



12 OCTOBER 2026

REGISTERED MAIL

Dear Sir/Madam; *Geagte Meneer/Dame*

NOTICE OF LAND USE APPLICATION / KENNISGEWING VAN GRONDGEBRUIKSAANSOEK: ERF 2546, ST HELENA BAY
APPLICANT/APPLIKANT: GO WEST DESIGNS: - CONTACT DETAILS/KONTAK BESONDERHEDE: MARIUS MEIRING [082 611 0004/ Marius.meiring1@gmail.com]

Notice is hereby given in terms of Sections 46 and 47 of the Saldanha Bay Municipal Land Use Planning By-law that Saldanha Bay Municipality is considering the following:

- a) Permission, in terms of Section 15(2)(l) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, to allow for a building / top of roof height of 6.11m in lieu of 6m.

Details are available for scrutiny on the website of Saldanha Bay Municipality at the following link:
<https://sbm.gov.za/notices/>

The above application is available for inspection during weekdays between 08:30 and 16:30 at the Town Planning Department, 17 Main Street, Vredenburg. Any **written comments** may be addressed in accordance with Section 50 of the said legislation to the Municipal Manager, Private Bag X12 / 17 Main Street, Vredenburg, 7380 / Amanda.Meyer@sbm.gov.za on or **before 30 days from the date of registration of this notice**, quoting your, name, address, contact details, interest in the application and reasons for your comments. Enquiries can be made to Martin Botha at Tel: 022-701-7107 or Martin.Botha@sbm.gov.za. The Municipality may refuse to accept any comments received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments. Comments/objections will be forwarded to the applicant for his/her response.

Kennis word hiermee gegee, ingevolge Artikels 46 en 47 van die Saldanhabaai Munisipale Grondgebruik beplanningsverordening dat Saldanhabaai Munisipaliteit die volgende oorweeg:

- a) *Toestemming, ingevolge Artikel 15(2)(l) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, om 'n gebou-/dakhoogte van 6,11 m in plaas van 6 m toe te laat.*

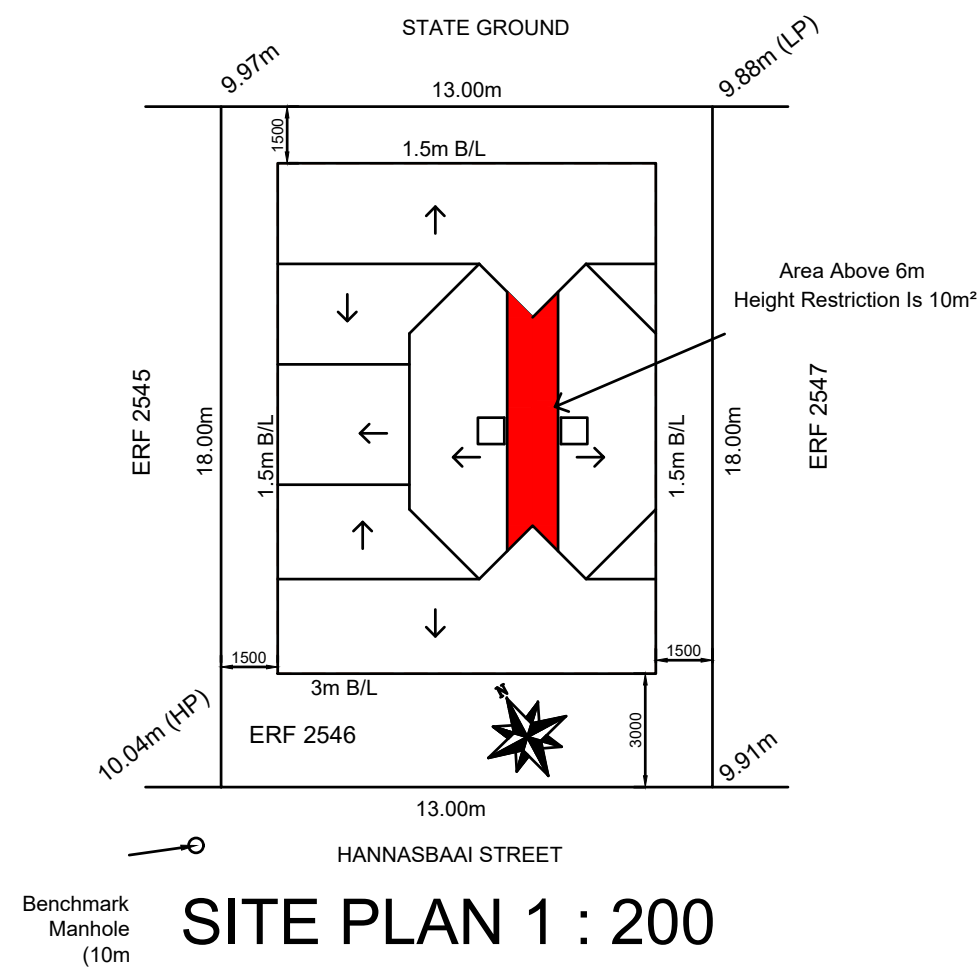
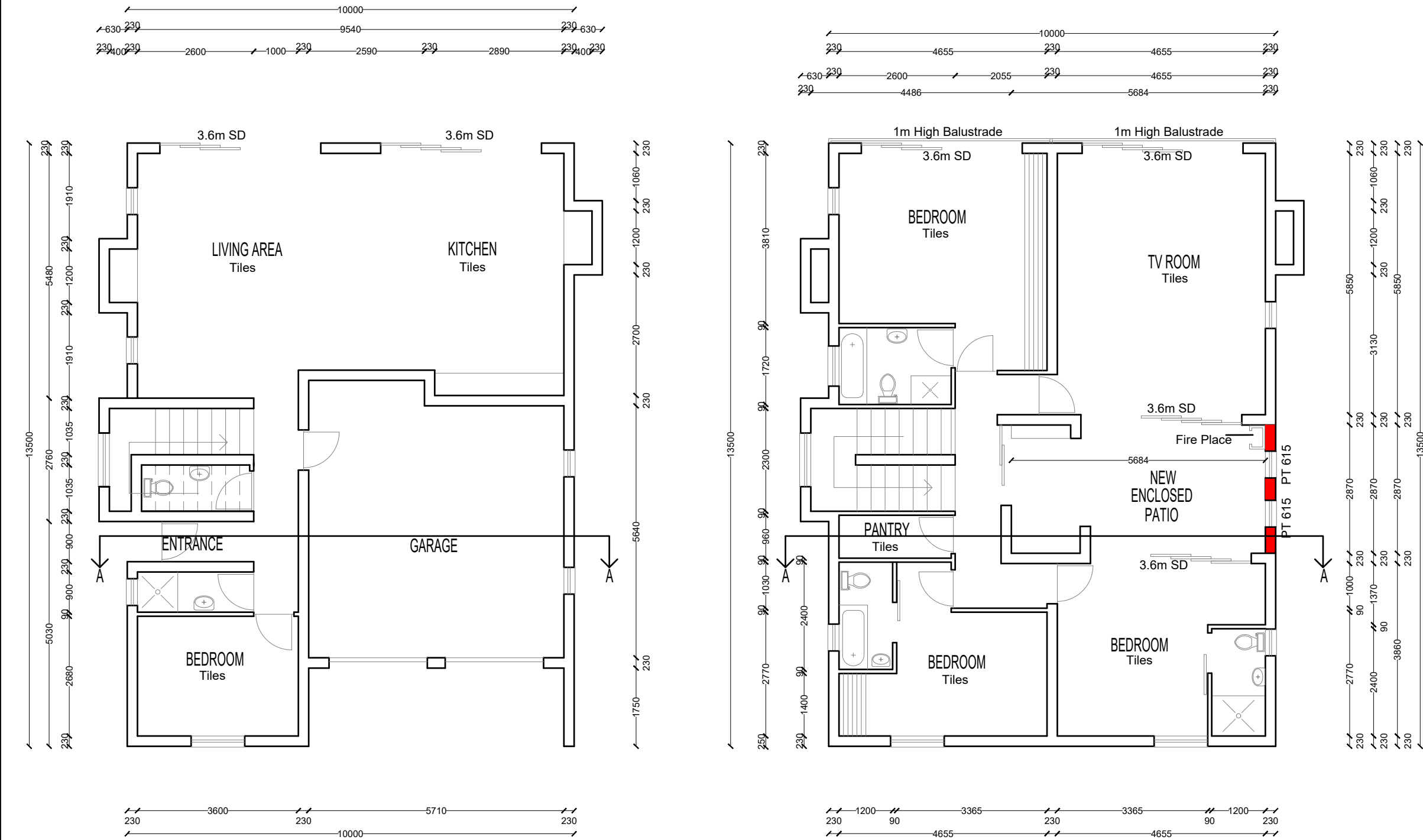
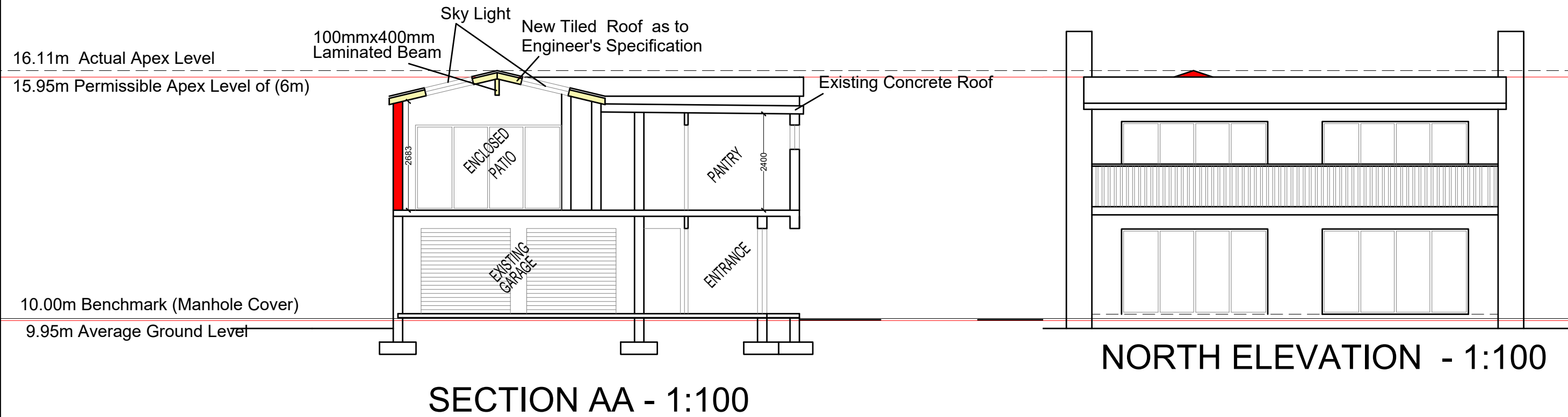
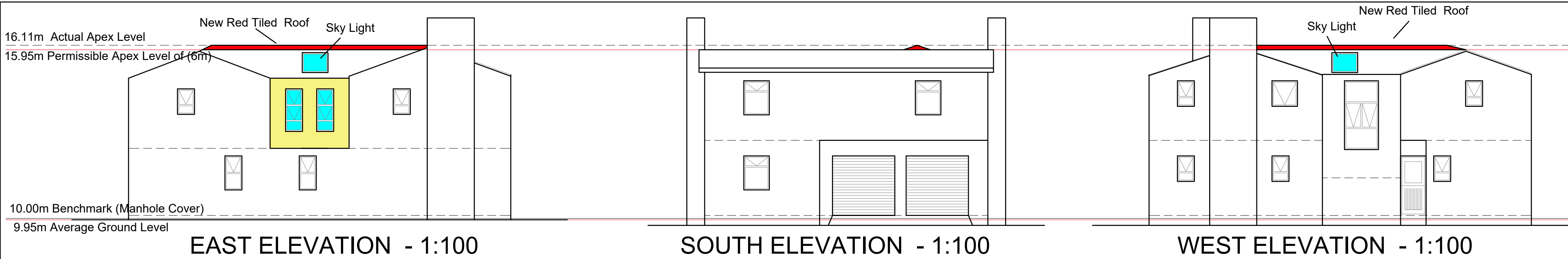
Nadere besonderhede lê ter insae op die webblad van Saldanhabaai Munisipaliteit by die volgende skakel:
<https://sbm.gov.za/notices/>

*Die bogenoemde aansoek is ter insae beskikbaar gedurende weksdae tussen 08:30 and 16:30 by die Departement Stadsbeplanning, Hoofstraat 17, Vredenburg. Enige **skriftelike kommentaar** kan ooreenkomstig Artikel 50 van die genoemde wetgewing gerig word aan die Munisipale Bestuurder, Privaatsak x 12 / Hoofstraat 17, Vredenburg / Amanda.Meyer@sbm.gov.za op of **voor 30 dae vanaf die datum van registrasie van hierdie kennisgewing**, met vermelding van u naam, adres of kontakbesonderhede, belang in die aansoek en redes vir kommentaar. Navrae kan gerig word aan Martin Botha by Tel: 022-701-7107 of Martin.Botha@sbm.gov.za. Die Munisipaliteit mag weier om kommentaar te aanvaar wat na die sluitingsdatum ontvang word. Enige persoon wat nie kan skryf nie, sal deur 'n Munisipale amptenaar bygestaan word deur hul kommentaar oor te skryf. Besware sal aan die applikant gestuur word vir sy/haar repliek.*

Regards / Die Uwe

A handwritten signature in black ink, appearing to read 'M Batha'. The signature is fluid and cursive, with the 'M' and 'B' being prominent.

pp **MUNICIPAL MANAGER / MUNISIPALE BESTUURDER**



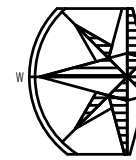
GENERAL

All work to comply with national building regulations
All work to comply with guidelines, Home Owners Ass.
All plumbing and wastepipes to be concealed
All heights to be confirmed on site
All electrical work by qualified person

WALLS

230mm Cavity walls - SABS cement bricks, smooth plastered both sides
Dpc built into all walls - Brickforce every 4 courses
Precast concrete lintels with min 150mm overlap above all openings
All walls plastered and painted white
All cills plastered to fall to outside

	Existing	New	
Ground Floor Area	126m ²	0m ²	126m ²
First Floor Area	118m ²	16m ²	134m ²
Total Floor Area			260m ²
Erf Area			234m ²
Coverage			53%



GO WEST DESIGNS

Cell: 082 811 0004

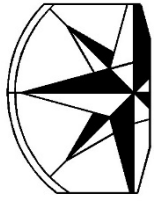
REGISTERED WITH THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION - REG. NO. D2282

Description

ADDITION TO DWELLING
ERF 2546, ST HELENA BAY
HANNASBAAI STREET HANNASBAAI
FOR MRS IRIS BESTER

Owner	Date
MM	21 - 08 - 2026

File No
D:\DRAWINGS\ST2574.DWG



**G O W E S T
D E S I G N S**

23 Blueberry Drive

St Helena Bay

Cell: 082 611 0004

E-mail: marius.meiring1@gmail.com

PERMISSION REQUIRED IN TERMS OF A
CONDITION OF APPROVAL: SECTION 15(2)(1)

(ENCROACHMENT OF HEIGHT RESTRICTION

ST HELENA BAY ERF 2546

MOTIVATION REPORT

21 August 2026

Location of the property

The property is located on the beachfront in Hannasbaai, St Helena Bay.

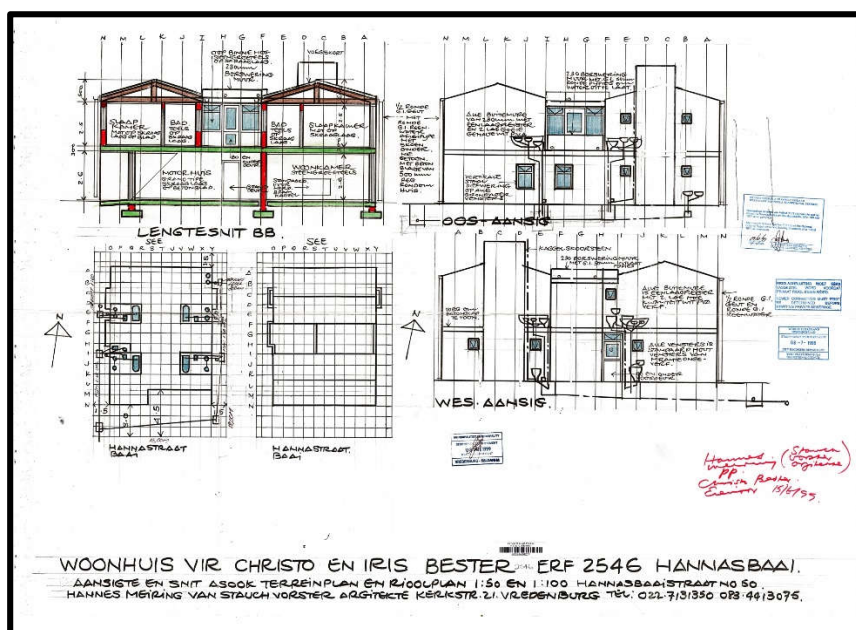
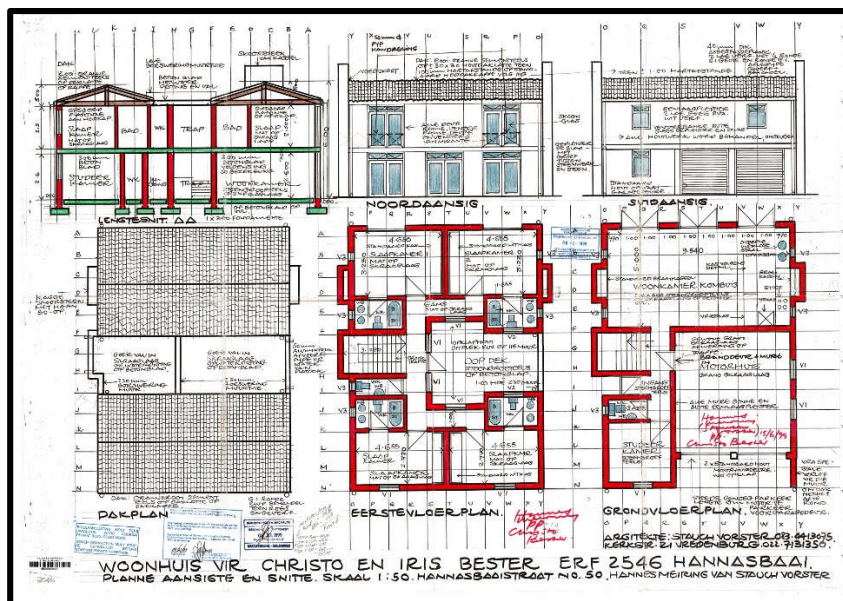
Ownership

The property was purchased by Mrs Bester in 1996.

Departure

The beachfront properties in Hannasbaai have a 6m height restriction.

The original plans were approved in 1999 and the house was built.



The open deck / patio on the first floor was exposed to the wind and rain. This led to leaks on the ground floor below and adjoining rooms. The owner later had a tiled roof constructed to cover the open deck / patio.

In 2026, Go West Designs was approached to compile plans for the roof mentioned above.

A height was requested from MJ Geomatics to confirm the height of the roof. The certificate stated as follows:

- In relation to the benchmark (10.00), the average height of the property 9.95m.
- Permissible Apex Level 15.95m
- The roof apex is 6.11m above the benchmark.

The roof apex exceeds the height restriction with 16cm. The area of the roof that exceed the height restriction is 10m².

When the original plans were approved, a height certificate was not required.

A departure is needed for the encroachment of the roof above the 6m height restriction.

Impact on surrounding property rights

The area where the roof encroaches is in the middle of the house and not visible from the street.

The encroachment will have no impact on the surrounding properties.

Impact on engineering services

No impact on any engineering services

Impact on natural environment

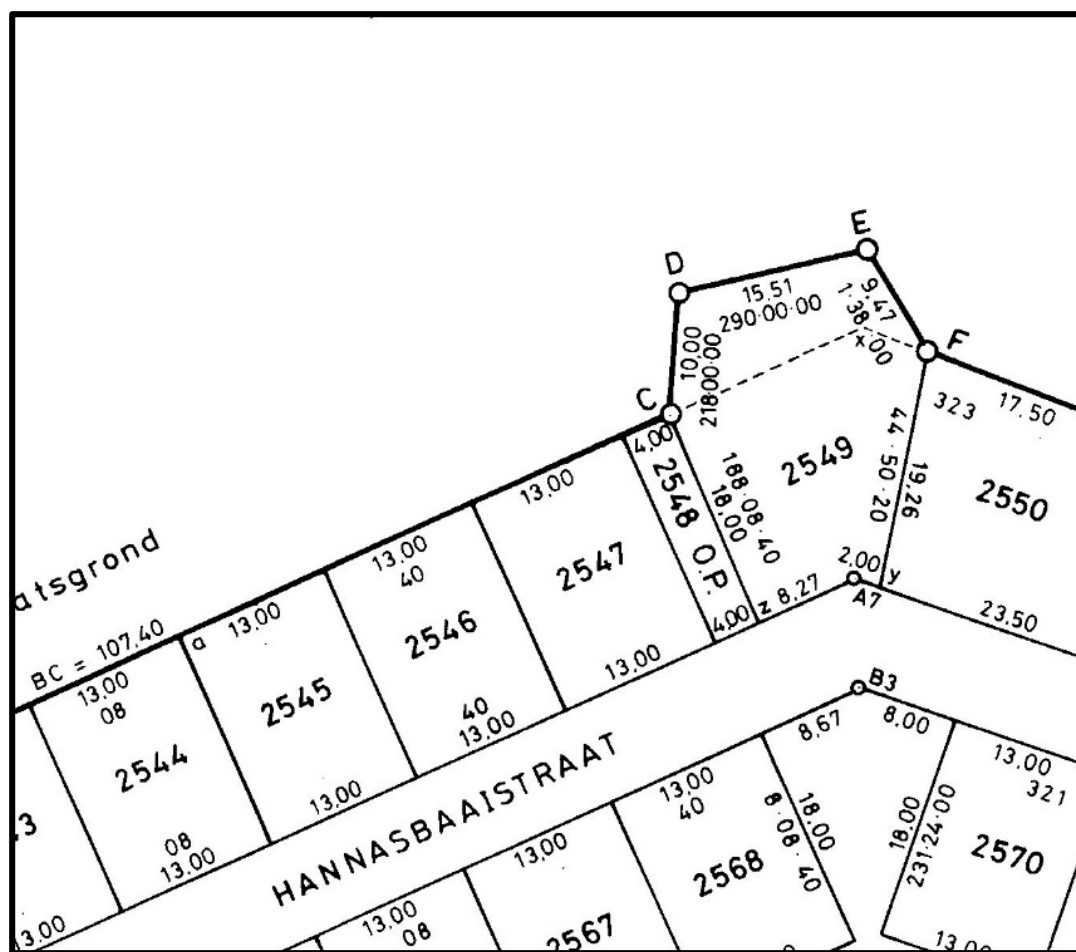
No impact on the natural environment

Title deed restrictions

There are no restrictive conditions.

Surveyor General approved erf diagram

Below is the SG Diagram for the property.



Locality Plan

Below is a locality map of the property.

