



**DIRECTORATE: PLANNING & DEVELOPMENT
TOWN & SPATIAL PLANNING
LAND USE PLANNING APPLICATION FORM (2025/2026)**

(APPLICABLE FROM 1 JULY 2025 – 30 JUNE 2026)

16 Paterson Street / PO Box 20 HERMANUS, 7200 / Tel: 028 313 8900

- > Two (2) hard copies & electronic copy (PDF) of the complete application must be submitted.
- > It is important to note that the date on which the application is regarded as complete to proceed with will be regarded as the official submission date.

SECTION A: APPLICANT DETAILS

First name(s)	THIAN		
Surname	JANSEN		
Company name	WRAP PROJECT OFFICE		
Postal Address ONLY	POSTNET HERMANUS SUITE 170, PRIVATE BAG X16, HERMANUS, 7200		
Postal code	7200	Tel / Cell:	028 313 1411
E-mail address	ADMIN@WRAPGROUP.CO.ZA		

SECTION B: OWNER DETAILS

Registered owner	TERRA NUOVA DEVELOPMENTS CC		
Postal Address	P O BOX 1125 HERMANUS		
Postal code	7200	Tel / Cell:	028 313 2278
E-mail address	LIGHTCON@LIGHTCON.CO.ZA		

SECTION C: PROPERTY DETAILS

Erf / Portion and Farm no.	ERF 1735	Area	SANDBAAI
Street Address	71 BERGSIG STREET		
Current Zoning	RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL	Extent	18 000m ² / 1,8 ha
Title Deed number & date	T	49782/2022	Are there existing buildings?
Any restrictive conditions?	Y	N	If yes, please specify
Is property encumbered by a bond?	Y	N	If yes, Bondholder?
Any existing unauthorized building work / structures on the subject premises?	Y	N	If yes, has owner been served with a notice?
Does the property form part of HOA / Body Corporate, etc?	Y	N	If yes, please specify: Chairperson name & contact details: _____

PLEASE TAKE NOTE OF THE FOLLOWING:

The municipality is legally in a position to refuse the application if the property/s form part of a Homeowner's Association, Management Agency, Body Corporate, or alike of which you are a compulsory member, whether in terms of its constitution or otherwise if the written consent of such body not accompany the application.

SECTION D: TYPE OF APPLICATION BEING SUBMITTED IN TERMS OF SECTION 16 OF THE OVERSTRAND MUNICIPALITY BY-LAW ON MUNICIPAL LAND USE PLANNING AND APPLICATION TARIFFS PAYABLE.

Has there been any previous related application(s)?	Y	N	If yes, reference/application no.	FEES
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All tariffs (except the appeal deposit tariff) include VAT and are valid from 1 July 2025 to 30 June 2026

X	Rezoning – Section 16(2)(a)	Erven 150m ² and smaller	R876.00	R
		Erven between 150m ² and 400m ²	R 1431.00	R
		Erven between 400m ² and 5000m ²	R9563.00	R
		Erven larger than 5000m ²	R10951.00	R 10 951.00
X	Departure – Section 16(2)(b) – Permanent departure from the provisions of the Land Use Scheme	Erven 150m ² and smaller	R330.00	R
		Erven between 150m ² and 400m ²	R728.00	R
		Erven larger than 400m ²	R4157.00	R 4157.00
	Departure – Section 16(2)(c) – Departure to use land on a <u>temporary</u> basis for which no provision is made in the Land Use Scheme	Erven 150m ² and smaller	R330.00	R
		Erven between 150m ² and 400m ²	R728.00	R
		Erven larger than 400m ²	R4157.00	R
	Subdivision –Section 16(2)(d) a subdivision of land including the registration of a new servitude or lease agreement that is not exempted in terms of section 26	Up to 5 erven	R5618.00	R
		6 – 10 erven	R9563.00	R
		More than 10	R9563.00	R
		Additional per erf after 10	R144.00	R
	Consolidation of land–Section 16(2)(e) that is not exempted in terms of Section 26 <i>(If combined with subdivision application, only the subdivision fee is payable.)</i>	Erven 150m ² and smaller	R361.00	R
		Erven between 150m ² and 400m ²	R729.00	R
		Erven larger than 400m ²	R4156.00	R
	Relaxation of Title Deed <i>(If combined with departure application only the highest fee applies.)</i>	Erven 150m ² and smaller	R373.00	R
		Erven 400m ² and smaller	R728.00	R
		Erven larger than 400m ²	R4139.00	R
	Amendment, suspension or deletion of restrictive Title Deed conditions in respect of a land unit – Section 16(2)(f)	Erven 150m ² and smaller	R387.00	R
		Erven between 150m ² and 400m ²	R797.00	R
		Erven larger than 400m ²	R5887.00	R
	Permission required in terms of the Land Use Scheme – Section 16(2)(g)	Erven 150m ² and smaller	R330.00	R
		Erven between 150m ² and 400m ²	R728.00	R
		Erven larger than 400m ²	R4157.00	R
	Amendment, deletion or additional conditions in respect of an existing approval – Section 16(2)(h)		R3140.00	R
	Extension of the period of validity of an approval –Section 16(2)(i)		R1045.00	R
	Phasing, amendment or cancellation of a plan of subdivision or a part thereof, including a General Plan or diagram – Section 16(2)(k)		R3341.00	R
	A permission required in terms of the conditions of approval – Section 16(2)(l) <i>(Amendment of Site Development Plan (SDP), Constitution / Architectural Guidelines)</i>		R3025.00	R
	Zoning determination– Section 16(2)(m)	Erven 150m ² and smaller	R876.00	R
		Erven between 150m ² and 400m ²	R2752.00	R
		Erven larger than 400m ²	R4157.00	R
	Closure of a public place or part thereof – Section 16(2)(n) <i>[not applicable if combined with rezoning application]</i>	Erven 150m ² and smaller	R876.00	R
		Erven between 150m ² and 400m ²	R 1431.00	R
		Erven between 400m ² and 5000m ²	R9563.00	R
		Erven larger than 5000m ²	R10951.00	R
	Consent use provided for in the zoning scheme – Section 16(2)(o)	Erven 150m ² and smaller	R330.00	R
		Erven between 150m ² and 400m ²	R876.00	R
		Erven larger than 400m ²	R4157.00	R
	Erven 150m ² and smaller		R330.00	R

Permission in terms of Land Use Scheme including permission for the reconstruction of an existing building that constitutes a non-conforming use – Section 16(2)(p)	Erven between 150m ² and 400m ²	R728.00	R
	Erven larger than 400m ²	R4157.00	R
Permission required in terms of condition(s) of approval		R3341.00	R
Determination of an Administrative Penalty – Section 90.(5)		To be determined.	
Deviation / amendment of SDF/Sectoral Plans – Municipal Systems Act, Act 32 of 2000		R3934.00	R
Exemption of subdivision / consolidation - Section 26 of the By-Law		R165.00	R
Search fee		R418.00	R

SUBTOTAL APPLICATION FEE: R 15 108.00

ADVERTISING FEES (All prices include VAT and are valid from 1 July 2025 to 30 June 2026)

NOTES: On the Town Planner's discretion placing of advertisements for any other application(s), except the ones listed below, can be required. Site notice for ROR applications to be displayed on the erf/erven according to Section 50.(1)(a) & (2) of the Overstrand Municipality By-Law.

INTERESTED & AFFECTED PARTIES	Registered Letters: >10: Applicant to pay according to SAPO rates	Applicant to be informed.	
ADVERTISEMENT IN NEWSPAPERS	Rezoning, Subdivision (≥2 erven), etc.	Local Newspaper	R6039.00 R 6039.00
	Removal / Amendment of Title Deed Restrictions	Local Newspaper & Provincial Gazette	R12077.00 R
	Placing of Final Notice (Removal of Title Deed Restrictions)	Provincial Gazette	R1707.00 R

SUBTOTAL ADVERTISING FEE R 6039.00

TOTAL APPLICATION FEE: R 21 147.00

Your attention is hereby drawn to Section 40.(1), (2) and (3) of the Overstrand Municipality Amendment By-law on Municipal Land Use Planning, 2020, which reads as follows:

- (1) "An applicant must pay the application fees determined by the Municipality prior to submitting an application in terms of this By-law;
- (2) Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.
- (3) If an applicant wishes to retract the application and the said application has never been advertised, the advertising fees may be refunded to the applicant on request."

BANKING DETAILS		METHOD OF PAYMENT	
NAME	Overstrand Municipality	(1) Electronic transfer (EFT)	<input checked="" type="checkbox"/>
BANK	ABSA	(2) Payment at municipal office	<input type="checkbox"/>
BRANCH CODE	632005	Include the requested reference number on all internet payments & attach proof of payment to the application with submission.	
ACCOUNT NO	322 00000 35		
REFERENCE NO	E.g., Erf123HermanusADVERT (Erf number, suburb and APPL or ADV)		

SECTION E: DETAILS OF APPLICATION

DEPARTURE / CONSENT / AMENDMENT / REZONING REQUIRED:

Y	N	Building line encroachment	STREET	From		m	To		m
			STREET (South)	From	4	m	To	0	m
			SIDE / LATERAL	From		m	To		m
			SIDE / LATERAL	From		m	To		m
			REAR	From		m	To		m
Y	N	Exceed permissible height	From		m	To		m	
Y	N	Exceed permissible site coverage	From		%	To		%	
Y	N	Other / temporary uses (please specify)					Extent		m ²
Y	N	Rezoning	From	RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL		To:	GENERAL RESIDENTIAL ZONE 3: FLATS (GR4)		

BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT / INTENT OF APPLICATION:

1. REZONING OF ERF 1735, SANDBAAI FROM RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL TO GENERAL RESIDENTIAL ZONE 3: FLATS (GR4) IN TERMS OF SECTION 16(2)(A) OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING, 2020 (PLAN 4: PROPOSED ZONING PLAN).
2. PERMANENT DEPARTURE FROM THE SOUTHERN 4M STREET BUILDING LINE TO 0M TO ALLOW THE PROPOSED REFUSE ROOM IN TERMS OF SECTION 16(2)(B) OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING, 2020.
3. PERMANENT DEPARTURE FROM THE PROVISIONS OF THE ZONING SCHEME IN TERMS OF SECTION 16(2)(B) OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING, 2020.

SECTION F: LIST OF ATTACHMENTS & SUPPORTING INFORMATION

Y	N	Power of Attorney / Owner's consent if applicant is not owner	✓	Y	N	Approved building plan(s) / Approval letter(s) of previous application(s)	✓
Y	N	Trust Resolution (if applicable)	✓	Y	N	Parking Layout	✓
Y	N	List of board of active directors/members/trustees' resolution (if applicable)	✓	Y	N	Homeowner's Association consent (if applicable)	✓
Y	N	Bondholder's consent (if applicable)	✓	Y	N	SG diagram	✓
Y	N	Copy of Title Deed	✓	Y	N	GLS report (if applicable)	✓
Y	N	Conveyance's certificate (if applicable) (Annexure A)	✓	Y	N	Heritage Western Cape approval (if applicable)	✓
Y	N	Motivation report / Letter (Annexure A & B)	✓	Y	N	1:50 / 1:100 Flood line certificate	✓
Y	N	Locality plan (Annexure A)	✓	Y	N	Land Use Plan / Zoning Map (if applicable)	✓
Y	N	Proposed Subdivision Plan / Consolidation Plan / Phasing Plan (Annexure A)	✓	Y	N	Copy of Environmental Impact Assessment / Heritage Impact Assessment / Traffic Impact Assessment / Traffic Impact Statement / Record of Decision	✓
Y	N	X2 sets of to-scale Site development/building plans indicating all structures, building lines & elevations indicating proposal (A4 or A3) (Annexure A)	✓	Y	N	List of Title deed conditions to be removed/amended	✓
Y	N	Other (Specify)					

** (Please note that in terms of the National Environmental Management Act, 1998 any change in land use may be subject to an Environmental Assessment)

SECTION G: DECLARATION

I / we hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. That I/we am/are properly authorized to make this application on behalf of the owner and (where applicable) that copies of such full relevant Powers of Attorney/Consent are attached hereto.
3. Where a consultant/agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the By-law will be sent to the consultant/agent and that the owner may be included in correspondence, as deemed necessary.
4. That, as owner/applicant/developer, I'm/we're aware of the state of existing bulk services provision and infrastructure availability in the subject area and that any development contributions might be payable in respect of the development herein proposed (if applicable).
5. I'm aware that it is an offense in terms of Section 84.(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct and in doing so can lead to criminal proceedings of a fine or imprisonment or both.

6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.

7. That the removal of a title deed restriction will be evaluated by the Municipality in relation to a proposed land use application or development as set out in a detailed and comprehensive motivation.

8. In terms of section 13, read with section 18 of the Protection of Personal Information Act and sections 46.(1)(b); 46.(3)(a) and (b); 46.(4); 47.; 48.; 49. and 50. of the Municipal Land Use Planning by-law, I accept and consent that my personal information disclosed in this application, may be collected and disclosed by the Overstrand Municipality for purposes of complying with the requirements of public participation.

Registered owner's signature _____ Date

Full name

Agent / Consultant's signature  _____ Date

Full name

Professional capacity

- If application is made by a person/s other than registered owner (e.g., Consultant / Agent), full power of attorney and signatures of both parties above are required & also to be signed by two witnesses.
- If property is owned by more than one person, signature of each owner is required. Where the property is owned by a company / trust / other juristic person, a copy of the board of directors / members / trustees' resolution is required.
- The names of all signatories must also be indicated in printed letters.