



ERF 5560, 96 WESTCLIFF DRIVE, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: PLANACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF DAT PROPERTY MANAGEMENT (PTY) LTD

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-law) of the following application, applicable to Erf 5560, Hermanus, namely:

- **Consent Use** in terms of Section 16(2)(o) of the By-Law to conduct a five (5) bedroom guest house from the property.
- **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 Department: Town Planning, Paterson Street, Hermanus. Any comments must be in writing in accordance with the provisions of Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) on or before **07 June 2024**, quoting your name, address and contact details, interest in the application, and the reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr. H. Boshoff** 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 5560, WESTCLIFFWEG 96, WESTCLIFF, HERMANUS, OVERSTRAND MUNISIPALE GEBIED: AANSOEK OM VERGUNNINGSGEBRUIK EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: PLANACTIVE STADS- EN STREEKSBEPLANNERS NAMENS DAT PROPERTY MANAGEMENT (PTY) LTD

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat die volgende aansoek, van toepassing op Erf 5560, Hermanus, ontvang is, naamlik:

- **Vergunningsgebruik** ingevolge Artikel 16(2)(o) van die Verordening om 'n vyf (5) slaapkamer gastehuis vanaf die eiendom te bedryf.
- **Bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) 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 wees in ooreenstemming met Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) bereik voor of op **07 Junie 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. H. Boshoff** by 028-313 8900. Die Munisipaliteit mag weier om kommentaar wat na die sluitingsdatum ontvang is, te aanvaar. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA ESINGU-ERF 5560, 96 WESTCLIFF DRIVE, WESTCLIFF, HERMANUS, UMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKUVUMELA UKUSEBENZISA NENGQIKELEO LOMDLIWO/LWEPENALTHI YOBHALISO: NGABAKWAPLANACTIVE TOWN & REGIONAL PLANNERS EGAMENI LE-DAT PROPERTY MANAGEMENT (PTY) LTD

Kukhutshwe isaziso esimayela nemiba yeSoloty lama-48 loMthethwana osisiHlomelo soMthethwana kaMasipala wase-Overstrand ngeZicwangciso ZokuSetyenziswa koMhlaba kaMasipala ku2020 (UMthethwana) ngesicelo esilandelayo, nesisebenza kwiSiza esinguErf 5560, Hermanus, esaziwa:

- **Ukuvumela Ukusebenzisa** ngokwemiba yeSoloty 16(2)(o) loMthethwana osebenza ukuqhuba ukuvumale ukusebenzisa amagumbi amahlanu (5) okulala eyindawo yokufikela abahambi kwisakhiwo/kulo mhlaba.
- **Ingqikelelo yomdliwo wobhaliso ngokwemiba** yeSoloty le16(2)(q) loMthethwana.

linkcukacha ezipheleleyo ngesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusuka phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: IziCwangciso zeDolophu, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla **07 Isilimela 2024**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo, nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingabuzwa ku**Mcwangcisi weDolophu, Mnu. H. Boshoff kwa**028-313 8900. UMasipala angala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwazi ukubhala nokufunda angahambela kwiSebe Lezicwangciso zeDolophu apho igosa lkaMasipala liza kumnceda ukuze ahlomle ngokusemthethweni.



Stads- en Streeksbeplanners
Town & Regional Planners

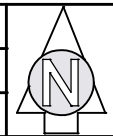
All distances approximate
and subject to survey.

COPY RIGHT RESERVED

Property Description:
**ERF 5560
HERMANUS**

Plan Description:
LOCALITY MAP

Scale: **NTS**
Drawing Nr:
erf 5560I.drw
Date:
FEBRUARY 2024



PROPOSED CONSENT USE

ERF 5560 HERMANUS

OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

Mr. J.R. Thrift, on behalf of DAT PROPERTY MANAGEMENT PTY LTD, the owner of Erf 5560 Hermanus, has instructed the company Plan Active to apply for a determination of an administrative penalty and a consent use to address the existing use of the dwelling on the subject property as a guesthouse.

Erf 5560 Hermanus was recently purchased by DAT PROPERTY MANAGEMENT PTY LTD, with the registration dated 31 January 2024. The owner was under the impression that a valid approval exists for the established guesthouse on the subject property which has been in operation for more than 20 years. The approval for the existing guesthouse however lapsed in 2016, as the approval was obtained in 2011 as a departure in terms of Land Use Planning Ordinance, Ordinance 15 of 1985. The intention of the new owner is to re-instate the land use rights in order to keep operating the 5-bedroom guesthouse from the subject property. The land use on the subject property has not changed since, and is in line with the approval dated 9 May 2011. Please refer to the approval attached as Annexure A.

Erf 5560 Hermanus is 1358m² and is held by Title Deed No. T4316/2024.



2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(q) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2020, for the determination of an administrative penalty of Erf 5560 Hermanus;
- Chapter 4, Section 16(2)(o) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2020, for the consent use of Erf 5560 Hermanus.

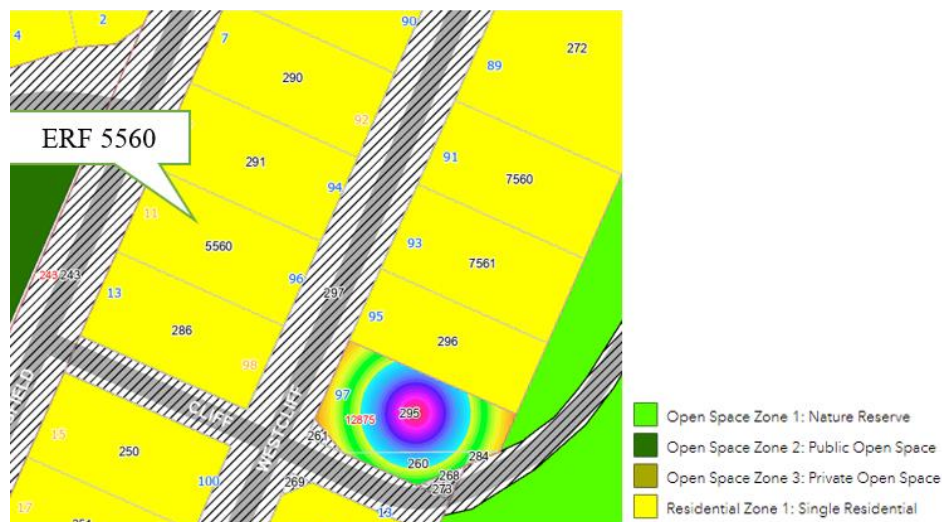
3. GENERAL APPLICATION INFORMATION

3.1 PROPERTY DESCRIPTION

Erf 5560 Hermanus is situated at 96 Westcliff Drive, Hermanus. Refer to the locality plan attached. Erf 5560 Hermanus is 1358m² in extent and is situated in a mainly residential environment of which consent uses have been approved in the past for guesthouse purposes.

3.2 ZONING

Erf 5560 Hermanus is zoned Residential Zone 1: Single Residential.



Surrounding properties are also zoned for Residential Zone 1: Single Residential purposes.

3.3 LAND USE

Erf 5560 Hermanus is currently developed. A 5-bedroom guesthouse is established on the subject property.

Land uses that surround Erf 5560 Hermanus are single residential dwellings, single residential dwellings being used as guesthouses, public open spaces and public roads.

3.4 PROPOSED DEVELOPMENT

- The determination of an administrative penalty of Erf 5560 Hermanus in terms of Chapter 4, Section 16(2)(q) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2020, to address the illegal guesthouse as the previous approval has lapsed;
- The consent use of Erf 5560 Hermanus in terms of Chapter 4, Section 16(2)(o) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2020, to re-instate the land use rights for the established five-bedroom guest house on the subject property.

The owner recently purchased Erf 5560 Hermanus looking for an opportunity to invest in a business venture. The owner was under the impression that an approval exists for the well-known established guesthouse on Erf 5560 Hermanus. After the owner enquired about the approval documentation in respect of the established guesthouse the Overstrand Municipality confirmed that an approval was obtained for a five-bedroom guesthouse in May 2011, with approval letter dated 9 May 2011 but the approval was only valid for five (5) years.

The intention of the owner is to keep operating the guesthouse as it was the main attraction to purchasing the property and therefore the necessary application is submitted to re-instate the land use rights for the existing guesthouse on the subject

property. An application is herewith submitted for the determination of an administrative penalty and a consent use.

3.4.1. Determination of an administrative penalty

When the property was purchased in January 2024, the unauthorised land use was already established on the subject property. The new owner was under the impression that a valid approval exists for the established guesthouse at the time of purchasing Erf 5560 Hermanus. The intention of the new owner is to address the illegal land use in order to continue operating the guesthouse legally from the subject property as the current operation is still in line with the approval that was obtained in 2011 (Annexure A).

The current owner is addressing the unauthorised land use that was inherited from the previous owner. Although an approval to operate a guesthouse from the subject property was obtained in the past by the previous owner, the approval has lapsed approximately 8 years ago and has the guesthouse been operating illegally since then. The intention is to reinstate the land use rights as obtained in 2011, no additional rights are applied for.

In terms of **Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020**, an application is made for the determination of an administrative penalty for the unauthorised land use. In terms of **Chapter 10, Section 90(1)**, "A person who is in contravention of this By-Law, and submits an application to rectify the contravention, must apply to the Municipality for the determination of an administrative penalty, provided that the Municipality has not obtained and issued a demolition directive in terms of Section 85 in respect of the land or building or part thereof concerned".

In terms of **Chapter 10, Section 90(3)**, of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020 the applicant must to the satisfaction of the municipality, provide the following:

3.4.1.1 CRITERIA FOR DETERMINATION OF AN ADMINISTRATIVE PENALTY

The Nature, duration, gravity, and extent of the contravention

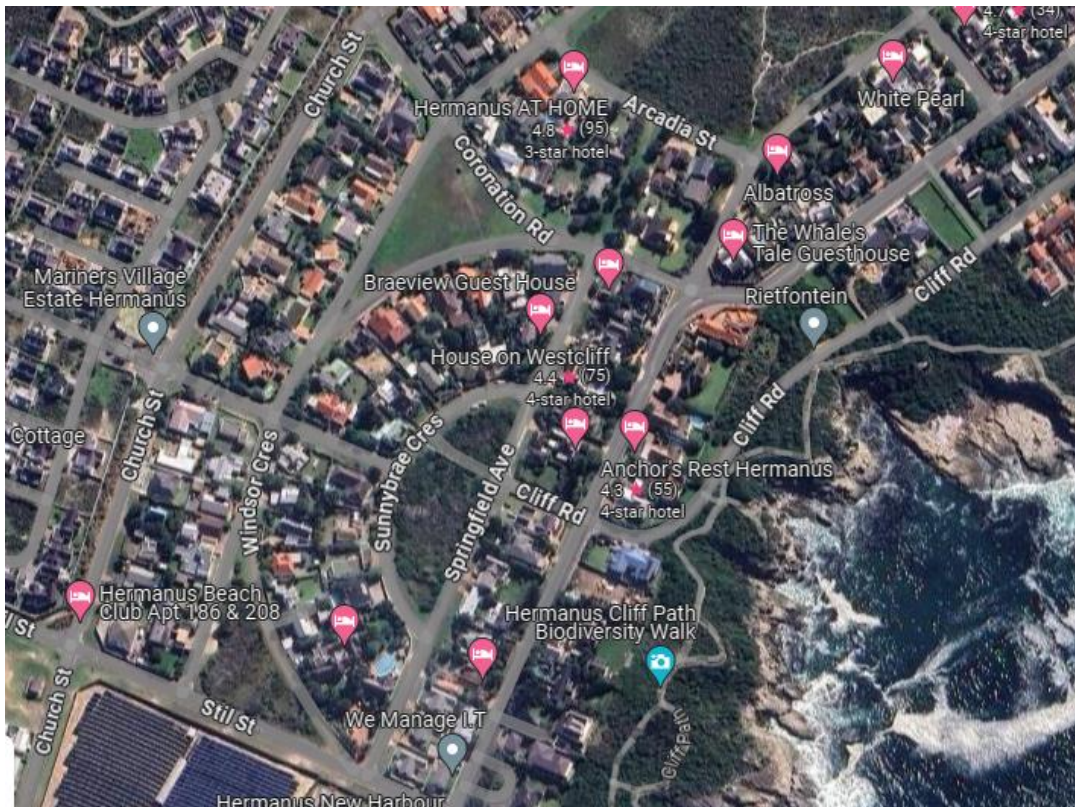
The existing owner purchased the property in January 2024 with the unauthorised land use established on the subject property. A five-bedroom guesthouse is established on



the subject property known as **House on Westcliff**. The main reason for the new owner purchasing the property was for the established guesthouse. The intention of the owner is to address the unauthorised land use in order to obtain the necessary approval to continue to legally operate the guesthouse from the subject property. It is important to note that the operation of the guesthouse is still in line with the previous approval and the application merely constitute the re-instatement of the land use rights obtained.

The owner of the subject property intends to provide his full co-operation to the Overstrand Municipality to address the illegal land use. The applications for the determination of an administrative penalty and consent use are submitted simultaneously in order to address the unauthorised land use established on the subject property.

The position and nature of the unauthorised land use is unobtrusive in nature and do not impact negatively on the surrounding properties, as no complaints from surrounding property owners has been received. As seen in the aerial photograph below from Google Maps it is clear that the area is known for its established guesthouses.



The conduct of the person involved in the contravention.

The current unlawful land use was inherited by the current owner and he only became aware of the fact that the guesthouse approval lapsed after the transfer of the subject property took place. The current owner is now in the process of addressing the unauthorised land use that is in contravention of the zoning scheme regulations.

A report by a quantity surveyor in matters of unauthorised building/construction

According to Section 90(5)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, “

If the Authorised Official, the Municipal Planning Tribunal or Appeal Authority decides to impose an administrative penalty on a person who has contravened this By-Law, it must determine an amount which – for land use in contravention of this By-Law – may not be more than 100% of the municipal valuation of the area that is used unlawfully, as determined by the Municipality;

With regards to the above mentioned it is clear that a report from a quantity surveyor is **not** necessary for the purpose of this application.

Whether the unlawful conduct was stopped

The current owner is in the process of rectifying the contravention inherited from the previous owner by applying for the determination of an administration penalty and consent use. The established guesthouse is still in operation as it was the main reason for purchasing the subject property as a running concern and is it only financially viable to continue operating the guesthouse.

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

To the best knowledge of the applicant and as confirmed by the landowner, the owner has never previously contravened this By-Law or any other previous planning law.



We appeal to the Overstrand Municipality to take into consideration the low impact the unauthorised land use has on the neighbours and surrounding area. An approval was obtained previously for the existing guesthouse, but the approval unknowingly lapsed. It should also be considered that no complaint from surrounding property owners has been received with regards to the inherited unauthorised land use. The previous landowners sold the property as a running concern without the valid approval for the established guesthouse on the subject property.

It is also important to note that the Zoning Scheme Regulations and the Overstrand Municipality's Amended Bylaw on Municipal Land Use Planning, 2020 will still be used to guide future development on the subject property. There are also other guesthouse establishments in the area and therefore the proposal is in line with the current character. We therefore respectfully request that a penalty fee **not** be imposed on the property owner for the reasons given above.

3.4.2. PROPOSED CONSENT USE

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

An approval was obtained in 2011 for a 5-bedroom guesthouse on the subject property in terms of the Land Use Planning Ordinance, Ordinance 15 of 1985, and the approval was valid for five (5) years. Since the approval lapsed in 2016 the previous owner operated the established guesthouse without the necessary land use approvals. The intention of the new owner is to continue operating the guesthouse by applying for a consent use in terms of Chapter 4, Section 16(2)(o) of the Overstrand Municipality's By-law on Municipal Land Use Planning, 2020 in order to re-instate the land use rights as previously approved as a departure in order to continue operating the established guesthouse as a consent use.

The owner intends to operate the guesthouse on the same principle as the previous owner and as approved in 2011 as the land use on the subject property remains the



same as per the approved building plans and the land use approval that lapsed in 2016.

The detail of the guest house is as follows:

- 5 guest bedrooms, each with an en-suite bathroom;
- 1 manager/owner bedroom with en-suite bathroom;
- Kitchen;
- Lounge/Dining room.

The intention is to utilise the 5 existing bedrooms in the single storey main dwelling as guestrooms. The manager/owner utilises bedroom number 6 in the main dwelling. All the guest bedrooms have en-suite bathrooms as seen on the plan attached. The managers room also has an en-suite bathroom. Bedrooms 1-4 are situated on the northern side of the main dwelling whereas bedroom number 5 is situated on the western side of the dwelling. The remaining extent of the guesthouse consists of a lounge, dining room and kitchen.

The proposed consent use, to legalise the guesthouse, will have a low impact on the surrounding erven as the subject property's zoning will be retained. The proposal does not include changing of the zoning of the subject property as the proposed main use will be that of a guesthouse and the guesthouse will be able to revert back to being used as a dwelling house. The subject property is situated in an area of Westcliff that is popular for guesthouse establishments. Sufficient parking can be provided on-site, and the layout is exactly the same as previously approved as no changes were made over the years.

The proposed consent use to legalise the guesthouse has a low impact on the environment and traffic of the area as it is situated in an area that is earmarked for residential use where a number of guesthouses are established. We therefore do not anticipate any difficulties with the proposed application.

3.5 CHARACTER OF THE ENVIRONMENT

Erf 5560 Hermanus is ideally located in an area from where the beaches and other tourist attractions are easily accessible and boasts exceptional sea views in an eastern direction. The diversification of the land use on the subject property will blend in well

with the existing built and natural environment. The specific area of Hermanus is also known for established guesthouses.

Approved Building plans do exist for all the structures on the subject property. We are therefore of the opinion that the impact on the existing character of the area will be kept to a minimum. The proposal to re-instate the establish upmarket, luxurious guest accommodation will add value to the area and we do not foresee a negative impact on the surrounding property values.

The guesthouse is considered a low impact development and subsequently the proposed land use will not adversely affect traffic flow, the streetscape or the general character of the area.

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

The subject property's zoning will remain unchanged. The location of the subject property within a single residential area allows the property to be developed in future for low impact land uses only. The consent use application will not hamper any future land use and the guesthouse can also function as a single residential dwelling unit.

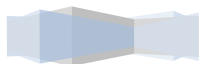
Since the zoning will remain unchanged and the proposed guesthouse will be accommodated within the same land use restrictions applicable to a single residential zoned property, the impact on the surrounding properties will minimum. Property values of surrounding erven will therefore not be negatively affected by the proposed application.

Given the location of Erf 5560 Hermanus and the opportunities that the area offers, it lends itself to be used as a guesthouse. The subject property is also large enough to make provision for a guesthouse, associated parking, and ample open space.

3.7 IMPACT ON EXTERNAL ENGINEERING SERVICES

3.7.1 PROVISION OF SERVICES

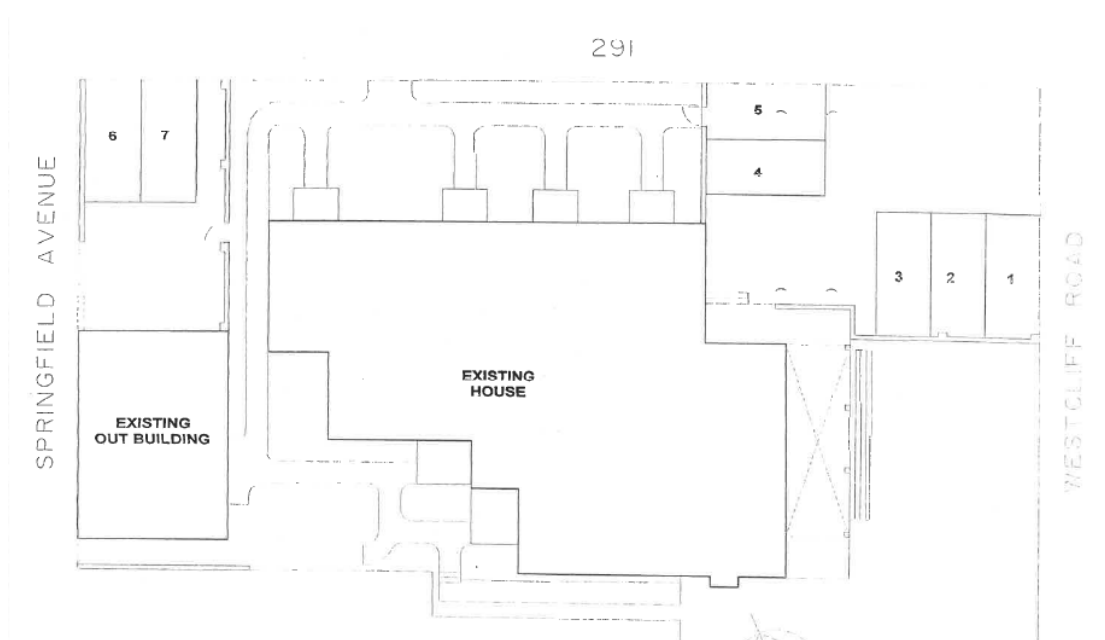
All services on the subject property already exist. Any additional services required to the subject property will be done according to the specifications of the Overstrand Municipality.



3.7.2 PARKING, ACCESS AND TRAFFIC IMPACT

Access to Erf 5560 Hermanus is from Springfield Road and Westcliff Drive.

The Overstrand Zoning Scheme Regulations (2020) determines that one parking bay per guest room must be provided on site and an additional two parking bays for the owner / manager. A total of 7 parking bays are provided onsite,. The onsite parking layout is in line with the previous approved parking layout as seen in the plan below:



Vehicular access is from Springfield Road and Westcliff Drive. The guest house is a low impact development and subsequently the proposed parking bays will not adversely affect traffic flow, the streetscape, or the general character of the area.

Since the proposed land use is compatible with single residential land uses and the land uses in the area it is anticipated that the guest house will have a very limited impact on the traffic flow in the area.

3.8 TITLE DEED

There are no restrictive Title Deed conditions in Title Deed No. T4316/2024 that need to be addressed in order for the proposed consent use of Erf 5560 Hermanus to be approved.



There is no bond registered against Erf 5560 Hermanus.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

The subject property is not situated within a Heritage Overlay Zone as determined by the Overstrand Municipal Growth Management Strategy (2010). The subject property is also not earmarked for heritage conservation purposes. The subject property is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage.

In the light of the above mentioned it is evident that the proposed consent use will not have a negative impact on the heritage value of the Hermanus area.

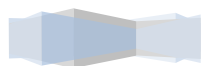
The proposed consent use does not trigger any other listed activities in terms of Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed consent use does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

3.10 FORWARD PLANNING AND LAND USE DOCUMENTS

The Overstrand Spatial Development Framework (2020) earmarks the area where Erf 5560 Hermanus is situated, for urban development purposes. Refer to the Spatial Development Framework Plan (2020) below. The character (residential) and zoning (Single Residential) for the subject property will remain unchanged. With reference to the above, the proposed guesthouse is in line with the forward planning for the Hermanus area.





The ***Overstrand Municipal Growth Management Strategy (OMGMS, 2010)*** specifies that Erf 5560 Hermanus Hermanus is part of Planning Unit No. 16 that consists of the established Westcliff residential area. Our application is to utilise a dwelling with approved building plans as a 5-bedroom guesthouse. Subsequently no densification will occur with the approval of this application.

From the above it is evident that the proposed consent use application adheres to the spatial planning policies for the Hermanus area and consequently falls within the existing planning for the Hermanus area.

3.11 PLANNING PRINCIPLES

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

Spatial sustainability: The existing guesthouse is accommodated in an established residential area within an existing single residential dwelling on Erf 5560 Hermanus. The proposed application (consent use to re-instate the land use rights as previously granted) will have no impact on the conservation worthy areas of Hermanus. Spatially the land use will be in keeping with the residential character of the specific area.

Efficiency: The guesthouse is easily accessible and conveniently located close to Hermanus' beaches, Hermanus CBD and other tourist attractions in the area. Last



mentioned, makes travelling to the subject property, to make use of the proposed guest accommodation easy and accessible to everybody. Sufficient parking is also available on-site.

The proposed consent use proofs to be efficient since this will allow the optimal utilization of the subject property without compromising the biophysical environment. Given the extent of the subject property and its ideal location, it lends itself to be used more appropriately as a guest house than just for purely residential uses.

Good administration: Our firm is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's By-law on Municipal Land Use Planning, 2016.

4. RECOMMENDATION

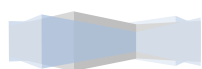
When this application is evaluated, it is important to take note of the following:

- The new owner was unaware that a valid approval for the existing guesthouse was not in place;
- The application is merely to re-instate the land use rights for the established guesthouse on the subject property as approved in 2011 as a departure;
- All services on the subject property are already available;
- The zoning of the subject property will remain unchanged;
- The proposal is compatible with the existing built character of the area;
- Impact on the traffic will be insignificant;
- Sufficient parking bays are provided on site for the proposed guest house and the owner;
- The guest house does not negatively influence the existing character or land values in the area;



- There are no environmental aspects that will negatively impact the application and the application will not have a negative impact on any environmental factors;
- The proposal is compatible with the spatial planning strategies for the area;
- The proposed application is in line with Spatial Planning Land Use Management Act, 2013 (SPLUMA) and the Land Use Planning Act, 2014 (LUPA).

With regards to the above-mentioned applications, it would be appreciated if Council would consider the application favourably for the consent use of Erf 5560 Hermanus and that an **administrative penalty fee is not imposed**.





SPRINGFIELD ROAD

WESTCLIFF DRIVE

291

5560

286

7561

296

295

Plan Active

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Town & Regional Planners

All distances approximate and subject to survey.

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Property Description:

**ERF 5560
HERMANUS**

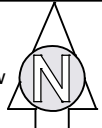
Plan Description:

**PARKING
LAYOUT**

Scale: **1:500**

Drawing Nr:
erf 5560 hermanus parking.dwg

Date:
FEBRUARY 2024



SPRINGFIELD AVENUE

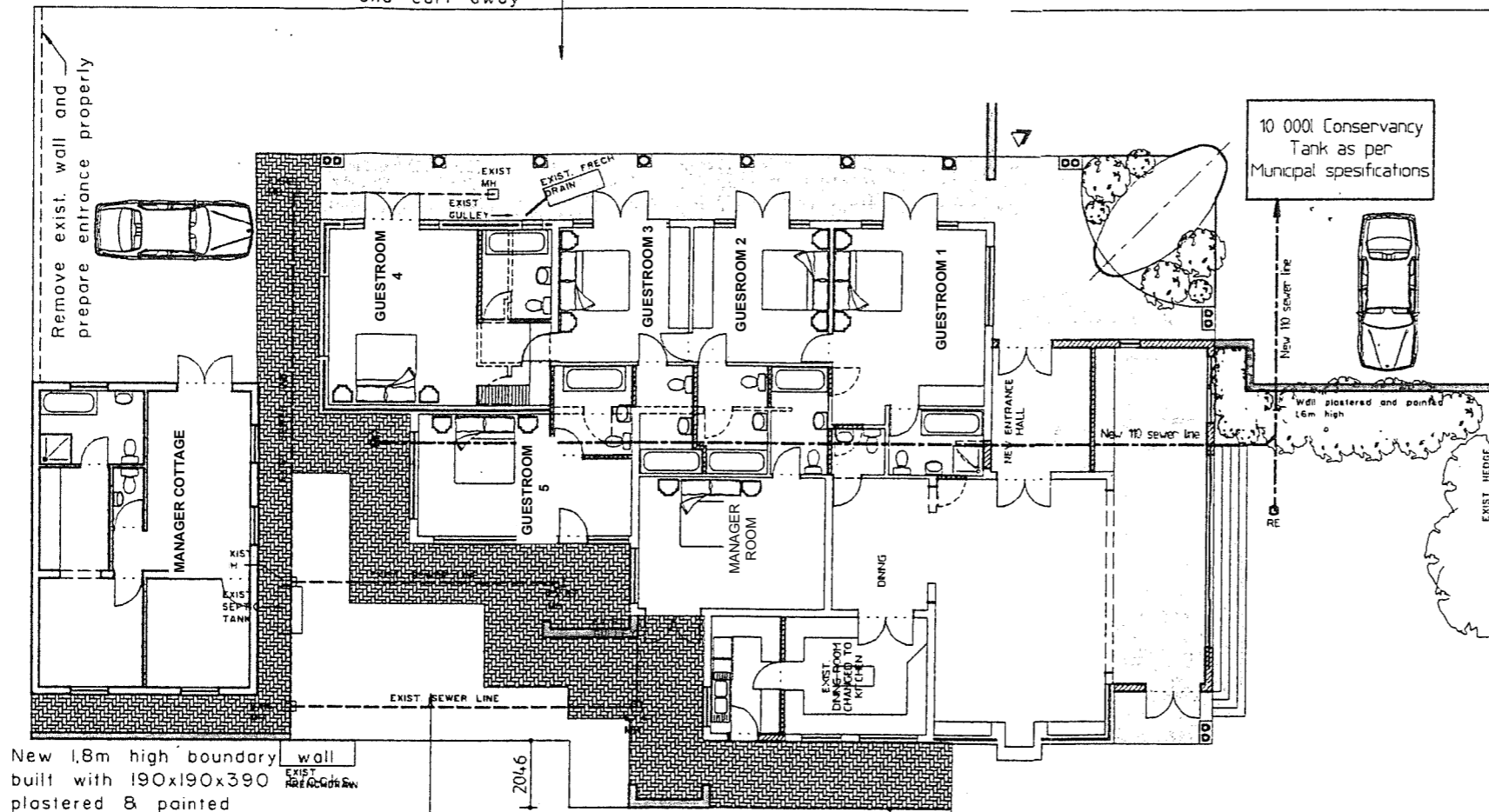
2204.7

4404.6

291

Remove all existing bitumen
and cart away

Remove exist. wall and
prepare entrance properly



10 000l Conservancy
Tank as per
Municipal specifications

New 1.8m high boundary wall
built with 190x190x390
plastered & painted

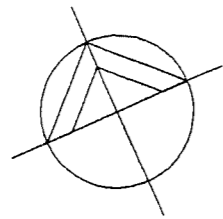
16112

204.6

114.75

Remove all
existing concrete
slabs as pointed
out by owner
and cart away

286



NOTE:
ALL PAVING AND GRAVEL WORK
AS PER OWNERS SPESIFICATIONS

EXIST.
LAPA

PROPOSED
POOL

WESTCLIFF ROAD

44.081

CLIFF ROAD

164.67

RABE
consultants
multi disciplinary consultants
p o box 565
2 main road
hermanus
7200

PROJECT:
PROPOSED ALTERATIONS
TO EXISTING HOUSE
WESTCLIFF ROAD
HERMANUS

DESCRIPTION:

SITE PLAN

CLIENT:

MRS M STEIN

SCALE:
1:200

DATE:
MAY 98

DRAWING NR:
98027/900

DFLWN: JN
600 dr-w