

**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.

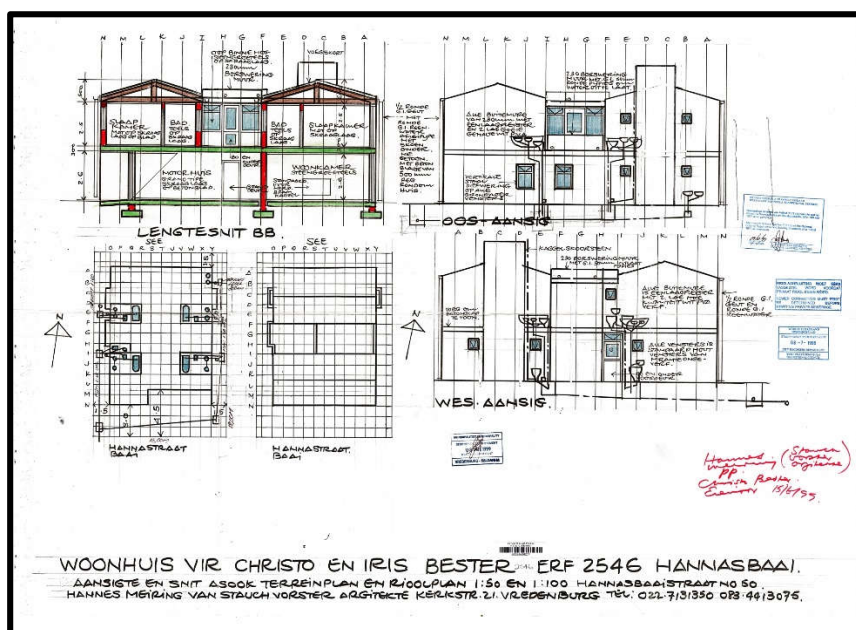
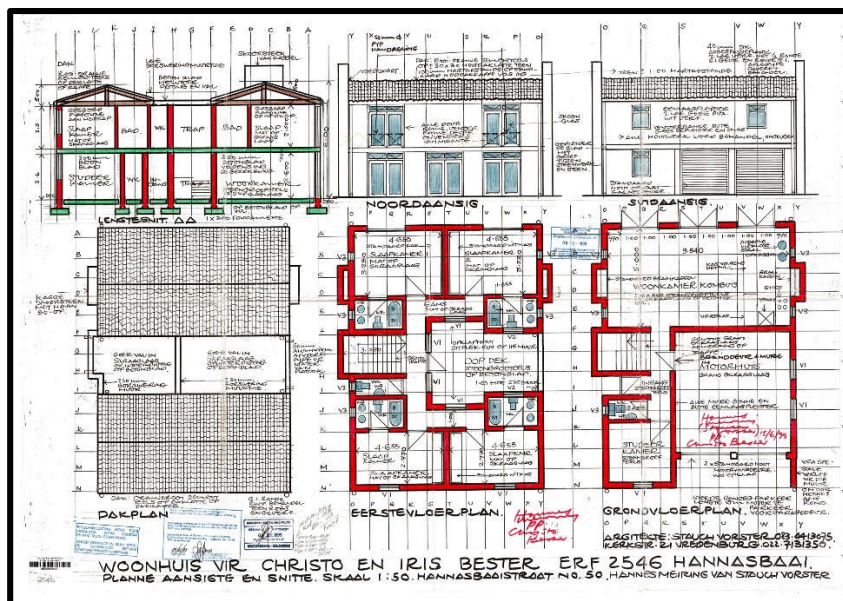
Ownership

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

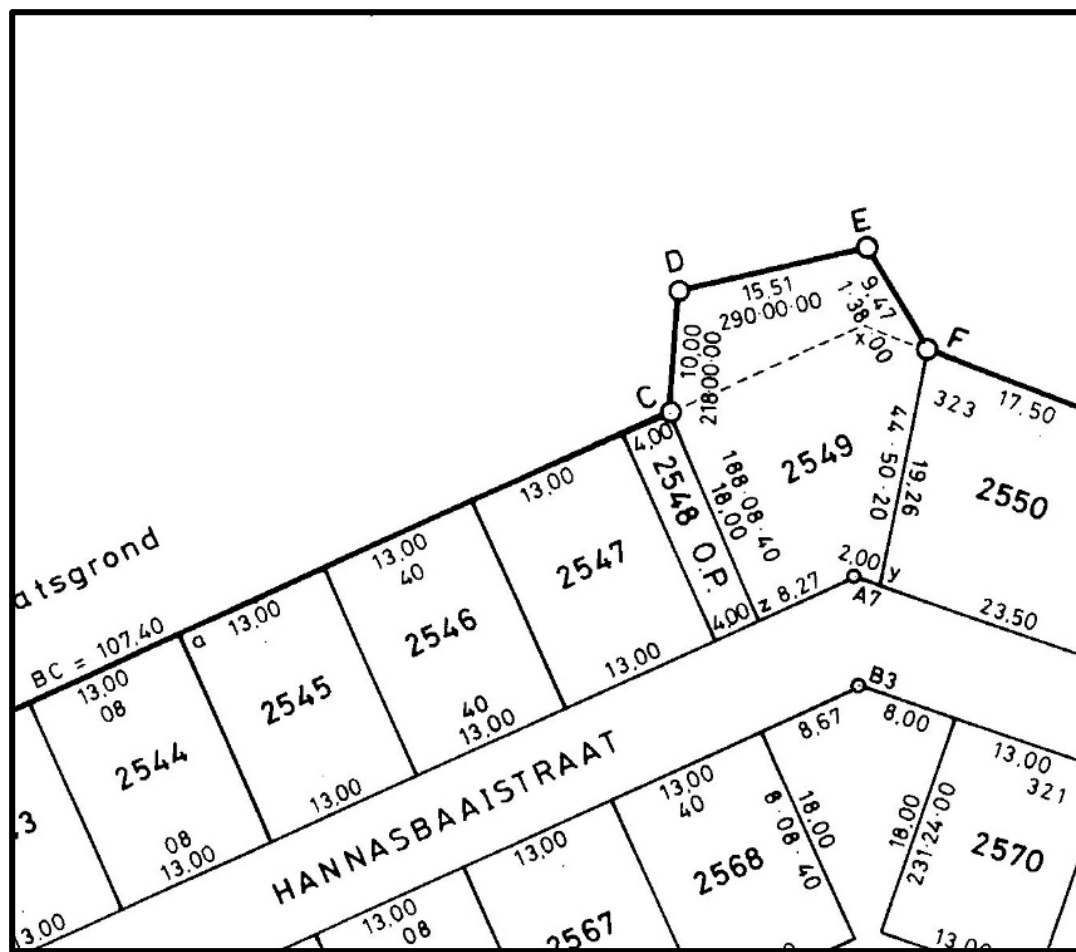
No impact on the natural environment

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.

