



**ERF 1168, 245 MAIN ROAD, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR TEMPORARY DEPARTURE AND AMENDMENT OF AN EXISTING CONDITION OF APPROVAL: MESSRS WRAP PROJECT OFFICE ON BEHALF OF 243 MAIN ROAD TRUST**

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 the following:

- **temporary departure** in terms of Section 16.2(c) of the By-Law for ten (10) years in order to allow the manager of the guesthouse not to reside on the property, and
- **amendment of an existing condition of approval** in terms of Section 16(2)(h) of the By-Law.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **11 April 2025**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, Mr. P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 1168, HOOFWEG 245, EASTCLIFF, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM TYDELIKE AFWYKING EN WYSIGING VAN 'N BESTAANDE GOEDKEURINGSVOORWAARDE: MNRE WRAP PROJECT OFFICE NAMENS 243 MAIN ROAD TRUST**

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

- **tydelike afwyking** ingevolge Artikel 16(2)(c) van die Verordening vir tien (10) jaar ten einde die bestuurder van die gastehuis toe te laat om nie op die eiendom te woon nie, en
- **wysiging van 'n bestaande goedkeuringsvoorwaarde** ingevolge Artikel 16(2)(h) van die Verordening.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) voor of op **11 April 2025**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. P. Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

**ISIZA 1168, 245 MAIN ROAD, EASTCLIFF, HERMANUS, KUMASIPALA WASE-OVERSTRAND MUNICIPAL AREA: ISICELO SOKUTENXA OKWETHUTYANA KUNYE NOKULUNGISWA KWEMEKO EKHOYO YOKUVUNYWA: MESSRS WRAP PROJECT OFFICE EGAMENI LIKA 243 MAIN ROAD TRUST**

Isaziso sinikwe apha ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) wokuba isicelo sifunyenwe koku kulandelayo:

- **ukuhamba okwethutyana** ngokweCandelo le-16.2 (c) loMthetho kaMasipala iminyaka elishumi (10) ukuze kuvumeleke umphathi wendlu yeendwendwe ukuba angahlali kwipropati, kunye
- **ukulungiswa komqathango okhoyo wokuvunywa** ngokweCandelo le-16 (2)(h) loMthetho kaMasipala.

linkcukacha ezipheleleyo malunga nesindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwe-08:00 kunye ne-16:30 kwiSebe: UCwangciso lweDolophu, ePaterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo zinokungeniswa ngokungqinelana nezibonelelo zeCandelo 51 nelama-52 loMthetho kaMasipala oxeliweyo (16 Paterson Street, Hermanus / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi kuka- **11 UTshaziimpuzi 2025**, ucaphula igama lakho, idilesi. kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo yomnxeba inokwenziwa **kuMcwangcisi weDolophu, uMnu. P Roux** ngo-028-313 8900. UMasipala usenokwala ukwamkela izimvo azifumeneyo emva komhla wokuvala. Nawuphi na umntu ongakwaziyo ukufunda nokubhala angatyelela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kubancedisa ukuze benze izimvo zabo zibe sesikweni.

# 1. Locality Plan Erf 1168 - Hermanus

Plan prepared by: Thian Jansen

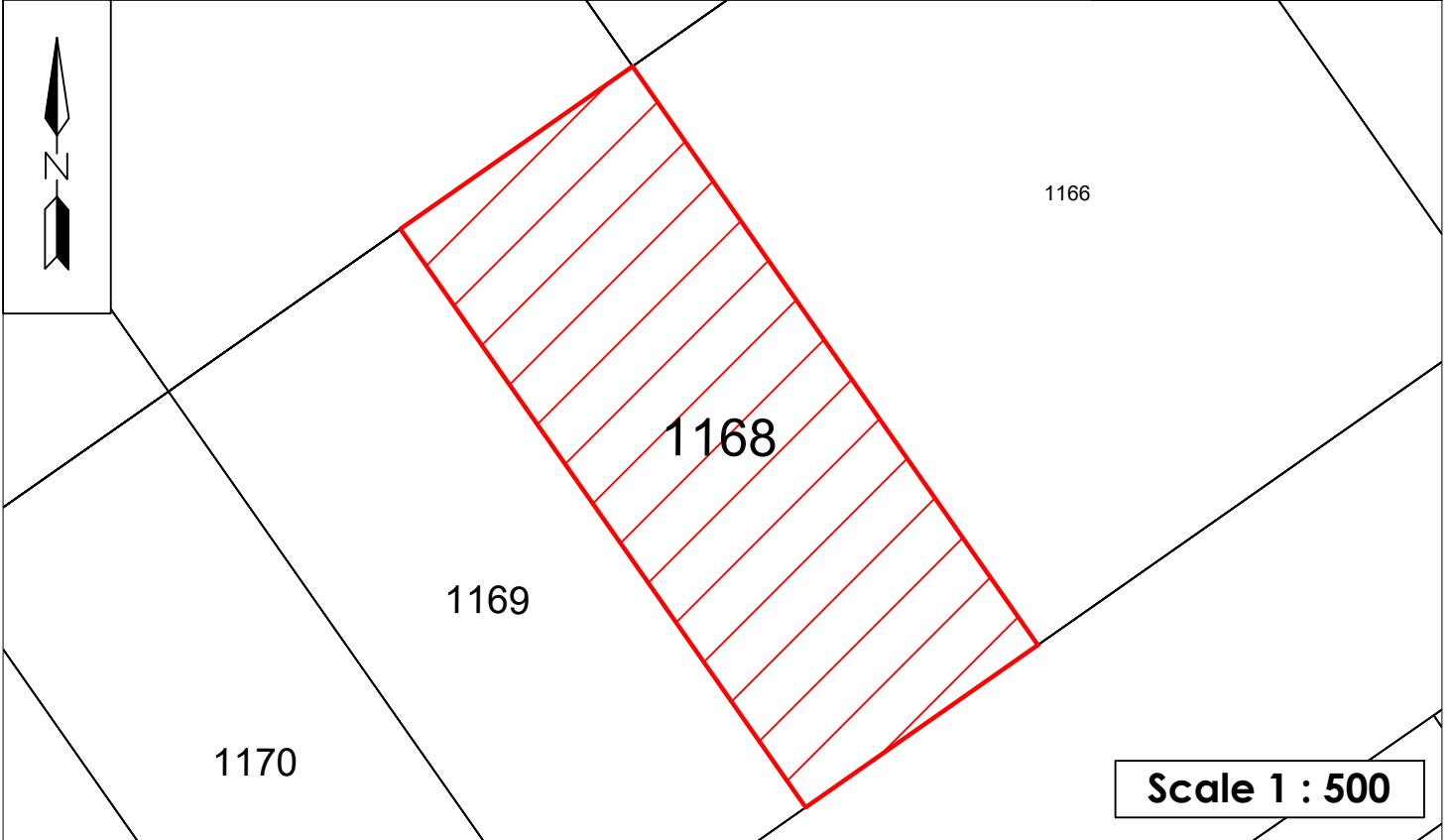
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Unit B, Standard House,  
Corner of Royal and Dirkie Uys  
Street Hermanus, 7200



**Project Office**  
Town Planning & Project Management



**Scale 1 : 500**





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### 1. ABBREVIATIONS

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<b>OM</b>	Overstrand Municipality
<b>OMLUS</b>	Overstrand Municipality Land Use Scheme, 2020
<b>BY-LAW</b>	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
<b>PSDF</b>	Western Cape Provincial Spatial Development Framework, 2014
<b>LUPA</b>	Western Cape Land Use Planning Act, 2014.
<b>MSDF</b>	Overstrand Spatial Development Framework, 2020

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### 2. PROPERTY DETAILS

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<b>Consultant</b>	WRAP Project Office
<b>Erf Number</b>	Erf 1168 Hermanus
<b>Extent</b>	892m <sup>2</sup>
<b>Zoning</b>	Residential Zone 1: Single Residential

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### 3. BACKGROUND AND INTENT

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Erf 1168, Hermanus, hereafter referred to as the subject property, is situated adjacent to Main Road, as illustrated in **Plan 1 - Locality**. The property has been owned by the 243 Main Road Trust since 2000, and approval was granted in 2020 for the operation of a guest house. Several conditions were imposed by the municipality, which are now proposed for amendment. The owners have tasked WRAP Project Office with preparing this land use application, as outlined in **Annexure A – Power of Attorney**, on their behalf.

The proposed amendment will allow the owners to operate the property as initially intended and create additional opportunities in the future. To ensure compliance with the OMLUS, approval of the following applications is required:

- Amendment of conditions in respect of an existing approval; and
- Departure to use land on a temporary basis for which no provision is made in the Land Use Scheme.

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### 4. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

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#### 4.1 Amendment of conditions in respect of an existing approval;

As previously mentioned, the owners have been operating a guest house on the property since receiving prior approval (refer to **Annexure C – Historic Approval**). The previous approval allowed for a 5-bedroom guest house, comprising four guest rooms and a fifth room intended as a self-catering unit. The municipality's approval however restricted the use to the four guest rooms within the main dwelling.

The self-catering unit was classified as a second dwelling unit, and the municipality stipulated that it may only be used by the guest house manager, despite an approved departure that allows a manager not to reside on the property. This condition was



permitted as the owners own both the rear and adjacent properties, which are operated as a single entity, and they permanently reside on a neighbouring property.

Refer below for an extract of the historic approval conditions:

- (a) *"that a maximum of four (4) bedrooms be let to guests/tourists from the existing primary dwelling unit;"*
- (b) *"that the existing second dwelling unit may not be utilised as a self-catering unit for as long as the guesthouse is in operation – it is to be utilised by the manager of the guesthouse or property owner;"*

After further discussions with the municipality, it was agreed that an application to amend these conditions should be submitted, allowing the self-catering unit to operate as part of the guest house. This unit would be used to accommodate transient guests for compensation as part of the guest house operations.

Refer to the below for an amended version of the conditions of the historic approval:

- (b) *"that the existing second dwelling unit may be utilised as a self-catering unit for as long as the guesthouse is in operation;"*

The property has sufficient parking, as the original application accounted for five guest bedrooms (including the self-catering unit). Since this remains in line with the maximum number of guest rooms permitted for a guest house under the OMLUS, no negative impact on the surrounding area is anticipated.

The inclusion of a fifth guest bedroom, specifically to be used as a self-catering unit, would enhance the guest house's operational flexibility and appeal, benefiting both the owners in the following ways:

- **Increased Accommodation Options:** By offering an additional, self-catering accommodation option, the guest house can attract a broader range of guests, including families or groups seeking more privacy and convenience during their stay. This expanded option can boost occupancy rates, especially during peak tourist seasons, contributing to sustained, year-round use of the property.
- **Support for Local Tourism and Economy:** Allowing a fifth bedroom would support the local tourism economy by accommodating more visitors who will, in turn, contribute to local businesses. With more guests staying on-site, nearby restaurants, shops, and recreational facilities are likely to see increased patronage, providing a positive economic impact.
- **Enhanced Competitive Edge:** In a competitive market, a guest house with a variety of accommodation types—including both standard guest rooms and a self-catering unit, can attract a wider customer base, particularly long-stay guests who seek the convenience of self-catering. This differentiation can position the guest house as a preferred choice among travellers, improving its market competitiveness.
- **Efficient Use of Existing Infrastructure:** Since the original approval was based on a five-bedroom plan, and parking and other services were designed accordingly, the



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addition of the fifth room would not require additional infrastructural changes. This makes it a cost-effective solution for optimising the use of the property's existing resources without introducing further demands on municipal services or amenities.

- **Compliance with OMLUS development parameters:** As the addition of a fifth bedroom aligns with the OMLUS maximum for guest house rooms, this change would not result in an increase in density beyond what is allowable. This compliance ensures the guest house remains within established limits, posing minimal impact on the surrounding residential area.
- **Minimal Impact on Surrounding Area:** The presence of an additional guest room is unlikely to result in noticeable changes to the neighbourhood. The property's existing layout and operational standards are designed to maintain a low profile, and the guest house has historically operated without disturbance to neighbours. By integrating the self-catering unit as part of the guest house's offerings, the site's appearance and function would remain largely unchanged.
- **Improved Financial Viability:** By increasing the room capacity, the guest house would gain the potential for higher revenue, making its operations more financially viable. This improved revenue stream would contribute to the property's maintenance and allow for continuous improvements, enhancing the overall guest experience and ensuring long-term operational sustainability.

In summary, allowing a fifth bedroom in the form of the self-catering unit would not only optimise the property's current layout but would also strengthen its position as a valuable asset to the local community and tourism industry. This addition remains compliant with municipal regulations and provides both functional and economic advantages with minimal impact on the surrounding area.

**4.2 Temporary Departure** for 10 years in order to allow the manager of the guesthouse not to reside on the property;

As mentioned, the owners of the property do not permanently reside on the subject property, but they reside on the adjacent property, with direct access to the guest house, allowing them to effectively manage its operations.

The temporary departure seeks municipal approval to allow the continued operation of the guest house as established under the 2020 approval. Although the owners are not physically on-site, their proximity to the guest house ensures that they can oversee daily operations, address guest needs, and promptly handle any issues that may arise. This arrangement offers a level of operational oversight comparable to an on-site residence, without negatively impacting the quality of service provided to guests or the residential character of the area.

- **Proximity and Accessibility:** The owners' residence on the neighbouring property ensures they have immediate and convenient access to the guest house. Their close proximity allows for hands-on management, ensuring that all activities on the property align with municipal regulations and the conditions of the guest house approval.



## MOTIVATION

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- **Minimal Impact on Surrounding Area:** Allowing the operation to continue without a resident manager on-site will not alter the day-to-day operations of the guest house. The property has been functioning successfully in this manner, without creating disturbances or negatively impacting neighbouring properties. This temporary departure simply formalises an existing arrangement that has proven effective and unobtrusive.
- **Enhanced Guest Experience:** Since the owners are readily available and can attend to guests' needs as they arise, the guest experience remains well-managed and responsive. This level of service helps maintain the guest house's high standards, ensuring guests feel well-supported and enjoy a memorable stay, which ultimately benefits the local tourism sector.
- **Efficient Use of Resources:** With the owners residing nearby, the need to designate an on-site manager becomes unnecessary. This arrangement makes efficient use of both properties and avoids additional resource requirements, such as the need for separate accommodation or staffing, which could add operational costs and complexity.
- **No Change to Operational Dynamics:** Approving this temporary departure would not introduce any changes in traffic, noise, or intensity of use. The guest house has operated under these conditions without issue, demonstrating that an on-site manager is not required for effective oversight.

In summary, approving this departure would allow the guest house to continue operating as it has been, with attentive management and a proven record of minimal impact on the surrounding community. The unique benefit of the owners' immediate proximity provides an effective alternative to on-site residence, making this a reasonable and practical request that aligns with the spirit of the municipality's guidelines.

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## 5. LAND USE ENVIRONMENT

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The subject property is situated next to the Eastcliff Spar, in an area where both neighboring properties are owned by the owners of the subject property. The surrounding properties and their zonings are depicted in **Plan 2**.

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## 6. TITLE DEED

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Title deed T32393/2000 (refer to **Annexure B – Title Deed**) was perused and there are no restrictive conditions that prohibit the proposed amendment of the historic conditions and temporary departure.

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## 7. ZONING

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



Residential Zone 1: Single Residential			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
<b>Primary use</b>	Crèche, <b>Dwelling House</b> , Guest Rooms, Home Occupation, <b>Second Dwelling Unit and Self-Catering</b> .	Dwelling House Second Dwelling Unit Self-Catering	Comply
<b>Consent use that may be applied for</b>	Day Care Centre, Green House, <b>Guest House</b> , House Shop, Institution, Place of Instruction, Place of Worship, Residential Building, and Intensive Horticulture.	Guest House	Comply
Development parameters			
<b>Coverage</b>	The maximum coverage for all buildings on the land unit is determined in accordance with the net erf area:  400m <sup>2</sup> and greater = 50%	Existing Structures – 239.3m <sup>2</sup> Coverage – 26,93%	Comply
<b>Height</b>	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.	Single Storey	Comply
<b>Building lines</b>	(i) The street building line is determined in accordance with the net erf area:  400 m <sup>2</sup> and greater = 4m	4m	Comply
	(ii) The side and rear building lines are determined in accordance with the net erf area:  Greater than 400 m <sup>2</sup> = 2m	Historic approval for the second dwelling.	Comply
<b>Parking</b>	Two on-site parking bays per dwelling unit, provided that on erven less than 400 m <sup>2</sup> , only 1 on-site parking bay needs to be provided.	2 Parking Bays – Dwelling 5 Parking Bays – 5 Guest Rooms  <u>Total Parking Bays Provided</u>  7 Parking Bays	Comply



**8. SERVICES**

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

**Electricity, Water, Sewage and Solid Waste**

The subject property is connected to the OM's services network which includes electricity, water, sewage and solid waste. The proposal is not anticipated to have an impact on the existing services.

**Access and Egress**

Access and egress to the subject property is gained from the Main Road.

**9. NEED AND DESIRABILITY**

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

**Need and desirability.**

Socio-economic impact	<p>The expanded guest house operation supports local employment by creating stable jobs for housekeeping, maintenance, and management. With increased guest turnover, the demand for services will rise, securing jobs for local residents and potentially creating new employment opportunities in the community.</p> <p>Additional guest accommodations attract more tourists, who, in turn, support nearby businesses such as restaurants, shops, and recreational facilities. This contributes directly to the local economy, stimulating revenue for small businesses and enhancing the overall vibrancy of the area.</p> <p>The proposal aligns with broader tourism development goals by expanding available lodging options, which are often in high demand during peak seasons. This promotes Hermanus as a desirable destination, helping it compete with other tourist regions and supporting long-term economic growth within the hospitality sector.</p> <p>Operating a guest house with an increased capacity can contribute to higher property values, as successful commercial ventures add to the desirability of the area. The municipality may benefit from increased tax revenue associated with the property's commercial use, which can be</p>
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	<p>reinvested in public infrastructure and services, ultimately benefiting the wider community.</p> <p>The need for guest services fosters a demand for skills development in areas such as hospitality, customer service, and property management. As a result, local employees gain valuable, transferable skills that increase their employability and contribute to a skilled local workforce.</p> <p>With more guests visiting the area, the proposal supports opportunities for local artisans, guides, and cultural entrepreneurs to showcase regional arts, crafts, and history. This enhances cultural exchange and fosters appreciation for the local heritage, benefiting both residents and visitors.</p> <p>By encouraging visitor stays in guest houses rather than large hotels, the proposal contributes to a sustainable tourism model that is less disruptive and more integrated within the residential environment. This diversified approach to tourism strengthens the economy without overburdening public resources, supporting the community's resilience and economic stability.</p> <p>In summary, the proposal to operate a guest house with a fifth bedroom presents significant socio-economic benefits, from job creation and local business support to tourism development and community enrichment. These impacts collectively contribute to a vibrant, diverse, and sustainable local economy, reinforcing the proposal's alignment with the region's long-term economic goals.</p>
Compatibility with surrounding uses	<p>The addition of a fifth bedroom to the guest house will seamlessly integrate with the surrounding area's uses, particularly as the property is already established within a mixed-use environment. Although located in a residential area, the guest house is positioned next to a business property, making it an ideal transitional buffer that maintains the residential character while accommodating limited, small-scale commercial activity.</p> <p>The minimal increase from four to five bedrooms is unlikely to cause any noticeable impact on the area's traffic, noise, or general atmosphere. With the guest house already successfully operating under these conditions, this single-room addition</p>



	<p>would maintain the property's low-key presence, respecting the residential qualities that neighbours expect. Furthermore, the property has sufficient parking to accommodate this additional room, ensuring no overflow onto surrounding streets or inconvenience to residents.</p> <p>This expansion would support a balance between residential and commercial uses by promoting a sustainable form of tourism that aligns with local residential standards. The slight increase in capacity will contribute positively to the community without altering the neighbourhood's character, effectively preserving the harmony between the residential and commercial elements in the area.</p>
Impact on the external engineering services	Refer to <i>Section 8</i> of this report.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community. In fact, the proposed project has the potential to provide a number of benefits to the surrounding area as motivated throughout this report.
Impact on heritage	The subject property is not listed in the OM Heritage Register.
Impact on the biophysical environment	Based on the information available, it is not expected that the proposal will have any adverse impacts on the biophysical environment. This is because the area where the proposed developments are planned are either in existing buildings or have a history of being disturbed.
Traffic impacts, parking, access and other transport related considerations	Refer to <i>Section 9</i> of this report.

The property owner has tasked WRAP Project Office with submitting this application to ensure the proposal aligns with policies, legislation, and title deed conditions, in pursuit of his vision.

**Impact on views, sunlight and character of the area**

The addition of a fifth bedroom to the guest house will have no impact on views, sunlight, or the overall character of the area. As the proposed change is limited to an increase in the number of rooms within the existing structure, no physical alterations or expansions to the building's footprint or height are required. This ensures that neighbouring properties' views and access to sunlight remain unaffected, preserving the visual openness and aesthetic quality of the surroundings.

In terms of character, the guest house has been part of the area for some time, operating within a residential setting alongside a nearby business property. The modest increase in



guest capacity does not alter the property's residential appearance or introduce any new visual elements. The guest house will continue to blend with the neighbourhood's mixed-use nature, retaining its compatibility with surrounding homes and businesses.

Overall, the proposal maintains the area's established look and feel, ensuring that the addition of one bedroom aligns with the residential character. This small-scale change respects the neighbourhood's visual harmony, with no impact on the surrounding environment's scenic or sunlit qualities.

### **Economic impact**

The proposed development has the potential to generate a positive economic impact for the local community. The accommodation options, could increase tourism activity in the area, providing more opportunities for visitors to stay in the region and contribute to the local economy. This could lead to an increase in demand for local goods and services, such as restaurants, shops, and activities.

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## **10. POLICIES AND REGULATIONS**

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### **10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)**

The subject property is not located within the Overstrand Municipality Environmental Protection Overlay Zone.

### **10.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)**

#### **Scenic Route**

The subject property is located along the Main Road running through Hermanus, which is identified as a 'Route of Regional Scenic Significance'. The property owner acknowledges the significance of the route and the proposal however to utilise the self-catering unit for a guest room is not expected to have an impact on the scenic route.

### **10.3 Spatial Planning Policies**

#### **MSDF**

The broad policy objectives of the SDF include enhancing the image of the Overstrand as a liveable urban area that provides a range of facilities and activities which tourists can enjoy. Development proposals should also capitalise on the unique sense of place which urban areas in the Overstrand are renowned for. The SDF promotes developments that enhance the visual quality and attraction of the built environments while preserving the social and cultural attributes which are valued by inhabitants.

#### **Consistency of the proposal with the policy**

The spatial proposal plan designates the subject property for residential purposes and the proposed guest houses on the property is in harmony with this designation.

The policy cites that tourism destinations need to be accessible, safe and attractive through maintaining current facilities and developing new ones. This proposal entails the continuation of the operation of the guest house and entails the continuation to operate



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the property as a tourist accommodation facility that is accessible and with a variety of safety and security measures as prescribed by the policy.

The policy highlights that development proposals should ideally protect the unique character of the Greater Hermanus. The building is within the development bulk and scale of the SR1 zoning, and the guest houses is in harmony with the prevalence of other guest houses within the Hermanus area.

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### 11. PLANNING PRINCIPLES

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

#### **Spatial justice**

Spatial justice refers to planning proposals that do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal to continue to operate a guest house is not predicted to contribute to past spatial injustices.

#### **Spatial sustainability and Efficiency**

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal to continue the utilisation of the property to its maximum capacity and allow the self-catering unit to be used as a guest room.

#### **Spatial resilience**

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

#### **Good administration**

The Overstrand Municipality has demonstrated a solid history of effectively incorporating public participation into its administrative processes. Public participation is a crucial aspect of the land use planning process. This process allows individuals who may be impacted on by the proposal to provide feedback and raise any concerns or make suggestions that may lead to a more favourable outcome for all parties involved. All comments received will be carefully reviewed and taken into consideration before being addressed appropriately.



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### 12. EVALUATION

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In conclusion, the proposed application aligns with the responsible development of the subject property, maintaining compatibility with surrounding residential and business uses while enhancing its role as a well-managed guest house. The addition of a fifth bedroom will support local tourism and provide economic benefits without altering the property's residential character or negatively impacting views, sunlight, or neighbouring properties. This modest increase in capacity respects both the existing zoning guidelines and the unique residential setting, ensuring that the guest house continues to serve as an asset to the community.

Given the careful planning involved and adherence to municipal regulations, approval of this application would sustain and enhance the local economy through increased visitor accommodation while preserving the neighbourhood's aesthetic and community values. The proposal is consistent with municipal objectives for balanced development, making it a positive and practical addition to the area.

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### 13. RECOMMENDATION

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

- 13.1 Amendment of conditions in respect of an existing approval** in terms of section 16(2)(h) of the Overstrand Municipality Amendment By-Law on Municipal and Use Planning, 2020; and
- 13.2 Temporary Departure** for 10 years in order to allow the manager of the guesthouse not to reside on the property on the property in terms of section 16(2)(c) of the Overstrand Municipality Amendment By-Law on Municipal and Use Planning, 2020.

3. Site Plan  
Erf 1168 - Hermanus

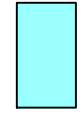
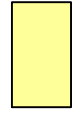
**Existing Structures**

Property Extent - 889m<sup>2</sup>

Coverage - 26,93%

4 Guest Bedrooms

Guest Bedroom (Self-Catering)



Plan date: 26/11/2024  
Plan Number: 24.182(001)

Plan prepared by: Thian Jansen  
All distances are approximate and subject to a survey

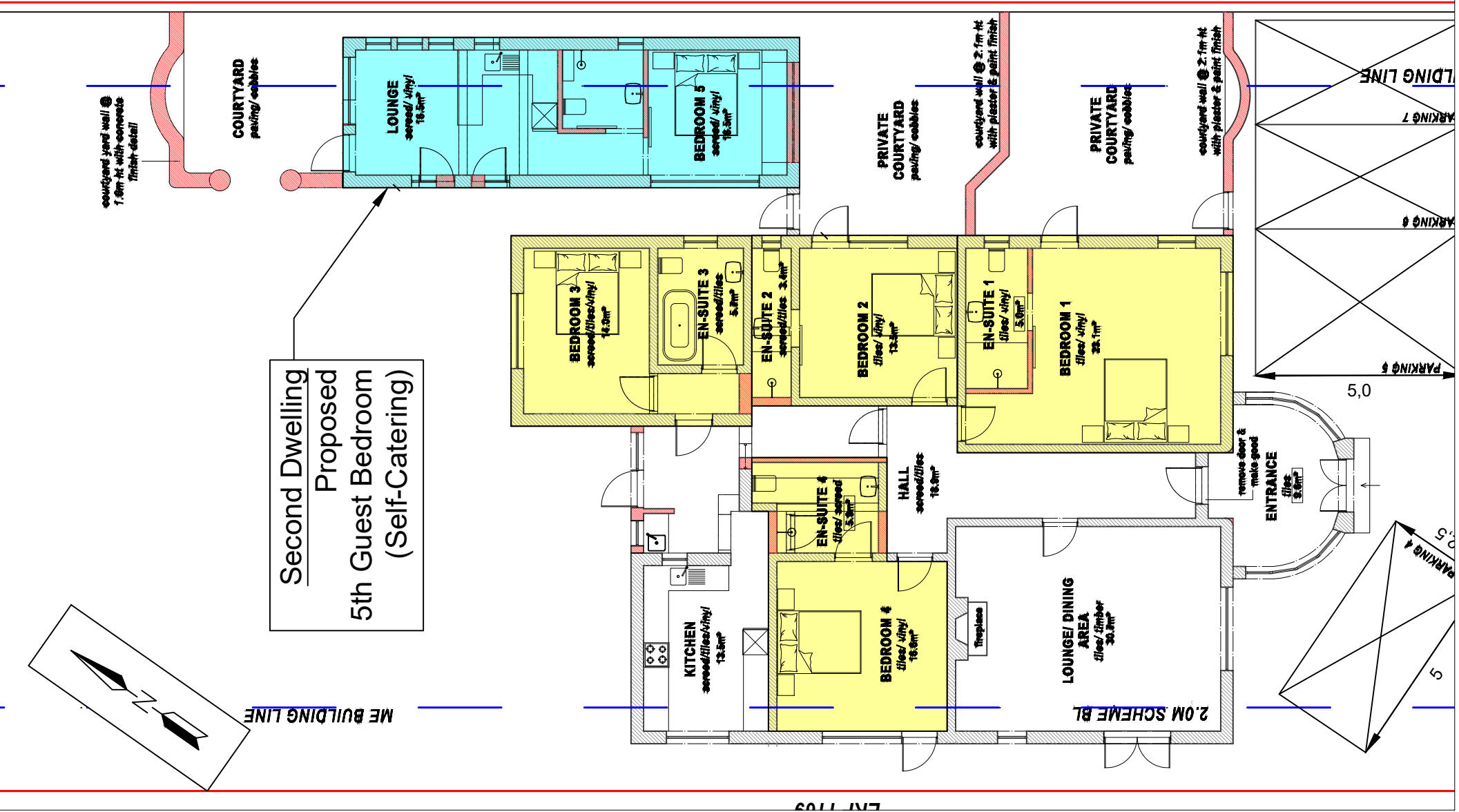
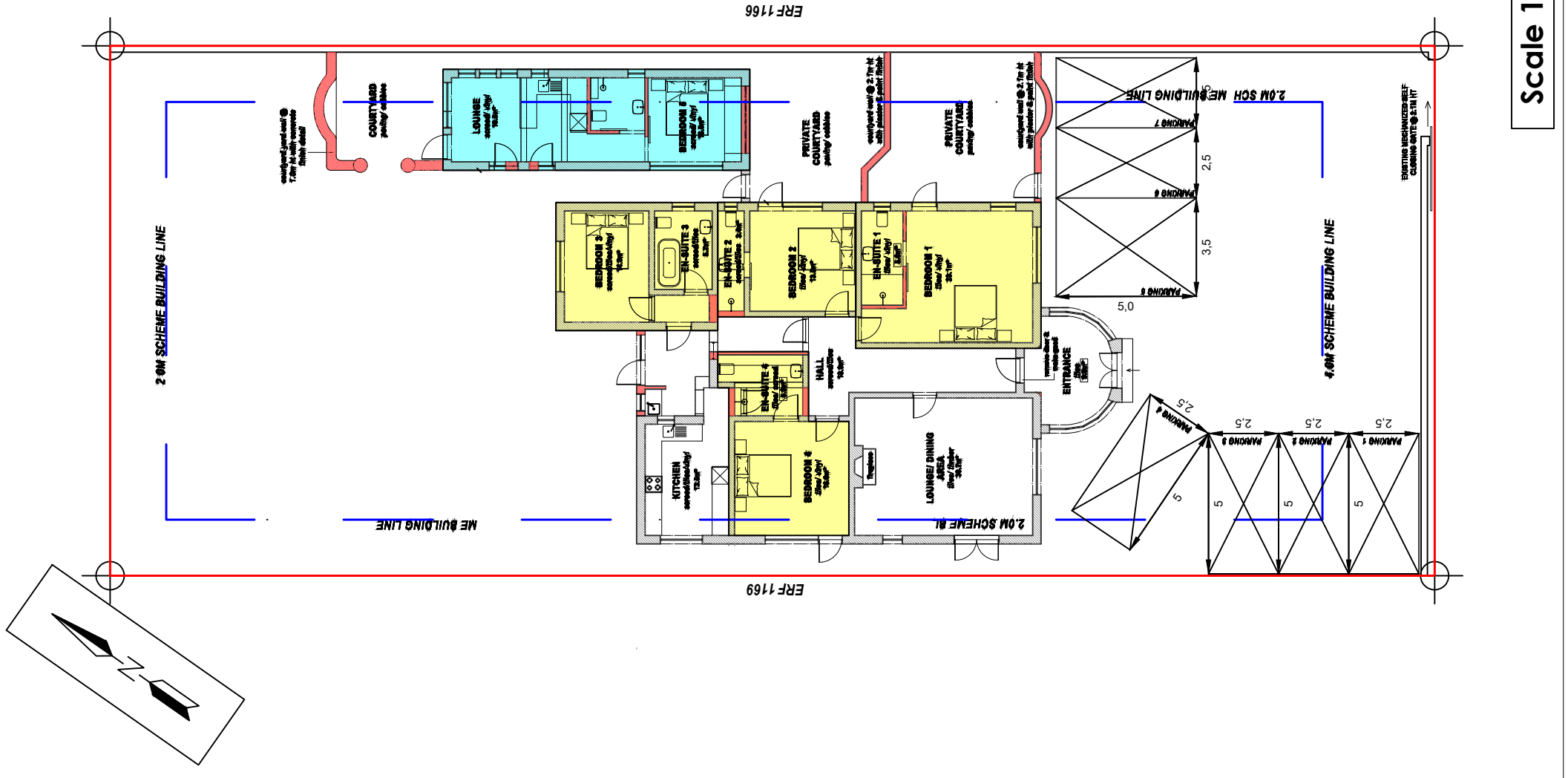
Tel: 028 313 1411

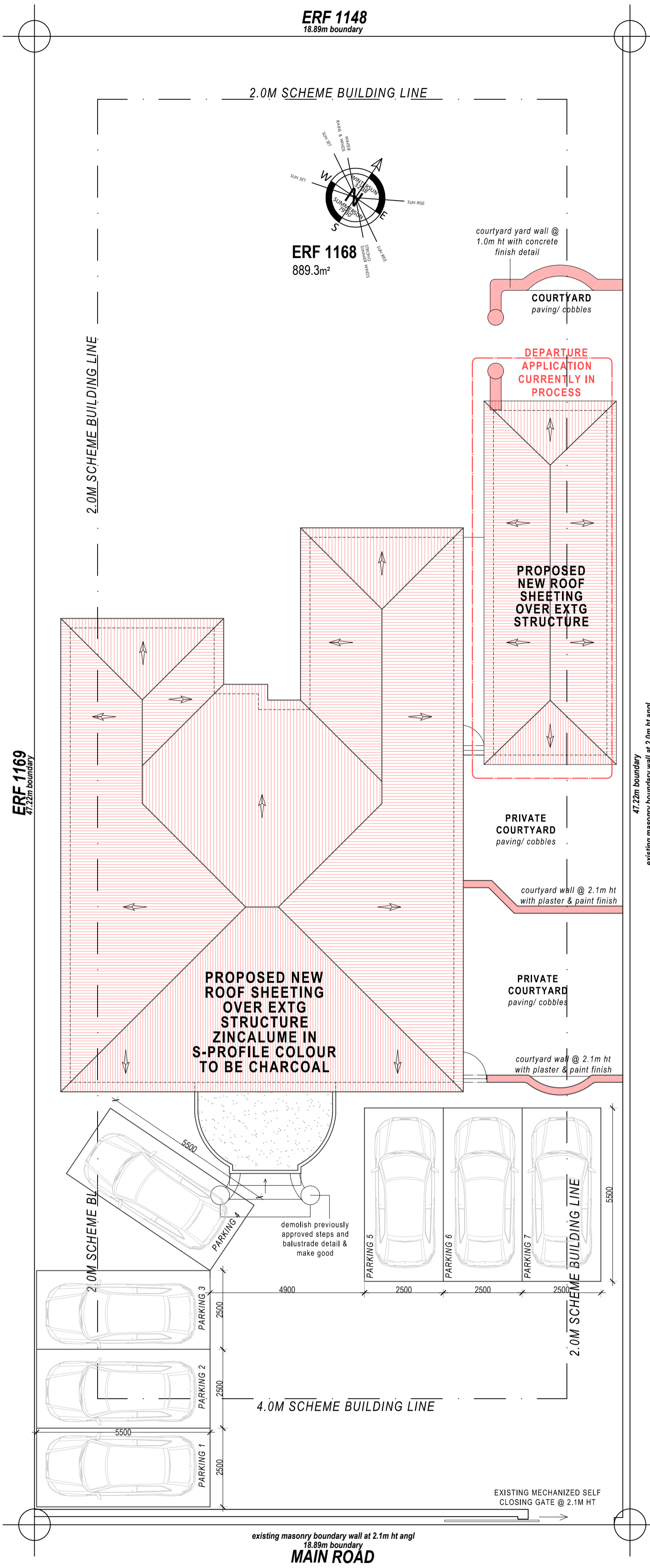
Email: admin@wrapgroup.co.za

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

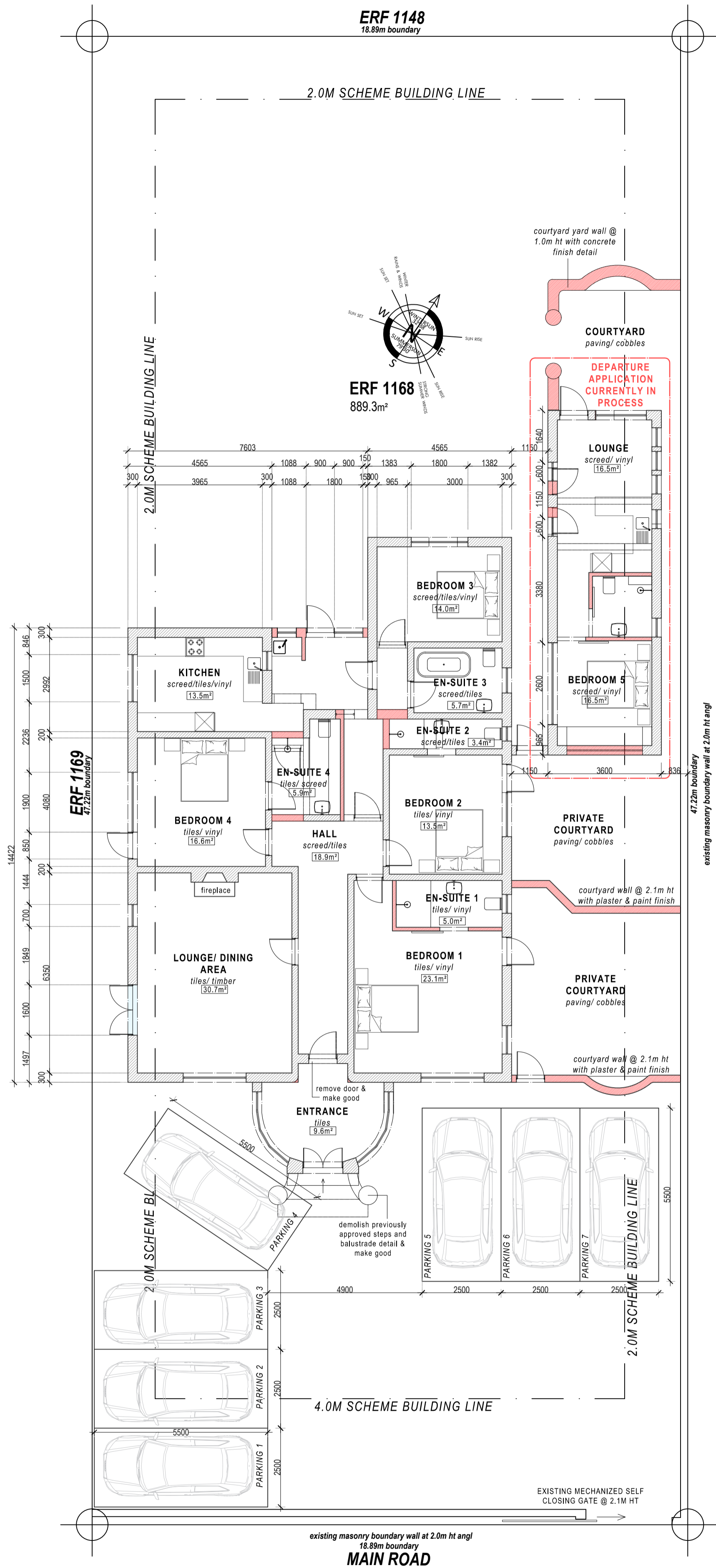


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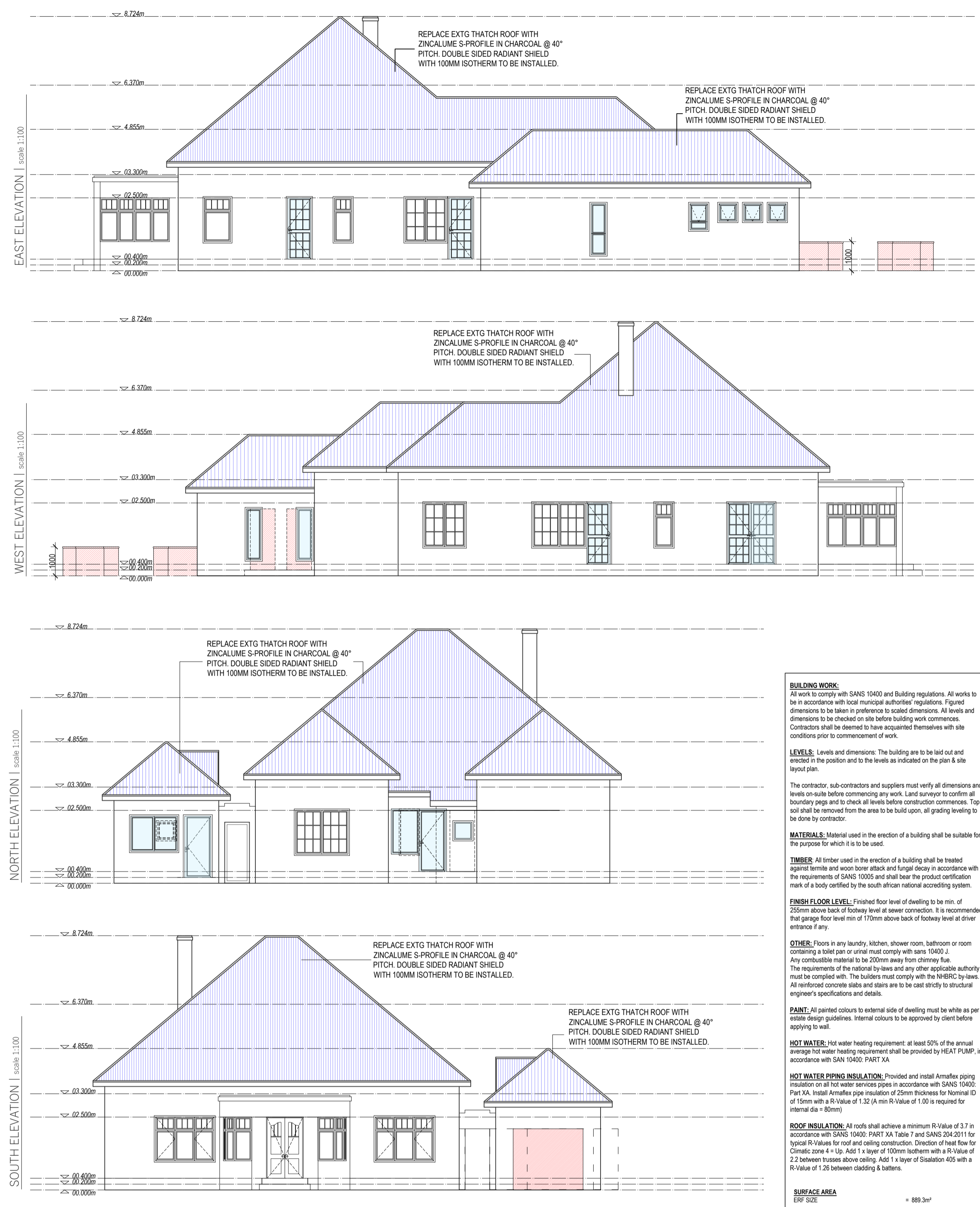




SITE PLAN LAYOUT | scale: 1:100



FLOOR PLAN LAYOUT | scale: 1:100



**BUILDING WORK:** All work to comply with SANS 10400 and Building regulations. All works to be in accordance with local municipal authorities' regulations. Figured dimensions to be taken in preference to scaled dimensions. All levels and dimensions to be checked on site before building work commences. Contractors shall be deemed to have acquainted themselves with site conditions prior to commencement of work.

**LEVELS:** Levels and dimensions: The building are to be laid out and erected in the position and to the levels as indicated on the plan & site layout plan.

**MATERIALS:** Material used in the erection of a building shall be suitable for the purpose for which it is to be used.

**TIMBER:** All timber used in the erection of a building shall be treated against termite and wood borer attack and fungi decay in accordance with the requirements of SANS 10000 and shall bear the product certification mark of a body certified by the south african national accrediting system.

**FINISH FLOOR LEVEL:** Finished floor level of dwelling to be min. of 25mm above back of footway level at sewer connection. It is recommended that garage floor level min of 110mm above back of footway level at other entrance if any.

**OTHER:** Floors in any laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal must comply with sars 10400 J. Any combustible material to be 200mm away from chimney flue. The requirements of the national by-laws and any other applicable authority must be complied with. The builders must comply with the NBRIC by-laws. All reinforced concrete slabs and stairs are to be cast strictly to structural engineer's specifications and details.

**PAINT:** All painted colours to external side of dwelling must be white as per estate design guidelines. Internal colours to be approved by client before applying to wall.

**HOT WATER:** Hot water heating requirement: at least 50% of the annual average hot water heating requirement shall be provided by HEAT PUMP, in accordance with SANS 10400 PART 2A.

**HOT WATER PIPING INSULATION:** Provided and install Amalflex piping insulation on all hot water services pipes in accordance with SANS 10400 Part 2A. Install Amalflex pipe insulation of 25mm thickness for Nominal ID of 15mm with a R-Value of 1.32 (a min R-Value of 1.00 is required for internal dia = 80mm).

**ROOF INSULATION:** All roofs shall achieve a minimum R-Value of 3.7 in accordance with SANS 10400 PART 2A Table 7 and SANS 2042011 for typical R-Values for roof and ceiling construction. Direction of heat flow for Climate zone 4 (Up): Add 1 layer of 100mm Isotherm with a R-Value of 2.2 between trusses above ceiling. Add 1 layer of Sulation 405 with a R-Value of 1.26 between cladding & battens.

<b>SURFACE AREA</b>	
ERF SIZE	= 889.3m <sup>2</sup>
BEDROOM 5 (2nd DWELLING)	= 36.4m <sup>2</sup>
EXISTING DWELLING	= 199.9m <sup>2</sup>
<b>TOTAL SURFACE AREA</b>	<b>= 235.3m<sup>2</sup></b>
<b>COVERAGE</b>	
ALLOWABLE - 50%	= 444.65m <sup>2</sup>
BEDROOM 5 (2nd DWELLING)	= 4.43%
EXISTING DWELLING	= 22.5%
<b>TOTAL COVERAGE</b>	<b>= 26.93%</b>

**FOR DISCUSSION** pg 01

**PROJECT HOUSE CLARK**  
ERF 1168  
main road | eastcliff | 7200  
ZONING: RESIDENTIAL ZONE 1

**ADDITIONS/ ALTERATIONS**  
THIS DOCUMENT SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN THAT WHICH PREPARED FOR AND WHICH COMMISSIONED FOR.

**DRAWING**  
site plan, floor plan & elevations  
scale: see labels - do not scale when printing (A1)

**DATE** 10 april 2019  
**DRAWN** se  
**DWG** 1914  
**CHECKED** jb  
**REV** 00

**SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_

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