ERF 3841, 260 SIXTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND ADMINISTRATIVE PENALTY: INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF H AND A DU PLESSIS

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

- **Departure** in terms of Section 16(2)(b) of the By-Law in order to:

  - relax the street building line from 4m to 0m and relax the western lateral building line from 2m to 0m to accommodate the existing garage;
  - relax the western lateral building line from 2m to 1.9m to accommodate the existing balcony; and
  - relax the western lateral building line from 2m to 1.67m to accommodate the extension of the existing living room on the first floor.

- **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning at 16 Paterson Street, Hermanus and on the municipal webpage at the following link https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ . 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 / landuse@overstrand.gov.za) on or before **27 November 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Ms. Y Macala** 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 & Spatial Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 3841, SESDESTRAAT 260, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: INTERACTIVE TOWN & REGIONAL PLANNING NAMENS H EN A DU PLESSIS

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is vir die volgende:

- **Afwyking** ingevolge Artikel 16(2)(b) van die Verodening ten einde die:

  - straatboulyn vanaf 4m na 0m te verslap en westelike sybou lyn vanaf 2m na 0m te verslap om die bestaande motorhuis te akkommodeer;
  - westelike syboulyn vanaf 2m na 1,9m te verslap om bestaande balkon te akkommodeer; en
  - westelike syboulyn vanaf 2m na 1,67m te verslap om die aanbouing tot die bestaande sitkamer op die eerste verdieping te akkommodeer.

- **Bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) van die Verodening.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Hermanus en op die munisipale webtuiste by die volgende skakel https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/. 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 / landuse@overstrand.gov.za) voor of op **27 November 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. Y Macala.** 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: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

I-ERF 3841, 260 SIXTH STREET, VOËLKLIP, HERMANUS, KUMASIPALA WASE-OVERSTRAND: ISICELO SOKUNYENYISWA NESOHLWAYO: ABAKWA-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LIKA-H AND A DU PLESSIS

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 ukuba kufunyenwe isicelo sezi zinto zilandelayo:

- **Ukunyenyiswa** ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala ukuze kwenziwe oku kulandelayo::

  - ukunyenyiswa komgca wesakhiwo okwicala elingasesitalatweni ukususka ku-4m ukuya ku-0m nokunyenyiswa komgca wesakhiwo okwicala elingasentshona ukususela ku-2m ukuya ku-0m ukulungiselela igaraji esele ikhona;
  - ukunyenyiswa komgca wesakhiwo kwicala elingasentshona ukususka ku-2m ukuya ku-1.9m ukulungiselela ibhalkhoni esele ikhona; kunye
  - nokunyenyiswa komgca wesakhiwo omde kwicala elingasentshona ukususka ku-2m ukuya ku-1.67m ukulungiselela ukwandiswa kwgumbi lokuhlala kumgangatho wokuqala.

- **Ukugqitywa kwesohlwayo** ngokumayela neCandelo 16(2)(q) loMthetho kaMasipala.

Iinkcukacha ezipheleleyo mayela noku kucetywayo ziyafumaneka ukuze ihlolwe phakathi evekini phakathi ko 08:00 no 16:30 kwiSebe: Town and Spatial Planning at 16 Paterson Street, Hermanus nakwiwebhusayithi kamasipala kule linki ilandelayo https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ . Naziphi na izimvo ezibhaliweyo zingokungeniswa ngojuhambelana neCandelo 51 neCandelo 52 loMthetho kaMasipala (16 Paterson Street, Hermanus / landuse@overstrand.gov.za) ngaphambi okanye ingadlulanga **27 kaNovemba 2026**, ubhale igama lakho, idilesi yakho neenkcukacha zoqhagamshelwano, umdla wakho kwisicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingadluliselwa **kuNkszn. Y, Macala** ku-028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe lakwaTown & Spatial Planning apho igosa lakwamasipala liya kumnceda afake amagqabaza akhe okuhlomla.



OVERSTRAND MUNICIPALITY

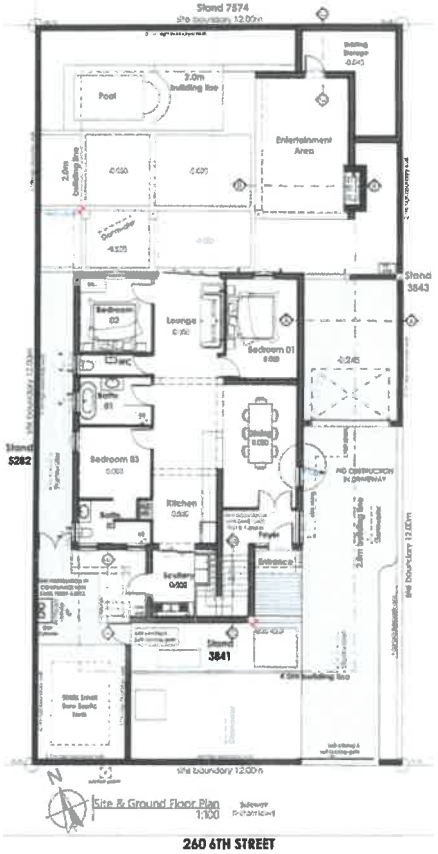
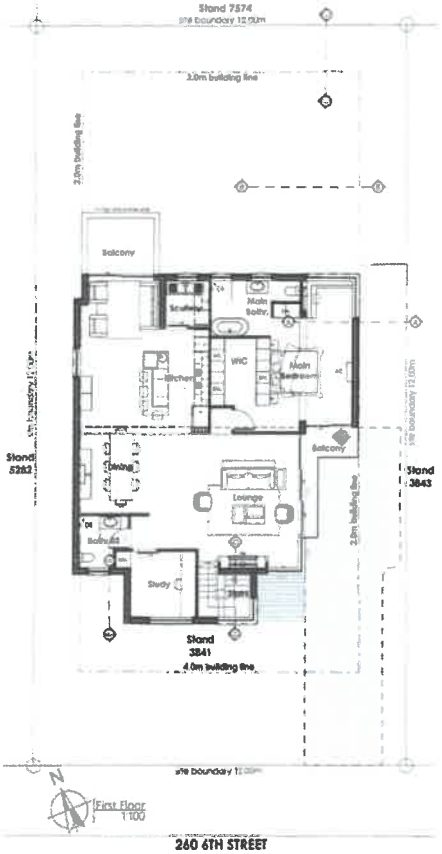
Locality Map

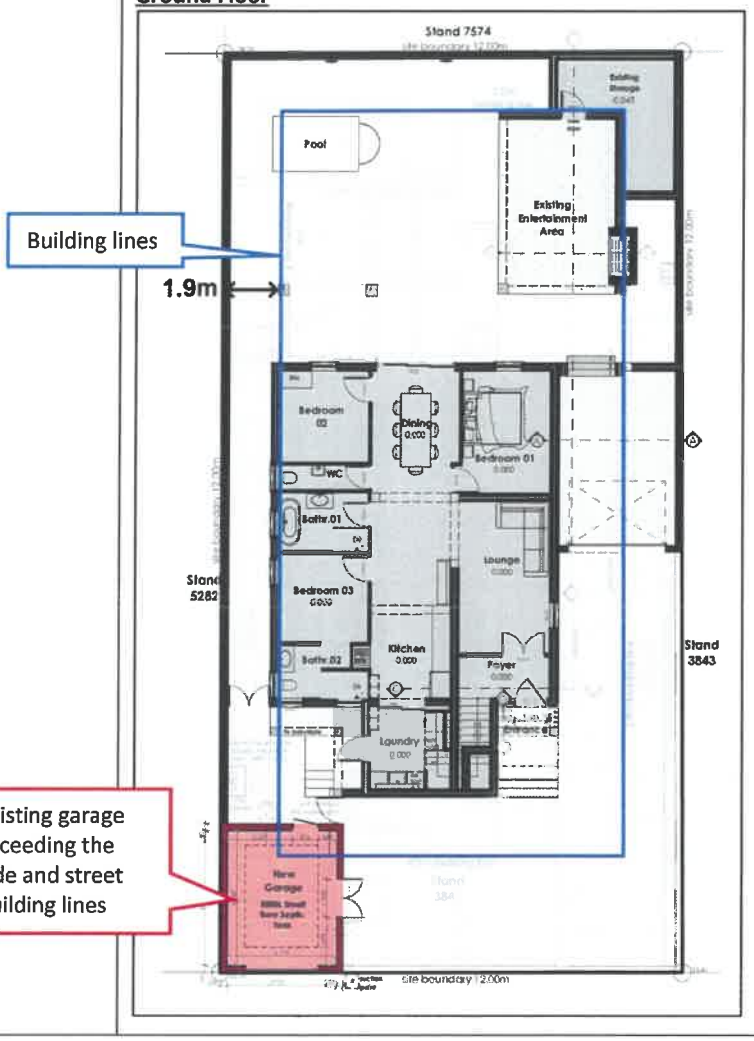
Erf 3841, HVK

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Date: 2026/09/09

1. Introduction

a. Brief Refer to **Annexure B** for the Power of Attorney.	Interactive Town and Regional Planning was appointed by the owners of the property Endrik Jacobus Du Plessis and Anneke Du Plessis to prepare and submit an application for building line departures and the determination of an administrative penalty for Erf 3841, Voëlklip in terms of the relevant legislation.
b. Background	The application area, is presently being upgraded and in accordance with the following building plan:   A In this application, application is made to retain the garage which was constructed on the western street boundary and to accommodate the existing balcony and the extension of the living area on the first floor. (refer to Figure 2)

c.	**Background, Development Objective & Application Proposal**	The **development objective** is thus to legalise the existing garage located within the street and western side building line, as well as the balcony and extension of the open plan living area exceeding the western building line as shown in the following sketches: Existing non-approved structures exceeding building lines are: • A garage on the street boundary • Balcony • Extension of the open plan living area **Ground Floor** 

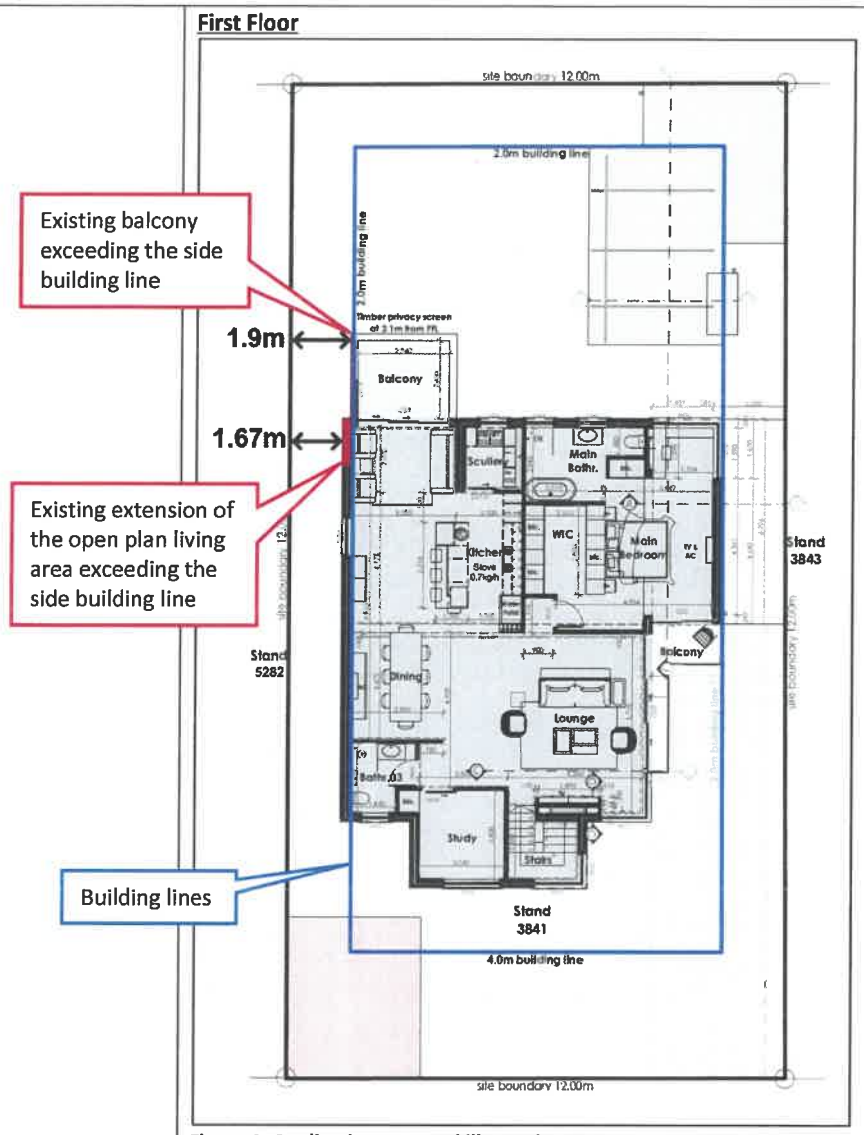


Figure 1: Application proposal illustrations

Subsequently the **application proposal** is for:

- A departure to relax street building line from 4m to 0m and the western side building line from 2m to 0m respectively to allow for the existing garage.
- A departure to relax western side building line from 2m to 1.9m to allow for an existing balcony.
- A departure to relax western side building line from 2m to 1.67m to allow for an existing extension of the open plan living area on the first floor.
- The determination of an administrative penalty for the existing garage exceeding the street and western side building lines as well as for a portion of the balcony and an existing extension of the open plan living area exceeding the western building line.

2. The Application

a. Analysis: Title Deed

Refer to **Annexure D** for the Conveyancer Certificate.

The conveyancer Amelia Galvin from Virtual Lawyers provided a conveyancer certificate confirming that no title deed conditions exist which restricts the development proposal.

b. Analysis: Development Criteria:

The development parameters for Erf 3841 Hermanus as per the Overstrand Municipality Land Use Scheme, 2020 are summarised as follows:

Parameters		Existing Zoning:	Proposal:	Comments
Zoning		Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Consistent
Primary Use		Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering	Dwelling house	Consistent
Consent Uses		Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture	None	Consistent
Coverage		50%	≤50%	Consistent
Height		8m	≤8m	Consistent
Building lines	**Street**	4m	**0m for the garage** ≤4m for the rest	**Application includes a departure**
	Side	2m	**1.67m west for the dwelling house** **1.9m west for the balcony** **0m west for the garage** 0m east for the storage area. (previously approved) ≤2m for the rest	**Application includes departures**
	Rear	2m	0m for the storage area (previously approved)	Consistent
Parking		Dwelling house: 2 bays	Dwelling house: 2 bays	Consistent

c. Application:

The application form is attached as **Annexure A.**

Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020:

- A departure to relax street building line from 4m to 0m and the western side building line from 2m to 0m respectively to allow for the existing garage in terms of Chapter IV, Section 16(2)(b).
- A departure to relax western side building line from 2m to 1.9m to allow for an existing balcony in terms of Chapter IV, Section 16(2)(b).
- A departure to relax western side building line from 2m to 1.67m to allow for an existing extension of the open plan living area on the first floor in terms of Chapter IV, Section 16(2)(b).
- The determination of an administrative penalty for the existing garage exceeding the street and western side building lines as well as for a portion of the balcony and an existing extension of the open plan living area exceeding the western building line in terms of Chapter IV, Section 16(2)(q).

3. Contextual Site Information

a. Property Description

Refer to **Annexure E** for the SG Diagrams, **Annexure C** for the Title Deed of Erf 3841 Voëlklip.

Property	Extent	Title Deed	Registered Owner
Erf 3841 Voëlklip, Hermanus	496m²	T18107/2021	Endrik Jacobus Du Plessis & Anneke Du Plessis

The following Surveyor General Plans reflect the application site:

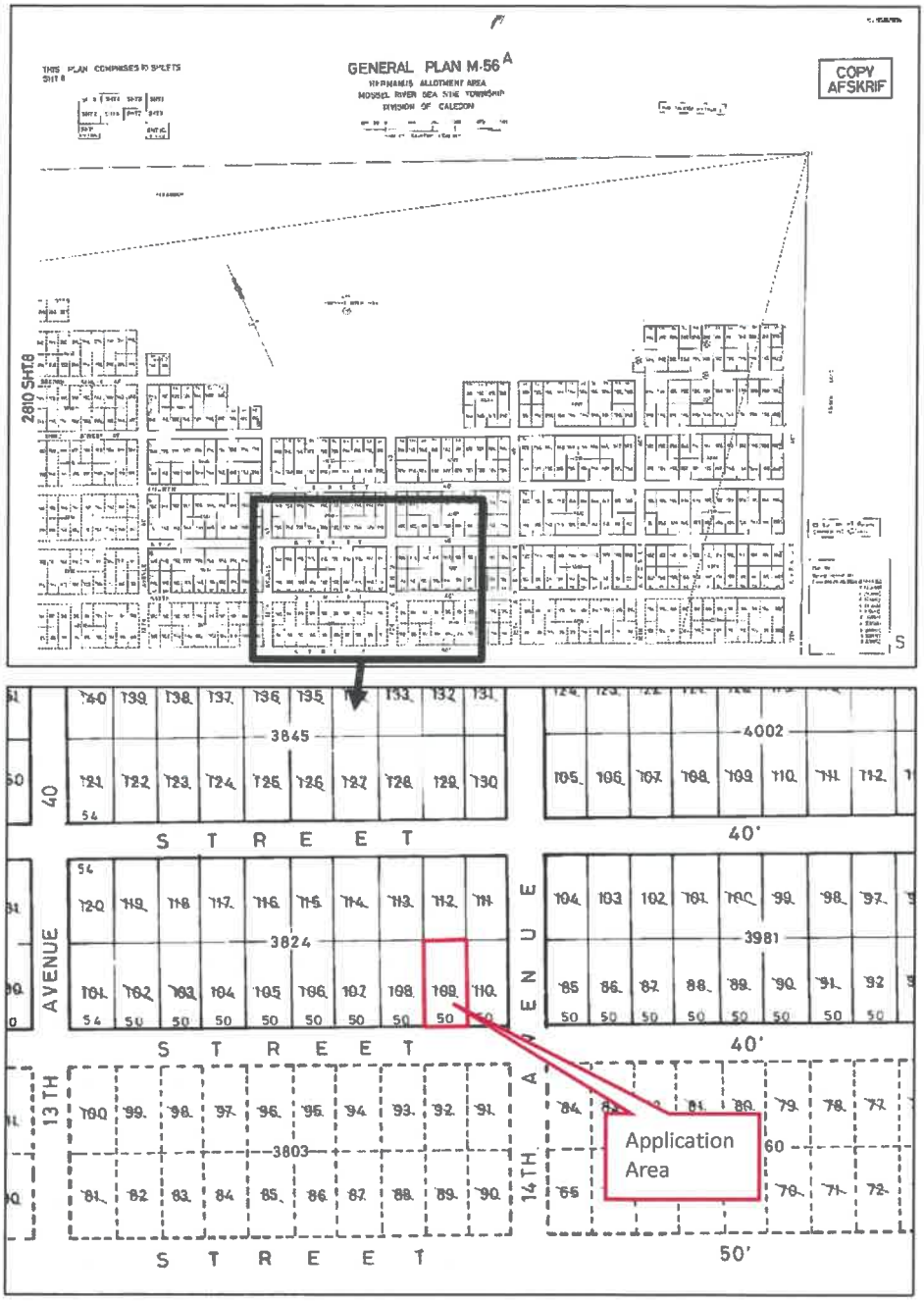
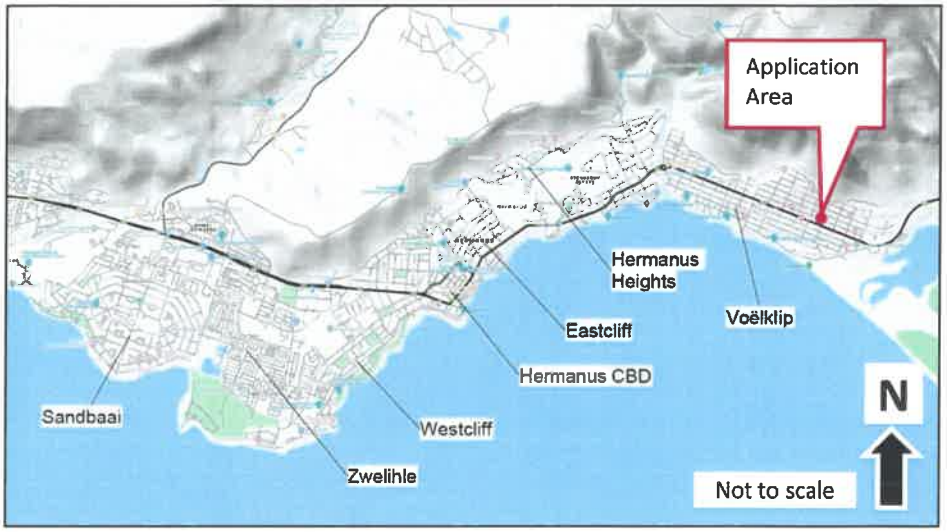


Figure 2: Extracts of the Surveyor General Plans of the application site

b. Location: For the Locality Plans refer to **Annexure F**	**Regional Context:** Within the regional context, the application area is located within Voëlklip residential suburb. Voëlklip is located on the Eastern side of Hermanus.  **Figure 3: Locality Plan – Regional Context**
	Local Context: Within the local context the application area is located at number 260 Sixth Street.  **Figure 4: Locality Plan – Local Context**

c. Land Use:

Refer to the Extract of Hermanus Zoning plan attached as **Annexure G.**

The application area accommodates a dwelling house on the property. The surrounding land-uses consist of single residential dwellings. No change in land use is proposed. The application proposal is **consistent** with the land use of the area.



Figure 5: Arial Image illustrating the residential land-use activities of the application area and surrounding properties

d. Zoning:

Refer to the Extract of Hermanus Zoning plan attached as **Annexure H.**

The application area, Erf 3841, Voëlklip is zoned Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone 1: Single Residential as well. No change in zoning is proposed. The application proposal is consistent with the zoning of the area.

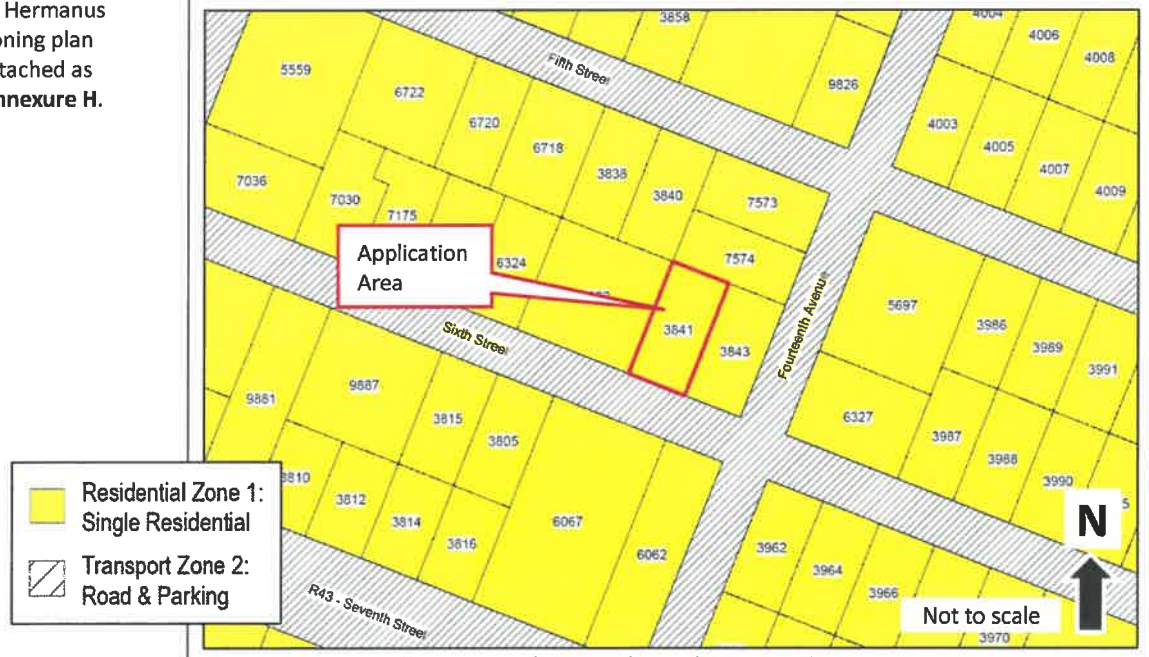


Figure 6: Extract from the Overstrand Municipality: Online zoning viewer

e. Laws and policies relevant to the consideration of the application and forward planning and land use documents	The following policy is applicable to the application area. **i. Overstrand Municipal Spatial Development Framework, 2020** The SDF is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, cities, towns and residential areas. The application area falls within an Urban Development area and within the Urban Edge. The application is consistent with the Overstrand Municipal Spatial Development Framework, 2020.

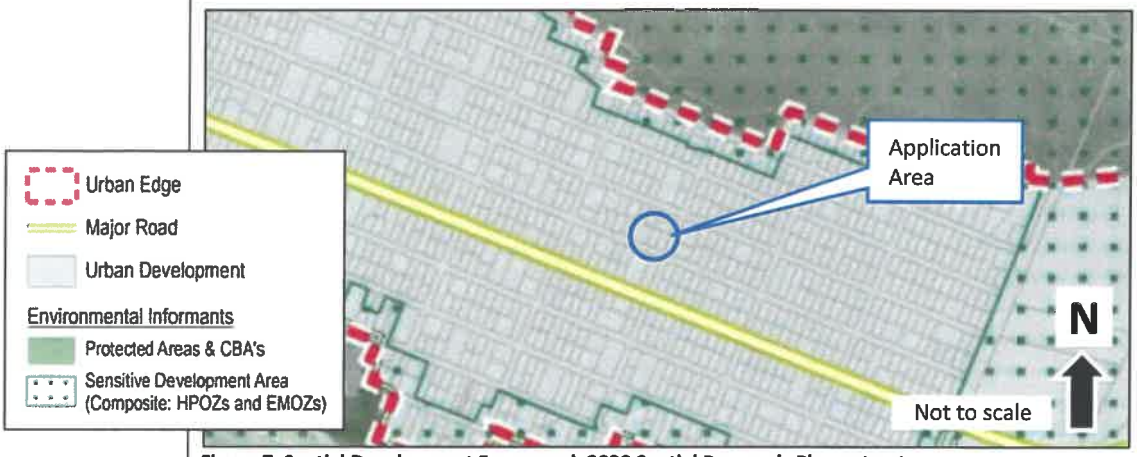


Figure 7: Spatial Development Framework 2020 Spatial Proposals Plan extract

ii. Overstrand Municipality Growth Management Strategy, 2010

The Overstrand Growth Management Strategy defines, explains, and uses densification as a growth management tool to positively redress and counteract the effects of urban sprawl to promote the longer-term sustainability of the Overstrand Municipality and its sub-regions environmental quality.

The application area is within an area earmarked for 10 to 20 Dwelling Units Per Hectare Densification Zone.

No further densification is applicable to this application.

The application is thus consistent with the Overstrand Municipality Growth Management Strategy, 2020.

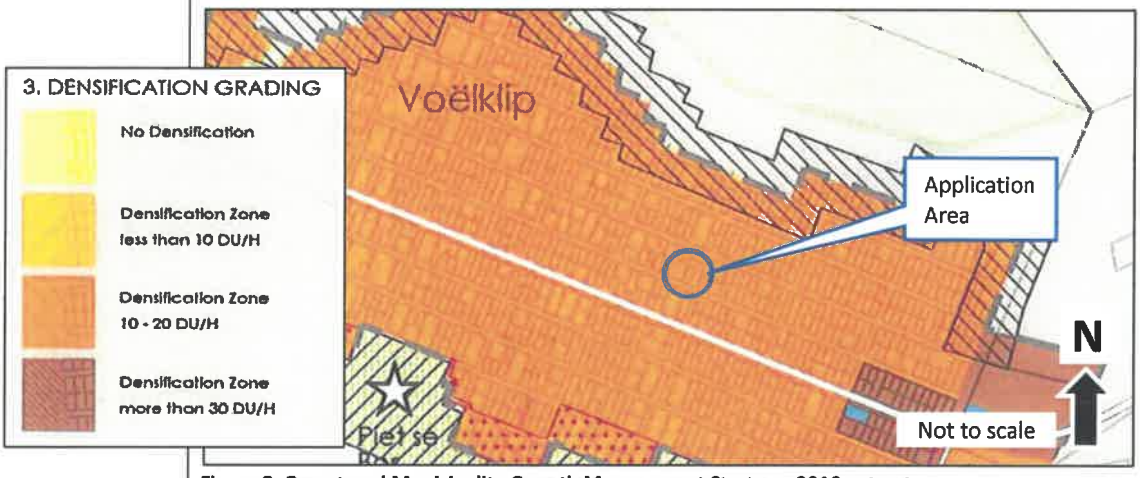


Figure 8: Overstrand Municipality Growth Management Strategy, 2010 extract

4. Motivation

Motivation for the application:

Refer to **Annexure I** for the Building Plan

a. Introduction and Background

The application area accommodates an existing dwelling house within the residential suburb of Voëlklip. The current owners purchased the property in 2021 and discovered that a garage as well as the balcony and extension of the open plan living area, exceeding building lines was not approved by the previous owners.

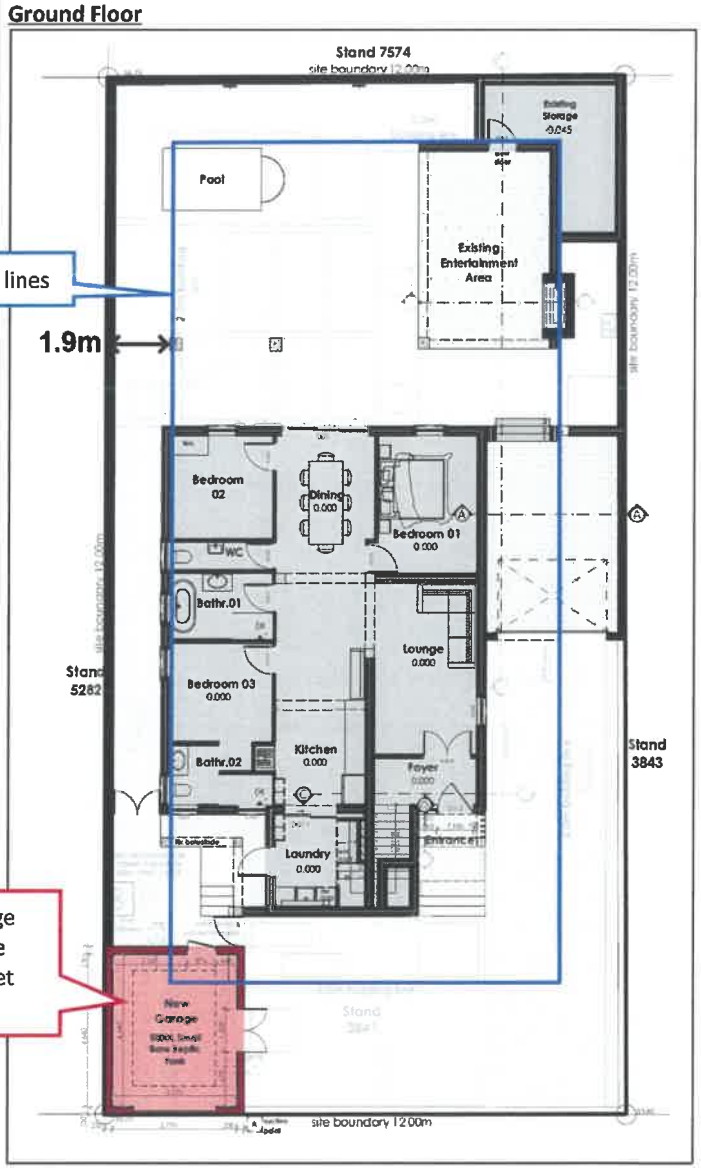
b. Proposal

The **development objective** is to legalise existing non-approved structures exceeding building lines as illustrated in Figure 9 here-below:

Existing non-approved structures exceeding building lines are:

- Garage exceeding street and western side building lines
- Balcony exceeding western side building line
- Extension of the open plan living area exceeding western side building line

Ground Floor



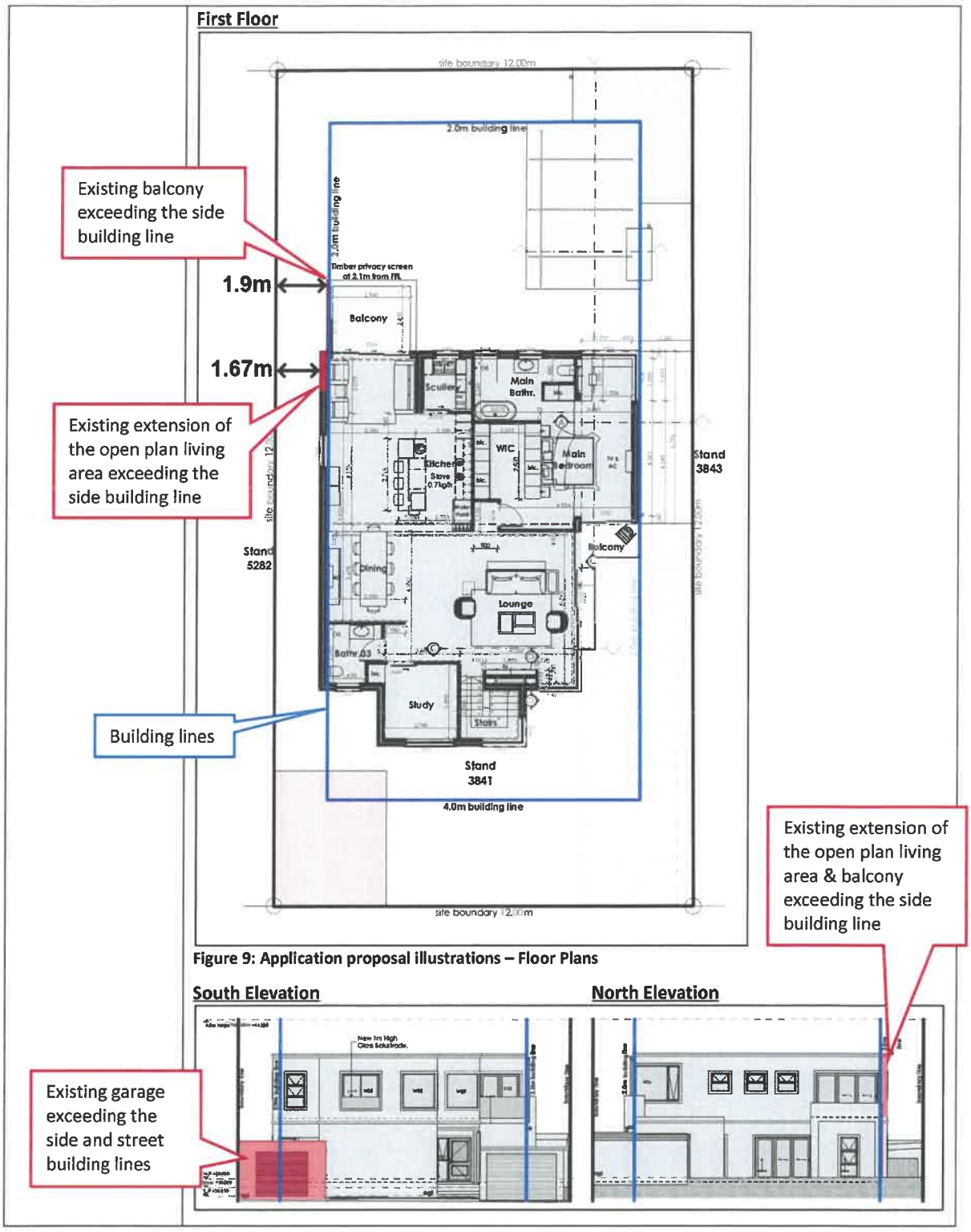


Figure 9: Application proposal illustrations – Floor Plans

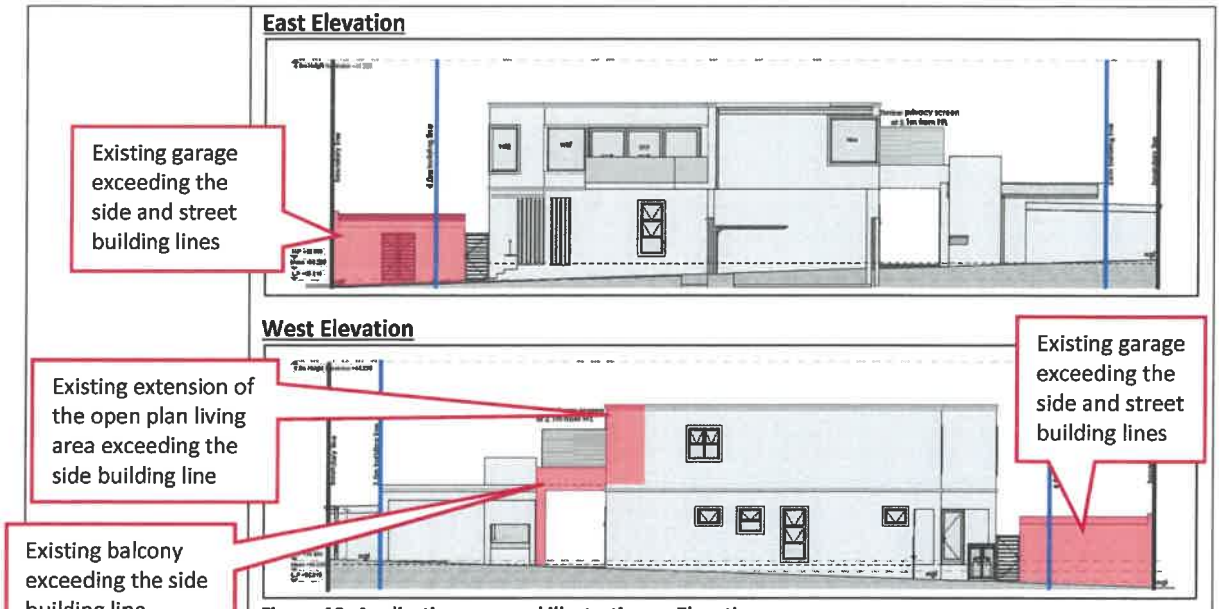


Figure 10: Application proposal illustrations – Elevations

Subsequently application is made for:

- A departure to relax street building line from 4m to 0m and the western side building line from 2m to 0m respectively to allow for the existing garage.
- A departure to relax western side building line from 2m to 1.9m to allow for an existing balcony.
- A departure to relax western side building line from 2m to 1.67m to allow for an existing extension of the open plan living area on the first floor.
- The determination of an administrative penalty for the existing garage exceeding the street and side building lines as well as for a portion of the balcony and an existing extension of the open plan living area exceeding the western building line.

Building line departures

The application includes building line departures on the street (southern) and western side boundaries to accommodate an existing garage. A further building line departure is sought for the existing balcony, which is 1.9m from the western boundary, and the open-plan living area extension, which is 1.67m from the western boundary.

The existing garage on the southern street and western boundaries, the open-plan living area extension, and the balcony exceeding the western building line were all constructed by a previous owner in approximately 2003.

The Garage

The garage, situated on the southern street and western side boundaries, has a passage between it and the dwelling house, providing access to the back of the property.

As part of the second phase of upgrading, it is proposed to neaten the existing garage through general maintenance (painting and fascias) and to replace the asbestos roof with a conventional, compliant roof.

The garage contributes to the functionality of the property by providing storage space and garaging for a vehicles or trailer within the application area. Given this functionality, and the fact that the structure has stood for more than 20 years without any objection, removing it would not be ideal.

The garage has a low-slope (flat) roof and therefore does not impact the views, privacy, or light of surrounding property owners. Additionally, as it is not a habitable structure, its impact on land use is limited.

The balcony

The existing balcony 1.9m from the western boundary exceeds the 2m building line by only 0.1m and therefore will not have any notable impact in terms of views, privacy or light of surrounding property owners. The balcony also has privacy screens on the western side which does not exceed building lines and which further improves privacy to the west.

The living room

The existing living room extension on the first floor is aligned with the footprint of the ground floor of the existing dwelling house, being 1.67m from the western boundary. The addition also does not include any windows or doors facing west towards the neighbouring property, thus not impacting on the privacy of the neighbouring property. The living area extension is underneath an approved roof, thus not impacting on views or light of neighbouring properties. The open plan living extension is also not visible from the road.

Determination of an administrative penalty

Due to the existing garage, balcony and extension of the open plan living area that does not comply with the zoning scheme criteria, the application is for a determination of an administrative penalty in terms of Chapter IV, Section 16(2)(q) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020, as follows:

The following information with regards to the administrative penalty is provided as required according to Chapter X, Section 90(3):

(a) The nature, duration, gravity and extent of the contravention;

The existing garage, balcony and extension of the open plan living area were constructed by a previous owner and based on satellite images it appears to have been constructed in approximately 2003.

The footprint of the existing garage on the western and southern boundaries is 21.6m² of which 20.4m² exceeds building lines.

The existing balcony is 1.9m from the western boundary, thus exceeding the side building line by 0.1m with a footprint of 0.27m2.

The existing living room extension is 1.67m from the western boundary, thus having a footprint of 2.54m² exceeding the building line.

(b) The conduct of the person (allegedly) involved in the contravention;

The garages, open plan living area extension and balcony were constructed by a previous owner and therefore the details are not known.

(c) Report by a quantity surveyor in matters of unauthorised building/construction;

A quantity surveyor report determined that the cost of the existing non-approved structures as follows:

Living room	R7 058,13
Balcony	R2 761,15
Garage	R123 269,70
Total	**R133 088,90**

(d) Whether the unlawful conduct was stopped

The existing garage, open plan living area extension and balcony is retained as application is made for building line departures to legalise the existing structures.

(e) Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law

We are not aware of any other contraventions by the previous owner.

c. Desirability

The application proposal is considered desirable for the following reasons:

- The subject structure have been in existence for many years and do not cause any nuisance, obstacle, difficulties or dangers and is considered compatible with the character of the area.
- The application proposal does not negatively impact on the neighbouring properties in terms of privacy, light, views, noise or safety.
- The legalisation of the existing structures is the most resource efficient solution to retain the existing structures that exceeds the street and side building lines.
- The additions improve the functionality of the application site.

d. Planning Principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

1) Spatial Justice which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development
The application proposal relates to structural additions on a single residential property and will not impact on spatial justice.

The application proposal is **consistent** with **spatial justice**.

2) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

Possible results of the development
The application proposal relates to existing structures on a developed single residential property and will not impact on valuable agricultural land, environmentally sensitive or biodiversity rich areas, scenic or cultural landscapes.

The application proposal is **consistent** with **spatial sustainability**.

3) **Spatial Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

Possible results of the development
The application proposal does not affect land use, the layout or structure of the town and will therefore not impact on spatial justice.

The application proposal is **consistent** with the **efficiency principle.**

4) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

Possible results of the development
The application proposal is for additions on a single residential property and will not impact on spatial resilience.

The application proposal is **consistent** with the principle of **spatial resilience**.

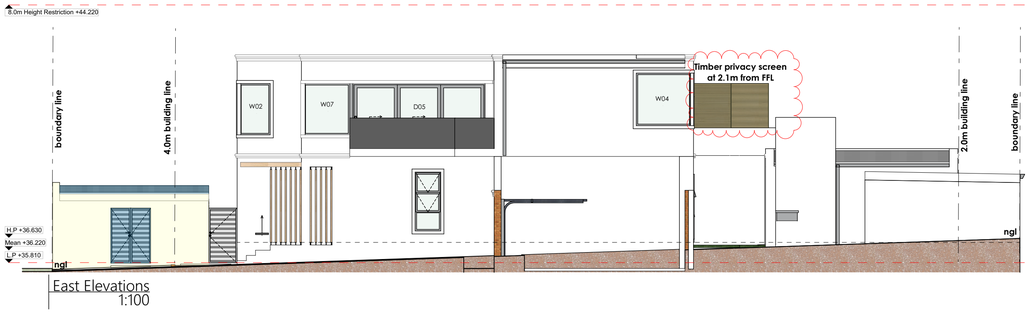
	5) **Good Administration** which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued. **Possible results of the development** Consultive practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the Government and the general public to participate in the eventual decision-making process. The application proposal is **consistent** with the principle of **good administration**.

5. Conclusion

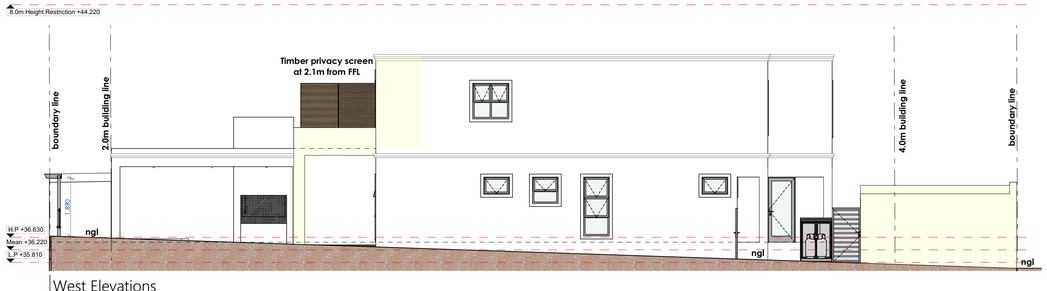
The application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities.

It is therefore recommended that the application **be approved** in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020:

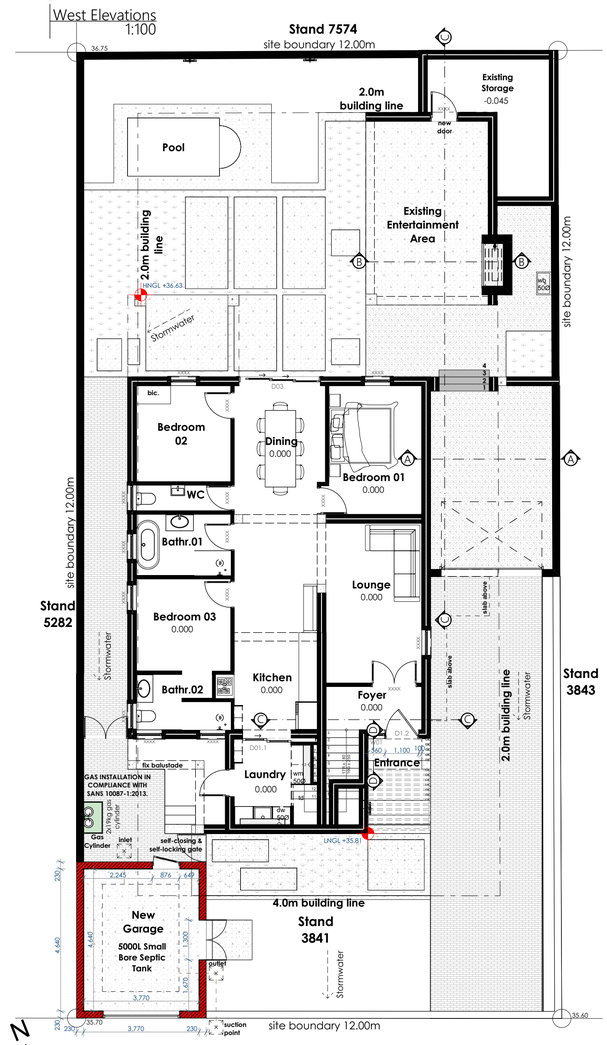
- A departure to relax street building line from 4m to 0m and the western side building line from 2m to 0m respectively to allow for the existing garage in terms of Chapter IV, Section 16(2)(b).
- A departure to relax western side building line from 2m to 1.9m to allow for an existing balcony in terms of Chapter IV, Section 16(2)(b).
- A departure to relax western side building line from 2m to 1.67m to allow for an existing extension of the open plan living area on the first floor in terms of Chapter IV, Section 16(2)(b).
- The determination of an administrative penalty for the existing garage exceeding the street and western side building lines as well as for a portion of the balcony and an existing extension of the open plan living area exceeding the western building line in terms of Chapter IV, Section 16(2)(q).



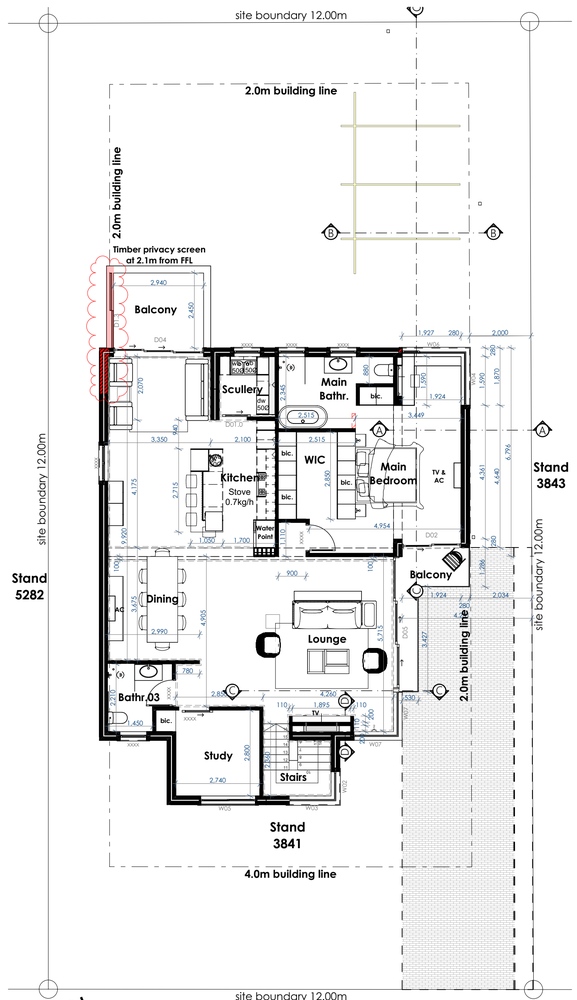
East Elevations
1:100



West Elevations
1:100



Site & Ground Floor Plan
1:100



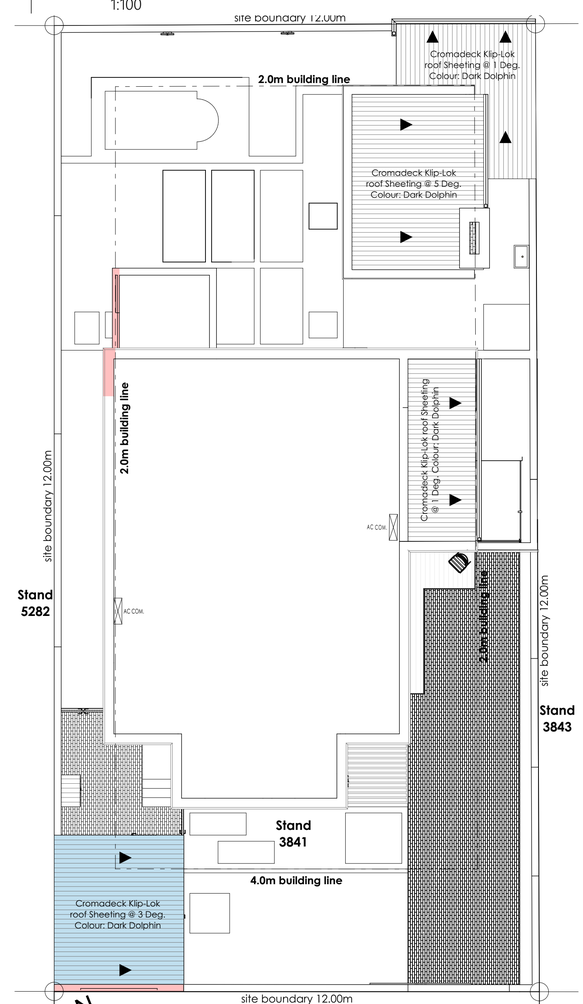
First Floor
1:100



North Elevations
1:100



South Elevations
1:100



Roof Plan
1:100

260 6TH STREET

260 6TH STREET

260 6TH STREET

GENERAL NOTES

- The design of the drawing remains the property of the Architect
- All work is to be carried out with strict accordance with the National Building Regulations, Municipal Regulations and SABS 0400
- All relevant details, levels, dimensions and positions must be checked and verified on site before commencing any building work
- Any discrepensies and queries to be forwarded to the Designers timeously
- All Architectural drawings to be read in conjunction with all relevant structural, mechanical, electrical, civil Engineer's and all other Specialist drawings
- Only figured dimensions to be used and not scaled
- Consultant to ensure compliance with safety regulations at all time

SPECIFICATIONS:

ROOF:
- All roofs to be approved by appointed structural engineer and to comply to SANS 10400 Part L
- Engineer to approve design and to do necessary inspections on structure and connections to walls etc.

WALLS:
- New external brick work to be 280mm cavity walls of 115mm ROK's with 50mm cavity, tied together with wall ties evenly distributed at 2.5 ties per square metre of face area.
- New external brick work cavity walls to have Damp Proof Course stepped from internal skin down to external skin with weep holes at regular intervals (every fifth brick on) in the external skin.
- New internal load bearing walls to be min 230mm and in strict accordance with engineer's detail and specification.
- New internal non-load bearing walls to be 110mm ROK brick work.

FLOOR SLABS:
- New ground floor slabs are to be cast at a minimum of 99mm thick reinforced in accordance with engineer's specification, laid on 250micron Damp Proof Membrane, turned up around the perimeter at least the full thickness of the slab, on Styrofoamsheet with at least a R - Value of 1, on maximum 150mm well compacted sand, on clean well compacted fill layers not more than 150mm in thickness.

FOUNDATIONS:
- All footings, slabs, columns and beams to be in accordance with drawings and specifications supplied by the appointed engineer.
- All new foundations are to be min 10MPa at 28 days (1:4:5 coarse aggregate) at min 200mm thick.

WATERPROOFING:
- All parapet walls to receive Duraflex flashings.
- All windows and doors to receive vertical and horizontal DPC and to be sealed with polysulphide.

WINDOWS AND DOORS:
- Refer to Window and Door Schedule for specifications

COOLING:
- Note: If air conditioning units are installed, efficiency of minimum COP=2,5 is required.

LIGHTING:
- Note: new and existing lighting to be max. $5W/m^2$. If any halogen downlighters are present in the existing building, these are to be replaced with LED fittings.

REVISION:

ARCHITECTS SIGNATURE

Date : Friday, August 7, 2026

CLIENT SIGNATURE: SIGNED BY ARCHITECT ON BEHALF OF CLIENT - POWER OF ATTORNEY ATTACHED

Date : Friday, August 7, 2026

AREAS:

Existing Ground Floor.	198,4m²
Ground Floor Additions.	49,1m²
Total Ground Floor Area.	**247,5m²**
Existing First Floor.	133,0m²
First Floor Additions.	19,6m²
Total First Floor Area.	**152,6m²**
Total House Area.	**400,1m²**
Site Area.	**496,0m²**
Coverage	**49,9%**
F.A.R.	**0,81**

ZONING: S1 - SINGLE RESIDENTIAL

BUILDING OCCUPANCY CLASIFICATION: H4

DWELLING HOUSE: Occupancy consisting of a dwelling unit on its own site, including a garage and other domestic outbuildings, if any.

FINLAYSON VAN DER MERWE
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www.fvdm.co.za

Project Name

House Du Plessis

3841 260 Sixth Street Voëlklip, Hermanus, 7200

Drawing Name

Plans & Elevations

Drawing Status

COUNCIL SUBMISSION

Drawn by: GFH	Date: 8/7/2026
Checked by: JVDM	Date: 8/7/2026

Drawing Scale: As shown @ A1

Drawing No.	Status	Revision
2321.001 |	CS	B