

OVERSTRAND MUNISIPALITEIT	OVERSTRAND MUNICIPALITY	UMASIPALA WASE-OVERSTRAND
<p>ERF 470, FLOWERSTRAAT 24, ERF 475, FLOWERSTRAAT 28 EN ERF 476, FLOWERSTRAAT 26, WESTCLIFF, HERMANUS: AANSOEK OM HERSONERING, KONSOLIDASIE, AFWYKING, REGISTRASIE VAN 'N REG VAN WEG SERWITUUT EN BEPALING VAN N ADMINISTRATIEWE BOETE: MNRE WRAP PROJECT OFFICE NAMENS K2014091755 (PTY) LTD EN ADAPT ECO CABINS (PTY) LTD</p> <p>Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoeke van toepassing op Erwe 470, 475 en 476, Westcliff, Hermanus (die eiendomme), naamlik:</p> <p>Hersonering Aansoek ingevolge Artikel 16(2)(a) van die Verordening vir die hersonering van Erf 475, Hermanus vanaf Residensiëlezone 1 (SR1) na Algemene Residensiëlezone 3: Woonstelle (GR2) om addisionele hostel akkommodasie op die eiendom te akkommodeer.</p> <p>Konsolidasie Aansoek ingevolge Artikel 16(2)(e) van die Verordening vir die konsolidasie van Erwe 475 en 476, Hermanus om een eiendom ongeveer 2231m² groot te skep.</p> <p>Afwyking Aansoek ingevolge Artikel 16(2)(b) van die Verordening ten einde:</p> <ul style="list-style-type: none"> die suid-westelike lateraleboulyn van toepassing op Erf 470 vanaf 2m na 1,5m en 0,8m onderskeidelik te verslap om die voorgestelde aanbouings te akkommodeer; die noord-oostelike lateraleboulyn van toepassing op die gekonsolideerde eiendom vanaf 4,5m na 1,01m te verslap om die gebruikverandering (kroegarea) te akkommodeer, en die noord-oostelike lateraleboulyn vanaf 4,5m na 0m te verslap om die voorgestelde pergola te akkommodeer. <p>Registrasie van 'n serwituut Aansoek ingevolge Artikel 16(2)(d) van die Verordening om 'n reg van weg serwituut vir parkering te registreer</p> <p>Bepaling van n administratiewe boete Aansoek ingevolge Artikel 16(2)(q) om die bestaande oorskreidings te akkommodeer.</p> <p>Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en die munisipale webtuiste by die volgende skakel https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</p> <p>Enige kommentare op die voorstel moet skriftelik wees in ooreenstemming met Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) alida@overstrand.gov.za) bereik voor of op Vrydag, 10 Julie 2026, met u naam, adres en kontakbesonderhede, belang in die aansoek, asook die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, Mnr. B Minnaar by 028-3138900. Die Munisipaliteit mag weier om kommentare wat na die sluitingsdatum ontvang word, 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 formuleer.</p> <p><i>U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede openbaar gemaak mag word.</i></p>	<p>ERF 470, 24 FLOWER STREET, ERF 475, 28 FLOWER STREET AND ERF 476, 26 FLOWER STREET, WESTCLIFF, HERMANUS: APPLICATION FOR REZONING, CONSOLIDATION, DEPARTURE, REGISTRATION OF A RIGHT OF WAY SERVITUDE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS WRAP PROJECT OFFICE ON BEHALF OF K2014091755 (PTY) LTD AND ADAPT ECO CABINS (PTY) LTD</p> <p>Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of the following applications applicable to Erven 470, 475 and 476, Westcliff, Hermanus (the properties), namely:</p> <p>Rezoning Application in terms of Section 16(2)(a) of the By-Law for the rezoning of Erf 475, Hermanus from Residential Zone 1 (SR1) to General Residential Zone 3: Flats (GR2) in order to accommodate additional backpackers' accommodation on the property.</p> <p>Consolidation Application in terms of Section 16(2)(e) of the By-Law for the consolidation of Erven 475 and 476, Hermanus to create one property approximately 2231m² in extent.</p> <p>Departure Application in terms of Section 16(b) of the By-Law in order to:</p> <ul style="list-style-type: none"> relax the south-western lateral building line applicable to Erf 470 from 2m to 1,5m and 0,8m respectively to accommodate the proposed extension; relax the north-eastern lateral building line on the consolidated erf from 4,5m to 1.01m to accommodate the change of use (bar area), and relax the north-eastern lateral building line from 4.5m to 0m to accommodate the proposed pergola. <p>Registration of a right of way servitude Application in terms of Section 16(2)(d) of the By-Law to register a right of way servitude for parking.</p> <p>Determination of an administrative penalty Application in terms of Section 16(2)(q) of the By-Law to accommodate the existing encroachments.</p> <p>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 on the municipal webpage at the following link https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</p> <p>Any comments on the proposal must be in writing in accordance with Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) on or before Friday, 10 July 2026, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to the Town Planner, Mr. B Minnaar at 028-3138900. 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.</p> <p><i>Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.</i></p>	<p>ISIZA 470, 24 FLOWER STREET, ISIZA 475, 28 FLOWER STREET KUNYE ISIZA 476, 26 FLOWER STREET, WESTCLIFF, HERMANUS: ISICELO UKUCANDWA NGOKUTSHA, UKUHLANGANISA, UKUTENXA, UKUBHALISWA KWELUNGELO LENKONZO KUNYE NOKUMISELWA KWESOHLWAYO SOLAWULO : MESSRS WRAP PROJECT OFFICE EGAMENI LIKA K2014091755 (PTY) LTD KUNYE ADAPT ECO CABINS (PTY) LTD</p> <p>Isiziso sinikwe apha ngokweCandelo lama-47 nelama-48 loMthetho kaMasipala oLungisiweyo we-Overstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, wowama-2020 (uMthetho kaMasipala) wezi zicelo zilandelayo zisebenza ye-Isiza 470, Isiza 475 kunye ne-476, Hermanus (iipropati), ezizezi:</p> <p>Ukutshintshwa kokusetyenziswa komhlaba Isicelo ngokweCandelo le-16 (2) (a) loMthetho kaMasipala wocando ngokutsha ye-Isiza 475, iHermanus ukusuka kuMmandla wokuHlala 1 (SR1) ukuya kuMmandla wokuHlala ngokuphangaleleyo 3: iiFlethi (GR2) ukuze kuhlaliswe indawo yokuhlala eyongezelelweyo oobhaka' kwipropati.</p> <p>Ukudibanisa Isicelo ngokweCandelo le-16(2)(e) loMthetho kaMasipala ukuhlanganisa ubungakanani Isiza 475 kunye ne-Isiza 476, iHermanus ukwenza ipropati enye 2231m² ngokomlinganiselo.</p> <p>Ukutenxa Isicelo ngokweCandelo 16(2)(b) loMthetho kaMasipala ukuze:</p> <ul style="list-style-type: none"> ukucutha umda wesakhiwo osecaleni kumzantsi-ntshona osebenza kwiSiza-470 ukusuka kwisi-2m ukuya kwisi-1,5m kunye ne-0,8m ngokulandelelanayo ukulungiselela ukwandiswa okucetywayo; Yehlisa umda wesakhiwo osecaleni kumntla-mpuma kwisiza esidityanisweyo ukusuka kwi-4,5m ukuya kwi-1.01m ukulungiselela utshintsho losetyenziso (indawo yebha), kunye khulula umda wesakhiwo osecaleni kumntla-mpuma ukusuka kwisi-4.5m ukuya ku-0m ukulungiselela i-pergola ecetywayo. <p>Ukubhaliswa kwelungelo lendlela yobukhoboka Isicelo ngokweCandelo le-16(2)(d) loMthetho kaMasipala sokubhalisa ilungelo lendlela yobukhoboka kwindawo yokupaka.</p> <p>Ukumiselwa kwesohlwayo solawulo Isicelo ngokweCandelo lama-90(5) loMthetho kaMasipala ukulungiselela ungenelelo olukhoyo.</p> <p>Iinkcukacha ngesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Zicwangciso ngeDolophu kwa-16 Paterson Street, Hermanus kwiphapha lewebhu likamasipala kweli khonkco lilandelayo https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</p> <p>Naziphi na izimvo ngesindululo mazibhalwe phantsi ngokungqinelana neCandelo lama-51 nelama-52 loMthetho kaMasipala ukuze zifike kuMasipala (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) ngolwesiHlanu okanye ngaphambi koko, 10 eyeKhala 2026, uaphula igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo, kunye nezizathu zokuphawula. Imibuzo ngomnxeba ingenziwa kuCwangciso weDolophu, uMnu. B Minnaar kule nombolo 028-3138900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokwala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apha igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.</p> <p><i>Nceda uqaphele ukuba ngokoMthetho woKhuseleko lweNgcaciso yoMntu (POPIA), uya kuba ungena kwinkqubo kawonke-wonke kwaye uyavuma kwaye uyavuma igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye (ii) izimvo zinokuchazwa / zisetyenziswe kwinkqubo (yisicelo).</i></p>
<p>Dr DGI O'Neill Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200</p>		<p>Notice no. / Kennisgewing nr. / Inothi yeNomb: 109/2026</p>

Plan 1 - Locality Plan

Erven 470, 475 & 476, Hermanus

Plan prepared by: Thian Jansen

Tel: 028 313 1411

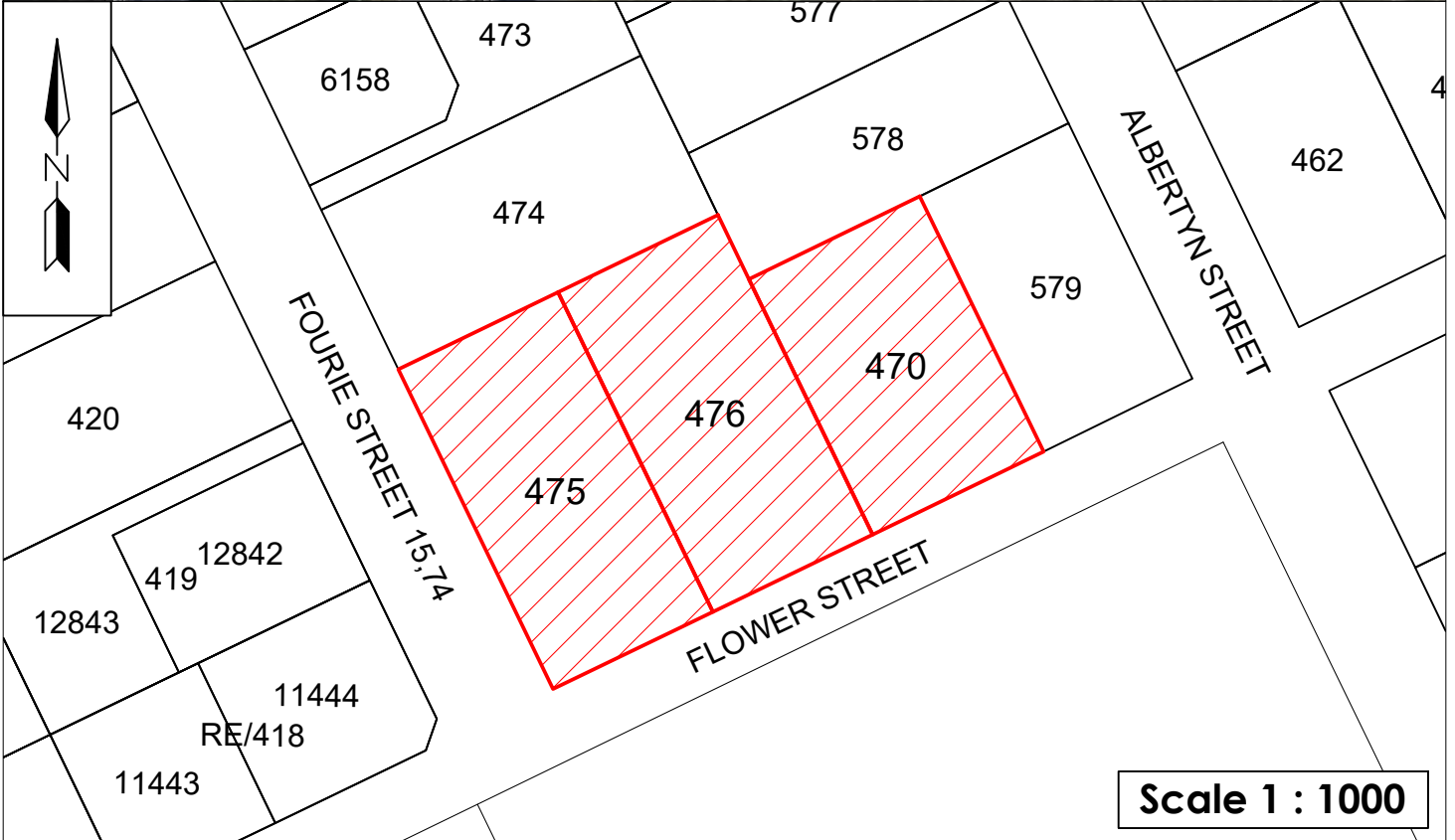
Email: admin@wrapgroup.co.za

Office 3, Oakwood, 10 Dirkie
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Project Office

Town Planning & Project Management



Scale 1 : 1000



1. ABBREVIATIONS

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

2. PROPERTY DETAILS

Erf Number	Erf 470, Hermanus	Erf 475, Hermanus	Erf 476, Hermanus
Extent	952m ²	1115m ²	1116m ²
Zoning	Residential Zone 1: Single Residential	Residential Zone 1: Single Residential	General Residential Zone 3: Flats Bulk Zone 2

3. BACKGROUND AND INTENT

Erven 475 and 476, Hermanus, together with Erf 470, Hermanus (collectively referred to as the subject properties), are situated in Westcliff, Hermanus (**refer to Plan 1: Locality Plan**). The owners of the subject properties have appointed WRAP Project Office as their authorised representative to attend to the required land use applications (**refer to Annexure A: Power of Attorney**).

Erven 475 and 476 Hermanus were recently acquired by the owners with the intention of operating and establishing an improved tourist accommodation establishment. These properties are currently notarial tied in terms of a historic approval allowing the operation of a backpackers accommodating up to 40 guests, as well as a guest house. The current proposal is to consolidate Erven 475 and 476 Hermanus, which will enable Erf 475 Hermanus to be redeveloped and be utilised as a backpackers. Due to the existing layout and parking arrangement, the owners have acquired Erf 470 Hermanus to accommodate part of the parking requirement.

To realise the intended development, the owners propose the rezoning of Erf 475 Hermanus and its consolidation with Erf 476 Hermanus, together with a notarial tie between the consolidated erf and Erf 470 Hermanus. The following applications therefore require consideration and approval:

- Rezoning of the Erf 475 Hermanus from Residential Zone 1: Single Residential to General Residential Zone 3: Flats Bulk Zone 2;
- Consolidation of Erven 475 and 476, Hermanus;
- Permanent Departure to allow the proposed additions and change of use; and
- Registration of a servitude for parking by means of a Notary Tie Agreement
- Determination of an Administrative Penalty.



4. HISTORIC APPROVAL

As noted above, Erven 475 and 476, Hermanus, are subject to a historic approval (Refer **Annexure C – Historic Approval**) that authorised the use of the properties for a guest house and a backpackers respectively. This approval was accompanied by specific conditions that limited the extent and nature of the permitted uses:

Erf 475, Hermanus	Guest House 5 Guest Bedrooms
Erf 476, Hermanus	Backpackers 13 Guest Bedrooms (40 Guests)

These conditions formed the basis of the land use rights historically applicable to the two properties. The combined effect of the approvals was that the properties could accommodate a modest-sized guest house and a relatively large backpackers' facility, with clearly defined limits on the number of rooms and guests. This historic approval also underpinned the subsequent notarial tie between the erven, ensuring that the two uses could function in a complementary and integrated manner while also allowing shared parking.

The current proposal seeks to refine and improve the existing accommodation offering by consolidating the properties and regularising parking arrangements, while maintaining alignment with the intent of the historic approval.

5. PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

WRAP compiled this report to ensure the property owners' vision is achieved. The following is proposed:

- 5.1 Rezoning** of Erf 475, Hermanus from Residential Zone 1: Single Residential to General Residential Zone 3: Flats Bulk Zone 2;
- 5.2 Consolidation** of Erven 475 and 476, Hermanus; and
- 5.3 Registration of a servitude** for parking by means of a notary tie agreement.

The application follows a structured, two-step approach. The first step involves the rezoning of Erf 475 Hermanus to permit the expansion of the existing tourist accommodation use and to enable the subsequent consolidation. The second step entails the consolidation of Erven 475 and 476 Hermanus, together with the registration of a servitude for parking by means of a notarial tie to Erf 470 Hermanus. The combined effect of these actions is to establish a single, integrated backpackers' facility under unified ownership and management. Once implemented, the consolidated establishment will accommodate 27 guest bedrooms, of which 9 will be newly created.



Strategic and policy justification

The subject properties are located within a transitional area where mixed-use residential and tourist accommodation activities coexist and are supported by the applicable spatial planning frameworks. The proposal aligns strongly with these policy directions by optimising existing residential structures for tourism-related purposes within an area where guest accommodation is already prevalent and historically authorised.

The rezoning of Erf 475 Hermanus to General Residential Zone 3: Flats Bulk Zone 2 is necessary to align its land-use rights with those of Erf 476 Hermanus, thereby enabling the two erven to function cohesively as a single operational unit. This zoning allows the redevelopment of Erf 475 Hermanus to extend the backpackers and enables the application of the primary right of a *Residential Building*, defined in the OMLUS as:

"residential building" means a building where lodging is provided for human habitation, together with such outbuildings ordinarily used therewith, where facilities are shared, restricted to boarding houses and old age homes;

This definition is directly compatible with the intended use as a consolidated backpackers' facility where facilities will be shared and occupancy is transient. Formal rezoning ensures regulatory clarity and allows the municipality to impose consistent management controls, such as noise limits, on-site management requirements and operational hours, across the entire consolidated site. This promotes effective oversight, reduces potential impacts on neighbours and secures the long-term sustainability of the backpackers.

Consolidation of Erven 475 and 476, Hermanus

The proposed rezoning of Erf 475 Hermanus enables the subsequent consolidation of Erven 475 and 476 Hermanus, thereby creating a single development footprint that can be managed more coherently. Consolidation eliminates fragmented management arrangements, improves operational efficiency, and allows on-site mitigation measures, such as parking, waste handling, and access management, to be implemented in a unified and site-specific manner.

The owners intend to operate a single backpacker facility on the consolidated property, utilising the existing infrastructure and the historically approved backpackers' structures. Given the long-standing functional integration of the two erven, consolidation is both logical and necessary to regularise the operational reality of the site.

Consolidation will also result in a measurable increase in the overall property value. Combining the erven creates a larger, more versatile and more valuable landholding, even though the properties have effectively operated together for many years.

Operational efficiency is likewise improved. Managing and maintaining a single consolidated property is simpler and more streamlined than administering two separate erven. Although the properties have been functioning collectively, formal consolidation removes duplications and administrative inefficiencies.



Cost saving is another benefit. Consolidation reduces expenses associated with property rates, basic municipal service charges, and general maintenance, all of which currently apply separately to each erf.

Furthermore, consolidation provides the owners with improved control over the combined site. This enables a more cohesive and effective implementation of the intended development vision and ensures that the property can be utilised in a manner that is both functional and aligned with operational needs.

In summary, consolidation offers clear advantages in terms of management, operational integration, property value, cost efficiency, and long-term development planning. The proposal therefore represents a rational and beneficial land-use intervention.

Proposed Consolidation	
Erf 475 Hermanus	1115 m ²
Erf 476 Hermanus	1116 m ²
Consolidated Property	2231 m ²

Compatibility with the historic approval and surrounding context

The historic approvals confirm that tourist accommodation is an established and accepted use on these erven, with Erf 475 Hermanus approved as a guest house and Erf 476 Hermanus as a backpackers. The existing activity patterns, scale and operational framework therefore create a strong basis for the proposed intensification.

The increase in guest bedrooms represents a managed and modest intensification rather than a change in the land-use. The consolidated development maintains the residential scale and appearance of the streetscape, respects building lines where feasible and integrates harmoniously with the mixed residential-accommodation character of the area.

Operational and technical justification (parking, access, services)

Parking forms a central component of the proposal. To ensure sufficient parking for the expanded backpackers, the owners acquired Erf 470 Hermanus, located adjacent to the proposed consolidated erf. The intention is to utilise Erf 470 Hermanus to accommodate the surplus parking demand and to formalise this arrangement by registering a servitude for parking by means of a notary tie agreement. This approach aligns with both the historic approval and the current scheme regulations. To understand the proposed parking provision, it is important first to consider how parking was historically provided:

EXISTING PARKING			
Property	Use	Parking Requirement	Parking Provided
Erf 470	Dwelling House & Second Dwelling	Main Dwelling: 2 bays Second Dwelling: 1 bay	2 Parking Bays
Erf 475	Guest House	5 Guest Bedrooms: 5 bays Manager/Owner: 2 bays	18 Parking Bays
Erf 476	Backpackers	40 Guests (13 Bedrooms)	1 Large Bay (Bus) 9 Standard Bays Total: 10 bays



PROPOSED PARKING			
Property	Use	Parking Requirement	Parking Provided
Erf 470	Dwelling House & Second Dwelling	Main Dwelling: 2 bays Second Dwelling: 1 bay	17 Parking Bays provided (14 Parking Bays Surplus)
Consolidated Erf	Backpackers	<u>Scheme Regulations</u> 1 Parking Bay per guest bedroom <u>Historically Approved</u> 40 Guests: 20 Parking Bays (13 Guest Bedrooms) <u>New Proposal</u> 14 Additional Bedrooms: 14 Additional Parking Bays Total Parking Bays Required: 20 + 14 = 34 Parking Bays	26 Parking Bays Provided 8 Parking Bays Shortfall Surplus to be provided on Erf 470, Hermanus via Notarial tie
<u>Required Parking Bays</u> Erf 470, Hermanus = 3 Parking Bays Consolidated Erf = 34 Parking Bays Total 37 Parking Bays required <u>Total Parking Bays Provided</u> Erf 470 = 17 Parking Bays Consolidated Erf = 26 Parking Bays <u>43 Parking Bays</u> Surplus of 6 Parking Bays			

The proposal provides an adequate parking supply that not only meets, but it also exceeds the current scheme regulation requirement applicable to backpackers' accommodation. The parking strategy has been designed to ensure operational efficiency, regulatory compliance and the avoidance of any negative impact on the surrounding road network.

As mentioned, the consolidated backpackers will comprise of 27 guest bedrooms, which, in terms of the Overstrand Municipal Land Use Scheme, requires one parking bay per guest bedroom and two parking bays for the manager, amounting to 29 parking bays. The historic approval for Erf 476 required parking based on guest capacity, 40 guests equating to 20 parking bays, and this baseline remains an important reference for assessing compliance.



The proposed development exceeds both of these standards. A total of 26 parking bays will be provided on the consolidated erf, supported by an additional 17 parking bays on Erf 470 Hermanus. This results in a combined provision of 43 parking bays, which is well above the required 34 bays calculated for the new configuration (incorporating the 14 new bedrooms and historic baseline). The inclusion of Erf 470 Hermanus with the registration of a parking servitude by means of a notarial tie agreement provides a legally enforceable mechanism ensuring that surplus parking remains permanently available to support the backpackers' operation.

The excess in provision ensures that:

- Adequate on-site parking is available at all times, avoiding reliance on public streets.
- Traffic congestion and overflow parking risks are minimised, protecting the character and functioning of the surrounding neighbourhood.
- Operational flexibility is enhanced, particularly during peak tourism periods when demand for off-street parking typically increases.
- The development comfortably complies with the intent of the scheme, which seeks to ensure that intensification of tourist accommodation does not place pressure on surrounding properties or the broader road network.
- Historic requirements are not only met but significantly exceeded, demonstrating responsible planning and investment in supporting infrastructure.

Access to the development is proposed from Flower and Fourie Streets, making use of the existing access points and internal circulation patterns to avoid unnecessary disruption to current operations or traffic flow in the surrounding residential area. Where feasible, on-site manoeuvring has been designed in accordance with municipal standards and will be formalised with hard surfacing, consistent with the requirements set out in the historic approval. The consolidation enables an optimal parking layout across the combined erf area, reducing the need for on-street loading or unloading and improving overall pedestrian safety within the site.

As part of the parking assessment, it is important to note that a portion of the existing parking on Erf 476 Hermanus is configured perpendicular to the street, requiring vehicles to reverse directly onto the roadway when exiting the property. While this layout does not conform to current municipal design standards, it forms part of the historic approval applicable to the site and has operated in this manner for many years without recorded safety or operational concerns. The proposed development therefore retains this historically approved arrangement to preserve the functional integrity of the built form and maintain established rights. Any attempt to redesign these bays to meet modern standards would significantly reduce the on-site parking supply and could inadvertently shift parking pressure onto public streets. Retaining the existing configuration is thus the most practical and least disruptive option, particularly given the low-speed residential environment and the limited turnover associated with the backpackers' use.

Due to the redesign and optimisation of the consolidated erf, a portion of the existing parking located on-site must be relocated to Erf 470 Hermanus. This relocation is necessitated by the spatial reconfiguration required to accommodate the expanded backpackers and to implement an efficient site-wide circulation layout. Importantly, the need to adjust the parking arrangement is directly aligned with the provisions of the historic approval, which anticipated a higher parking demand associated with the backpackers'



operation. The proposal strengthens this historic arrangement by securing surplus parking on Erf 470 through a notarial tie, ensuring that the relocated bays remain permanently available to support the consolidated landholding.

The inclusion of Erf 470 Hermanus enhances operational safety and flexibility, allowing for improved internal pedestrian routes, reduced conflict points between vehicles and pedestrians, and more efficient vehicle manoeuvring. The resulting layout significantly lowers the risk of on-street parking spillover and improves the functioning of the site in line with contemporary expectations, while still respecting the historically approved elements of the development.

In summary, the combination of retaining historically approved parking layouts, relocating surplus parking to Erf 470 Hermanus, and securing long-term access through a notarial tie ensures that the development provides more than adequate parking, maintains compliance with both historic and current regulatory requirements, and enhances the overall safety and operational performance of the site.

Management and mitigation measures to address potential impacts

To ensure the proposal does not have an adverse impact on neighbours or the public realm, the following measures will be secured by condition or agreement:

- Management residency: a permanent on-site manager will be required to oversee day-to-day operations and to act as the point of contact for neighbours and the municipality (this mirrors conditions in the historic approval).
- Noise, hours and activities: conditions will restrict noise-generating activities, prohibit late-night amplified music beyond permitted hours, and limit the use of external entertainment areas after 22:00.
- Waste and servicing: a well-designed refuse area that is compliant with Section 17.4 of the OMLUS will be provided ensuring waste-management is controlled and managed effectively.
- Signage and lighting: signage will be discrete and non-illuminated or low-level where appropriate; external lighting will be designed to avoid glare and impact on neighbouring properties.
- Security and crime prevention: suitable security measures (CPTED principles, staff training, guest registers) will be implemented to protect guests and reduce off-site impacts.
- Parking enforcement: parking bays on Erf 470 (and on the consolidated erf) will be formalised, numbered and enforced to prevent unauthorised use.

Economic, social and tourism benefits

The proposed incremental increase in tourist accommodation capacity will make a meaningful contribution to the local tourism economy. By expanding the availability of budget-oriented lodging, the development strengthens the overall tourism offering in Hermanus, encourages longer visitor stays and supports increased spending at local businesses, including restaurants, retail outlets and tourism service providers.



The proposal also brings clear socio-economic benefits through job creation. The additional rooms and the consolidated operational structure will necessitate increased staffing levels, including housekeeping, management and maintenance personnel. This generates sustained employment opportunities for local residents and supports the broader economic development objectives of the municipality.

Furthermore, the proposal represents an optimised use of an established tourism property. As the subject properties already accommodate tourist-related activities, and the development enhances the utilisation of this under-used land without introducing a new or incompatible land use. Instead, it consolidates and strengthens the existing hospitality offering in a manner that supports long-term viability and contributes positively to the local tourism sector.

Proximity to Medical Facilities and Associated Benefits

The subject properties are located within convenient proximity to key medical facilities in Hermanus, including the Hermanus Provincial Hospital and various private healthcare practitioners situated in the surrounding area. This location offers an additional strategic advantage for the proposed backpackers, providing affordable and accessible accommodation for family members of individuals receiving treatment, as well as for patients who may be required to return for follow-up consultations or ongoing medical care.

The availability of nearby lodging may ease the logistical and financial burden on families travelling from outside Hermanus, particularly in circumstances where specialist treatment or extended recovery periods are required. Likewise, patients who need to attend follow-up appointments benefit from the ability to stay close to their healthcare provider without incurring the cost of higher-end tourist accommodation.

In this way, the proposed development not only serves traditional tourism markets but also supports the broader social and healthcare needs of the community. The backpackers therefore contributes meaningfully to the accommodation diversity of the area, offering a practical and compassionate option for those connected to nearby medical services.

Rezoning Erf 475 Hermanus and consolidating Erven 475 and 476 Hermanus (with a notarial tie to Erf 470 Hermanus for parking) will enable the orderly, managed expansion of the existing backpackers. The proposal accords with the intent of the historic approval and allows the implementation of robust technical and managerial mitigation measures to address any impacts. The net effect will be enhanced tourism capacity, local employment benefits and improved on-site parking and operational control, all achieved without undermining the residential character or municipal service capacity of Westcliff, Hermanus. The historic decision letter and its conditions have been noted and will be incorporated into the development and management conditions attached to any approval.

5.4 Permanent Departure from the building lines;

ERF 470, HERMANUS

Erf 470 Hermanus is currently improved with a single historical dwelling and a detached single garage. The existing dwelling was constructed at a time when the applicable side building line was 1.5m. Subsequent amendments to the OMLUS increased the side building

line to 2m, resulting in the existing dwelling now encroaching on the current standard despite having been lawfully built in accordance with the regulations of its time.

The proposal seeks to demolish the existing garage to allow access to the rear of the property for parking and certain extensions at the rear of the property to create a more functional and coherent layout for a redesigned main dwelling and a second dwelling unit. These alterations will allow the property to be utilised more efficiently while improving internal circulation, outdoor amenity space and the overall architectural legibility of the site.

A key objective of the proposal is to retain and respect the architectural integrity of the original dwelling. To achieve this, the design proposes an extension to the rear of the building, ensuring that the streetscape character and heritage value of the primary façade are preserved. As the original dwelling was lawfully constructed at a 1.5m side building line, the new additions are proposed align with this established building setback to maintain architectural cohesion and avoid creating awkward or non-integrated transitions between the existing and proposed structures. There is also a water feature that is proposed at 0,8m while the dwelling is proposed at 1,5m.

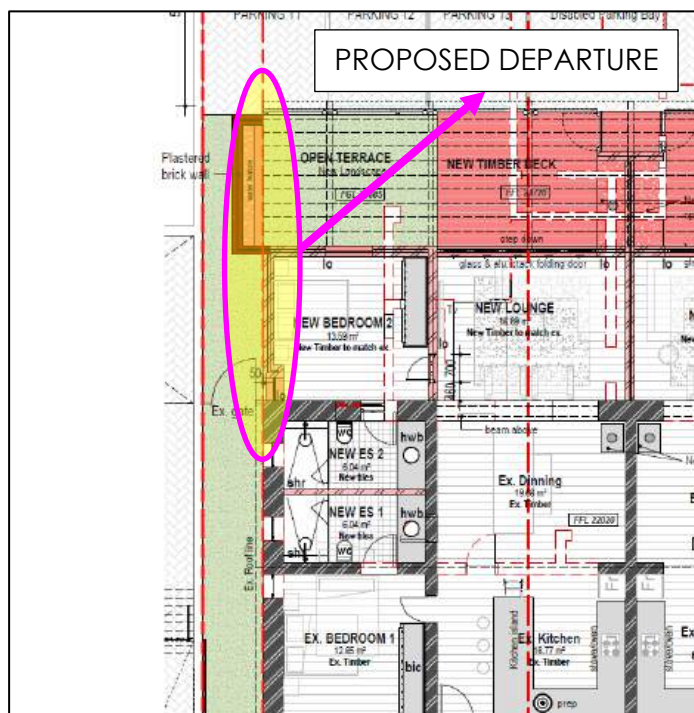


Figure 1: Proposed Departure on Erf 470

A departure from the 2m side building line is therefore required and the motivation for this is supported by several factors:

- Historic alignment: The existing dwelling already encroaches on the building line through a lawful historical approval, establishing an architectural precedent and a built form that cannot be altered without compromising the structure's character.
- Architectural Integrity: Aligning the proposed extension with the existing building line ensures visual continuity, avoids disjointed massing, and preserves the architectural proportions of the historical structure.



- **Minimal Impact on Adjoining Properties:** The proposed setback is located on the side of the consolidated erf, which is also owned by the same owners and will be notarial tied to Erf 470 Hermanus. The structure will however not introduce any additional overshadowing, overlooking or privacy concerns beyond what exists currently. The extension is located to the rear of the building, further reducing visibility and impact on surrounding residents.
- **Efficient Use of the Property:** The redesign creates a more functional layout that optimises the positioning of the main dwelling and second dwelling, improves access and circulation, and supports the intended use of the erf as part of the broader parking and notarial tie arrangement supporting the backpackers' facility.
- **Enhancement of Neighbourhood Character:** Rather than demolishing the historical dwelling and replacing it with a new structure that meets modern setbacks, the proposal retains an important piece of the area's-built heritage while updating the site to meet contemporary living and spatial standards.

Overall, the proposed alterations and associated building line departure enable the property to be upgraded in a sensitive and contextually appropriate manner. The approach balances heritage considerations, functional design improvements and municipal planning policy, resulting in a development that enhances both the erf and the surrounding neighbourhood while supporting the broader land use proposal.

CONSOLIDATED ERF

The historic approval applicable to Erf 476 Hermanus already permits the existing structures to encroach on both the 4.5m side building line and the 3m rear building line (**refer to Annexure C**). These encroachments were lawfully approved and form part of the established built form on the property. The existing development therefore reflects a long-standing pattern of reduced building lines that has operated without adverse impact on surrounding properties.

The historic approval authorised a side building line encroachment for use as a breakfast lounge area. This space has since been redeveloped by the previous owners to accommodate a laundry and a small bar area. The laundry component is considered to be aligned with the originally approved use both being habitable, while the bar component represents a minor internal change in use. The bar occupies a limited area of approximately 9.32m² and the current owners intend to retain this use as part of the future operation of the backpackers' establishment. Refer to Figure 2.

The continued use of this space as a bar is considered appropriate and acceptable, as it is clearly ancillary to the primary accommodation use and does not constitute a separate or independent land-use right. The bar serves the residents and guests of the backpackers only, does not operate as a public facility, and does not result in any increase in building bulk, coverage or intensity. As such, the internal adaptation does not undermine the intent of the historic approval and remains compatible with both the approved development framework and the surrounding residential context.

The bar functions as an internal amenity for residents and guests of the backpackers' establishment and does not operate as a public drinking establishment. Its scale and location are limited, and it is contained within an area that has already been lawfully approved in terms of building line encroachment. As such, the change in internal use does not result in an intensification of the built form, nor does it alter the external appearance, massing or footprint of the building.

Furthermore, the retention of this use is consistent with the historic operational character of the property and has not resulted in adverse impacts on neighbouring properties. Noise, hours of operation and guest behaviour will continue to be regulated through on-site management and conditions imposed as part of the land use approval, ensuring compatibility with the surrounding residential environment.

Allowing the continued use of this space as a bar supports the viability and functionality of the backpackers' establishment by providing shared communal facilities typically associated with this form of accommodation. It enhances the guest experience while remaining subordinate to the primary residential accommodation use. The proposal therefore represents a reasonable, contextually appropriate and policy-aligned continuation of an existing ancillary use, and there is no planning justification to require the removal or cessation of this activity.

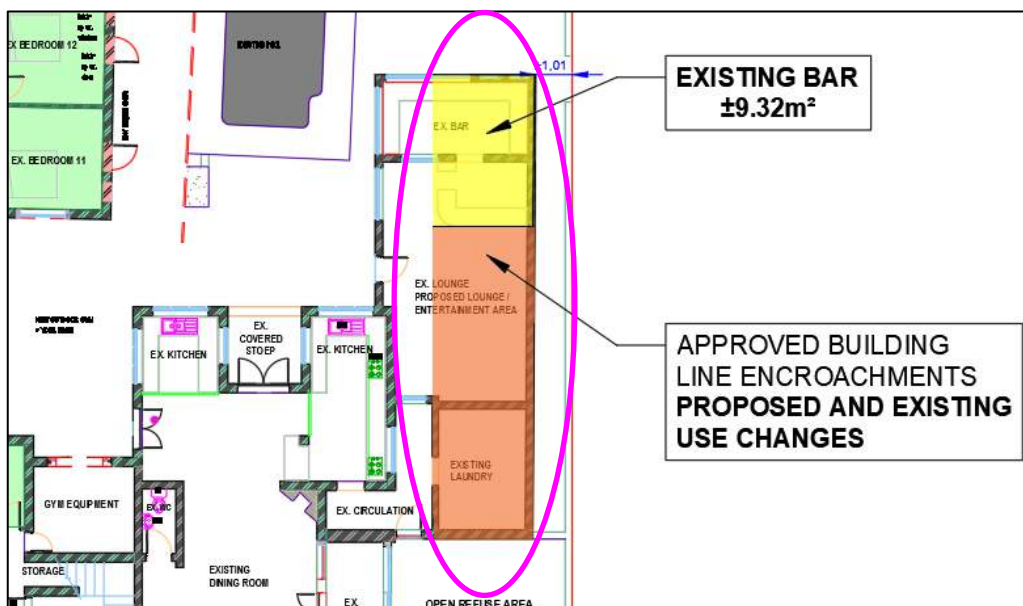


Figure 2: Proposed Change of Use and Departure – Consolidated Erf

Following the consolidation of Erven 475 and 476 Hermanus, the new owners intend to enhance the functional integration of the two properties by introducing a lightweight pergola structure linking the existing buildings. This pergola will serve as an architectural and functional connector between the two erven, providing a cohesive circulation route and enabling the consolidated property to operate as a single, unified backpackers. The pergola will be located in front of the existing structures and will not introduce additional bulk or overshadowing.

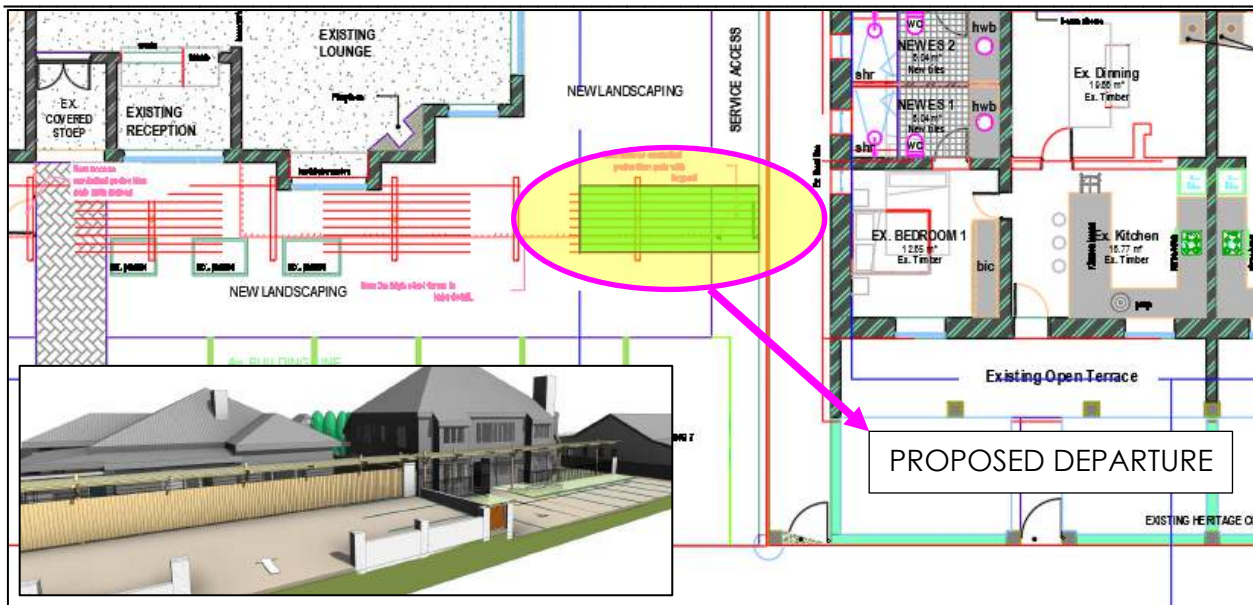


Figure 3: Proposed Departure – Consolidated Erf

To facilitate this feature, a departure is required from the north-eastern side building line, refer to figure 3 above. The proposal is to reduce the 4.5m building line to 0m along the boundary shared with Erf 470 Hermanus. This departure is appropriate for several reasons:

- Minimal Impact on the Adjacent Erf: The adjoining property, Erf 470 Hermanus, is owned by a related party and forms part of the broader parking strategy through a proposed notarial tie. The reduction of the building line therefore has no impact on a third-party neighbour. Furthermore, the pergola is an open, lightweight structure that does not create overshadowing, privacy concerns or visual intrusion.
- Functional Integration Post-Consolidation: The purpose of the departure is to enable the erven to operate coherently as a single development unit. The pergola improves circulation, connects communal spaces and strengthens the identity and usability of the consolidated backpackers' facility.
- No Increase in Bulk or Height: The pergola is not an enclosed structure and does not contribute to building mass. As such, it does not intensify the building footprint in a manner that might affect ventilation, sunlight access or character.
- Contextual Compatibility: The area already contains several historical and permissible encroachments resulting from earlier building regulations. The proposed departure respects this context and maintains the established relationship between the buildings and boundaries.
- Alignment with Planning Principles: The proposal promotes efficient use of space, supports tourism-related economic activity and facilitates an orderly consolidation of buildings without introducing new adverse impacts.

The proposed departure from the 4.5m north-eastern building line to 0m is reasonable, policy-aligned and appropriate given the historic approvals, ownership arrangement,



lightweight nature of the proposed pergola and the need to achieve functional integration across the consolidated erf.

5.5 Determination of an administrative penalty;

The last component of the application relates to the determination of an administrative penalty for the existing encroachment identified above. As outlined in Sections 5.4 the current property owners are in the process of redeveloping the properties, they however are also then required to rectify a historic contravention through the submission of this land use application. It is important to emphasise that the change of use was not implemented by the current owners but were inherited upon transfer of the property.

The following considerations are relevant to the determination of the administrative penalty:

- The current owners did not wilfully disregard planning controls but rather inherited the existing situation. Upon becoming aware of the change of use, the current owners are taking the initiative by apply for the change of use.
- The submission of this application demonstrates the owners' willingness to cooperate with municipal requirements and to ensure full compliance with the OMLUS.
- The change of use in question is small-scale, residential in character, and do not result in any adverse impacts on neighbouring properties, municipal services, or the broader spatial development objectives of the municipality.

In addition, no complaints have been received from neighbouring property owners in relation to the existing changes of use, indicating that the changes have not resulted in any material harm or disruption to the surrounding community. In terms of the By-Law, the contraventions described above require the determination of an administrative penalty. The purpose of such a penalty is not punitive in nature, but rather to promote fairness, accountability, and compliance with municipal planning processes.

By submitting this application, the owners have demonstrated a proactive and responsible effort to regularise the property and ensure compliance with municipal planning legislation and the OMLUS. Waiving the administrative penalty would recognise the owners' good faith actions and responsible conduct in addressing historic non-compliance inherited from a previous owner.

In accordance with Section 90(3) of the By-law, the following considerations are relevant to the determination of a fair and reasonable penalty:

(a) The nature, duration, gravity and extent of the contravention

Section 3 of this report outlines the nature and extent of the existing uses that were altered by a previous owner without obtaining the required prior approvals. The severity and implications of these unauthorised changes are assessed in detail in that section. For ease of reference, the full extent of the building line encroachments resulting from these changes is summarised in the table below.

Existing Contraventions	
Existing Bar	±9,32m ²



(b) The conduct of the person (allegedly) involved in the contravention

The current owners inherited the historic change of uses. The current owners are acting in good faith and have not personally contravened planning laws. Upon learning of the irregularities, they initiated the process to regularise the property by appointing WRAP to submit this application. Their conduct reflects a proactive, cooperative, and responsible approach to compliance.

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

Due to the small-scale nature of the encroachment, no quantity surveyor was involved.

(d) Whether the unlawful conduct was stopped

The unlawful conduct has effectively not stopped as the change of uses have already occurred, albeit by a previous owner. The current owners have not undertaken any unapproved use as they are not in possession of a liquor licence ensuring they will not be serving any alcohol until this is obtained. Instead, they are following the prescribed municipal processes to obtain the necessary land use approval and to regularise the structures.

(e) Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.

To the knowledge of this office, the current owners have no record of prior contraventions under this By-Law or any previous planning legislation.

6. LAND USE ENVIRONMENT

The properties are located in a transitional area where mixed use is becoming more acceptable. The surrounding area is currently improved with Community-, Open Spaces, General Residential- and Businesses- properties. The surrounding area's zonings are illustrated in **Plan 2 – Status Quo Zoning Plan**.

7. TITLE DEED

The title deeds T74241/2025 and T67060/2025 (refer to **Annexure B**) were reviewed, and there are no restrictive conditions that would prohibit the proposal.

8. ZONING

The following zoning parameters were assessed in conjunction with the SR1 & GR4 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law

ERF 470 - HERMANUS

RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL				
	Parameters		Proposal	Comply/ deviate
Primary use	Crèche, Guest Occupation, Second Dwelling Unit and Self-Catering.	Dwelling House, Home	<u>Existing:</u> Dwelling House Second Dwelling Unit	Comply



MOTIVATION

Consent use that may be applied for	Day Care Centre, Green House, Guest House, House Shop, Institution, Place of Instruction, Place of Worship, Residential Building, and Intensive Horticulture.	N/A	N/A
Development parameters			
Coverage	The maximum coverage for all buildings on the land unit is determined in accordance with the net erf area: 400m ² and greater = 50%	<u>Property extent:</u> 952m ² <u>Proposed Covered Area:</u> 27%	Comply
Building lines	(i) The street building line is determined in accordance with the net erf area: • 400 m ² and greater = 4m (ii) The side and rear building lines are determined in accordance with the net erf area: • Greater than 400 m ² = 2m	(i) The street building line is being adhered to. (ii) Refer to Section 5.3 of this report for the permanent departures applied for.	Deviate, applied for and motivated.
Height	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.	The existing structures adhere to the 8,0m height restriction.	Comply
Parking	Dwelling Unit – 2 Parking bays Second dwelling unit – 1 parking bay	3 parking bays are required and provided as depicted in Plan 6 – Parking Plans.	Comply
Garages and carports	Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2 of the OMLUS.	Refer to Plan 6 & Section 5.1/5.2 of this report.	Comply

CONSOLIDATED ERF

GENERAL RESIDENTIAL ZONE 3: FLATS (GR4)			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Flats and Town House in accordance with 6.3.2 and <u>Residential Buildings.</u>	Residential Building	Applied for and motivated
Consent use that may be	Crèche, Day Care Centre, Home Occupation, Hotel, Institution, Place of Assembly, Place of Instruction, Place of	-	-



MOTIVATION

applied for	Worship, Retirement Village, Tourist Accommodation and Transmission Apparatus.		
Development parameters			
Density	A minimum erf size of 3000m ² is applicable for densification.	Consolidated Site Extent is 2231m ² - no densification is proposed	Comply
Floor Factor	1,5	0,42	Comply
Coverage	80%	±32.5%	Comply
Height	9m (3 Storeys)	2 Storeys	Comply
Setback	<p>(i) The Municipality may require an 8,0 m setback from the centreline of the abutting street, provided that the Municipality may permit stoeps to be located within the setback line.</p> <p>(ii) The general provisions of 16.2 apply.</p>	8,0m	Comply
Building lines	<p>(i) The street building line is 4,0 m.</p> <p>(ii) The side building line is 4,5 m, provided that where a fourth storey is provided, the Municipality may require the fourth storey to be set back 6,0 m from the property boundary.</p> <p>(iii) The rear building line is 3,0 m, provided that where a fourth storey is provided, the Municipality may require the fourth storey to be set back 6,0 m from the property boundary.</p> <p>(iv) The general building line exemptions of 16.1 apply.</p>	<p>(i) Comply</p> <p>(ii) & (iii) Refer to <i>Section 5.3</i> of this report for the permanent departures applied for.</p>	Applied and motivated
Open space	<p>(i) Every block of flats, residential building or hotel in this zone must have access to an outdoor living area and will provide communal open space but excludes parking, service yards and roads.</p> <p>(i) Communal open space of at least 10% of the</p>	<p>N/A</p> <p>Majority of the property can be used for open space, not a requirement as no flats are proposed.</p>	Comply



	whole property must be provided as outdoor recreational / garden areas as one functional space.		
Parking	<p>Parking and access shall be provided on the land unit in accordance with 17.1.</p> <p>1 Parking Bay per guest bedroom</p> <p>2 Parking Bays – Manager</p>	<p>Refer to Plan 6 & Section 5.1/5.2 of this report.</p> <p>34 Parking Bays are required 26 Parking Bays Provided</p> <p>43 Parking Bays provided including Erf 470.</p>	Comply

9. SERVICES

The availability and adequacy of engineering services are key considerations in assessing land use applications and are explicitly required in terms of Section 42(1)(c)(v) of SPLUMA.

Electricity

The subject properties are located within an established, serviced urban area supplied by the Overstrand Municipality. The proposed consolidation and increase in accommodation will not generate a demand that exceeds the capacity of the local electrical network. Confirmation of available capacity will be obtained from the relevant municipal department during the circulation of the application.

Water Supply

The area is connected to the municipal water reticulation system, which provides an adequate and reliable supply. The increase in the number of guest bedrooms represents an incremental rise in demand that the existing network can accommodate without difficulty. Any internal plumbing upgrades or meter adjustments required to support the development will be implemented by the owner in consultation with the municipality.

Sewerage Disposal

The properties are serviced via a municipal waterborne sewer system. The additional loading generated by the extended backpackers' establishment remains within the operational capacity of the system, given the relatively small scale of intensification. Where necessary, sewer connections will be upgraded to municipal standards and tested before occupation of the extended facilities.

Solid Waste Management

Solid waste generated by the development will be accommodated within the existing municipal waste collection system. A refuse area will be formalised on-site in accordance with municipal guidelines (Section 17.4), ensuring safe, hygienic and efficient management. Regular collection will continue as part of the municipal service.

Overall, the municipal service infrastructure is capable of supporting the proposed development without requiring major upgrades.



Access and Egress

Access and egress will continue to be obtained from Flower and Fourie Streets, utilising the existing vehicular entrances that have historically served the properties. This approach minimises disruption to traffic flow and maintains a familiar access pattern for road users. Vehicle manoeuvring areas have been designed, where possible, to meet municipal standards and will be formalised with hard surfacing. The consolidated layout improves internal circulation, enhances pedestrian safety within the site, and reduces reliance on on-street parking or loading.

10. NEED AND DESIRABILITY

To achieve the intent proposed by the owners, it is necessary to obtain approval for the applications stipulated earlier in the motivation. The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law is outlined below:

Socio-economic impact	<p>The proposed development will have a positive socio-economic impact on the surrounding area and the broader Hermanus economy.</p> <p>The expansion of the backpackers' establishment increases accommodation options for budget-conscious travellers, thereby supporting the tourism sector, which is a key economic driver in Hermanus. The intensification of tourist accommodation generates increased local spending at restaurants, retail outlets and service providers. In addition, the operation of a larger, consolidated establishment creates employment opportunities in management, housekeeping, administration and maintenance. The development therefore contributes to local economic upliftment without imposing undue pressure on municipal resources or neighbouring properties.</p>
Compatibility with surrounding uses	<p>The proposed use is compatible with the surrounding mixed-use residential and tourism-oriented environment. The subject properties are located in an area where guest houses, second dwellings and small-scale tourist accommodation are well established. The backpackers' use has historically operated from the site, and the proposed consolidation and expansion represent a continuation of this existing land-use pattern. The development maintains the residential scale and character of the neighbourhood, and no new land-use type is introduced. The proposal is therefore contextually appropriate and consistent with the prevailing development form.</p>
Impact on the external engineering services	<p>Refer to <i>Section 9</i> of this report.</p> <p>The proposal will not create any adverse impact on external engineering services. The properties are located within a fully serviced urban area, and the incremental increase in rooms can be accommodated within the existing municipal infrastructure for water, sewer, electricity and solid waste. Service capacity will be confirmed with the relevant municipal departments, and any required upgrades will be undertaken by the owner prior to the extended facilities becoming operational. The development does not generate</p>



	excessive demand beyond what is typically associated with tourist accommodation of this scale.
Impact on safety, health and wellbeing of the surrounding community	The development is not expected to negatively affect the safety, health or wellbeing of the surrounding community. The proposed operations will follow municipal fire and health regulations, including SANS compliance, and regular inspections will be facilitated. On-site management will ensure responsible guest behaviour, adherence to noise restrictions and compliance with municipal by-laws. Consolidation of the erven enables safer pedestrian circulation, reduces vehicle conflicts and supports controlled on-site activity. The development therefore presents no foreseeable risk to public safety or community wellbeing.
Impact on heritage	None of the subject properties are listed in the OM Heritage Register. The proposal however respects and retains the architectural character of the existing historic dwelling on Erf 470 Hermanus. Instead of demolition, the design proposes a sensitive alteration that preserves the structure's streetscape presence while improving its internal layout. The pergola proposed on the consolidated erf is lightweight and non-intrusive and does not detract from the character of the surrounding built environment. The development does not alter or remove any structure of heritage value and therefore poses no adverse impact on the heritage quality of the area.
Impact on the biophysical environment	The subject properties are located within a fully developed urban environment with no remaining natural habitat or ecological features of significance. The proposal involves redevelopment within existing disturbed areas and will not impact any natural vegetation, watercourses or environmentally sensitive areas. Standard construction practices and municipal requirements will be followed to prevent dust, stormwater or waste impacts during building activities. As such, the development has no measurable negative effect on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	The proposal generates negligible additional traffic beyond what is typically associated with guest accommodation. Access and egress will continue to utilise the existing driveways on Flower and Fourie Streets, maintaining familiar traffic patterns. Historically approved perpendicular parking on Erf 476 Hermanus will be retained, and redesign efforts have improved internal manoeuvring and pedestrian safety. A total of 43 parking bays will be available across the consolidated erf and Erf 470 Hermanus, significantly exceeding the current scheme standards. A notarial tie ensures permanent access to surplus parking on Erf 470 Hermanus, thereby preventing on-street parking spillover. The proposal therefore complies fully with municipal parking and access requirements and will not adversely affect local traffic conditions.

Impact on views, sunlight and character of the area

The proposed development will not result in any material impact on views, sunlight access or the established character of the surrounding area. The proposal involves modest additions and internal reconfiguration within an existing built-up environment, with no significant increase in building height or mass. The lightweight pergola planned for the



consolidated erf is not an enclosed structure and does not create overshadowing or obstruct existing view corridors.

The extensions proposed on Erf 470 Hermanus are located to the rear of the historical dwelling, preserving the visual integrity of the primary street-facing façade and ensuring that the familiar streetscape character remains unchanged. The building line departure required for this extension is minor in nature and does not introduce additional bulk that would impact neighbouring properties' access to natural light or ventilation.

Furthermore, the surrounding area is characterised by a mix of residential dwellings and guest accommodation establishments of varying architectural styles and scales. The proposal respects this context by maintaining a domestic scale and incorporating design elements that complement the existing built form. No intrusive or out-of-character structures are introduced, and care has been taken to ensure visual cohesion between the consolidated buildings.

Given the limited visual impact, the preservation of sunlight access to adjacent erven and the retention of the established architectural character, the proposal is considered compatible with and supportive of the existing neighbourhood identity.

Economic impact

The proposed development will contribute positively to the local economy of Hermanus. By increasing the capacity of the backpackers, the development enhances the tourism accommodation offering in an area where visitor demand is consistently strong.

This, in turn, supports a wider range of tourism-related businesses, including restaurants, retail shops, transport operators and recreational service providers. The expansion of the accommodation facilities will also generate direct employment opportunities in management, hospitality services, maintenance and cleaning. These jobs support local households and contribute to economic resilience within the community. Additionally, construction activities associated with the redevelopment will stimulate short-term employment and procurement opportunities for local contractors and suppliers.

Overall, the development strengthens Hermanus's tourism economy and promotes sustainable local economic growth without imposing significant additional demand on municipal infrastructure.

Opportunity cost

The opportunity cost associated with the proposal is minimal, as the subject properties are already used for residential and tourism-related purposes. Retaining or reverting to a strictly residential land use would not optimise the strategic location of the properties within an established tourism area nor would it leverage the economic potential inherent in the existing structures and historic approvals.

Failing to approve the proposed expansion would represent a missed opportunity for enhancing accommodation diversity, generating employment and increasing tourism spending in Hermanus. The consolidation and improvement of the backpackers make efficient use of already-disturbed land and existing infrastructure, yielding higher economic and social returns compared to conventional low-density residential use. Thus, the proposal



represents a more productive, sustainable and beneficial utilisation of the land, with clear advantages over the limited outcomes achievable under the existing arrangements.

Environmental impact

The environmental impact of the proposed development is negligible. The subject properties are located within a fully developed urban environment, with no remaining natural vegetation, habitats or ecological features of significance. The proposal involves alterations and improvements to existing buildings and does not require any form of land clearing or disturbance of natural areas.

During construction, standard environmental management practices will be implemented to minimise dust, noise and stormwater runoff, in accordance with municipal requirements. The completed development will not increase stormwater discharge beyond existing levels, nor will it introduce any pollutants or activities that could compromise environmental quality.

Energy- and water-efficient fixtures can be incorporated as part of the redevelopment, supporting sustainable resource use and reducing the long-term environmental footprint of the backpackers. Overall, the development is consistent with urban infill principles, maximising land-use potential while maintaining a minimal environmental footprint and ensuring compliance with all applicable environmental management standards.

11. POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Management Overlay Zone (EMOZ) & Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

None of the properties are located within an EMOZ or HPOZ.

11.2 Spatial Planning Policies

Western Cape Provincial Spatial Development Framework (2014)

The Western Cape PSDF (2014) provides a broad policy framework that guides spatial planning and development across the province, with particular emphasis on strengthening local economies, promoting sustainable settlement patterns and optimising existing infrastructure. The proposal aligns closely with these objectives. Hermanus is identified as a key coastal settlement with a robust leisure and tourism economy, and the PSDF encourages development that supports and enhances this role. By expanding an established backpackers' facility within a recognised tourism area, the proposal reinforces this economic focus and contributes to inclusive, diverse tourism opportunities by offering affordable accommodation that appeals to a wide range of visitors.

The PSDF further advocates for the efficient use of existing urban land and service infrastructure. The proposal involves the intensification of activities on properties already fully serviced and developed, thereby preventing unnecessary outward expansion and supporting compact settlement patterns. Redevelopment within the existing urban footprint is consistent with the PSDF's environmental objectives, as it avoids disturbance of natural areas and makes optimal use of existing resources. In this respect, the proposal contributes to spatial efficiency, economic sustainability and responsible urban consolidation.



Overstrand Municipal Spatial Development Framework (2020)

The OMSDF (2020) provides a more detailed spatial policy direction for the local context and reaffirms the importance of Hermanus as one of the municipality's highest-value tourism and economic centres. The framework notes that Hermanus benefits from a diverse economic base, with tourism as a central component, and encourages development that strengthens this sector. The proposal directly advances this objective by increasing the availability of tourist accommodation, thereby supporting the town's broader economic and tourism strategies.

The OMSDF places strong emphasis on densification, efficient land use and the consolidation of development within established urban areas as part of its growth management approach. The consolidation of Erven 475 and 476 Hermanus, along with the associated improvements, represents a clear example of planned intensification within the existing settlement footprint. This approach aligns with the OMSDF's directive to promote compact, efficient settlement patterns and prevents unnecessary urban sprawl. The use of existing buildings, along with modest extensions and internal reconfiguration, supports this strategic objective while maintaining the residential character of the area.

Additionally, the OMSDF's spatial vision and settlement-specific strategies highlight the importance of reinforcing mixed-use environments and enhancing liveability in key urban nodes. The Westcliff area is already characterised by a combination of residential dwellings and guest accommodation, and the proposal aligns with this mixed-use character, contributing to the area's vibrancy without introducing incompatible land uses. The increased accommodation capacity supports local businesses and services, further integrating the development within the social and economic fabric of the settlement.

From an infrastructural perspective, the OMSDF calls for development that efficiently utilises existing engineering services and ensures long-term sustainability. The proposed expansion relies on existing municipal service networks, with any required upgrades being manageable and funded by the property owner. This approach accords with the OMSDF's principles of infrastructure efficiency and cost-effective development. The proposal also supports the OMSDF's focus on accessibility and connectivity by making use of existing access points and enhancing internal circulation in a safe and coordinated manner.

Overall, the proposed rezoning, consolidation and intensification are fully consistent with both the Western Cape PSDF and the OMSDF. The development supports provincial and municipal objectives relating to economic development, tourism strengthening, settlement efficiency, infrastructure optimisation and compact urban form. It therefore represents a policy-aligned, contextually appropriate and strategically beneficial land use intervention.

12. PLANNING PRINCIPLES

Chapter 2 of SPLUMA sets out five compulsory development principles that must guide all land use decisions in South Africa. The proposed rezoning, consolidation and intensification of the backpackers align strongly with these principles, as outlined below.

Spatial justice

The proposal supports spatial justice by promoting inclusive access to tourist accommodation, particularly through the provision of affordable lodging options such as backpackers' rooms. This broadens access to facilities and opportunities for a wider range



of visitors, including individuals preferring the backpacker accommodation option, and family members of patients receiving medical treatment nearby. The efficient use of existing urban land and infrastructure also ensures that benefits of development are extended without imposing additional barriers or inequalities. By revitalising and integrating underutilised properties within an established area, the proposal contributes to a more equitable urban form that maximises access to economic and social opportunities.

Spatial sustainability and Efficiency

The proposal promotes spatial sustainability through the optimal use of land already within the serviced urban environment. The development intensifies existing approved uses without expanding the urban edge or placing additional pressure on undeveloped or environmentally sensitive land. Consolidation of the erven, coupled with the utilisation of existing buildings, enhances land-use efficiency by reducing fragmentation and enabling coordinated development. The approach also aligns with efficient infrastructural practices by relying on existing engineering services, with only minor upgrades required. Furthermore, the proposal contributes to economic sustainability by supporting the tourism sector, a key driver of Hermanus's local economy.

Spatial resilience

Spatial resilience is reinforced through the adaptive reuse and enhancement of existing structures, allowing the area to respond more effectively to shifts in tourism trends and local economic conditions. The development supports urban resilience by strengthening Hermanus's tourism base and enabling the properties to serve multiple user groups, including families of hospital patients and returning medical clients who require temporary accommodation. The consolidation of erven and improved layout increase the long-term adaptability and functional resilience of the site, ensuring that it can continue to serve community and economic needs despite changing circumstances.

Good administration

The proposal upholds the principle of good administration by following a transparent land use application process grounded in statutory requirements, spatial policy alignment and evidence-based motivation. The application conforms to the procedural standards of SPLUMA, LUPA and the Overstrand Municipal Planning By-law. It further ensures administrative efficiency by proposing development that does not require costly municipal interventions or extensive infrastructure expansions. The notarial tie provides legal certainty regarding parking provision, reinforcing accountable and enforceable development management practices. Through compliance with all regulatory procedures and the submission of comprehensive supporting documentation, the proposal enables sound decision-making by the municipal authorities.



13. CONCLUSION

The proposed rezoning of Erf 475 Hermanus, consolidation of Erven 475 and 476 Hermanus, and notarial tie to Erf 470 Hermanus, collectively represent a coherent, well-motivated and policy-aligned application that strengthens an established tourist accommodation operation within the Hermanus area. The proposal is grounded in clear historic development rights, reflects the long-standing use of the properties for guest and backpacker accommodation, and formalises existing patterns of activity in a manner that is sustainable.

The rezoning of Erf 475 Hermanus to General Residential Zone 3: Flats Bulk Zone 2 is essential to allow the consolidation and proposed use. This enables the erven to function as a single, coordinated operational unit and allows the backpackers to expand in a responsible manner. Consolidation further enhances operational efficiency, eliminates fragmented management arrangements and unlocks long-term development potential without altering the residential character of the surrounding area.

From a technical perspective, the parking provided, exceeds the parking requirements through the utilisation of Erf 470 Hermanus, secured by a binding notarial tie. The combined provision of 43 parking bays, against a requirement of 37, ensures more than adequate off-street parking, mitigates any potential impacts on road safety and maintains compliance with municipal regulations. The proposal sensitively retains historically approved parking layouts, introduces improved internal circulation and reduces the risk of on-street congestion or pedestrian conflict.

The development makes full use of existing municipal infrastructure, with any necessary minor upgrades to be undertaken at the applicant's cost. Compliance with fire, health, building and service standards will be ensured. No adverse impacts on engineering services, safety, wellbeing or neighbourhood character are anticipated. Rather, the proposal incorporates appropriate operational mitigation measures, including on-site management, noise controls, improved waste facilities and secure parking allocation.

Economically, the proposal contributes positively to Hermanus by expanding affordable tourist accommodation in a manner that supports local businesses and job creation. Socially, the backpackers also offers significant community value due to its proximity to medical facilities, providing convenient and cost-effective accommodation for families of patients and individuals requiring follow-up medical care. Environmentally, the development takes place entirely within an existing urban footprint, avoids disturbance of natural areas and reflects sustainable densification principles.

The proposal is aligned with the Western Cape Provincial SDF (2014), which promotes compact urban form, efficient use of existing land and support for tourism as a regional economic driver. It also accords with the OMSDF, which identifies Hermanus as a key tourism node and encourages strategic infill, densification and mixed-use activity within established neighbourhoods. The development further meets the requirements of the SPLUMA development principles, including spatial justice, sustainability, efficiency, resilience and good administration.

In light of the above, the application clearly demonstrates compliance with all relevant statutory, spatial, operational and policy considerations. It provides a well-planned,

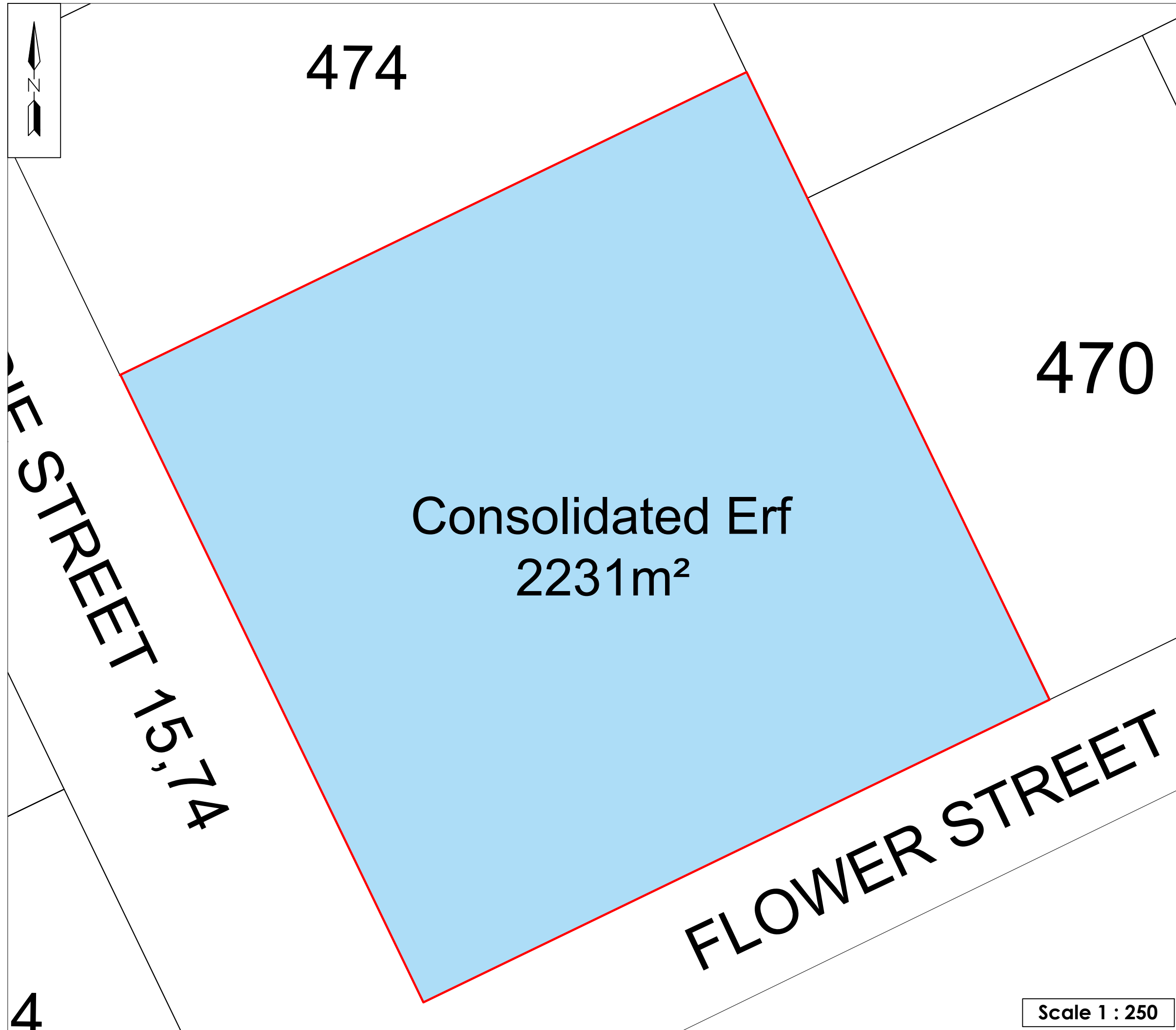


technically sound and socially beneficial improvement to an established accommodation offering, while safeguarding neighbourhood character and promoting responsible urban management.

14. RECOMMENDATION

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

- 14.1 Rezoning** of Erf 475, Hermanus from Residential Zone 1: Single Residential to General Residential Zone 3: Flats Bulk Zone 2 in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.2 Consolidation of Erven 475 and 476, Hermanus** in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.3 Permanent Departure** in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, in order to:
- relax the 2m south-western side building line to $\pm 1.5\text{m}$ & $0,8\text{m}$ on Erf 470, Hermanus to accommodate the proposed extension;
 - relax the 4,5m north-eastern side building line to $\pm 1,01\text{m}$ on the Consolidated Erf to accommodate the change of use;
 - relax the 4,5m north-eastern side building line to 0m on the Consolidated Erf to accommodate the proposed pergola.
- 14.4 Registration of a servitude** for parking by means of a notary tie agreement in terms of section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.
- 14.5 Waiving of the determination of an administrative penalty** in terms of Section 90(5) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



Plan 4 - Proposed Consolidation Plan

Erf 475 - Hermanus
1115m²

Erf 476 - Hermanus
1116m²

Consolidated Erf
2231m²

Plan prepared by: Thian Jansen on 25/11/2025

All distances are approximate
and subject to a survey

Tel: 028 313 1411

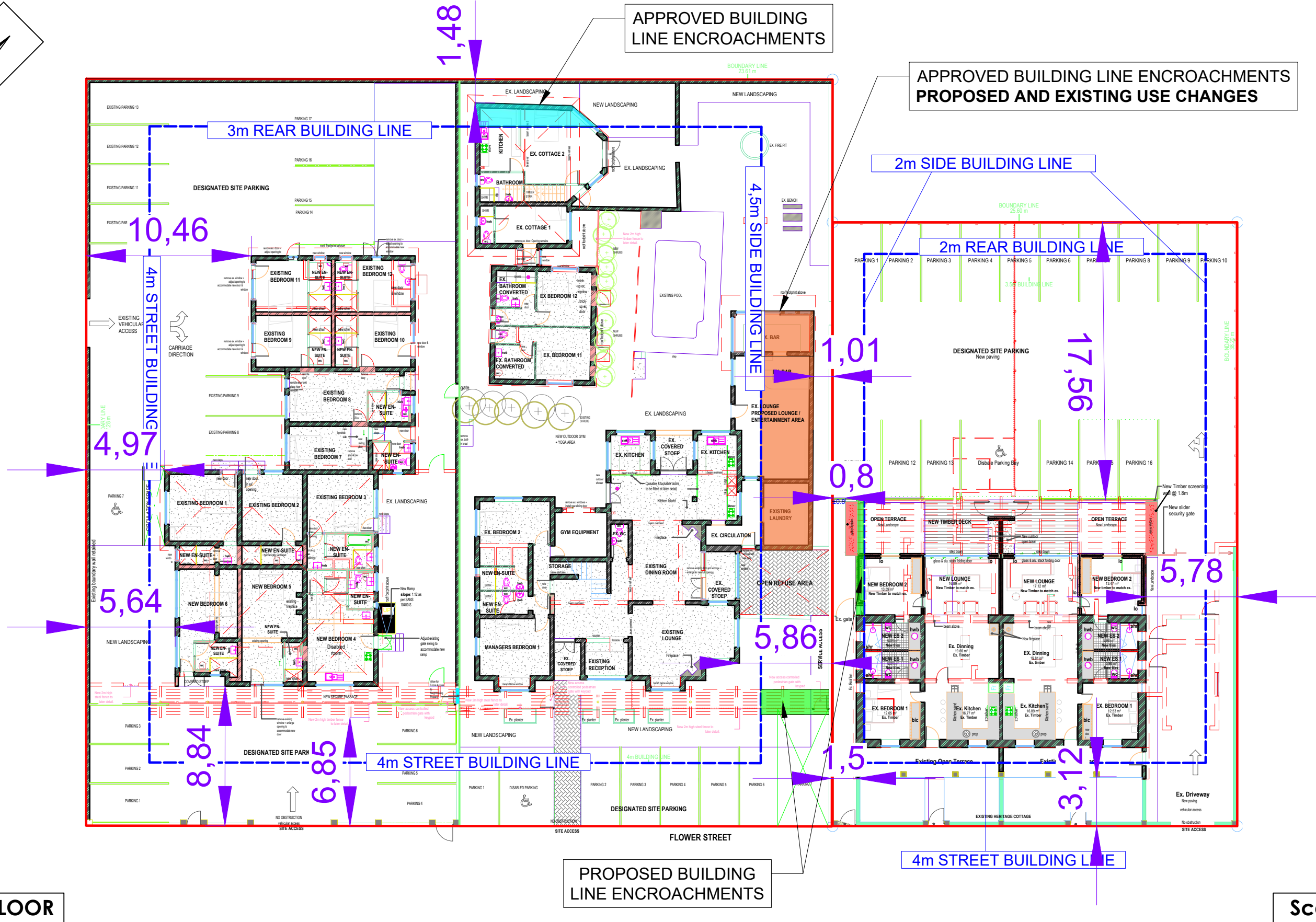
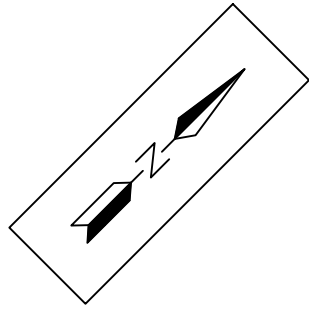
Email: admin@wrapgroup.co.za

Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200

Scale 1 : 250



Project Office
Town Planning & Project Management



GROUND FLOOR

Scale 1 : 250

Plan 5.1 Combined Site Development Plan

Plan prepared by: Thian Jansen on 16/02/2026 - (25/154(002))
 Based on plans from Solvation Architects/Interiors
 All distances are approximate and subject to a survey
 Tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200



Bedrooms
1 - 12
Historic Erf 475

Bedrooms
1 - 17
Historic Erf 476

5.2 Site Development Plan Backpackers

Consolidated Erf - 2231m²

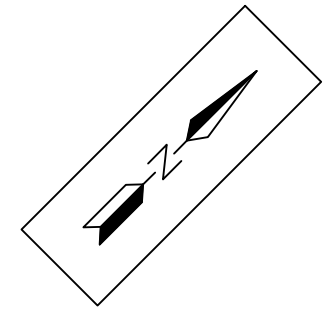
Proposed Bedrooms
27

- Guest Bedrooms
- Manager's Bedroom



EXISTING BAR
±9.32m²

APPROVED BUILDING
LINE ENCROACHMENTS
PROPOSED AND EXISTING
USE CHANGES



Plan prepared by: Thian Jansen on 16/02/2026 - (25/1154(002))
Based on plans from Solvation Architects/Interiors

All distances are approximate
and subject to a survey

Tel: 028 313 1411

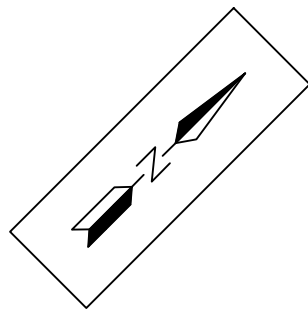
Email: admin@wrapgroup.co.za

Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200

GROUND FLOOR

Scale 1 : 200





Bedrooms
1 - 12
Historic Erf 475

Bedrooms
1 - 17
Historic Erf 476



5.3 Site Development Plan Backpackers

Consolidated Erf - 2231m²

Proposed Bedrooms
27

Guest Bedrooms

Plan prepared by: Thian Jansen on 25/11/2025 - (25/154(001))
Based on plans from Solvation Architects/Interiors

All distances are approximate
and subject to a survey

Tel: 028 313 1411

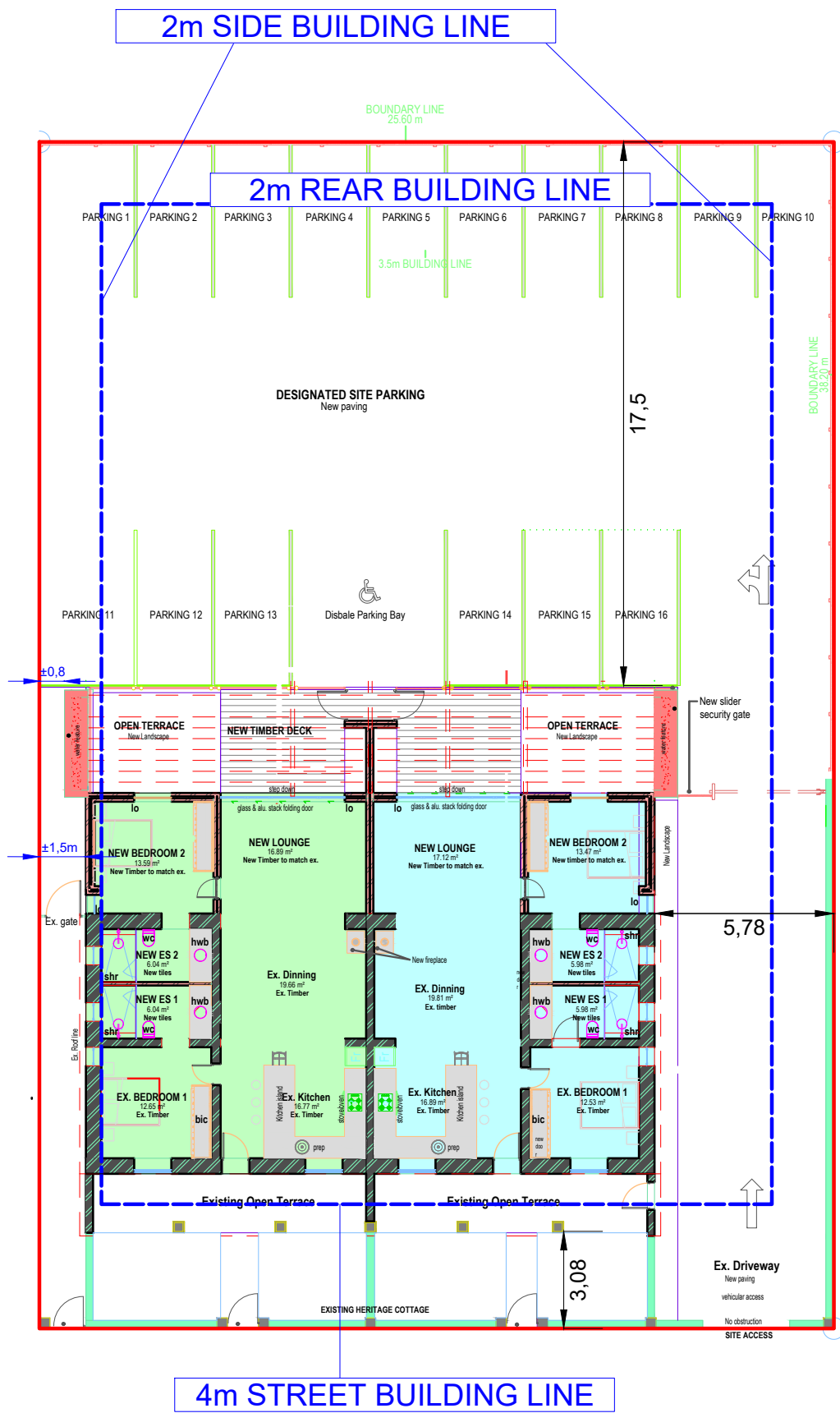
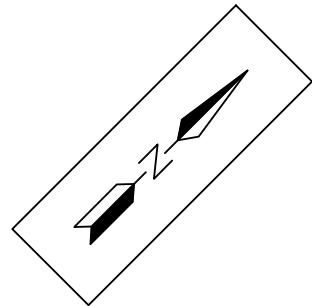
Email: admin@wrapgroup.co.za

Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200

FIRST FLOOR

Scale 1 : 200





GROUND FLOOR

Scale 1 : 200

5.4 Site Development Plan

Erf 470, Hermanus

Consolidated Erf - 952m²

Parking Required

Main Dwelling - 2
Second Dwelling - 1

- Main Dwelling (±110m²)
- Second Dwelling (±110m²)

Plan prepared by: Thian Jansen on 16/02/2026 - (25/154(002))
Based on plans from Solvation Architects/Interiors

All distances are approximate
and subject to a survey

Tel: 028 313 1411

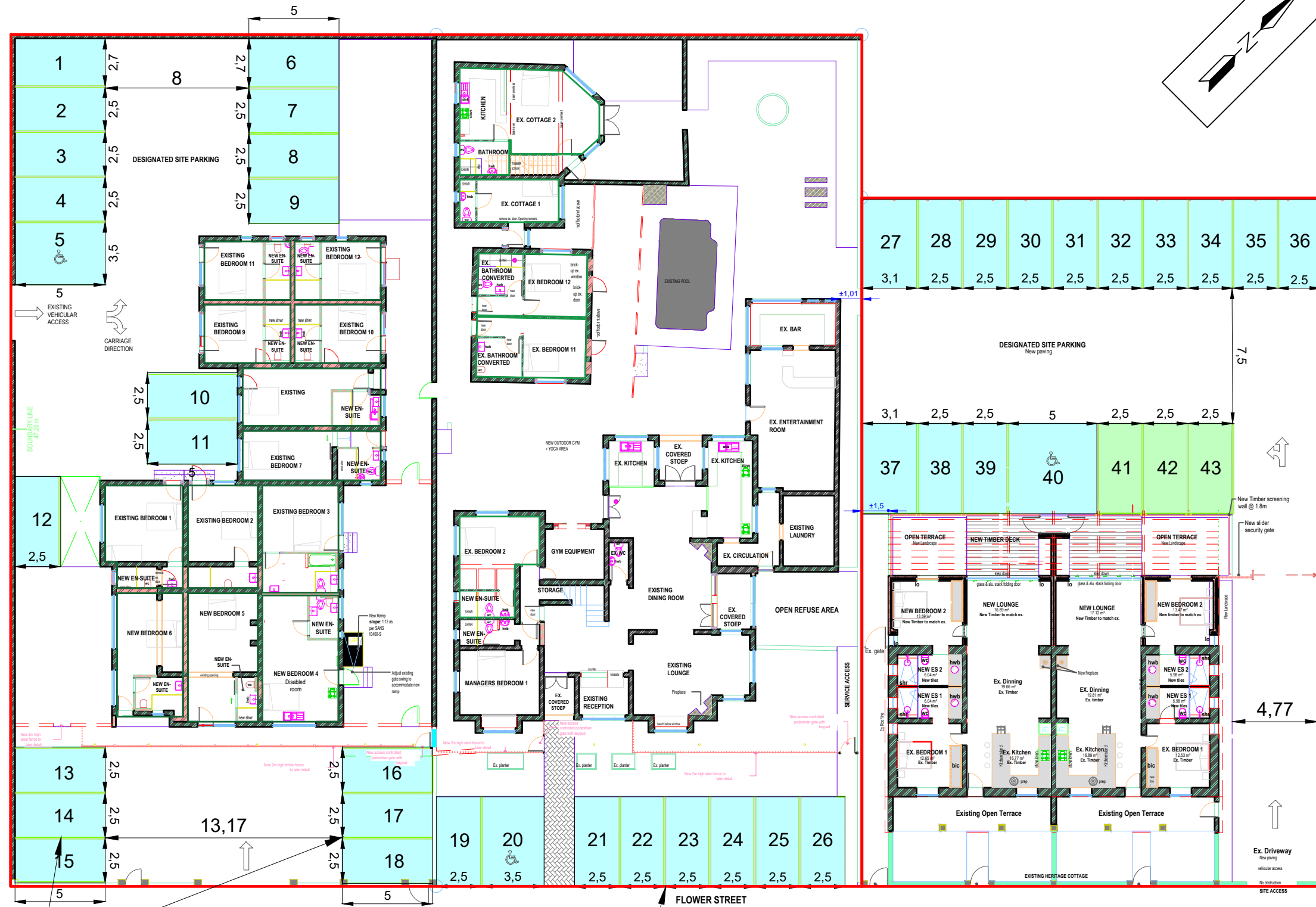
Email: admin@wrapgroup.co.za

Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200



Parking Requirements	Parking Provided
Existing	Existing
Erf 470, Hermanus	Erf 470, Hermanus
Use Dwelling House & Second Dwelling	2 Parking Bays
Main Dwelling = 2 Parking Bays	
Second Dwelling = 1 Parking Bay	
Erf 475, Hermanus	Erf 475, Hermanus
Use Guest House	18 Parking Bays
5 Guest Bedroom = 5 Parking Bays	
2 Manager/Owner = 2 Parking Bays	
Erf 476, Hermanus	Erf 476, Hermanus
Use Backpackers	1 x Large Parking Bay (Bus)
40 Guests	9 Standard Parking Bays
20 Parking Bays	

Parking Requirements	Parking Requirements
PROPOSED	PROPOSED
Erf 470, Hermanus	Erf 470, Hermanus
Use Dwelling House & Second Dwelling	17 Parking Bays Provided
Main Dwelling = 2 Parking Bays	
Second Dwelling = 1 Parking Bay	
Consolidated Erf	Consolidated Erf
Use Backpackers	26 Parking Bays Provided
27 Guest Bedrooms	Surplus to be provided on Erf 470, Hermanus
13 Existing Guest Bedrooms & 14 New Guest Bedrooms	
<u>Scheme Regulations</u>	
1 Parking Bay per guest bedroom	
<u>Historically Approved</u>	
40 Guests = 20 Parking Bays (13 Guest Bedrooms)	
New Backpackers Rooms @ 1 Parking Bay Per Bedroom as per scheme regulations = 14 Additional Bedrooms requiring 14 additional parking bays	
Total Parking Required	
34 Parking Bays	
Total Parking Provision	
43 Parking Bays Provided	



Existing Parking Bays (Reconfigured)

Existing Approved Parking Bays (Reconfigured)

Scale 1 : 250

Plan 6 - Combined Site Parking Layout

Plan prepared by: Thian Jansen on 25/11/2025 - (25/154(001))
 Based on plans from Solvation Architects/Interiors
 All distances are approximate and subject to a survey
 Tel: 028 313 1411
 Email: admin@wrapgroup.co.za
 Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200



AREA SCHEDULE

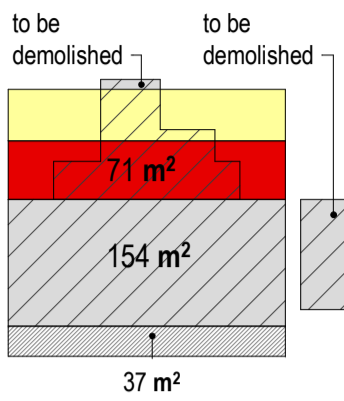
SCALE 1 : 500

LEGEND

- Existing
- Existing Covered
- Existing Open
- New enclosed / Proposed
- New Covered
- New Open

ERF 470
978 m²

Heritage Cottage



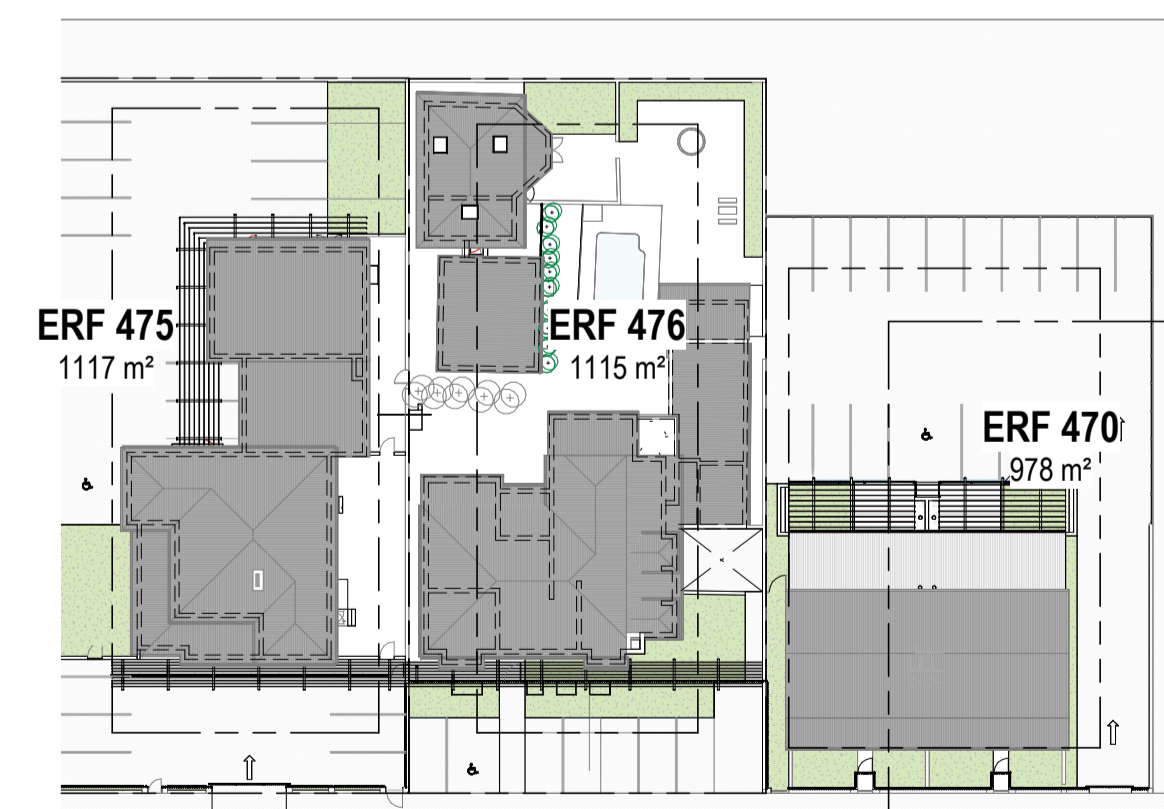
GROUND STOREY FLOOR AREA

Existing = 154 m²
Existing covered = 37 m²
New enclosed = 71 m²
SUBTOTAL = 262 m²

COVERAGE (50% of ERF)
Total coverage = 27 %

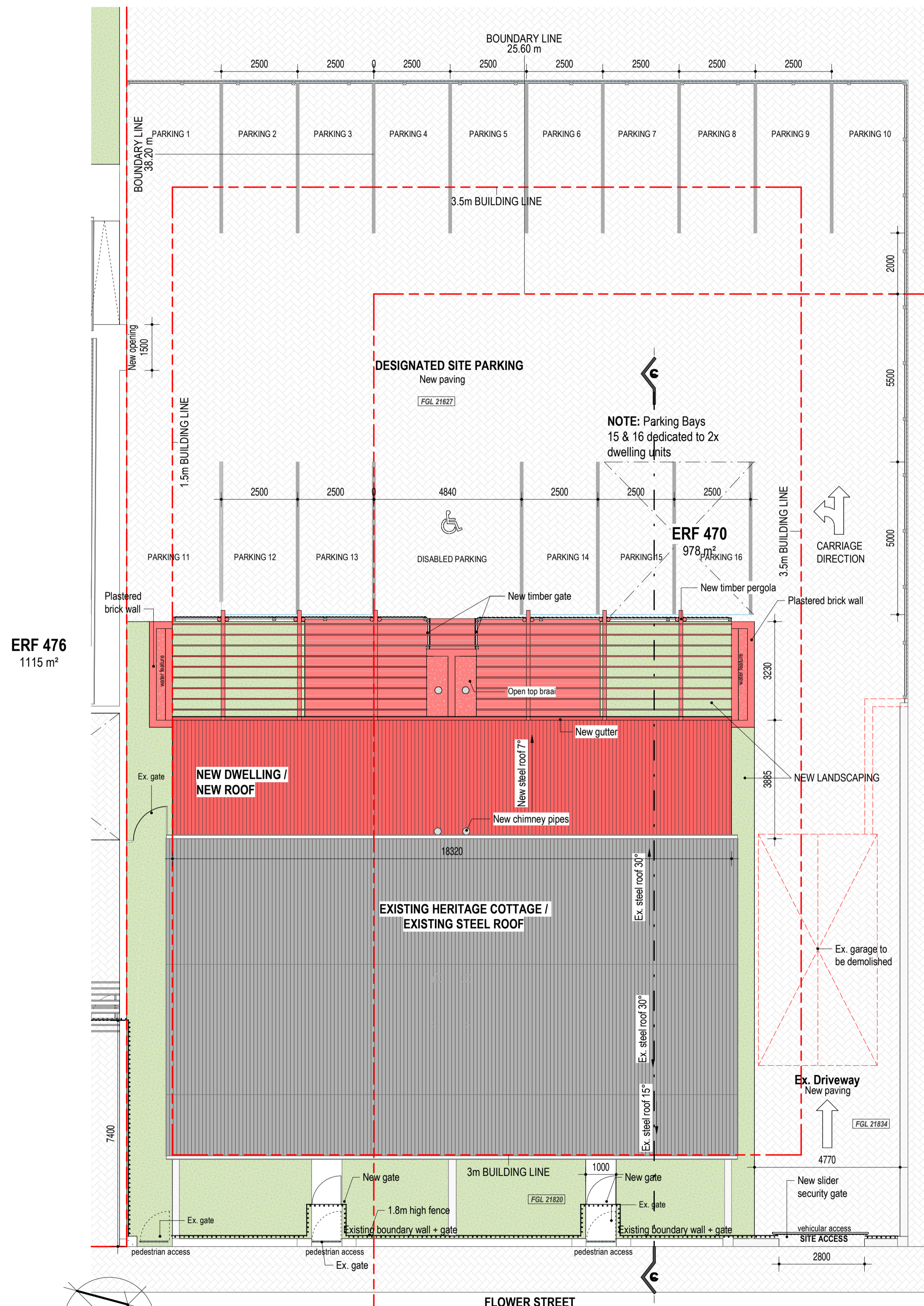
SITE INFORMATION		
Erf Nr:	470	
Street Address:	24 Flower Street, Hermanus, 7200	
Zoning:	TBC	
Building Lines: On Street: On Sides & Back:	3.0m 1.5m / 3.5m	
Erf Area:	978m ²	
Height Restriction	As per zoning scheme	
	Permitted	Actual
Bulk	N/A	N/A
Coverage Area	489m ²	262m ²
Coverage	50%	27%

PARKING SCHEDULE		
Erf Nr:	470	
	Permitted	Proposed
Bedrooms / Sleeper:	1 Parking Bay per Bedroom	4 Bedrooms
Parking:	4	16
Disabled Parking:	1 parking bay per bedroom	1
Total parking bays :		17



PROPOSED LOCALITY PLAN

SCALE 1 : 500



PROPOSED SITE / ROOF PLAN

SCALE 1 : 100

general notes:

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The contractor and sub-contractors shall insure their workmen in terms of the COID Act of 1997 and shall indemnify the employer from any claim there under. Contractor and site practice to comply with Occupational Health and Safety Act, No.85 of 1993.

Building to be set out by a registered Land Surveyor.
Final levels of buildings to be confirmed with architect.
Contractor to make adjustments on UFFL to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to step lower than unfinished ground level at door thresholds.

Room Areas indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.

All existing trees and vegetation to be protected against any damage.

All specified brand name materials to be in strict accordance with manufacturers specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation can commence. All materials, finishes and glazing to conform to SANS & SABS approved, wherever applicable.

SUPERVISION BY ARCHITECT
The architect is not expected to carry out continuous supervision; his inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue. It must, however, be borne in mind that the architect is employed to ensure correct compliance with the terms of this drawing, proper building procedures in accordance with the best traditions of the various trades and adequate finishes as specified and to his satisfaction. The architect is thus in no way responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials of workmanship, breach or neglect of any local regulations. The contractor therefore remains at all times responsible for any such neglect, deviation or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, is approved.

No.	Description	Date
A	Inception	27 Feb 2025
B	Design Development	01 Mar 2025
C	For Client Comment	09 Mar 2025
D	For Client Comment	18 Mar 2025
E	For Construction	10 June 2025
F	Issued for Town Planning Application	10.11.2025
G	Additional pergola, water features, fences and gates	01.27.2026
H	Issued for Heritage Application	02.12.2026

issue status
FOR INFORMATION

notes
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company
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Professional Architects / Practice Number #87006929
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Mobi Med Trading (Pty) Ltd is Solvation Architects (Pty) no. 2015/1467507 & VAT no. 4570285890

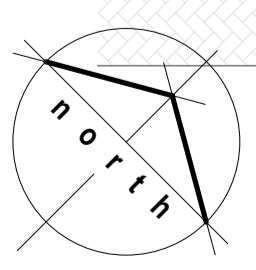
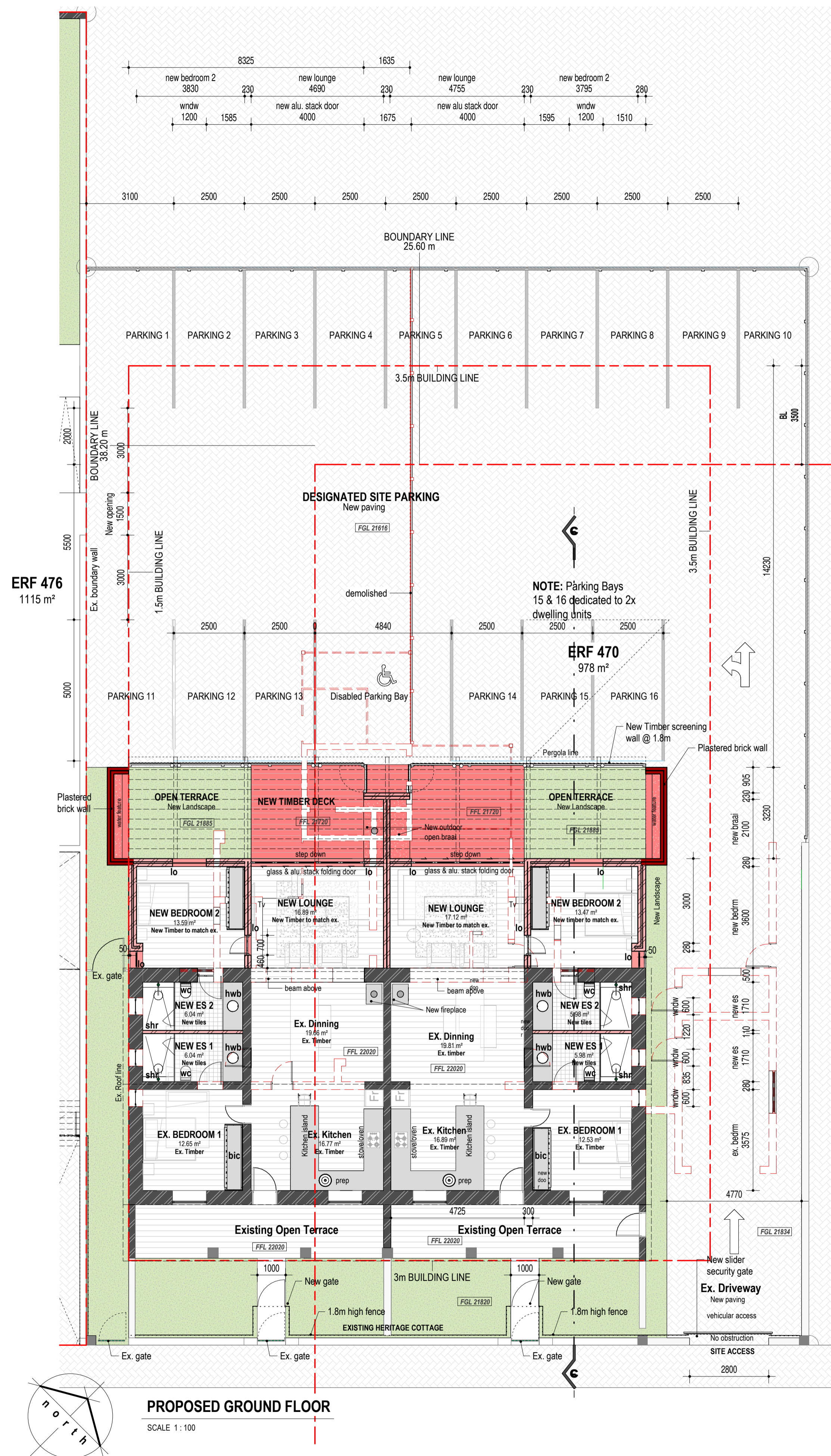
project title
N@H HERMANUS
ERF 470
FLOWER STREET
drawing title

PROJ. SITE PLAN

scale @ A1: As indicated	proj. no: J070	dwg. no.: SK100	rev. no.: H
date: 10/02/2026	drawn: RD		

LEGEND

- Existing walls
- New walls
- Demolished walls
- New landscape



PROPOSED GROUND FLOOR
SCALE 1:100

general notes:

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No.	Description	Date
A	Inception	27 Feb 2025
B	For Client Comment	09 Mar 2025
C	For Client Comment	16 May 2025
D	For Construction	19 June 2025
E	Issued for Town Planning Application	10 11 2025
F	Additional pergola, water features, fences and gates.	01 27 2025
G	Issued for Heritage Application.	02 12 2025

issue status
FOR INFORMATION

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project title
N@H HERMANUS
ERF 470
FLOWER STREET
drawing title

PROPOSED FLOOR PLAN

scale @ A1:	1 : 100	proj. no:	J070	dwg. no.:	SK101	rev. no.:	G
date:	10/02/2026	drawn:	RD				



View 1



View 2



View 3

general notes:

No amendments or alteration are to be made in the specifications of labour and material documents. Full set of the latest drawings to be in the site office at all times. JBCC 5.2 May 2018 applies. "The contractor shall keep a representative competent to administer and control the works continuously on the site during the execution of the works."

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No.	Description	Date
A	Issued for Town Planning Application	10.11.2025
B	Additional pergola, water features, fences and gates.	01.27.2026
C	Issued for Heritage Application.	02.12.2026

issue status

FOR INFORMATION

notes

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company



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Mobi Med Trading (Pty) Ltd is Solvation Architects (Pty) no. 2015/1467507 & VAT no. 4670285890

project title

N@H HERMANUS
ERF 470
FLOWER STREET

drawing title

3D VIEWS

scale @ A1:	proj. no:	dwg. no:	rev. no:
1:11/2/25	J070	SK400	C
date:	drawn:		
	T.LOOI		

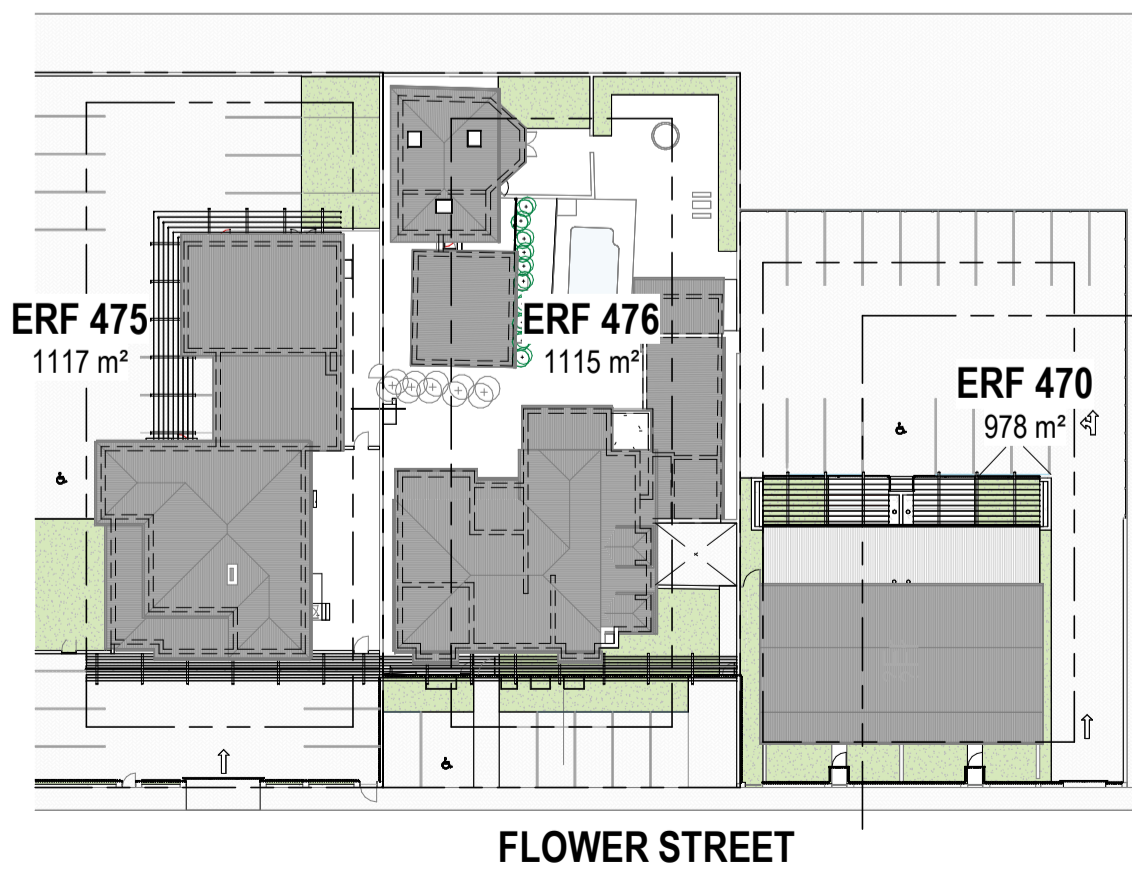
AREA SCHEDULE		
SCALE 1:500		
LEGEND		
	Existing	
	Existing Covered	
	Existing Open	
	New enclosed / Proposed	
	New Covered	
	New Open	
ERF 475 1117 m ²	ERF 476 1115 m ²	
TOTALS		
GROUND STOREY FLOOR AREA Existing = 304 m ² Existing covered = 3 m ² SUBTOTAL = 307 m ²	GROUND STOREY FLOOR AREA Existing = 410 m ² Existing covered = 10 m ² SUBTOTAL = 420 m ²	FIRST STOREY FLOOR AREA Existing = 240 m ² Existing covered = 7 m ² SUBTOTAL = 247 m ²
COVERAGE (50% of ERF) Total coverage = 27 %		COVERAGE (50% of ERF) Total coverage = 38 %

SITE INFORMATION		
Erf Nr:	475	
Street Address:	28 Flower Street, Hermanus, 7200	
Zoning:	TBC	
Building Lines:	On Street: 4.0m On Sides & Back: 2.0m	
Erf Area:	1117m ²	
Height Restriction:	As per zoning scheme	
	<i>Permitted</i>	<i>Actual</i>
Bulk:	N/A	N/A
Coverage Area:	558m ²	307m ²
Coverage:	50%	27%

SITE INFORMATION		
Erf Nr:	476	
Street Address:	26 Flower Street, Hermanus, 7200	
Zoning:	TBC	
Building Lines:	On Street: 4.0m On Sides & Back: 4.5m / 4m / 3m	
Erf Area:	1115m ²	
Height Restriction:	As per zoning scheme	
	<i>Permitted</i>	<i>Actual</i>
Bulk:	N/A	N/A
Coverage Area:	557m ²	420m ²
Coverage:	50%	38%

PARKING SCHEDULE		
Erf Nr:	475	
	<i>Permitted</i>	<i>Proposed</i>
Bedrooms:	1 Parking Bay per Bedroom	12 Bedrooms
Parking:	12	16
Disabled Parking:	1 parking bay per bedroom	1
Total parking bays:		17

PARKING SCHEDULE		
Erf Nr:	476	
	<i>Permitted</i>	<i>Proposed</i>
Bedrooms:	1 Parking Bay per Bedroom	15 Bedrooms
Parking:	14	6
Bus Parking:		1
Disabled Parking:	1 parking bay per bedroom	1
Total parking bays:		8



PROPOSED LOCALITY PLAN
SCALE 1:500



PROPOSED SITE / ROOF PLAN
SCALE 1:100

general notes:

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SUPERVISION BY ARCHITECT
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No.	Description	Date
A	Inception	27 Feb 2025
B	Design Development	01 Mar 2025
C	For Client Comment	09 Mar 2025
D	For Client Comment	18 Mar 2025
E	For Construction	10 June 2025
F	Issued for Town Planning Application	10.11.2025
G	Additional pergola, water features, fences and gates	01.27.2026
H	Issued for Town Planning	02.16.2026

issue status
FOR INFORMATION

notes
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company

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Mobi Med Trading (Pty) Ltd is Solution Architects (Reg no: 2015/1447540/2 & VAT no: 467025950)

project title
N@H HERMANUS
ERF 475 & 476
FLOWER STREET

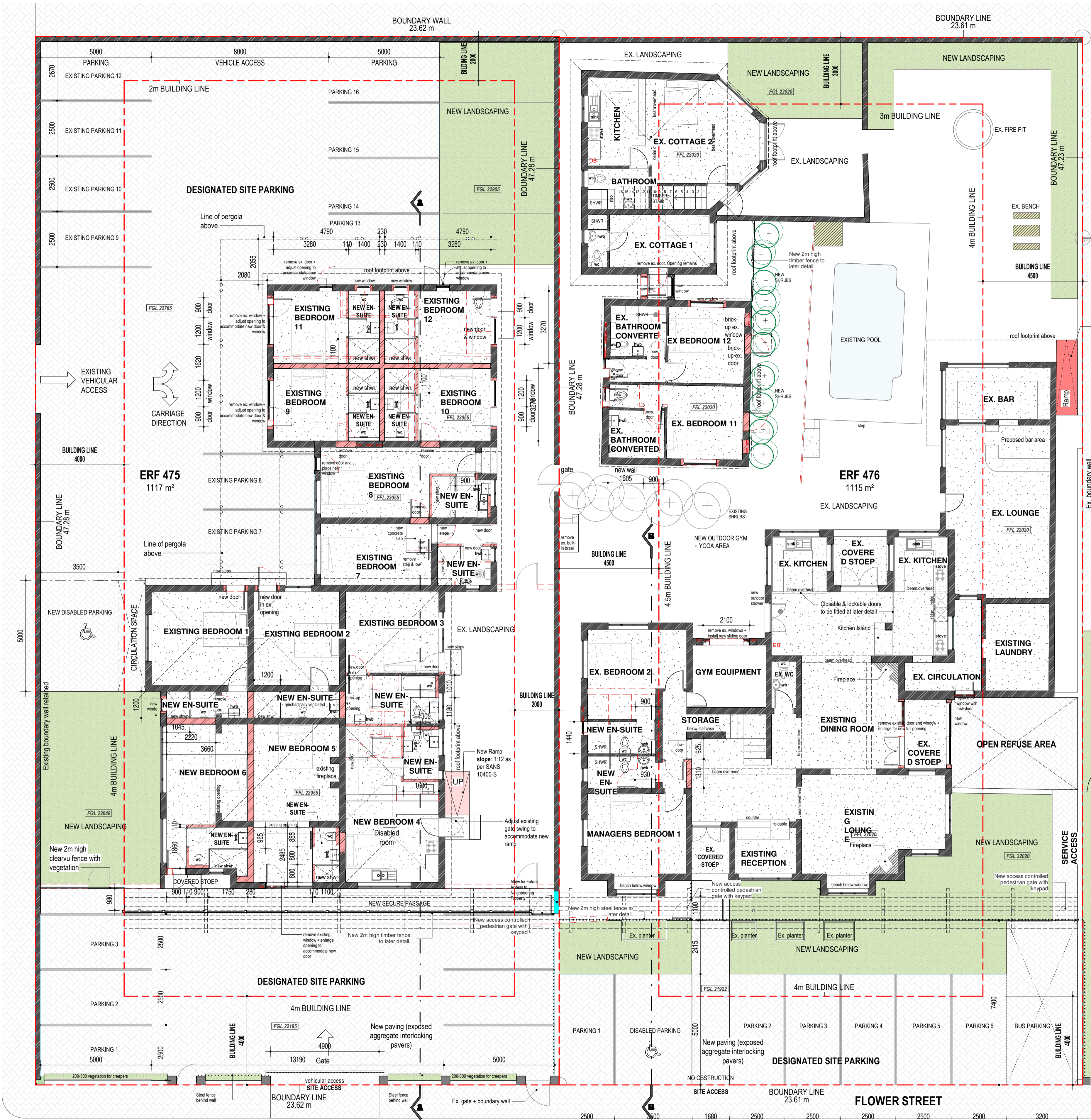
drawing title
PROPOSED SITE PLAN

scale @ A1:	proj. no:	dwg. no:	rev. no:
As indicated	J070	SK130	H
date:	drawn:		
10/02/2026	RD		

2026/02/16 13:15:29

LEGEND

- Existing walls
- New walls
- Demolished walls
- New landscape



PROPOSED GROUND FLOOR
SCALE 1:100

general notes:

No amendments or alterations are to be made in the specifications of labour and material documents. Full set of the latest drawings to be in the site office at all times.
 JBCC 5.2 May 2018 applies. The contractor shall keep a representative competent to administer and control the works continuously on the site during the execution of the works.
 The contractor and sub-contractors shall insure their workmen in terms of the COID Act of 1997 and shall indemnify the employer from any claim there under. Contractor and site practice to comply with Occupational Health and Safety Act, No.85 of 1993.
 Building to be set out by a registered Land Surveyor.
 Final levels of buildings to be confirmed with architect.
 Contractor to make adjustments on UFLF to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to step lower than unfinished ground level at door thresholds.
 Room Areas indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.
 All existing trees and vegetation to be protected against any damage.
 All specified brand name materials to be in strict accordance with manufacturers specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation can commence. All materials, finishes and glazing to conform to SANS & SABS approved, wherever applicable.

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No.	Description	Date
A	Inception	27 Feb 2025
B	For Client Comment	09 Mar 2025
C	For Client Comment	16 May 2025
D	For Construction	19 June 2025
E	Issued for Town Planning Application	10 11 2025
F	Additional pergola, water features, fences and gates.	01 27 2025
G	Issued for Town Planning	02 16 2025

issue status
FOR INFORMATION

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 Mobi Med Trading (Pty) Ltd is Solution Architects (Pty) no. 2015/1467507 & VAT no. 4670285890

project title
N@H HERMANUS
ERF 475 & 476
FLOWER STREET
drawing title

PROPOSED GROUND FLOOR PLAN

scale @ A1:	1:100	proj. no:	J070	dwg. no.:	SK131	rev. no.:	G
date:	10/02/2025	drawn:	RD				

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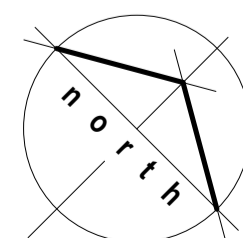
LEGEND

- Existing walls
- New walls
- Demolished walls
- New landscape



PROPOSED FIRST FLOOR PLAN

SCALE 1 : 100



general notes:

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No.	Description	Date
A	Inception	27 Feb 2025
B	For Client Comment	09 Mar 2025
C	For Client Comment	16 Mar 2025
D	For Construction	10 June 2025
E	Issued for Town Planning Application	10 11 2025
F	Additional pergola, water features, fences and gates.	01 27 2026
G	Issued for Town Planning	02 16 2026

issue status
FOR INFORMATION

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Moh Med Trading (Pty) Ltd is Solution Architects (Reg no: 2015/15457507 & VAT no: 457035890)

project title
N@H HERMANUS
ERF 475 & 476
FLOWER STREET
drawing title

PROPOSED FIRST FLOOR PLAN

scale @ A1:	1 : 100	proj. no:	J070	dwg. no.:	SK132	rev. no.:	G
date:	10/02/2026	drawn:	RD				

2026/02/16 13:15:45



View 1



View 2

general notes:

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No.	Description	Date
A	Issued for Town Planning Application	10.11.2025
B	Additional pergola, water features, fences and gates	01.27.2026
C	Issued for Town Planning	02.16.2026

issue status
FOR INFORMATION

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company

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Mobi Med Trading (Pty) Ltd is Solvation Architects (Pty) no. 2015/1467507 & VAT no. 4670295890

project title
N@H HERMANUS
ERF 475 & 476
FLOWER STREET

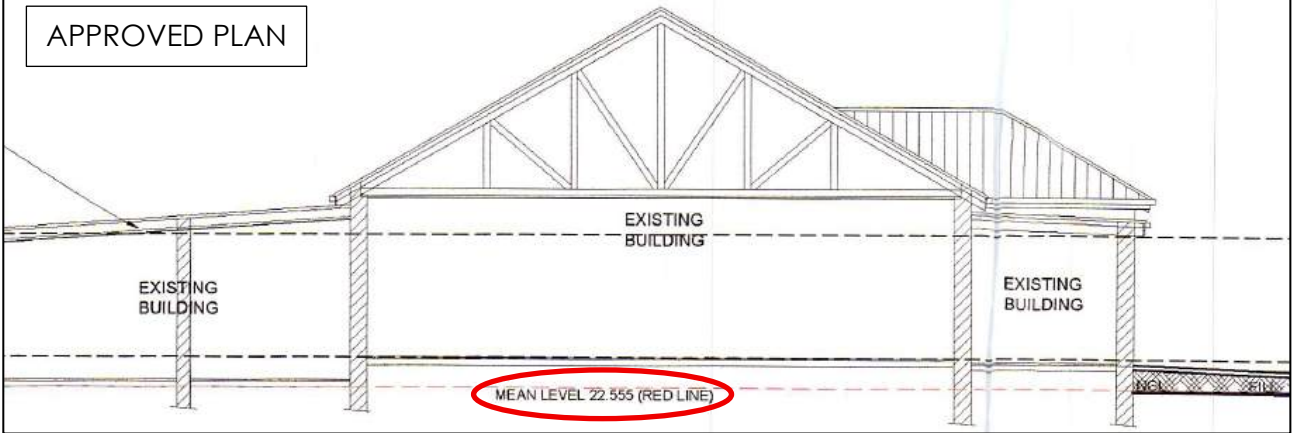
drawing title
3D VIEWS

scale @ A1:	proj. no:	dwg. no:	rev. no:
1:1	J070	SK430	C
date: 11/12/25	drawn: T.LOOI		



Erf 475 Hermanus

APPROVED PLAN



ERF 475 ROOF RIDGE

25100mm A.F.F.L.

DESIGNATED SITE PARKING

ERF 475 GROUND FLOOR

23200mm A.F.F.L.

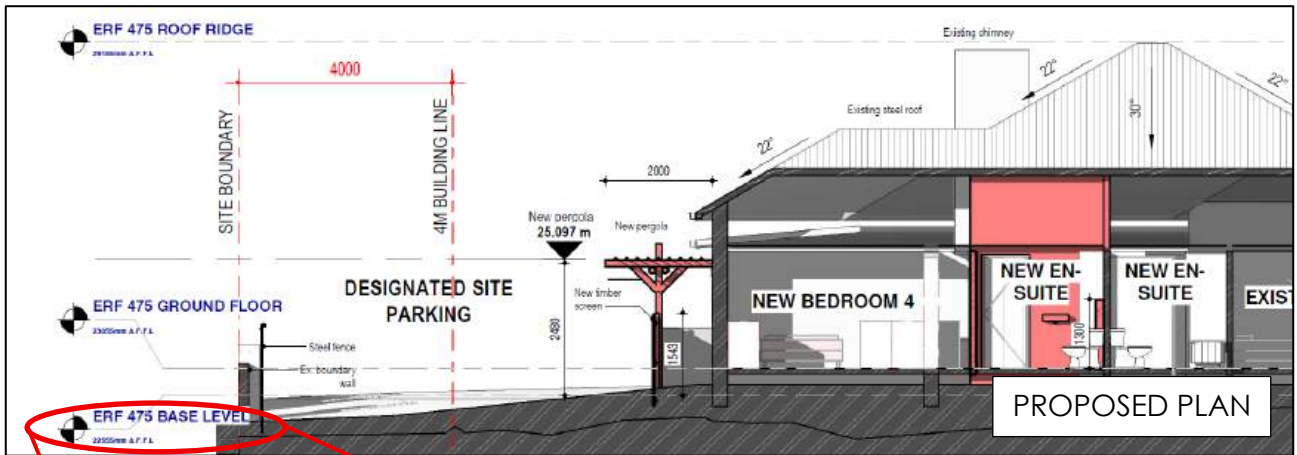
ERF 475 BASE LEVEL

22555mm A.F.F.L.

PROPOSED PLAN

ERF 475 BASE LEVEL

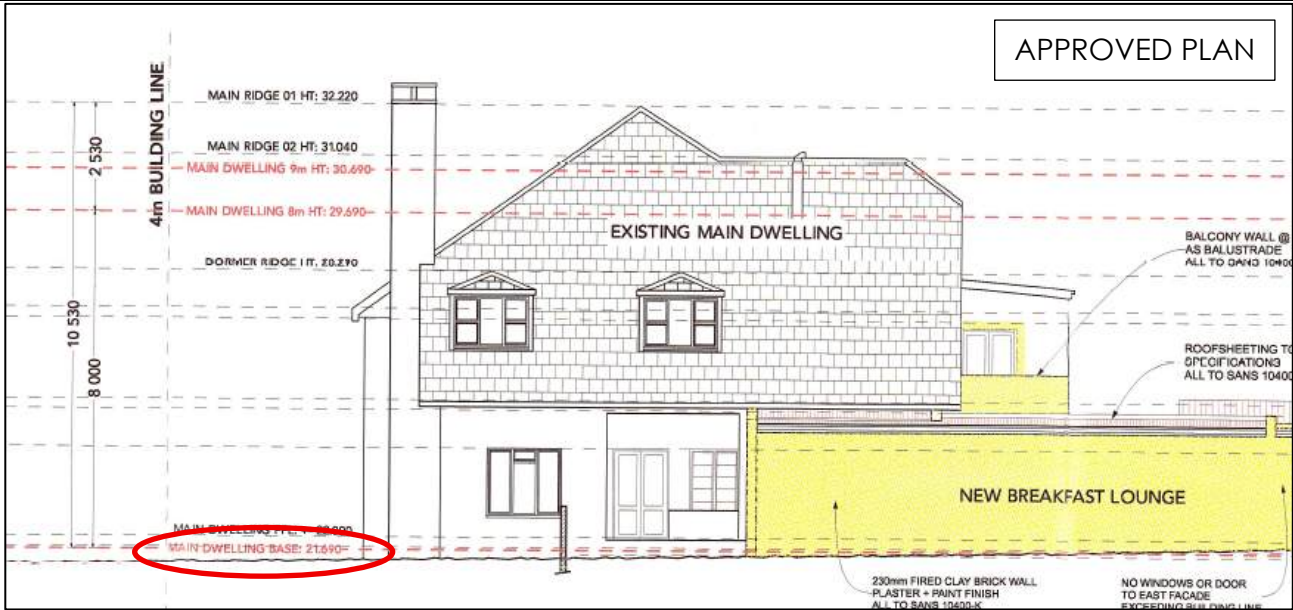
22555mm A.F.F.L.





Erf 476 Hermanus

APPROVED PLAN



PROPOSED PLAN

