant value to the area without adversely affecting surrounding property values. We foresee positive contributions to the local economy and tourism sector, aligning with the municipality's goals for sustainable development.

The guesthouse is classified as a low-impact development, ensuring minimal disruption to traffic flow, streetscape aesthetics, and the overall character of the neighbourhood. The design and operational plans are structured to maintain harmony with the residential nature of the area while providing a comfortable and welcoming environment for guests.

By adhering to these principles, we aim to contribute positively to the community of Hermanus while fulfilling the potential of Erf 298 Hermanus as a distinguished guesthouse destination.

3.6 POTENTIAL OF THE PROPERTY (DESIRABILITY OF THE PROPOSED UTILIZATION)

The subject property's zoning will remain unchanged, retaining its designation for single residential purposes. This zoning allows for future development under low impact land use categories only. The proposed consent use will not restrict any potential future land uses, affirming that the guesthouse can also function as a single residential dwelling unit if needed.

Given that the zoning remains unchanged and the guesthouse will operate within the parameters of a single residential zoned property, the impact on surrounding properties is expected to be minimal. Consequently, property values of neighboring properties are not anticipated to be negatively affected by the proposed application.

Erf 298 Hermanus benefits from its strategic location within a single residential area, which is conducive to the proposed guesthouse use. The area's characteristics and amenities make it an ideal setting for hospitality ventures. Additionally, the property's ample size allows for the accommodation of a guesthouse, including sufficient parking and open spaces, further enhancing its suitability for this purpose.

The potential of Erf 298 Hermanus to accommodate a guesthouse aligns well with its unchanged zoning status and the low impact nature of the proposed development. This ensures compatibility with the surrounding residential environment while leveraging the location's opportunities for tourism and hospitality. The property's attributes and strategic location support its desirability for the establishment of a guesthouse, contributing positively to both local economic growth and community enhancement.

3.7 IMPACT ON EXTERNAL ENGINEERING SERVICES

3.7.1 PROVISION OF SERVICES

All services on the subject property already exist. Any additional services required to the subject property will be done according to the specifications of the Overstrand Municipality.

3.7.2 PARKING, ACCESS AND TRAFFIC IMPACT

Erf 298 Hermanus benefits from dual access points via Westcliff Road and Cliff Road, facilitating convenient entry and exit for guests and residents alike.

According to the Overstrand Zoning Scheme Regulations (2020), the guesthouse must provide one parking bay per guest room on site, along with an additional two parking bays for the owner/manager. Consequently, a total of 7 parking bays are allocated onsite:

- Owner/Manager Parking: Two parking bays are located within the double garage, exclusively for the owners/managers of the guesthouse, accessible from Westcliff Road.
- Guest Parking: Three parking bays, each measuring 2.5m x 5m with manoeuvring space of 9m, are designated for guest use, also accessed from Westcliff Road.
- Additional Guest Parking: Two parking bays, each 2.5m x 5m in dimension, are located on the opposite side of the erf, accessible from Cliff Road.

Please refer to the enclosed set of building plans for detailed location references.

The proposed guesthouse is categorized as a low-impact development, and therefore, the provision of parking bays is designed to mitigate any adverse effects on traffic flow, streetscape aesthetics, or the overall character of the area. These measures ensure

that the guesthouse integrates harmoniously with the existing single residential land uses in the vicinity.

Given the compatibility of the proposed guesthouse with surrounding land uses and its strategic location within a single residential area, the anticipated impact on traffic flow is expected to be minimal. The provision of adequate parking facilities onsite further supports this assessment, ensuring smooth ingress and egress without causing disruptions to the local neighbourhood.

By adhering to these guidelines, we aim to uphold the integrity of the area while enhancing the guest experience through convenient and well-managed parking solutions.

3.8 TITLE DEED

Title Deed No. T39680/2021 for Erf 298 Hermanus does not contain any restrictive conditions that would hinder the approval of the proposed consent use.

The absence of restrictive Title Deed conditions allows for the smooth processing of the consent application to establish a guesthouse on Erf 298 Hermanus. Consequently, the proposed development can proceed without any impediments, fully complying with regulatory requirements and enhancing the property's potential for future use.

A bond is registered against the property. Enclosed, please find a copy of the Bondholder's letter of consent from Standard Bank.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Erf 298 Hermanus is not situated within a Heritage Overlay Zone as defined by the Overstrand Municipal Growth Management Strategy (2010). Furthermore, the property is not designated for heritage conservation purposes and has no association with important persons, groups, events, activities, or historical ties to slavery or living heritage.

Given these factors, it is evident that the proposed consent use to establish a guesthouse on Erf 298 Hermanus will not adversely impact the heritage value of the Hermanus area. The development aligns with local regulations and does not trigger any listed activities under Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

This assessment ensures that the proposed development respects and preserves the existing heritage context of Hermanus while contributing positively to the local economy and community.

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed consent use to establish a guesthouse on Erf 298 Hermanus does not trigger any listed activities under the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998).

This determination signifies that the development complies with environmental regulations and guidelines set forth by NEMA. It indicates that the proposed guesthouse will not have significant environmental impacts that would necessitate further assessment or mitigation measures under NEMA.

By adhering to these standards, the development aims to operate in harmony with its natural surroundings while promoting sustainable practices within the community of Hermanus.

3.10 FORWARD PLANNING AND LAND USE DOCUMENTS

Overstrand Growth Management Strategy

Erf 298 falls within Planning Unit 16 of the Overstrand Growth Management Strategy, predominantly comprising the established Westcliff residential area. The strategy allows for incremental development, including subdivision for second and third dwelling units on approximately 20% of the area within this planning unit.

The proposed application for consent use to operate a guesthouse aligns with the objectives outlined in the Overstrand Growth Management Strategy. By utilizing an existing dwelling for this purpose, the proposal supports sustainable development practices while contributing to the area's residential character.

Overstrand Municipality Spatial Development Framework (May 2020)

According to the Overstrand Municipality Spatial Development Framework (May 2020), the subject property and surrounding erven are designated as an Urban Development Area. This designation supports the proposed consent use for a 5-guestroom guesthouse, aligning with key policies aimed at guiding future management and development initiatives.

The proposed consent use application for Erf 298 Hermanus to establish a guesthouse is in accordance with both the Overstrand Growth Management Strategy and the Overstrand Municipality Spatial Development Framework (May 2020). This alignment underscores the compatibility of the proposal with current land use trends and strategic development goals for the area.

By adhering to these frameworks, the development seeks to enhance local tourism offerings while maintaining the area's residential charm and supporting sustainable growth practices as outlined by municipal planning guidelines.

3.11 PLANNING PRINCIPLES

The planning principles of spatial justice and spatial resilience do not apply to this application.

Spatial sustainability: Spatial sustainability refers to the responsible management and development of physical spaces to ensure long-term environmental, social, and economic benefits. In the context of the proposed guesthouse on Erf 298 Hermanus, spatial sustainability principles are integral to achieving harmony between development goals and environmental stewardship.

The design and operation of the guesthouse will respect and complement the existing residential character of the Westcliff area. By utilizing an already developed property, the proposal minimizes environmental impact and preserves open spaces.

Utilizing an existing dwelling for the guesthouse minimizes the need for a totally new construction and reduces urban sprawl. This approach supports efficient land use patterns and enhances the area's overall sustainability by optimizing existing infrastructure.

The guesthouse's location, accessible from both Westcliff Road and Cliff Road, promotes accessibility without significantly increasing traffic congestion. Adequate on-site parking provision ensures minimal impact on local traffic flow and enhances guest convenience. The guesthouse will contribute positively to the local economy by creating employment opportunities and supporting local businesses.

The proposal aligns with the Overstrand Municipality's Growth Management Strategy and Spatial Development Framework, demonstrating compliance with local planning policies aimed at sustainable development practices.

By embracing spatial sustainability principles, the proposed guesthouse on Erf 298 Hermanus aims to enhance the quality of life for residents, promote responsible tourism, and contribute to the long-term resilience and attractiveness of the Hermanus area. This approach ensures that development not only meets immediate needs but also safeguards resources for future generations.

Efficiency: Efficiency in the context of developing a guesthouse on Erf 298 Hermanus encompasses several key aspects aimed at optimizing resources and operations to achieve sustainable and effective outcomes.

The proposed guesthouse maximizes the use of existing infrastructure by converting an already developed property into a hospitality establishment. This approach minimizes the need for new construction and reduces environmental impact while utilizing space effectively.

Designing the guesthouse with functional and ergonomic layouts enhances operational efficiency. The division of spaces, such as guestrooms, communal areas, and owner/manager quarters, ensures smooth workflow and guest satisfaction.

Efficient guest services, including streamlined check-in/check-out processes, responsive customer service, and well-maintained facilities, enhance overall guest satisfaction and loyalty. Positive guest experiences contribute to the guesthouse's reputation and occupancy rates.

By prioritizing efficiency in its design, operations, and management practices, the proposed guesthouse on Erf 298 Hermanus aims to achieve optimal use of resources while delivering high-quality hospitality services. This approach not only enhances

operational performance but also reinforces the guesthouse's commitment to sustainability and responsible tourism practices.

Good administration: Our firm 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, 2016.

4. RECOMMENDATION

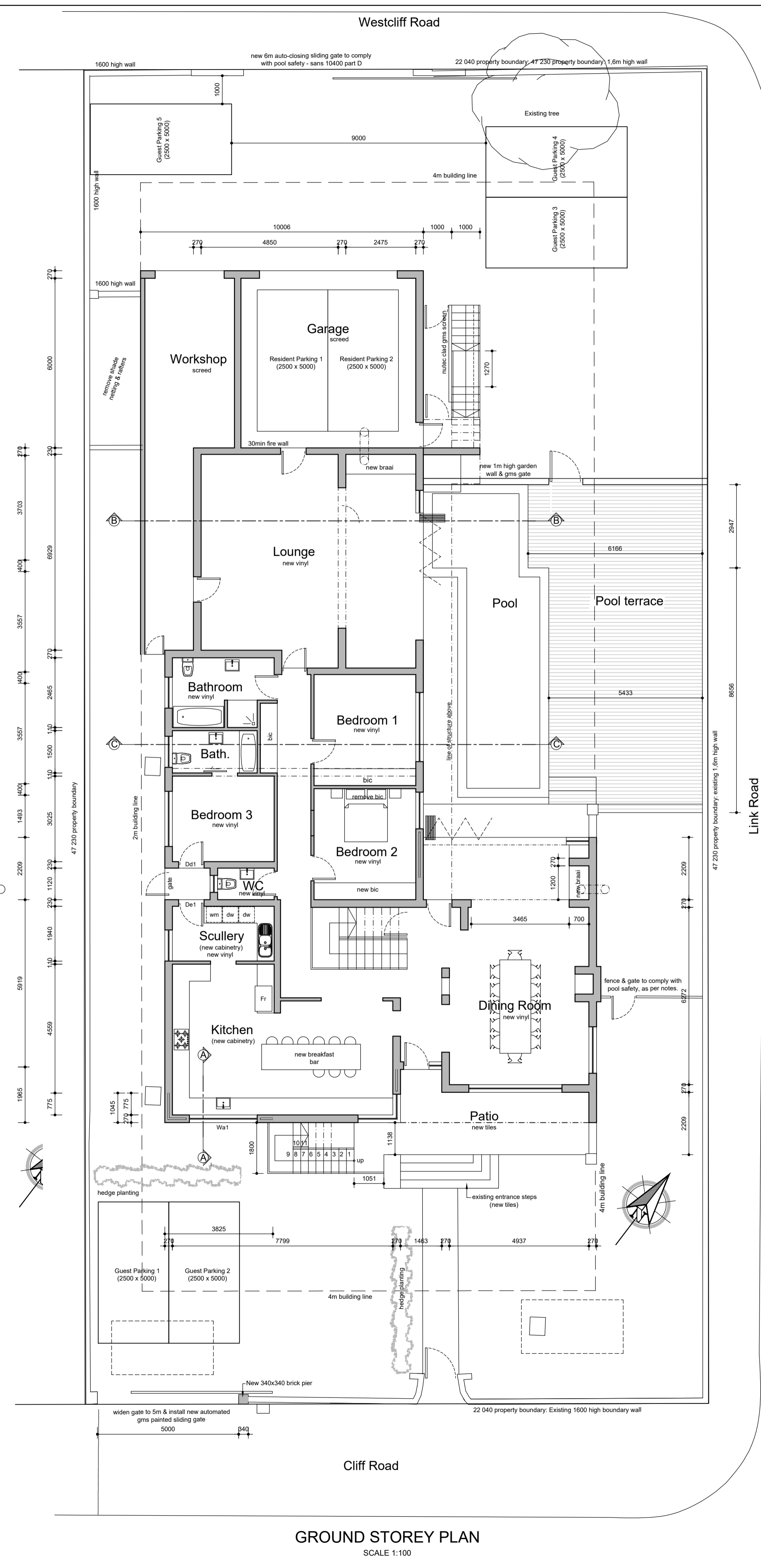
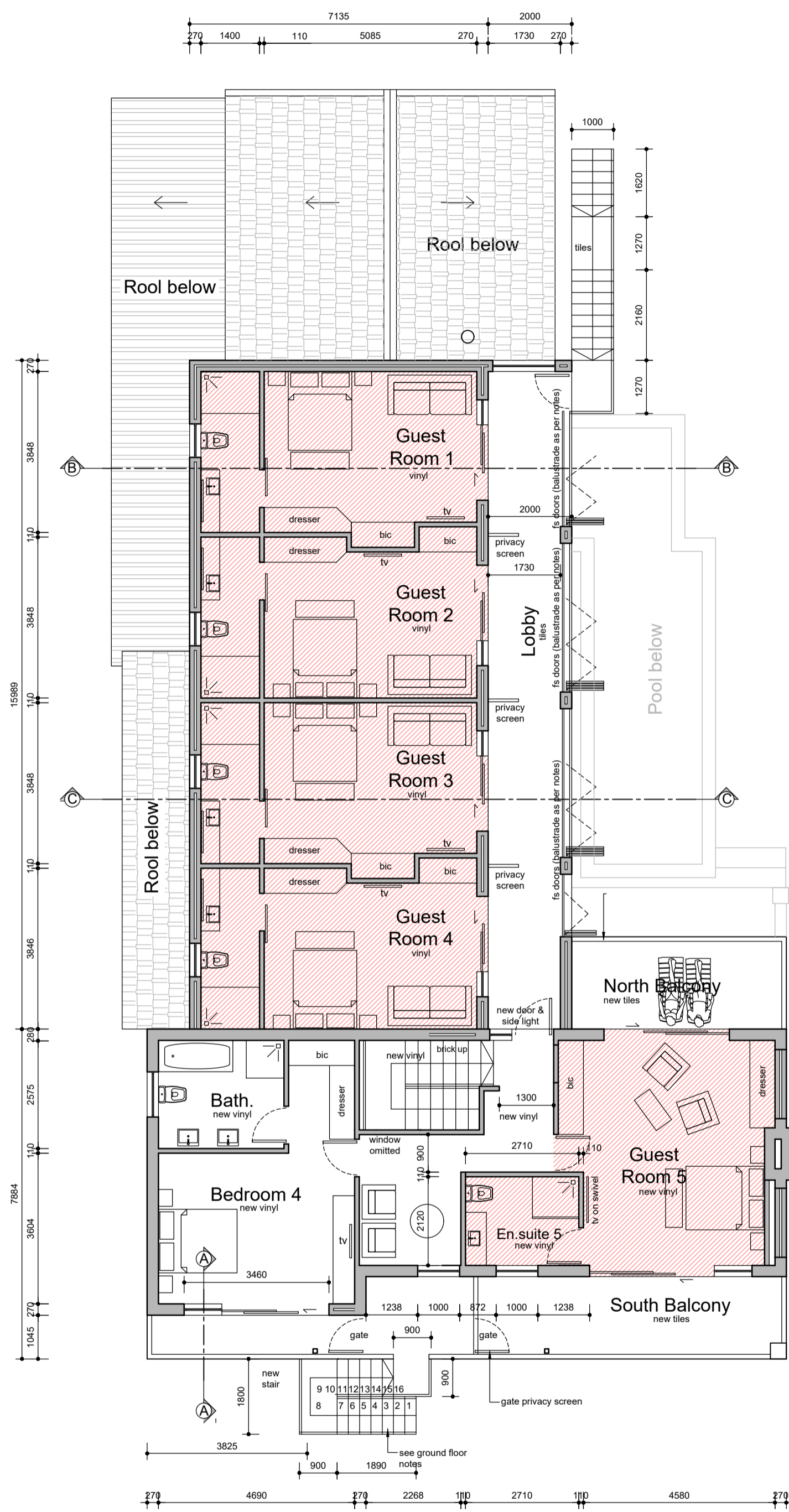
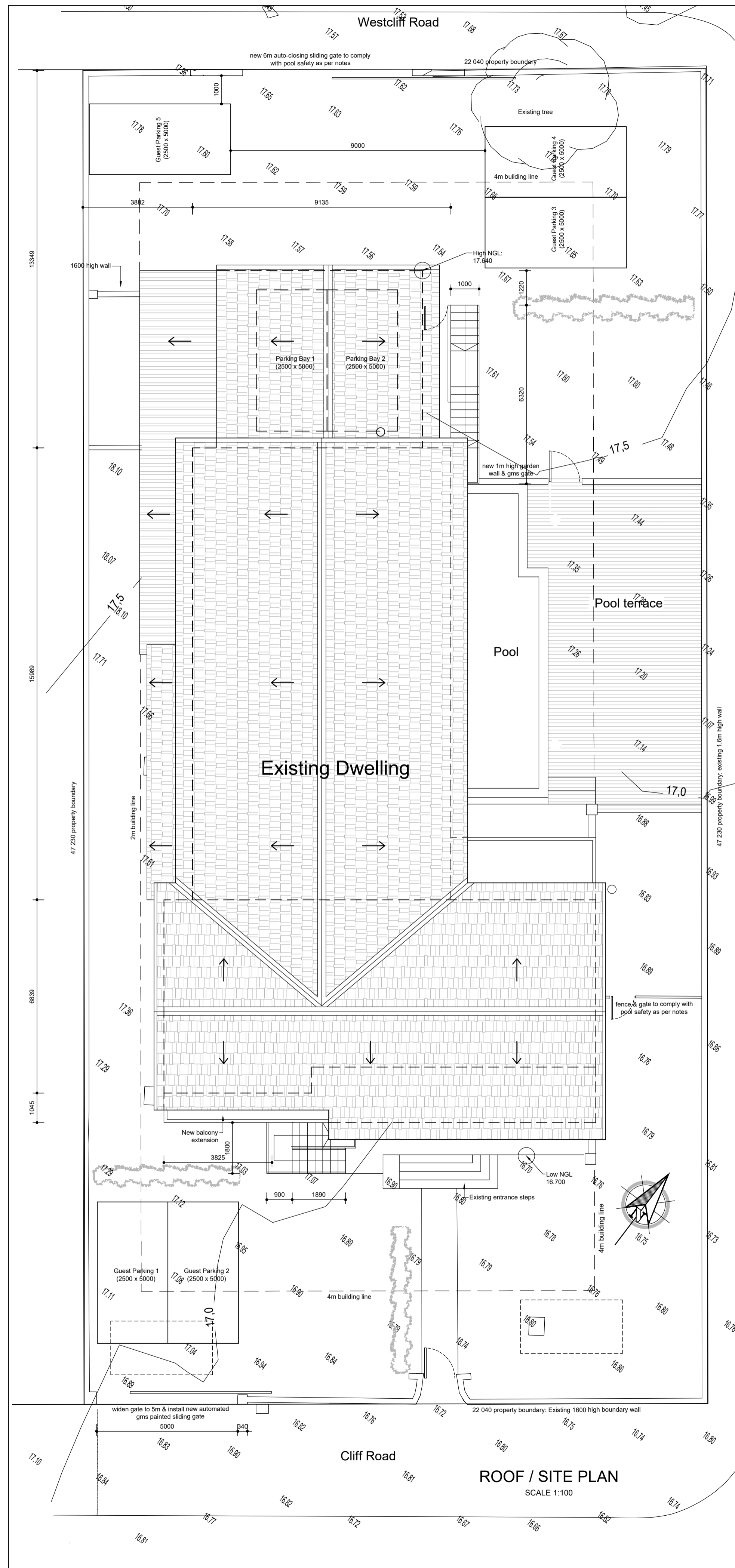
Based on the comprehensive assessment of Erf 298 Hermanus and its proposed development as a 5-bedroom guesthouse, the following recommendations support the application for consent use:

- Erf 298 Hermanus is strategically located within a single residential area near beaches and tourist attractions, making it an ideal spot for a guesthouse catering to diverse visitor preferences.
- The property is zoned for single residential purposes, and the proposed guesthouse aligns with the Overstrand Municipality's regulations for consent use under Chapter 4, Section 16(2)(o) of the Municipal Land Use Planning By-law, 2020.
- The development adheres to spatial sustainability principles by utilizing existing infrastructure, minimizing environmental impact, and integrating with the mature Westcliff residential area as per the Overstrand Growth Management Strategy.
- Adequate on-site parking provision, totalling 7 parking bays, ensures minimal impact on local traffic flow and enhances accessibility for guests from both Westcliff Road and Cliff Road.

- The property is not within a Heritage Overlay Zone and does not trigger any listed activities under the National Heritage Resources Act or the National Environmental Management Act, indicating minimal impact on heritage and environmental values.
- The guesthouse will contribute positively to the local economy by creating employment opportunities and supporting local businesses, while integrating seamlessly with the existing residential community.
- Incorporating energy-efficient technologies, water-saving measures, and waste reduction strategies ensures operational efficiency and cost-effectiveness, enhancing long-term sustainability and guest satisfaction.
- The proposal aligns with the Overstrand Municipality's Spatial Development Framework, indicating compatibility with future management and development policies for urban growth areas.

In conclusion, the proposed development of a 5-bedroom guesthouse on Erf 298 Hermanus is well-supported by its location, zoning compliance, sustainable design principles, and alignment with municipal planning frameworks. The project promises to enhance local tourism offerings, contribute positively to the community, and operate efficiently while respecting environmental and heritage considerations. Therefore, we recommend approving the application for consent use to establish the guesthouse on Erf 298 Hermanus, ensuring responsible development and long-term benefits for Hermanus and its residents.

With regards to the above-mentioned application, it would be appreciated if the Overstrand Municipality would consider the application favourably for the consent use of Erf 298 Hermanus.



Areas:
 Additions: 164m²
 Ground Floor: 340m²
 First Floor cover: 278m²
 Erf: 1041m²
 Coverage: 361m² = 34.68%

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Project: House Roos
 Alterations to Existing
 Council Approval drawing only

Address: 67 Westcliff rd.
 Erf 298
 Westcliff, Hermanus

Date:
Drawing No:
File Name:

Client: