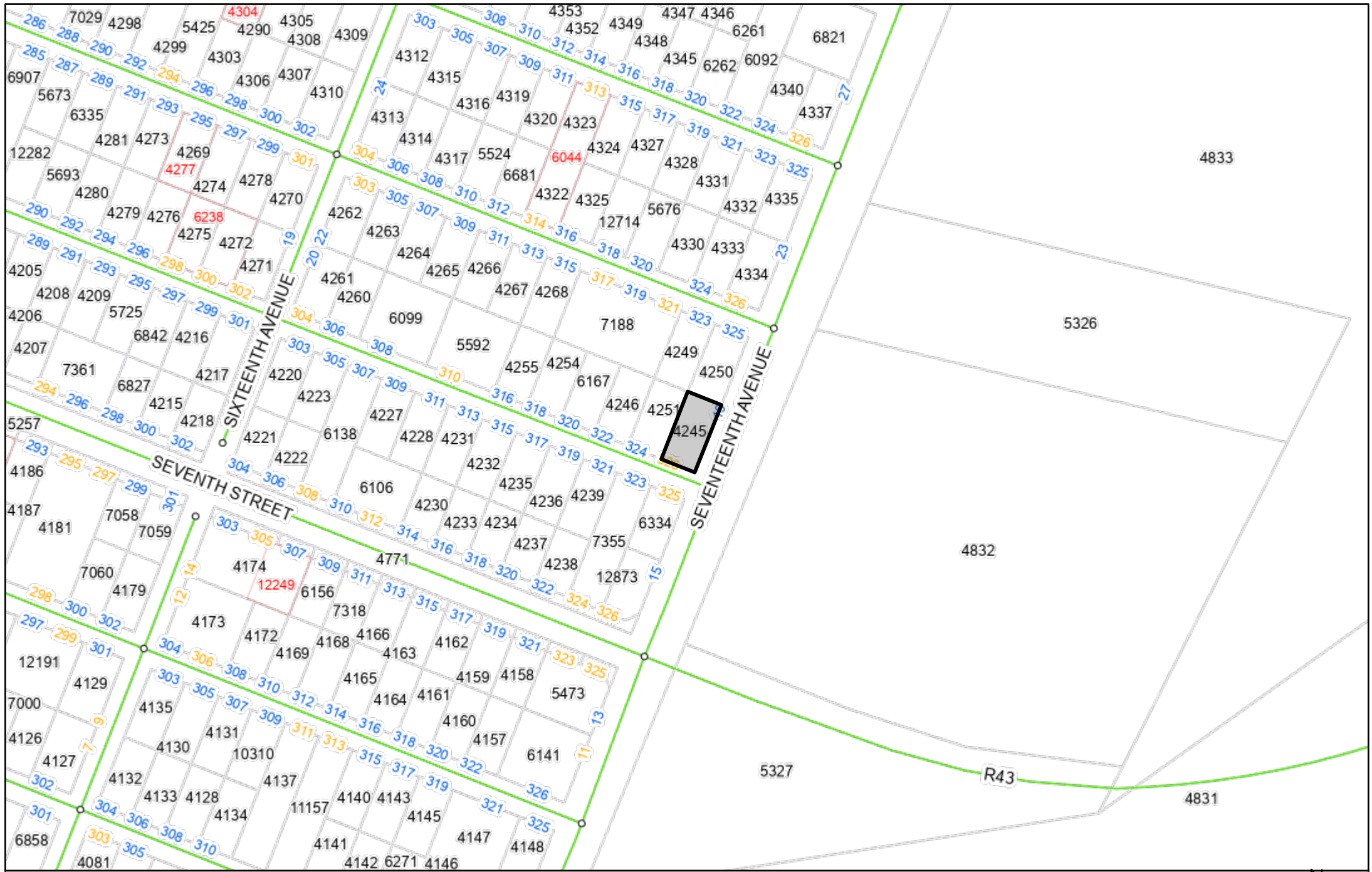


<p align="center">OVERSTRAND MUNISIPALITEIT ERF 4245, SEWENTIENDELAAN 19, VOËLKLIP, HERMANUS: AANSOEK OM OPHEFFING VAN BEPERKENDE TITELAKTEVOORWAARDE EN AFWYKING: UMSIZA PLANNING NAMENS MAG WURBACH</p> <p>Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoek van toepassing op Erf 4245, Hermanus (die eiendom), naamlik:</p> <p>Opheffing van beperkte titelaktevoorwaarde Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkte titelaktevoorwaarde C(ii) soos vervat in Titelakte T51108/2016 van die eiendom om die voorgestelde ontwikkeling te akkommodeer.</p> <p>Afwyking Aansoek om afwyking ingevolge Artikel 16(2)(b) van die Verordening ten einde die:</p> <ul style="list-style-type: none"> westelike lateraleboulyn vanaf 2m na 1.3m te verslap om 'n gedeelte van die braai te akkommodeer; straatboulyn vanaf 3m na 0.747m te verslap om die voorgestelde motorhuis te akkommodeer; straatboulyn vanaf 3m na 0m te verslap om die voorgestelde motorafgak te akkommodeer, en agterboulyn vanaf 4m na 0m te verslap om die voorgestelde motorafgak te akkommodeer <p>Besonderhede aangaande die voorstel lê ter insae gedurende weesdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus.</p> <p>Enige kommentare op die voorstel moet skriftelik wees in ooreenstemming met Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) alida@overstrand.gov.za) bereik voor of op Vrydag, 11 Julie 2025, met u naam, adres en kontakbesonderhede, belang in die aansoek, asook die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, Mnr. P Roux by 028-3138900. Die Munisipaliteit mag weier om kommentare wat na die sluitingsdatum ontvang word, te aanvaar. 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.</p> <p>Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, HERMANUS, 7200</p> <p>Munisipale Kennisgewing Nr.110/2025</p>	<p align="center">OVERSTRAND MUNICIPALITY ERF 4245, 19 SEVENTEENTH AVENUE, VOËLKLIP, HERMANUS: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITION AND DEPARTURE: UMSIZA PLANNING ON BEHALF OF MAG WURBACH</p> <p>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 4245, Hermanus (the property), namely:</p> <p>Removal of restrictive title deed condition Application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed condition C(ii) as contained in the Title Deed T51108/2016 of the property to accommodate the proposed development.</p> <p>Departure Application for departure in terms of Section 16(2)(b) of the By-Law in order to:</p> <ul style="list-style-type: none"> relax the western lateral building line from 2m to 1.3m to accommodate a portion of the braai; relax the street building line from 3m to 0.747m to accommodate the proposed garage; relax the street building line from 3m to 0m to accommodate the proposed carport, and relax the street building line from 4m to 0m to accommodate the proposed carport. <p>Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus.</p> <p>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 Friday, 11 July 2025, 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. P Roux at 028-3138900. 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.</p> <p>Municipal Manager, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200</p> <p>Municipal Notice No. 110/2025</p>	<p align="center">UMASIPALA WASE-OVERSTRAND ISIZA 4245 19 SEVENTEENTH AVENUE, VOELKLIP, HERMANUS: ISICELO SOKUSUSWA KWEZITHINTELO NGOKWEMIGAQA KUNYE NOPHAMBUKO: UMSIZA PLANNING EGAMENI LIKA MAG WURBACH</p> <p>Isaziso siyanikezelwa ngokweCandelo lama-47 nelama-48 loMthetho kaMasipala woLungiso loMthetho kaMasipala kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) kwezi zicelo zilandelayo zisebenza kwiSiza-4245, Hermanus (kwipropati), ezizezi:</p> <p>Ukususwa kweMiqathango yeSithintelo setayitile yoBunini Isicelo ngokwemiqathango yeCandelo 16(2)(f) waloMthetho kaMasipala sokususwa kwemiqathango ethintelweyo yetayitile yobunini C(ii) njengoko iqulethwe kwitayitile T51108/2016 kule propati ukulungiselela isiphakamiso sophuhliso.</p> <p>Uphambuko Isicelo sophambuko ngokwemigaqa yeCandelo le-16(2)(b) walo Mthetho soku kulandelayo.</p> <ul style="list-style-type: none"> Ukunyenyiswa komda wesakhiwo kwicala elisen tshona ukusuka kwi 2mitha ukuya kwi 1.3 mitha ukulungiselela inxalenye yokojela Ukunyenyiswa komda wesakhiwo kwisitalato ukusuka kwi 0.474 mitha ukulungiselela isiphakamiso se garaji, Ukunyenyiswa komda wesakhiwo kwisitalato ukusuka kwi 3 mitha ukuya ku 0 mitha ukulungiselela isiphakamiso se khatopi, Ukunyenyiswa komda wesakhiwo kwisitalato ukusuka kwi 4 mitha ukuya ku 0 mitha ukulungiselela <p>linkcukacha ngesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxeshane evekhi phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Zicwangciso ngeDolophu kwa-16 Paterson Street, Hermanus.</p> <p>Naziphi na izimvo ezibhaliweyo zingangeniswa ngokungqinelana nemigaqa yeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi koko lwesihlanu eyeSilimela 11 kukaJulayi 2025, ucapula igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo Imibuzo ngomnxeba ingenziwa kuMcwangcisi weDolophu, uMnu. P. Roux kule nombolo 028-3138900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.</p> <p>Umphathi kamasipala, Umasipala iOverstrand, Ibhokisi yePosi 20, HERMANUS, 7200</p> <p>Inombolo yesaziso. 110/2025</p>
--	---	---



MOTIVATIONAL REPORT

**ERF 4245 HERMANUS:
APPLICATION for the
REMOVAL OF RESTRICTIVE CONDITIONS IN DEED &
PERMANENT DEPARTURES**

1. INTRODUCTION / PURPOSE

The owner of any property or his/her agent may apply to the Municipality in terms of Chapter 16(2) of the Overstrand Municipality Amendment By-law on Municipal Land Use Planning, 2020, for *inter alia*, (i) the removal of restrictive conditions of a land unit as well as (ii) permanent departures from the development parameters of the scheme.

The purpose of this application is to obtain approval for the location of the new proposed garage and carport within the street building lines, as well as a small portion of the braai area encroaching the lateral side building line.

2. THE PROPERTY

Erf 4245 Hermanus is located on the eastern edge of Hermanus in Voëlklip on the corner of Sixth Street and Seventeenth Avenue. The physical address of the property is No 19 Seventeenth Avenue, Voëlklip, Hermanus.

Cape Nature is situated opposite the application site on the eastern side of Seventeenth Avenue with the De Mond Caravan Park along between the R43 and the Klein River's mouth.

The property is 494m² in extent and is owned by Michael Andre Gustav Wurbach according to Deed of Transfer T51108/2016.

This deed contains restrictive conditions that need to be removed to legalize the existing and proposed structures, i.e:

A. Conditions referred to in historic Deed T42881/1974

This Deed contains the same restrictive building line conditions as in the current Deed (see below), except for B.iii.that all outbuildings

shall stand back at least 9,45 metres from any street or 6,3 metres from any avenue...

- C.(ii) That buildings shall stand back at least 3,15 metres from the line of the street or avenue on which the Lot or Lots herein mention may front, that all outbuildings shall stand back at least 9,45 meters from any avenue on which the Lot or Lots herein mentioned may front.

Existing buildings:

The existing buildings do not adhere to Condition C in the current Deed as the garage was built 6,5m from 17th Avenue thus being less than the prescribed 9,45m.

New garage and carport:

For this application, all the conditions referring to the street building lines need to be removed.

[At present building lines are controlled by municipal bylaws rather than Deeds.

If not compatible, departures from the bylaw need to be applied for.]

3. OVERSTRAND MUNICIPALITY LAND USE SCHEME, 2020 and OVERSTRAND SPATIAL DEVELOPMENT FRAMEWORK, 2020

3.1 LAND USE SCHEME

Erf 4245 Hermanus is zoned Residential Zone I: Single Residential (SR1) according to the Overstrand Municipality Land Use Scheme of 2020.

Primary uses in this zone include a “**dwelling house**” that means a self-contained, inter-leading group of rooms used for the accommodation and housing of a single family (together with adequate sanitary facilities and a kitchen and such outbuildings as are ordinarily used therewith), provided further that a dwelling house may not have more than two kitchens.

An “**outbuilding**” means a structure, whether attached or separate from the main building, which is ancillary and subservient to the main building on a land unit and includes a building designed to be used for the garaging of motor vehicles, for storage purposes and any normal activities in so far as these are usually and reasonably required in the connection with the main dwelling as well as the accommodation of recreational activities such as a pool room, braai room, lapa and gazebo and the practising of hobbies (which may not cause a nuisance

and/or disturbance and/or noise and/or damage to a neighbouring property or properties or premises).

Development rules applicable on Erf 4245 Hermanus are:

- Max 50% coverage
- Building lines:
Street building line of 4m on 6th Street as depth > 20m
Street building line of 3m on 17th Avenue as depth <20m
Side and rear building line = 2m

Structures permitted to encroach the building lines according to the By-law are:

- Boundary walls, retaining walls, screen walls, fences and gates no exceeding 2,1m in height;
 - Open and uncovered stoep, pools and filling lower than 1m above ground level;
 - Entrance steps, landings and entrance lower than 1m above ground;
 - Covered or uncovered pedestrian entrance/gatehouse on the street boundary with footprint/roof area not exceeding 5m² and roof of 3m high;
 - Eaves, awnings and canopies no more than 1m from any wall of building;
 - Swimming pools (engineering certificate required if closer than 1m from boundary) and pool pumps max 1m high;
 - Built braai up to max of 1m height above ground (with consent of neighbour); and
 - Water tanks and gas bottle storage max 2,1m high behind wall/screen with same height.
-
- Height: Max height is 8m high.
 - Council may permit the construction of a garage over a street building line if (i) well motivated, (ii) the height does not exceed 4,5m high and (iii) the garage is not closer than 5m to the road kerb/surface;
 - Council may permit the construction of a carport over the street building line provided that (i) the width shall not exceed 6,5m, (ii) the roof supported by a metal/timber post/brick/concrete/masonry pillars, (iii) the height may not exceed 3m on street boundary, and (iv) it may only be enclosed by boundary fence/wall, external wall of building or security/automated gate; and
 - Two parking bays are required for the dwelling house.

3.2 SPATIAL DEVELOPMENT FRAMEWORK (SDF), 2020

The Spatial Development Framework (SDF) for the Greater Hermanus (East) earmarks the area opposite Seventeenth Avenue as a Special Place where a mixed density housing node is promoted next to the caravan park.

This area between Voëlklip and the Klein River Lagoon is also identified as a sensitive development area, similar to the outer row of residential erven adjacent to the mountain and sea.

The outer row of residential erven (including the application site) next to the caravan park and proposed development node falls, however, outside the sensitive development area (see green dotted line on Location Plan).

An applicable local development and growth management principle of the SDF is to maintain the unique character of Greater Hermanus via, amongst other, adhering to the Heritage Protection Overlay Zone (HPOZ) regulations.

Hermanus East is a low density residential suburban area situated in a natural landscape. There is no heritage protection overlay zone identified for this specific area.

4. EXISTING LAND USE & SERVICES

Erf 4245 Hermanus currently contains a dwelling house of 147,5m² and a garage (outbuilding) 6,5m from the 17th Avenue street boundary that are linked with a roof to shelter the entrance/foyer to the dwelling.

The existing footprint of the total covered area is 215,68m².

The house consists of a kitchen with scullery, dining area, lounge, guest toilet along the passage and two bedrooms on the ground floor; one being en-suite.

Erf 4245 Hermanus is serviced by the municipal services network, i.e. water, sewerage, electricity and solid waste removal.

5. PROPOSED ALTERATIONS

Various alterations to the existing approved building plans will be submitted to the Municipality for approval. The proposed building plans are attached.

The proposed amendments on the new building plans that do not adhere to the afore-mentioned development rules, are the following:

- The one side of the braai wall (1,080m wide) will be built 1,3m from the common boundary with Erf 4251 Hermanus, therefore encroaching the 2m side building line with 0,752m.

The braai wall will form the south-western boundary of the braai area. Due to the encroachment of the braai wall into the side building line, the braai area will be extended with a 4,97m² open area beneath an eave projecting 1m from the balcony above.

- The height (4,227m) and the distance of the double garage from the 17th Avenue kerb (7,05m) meet the requirements of the Scheme to permit consent for this deviation. Reasons for the location of the garage 0,747m from the street boundary/kerb are:
 - To make provision for a larger and more functional permanent family house on a small erf (494m²) thus optimizing the available developable footprint.
 - The proposed location meets similar trends in the immediate surrounding Voëlklip area;
 - The location of the garage will have a minimal/negligible impact as it will be hidden between a 2,1m high (max) boundary wall on Seventeenth Avenue and the proposed carport on the corner of 17th Avenue and 6th Street.
- The height on the street boundary (3,5m) and width (4m) of the proposed carport meet the requirements of the Scheme for the granting of such consents. The carport will be enclosed by the garage wall as well as the two boundary walls of 17th Avenue and 6th Street, respectively. The roof of the carport will be a pergola structure, supported by a concrete ring beam.
The carport will be accessed with a 90° turn from Sixth Street.

An engineering certificate for the new swimming pool with distance of 0,730m from the side boundary will accompany the building plans.

6. THE PROPOSAL

Application is hereby made in terms of the Overberg Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the following:

In terms of Section 16(2)(f):

Removal of Restrictions in Deed of Transfer T51108/2016: (refer to Item 2)

- A. Reference to Deed of Transfer Number T42881/1974: Condition B.iii.
.....that all outbuildings shall stand back at least 9,45 meters from any Street or 6,3 meters from any Avenue...
- C.(ii) That buildings shall stand back at least 3,15 meters from the line of the street or avenue on which the Lot or Lots herein mentioned may front, that all outbuildings shall stand back at least 9,45 meters from any avenue on which the Lot or Lots herein mentioned, may front.

In terms of Section 16(2)(b):

- Permanent departure of the western side building line from 2m to 1,3m to accommodate a portion of the braai.
- Permanent departure of the 17th Avenue building line from 3m to 0,747m to accommodate the new garage and from 3m to 0m to accommodate the new carport.
- Permanent departure of the Sixth Street building line from 4m to 0m to accommodate the new carport.

7. MOTIVATION

7.1 ADHERENCE TO DEVELOPMENT PRINCIPLES

Development principles are referred to in Section 42 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA).

These guiding principles are met by the proposed development:

- **Spatial Justice**
The proposed departures will assist in a more functional and optimized family house on a small erf.
The proposed layout makes provision for an essential storage area inside the garage, as well as a needed scullery that connects the outside braai area with the kitchen.
The departures include:
 - (i) the extension of the open braai area by 0,752m towards the side boundary, the same area that falls below the eave of the balcony above. This is a small negligible area but will make a big difference in space and volume.
 - (ii) A garage and carport within the street building lines adhere to all considerate principles as set out in the scheme.
- **Spatial Sustainability and Efficiency**
The departures will ensure a cost-effective development with no additional service requirements.
The property will be optimal utilized and will be in character with the surrounding environment.
- **Spatial resilience**
The proposed departures will not impact negatively on the neighbours or the environment:

- This small extension of the braai area is underneath the eave of the balcony above and will not have any additional visual impacts on the neighbour.
A new 2,1m high boundary wall will be built on the common boundary with Erf 4250 to mitigate any potential impacts.
 - The garage will be in character with the remainder of Voëlklip.
The setback position between the carport and the 17th Avenue boundary walls will mitigate the impact.
 - The carport will be enclosed by the street boundary walls on both 17th Avenue and 6th Street. The vehicle parked inside the carport will not be visible from either of these roads. The 1,4m difference-in-height-area between the 2,1m high walls and the 3,5m high carport will only be filled with concrete pillars to support the pergola structure, with minimal visual impact, especially behind the trees on the sidewalk.
Access to the carport will be obtained from 6th Street and away from the corner, also reducing the cumulative traffic impact of three cars parked next to each other.
- Good administration
Good administration will be followed through an integrated approach between land owners, planning consultants and the administered authority (Municipality) guided by policies and legislation with inputs by all role players.

7.2 DESIRABILITY

Overall character of the surrounding area

The zoning, land use and character of the new house will remain similar, and the departures will have insignificant impacts on any neighbour or the surrounding community.

The proposals are in character with the surrounding residential area where many garages and carports are located on common boundaries.

Location and accessibility of property

The location and accessibility of Erf 4245 mitigate possible impacts of encroaching the building lines:

- Only two direct neighbours of which only one is affected by a 0,752m encroachment of the braai area below the balcony eave;
- Corner location of the property with 6th Street and 17th Avenue as buffers; and
- Current vacant area with planned higher density development opposite 17th Avenue.

Physical characteristics of the property & potential of property

The structure of the existing dwelling house makes provision for the proposed value-added alterations/renovations.

Although the proposed garage will be extended with 2,255m to the 17th Avenue boundary, it will still be located 7,050m from the kerb that adheres to the standards of the Scheme.

The small erf, similar to the surrounding properties, will be optimally utilized in accordance with the permitted coverage.

The location on the corner of 17th Avenue and 6th Street provides the opportunity to provide a carport supported by the garage wall as well as the two boundary walls.

The corner location also provides the opportunity for access from both streets.

Provision of services

No additional services are required as it is only an extension/alteration of an existing dwelling house.

Construction process / Phases of proposal

Construction will commence as soon as building plan approval has been obtained – building plans are attached.

7.3 DESIRABILITY IN TERMS OF SECTION 35(4) OF THE BY-LAW ON MUNICIPAL LAND USE PLANNING, 2020

According to the Land Use Planning By-law, the Municipality must take the following into account when considering the removal of restrictive conditions:

- (a) the financial or other value of the ownership rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement:

Some of the rights are not valid as the house is already built with approved building plans in conflict with the restrictive conditions in the Deed. The other conditions control the building lines, which are rather a function of the new Land Use By-Laws.

The building lines limit the building rights, and therefore the financial investment rights of the owner.

- (b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition:
No personal benefits as the existing house cannot be expanded.
- (c) the personal benefits which will accrue to the person seeking the removal of the restrictive condition, if it is removed:
More building and parking space that will allow the extension of the existing small dwelling house.
- (d) the social benefit of the restrictive condition remaining in place in its existing form:
No benefit, as the value-adding home improvements will not be possible.
- (e) the social benefit of the removal or amendment of the restrictive condition:
More comfortable living and sleeping and parking space to accommodate the whole family with no negative impact on the environment.
- (f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights:
The removal of the restrictive conditions will remove the right of the Deed to dictate the building of a house on Erf 4245 Hermanus. The proposed departures will, however, be managed by the municipal by-laws and evaluated by the Municipality in terms of desirability.

7.4 EXAMPLES OF SIMILAR BUILDING LINE ENCROACHMENTS

A precedent has already been set within the extended Voëlklip area relating to the relaxation of building lines and/or the removal of outdated title deed restrictions to allow the construction of garages and carports on common property boundaries.

Examples of garages/carports and even of habitable space on common property boundaries are attached. The specific erven referring to are marked on the Plan attached.

8. CONCLUSION

The proposed expansion and house improvements will increase the financial investment value of the dwelling house on Erf 4245 Hermanus, with the subsequent increase in value of the surrounding area.

The proposed departures are small and typical to this area.

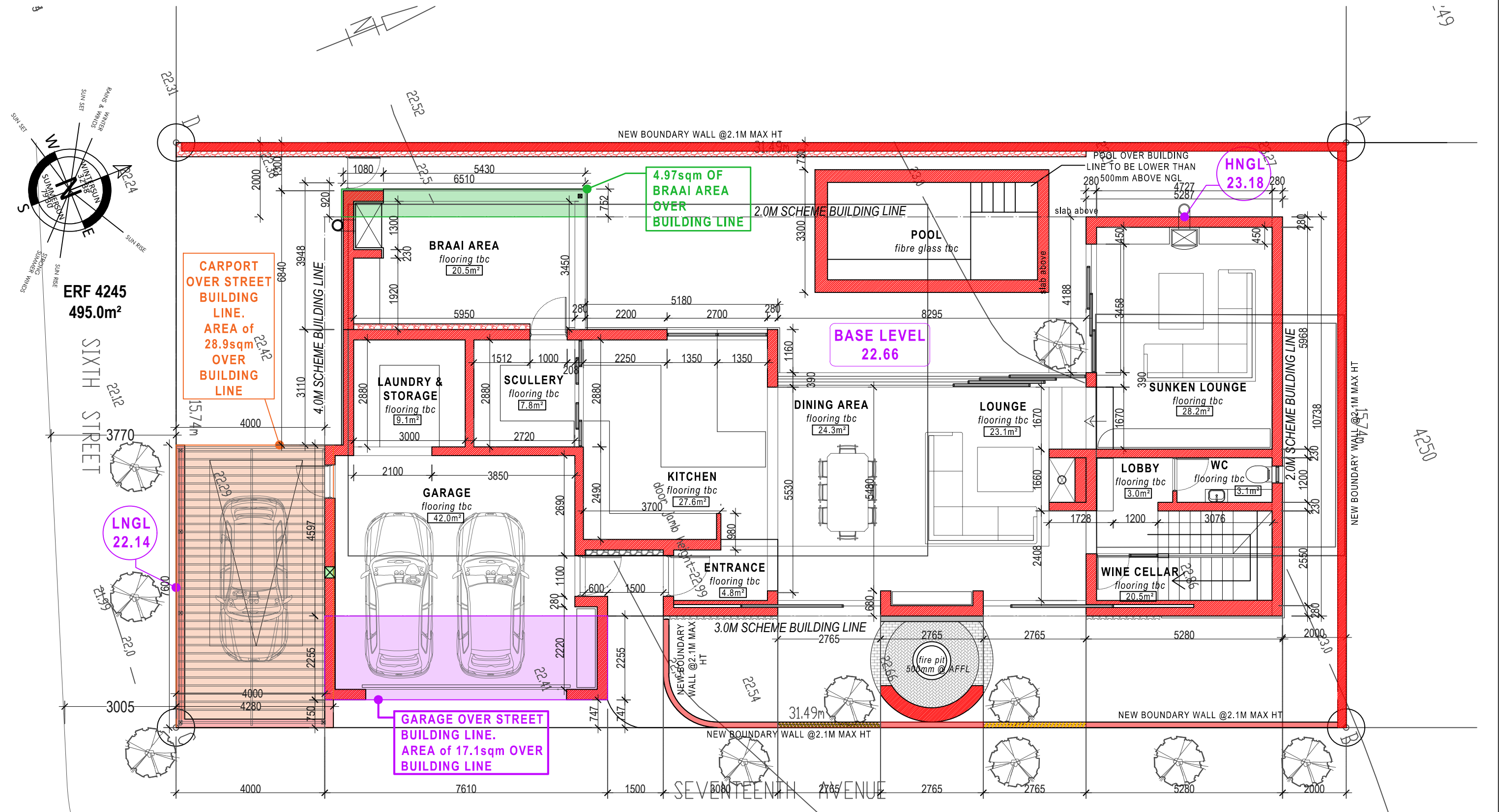
Due to the site-specific circumstances applicable to the braai area as well as the garage and carport on a corner in Hermanus-East and the more than adequate

distance to the kerb in front of the garage, the impacts of the building line departures are negligible.

The proposed garage and carport meet the requirements of the Scheme to permit consent for these deviations.

The removal of the restrictive conditions in the Deed will legitimize the existing house and ensure that the development is managed in accordance with the new land use by-laws of the Municipality.

For the above-mentioned reasons, the application is desirable from a land use perspective and should thus be considered as an enhancement of the visual character of the current built environment and be viewed positively.



GROUND FLOOR AREA | SCALE 1:100

SURFACE AREA		COVERAGE	
ERF SIZE	= 495.0m ²	ALLOWABLE COVERAGE (50%)	= 247.5m ²
ALLOWABLE COVERAGE (50%)	= 247.5m ²	GROUND FLOOR AREA	= 49.47%
GROUND FLOOR AREA	= 244.9m ²	FIRST FLOOR AREA (N/A)	= 41.96%
FIRST FLOOR AREA	= 207.7m ²	TOTAL COVERAGE AREA	= 49.47%
TOTAL SURFACE AREA	= 452.6m²		

PROJECT : HOUSE WURBACH
 ERF 4245
 SEVENTEENTH AVENUE
 VOELKLIP | HERMANUS | 7200
ZONING: SR1
ADDITIONS/ ALTERATIONS
OWNER : M WURBACH

THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH PREPARED FOR AND WHICH COMMISSIONED FOR ©

DRAWING
 ground floor plan
 scale: see labels .
 do not scale when printing (A3)

DATE 14.04.2025
DWG NO 2508
REV 01

DRAWN jb **CHECKED** jb
 signed: date:

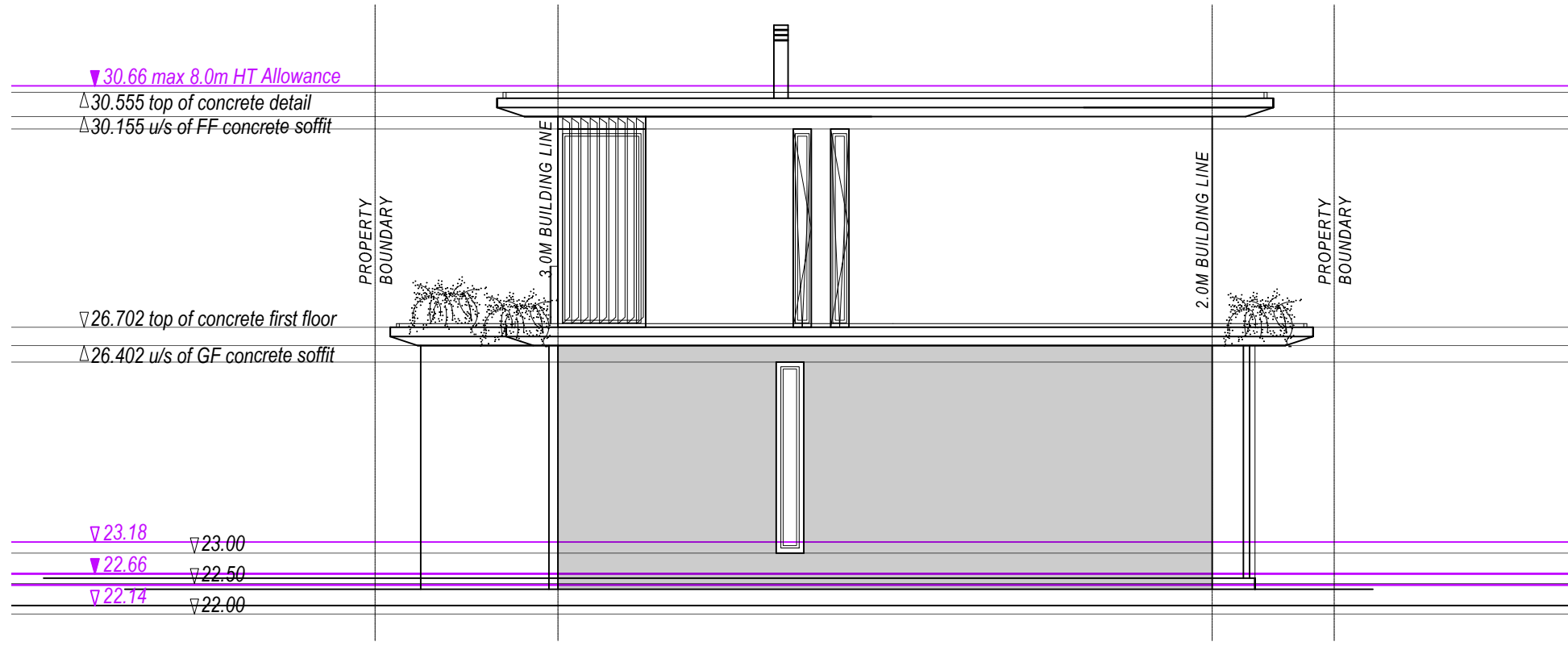
FOR INFORMATION

PG 2

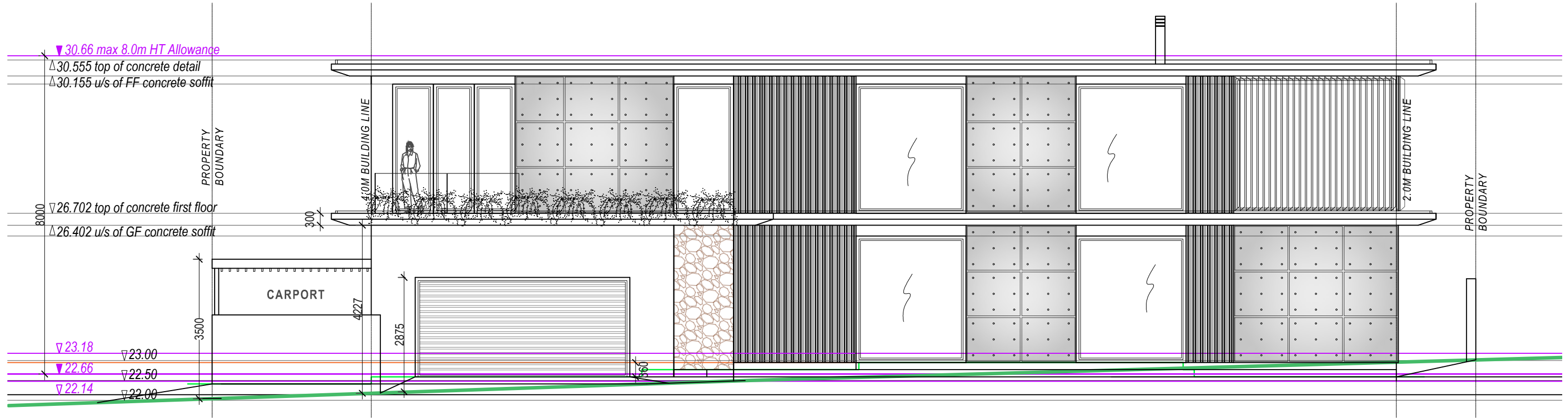
DESIGNATELJEE

(+27) 072 856 6994 | JANESKE@DESIGNATELJEE.CO.ZA
 8 FISANT CRESCENT . SANDBAAL . HERMANUS . 7200
 WWW.DESIGNATELJEE.CO.ZA
 DIRECTORS: JANESKE BRITS . PAD 42957824 (SACAP)
 HANNES COETZEE . PR ARCH T 11467 (SACAP)

NORTH ELEVATION | SCALE 1:100



EAST ELEVATION | SCALE 1:100



SURFACE AREA	
ERF SIZE	= 495.0m ²
ALLOWABLE COVERAGE (50%)	= 247.5m ²
GROUND FLOOR AREA	= 244.9m ²
FIRST FLOOR AREA	= 207.7m ²
TOTAL SURFACE AREA	= 452.6m²

COVERAGE	
ALLOWABLE COVERAGE (50%)	= 247.5m ²
GROUND FLOOR AREA	= 49.47%
FIRST FLOOR AREA (N/A)	= 41.96%
TOTAL COVERAGE AREA	= 49.47%

PROJECT : HOUSE WURBACH
ERF 4245

SEVENTEENTH AVENUE
VOELKLIP | HERMANUS | 7200

ZONING: SR1

ADDITIONS/ ALTERATIONS
OWNER : M WURBACH

THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH PREPARED FOR AND WHICH COMMISSIONED FOR ©

DRAWING
north & east elevation
scale: see labels .
do not scale when printing (A3)

DATE 14.04.2025
DWG NO 2508
REV 01

DRAWN jb **CHECKED** jb
signed: date:

FOR INFORMATION

PG 4

DESIGNATELJEE

(+27) 072 856 6994 | JANESKE@DESIGNATELJEE.CO.ZA
8 FISANT CRESCENT . SANDBAAI . HERMANUS . 7200
WWW.DESIGNATELJEE.CO.ZA
DIRECTORS: JANESKE BRITS . PAD 42957824 (SACAP)
HANNES COETZEE . PR ARCH T T1467 (SACAP)

SOUTH ELEVATION | SCALE 1:100

▼30.66 max 8.0m HT Allowance
 ▲30.555 top of concrete detail
 ▲30.155 u/s of FF concrete soffit

▽26.702 top of concrete first floor
 ▲26.402 u/s of GF concrete soffit

▽23.18
 ▼22.66
 ▼22.14

▽23.00
 ▼22.50
 ▼22.00

PROPERTY
BOUNDARY

2.0M BUILDING LINE

3.0M BUILDING LINE

PROPERTY
BOUNDARY

WEST ELEVATION | SCALE 1:100

▼30.66 max 8.0m HT Allowance
 ▲30.555 top of concrete detail
 ▲30.155 u/s of FF concrete soffit

▽26.702 top of concrete first floor
 ▲26.402 u/s of GF concrete soffit

▽23.18
 ▼22.66
 ▼22.14

▽23.00
 ▼22.50
 ▼22.00

PROPERTY
BOUNDARY

2.0M BUILDING LINE

4.0M BUILDING LINE

PROPERTY
BOUNDARY

SURFACE AREA	
ERF SIZE	= 495.0m ²
ALLOWABLE COVERAGE (50%)	= 247.5m ²
GROUND FLOOR AREA	= 244.9m ²
FIRST FLOOR AREA	= 207.7m ²
TOTAL SURFACE AREA	= 452.6m²

COVERAGE	
ALLOWABLE COVERAGE (50%)	= 247.5m ²
GROUND FLOOR AREA	= 49.47%
FIRST FLOOR AREA (N/A)	= 41.96%
TOTAL COVERAGE AREA	= 49.47%

PROJECT : HOUSE WURBACH
 ERF 4245

SEVENTEENTH AVENUE
 VOELKLIP | HERMANUS | 7200

ZONING: SR1

ADDITIONS/ ALTERATIONS
 OWNER : M WURBACH

THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH PREPARED FOR AND WHICH COMMISSIONED FOR ©

DRAWING
 south & west elevation
 scale: see labels .
 do not scale when printing (A3)

DATE 14.04.2025
 DWG NO 2508
 REV 01

DRAWN jb CHECKED jb
 signed: date:

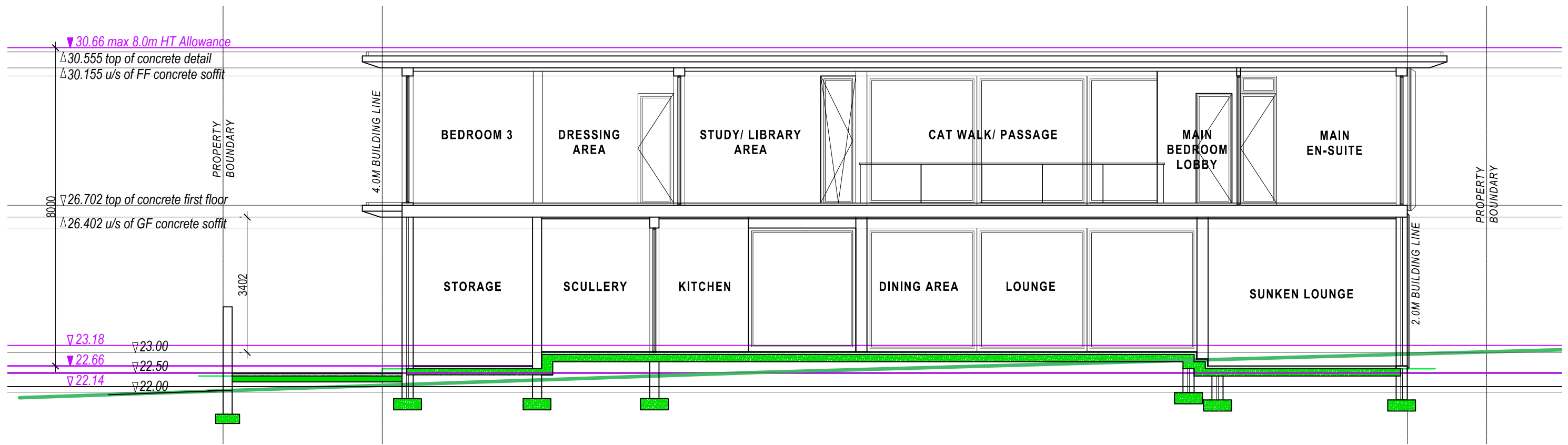
FOR INFORMATION

PG 5

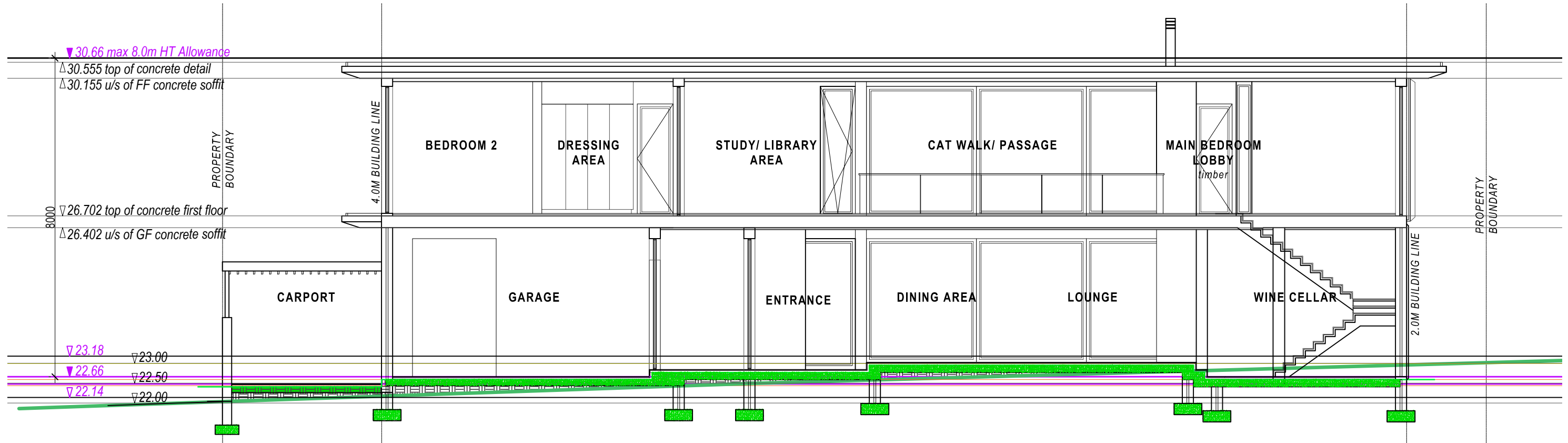
DESIGNATELJEE

(+27) 072 856 6994 | JANESKE@DESIGNATELJEE.CO.ZA
 8 FISANT CRESCENT . SANDBAAI . HERMANUS . 7200
 WWW.DESIGNATELJEE.CO.ZA
 DIRECTORS: JANESKE BRITS . PAD 42957824 (SACAP)
 HANNES COETZEE . PR ARCH T T1467 (SACAP)

SECTION A-A | SCALE 1:100



SECTION B-B | SCALE 1:100



SURFACE AREA	
ERF SIZE	= 495.0m ²
ALLOWABLE COVERAGE (50%)	= 247.5m ²
GROUND FLOOR AREA	= 244.9m ²
FIRST FLOOR AREA	= 207.7m ²
TOTAL SURFACE AREA	= 452.6m²

COVERAGE	
ALLOWABLE COVERAGE (50%)	= 247.5m ²
GROUND FLOOR AREA	= 49.47%
FIRST FLOOR AREA (N/A)	= 41.96%
TOTAL COVERAGE AREA	= 49.47%

PROJECT : HOUSE WURBACH
ERF 4245

SEVENTEENTH AVENUE
VOELKLIP | HERMANUS | 7200

ZONING: SR1

ADDITIONS/ ALTERATIONS
OWNER : M WURBACH

THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH PREPARED FOR AND WHICH COMMISSIONED FOR ©

DRAWING
sections
scale: see labels .
do not scale when printing (A3)

DATE 14.04.2025
DWG NO 2508
REV 01

DRAWN jb **CHECKED** jb
signed: date:

FOR INFORMATION

PG 6

DESIGNATELJEE

(+27) 072 856 6994 | JANESKE@DESIGNATELJEE.CO.ZA
8 FISANT CRESCENT . SANDBAAI . HERMANUS . 7200
WWW.DESIGNATELJEE.CO.ZA
DIRECTORS: JANESKE BRITS . PAD 42957824 (SACAP)
HANNES COETZEE . PR ARCH T T1467 (SACAP)