



ERF 1597, 32 VERGESIG STREET, PEARLY BEACH, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS AROUX ON BEHALF OF A MARAIS

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for consent use in terms of Section 16(2)(o) of the By-Law, to accommodate a five (5) bedroom guesthouse on the property.

Full 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 and at the Gansbaai Library, Main Road, Gansbaai. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **Friday, 29 November 2024**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Senior Town Planner, Mr. SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 1597, VERGESIGSTRAAT 32, PEARLY BEACH, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSGEBRUIK: MNRE AROUX NAMENS A MARAIS

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is om vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening, om 'n vyf (5) slaapkamer gastehuis op die eiendom te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op **Vrydag, 29 November 2024**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Senior Stadsbeplanner, Mnr. SW van der Merwe** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

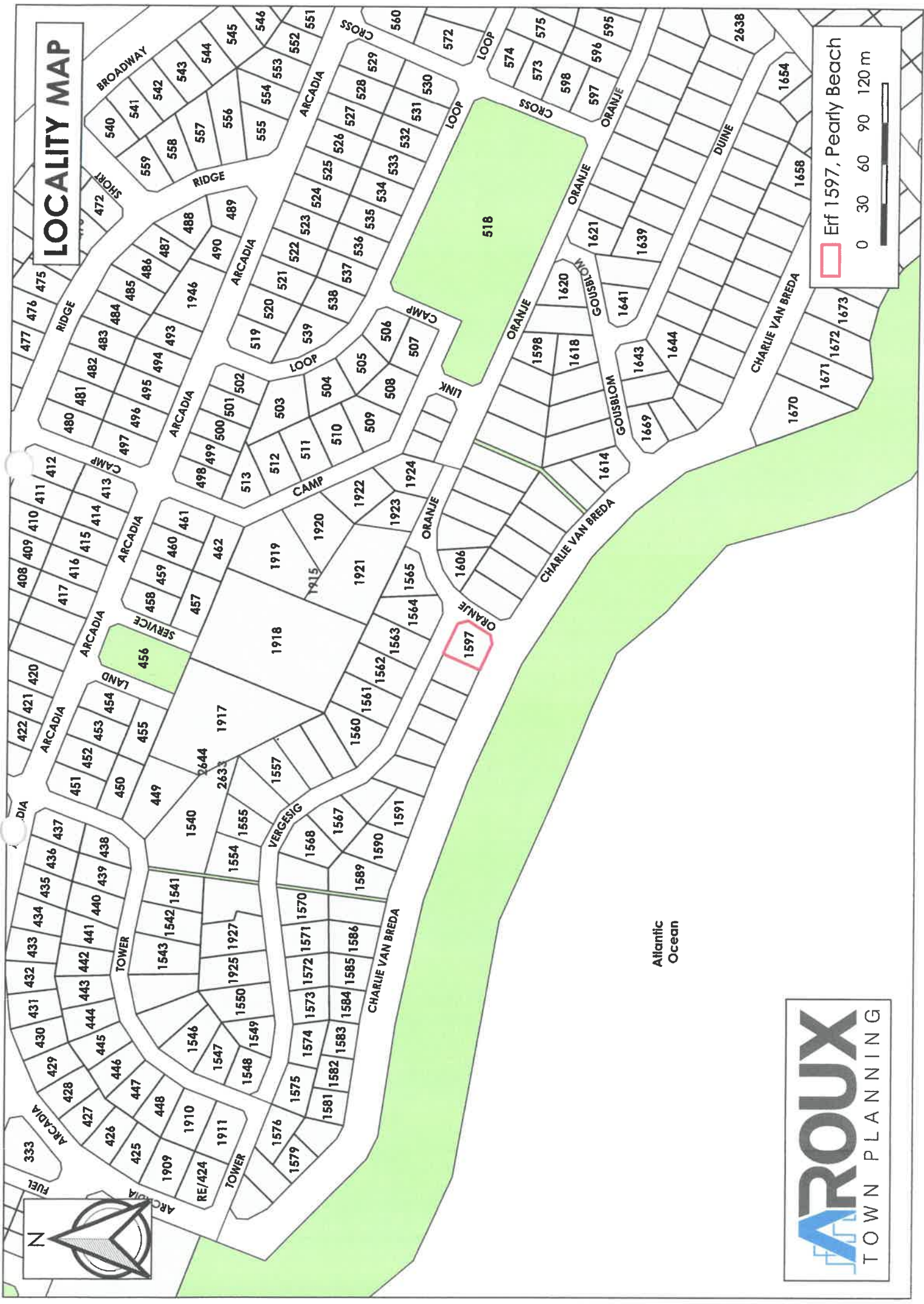
ISIZA 1597, 32 VERGESIG STREET, E-PEARLY BEACH, UMASIPALA WASE-OVERSTRAND: ISICELO SOKUSETYENZISWA KWEMVUME: MESSRS AROUX EGAMENI LIKA A MARAIS


Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) sokokuba isicelo sifunyenwe semvume yokusetyenziswa ngokweCandelo le-16(2)(o) Lo Mthetho kaMasipala, ukulungiselela indlu yokulala enamagumbi amahlanu yeendwendwe kule propati

linkcukacha ezihambelana nesi siphakamiso ziyafumaneka kwiintsuku zaphakathi evekini ukuze zihlolwe phakathi kwentsimbi ye-08:00 ne- 16:30 kwiSebe: Izicwangciso ngeDolophu. 16 Paterson Street, e-Hermanus kwakunye neThala leeNcwadi e-Gansbaai, Main Road. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana kaMasipala ochazwe ngentla (16 Paterson Street, e-Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za ngomhla okanye ngaphambi koLwesihlanu, **29 EyeNkanga 2024** uchaze igama lakho, idilesi, neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa kuMchwangcisi weDolophu, uMnu. **SW van der Merwe kwa-** 028-313 8900. UMasipala angala ukwamkela izimvo emva kokuvala. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe leziCwangciso zeDolophu acele igosa limncede ukufaka uluvo lwakhe ngokusemthethweni.



LOCALITY MAP



 Erf 1597, Pearly Beach

0 30 60 90 120 m



Atlantic Ocean

1.0 INTRODUCTION

1.1 PROPERTY AND APPLICATION DETAILS

Table 1 below provides a summary of the property and application details. A completed and signed application form is attached as **Annexure A**.

Table 1 – Property and Application Details	
Property Description	Erf 1597, Pearly Beach
Property Address	32 Vergesig Street, Pearly Beach
Registered Owner	Annecke Marais
Applicant	ARoux Town Planning
Property Extent	809m ²
Current Zoning	Residential Zone 1: Single Residential (SR1)
Overlay Zone	None
Current Land Use	Single residential & guest rooms
Applicable Zoning Scheme	Overstrand Municipality Land Use Scheme, 2020
Municipality	Overstrand Municipality
Title Deed	T78575/2012, registered on 13 December 2012 (refer to Annexure C)
General Plan No.	SG No. 6625/1970 (refer to Annexure D)
Title Deed Restrictions	Yes - deviation permitted with Council's permission
Proposed Development / Land Use	Additions and alterations to permit a guest house
Application Components	<ul style="list-style-type: none"> • Council's consent to permit a guest house • Permanent street building line departure • Relaxation of restrictive title deed conditions
MSDF Designation	Urban Development
Subject to PHRA / SAHRA	No
Subject to NEMA	No
Unauthorized land use / building work	No
Policy Compliant	Yes

The Application

Application is hereby made to the Overstrand Municipality in respect of **Erf 1597, Pearly Beach** for the following in terms of the Overstrand Municipality By-law on Municipal Land Use Planning (2015):

- Application for Council's consent in terms of **Section 16(2)(o)** of the Overstrand Municipality By-law on Municipal Land Use Planning (2015), to permit a guest house on Erf 1597, Pearly Beach.
- Application for a permanent departure in terms of **Section 16(2)(b)** of the Overstrand Municipality By-law on Municipal Land Use Planning (2015), read with Section 6.1.2 of the Overstrand Municipality Land Use Scheme, 2020, to permit a street boundary setback of 3,4m in lieu of 4,0m from the Oranje Street street boundary for the proposed decks.



- Application for the relaxation of a restrictive title deed condition in terms of the provisions of Condition D.(3).(b) as contained in title deed T78575/2012, to permit a street boundary building setback of 3,4m in lieu of 5,0m from the Oranje Street street boundary.

The above applications are made by ARoux Town Planning on behalf of Annecke Marais, the registered owner of Erf 1597, Pearly Beach. A power of attorney is attached as **Annexure B**.

1.2 BACKGROUND

Erf 1597, Pearly Beach (“the property”) is situated in the coastal town of Pearly Beach. It is zoned Residential Zone 1: Single Residential (SR1) and contains an existing double-storey dwelling house which is also utilised as a bed-and-breakfast comprising of two guest rooms.

The property owner intends on providing three additional guest bedrooms, with additions and alterations to the existing dwelling house, thereby establishing a guest house on the property. The owner will still reside within a portion of the dwelling house.

According to the Overstrand Municipality Land Use Scheme, a dwelling house may accommodate a maximum of two guest rooms as a primary land use right. With the proposed three additional guest rooms, the property’s land use will be defined as a “guest house”, which is only permitted with Council’s consent. It is thus required that application be made for Council’s consent to permit a “guest house” on the property.

As part of the proposed additions and alterations, portions of the proposed decks on the 1st (ground) and 2nd storeys encroach on the Oranje Street building line. Application for a permanent departure is thus also required for this encroachment.

Furthermore, application must also be made for the relaxation of a restrictive title deed condition to allow the relaxation of a street building line as prescribed in the property’s title deed.

ARoux Town Planning was appointed by the property owner (Ms Annecke Marais) to facilitate the land use application process, which includes the submission of the required land use application to the Overstrand Municipality.

1.3 STATUTORY INFORMATION OF THE PROPERTY

1.3.1 Ownership and Registration

The property is registered as Erf 1597, Pearly Beach and is owned by Ms Annecke Marais, as confirmed in the title deed with deed number T78575/2012. A copy of the title deed is attached as **Annexure C**.

1.3.2 Title Deed Conditions

The property’s title deed contains conditions which can affect the proposed land use and additions, namely Clause D.3.(a) and (b):



3. (a) *“Hierdie erf mag alleenlik gebruik word vir die oprigting daarop van een woning of ander geboue vir die doeleindes wat die Administrateur van tyd tot tyd, na oorleg met die verstande dat, indien die erf in die gebied van ‘n dorpsaanslegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.”*

(b) *“Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag behalwe die toestemming van die Administrateur nader as 5 meters van die straatlyn wat ‘n grens van hierdie erf uitmaak, asook nie binne 3 meters van agtergrens of 1,5 meters van die sygrens geneem aan enige aangrensende opgerig word nie.”*

Clause D.3.(a) states that the property can only be used for the construction of one dwelling house, or other buildings as determined by the Administrator, provided that, if the property forms part of a township development scheme, the local authority may allow different buildings. It has been confirmed with Mr Schalk van der Merwe (Senior Town Planner at Overstrand Municipality) that clause D.3.(a) permits a guest house on the property as the clause refers back to the provisions of the zoning scheme regulations. Application for relaxation or consent in terms of this condition is therefore not required.

Clause D.3.(b) states that no building or structure (except boundary walls or fences) may be setback closer than 5,0m from a street boundary or 3,0m from a common boundary without the permission of the Administrator. This condition can therefore be relaxed provided that consent is provided by the Administrator (which is now the Municipality). Application must therefore be made to the Municipality for the relaxation of this title deed condition to permit the proposed building setback of 3,4m from the Oranje Street boundary (refer to **Annexure F**).

1.3.3 Servitudes

There are no servitudes registered on the property (refer to the General Plan, attached as **Annexure D**).

1.3.4 Zoning and Land Use Rights

The property is zoned Residential Zone 1: Single Residential (SR1) in terms of the Overstrand Municipality Land Use Scheme, 2020. This zoning does not permit a guest house as a primary land use right but rather with Council’s consent.



2.0 LOCALITY AND CONTEXT

2.1 LOCALITY

Pearly Beach is a coastal town in the south-eastern region of Overstrand Municipality, situated approximately 3km south of the Main Road / R43 intersection, 35km south-east of Hermanus and 15km south-east of Gansbaai (refer to **Figure 1**).

The property is located at the intersection of Vergesig Street, Oranje Street and Charlie van Breda Drive, along the coastline of Pearly Beach, (refer to **Figure 2**).

A locality map is attached as **Annexure E**.

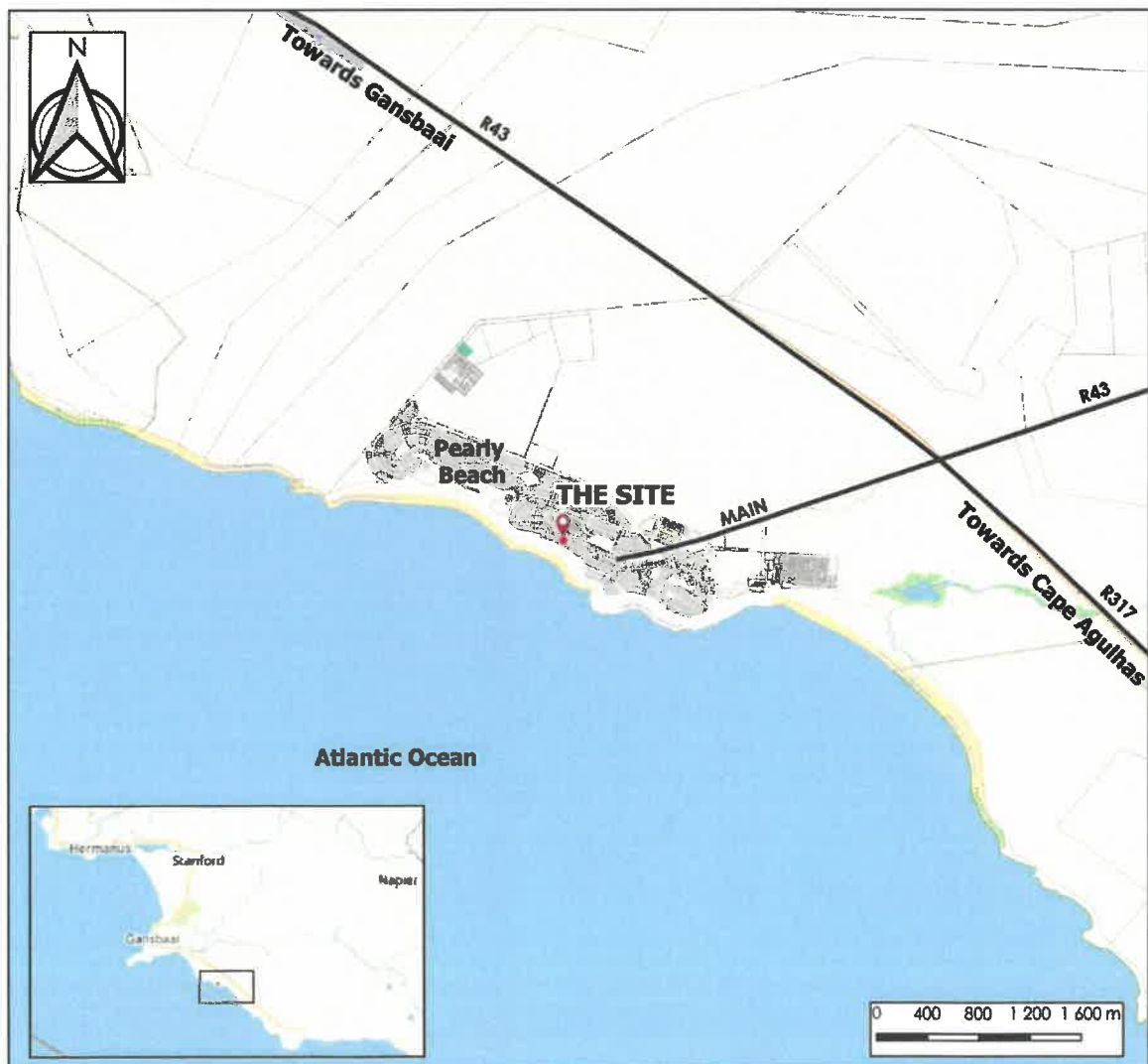


Figure 1 – Regional Context





Figure 2 – Local Context

2.2 CHARACTER OF THE AREA

The local area is predominantly single residential in nature with properties zoned Residential Zone 1. The area enjoys beautiful views over the Atlantic Ocean. The portion of land to the south of Charlie van Breda Drive consists of the beach and veld area (Castle Beach), zoned Open Space Zone 1 (Nature Reserve) (refer to Figure 3).

2.3 PROPERTY DESCRIPTION

The property is 809m² in size, with a 5m slope, descending from north to south. The property is bounded by Vergesig Street, Oranje Street and Charlie van Breda Drive along the northern, eastern and southern boundaries respectively.

The property contains a double-storey dwelling house, which also accommodates a bed-and-breakfast comprising of two existing guest rooms. An open lawn area surrounds the dwelling. Vehicular access to the property is currently derived from Vergesig Street.



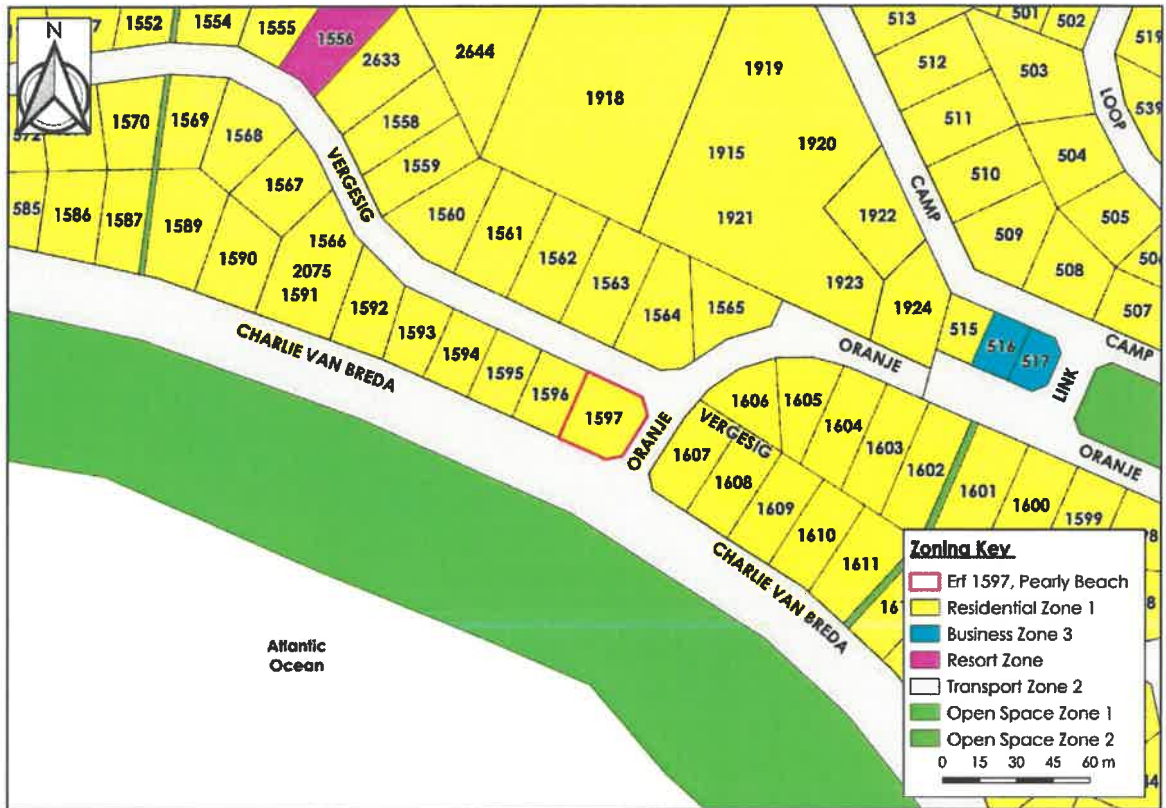


Figure 3 – Zoning Map



Figure 4 – Street view of the property from Vergesig Street



Figure 5 – Street view of the property from Oranje Street





Figure 6 – Street view of the property from Charlie van Breda Street



Figure 7 – Aerial image of the property



3.0 THE PROPOSAL

3.1 THE PROPOSED ADDITIONS AND ALTERATIONS

The existing dwelling house on the property currently accommodates two guest rooms, which is permitted as a primary land use right under the existing SR1 zoning.

It is proposed to enlarge the existing guest accommodation facility by means of additions and alterations to the existing dwelling house to accommodate three additional guest rooms, thereby providing a total of 5 guest bedrooms. The property owner will still reside within a portion of the dwelling house.

The proposed draft building plans are attached as **Annexure G**. Also refer to **Figure 8**.

The 1st (ground) storey comprises of the owner's quarters, a guest bedroom and the communal kitchen and dining room. The 2nd storey comprises of the main entrance foyer, patio and four guest bedrooms.

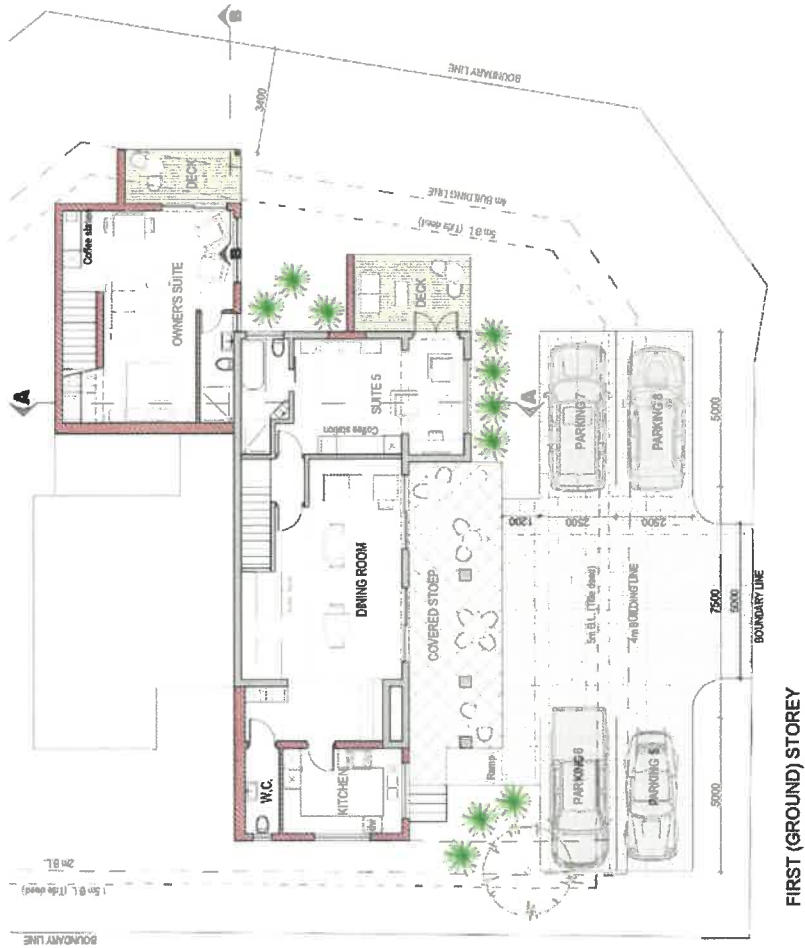
A total of 8 off-street parking bays are provided within proposed new parking areas. This includes a parking area with 4 parking bays accessed from Vergesig Street, and a parking area with 4 bays accessed from the Charlie van Breda Drive.

3.2 APPLICATION FOR COUNCIL'S CONSENT FOR A GUEST HOUSE

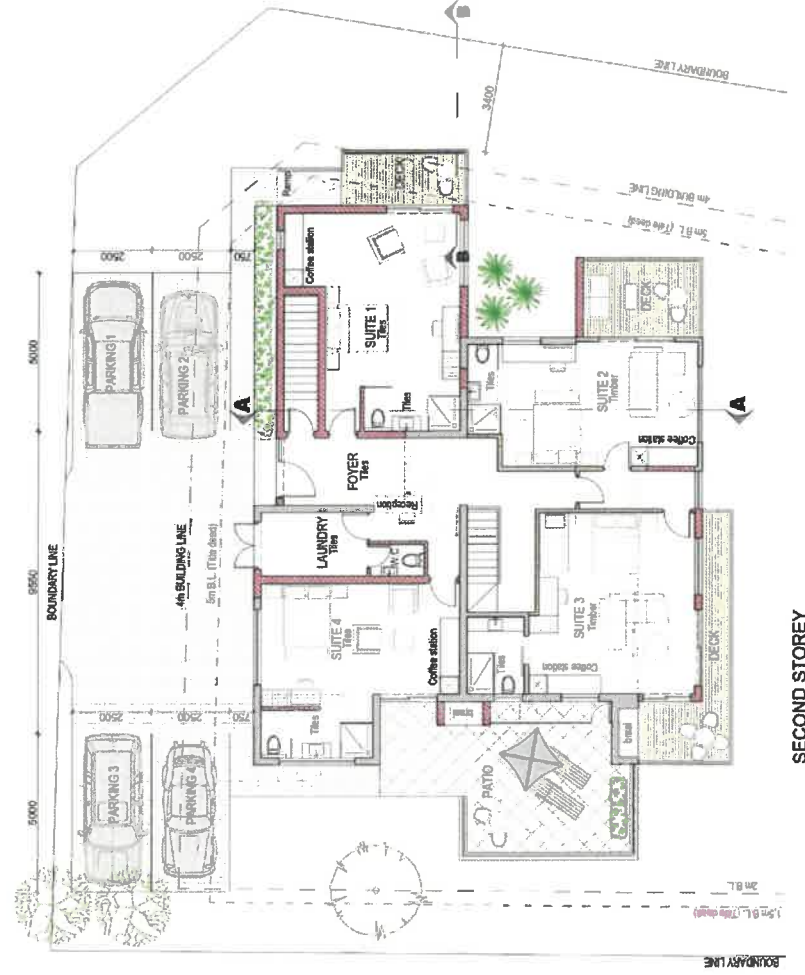
Erf 1597, Pearly Beach is zoned Residential Zone 1: Single Residential (SR1) in terms of the Overstrand Municipality Land Use Scheme (2020). The SR1 zoning allows a dwelling house and a maximum of two guest rooms as a primary land use right. A dwelling house with three or more guest bedrooms (up to a maximum of 5 guest rooms) is classified as a guest house in terms of the zoning regulations. A guest house is permitted in the SR1 zoning only with Council's consent.

Application is thus made for Council's consent to permit a guest house on the property.





FIRST (GROUND) STOREY



SECOND STOREY

Figure 8 – Proposed floor layout plans



4.0 MOTIVATION

Section 66 of the Overstrand Municipality By-law on Municipal Land Use Planning (2020) stipulates that when deciding whether or not to approve an application, the decision maker must consider all relevant considerations. The following sections is an assessment of the application in terms of the criteria listed in the above-mentioned By-law and serves as the motivation for the approval of this application.

4.1 CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

4.1.1 Compliance with Overstrand Municipality Land Use Scheme (2020)

Table 2 below provides a summary of the proposal's compliance with the Overstrand Municipality Land Use Scheme (2020) development rules for Residential Zone 1 (SR1):

Development Rule	Permitted (SR1)	Proposal	Compliant
Coverage	50%	30,8%	Yes
Max. Height to top of roof	8,0m	< 8,0m	Yes
Street building line	4,0m	Vergesig Street – >4,0m	Yes
		Oranje Street – 3,4m	No
		Charlie van Breda Avenue – >4,0m	Yes
Common boundary building line	2,0m	2,0m	Yes

It is evident from Table 2 above that, although development rules related to coverage, height, and common boundary building lines are complied with, a departure is required to permit a street boundary building line encroachment on the Oranje Street boundary for the proposed decks on the 1st (ground) and 2nd storeys.

Motivation for proposed departure

The proposed departure is required to permit a small portion of the proposed decks on the 1st (ground) and 2nd storeys over the Oranje Street building line. The encroachments are minor and for small portions of the deck only. None of the surrounding properties will be impacted by this departure.

4.1.2 Consistency with Planning Principles (SPLUMA & LUPA)

The proposed guest house adheres to the development principles as specified in the Spatial Planning and Land Use Management Act No.16 of 2013 (SPLUMA) and the Western Cape Land Use Planning Act No.3 of 2014 (LUPA).

- The proposal supports the principle of **Spatial Justice** as it ensures the improved utilisation of land and will contribute to the local economy.

- The proposal supports **Spatial Sustainability** as it promotes land development that is spatially compact by means of land use intensification without having an impact on natural habitat, areas with high biodiversity or heritage resources.
- The principle of **Efficiency** is adhered to as the land use optimises the use of existing resources.
- The proposal supports **Spatial Resilience** as it is aligned with the municipal spatial development frameworks and will contribute to sustainable livelihoods in the local community.

4.1.3 Consistency with Spatial Development Frameworks

The **Western Cape Spatial Development Framework (PSDF)** was approved by the executive authority in 2020 and endorsed by the Provincial Cabinet to replace the previous PSDF. The PSDF recognises the Greater Cape Metro area as an important tourism destination, given the attraction and authenticity of rural landscapes of scenic, cultural and natural splendour. Tourism which are based in settlements and along regional tour routes, is identified as one the economic sub-sectors that the Western Cape Government are targeting for growth.

The **Overstrand Municipality Spatial Development framework (MSDF)**, approved in May 2020, maintains the key objective to optimise the rich and balanced mix of the Overberg's agriculture, tourism, heritage, conservation resources and eco system services within its scenic setting. Appropriate infill development and tourism development is promoted in the Pearly Beach area, ensuring that it is within existing demarcated boundaries.

The proposed guest house is therefore aligned with the strategic policies and principles of the applicable provincial and municipal spatial development frameworks.

4.2 DESIRABILITY OF THE PROPOSED LAND USE

- The tourism industry, and guest accommodation in particular, forms a large part of the local economy. The inclusion of an additional guest house in the area will contribute positively towards the local tourism industry and creates future employment opportunities for operational staff. It will also attract visitors to the area which will contribute to local economic growth.
- The proposed guest house will be established within an existing dwelling house. Although additions and alterations are proposed, these extensions are relatively small-scale in nature and will improve the visual appearance of the building. The proposed guest house, which is a residential land use, will not accommodate activities that will impact negatively on the surrounding properties.
- The property does not contain any structures or elements of heritage significance. The property is not situated within a heritage protection area. The proposed use of the dwelling house as a guest house will not result in any heritage impact and does not trigger the need for any application to the local provincial heritage authority in terms of the National Heritage Resources Act.

- The property will not result in a negative environmental impact. Is situated within an established urban environment, is completely transformed and does not contain any environmental elements.
- The addition of three guest rooms will not significantly affect traffic flow in the area. The impact of additional vehicular trips to be generated by the three additional guest rooms is negligible. Additional off-street parking is made available along Charlie van Breda Drive, creating an additional vehicular and pedestrian access point on the property.
- The Municipality’s parking requirement for guest rooms is 1 parking bay per room and 2 bays for the owner who resides on the property (subject to the Municipality’s assessment). An additional parking bay must be provided for the 2nd dwelling unit (the owner’s suite). A minimum of 8 parking bays must therefore be provided. A total of 8 parking bays is proposed for the property and therefore complies with the zoning regulations.
- The proposed land use will not create any impact on the safety, health and wellbeing of the surrounding community as it is a low-key activity accommodated within the existing dwelling house.
- Strict measures will be put into place to ensure that the facility abides by the general development parameters as stipulated in Section 16.10.8 of the Overstrand Land Use Scheme (2020), which pertains to disturbance and public nuisance.

4.3 CHARACTER OF THE ENVIRONMENT

A number of existing guest houses, bed-and-breakfasts and self-catering guest accommodation facilities are situated in the area (refer to **Figure 9**). The proposed use of the existing dwelling as a guest house will be consistent with the surrounding land uses in the area and will contribute positively to the character of the area.



Figure 9 – Tourist accommodation in the area



4.4 IMPACT ON MUNICIPAL ENGINEERING SERVICES

The property is currently serviced with electricity, water and sewerage connections (French drain). The proposed additional guest rooms will not result in significant additional demand on municipal services as it will only allow a minor increase in guests who will mostly reside at the property on weekends and during holiday periods.

4.5 RELAXATION OF RESTRICTIVE TITLE DEED CONDITION

The property forms part of the Pearly Beach Township Extension No. 2 which was established in 1972. As part of the township's establishment, conditions were imposed by the Administrator in the title deeds of all the properties included in general plan. These conditions were put in place to achieve a particular urban character in the area, in order to set the development parameters and uses permitted on each erf, as zoning schemes did not exist at the time of establishment.

Subsequent to the creation of the township, a land use scheme was established to regulate land use development and character within the Overstrand municipal area. Furthermore, development and spatial policies were created to guide spatial transformation of the Municipality going forward, which included the importance of the local tourism industry. These changes promote a different development form to those that were originally set out in the area's title deeds, with modern planning principles prioritizing a more densified urban form and mixed-use environments.

As previously mentioned, the property's title deed contains a restrictive title deed condition pertaining to the minimum building setbacks, (Clause D.(3).(b)). The setback of the proposed additions from the Oranje Street boundary will contravene this condition. However, as confirmed with the Municipality, this encroachment can be permitted by applying for the relaxation of this title deed condition to Municipality.

The proposed relaxation to allow a setback over the Oranje Street street building line is required to accommodate portions of the proposed decks / balconies that form part of the proposed guest house. The encroaching portions are minor in nature and will not impact negatively on any surrounding property. It will not affect the existing rights of the surrounding property owners



5.0 CONCLUSION & RECOMMENDATION

It has been demonstrated that the proposal is desirable and will not result in any negative impact on the surrounding environment. The proposed guest house is aligned with all relevant spatial development frameworks and municipal planning policies and will support the local tourism industry of Pearly Beach and the Overstrand Municipality. The proposed additions and alterations are relatively minor in nature and none of the surrounding properties will be negatively affected by the building line encroachments.

ARoux Town Planning recommends that this application for Council's consent, a permanent building line departure and the relaxation of a restrictive title deed condition to permit a guest house on Erf 1597, Pearly Beach, be considered for approval.



ULRICH BRUWER architecture

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AREA CALCULATIONS

ERF AREA:	809,0m ²
EXISTING AREAS:	
GROUND STOREY	68,1m ²
FIRST STOREY	125,9m ²
ADDITIONS:	
GROUND STOREY - HOUSE	68,1m ²
FIRST STOREY - HOUSE	67,4m ²
TOTAL HOUSE	329,5m ²
GROUND STOREY - COVERED DECKS	42,8m ²
	372,3m ²
FIRST STOREY - OPEN DECKS/STOEP	56,5m ²
COVERAGE:	30,8%
	(125,9+67,4+56,5=149,8m ²)

PROJECT

PEARLY BEACHFRONT LODGE

PROPOSED GUEST HOUSE
 ERF 1597, 32 VERGESIG STREET
 PEARLY BEACH

Owner(s): ANNECKE MARAIS

DESCRIPTION

SITE & ROOF LAYOUT

SCALE

1:200

DATE

MAY 24

DRAWING NUMBER

2024-008-01

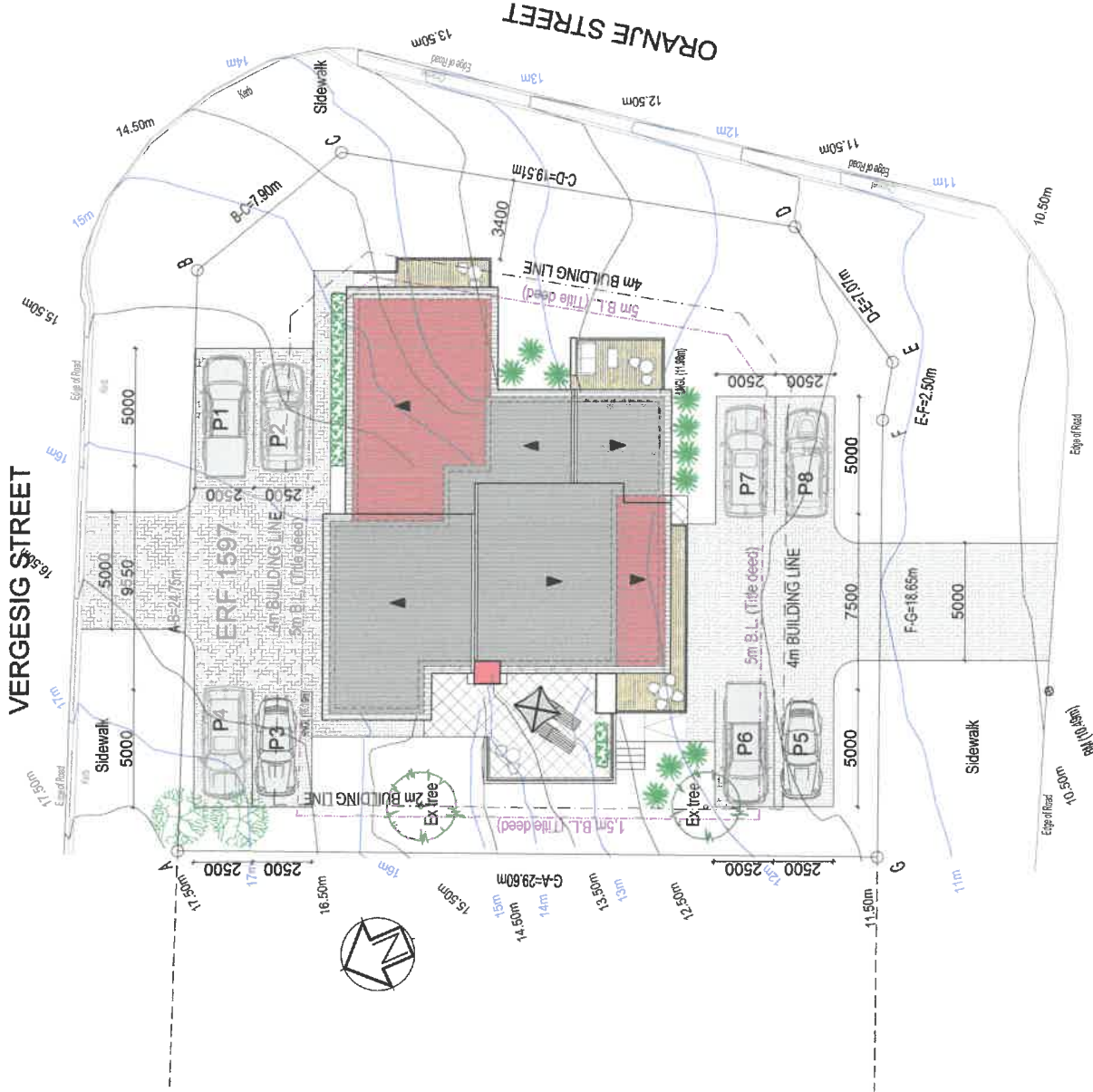
REVISION

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REVISIONS

00 COUNCIL 2024-05-10

HEIGHT RESTRICTION CALCULATION
 Lowest Natural Ground Level of house: 12,36m
 Highest Natural Ground Level of house: 16,19m
 Base level: 14,28m
 + allowable building height: 8,00m
 Building height restriction: 22,28m



CHARLIE VAN BREDA AVENUE

ROOF & SITE LAYOUT SCALE: 1:200

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PROJECT

PEARLY BEACHFRONT LODGE

PROPOSED GUEST HOUSE
 ERF 1597, 32 VERGESIG STREET
 PEARLY BEACH

Owner(s) : ANNECKE MARAIS

DESCRIPTION

GROUND STOREY

SCALE

1:100

DATE

MAY 24

DRAWING NUMBER

2024-008-02

REVISION

00

REVISIONS

00 COUNCIL 2024-05-10



FIRST (GROUND) STOREY
 SCALE: 1:100

ULRICH BRUWER architecture

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PROJECT

**PEARLY BEACHFRONT
LODGE**

PROPOSED GUEST HOUSE
 ERF 1597, 32 VERGESIG STREET
 PEARLY BEACH

Owner(s): ANNECKE MARAIS

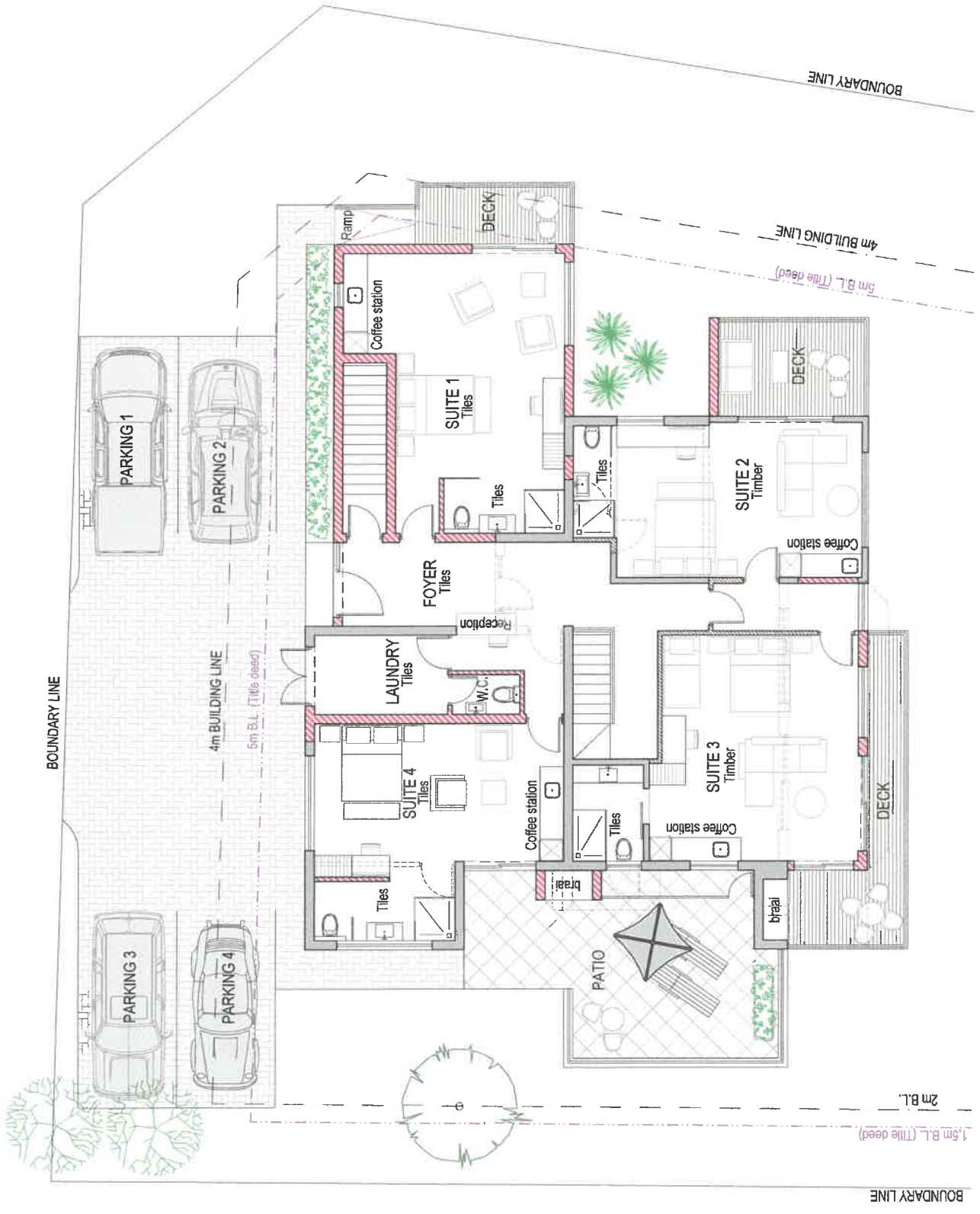
DESCRIPTION

FIRST STOREY

SCALE 1:100 DATE MAY 24

DRAWING NUMBER 2024-008-03 REVISION 00

REVISIONS 00 COUNCIL 2024-05-10



SECOND STOREY
SCALE: 1:100

ULRICH BRUWER architecture

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PROJECT

PEARLY BEACHFRONT LODGE

PROPOSED GUEST HOUSE
ERF 1597, 32 VERGESIG STREET
PEARLY BEACH

Owner(s): ANNECKE MARAIS

DESCRIPTION

EAST & WEST ELEVATIONS

SCALE

1:100

DATE

MAY 24

DRAWING NUMBER

2024-008-05

REVISION

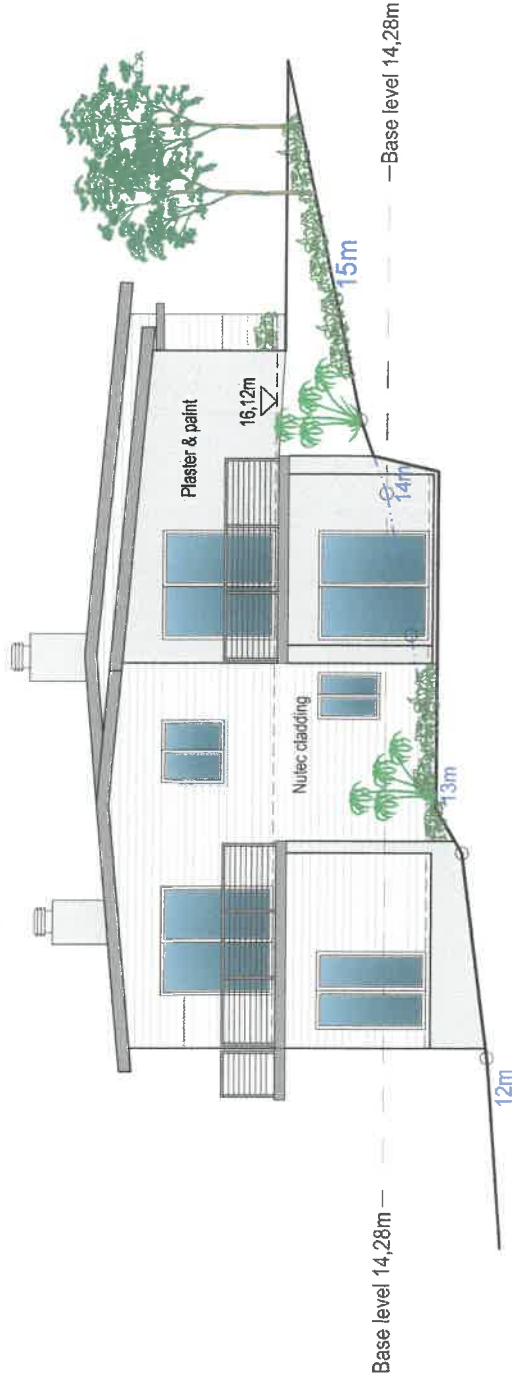
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REVISIONS

00 COUNCIL

2024-05-07

8m Height Restriction



EAST ELEVATION
SCALE: 1:100

8m Height Restriction



WEST ELEVATION
SCALE: 1:100

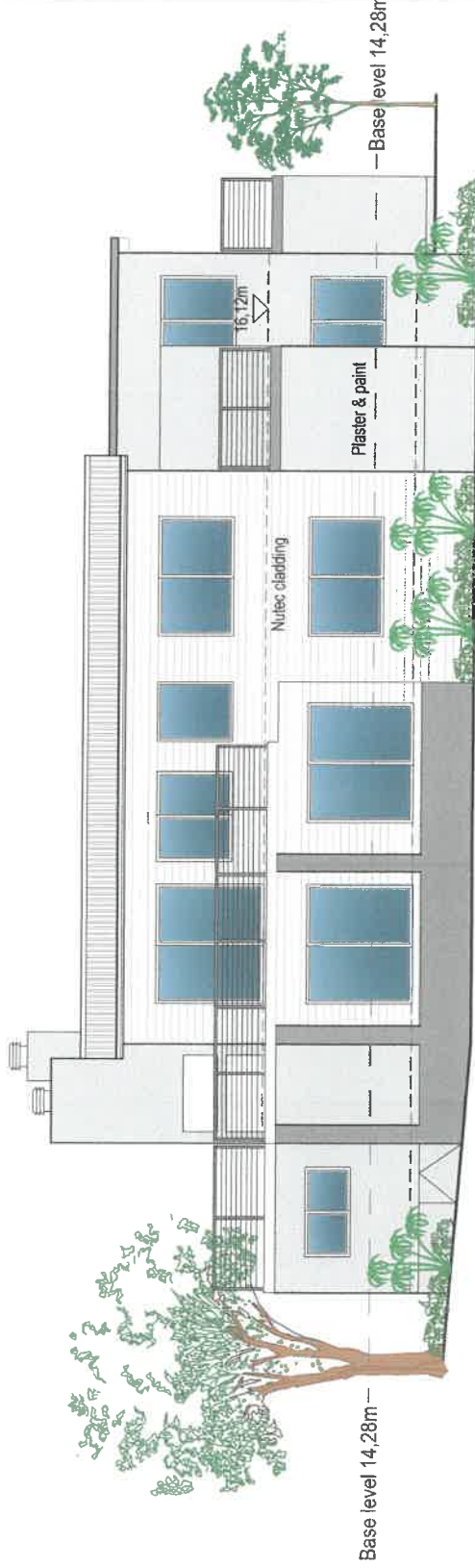
ULRICH BRUWER architecture

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Cell: 082 859 3707
PO Box 15102, Panorama, 7506



NORTH ELEVATION
SCALE: 1:100

8m Height Restriction



SOUTH ELEVATION
SCALE: 1:100

PROJECT

PEARLY BEACHFRONT LODGE

PROPOSED GUEST HOUSE
ERF 1597, 32 VERGESIG STREET
PEARLY BEACH

Owner(s): ANNECKE MARAIS

DESCRIPTION

NORTH & SOUTH ELEVATIONS

SCALE

1:100

DATE

MAY 24

DRAWING NUMBER

2024-008-04

REVISION

00

REVISIONS

00 COUNCIL 2024-05-10