



OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<u>ERVEN 1496, 2572 AND 2631, LYNX AVENUE, VERMONT: APPLICATION FOR SUBDIVISION, CONSOLIDATION, REZONING, DEPARTURE, ALLOCATION OF STREET NAMES AND NUMBERS AND ESTABLISHMENT OF AN OWNER’S ASSOCIATION: WRAP PROJECT OFFICE ON BEHALF OF FRIKSTIENS (PTY) LTD, P & PG STEERE AND GA ROTH & AK DE WAAL</u> 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 1496, 2572 and 2631, Vermont (the properties), namely: <u>Subdivision</u> Application in terms of Section 16(2)(d) of the By-Law for the subdivision of Erf 2572, Vermont into 2 portions namely Portion A (±138m²) and the Remainder (±8540m²). <u>Subdivision</u> Application in terms of Section 16(2)(d) of the By-Law for the subdivision of Erf 1496, Vermont into 2 portions namely Portion B (±72m²) and the Remainder (±9417m²). <u>Consolidation</u> Application in terms of Section 16(2)(e) of the By-Law to consolidate Portion B (±72m²)(a portion of Erf 1496, Vermont) with Erf 2631, Vermont (±3086m²) to create a new Portion C of ±3138m² in extent. <u>Consolidation</u> Application in terms of Section 16(2)(e) of the By-Law to consolidate Portion A (±138m²)(a portion of Erf 2572, Vermont) with the Remainder of Erf 1496, Vermont (±9417m²) to create a new Portion D of ±9555m² in extent. <u>Rezoning</u> Application in terms of Section 16(2)(a) of the By-Law for the rezoning of the newly created Portion D (±9555m²) from Residential Zone 1: Single Residential (SR1) to Subdivisional Area (SA). <u>Subdivision</u> Application in terms of Section 16(2)(d) of the By-Law for the subdivision of proposed Portion D (±9555m²) to create the following: • 8 Residential Zone 1: Single Residential (SR1) erven • 6 General Residential Zone 1: Town Housing (GR1) erven • 1 Open Space Zone 2: Public Open Space (OS2) erf • 1 Transport Zone 2: Road and Parking (TR2) erf <u>Departure</u> In terms of Section 16(2)(b) of the By-Law to relax the perimeter building lines of all erven zoned as General Residential Zone 1: Town Housing (GR1) adjoining Residential Zone 1: Single Residential (SR1) erven from 3,0m to 1,0m to accommodate the proposed new dwelling units. <u>Allocation of Street Name and Numbers</u> In terms of Section 96 of the By-Law to allocate street names (Wag-’n-Bietjie, Cork Oak and Koekoek Street) and numbers. <u>Establishment of a Homeowner’s Association</u> In terms of Section 31 of the By-Law to establish a homeowner’s association. Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning, 16 Paterson Street, Hermanus and on the municipal webpage at the following link https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) on or before 18 September 2026, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to the Town Planner, Mr. H. Olivier at 028-3138900. The Municipality may refuse to accept comments after the closing date. Any person who cannot read or write can visit the Division: Town and Spatial Planning where they will be assisted by a municipal official in formulating their comments. <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>	<u>ERWE 1496, 2572 EN 2631, LYNXWEG, VERMONT: AANSOEK OM ONDERVERDELING, KONSOLIDASIE, HERSONERING, AFWYKING, TOEKENNING VAN STRAATNAME EN NOMMERS EN DIE STIGTING VAN 'N HUISEIENAARSVERENIGING: WRAP PROJECT OFFICE NAMENS FRIKSTIENS (PTY) LTD, P & PG STEERE EN GA ROTH & AK DE WAAL</u> Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoek van toepassing op Erwe 1496, 2572 en 2631, Vermont (die eiendomme), naamlik: <u>Onderverdeling</u> Aansoek ingevolge Artikel 16(2)(d) van die Verordening vir die onderverdeling van Erf 2572, Vermont in 2 gedeeltes, naamlik Gedeelte A (±138m²) en die Restant (±8540m²). <u>Onderverdeling</u> Aansoek ingevolge Artikel 16(2)(d) van die Verordening vir die onderverdeling van Erf 1496, Vermont in 2 gedeeltes, naamlik Gedeelte B (±72m²) en die Restant (±9417m²). <u>Konsolidasie</u> Aansoek ingevolge Artikel 16(2)(e) van die Verordening om Gedeelte B (±72m²)(’n gedeelte van Erf 1496, Vermont) met Erf 2631, Vermont (±3086m²) te konsolideer, om ’n nuwe Gedeelte C van ±3138m² in grootte, te skep. <u>Konsolidasie</u> Aansoek ingevolge Artikel 16(2)(e) van die Verordening om Gedeelte A (±138m²)(’n gedeelte van Erf 2572, Vermont) met die Restant van Erf 1496, Vermont (±9417m²) te konsolideer, om ’n nuwe Gedeelte D van ±9555m² in grootte, te skep. <u>Hersonering</u> Aansoek ingevolge Artikel 16(2)(a) van die Verordening om die nuut geskepte Gedeelte D (±9555m²) vanaf Residensiële Sone 1: Enkelwoonsone (SR1) na Onderverdelingsgebied (SA) te hersoneer. <u>Onderverdeling</u> Aansoek ingevolge Artikel 16(2)(d) van die Verordening vir die onderverdeling van voorgestelde Gedeelte D (±9555m²) om die volgende te skep: • 8 Residensiële Sone 1: Enkel Residensiële (SR1) erwe • 6 Algemene Residensiële Sone 1: Dorpsbehuising (GR1) erwe • 1 Oopruimte Sone 2: Openbare Oopruimte (OS2) erf • 1 Vervoersone 2: Pad en Parkering (TR2) erf <u>Afwyking</u> Aansoek ingevolge Artikel 16(2)(b) van die Verordening om die perimeter boulyne van alle erwe wat gesoneer is as Algemene Residensiële Sone 1: Dorpsbehuising (GR1) wat aangrensend is aan Residensiële Sone 1: Enkele Residensiële (SR1) erwe vanaf 3,0m tot 1,0m te verslap om die voorgestelde nuwe wooneenhede te akkommodeer. <u>Toekenning van Straatname en Nommers</u> Ingevolge Artikel 96 van die Verordening om straatname (Wag-’n-Bietjie-, Cork Oak- en Koekoekstrate) en nommers toe te ken. <u>Stigting van 'n Huiseienaarsvereniging</u> Ingevolge Artikel 31 van die Verordening om ’n huiseienaarsvereniging te stig. Besonderhede aangaande die voorstel lê ter insae gedurende weeksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning te Patersonstraat 16, Hermanus en op die munisipale webtuiste by die volgende skakel https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) landuse@overstrand.gov.za) voor of op 18 September 2026, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, Mnr. H. Olivier by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Afdeling: Stads- en Streekbeplanning besoek waar hul deur ’n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer. <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>	<u>ZISIZA 1496, 2572 KUNYE 2631, LYNX AVENUE VERMONT: ISICELO KWAHLULAHULA, UKUDITYANISWA, UKUCANDWA NGOKUTSHA, UKUTENXA, UKWABIWA KWAMAGAMA EZITALATO KUNYE NAMANANI KUNYE UKUSEKWA KOMBUTHO WOMNINI: WRAP PROJECT OFFICE EGAMENI LIKA FRIKSTIENS (PTY) LTD, P & PG STEERE KUNYE GA ROTH & AK DE WAAL</u> Isaziso siyanikezelwa ngokweCandelo lama-47 nelama-48 Overstrand loMthetho kaMasipala woLungiso loMthetho kaMasipala kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala), kwezi zicelo zilandelayo zisebenza Zisiza 1496, 2572 kunye ne-2631, Vermont (ipropati), ezizezi: <u>Kwahlulahlula</u> Ukufakwa kwesicelo ngokweCandelo le-16(2)(d) loMthetho kaMasipala wokwahlulwa kweSiza-2572, eVermont sibe yizahlulo ezi-2, ezizezi, iSahlulo A (±138m²) kunye neNtsalela (±8540m²). <u>Kwahlulahlula</u> Ukufakwa kwesicelo ngokweCandelo le-16(2)(d) loMthetho kaMasipala wokwahlulwa kweSiza-1496, eVermont sibe yizahlulo ezi-2, ezizezi, iSahlulo B (±72m²) kunye neNtsalela (±9417m²). <u>Ukudityaniswa</u> Isicelo ngokwemigaqo yeCandelo le-16(2)(e) loMthetho kaMasipala sokuhlanganisa iSahlulo B (±72m²) (inxalenye iSiza 1496, Vermont) ngeSiza 2631, eVermont (±3086m²) ukuyila iSahlulo C esitsha se-±3138m² ngokobukhulu. <u>Ukudityaniswa</u> Isicelo ngokwemigaqo yeCandelo le-16(2)(e) loMthetho kaMasipala sokuhlanganisa iSahlulo A (±138m²) (inxalenye iSiza 2572, Vermont) nge neNtsalela Siza 1496, eVermont (±9417m²) ukuyila iSahlulo D esitsha se-±9555m² ngokobukhulu. <u>Ukucandwa ngokutsha</u> Ukusetyenziswa ngokungqinelana neCandelo le-16(2)(a) loMthetho kaMasipala ukulungiselela ukucandwa ngokutsha kweSahlulo D esisandul' ukudalwa (±9555m²) sisuka kwindawo yokuHlala 1: iNdawo yokuHlala eNye (SR1) ukuya kuMmandla woCandelwana (SA). <u>Kwahlulahlula</u> Isicelo ngokwemigaqo neCandelo le-16(2)(d) loMthetho kaMasipala kulwahlulwa-hlulo lweSahlulo D esicitywayo (±9555m²) ukwenza oku kulandelayo: • 8 uMmandla wokuHlala 1: Indawo yokuhlala umntu omnye (SR1) iziza, • 6 uMmandla wokuHlala ngokuBanzi 1: iZindlu zeDolophu (GR1) iziza, • 1 uMmandla oVulekileyo wesi-2: iNdawo eVulekileyo yoLuntu (OS2) isiza; kunye • 1 uMmandla wezoThutho 2: Indlela nePaki (TR2) isiza. <u>Ukutenxa</u> NgokweCandelo le-16(2)(b) loMthetho kaMasipala ukucuthwa komjikelezo wesakhiwo kuzo zonke iziza ezizowunwe njengeZowuni yokuHlala ngokuBanzi 1: iZindlu zeDolophu (GR1) edibanayo zoMmandla wokuHlala 1: Indawo yokuhlala eNyenye (SR1) ukusuka kwisi-3,0m ukuya kwi-1,0m ukulungiselela iiyunithi zokuhlala ezintsha ezicitywayo. <u>Ukwabiwa kweGama lesitrato kunye namanani</u> NgokweCandelo lama-96 loMthetho kaMasipala wokunikezelwa kwamagama ezitalato (Wag-’n-Bietjie, Cork Oak kunye Koekoek Street) kunye neenombolo. <u>Ukusekwa koMbutho wabanini zindlu</u> NgokweCandelo lama-31 loMthetho kaMasipala wokuseka umbutho wabaninimzi. linkcukacha ezipheleleyo malunga nezi ziphakamiso zingentla ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwentsimbi ye-08:00 kunye ne-16:30 kwiCandelo: Ucwangciso lweDolophu noMhlaba, 16 Paterson Street, Hermanus nakwiphepha lewebhu likamasipala kweli khonkco lilandelayo https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ Naziphi na izimvo mazibhalwe phantsi kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngomhla okanye phambi kowama-18 EyoMsintsi 2026, kunye negama lakho, idilesi, iinkcukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuhlomla. Imibuzo ngomnxeba ingenziwa kuMcwangcisi weDolophu, uMnu. H. Olivier kule nombolo 028-3138900. UMasipala unokwala ukwamkela izimvo emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iCandelo: loCwangciso lweDolophu noMhlaba apho aya kuthi ancediswe ligosa likamasipala ekuqulunqeni izimvo zabo. <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 (yesicelo).</i>
Dr DGI O’Neill Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200 <i>Notice No / Kennisgewing nr / Inombolo yesaziso: 162/2026</i>		



1. Locality Plan

Remainder of Erf 1496 - Vermont, Remainder of Erf 2572, Vermont and Erf 2631, Vermont



Subject properties

Plan prepared by: Thian Jansen

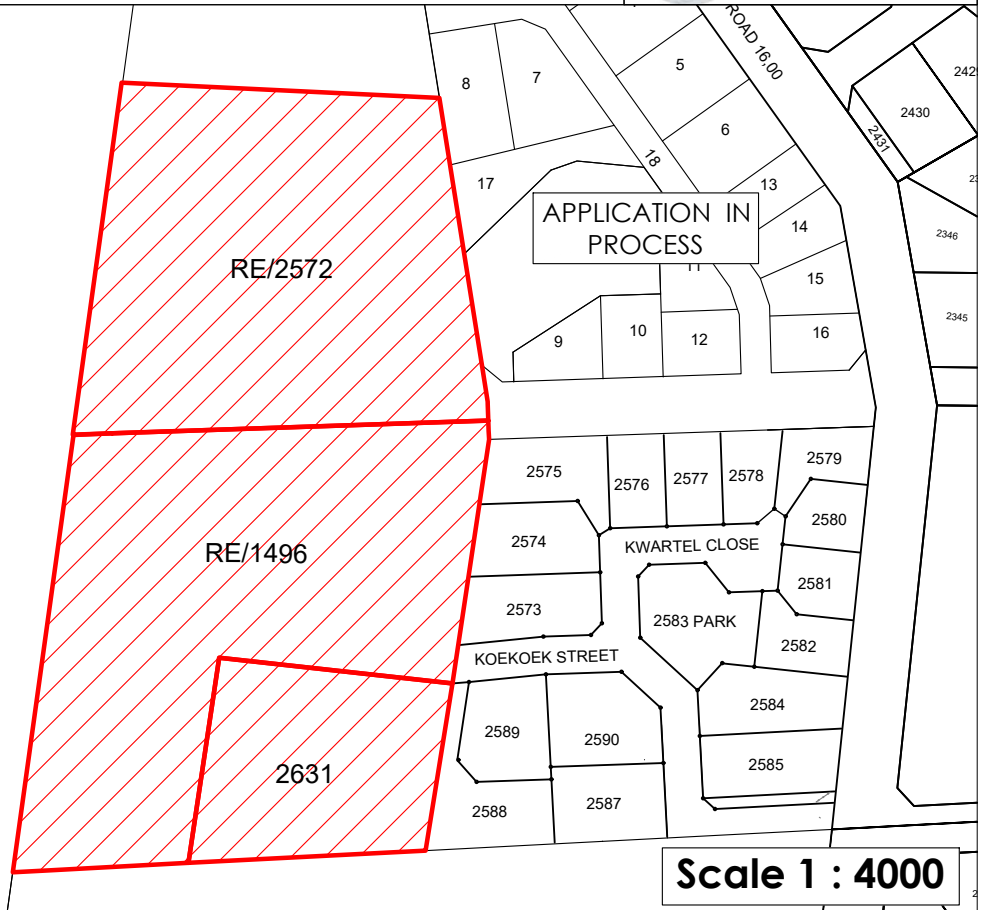
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Project Office
Town Planning & Project Management





**REMAINDER OF ERF 1496 VERMONT
REMAINDER OF ERF 2572 VERMONT
ERF 2631 VERMONT**

APPLICATION FOR SUBDIVISION, REZONING,
CONSOLIDATION, PERMANENT DEPARTURE, ALLOCATION
OF STREET NAMES AND ESTABLISHMENT OF AN OWNER'S
ASSOCIATION

Application prepared for:

1. Frikstiens (Pty) Ltd
2. PG & P Steere
3. Gerhardus Andre Roth & Alet Karien De Waal

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Submitted

May 2026 – VERSION 3



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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
OMSDF	Overstrand Municipality Spatial Development Framework, 2020

2. PROPERTY DETAILS

Erf Number	Remainder of Erf 1496, Vermont
Extent	1,0 ha
Current zoning	Residential Zone 1: Single Residential
Owners	Frikstiens (Pty) Ltd (Refer to Annexure A for the Power of Attorney).

Erf Number	Erf 2572, Vermont
Extent	9189m ²
Current zoning	Residential Zone 1: Single Residential
Owners	Peter Graham Steere & Petro Steere (Refer to Annexure A for the Power of Attorney).

Erf Number	Erf 2631, Vermont
Extent	3086m ²
Current zoning	Residential Zone 1: Single Residential
Owners	Gerhardus Andre Roth & Alet Karien De Waal (Refer to Annexure A for the Power of Attorney).

3. BACKGROUND AND INTENT

The properties are located between Lynx Avenue and the protected open space. Vermont is a coastal suburb and conveniently situated near Hermanus. Set between scenic mountains and the ocean, Vermont offers abundant birdlife, including frequent sightings of flamingos in the salt pan that fills after rainfall. The area also features a natural rock pool, generous green spaces, and a coastal pathway.

The remainder of Erf 1496, Vermont, is proposed for residential development, with access provided via the internal public roads of Vermont. This property was recently transferred and has been owned by the current owner since 2025. Once this application is approved, the site will accommodate a new residential development within its boundaries.

The owners of Erf 1494 Vermont, the remainder of Erf 1496 Vermont, and Erf 2572, Vermont, have agreed to contribute equally, one-third each, to a new public road. This road will provide access to the development of Erf 1494, Vermont, and to any future development on Erf 2572, Vermont. The same access will serve the proposed development on the remainder of Erf 1496 Vermont.



Figure 1: Locality the subject properties

Given its size, the proposed development is planned to provide a high standard of living for future residents. Importantly, the project is expected not only to stimulate economic growth in the Vermont area but also to help meet the increasing demand for housing in the Overstrand region as the population continues to grow.

4. PROCESS AND PROCEDURE TO ACHIEVE THE PROPERTY OWNER'S INTENT

4.1 PROPERTY EXTENTS

As mentioned, the Remainder of Erf 1496 Vermont and Erf 2572, Vermont had their panhandle sections subdivided to provide a better public access to the area. The sections that have been subdivided and are in the process of being registered, with the following extents:

Remainder of Erf 1496, Vermont	±9 489m ²
Erf 2572, Vermont (now Remainder of Erf 2572 Vermont)	±8 678m ²

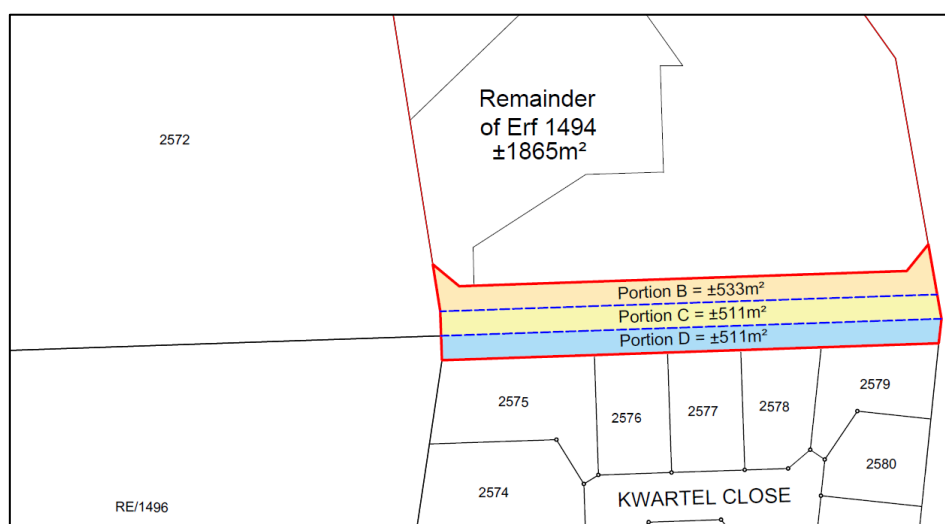


Figure 2: Public Road being created (Cork Oak Street)

4.2 PROJECT SUMMARY

The remainder of Erf 1496, Vermont (hereafter referred to as the subject property), measures approximately 9 489 m² (refer to 4.1 Property Extents). It is currently zoned Residential Zone 1: Single Residential and has been identified as a suitable area for densification.

This proposed development will consist of the following:

- 8 Single Residential erven;
- 6 General Residential erven;
- 1 Public Open Space; and
- 1 Public Road.

The subject property was historically subdivided to separate the existing dwelling from the vacant portion. At present, both properties obtain access from Lynx Road via a panhandle that is being developed into a public street to be named Cork Oak Street, as discussed above. As part of this process, the planned road is proposed to be extended to ensure continued access to both the remainder of Erf 1496 Vermont and the Remainder of Erf 2572 Vermont.

4.3 LAND ASSEMBLY APPROVALS REQUIRED

- a) To enable the extension of the road illustrated in Figure 2, it is proposed to subdivide a small portion of the Remainder of Erf 2572 Vermont and consolidate it with the Remainder of Erf 1496 Vermont. This consolidated area will form part of the proposed development and allow the extension of Cork Oak Street. This will allow access to the proposed development as well as Erf 2631, Vermont.
- **Subdivision** of Remainder of Erf 2572, Vermont into two (2) Portions, Portion A, ±138m² and the Remainder of Erf 2572 Vermont, ±8 540m²; (Refer to **Figure 3 and Plan 3 – Subdivision Plan (Remainder of Erf 2572 Vermont)**)

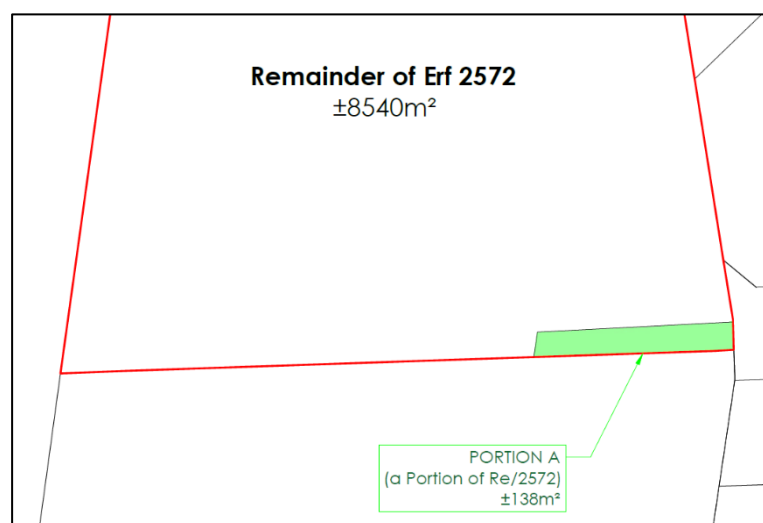


Figure 3: Proposed Subdivision of Remainder of Erf 2572 Vermont to extend Cork Oak Street.

- b) The second portion proposed for subdivision is a section of the remainder of Erf 1496 Vermont. Erf 2631 Vermont currently benefits from a registered 10m-wide right-of-way and services servitude over the remainder of Erf 1496 Vermont. This servitude is currently not in use, as the owners of Erf 2631 Vermont have an arrangement that permits access via Lynx Avenue over the remainder of Erf 1496 Vermont. The servitude route is presently obstructed by an existing boundary wall located on the neighbouring development.

It is proposed that the servitude be cancelled, as the proposed development will create public roads that gain access through the neighbouring development. Additionally, access to the proposed development will also be provided from Lynx Avenue via the newly created Cork Oak Street (Refer to **Figure 2**). After negotiations, the owners of the remainder of Erf 1496 Vermont and Erf 2631 Vermont agreed that the owner of Erf 2631 Vermont may retain some of the land up to the existing fence line, in exchange for the 10m right-of-way and services servitude to be formally cancelled.

There is an existing fence that encroaches slightly onto the Remainder of Erf 1496 Vermont. To regularise this situation, there is an encroached strip of land is proposed to be subdivided from the remainder of Erf 1496 Vermont and consolidated with Erf 2631, Vermont. This adjustment will align the cadastral boundary with the established fence line and remove any uncertainty regarding future ownership or maintenance responsibilities.

- **Subdivision** of the Remainder of Erf 1496 Vermont, $\pm 9\,489\text{m}^2$ (refer to 4.1 Property Extents) into two (2) Portions, Portion B, $\pm 72\text{m}^2$ and the Remainder of Erf 1496 Vermont, $\pm 9\,417\text{m}^2$; (Refer to **Figure 4 and Plan 4 – Subdivision Plan (Remainder of Erf 1496 Vermont)**)

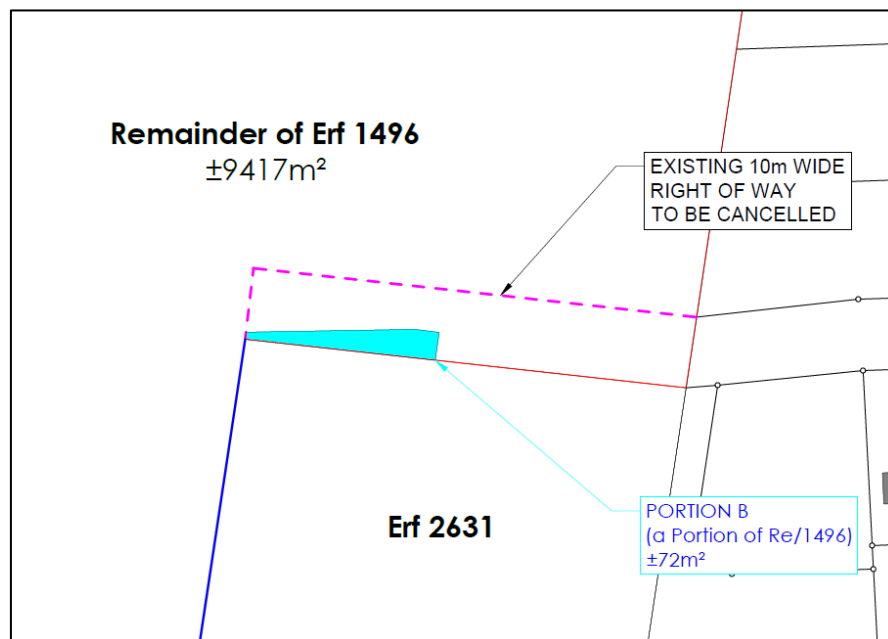


Figure 4: Proposed subdivision of the Remainder of Erf 1496 Vermont

- c) **Consolidation** of Portion A, $\pm 138\text{m}^2$ (Portion of Remainder of Erf 2572 Vermont) and the Remainder of Erf 1496 Vermont, $\pm 9\,417\text{m}^2$ to form Portion D, $\pm 9\,555\text{m}^2$; (Refer to **Plan 5 – Consolidation Plan**).
- d) **Consolidation** of Portion B (Portion of the Remainder of Erf 1496 Vermont), $\pm 72\text{m}^2$ and Erf 2631 Vermont, $\pm 3\,086\text{m}^2$ to form Portion C, $\pm 3\,158\text{m}^2$ (Refer to **Plan 5 – Consolidation Plan**).

Subdivisions	
Remainder of Erf 2572, Vermont ±8 678m ²	1. Portion A = ±138m ² 2. Remainder = ±8 540m ²
Remainder of Erf 1496 Vermont ±9 489m ²	1. Portion B = ±72m ² 2. Remainder = ±9 417m ²
Consolidations	
Portion A (Portion of Remainder of Erf 2572 Vermont) ±138m ² and Remainder of Erf 1496 Vermont ±9417m ²	Consolidated Portion D ±9 555m ²
Portion B (Portion of the Remainder of Erf 1496 Vermont) ±72m ² and Erf 2631 Vermont ±3086m ²	Consolidated Portion C ±3 158m ²

Remainder of Erf 2572	Consolidated Portion D	Consolidated Portion C
±8 540m ²	±9 555m ²	±3 158m ²

4.4 LAND DEVELOPMENT APPROVAL REQUIRED

The intention is to develop Consolidated Portion D (*the remainder of Erf 1496, Vermont*) to increase residential yield and deliver a scarce, high-value housing product to a housing market under significant pressure.

- **Rezoning** of the Consolidated Portion D, from Residential Zone 1: Single Residential to Subdivisional Area Zone (SA);

The proportional breakdown of each component of the proposed development, following the planned subdivision, is summarised in **Table 1** below.

<i>Table 1: Percentage of each component</i>			
Legend Colour	Zoning	Size (m ²)	Percentage
	Open Space Zone 2: Public Open Space	531	5.56%
	Residential Zone 1: Single Residential	4921	51.5%
	General Residential Zone 1: Town Housing	2125	22.24%
	Transport Zone 2: Road and Parking	1747	20.7%
Total		9369m ²	100,00%

The rezoning and subdivision of the subject property will align with the current development trend in Vermont by introducing a mix of smaller, more affordable residential opportunities into the housing market, while also providing standard-sized properties. To achieve the development intent the following is proposes:

- **Subdivision** of the Consolidated Portion D into eight (8) Residential Zone 1: Single Residential (SR1) erven, six (6) General Residential Zone 1: Town Housing (GR1) erven, one (1) Open Space Zone 2: Public Open Space (OS2) erf and one (1) Transport Zone 2: Road and Parking (Public) (TR2) erf in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;

4.4.1 Density

The Overstrand Municipal Spatial Development Framework (OMSDF) includes calculations of projected population growth for the Greater Hermanus area at various intervals, with the most recent projections extending to 2031. It remains, however, difficult to determine Vermont's specific housing need from this information. According to the OMSDF, the methodology used to estimate population growth was based on the Statistics South Africa 2011 Census and the 2016 Community Survey, with the 2016 figures serving as the baseline population (OMSDF, p. 28).

Tables 2 and 3 show the total number of dwelling units required across the Overstrand municipal area, together with the corresponding amount of additional developable land. The key difference between the two tables lies in the proposed residential density: the higher the density, the less land required to meet the projected demand.

<i>Table 2: Housing Need and estimated land area required (15du/ha)</i>		
Year	Overstrand Municipality Area	
	Total dwelling units (du) required	Estimated land area required
2011	6679	446
2016	9198	613
2021	12 231	815
2026	15 627	1042
2031	19 278	1285

Based on information obtained from the OMSDF (OMSDF, p28)

<i>Table 3: Housing Need and estimated land area required (20du/ha)</i>		
Year	Overstrand Municipal Area	
	Total dwelling units (du) required	Estimated land area required
2011	6679	336
2016	9198	460
2021	12 231	612
2026	15 627	781
2031	19 278	964

Based on information obtained within the OMSDF (OMSDF, p28)

No additional land was incorporated into the urban edge of the Hermanus West area during the 2020 review of the OMSDF, which has the implication that densification is intended to occur within the existing urban boundary. Vermont, Onrustvriër and Sandbaai are all regarded as part of the Hermanus West area. The proposed development will achieve a density of approximately 13,37 dwelling units per hectare, thereby maximising the permissible density and aligning with the higher-density scenario identified in Table 3, which requires less land for future development.

The proposed development will introduce 14 new residential properties, refer to *Figure 5*:

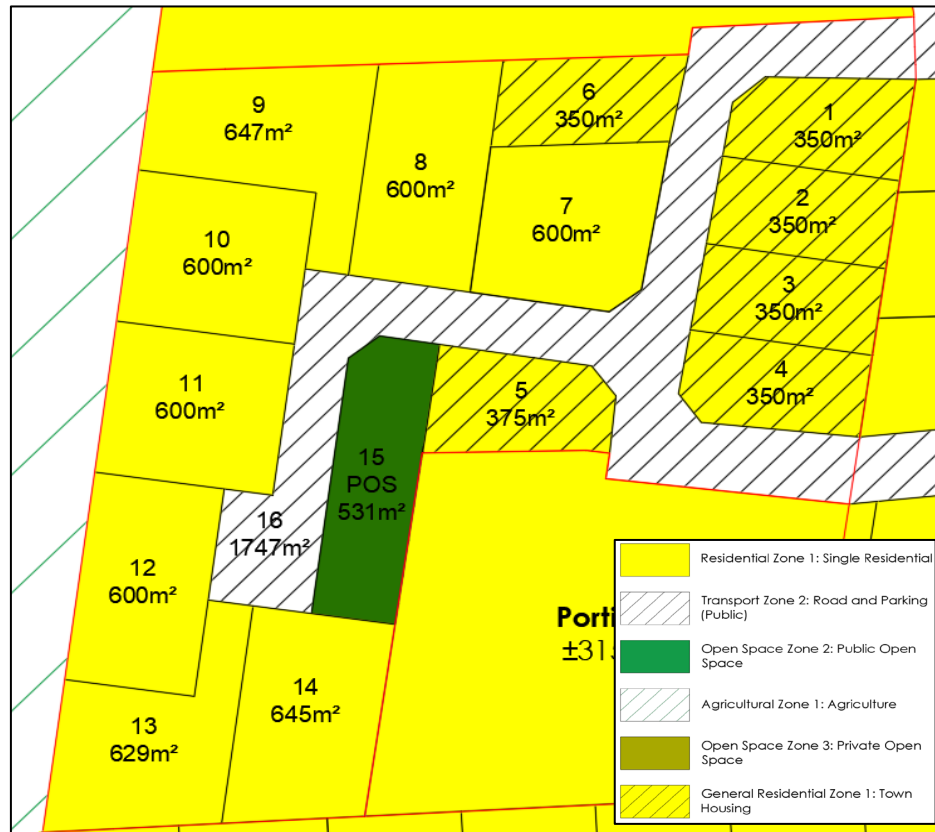


Figure 5: Proposed Development

4.4.2 Layout & Design

The layout of the development (see **Plans 7.1 and 7.2 – Subdivision Plan**) follows the natural shape of the property and positions the public open space to ensure it is easily accessible. This arrangement creates a distinctive setting in which the new properties overlook the open space, using it as a communal gathering area and a safe place for neighbourhood children to play.

The design has been carefully prepared to integrate with the surrounding development framework while providing efficient, easily accessible erven and accommodating potential future development in the immediate vicinity. A key determinant of the layout is the alignment of the internal road network to ensure seamless connection with the newly created Cork Oak Road and the existing Koekoek Street, thereby facilitating the future expansion of the Remainder of Erf 2572, Vermont.

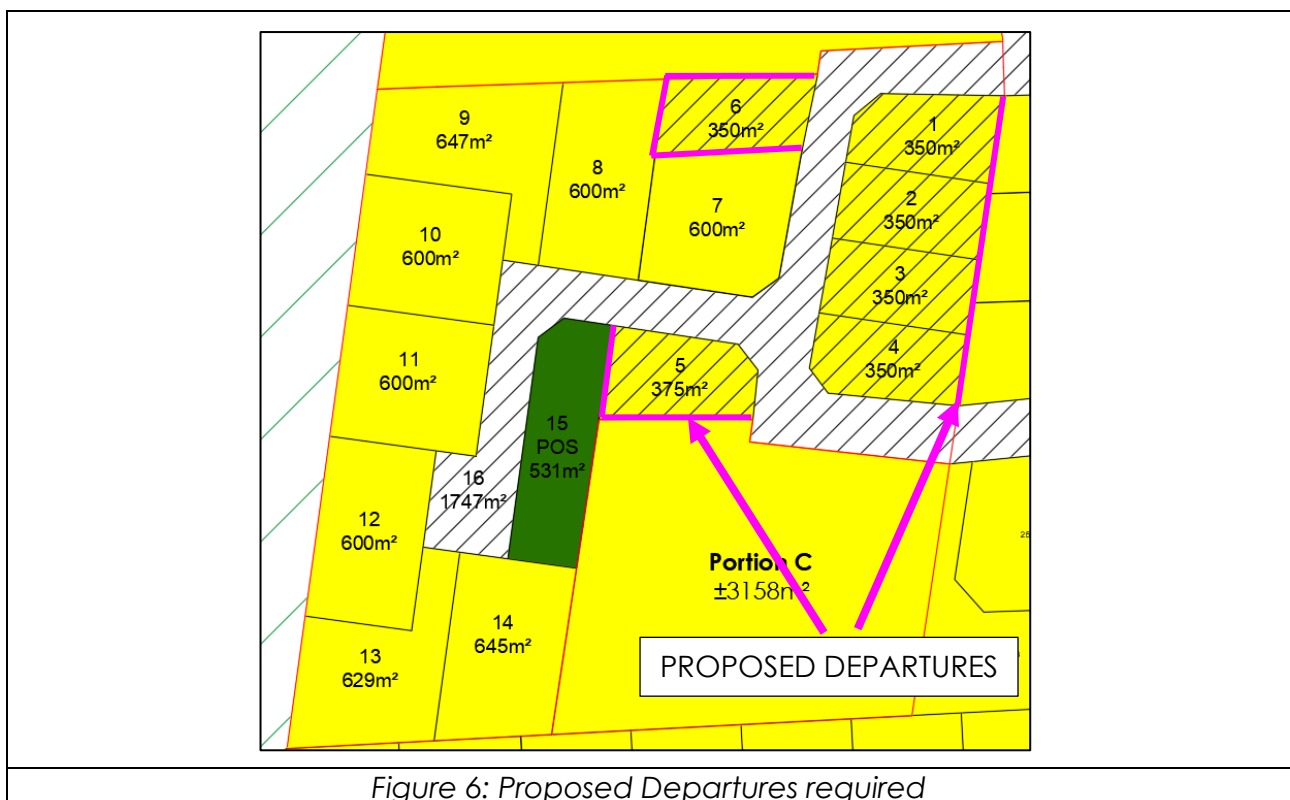
Each property is intended to accommodate a free-standing dwelling with front and rear gardens, offering mountain views and proximity to the open space. The open space itself will be functional, attractively landscaped, and available for public enjoyment. The proposed development will reflect the character of the approved neighbouring scheme and will adopt similar architectural elements. Refer to **Annexure C – Design Guidelines** for further details.

4.4.3 Building Line Encroachments

The proposal to enable the development of functional and practical dwelling units requires certain smaller townhouse erven to obtain a permanent departure from the prescribed building lines on the perimeter of the erven:

- Permanent departure in terms of Section 16(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

In terms of the Land Use Scheme, the perimeter building line for a townhouse development is 3.0 m. It is proposed that the erven zoned General Residential Zone 1: Town Housing, which adjoin properties zoned Residential Zone 1: Single Residential, be permitted to locate buildings 1.0 m from the perimeter of the townhouse properties. This departure will apply to all erven within the General Residential Zone 1: Town Housing component of the development. The figure below illustrates the proposed boundaries affected by the current 3.0m perimeter building line.



The owners may also propose garages that encroach on the 1.0 m side building line of the group housing erven and such encroachments are permissible under the Overstrand Municipality Land Use Scheme (OMLUS), which provides:

“A garage may be constructed at 0 m on one internal side boundary and 0m on the internal rear boundary, provided that the building does not occupy more than 50% of such internal side or rear boundary.”

All garages will comply with this provision, as none will occupy more than 50% of the relevant side or rear boundaries.

4.4.4 Establishment of a Homeowner's association

To ensure the proper management of the development once completed, a homeowners' association must be established in terms of Section 31 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

- Establishment of a homeowners' association in accordance with Section 31 of the above-mentioned By-Law.

It is recommended that a condition of approval require the submission of a Homeowners' Association Constitution for the municipality's approval.

4.4.5 Street names

Application is also made in terms of Section 96 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, for approval of the naming of streets within the development. The proposed street name and numbers are shown on the Street Name Plan (refer to **Plan 8**). The proposed name aligns with the existing theme of the surrounding area, which features a tree name.

The street naming continues the existing road network, with only one new street name required. To ensure compliance with the OMLUS, the proposed names do not reference any individual or historical figure and are consistent with the overall theme of the development. Refer to **Figure 7** for the proposed Street Name Plan (also attached as **Plan 8**).

- **Allocation of street names** in terms of Section 96 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

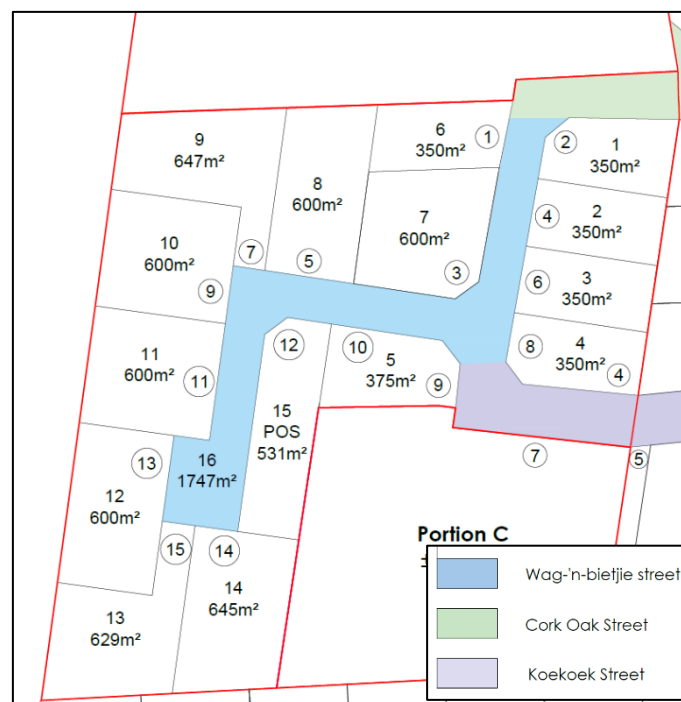


Figure 7: Proposed Street name plan

5. LAND USE ENVIRONMENT

A detailed analysis of the Locality and Zoning Plans (refer to **Plan 1 – Locality Plan** and **Plan 2 – Status Quo Zoning Plan**) indicates that the subject property occupies a prime position between approved residential developments and adjacent to the nature reserve. Its strategic location provides several advantages, including close proximity to the main distributor road leading to Hermanus. This ensures convenient accessibility and enhances the site's suitability for residential development.

The property is accessed through Vermont, which offers convenient access to a range of local amenities that would benefit from the proposed development, including the OK Mini Mart, veterinary services, and local restaurants. In addition, Vermont's direct access to the coastline serves as a significant attraction, offering residents easy access to the beach and coastal amenities. The surrounding coastal environment supports a variety of outdoor recreational activities such as surfing, fishing, and whale watching, all of which would be readily accessible from the site.

In summary, the property's location represents a substantial advantage for prospective developers and investors. Its proximity to key transport routes, local services, and coastal recreation areas makes it an appealing opportunity within one of South Africa's most desirable coastal regions.

6. TITLE DEED

Attached as **Annexure B** copies of the title deeds that were scrutinized.

Remainder of Erf 1496, Vermont	T17131/2025
Erf 2572, Vermont	T15531/2023
Erf 2631, Vermont	T34274/2025

It was found that there are no restrictive title deed conditions that could potentially hinder approval of the proposal. There are therefore no legal impediments in place that could limit the proposed scope of the project.

There is however a condition, Condition G in each of the title deed that need to be addressed:

"ONDERWORPE aan die volgende voorwaarde opgelê deur en ten gunste van die Overberg Streekdiensteraad tydens goedkeuring van die onderverdeling van Erf 934 Vermont, vervat in Transportakte Nr T2832/1990, naamlik:

"The above property shall not be subdivided without the approval of the Overberg Regional Services Council"

The authority of the Overberg Regional Services Council now vests with the Overstrand Municipality since 2000. Should the Overstrand Municipality find the application to be compliant and approve the proposal for subdivision it would have received the approval required in terms of the title deed condition G.

7. ZONING

The following zoning parameters were assessed in conjunction with SR1, GR1, TR2 and OS2, OMLUS zonings as this is a relevant consideration in terms of Section 66 (1)(q) of the OM By-Law:

RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL			
	Parameters	Proposal	Comply/ deviate
Primary use	Crèche, Dwelling House , Guest Rooms, Home Occupation, Second Dwelling Unit and Self-Catering.	Dwelling House & Second Dwelling Unit	Comply
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%	Residential designs have not been finalised, but the proposals will not exceed the allowable development parameters set out by the OMLUS. Refer to Annexure C –Design Guidelines .	
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) & (ii) All OMLUS development parameters will be complied with.	
Height	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.	Residential designs have not been finalised, but the proposals will not exceed the allowable development parameters set out by the OMLUS.	
Garages and carports	Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2.	All OMLUS development parameters will be complied with.	Comply

GENERAL RESIDENTIAL ZONE 1: TOWN HOUSING (GR1)			
	Use of the property	Proposal	Comply/ deviate
Primary use	Town Housing , Private Road and Private Open Space	Town Housing	Applied for and motivated
Consent uses which may be applied for	Crèche, Day Care Centre, Dwelling House in accordance with 6.1.2, Flats, Green House, Home Occupation, Residential Building, Retirement Village and Tourist Accommodation.	N/A	Comply
Development Parameters			
Density	i. The maximum gross density in this zone is 35 units a hectare. ii. A minimum erf size of 3000 m ² is applicable for densification.	(i.) & (ii.) The subject property has an extent of 9555m ² . The result if the maximum density is applied is 0,9369 x 35 units per hectare = 33,44 units that may be allowed in terms of the zoning. A total of 14 dwelling units are proposed, which equates to a density of 13,37ha dwelling units per hectare.	Comply
Coverage	The maximum coverage for all buildings on the land unit is 65%.	Residential designs have not been finalised, but the proposals will not exceed the allowable development parameters set out by the OMLUS. Refer to Annexure C – Design Guidelines.	Comply
Height	The maximum height of a building (other than flats), measured from the base level to the top of the structure, is 8,0 m, provided that the maximum height for flats, measured from the base level to the top of the structure, is 9,0 m.	As previously mentioned, designs have not been finalised, but the development parameters will be adhered to.	Comply

Building lines on the <u>perimeter</u> of a town housing development	i. The building line on the perimeter of the property is 3,0 m; and ii. The general building line exemptions of 16.1 apply.	i. A departure from the 3m building line to 1m on the perimeter is applied for	Deviate Applied for
Building lines <u>within</u> the town housing site	i. The street building lines on internal roads are 1,0 m, provided that garages must be set back at least 5,0 m from the road kerb; ii. The lateral and rear building line is 1,0 m; iii. A garage may be constructed at 0 m on one internal side boundary and 0 m on the internal rear boundary, provided that the building does not occupy more than 50% of such internal side or rear boundary; and iv. The general building line exemptions of 16.1 apply.	i. Comply ii. Comply iii. Comply iv. Not applicable	Comply
Parking	i. Parking and access shall be provided on the land unit in accordance with 17.1; and ii. Parking may be provided at the group house concerned, or form part of a communal parking or a combination of the two.	The prescribed parking will be provided on each individual property.	Comply
Internal roads	The minimum internal road reserve width is 8,0 m, provided that the Municipality may require a greater road reserve width where it is of the opinion that the vehicular use or length of the road requires a greater road reserve width.	The internal roads will be a minimum of 8.0m.	Comply
Flats within a town housing development	a) Flats, if provided, must form an integrated component of the town housing development, and the development parameters for town housing apply, provided that; 1. the total floor area of flats shall not exceed 60% of the total floor space of all buildings on the town housing site; and 2. the open space requirements for town housing units in a town housing site apply.	N/A	N/A



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Day care centre	The provisions of Chapter 16.10 apply.	N/A	N/A
Home occupation	The provisions of Chapter 16.10 apply.	N/A	N/A
Site development plans	The Municipality may require that a site development plan be submitted for approval in accordance with Chapter 16.3.	N/A	N/A
Open space provision	The following requirement to the satisfaction of the Municipality is applicable: Communal open space of at least 10% of the whole property must be provided as outdoor recreational/garden areas as one functional space.	A total of 5,55% of the entire property will be open space, which is 24.98% of the General Residential portion of the development.	Comply

OPEN SPACE ZONE 2: PUBLIC OPEN SPACE (OS2)			
	Use of the property	Proposal	Comply
Primary uses	Public Open Space	Public Open Space	Comply
Consent uses	Cemetery, Environmental Facilities, Recreational Facilities, Tourist Accommodation, Tourist Facilities, Transmission Apparatus (Subject to the provisions of chapter 16.10), Urban Agriculture, Utility Services and any other related uses permitted by the Municipality.	N/A	N/A

Development Parameters

- a) A site development plan must be submitted in terms of 16.3 to the satisfaction of the Municipality. – **N/A**
- b) The Municipality may require an environmental study and/or environmental management plan in terms of 16.4. – **This is noted, there are triggers in terms of NEMA.**
- c) Prior to the approval of any building plans or engineering services, the Municipality must determine the development parameters that apply when:
- i) the zoning of a land unit to this zone is approved;
 - ii) any environmental impact report is considered;
 - iii) any environmental management plan is considered; and
 - iv) any site development plan is approved. – **This is noted**
- d) No structure shall be erected, or use practised except such as is compatible with the “private open space” as defined. – **No additional structures will be built on the public open spaces.**
- e) Structures/buildings may be erected with the written consent of the Municipality, should the Municipality deem it necessary, provided that the Municipality may impose conditions relating to design, architecture and development parameters.



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TRANSPORT ZONE 2: ROAD AND PARKING (TR2 B)			
	Use of the property	Proposal	Comply/ deviate
Primary use	Public Road and Public Parking	Public Road and Public Parking	Comply
Consent uses which may be applied for	Informal Trading (subject to the provisions of Chapter 16.10), Transmission Apparatus (subject to the provisions of Chapter 16.10) or any other uses determined by the Municipality, provided that: - such other use does not detract from the transport use as the predominant use; and - the property shall be rezoned if the other use constitutes a significant and permanent change from the primary use and if this land use scheme provides a more suitable alternative.	N/A	N/A
Development Parameters			
Deemed zoning	Any public road and/or street or any portion of land indicated as a public road on an approved subdivision plan that has not lapsed shall be deemed to be zoned as Transport Zone 2 B: Public Road.	N/A	N/A
Construction and deposit of materials	Except when written permission was acquired from the Municipality and requirements of the Municipality adhered to, no person may: - construct a private crossing, bridge or culvert onto or across a public street; - construct or lay a sidewalk on a public street; - construct a veranda, stoep, wall, steps or other projection in or over a public street; or - deposit or leave any goods, articles, building materials or waste in a public street, other than for a reasonable period of time during the course of loading, off-loading or removal of these goods, articles, building materials or waste.	N/A	N/A

8. NOTIFICATION OF INTEND TO DEVELOP (NID)

A Notice of Intent to Develop (NID) was submitted to Heritage Western Cape in terms of Section 38 of the National Heritage Resources Act, which contains the following provisions:

"Heritage resources management
38.

(1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as—

- a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;*
- b) the construction of a bridge or similar structure exceeding 50 m in length;*
- c) any development or other activity which will change the character of a site*
 - i. **exceeding 5 000 m² in extent;** or*
 - ii. involving three or more existing erven or subdivisions thereof; or*
 - iii. involving three or more erven or divisions thereof which have been consolidated within the past five years; or*
 - iv. the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;*
- d) the re-zoning of a site exceeding 10 000 m² in extent; or*
- e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority,*

The Record of Decision was obtained from Heritage Western Cape, refer to **Annexure E**.

9. SERVICES

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

Electricity

The proposed development of the subject property includes the provision of essential services, including electricity. Electricity in the area is supplied directly by Eskom. The implementation of the development is not expected to have any adverse impact on the existing service capacity or supply levels in the area.

Water and Sewage

The proposed development of the subject property will connect to the existing water and sewerage networks provided by the Overstrand Municipality. The property owners will be required to pay bulk services contributions to the municipality to support upgrades to the bulk infrastructure in the surrounding area, thereby ensuring that the development is adequately serviced.

To confirm the availability of sufficient water and sewerage capacity, the property owners appointed GLS Consulting to prepare a Bulk Services Availability Report for the subject property (refer to **Annexure D – Bulk Services Availability Report**). The report concludes that adequate capacity exists to accommodate the proposed development; however, certain upgrades to the bulk infrastructure will be necessary. These upgrades will be financed through the bulk services contributions payable by the developer.



Solid Waste

The proposed development will be connected to the public street network. Each dwelling house will keep their solid waste on site and place it outside on collection days for the municipal refuse trucks to collect.

Access and Egress

Access to and egress from the property are currently obtained via the public street, Lynx Avenue. The proposal is to continue access via the newly created Cork Oak Street, which will branch off into a new Wag-'n-Bietjie street. Additionally, the development will also be accessible from the existing Koekoek Street.

The existing road network is considered sufficient to accommodate the anticipated traffic generated by the proposed development. As such, no significant upgrades or modifications to the surrounding road infrastructure are required.

10. ENVIRONMENTAL CONSIDERATIONS

Lornay Environmental Consulting has been appointed to ensure that the proposed residential development complies with the regulations promulgated under the National Environmental Management Act (NEMA). The main objective is to conduct a NEMA Environmental Impact Assessment Applicability Checklist, which was concluded and confirmed that there are no triggers in terms of NEMA. Refer to **Annexure F** - Environmental Feedback – Not Listed.

11. NEED AND DESIRABILITY

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

Need and desirability.

The need for the land use application was a result of addressing all the land use requirements and ensuring the property may meet the development requirements which the property owners are proposing. To achieve this, the property owner is required to apply for the rezoning and subdivision of the property.

Socio-economic impact	The socio-economic impact of a residential development refers to the potential impacts it may have on the social and economic aspects of the surrounding area. This includes factors such as population growth, employment opportunities, income levels, housing affordability, property values, and demand for local services and amenities, including schools, shops, and healthcare facilities. The proposed development is expected to generate employment during both the construction and operational phases, increase the municipal tax base, and contribute to local economic growth as additional residents occupy the area. By providing a range of residential opportunities,
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	the development will also help address housing demand in the region.
Compatibility with surrounding uses	The proposed residential development is highly compatible with the surrounding area, as it represents a natural extension of existing land uses and activities. The design and scale of the development have been planned to integrate seamlessly with neighbouring properties and the established community.
Impact on the external engineering services	Refer to Section 9 of this report for a detailed assessment of the impact on external engineering services, including water, sewerage, and electricity.
Impact on safety, health and wellbeing of the surrounding community	The proposed development is not expected to adversely impact on the safety, health, or overall wellbeing of the surrounding community. On the contrary, the development may offer several indirect benefits, such as increased population density, which could encourage further local development, stimulate the provision of new amenities, and enhance the vibrancy of the area.
Impact on heritage	The subject property is not listed in the Overstrand Municipality Heritage Register, and no heritage resources are expected to be affected by the proposed development.
Impact on the biophysical environment	While the proposed development is not anticipated to have negative impacts on the biophysical environment, an environmental consultant has been appointed to ensure that all potential environmental considerations are addressed, as detailed in Section 10 of this report.
Traffic impacts, parking, access and other transport related considerations	Refer to Section 9 of this report for a detailed assessment of traffic impacts, parking arrangements, access, and other transport-related matters.

Impact on views, sunlight and character of the area

An assessment of the surrounding context indicates that the majority of neighbouring properties are either existing single residential erven or are planned for such development. The proposed development, comprising 14 additional residential erven, aligns with the vision for densification and residential growth in the area. Given this context, it is unlikely that the development will have a significant negative impact on the views or character of the neighbourhood. Instead, it is designed to integrate harmoniously with the existing landscape and to remain consistent with the overarching vision for residential expansion in the region.

Views

The development will be constructed in accordance with the parameters set out in the OMLUS. Consequently, it is not expected to adversely affect the views of surrounding properties. On the contrary, the layout and design provide opportunities for residents to enjoy enhanced and attractive views of the surrounding landscape.

Sunlight

The proposed development complies with all relevant development parameters prescribed by the OM. It is therefore not anticipated to negatively impact sunlight access

to neighbouring properties, ensuring that existing dwellings continue to receive adequate natural light.

Character

The developers place great emphasis on preserving the character and aesthetic quality of the broader Vermont area. The design of the proposed development has been carefully considered to ensure it integrates seamlessly with the surrounding environment and complements the character of adjacent developments.

A detailed review of nearby developments has informed the design, ensuring that the proposed development will not appear incongruous or visually intrusive. Architectural elements, building heights, and layout have been carefully calibrated to maintain the area's existing character. The proposed design guidelines for the development further reinforce this approach, ensuring that the development contributes positively to the streetscape and the overall visual cohesion of the neighbourhood.

The proposed development is consistent with the character, scale, and vision for the area. It is designed to integrate with the surrounding environment while providing an enhanced residential experience through thoughtful design, improved views, and well-planned open spaces.

Economic impact

The proposed development is anticipated to have significant economic benefits for both the surrounding area and the Overstrand Municipality, in the short and long term.

During the construction phase, the development will create employment opportunities for local residents in Vermont and the broader Hermanus area. This will generate income for a number of individuals and provide a direct boost to the local economy.

In the long term, the development is expected to have a positive economic impact by increasing rates and taxes payable to the Overstrand Municipality. The additional revenue generated will contribute to municipal finances, supporting the provision of improved services and infrastructure for the community.

The development is also projected to attract approximately 42 new residents to the Hermanus area, based on an average of three persons per dwelling unit. These residents will support the local economy through expenditure on goods and services, including food, fuel, restaurants, and repairs, thereby further stimulating economic activity in the region.

In summary, the proposed development will create construction-related employment, generate additional municipal revenue, and attract new residents, all of which will have a positive and lasting effect on the local economy.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal which leads to the devaluation or foregoing valued land use rights of interested and affected parties when an application is approved.

However, the proposed development in Vermont is not expected to negatively impact any surrounding landowners. In fact, the development is aligned with the plans for the new urban area and is seen as a starting point for future expansion. By meeting the projected



housing demand, the development will enable the local municipality to fulfil its obligations and ensure that the needs of the community are met.

Impact on heritage

The subject property is not listed in the OM Heritage Register. It was also confirmed that the development will not have an impact on heritage resources, refer to **Annexure E**.

12. COMPLIANCE WITH POLICIES AND REGULATIONS

12.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is not located in any Environmental Protection Overlay Zones.

12.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

Significate landscape

The subject property is situated within the Heritage Protection Overlay Zone (HPOZ), specifically within the 'Significant Landscape' zone. It is anticipated that the proposed subdivision and rezoning of the subject property will not have any impact on the HPOZ.

To ensure compliance with the HPOZ and facilitate consideration of this application, certain aspects must be addressed in accordance with the Overstrand Municipality Heritage Protection Overlay Zone Regulations, 2020:

Sections 20 – 22

20. The Overstrand Municipality By-Law on Municipal Planning, 2020, applies to all applications, processes, and decisions contemplated in these regulations.

21. In considering an application for written consent to undertake an activity within the HPOZ, the Municipality may require any information it deems necessary to make an informed decision.

22. Such information may include, but is not limited to:

- 22.1 Statements of significance;
- 22.2 Heritage research;
- 22.3 Photographs, including contextual photographs;
- 22.4 Results of public consultation;
- 22.5 Impact assessments; and
- 22.6 Comments from affected and interested parties.

Statements of Significance

The proposal involves only the subdivision and rezoning of the subject property. It is not anticipated that these changes will affect the heritage significance of the property.

Heritage Research

No specific heritage research has been conducted for the purposes of this application, as the proposed development does not involve alterations to existing structures or features of heritage value.

Photographs, Including Contextual Photographs

An aerial map of the subject properties has been included in this application (refer to **Plan 1**).

Results of Public Consultation

A public participation process will be undertaken in accordance with municipal requirements. Any comments received regarding heritage matters will be addressed appropriately.

Impact Assessments

No environmental and heritage impact assessments will be undertaken as Annexure E and F confirms there are no triggers in terms of heritage and environmental impact.

Comments from Affected and Interested Parties

The application will be circulated to all interested and affected parties, allowing them to provide comments in accordance with statutory procedures.

12.3 Spatial Planning Policies

The consistency of this proposed development with the applicable spatial development policies will herewith be illustrated. The spatial policies which are pertinent to the submitted proposal are the following:

PSDF
The PSDF is a product of a provincial inter-departmental and inter-governmental collaboration under the guidance of the inter-departmental steering committee in collaboration with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision that is intended to inform spatial development patterns in urban and rural areas in the province. Throughout the PSDF the importance of developing integrated and sustainable settlements as an objective of the framework is highlighted. The PSDF also provides a settlement agenda which addresses the full spectrum of Western Cape settlements irrespective of their size from metropolitan Cape Town to the smallest hamlets.
OMSDF
The Municipal Spatial Development Framework is a sectoral component of the IDP (Integrated Development Plan) that, in terms of the MSA (Municipal Systems Act), is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, cities, towns and residential areas.

The PSDF and OMSDF are frameworks to be interpreted on a local level. National policies, such as the National Development Plan, National Spatial Development Frameworks etc. provide guidelines on several important aspects which includes human settlements. To focus on provincial and local policies, will ensure alignment with the above-mentioned higher hierarchy of legislation and policies.

12.3.1 PSDF

To ensure the proposed residential development is in line with the Provincial settlement policy objectives within the PSDF, the proposed development was evaluated in terms of the policy objectives.

Provincial settlement policy objective	Alignment of the proposal with the policy objectives.
Protect and enhance sense of place and settlement patterns	The proposed development is situated between recently approved and existing residential developments, enhancing the sense of place by filling in the remaining gaps within the area. This approach aligns with the densification strategy for Vermont. Careful consideration was given to integrating the development into the existing urban fabric, providing future residents with convenient access to the full range of amenities available in the area. This objective has been achieved through the strategic selection of the development site and the layout, ensuring that residents will enjoy easy connectivity to the surrounding neighbourhood. Furthermore, the development promotes wellbeing by creating a thoughtfully planned residential environment that complements the existing settlement pattern.
Improve accessibility at all scales	The subject property benefits from excellent accessibility via the main distributor routes in the area. The proposed development has been designed to integrate seamlessly with the broader Vermont area, forming part of the extended urban structure while ensuring convenient access to larger towns and cities, including Hermanus and Cape Town.
Promote an appropriate land use mix and density in settlements	The primary land use of the proposed development is residential. The layout incorporates strategically placed open space, providing residents with direct access to nature while maintaining an appropriate density that aligns with the objectives of the OMLUS and the broader densification strategy for the area.
Ensure effective and equitable social services and facilities	Hermanus serves as a regional service centre, as indicated by the PSDF. It is therefore essential that residents of the proposed development have adequate access to the services and facilities located in the town. The development is well-connected via existing road networks, which are currently being upgraded to accommodate increased traffic and ensure efficient and equitable access to social amenities.

12.3.2 OVERSTRAND MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (OMSDF)

The OMSDF is guided by national, provincial, and municipal planning legislation, policies, and strategic plans, including SPLUMA, LUPA, the By-Law, the PSDF, and the IDP. The OMSDF provides guidance on appropriate spatial development, land use management, and urban growth within the municipal urban edge. It was prepared through consultation with

state departments and the public, offering a shared spatial vision that developments are encouraged to align with.

The OMSDF incorporates principles and objectives from the PSDF and the National Development Plan to ensure that development proposals contribute to sustainable urban growth. The proposed residential development has been designed in accordance with the OMSDF to meet policy requirements and respond to the increasing demand for housing in the Overstrand, including the Vermont area. Tables 2 and 3 provide an indication of projected population growth across the municipality.

Vermont forms part of the Greater Hermanus area and is included within the Hermanus West designation, alongside Onrustvler and Sandbaai. The OMSDF notes (p. 225) that:

“No new urban development areas / urban edge amendments are proposed for Hermanus West.”

This means that new development must occur within the existing urban boundary, with densification measures used to accommodate the growing population. The current proposal seeks to provide 14 additional dwelling units within the designated boundaries of the subject property, consistent with this densification approach. The projected population growth informing this proposal is based on the data presented in Table 2.7 of the OMSDF (p. 25).

While 14 dwellings constitute a relatively small proportion of the overall housing demand in Hermanus, initiating development now is important to prevent future pressure on the housing market. Early implementation also safeguards potential external investment opportunities associated with population growth and development.

In summary, the proposed increase in residential opportunities aligns with the OMSDF's objectives for sustainable urban development. It optimises land use, promotes compact, higher-density communities, and allows additional residents to enjoy the area's amenities, all while limiting the need for further urban expansion beyond the current urban edge.

12.3.3 OVERSTRAND MUNICIPAL SPATIAL GROWTH MANAGEMENT STRATEGY, 2010 (OMGMS)

On 27 May 2020 the Municipal Council adopted the OMSDF, and in the same instance rescinded the following:

- Overstrand Municipal Spatial Growth Management Strategy, 2010;

The OMGMS was rescinded in 2020 and although it has no legal standing, the document is still utilised as a guideline document. The subject property is located within Planning Unit 1 which occupies the majority of Vermont and Onrus, and it borders Planning Unit 2, refer to Figure 8:



Figure 8: Extract of the OGMS (West Hermanus)

The proposal aims to align the property and the proposed development with the adjacent properties that have been approved or developed. The intention behind the proposed development is not to increase the area's density but rather to match the existing density of the surrounding properties, ensuring alignment with the overall neighbourhood.

13. PLANNING PRINCIPLES

Chapter 2 of SPLUMA sets out five uncompromisable planning principles, which must guide every development application. The following principles are particularly relevant to the current proposal:

Spatial Justice

Spatial justice in the context of land use planning involves ensuring that proposals do not perpetuate apartheid-era spatial imbalances. The proposed development aligns with this principle by providing additional housing options within the Vermont/Hermanus area, without reinforcing existing inequalities.

Furthermore, the development is strategically positioned close to the existing urban centre, ensuring accessibility for all members of the community, regardless of socio-economic status.

Spatial Sustainability and Efficiency

Spatial sustainability seeks to promote the creation of viable communities that can thrive in the long term. In this instance, the proposed development aims to enhance the economic potential of the Vermont area by making full use of the subject property. As outlined in Section 11 of this report, the development is expected to generate both short- and long-term economic benefits, including construction employment and additional rates and taxes payable to the Overstrand Municipality.



The development's location provides convenient access to Hermanus and local amenities, supporting the sustainability of the community. By increasing housing options in a desirable location, the proposal promotes sustainable urban growth and reduces the need for further urban sprawl. This, in turn, can alleviate congestion and help preserve natural areas outside the urban edge. Overall, the proposal is consistent with the principles of spatial sustainability and efficiency, promoting the long-term viability of the Hermanus community.

Spatial Resilience

The proposed development is consistent with all relevant spatial planning policies and Overstrand Municipality regulations, demonstrating spatial resilience. As detailed in Section 12 of this report, the proposal aligns with higher-order policies and legislation, ensuring it is robust and defensible within the broader planning framework.

Good Administration

The Overstrand Municipality has a strong track record of good administration, particularly regarding public participation. Public engagement is a key component of the land use planning process, allowing affected stakeholders to provide input, raise concerns, and offer suggestions that may enhance the outcome. All comments received will be reviewed and addressed appropriately to ensure a balanced and transparent decision-making process.



14. CONCLUSION

After a thorough analysis of the subject property and assessment of the proposed development, it is clear that the application aligns with the relevant policies, legislation, and planning frameworks, including SPLUMA, LUPA, and the Overstrand Municipality Land Use Scheme. The proposed development is not only consistent with the OMSDF but also responds directly to the pressing housing demand in the Vermont area.

The development is strategically located within the existing urban edge, promoting densification in accordance with national and municipal planning objectives. It optimises the use of available land while maintaining the character and visual amenity of the area, ensuring that views, sunlight, and the overall sense of place are preserved. The proposed land uses are compatible with surrounding developments and are not considered undesirable in the context of the neighbourhood.

In terms of SPLUMA principles, the proposal demonstrates spatial justice by providing additional housing opportunities accessible to a broad cross-section of the community. It promotes spatial sustainability and efficiency by making optimal use of serviced land within the urban edge, reducing pressure for urban sprawl and supporting compact, well-connected communities. The development is resilient, complying with all relevant planning policies, and reflects good administration through adherence to statutory public participation processes.

Economically, the proposed development is expected to generate both short- and long-term benefits, including construction employment, increased municipal rates and taxes, and the attraction of new residents who will contribute to the local economy. Socially, the development will provide safe, accessible, and well-designed residential opportunities, enhancing the overall wellbeing of the community.

In conclusion, the proposed development represents a desirable, responsible, and sustainable land use. It aligns with the objectives and principles of SPLUMA, LUPA, and the OMSDF, contributes positively to the economic and social fabric of Vermont and Hermanus, and addresses the identified need for housing within the region. For these reasons, it is strongly recommended that the application be approved.

15. RECOMMENDATION

- 15.1 Subdivision** of Remainder of Erf 2572, Vermont into Two Portions, Portion A, $\pm 138\text{m}^2$ and the Remainder of Erf 2572 Vermont, $\pm 8\,540\text{m}^2$ in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 15.2 Subdivision** of the Remainder of Erf 1496 Vermont, $\pm 9\,489\text{m}^2$ into Two Portions, Portion B, $\pm 72\text{m}^2$ and the Remainder of Erf 1496 Vermont, $\pm 9\,417\text{m}^2$ in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 15.3 Consolidation** of Portion B (Portion of the Remainder of Erf 1496 Vermont), $\pm 72\text{m}^2$ and Erf 2631 Vermont, $\pm 3086\text{m}^2$ to form Portion C, $\pm 3138\text{m}^2$ in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;



CONCLUSION AND RECOMMENDATION

- 15.4 Consolidation** of Portion A (Portion of Remainder of Erf 2572 Vermont), $\pm 138\text{m}^2$ and the Remainder of Erf 1496 Vermont, $\pm 9417\text{m}^2$ to form Portion D $\pm 9555\text{m}^2$, in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 15.5 Rezoning** of the Consolidated Portion D, from Residential Zone 1: Single Residential to Subdivisional Area Zone (SA) in terms of Section 16(2)(a) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 15.6 Subdivision** of the Consolidated Portion D into eight (8) Residential Zone 1: Single Residential (SR1) erven, six (6) General Residential Zone 1: Town Housing (GR1) erven, one (1) Open Space Zone 2: Public Open Space (OS2) erf and one (1) Transport Zone 2: Road And Parking (Public) (TR2) erf in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 15.7 Permanent Departure** in terms of Section 16(2)(b) of the Overstrand Municipality: By-Law on Municipal Land Use Planning, 2020;
- 15.8 Allocation of street names** in terms of Section 96 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- 15.9 Establishment** of an owner's association in terms of Section 31 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

ERF 1496 | VERMONT

VERMONT | HERMANUS | 7201

2026

ARCHITECTURAL & DEVELOPMENT DESIGN GUIDELINES



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1. INTRODUCTION

1.1. PURPOSE AND INTENT

These Architectural and Development Design Guidelines aim to establish a coherent architectural character for the ERF 1496 development in Vermont, Hermanus. The guidelines take reference from the Cape Vernacular architecture typical of the surrounding area and seek to ensure harmonious, high-quality built form throughout the development.

These guidelines are supplementary to the requirements of the Overstrand Municipality, the National Building Regulations (NBR), and any applicable zoning or land-use legislation. Where discrepancies arise, municipal regulations take precedence.

The ERF 1496 Vermont Homeowners Association (HOA) reserves the right to amend or update these guidelines, subject to approval by the Overstrand Municipality. Owners are responsible for ensuring that the latest revision is used during design and construction.

The terms “must” and “shall” denote mandatory requirements, while “should” refers to recommended best practice.



2. ARCHITECTURAL CHARACTER

2.1. PRECEDENT AND VISION

The architectural language draws from the established fabric of Vermont and recently approved developments in the Overstrand region. The intended character is simple, timeless, and rooted in Cape Vernacular traditions—featuring rectangular plan forms, pitched roofs with gable ends, and outdoor living spaces such as stoeps.

A plant palette of locally indigenous, water-wise species will be provided. Landscaping should reflect the regional fynbos ecology.

2.2. ARCHITECTURAL EXPRESSION

While individual architectural expression is encouraged, designs must respect these guidelines to maintain uniformity and protect property values. Built form should respond naturally to site orientation, climate, and topography, supporting a contemporary indoor–outdoor lifestyle.

Primary built elements should read as simple forms, with secondary elements used to link or articulate building volumes. Future additions must relate coherently to the original design to avoid fragmented or “ad-hoc” extensions.

3. PLANNING PRINCIPLES

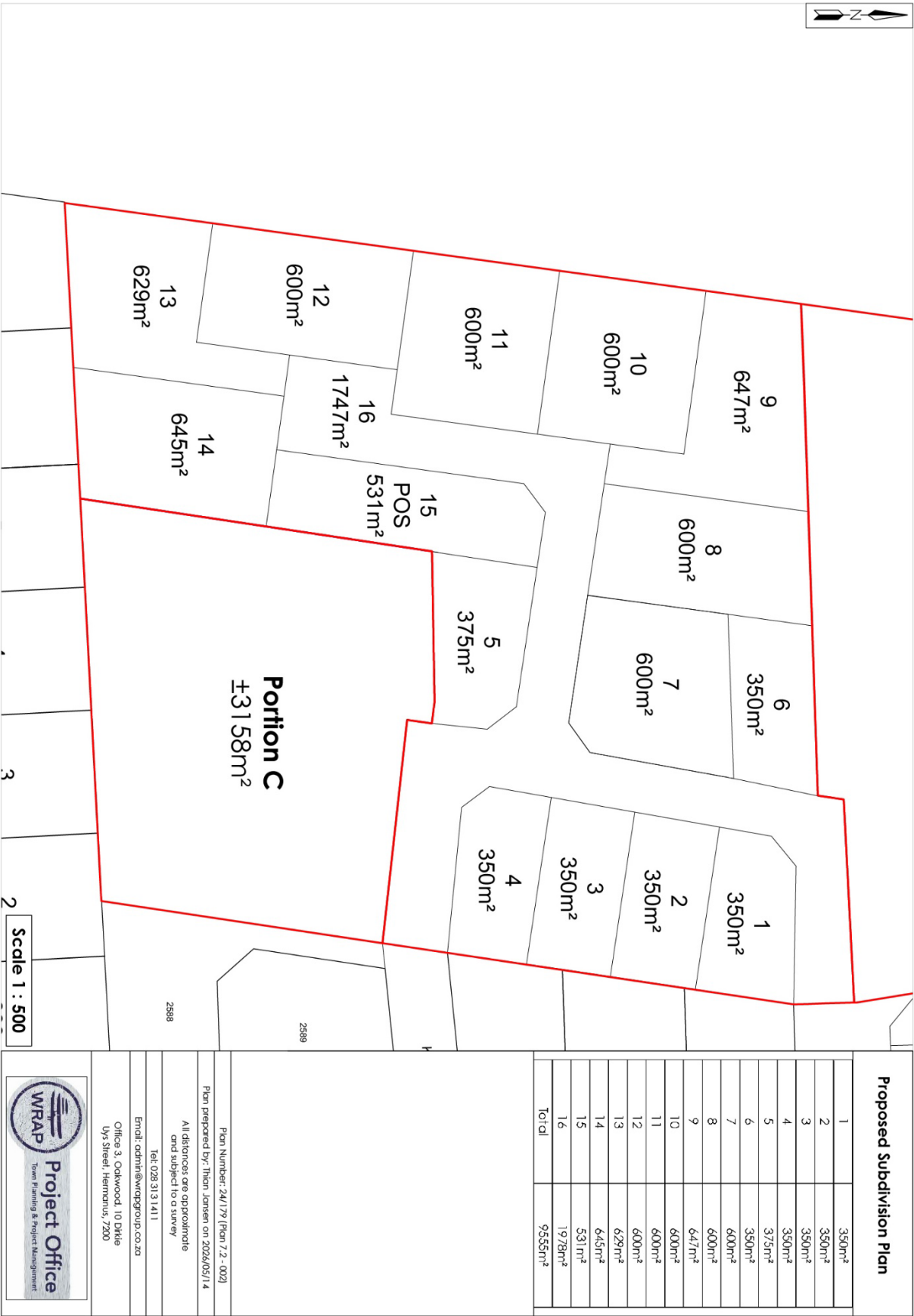
The following principles inform the development’s intended architectural and spatial coherence:

- Primary building forms accommodate main living and entertainment spaces.
- Secondary elements provide linking structures and functional support spaces.
- Screen walls between erven create privacy and accommodate service yards.
- Site-specific responses to slope, views, solar orientation, and wind must be considered.
- Alterations or additions must align with the approved architectural language.

4. SITE DEVELOPMENT PLAN

(Not to scale)







Street name Plan

- Wag-'n-biejie street
- Cork Oak Street
- Koekoek Street

Plan Number: 24/179 (Plan 8 - 002)

Plan prepared by: Thion Jansen on 2024/05/14

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapi.co.za

Office 3, Oakwood, 10 Dikie
Lys Street, Hermanus, 7200



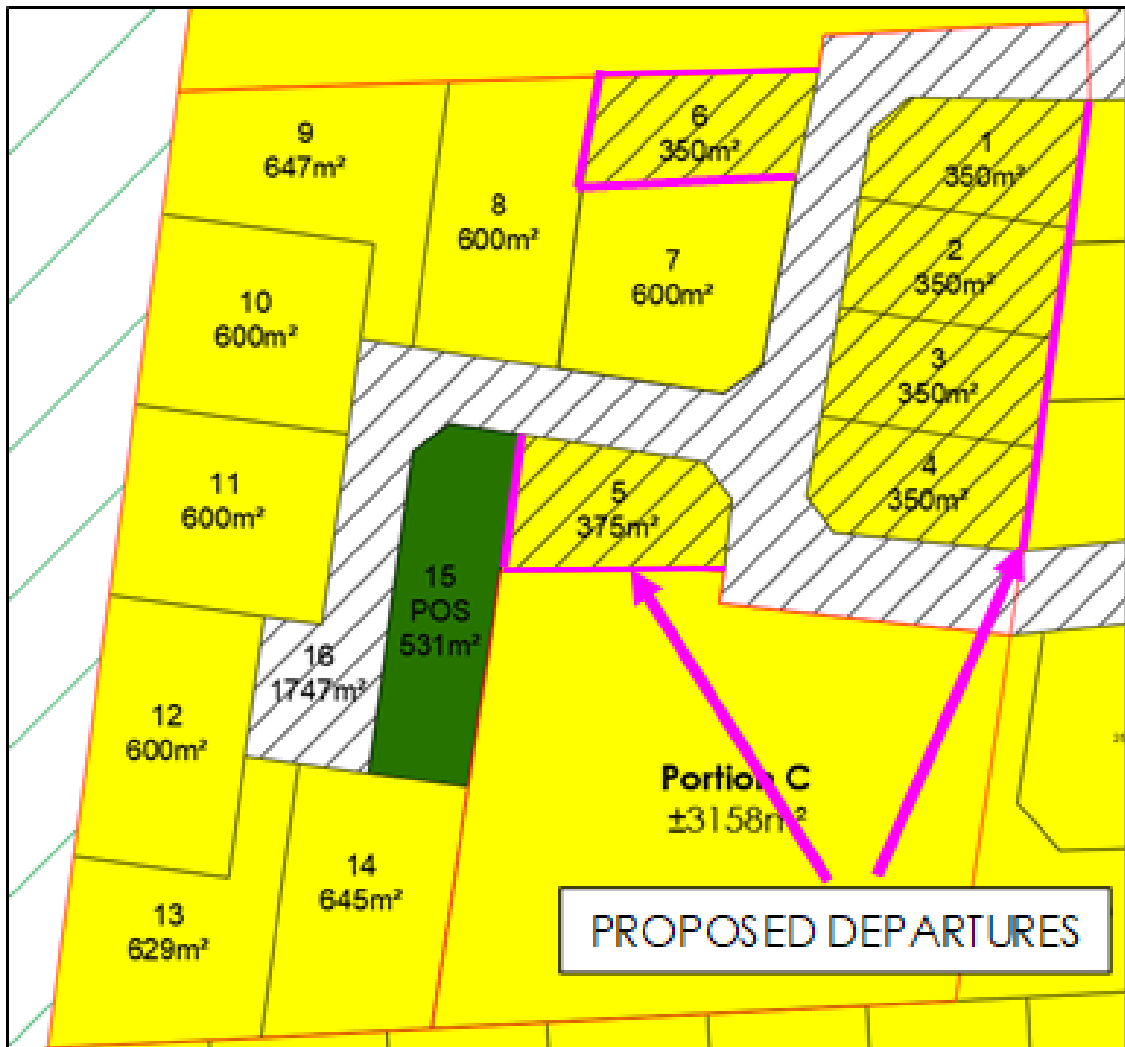
5. DESIGN & BUILDING PARAMETERS

5.1. BUILDING LINES

5.1.1. DEVELOPMENT EXTERNAL BUILDING LINES

5.1.1.1. The EXTERNAL Street building line is 4.0m from the property boundary, as per the Overstrand Municipal zoning scheme.

5.1.1.2. The EXTERNAL building lines for General Residential Zone 1 on the perimeter of the development is to be 3.0m, except where approval has been obtained in the establishment of the development for a departure from 3.0m to 1.0m on the perimeter, see below diagram.



5.1.2. INTERNAL BUILDING LINES

- 5.1.2.1. INTERNAL Street building lines for General Residential zone 1 are to be 3.0m and garages are to be set back a minimum of 5.0m from the road kerb.
- 5.1.2.2. INTERNAL Street building lines for Single Residential are to be 4.0m and garages are to be set back a minimum of 5.0m from the road kerb.
- 5.1.2.3. INTERNAL Lateral & Rear building lines for General Residential zone 1 are to be 1.0m.
- 5.1.2.4. INTERNAL Lateral & Rear building lines for Single Residential zone 1 are to be 2.0m.
- 5.1.2.5. Garages may be constructed on one lateral property boundary in accordance with the Overstrand Municipality By-Law on Land Use Planning.

5.2. BUILDING HEIGHTS

- 5.2.1. 8.0m building height will be applicable as measured from the Base level of the building perimeter as determined by the Overstrand Municipality By-Law on Land Use Planning.
- 5.2.2. Single storey primary and secondary forms may incorporate any lofts or mezzanine levels in the roof space. Provided that the heights comply with National Building Regulations.
- 5.2.3. The highest point of the roof will be determined by the primary form of the living area and only chimneys are permitted to extend beyond this point as determined by the Overstrand Municipality By-Law on Land Use Planning.
- 5.2.4. The height of the secondary building element is related to the building height of the primary living area building element to ensure for sufficient space for waterproofing.

5.3. COVERAGE

- 5.3.1. Coverage refers to the external footprint of a roofed and waterproof building element. This includes the primary and secondary forms.
- 5.3.2. All covered stoeps/ patios/ verandas, garages or covered walkways & other covered structures are included in coverage.
- 5.3.3. The permitted coverage factor for General Residential zone 1 is 65% of the erf area and size, as per the approved re-zoning and per the Local Authority by-laws.
- 5.3.4. The permitted coverage factor for Single Residential zone 1 is 50% of the erf area and size, as per the approved re-zoning and per the Local Authority by-laws.

5.4. SECOND DWELLING

5.4.1. Single Residential Zone 1 properties are permitted to have a second dwelling as a primary use as per the Overstrand Municipal by-laws.

5.4.2. Sufficient parking is to be planned for a second dwelling unit to comply with the municipal by-laws.

5.4.3. General Residential zone 1 properties are not permitted to have a second dwelling on the property.

5.5. PARKING

5.5.1. A minimum of 2 parking spaces must be provided for each dwelling erven including those in garaging with an allowance for a guest parking in front of each garage.



6. BUILDING ELEMENTS

6.1. ROOFS

- 6.1.1. Primary roof forms are covered with a simple double pitched roof with gable ends. The pitch of the primary form is to be between 30 and 38°.
- 6.1.2. Secondary forms are covered with a sheeted flat roof at a fall of 3 – 5° degrees.
- 6.1.3. Roof materials are to be metal sheeting pre-painted in Charcoal with the profile being 'S' Profile, standing seam or 'Klip-Lok' or equivalent.
- 6.1.4. No tiled or slate coverings will be permitted.
- 6.1.5. Flat concrete roofs as a secondary building element will be allowed.
- 6.1.6. Gable ended double pitched roofs are to have mock ventilators or niche detail on the gable ends.
- 6.1.7. Roof eaves must have an overhang of min minimum 150mm and a maximum of 300mm to both double and mono-pitched roofs.
- 6.1.8. Where a roof overhang is adopted, the roof sprockets are to be exposed and painted white.
- 6.1.9. Facia's and barge boards are to be maximum 12mm x 255mm fibre cement and painted white.
- 6.1.10. Ogee profile epoxy powder coated alluminium gutters are to be used with either alluminium or uPVC rainwater downpipes are to be used.
- 6.1.11. Dormer windows or dormer elements will be permitted and will be assessed on an individual basis to ensure the continuity of the style carries through.

6.2. WALLS

- 6.2.1. The external walls of the primary and secondary building elements are to be plastered and painted brick work.
- 6.2.2. The walls must be smooth plaster and paint with 100mm plaster band detail and externally sloped windowsill.
- 6.2.3. External materials are restricted to smooth plaster and paint. Natural Warm gray tones are permitted and all paint colours must be approved by the HOA prior to ordering of paint.
- 6.2.4. Plaster bands of no more than 50mm will be allowed, but plinth thickenings are preferred on windows.
- 6.2.5. External face brick will not be permitted, unless it is painted in a solid colour.
- 6.2.6. No external timber cladding or ship-lap cladding will be permitted.

6.3. DOORS & WINDOWS

- 6.3.1. External Windows and doors to be charcoal, matt stone grey, light grey or white.
- 6.3.2. Tinted or reflective glazing is not allowed, no Low-E glazing will be permitted.
- 6.3.3. Windows and doors are to have vertical proportions.
- 6.3.4. May be any size allowed withing the wall heights.
- 6.3.5. Sub-division of windows and doors into smaller sections must maintain vertical or square proportions.
- 6.3.6. Where windows and/ or doors are combined to provide large openings between internal and external spaces they must be composed of sections that are vertical in proportion.
- 6.3.7. Large openings may only occur where they are covered by a lean-to roof.
- 6.3.8. External shutters are to be functional shutters and match the charcoal alluminium doors and windows.
- 6.3.9. Motorized gates and pedestrian gates will be allowed, permitted the design gets pre-approved by the estate HOA.

6.4. STOEPS OR VERANDAHS

- 6.4.1. Support structures for verandah roofs can be timber or steel, provided that steel posts are to be painted white or the same colour as the windows to match.
- 6.4.2. Roof structures are to be lean-to secondary elements with supporting expressed timber rafters.
- 6.4.3. The underside of the roof sheets can have a ceiling between the timber rafters.

6.5. CHIMNEYS AND BRAAI'S

- 6.5.1. Chimneys may be constructed out of materials as described under Walls and may also consist of approved steel flues.
- 6.5.2. Chimneys may not extend more than 1.2m above the eaves height or 1.2m above their highest exit point from the roof.
- 6.5.3. Cowls are to be either traditionally constructed as for walls, steel Turbo Cowls finishing either stainless steel or black.
- 6.5.4. Braai fireplaces must consist of approved pre-manufactured units or built-in to strict dimensions.
- 6.5.5. Units are to be incorporated into the wall of the house within the covered patio area.
- 6.5.6. Chimney of braai's may not extend more than 1.2m above the highest exit point of the covered roof section.
- 6.5.7. Any braai fireplaces and or pizza ovens must be attached to the house and may not be free standing.

6.6. PERGOLA'S, AWNINGS & CANOPIES

- 6.6.1. Pergola support structures can be planed timber or painted steel in white or painted in the same colour as the windows.
- 6.6.2. The maximum overhang is as per municipal by-laws.
- 6.6.3. Pergola's may be covered in planed timber laths or 'latte'
- 6.6.4. Pergola's may support planting and is encouraged.
- 6.6.5. Pergola's may not be attached to a secondary element except for garages.
- 6.6.6. Shade cloth is by no means permitted.
- 6.6.7. Canvas awnings are not permitted.
- 6.6.8. Stand alone alluminium, steel or plastic blinds or canopies are not permitted.

6.7. PERMITTED COLOURS

- 6.7.1. No reflective finishes are permitted.
- 6.7.2. Roof colours are to be CHARCOAL or a shade of grey, no red, green, blue or white roofs will be allowed.
- 6.7.3. Any roof windows or skylight frames must match roof sheeting.
- 6.7.4. External wall colours are to be natural Warm gray tones and all paint colours must be approved by the HOA prior to ordering of paint.
- 6.7.5. Front doors may have frosted glazing or opaque vinyl.
- 6.7.6. All external shutters to match windows and doors.
- 6.7.7. Timber may be planed and stained in natural colour or painted white.

6.8. PROHIBITED STRUCTURES

- 6.8.1. No visible animal pens or enclosures are permitted.
- 6.8.2. No visible dog kennels are permitted.
- 6.8.3. No caravans, pre-fabricated wendy houses or other temporary structures will be permitted except for use by a Contractor, but only with approval by the Municipality.
- 6.8.4. No Free-standing gazebos of whatever nature are permitted.
- 6.8.5. No wind generators are permitted.
- 6.8.6. No radio masts are permitted.

7. SERVICES

7.1. SERVICE FACILITIES

- 7.1.1. All electrical & plumbing pipework is to be concealed.
- 7.1.2. Television antennae & satellite dishes must be attached to walls below the eaves or parapet wall line.
- 7.1.3. All telephone, audio-visual or electrical reticulation is to be by means of concealed cable.
- 7.1.4. Air-conditioner condenser units are to be at ground level and screened, inverter types are mandatory.
- 7.1.5. Gas-bottles and enclosures are to be housed in the service/ drying yard or integrated within the building envelope.
- 7.1.6. External Lighting is to be mounted on the external envelope and may be higher than 2.1m height above internal finished floor level.
- 7.1.7. Property bollards with integral reflectors orientated towards the ground at 900mm height above platform ground level are permitted.
- 7.1.8. Solar hot water cylinders are permitted but must be concealed within the building envelope. No exposed cylinders and temperature & pressure valves are permitted.
- 7.1.9. Solar collector plates are to be mounted flush on the roof (frame colour to match roof) or concealed/ flush on flat roofs behind parapet walls.
- 7.1.10. Rainwater tanks, refuse bins, compost piles and washing lines must be screened within the service/ drying yards.
- 7.1.11. No overhead wires will be permitted.
- 7.1.12. No flagpoles or masts are permitted.
- 7.1.13. No pole mounted lighting will be permitted.
- 7.1.14. No floodlights will be permitted.
- 7.1.15. No large satellite dishes or radio antennae will be permitted.

7.2. ROADS SURFACES & CURBING

- 7.2.1. Existing roads and curbing are to be protected during the construction period.
- 7.2.2. Contractors are to approach the Homeowners Association regarding an inspection of the condition of such prior to commencing & after completion of the works and will be liable for a fine should damage have occurred.

7.3. GENERATORS & SOLAR ENERGY INSTALLATIONS

- 7.3.1. Petrol or diesel generators are permitted, located within the service yards.
- 7.3.2. Photovoltaic panel arrays (mounted flush with the roof plane in black colour only or colour matching the roof) powering the dwelling via a battery installation (screened from view or within the building envelope) are permitted.
- 7.3.3. Wind powered generators are not permitted.

8. LANDSCAPING

- 8.1. Landscaping must be undertaken within the integrated landscape language of Vermont and the Overstrand Municipality. The use of hedgerows shall only be used for definition to entrance walkways, driveways and open terraces. Only locally indigenous trees and shrubs shall be planted.
- 8.2. In order to maintain continuity in the overall landscape character, owners of a dwelling erven are required to design and implement the garden landscapes around the houses in accordance with certain conditions, specifications and restrictions.
- 8.3. In this way the collective landscape theme is a continuation of the natural flora that will be realized for the appreciation and benefit of owners and visitors.
- 8.4. Where unscreened, a water wise fynbos garden is mandatory, the principles of water wise gardening programmes are supported and encouraged.
- 8.5. The planting of side spaces between houses are to be considered as vertical elements to allow for traffic around the building envelope.
- 8.6. Planting on pergola's and screen walls is encouraged.
- 8.7. Within walled & screened areas on-invasive alien planting may occur.
- 8.8. Hard landscaping surfaces must be limited to the side and rear of buildings. It is encouraged to have soft landscaping on the street facades.
- 8.9. Grassed areas may only consist of indigenous Buffalo and fine Kweek grass.
- 8.10. No Kikuyu grass is permitted.
- 8.11. The gardening and landscaping activities of a erven owner shall be confined to the physical extent of the pegged residential erven and may not extend into the common area or neighbouring.
- 8.12. Invasive alien species or other exotic plants are prohibited in both common & private gardens.
- 8.13. Invasive alien plants & seeds, which may be found on the site or brought in with imported material to the site, are to be removed before these can spread into the surrounding areas.
- 8.14. Invasive alien vegetation clearance on any erven remains the responsibility of the owner.
- 8.15. Only the plants as indicated on the approved plant list can be planted, see annexure A for plant list and landscape plan.

9. BUILDING PLAN SUBMISSION & APPROVAL PROCESS

9.1. BUILDING PLAN SUBMISSION

9.1.1. Building plan submission process is as follows:

9.1.1.1. One set of building plans shall be submitted to the Controlling Designers (CD) for scrutiny, any revisions called for by the CD and the HOA shall be integrated by the designer and re-submitted.

9.1.1.2. On CD approval four (1 for HOA, 1 for the CD, 2 for submission to Local Municipal Authority) coloured sets of drawings are to be submitted.

9.1.1.3. These drawings will be stamped and returned to the applicant for submission to the Local Municipal Authority.

9.2. INFORMATION REQUIREMENTS

The following documentation and information are to be indicated on the drawings for scrutiny and local authority submission drawings:

9.2.1. SITE & ROOF PLAN:

9.2.1.1. To be at a Scale 1:100 (min)

9.2.1.2. Existing finished platform contours at 500mm intervals & spot heights at the erf pegs and building perimeter.

9.2.1.3. Boundary lines and dimensions and building line setbacks.

9.2.1.4. Erf number, Erf size and North Arrow

9.2.1.5. Erf number and erf size

9.2.1.6. Coverage calculations and total covered areas

9.2.1.7. Roof cladding & finishing materials indicated in colour where applicable.

9.2.1.8. External wall paint colour to be specified.

9.2.1.9. Door, window, shutters, yard gates and glazing specifications

9.2.1.10. Eaves and rainwater good specifications

9.2.1.11. Retaining and screen wall sections including material specifications

9.2.1.12. Specification and area of paving

9.2.1.13. All service connection points.

9.2.1.14. Stormwater and sewage lines to be clearly indicated.

9.2.2. PLANS:

- 9.2.2.1. To be at Scale 1:100 (min)
- 9.2.2.2. To indicate all drainage points and connection point
- 9.2.2.3. Gas bottle storage (where applicable)
- 9.2.2.4. Any service units (generators, air conditioners, heat pumps, etc)
- 9.2.2.5. Set out dimensions to be indicated.

9.2.3. ELEVATIONS:

- 9.2.3.1. To be at Scale 1:100 (min)
- 9.2.3.2. Indicate Highest, Lowest natural ground levels and base level with height restrictions.
- 9.2.3.3. Indicate Natural ground levels.
- 9.2.3.4. Indicate roof ridge heights.
- 9.2.3.5. Indicate all alterations in colour.
- 9.2.3.6. Indicate any services (Solar panels, satellite dishes, heat pumps, etc)
- 9.2.3.7. Indicate height of screen walls and boundary walls.

9.2.4. SECTIONS:

- 9.2.4.1. To be a to a scale of 1:50
- 9.2.4.2. Any retaining walls and or screen walls to be at a min of 1:25

10. BUILDING CONTROLS

10.1. BUILDING CLAUSE

- 10.1.1. Building must commence within 12 months from stamp date of approved plans.
- 10.1.2. Buildings must be completed within 12 months from commencement of construction.
- 10.1.3. A construction deposit may be charged at the discretion of the estate BC and is at the discretion of the developer.

10.2. BUILDING TEAMS

- 10.2.1. Building Contractors must ensure that labour is controlled in such a way as to cause no nuisance, little disturbance, and no damage to surrounding areas and particularly to the existing paving and planting in and around the site.
- 10.2.2. Building teams and workmen are not permitted to reside at the construction site.
- 10.2.3. No building teams or workmen will be allowed to do any work unless it is deemed an emergency on any public holiday.
- 10.2.4. The local municipal authority by-laws must be adhered to with regards to construction hours and noise control. The estate BC may adjust these measures to fewer hours over weekends.

10.3. SITE FACILITIES

- 10.3.1. Building Contractors are to provide chemical or water bourn toilets on site during the construction period, which are to be serviced weekly.
- 10.3.2. Proprietary containers or wendy house type site stores/ offices are to be provided during the construction period if required and kept clean and neat.
- 10.3.3. Site stores and offices if required are to be sited on the driveway area of the specific site.
- 10.3.4. The contractor and his foreman on site are to be contactable via cell phone at all times whilst on site during the construction process.

11. REVISIONS & NOTES

Any revisions and or additions made to the guidelines must be submitted to the Overstrand Municipality for their records and must be agreed upon by the committee and HOA.

11.1. ANNEXURES

Annexure A: Plant List and Landscape plan

GROUND COVERS

Agapanthus Varieties Anthericum

Bowkeri Aristida Junciformis

Asystasia Gangetica Barleria Repens

Chasmanthe Aethiopica Cliffortia

Ferruginea Cotyledon Oebiculata

Crassula Varieties Cyperus Textilis

Cyperus Prolifer Delosperma

Cooperii Dietes Sp.

Elegia Sp. Erica Sp.

Euryops Sp. Falkia

Repens Felicia Sp.

Gazania Sp. Gomphostigma Virgatum

Juncus Kraussii

Kniphofia Praecox Lampranthus

Sp. Leonotus Leonurus

Metalasia Muricata

Osteospermum Sp. Pelargonium

Sp.

Portulacaria Afra Salvia Africana

Scabiosa Columbaria Selago Sp.

Tulbaghia Violacea Watsinia

Sp.

Shrubs

Bauhinia Galpini Buddleja

Sp.

Carissa Macrocarpa Coleonema

p.

Freylinia Tropica Plumbago

Auriculata Poligala Sp.

Rhagodia Histata Searsia

Crenata Strelitzia Reginae

Tecomaria Capensis

Trees

Afrocarpus Sp. Apodytes Dimidiata

Brachylaena Discolor Celtis Africana

Ekebegia Capensis Harpephyllum

Caffrum Kiggelaria Africana Nuxia

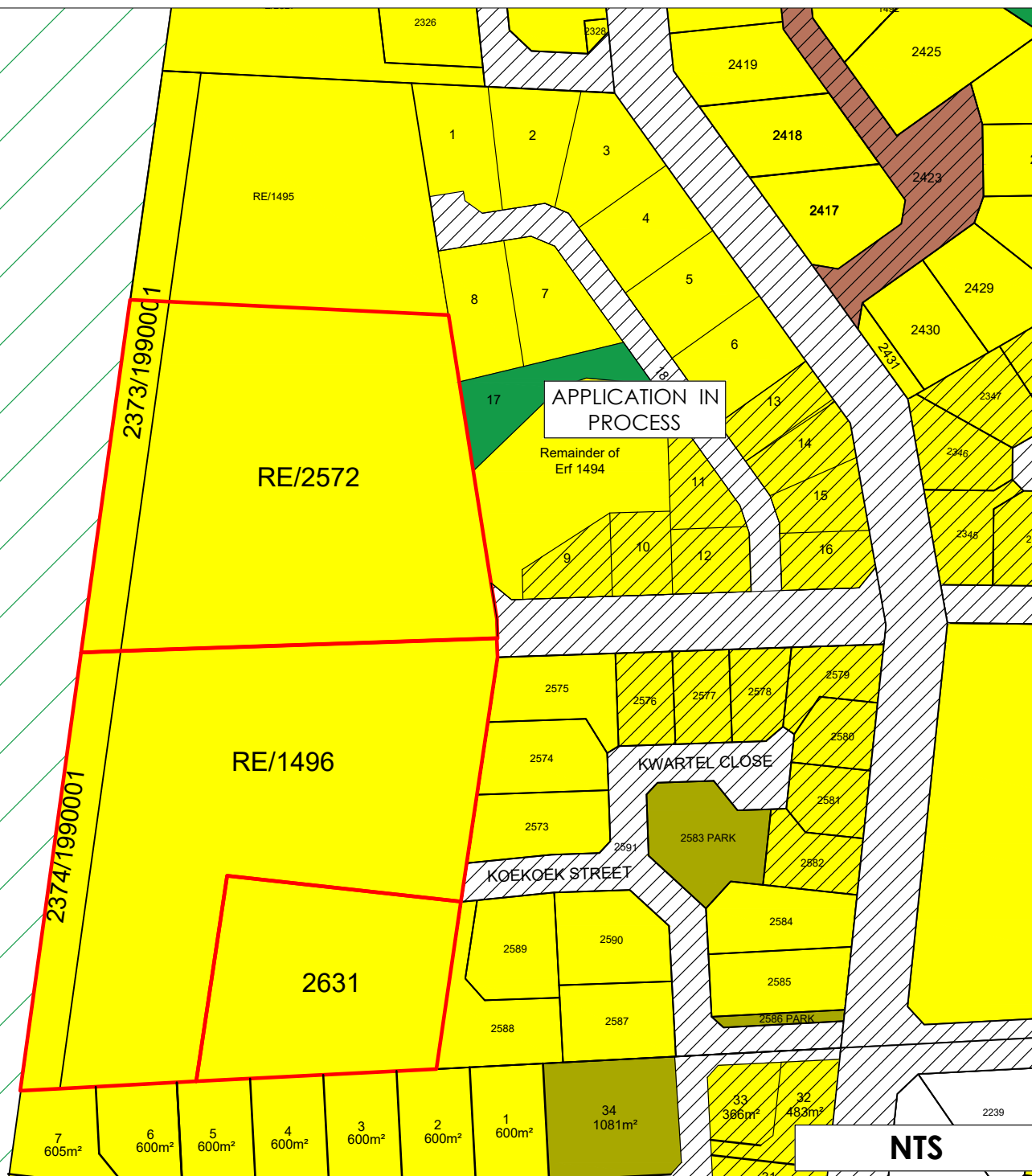
Floribunda

Olea Africana Searsia

Sp.

Syzygium Cordatum Syzygium Quineense

Tarchonanthus Camphoratus Vachellia Sp.



2. Status Quo Zoning Plan Remainder of Erf 1494, Remainder of Erf 2572 and Erf 2631 - Vermont

-  Residential Zone 1: Single Residential
-  Transport Zone 2: Road and Parking (Public)
-  Open Space Zone 2: Public Open Space
-  Open Space Zone 3: Private Open Space
-  Agricultural Zone 1: Agriculture
-  General Residential Zone 1: Town Housing
-  Transport Zone 2: Road and Parking (Private)

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

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Email: admin@wrapgroup.co.za

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Hermanus, 7200



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NTS



Remainder of Erf 2572
 $\pm 8540\text{m}^2$

PORTION A
(a Portion of Re/2572)
 $\pm 138\text{m}^2$

Scale 1 : 2000

3. Proposed Subdivision

Remainder of Erf 2572

Remainder of Erf 2572
Current Extent = $\pm 8678\text{m}^2$

Subdivision

Remainder of Erf 2572
Current Extent = $\pm 8540\text{m}^2$

Portion A
Current Extent = $\pm 138\text{m}^2$

Plan Number: 24/179 (Plan 3 - 001)

Plan prepared by: Thian Jansen on 2025/10/07

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Remainder of Erf 1496
 $\pm 9417\text{m}^2$

Erf 2631

EXISTING 10m WIDE
RIGHT OF WAY
TO BE CANCELLED

PORTION B
(a Portion of Re/1496)
 $\pm 72\text{m}^2$

Scale 1 : 2000

4. Proposed Subdivision

Remainder of Erf 1496

Remainder of Erf 1496
Current Extent = $\pm 9489\text{m}^2$

Subdivision

Remainder of Erf 1496
Current Extent = $\pm 9417\text{m}^2$

Portion B
Current Extent = $\pm 72\text{m}^2$

Plan Number: 24/179 (Plan 4 - 002)

Plan prepared by: Thian Jansen on 2026/05/14

All distances are approximate
and subject to a survey

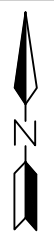
Tel: 028 313 1411

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Portion D
 $\pm 9555\text{m}^2$

Portion C
 $\pm 3158\text{m}^2$

EXISTING 10m WIDE
RIGHT OF WAY
TO BE CANCELLED

5. Proposed Consolidation

Consolidation

Portion C
Portion B ($\pm 72\text{m}^2$) + Erf 2631
($\pm 3086\text{m}^2$)

Portion C = $\pm 3\,158\text{m}^2$

Portion D
Portion A ($\pm 138\text{m}^2$) + Remainder
of Erf 1496 ($\pm 9417\text{m}^2$)

Portion D = $\pm 9\,555\text{m}^2$

Plan Number: 24/179 (Plan 5 - 002)

Plan prepared by: Thian Jansen on 2026/05/14

All distances are approximate
and subject to a survey

Tel: 028 313 1411

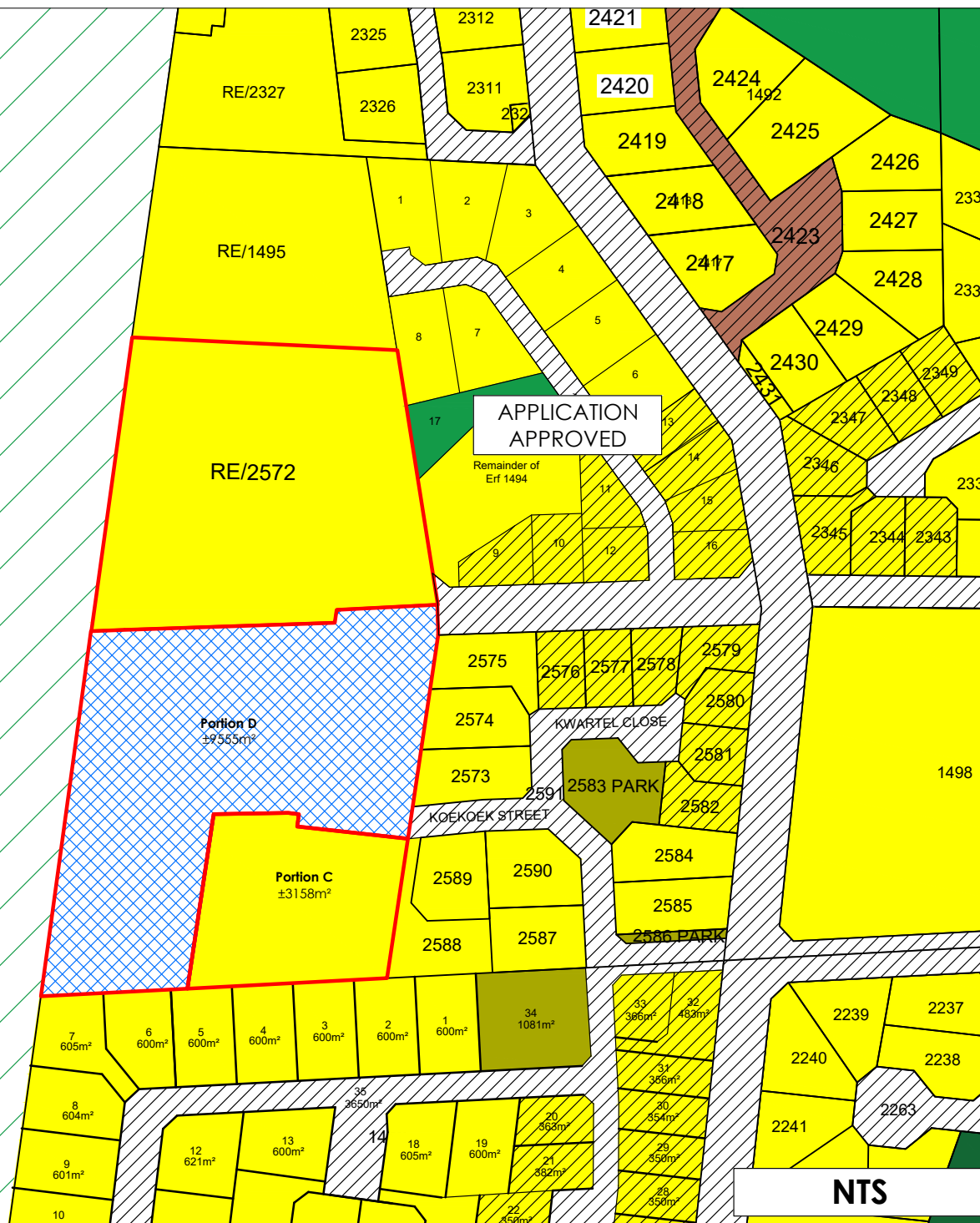
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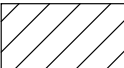
Scale 1 : 2000



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6. Proposed Zoning Plan

-  Residential Zone 1: Single Residential
-  Transport Zone 2: Road and Parking (Public)
-  Open Space Zone 2: Public Open Space
-  Open Space Zone 3: Private Open Space
-  Agricultural Zone 1: Agriculture
-  General Residential Zone 1: Town Housing
-  Transport Zone 2: Road and Parking (Private)
-  Subdivisional Area

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

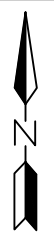
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Email: admin@wrapgroup.co.za

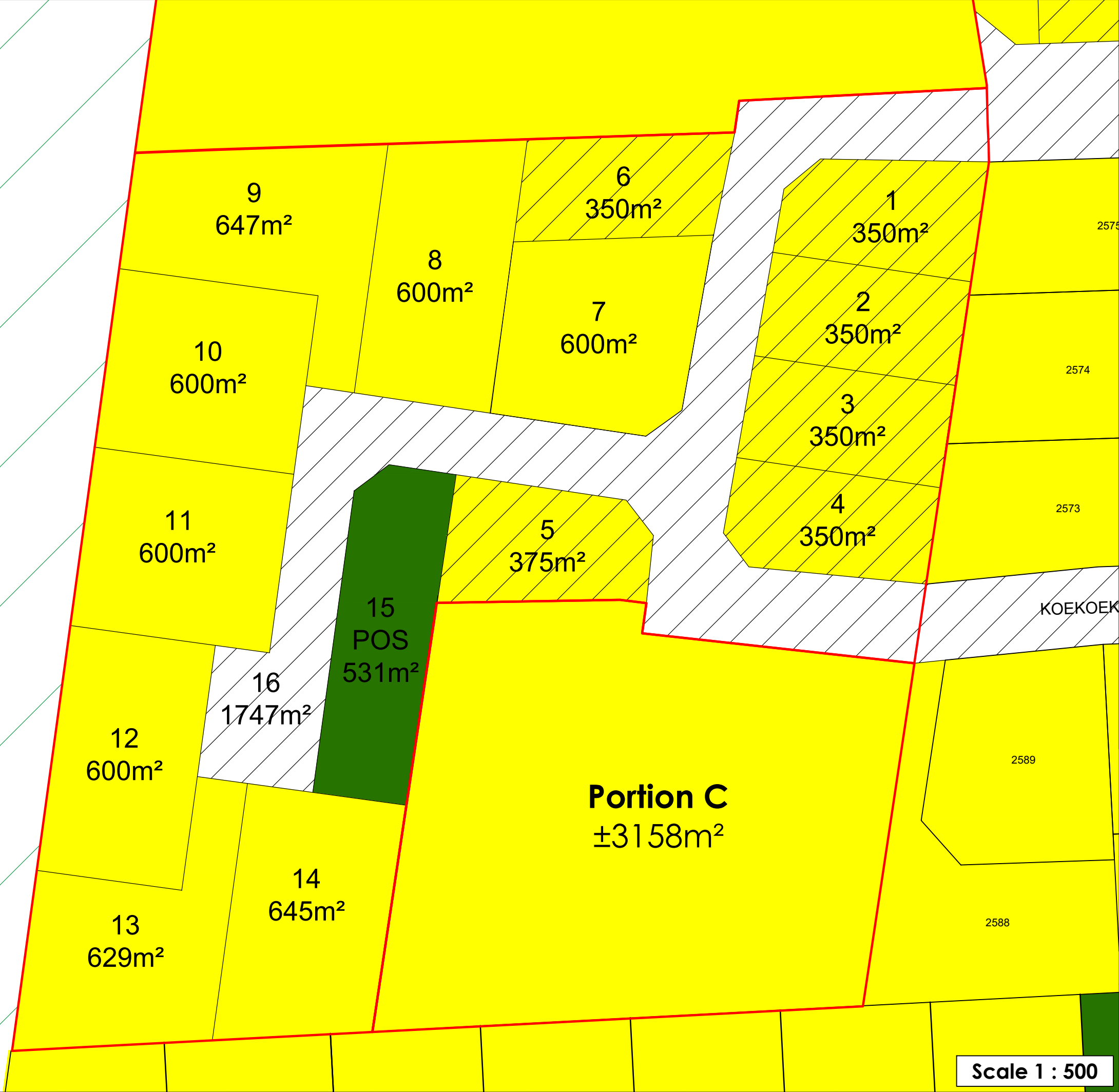
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7. Proposed Subdivision Plan
(Zoning)



Plan prepared by: Thian Jansen on 2026/05/14

All distances are approximate
and subject to a survey

Tel: 028 313 1411

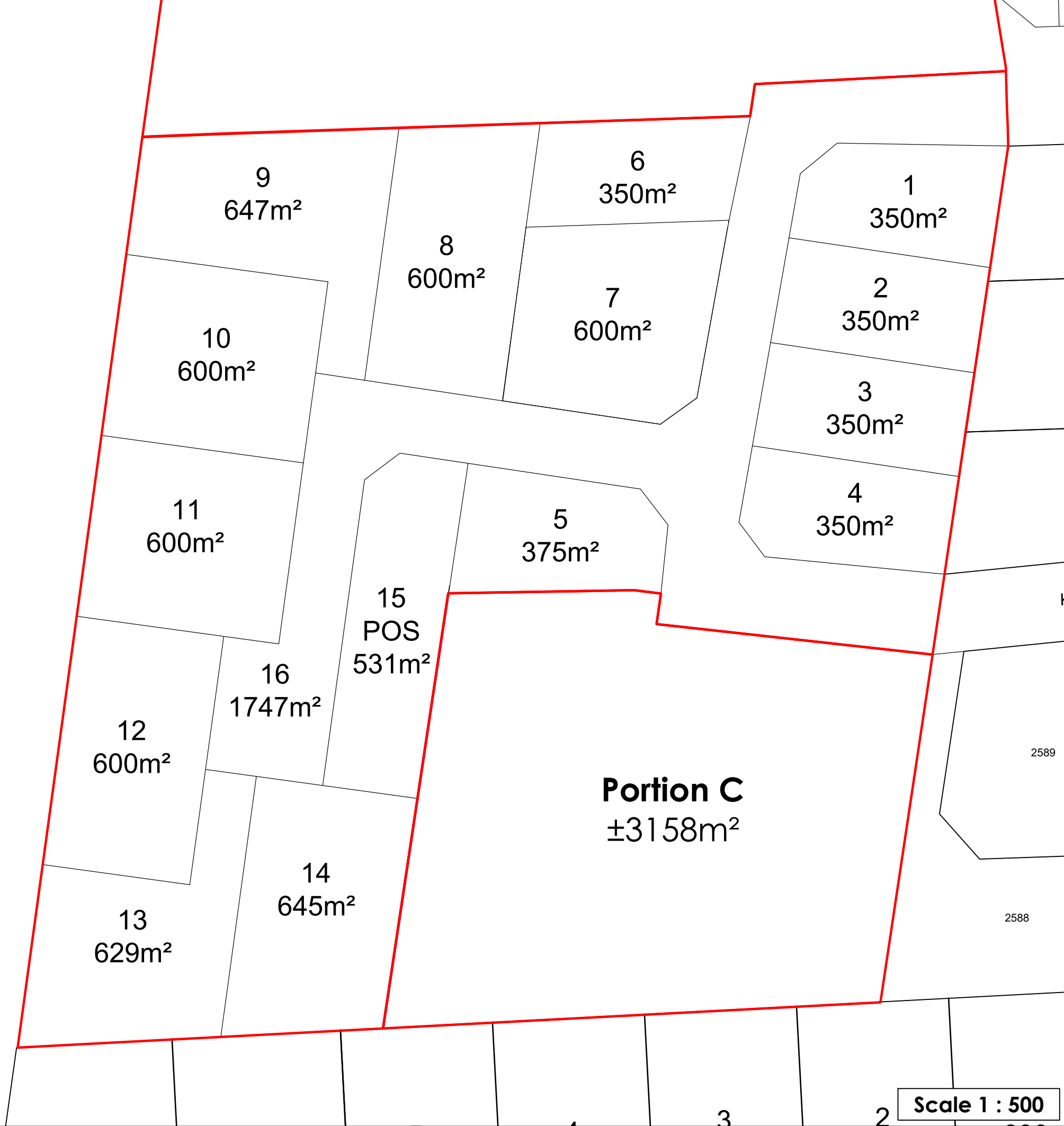
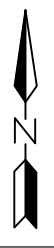
Email: admin@wrapgroup.co.za

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Scale 1 : 500



7.2. Proposed Subdivision Plan

1	350m²
2	350m²
3	350m²
4	350m²
5	375m²
6	350m²
7	600m²
8	600m²
9	647m²
10	600m²
11	600m²
12	600m²
13	629m²
14	645m²
15	531m²
16	1978m²
Total	9555m²

Plan Number: 24/179 (Plan 7.2 - 002)

Plan prepared by: Thian Jansen on 2026/05/14

All distances are approximate
and subject to a survey

Tel: 028 313 1411

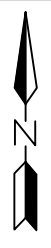
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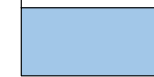


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Scale 1 : 500



8. Street name Plan



Wag-'n-bietjie street



Cork Oak Street



Koekoek Street

9
647m²

6
350m² ①

② 1
350m²

8
600m² ⑤

7
600m² ③

④ 2
350m²

10
600m² ⑨

⑦

11
600m² ⑪

⑫

⑩ 5
375m² ⑨

⑧ 4
350m² ④

15
POS
531m²

⑬ 16
1747m²

12
600m² ⑮

⑭ 14
645m²

13
629m²

Portion C
±3158m²

⑦

⑤

③

2588

Scale 1 : 500

Plan Number: 24/179 (Plan 8 - 003)

Plan prepared by: Thian Jansen on 2026/06/05

All distances are approximate
and subject to a survey

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