

**OVERSTRAND MUNISIPALITEIT**  
**ERF 1177, FULMARSTRAAT 56, VERMONT:**  
**AANSOEK OM HERSONERING EN**  
**AFWYKING: FUTURE PLAN STADS- EN**  
**STREEKBEPLANNERS NAMENS IS FORTUIN**

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoeke van toepassing op Erf 1177, Vermont (die eiendom), vir die:

1. **herosnering** ingevolge Artikel 16(2)(a) van die Verordening vanaf Oordsone: Vakansie-Oorde (RZ) na Residensielesone 1: Enkel Residensieël (SR1), en
2. **afwyking** ingevolge Artikel 16(2)(b) van die Verordening om die syboulyn vanaf 2m na 0m te verslap om die plasing van die voorgestelde motorhuis te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning te Patersonstraat 16, Hermanus.

Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **23 Augustus 2024**, 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 Departement: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

**Dr. DGI O'Neill**  
**MUNISIPALE BESTUURDER**  
 Overstrand Munisipaliteit  
 Posbus 20  
**HERMANUS**  
 7200

**Kennisgewing nr. 107/2024**

**OVERSTRAND MUNICIPALITY**  
**ERF 1177, 56 FULMAR STREET, VERMONT:**  
**APPLICATION FOR REZONING AND DEPARTURE:**  
**FUTURE PLAN TOWN AND REGIONAL PLANNERS**  
**ON BEHALF OF IS FORTUIN**

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 application applicable to Erf 1177, Vermont (the property), namely:

1. **rezoning** in terms of Section 16(2)(a) of the By-Law from Resort Zone: Holiday Resorts (RZ) to Residential Zone 1: Single Residential (SR1), and
2. **departure** in terms of Section 16(2)(b) of the By-Law to relax the lateral building line from 2m to 0m to accommodate the placement of the proposed garage.

Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning, 16 Paterson Street, Hermanus.

Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **23 August 2024**, 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 Town and Spatial Planning Department where they will be assisted by a municipal official in formulating their comments.

**Dr. DGI O'Neill**  
**MUNICIPAL MANAGER**  
 Overstrand Municipality  
 P O Box 20  
**HERMANUS**  
 7200

**Notice No. 107/2024**

**UMASIPALA WASE-OVERSTRAND**  
**ISIZA 1177, 56 FULMAR STREET, VERMONT: ISICELO**  
**SOKUCANDAWA NGOKUTSHA KUNYE**  
**NOPHAMBUKO: FUTURE PLAN TOWN AND**  
**REGIONAL PLANNERS EGAMENI LIKA- IS FORTUIN**

Isaziso sikhutshwe ngokwemiqathango yamaCandelo 47 kunye nelama-48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), sesicelo ezilandelayo esisebenza kwiSiza 1177, eVermont (ipropati), ezizezi:

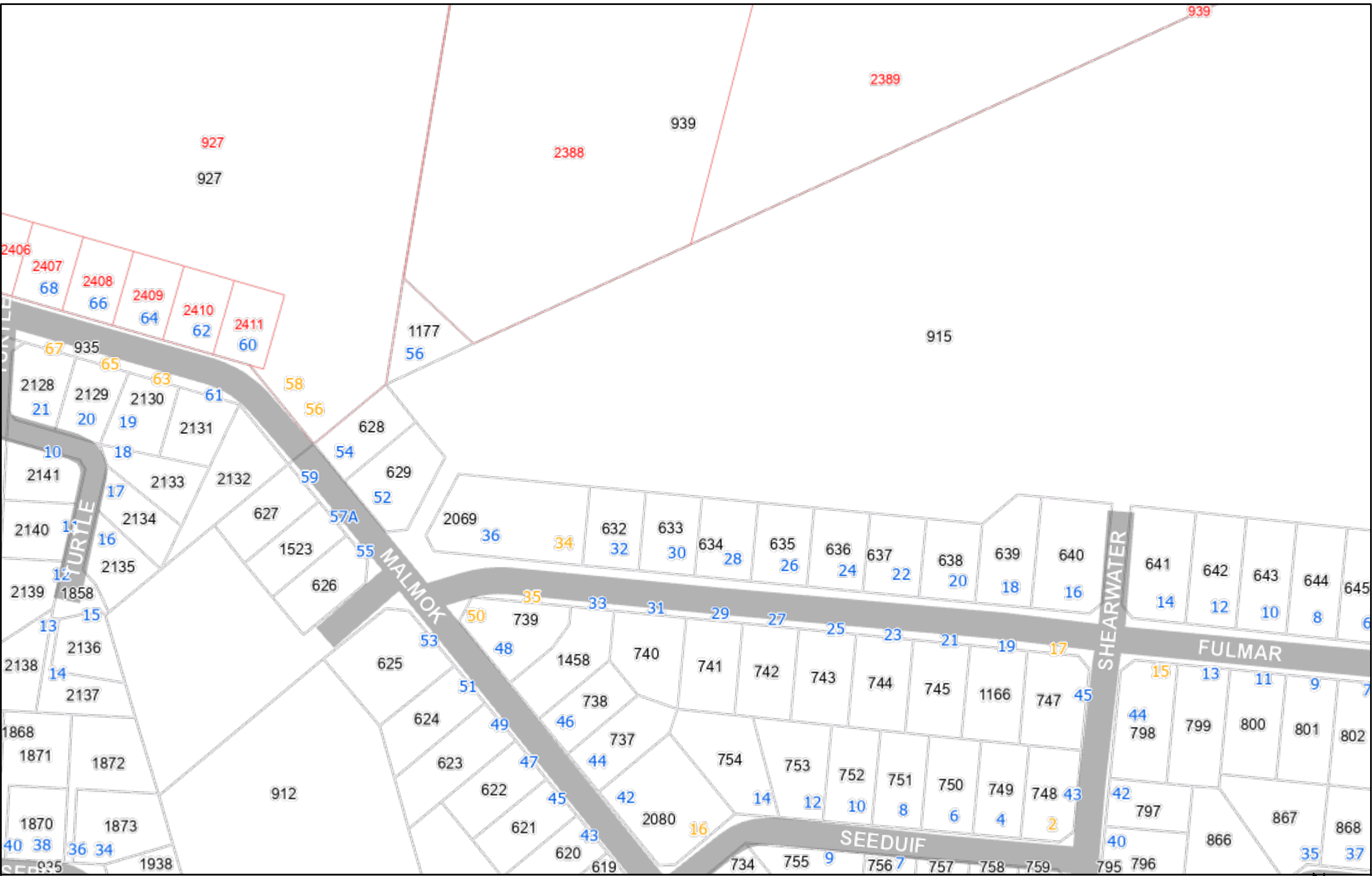
1. **ukucandwa** ngokutsha ngokweCandelo le-16(2)(a) loMthetho kaMasipala ukusuka kuMmandla wokuHlala: iNdawo yokuHlala yeHolide 1: iNdawo yokuHlala uMntu oMnye (SR1), kunye
2. **uphambuko** ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala ukulungiselela ukunyeniswa komda osecaleni kwisakhiwo ukususela kwi-2m ukuya kwi-0m ukulungiselela ulwakhiwo lwegaraji ecetywayo.

linkcukacha ezipheleleyo eziphathelene nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusuka phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu 16 Paterson Street, Hermanus.

Naziphi na izimvo kufuneka zibhalwe ze zingeniswe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye phambi komhla **wama-23 uAgasti 2024**, kwezibonelelo zeSoloty lama51 nelama52 uchaze igama lakho, idilesi neenkukacha zoqhagamshelwano, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngomnxeba zingathunyelwa **kuMwangcisi weDolophu, uMnu. H. Olivier** kule nombolo 028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwazi ukufunda nokubhala angaya kwiSebe loCwangciso lweDolophu apho igosa likaMasipala liza kumnceda ukuqulunqa izimvo zakhe.

**UGq. DGI O'Neill**  
**UMPHATHI KAMASIPALA**  
 Umasipala iOverstrand  
 Ibhokisi yePosi 20  
**HERMANUS**  
 7200

**Inombolo yesaziso. 107/2024**





## ERF 1177, VERMONT

APPLICATION IN TERMS OF SECTION 16 OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING OF 2020 FOR:

- *Section 16 (2) (a) - Rezoning of land (Rezoning from Resort Zone (RZ) to Single Residential Zone 1 (SR1))*
- *Section 16 (2) (d) - Permanent departure from the provisions of the zoning scheme.*

**Application prepared for:**

Ingrid Sylvia Fortuin & Overstrand Municipality

**Application prepared by:**

Future Plan Town and Regional Planners

P.O. Box 66 | Bot River | 7185

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**Submitted:**

January 2024

**Revised:**

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## 1. EXECUTIVE SUMMARY

### 1.1. Background Information

Future Plan Town and Regional Planners (hereafter referred to as *this office*) was approached by the property owner to assist with the applicable town planning application as was deemed necessary. After lengthy consultation between Future Plan Town and Regional Planners, the property owner, Environmental Practitioner, and an Architect a decision was made to proceed with the application.

Please refer to the sections below for a comprehensive summary of the application particulars that will enable the reader, or authorised official, to decide based on the merits of the proposal at hand.

### 1.2. Application Summary

Herewith a land use planning application is made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning of 2020 (OMLUS) for:

- *Section 16 (2) (a) - Rezoning of land (Rezoning from Resort Zone (RZ) to Single Residential Zone 1 (SR1))*
- *Section 16 (2) (d) - Permanent departure from the provisions of the zoning scheme.*

Please refer to the following attached Annexures:

**Annexure A:** Application Form

**Annexure B:** Power of Attorney

**Annexure C:** Title Deed







More than half of the property is essentially compromised by the identified high-water mark. Please refer to the document titled “Aquatic Biodiversity Risk Assessment” which provides the reader with a brief description of how the high-water mark delineation was undertaken:

*“Watercourses were identified and delineated using the method described in the Manual for the Identification and Delineation of Wetlands and Riparian Areas for field-based delineation (DWAF, 2008). This method is the accepted best practice method for delineating watercourses in South Africa and its use is required by GN 509.”*

More than half of the subject property is “lost” or cannot be used for any form of construction as it may pose a significant threat to the property owner in terms of financial loss or structural damages in the event of excessive rise in water levels.

The proposed construction of a single dwelling house, as depicted above, consists of a dwelling house (61.25m<sup>2</sup>), a double garage (43.8m<sup>2</sup>), and a conservancy tank (6m<sup>2</sup>). The placement of the structures is to be as far away from the existing Vermont Salt Pan, as to minimise the possible impact on the environment and provide the owner of the property with a viable residential erf.





### 3. CHARACTER OF ENVIRONMENT

#### 3.1. Ownership Details

A perusal of the title deed revealed that no restrictive conditions could prohibit the approval of this land use planning application. Below are the details of the subject title deed.

Property Description	Erf 1177, Vermont, in the Overstrand Municipality, Division Caledon, Western Cape Province
Ownership	Ingrid Sylvia Fortin
Extent	660m <sup>2</sup>
Title Deed Number	T2947/23

#### 3.2. Current Zoning and Utilisation

Resort Zone: Holiday Resort (RZ) and currently vacant

#### 3.3. Locality and Surrounding Land Uses

The surrounding consists of a mixture of land uses, ranging from Resort Zone, Public Open Space and Residential uses. The proposed rezoning of the application site is not deemed to be out of character for the surrounding area as it borders a well-established residential area.

Please refer to the Figures on Page 6 and 7.

#### 3.4. Municipal Services, Access, and Parking

Due to the nature of the application site, it is evident that services are to be installed to enable the subject property to be utilised as a viable residential property. Herewith a summary of the applicable services.

##### 3.4.1 Water:

The provision of water is essential to any residential property. Water provision is to be supplied by Overstrand Municipality. It is argued that connection to the existing services will be relatively straightforward as this service is readily available.

##### 3.4.2 Sewerage:

The owner intends to install a septic tank that will be emptied regularly, or however frequently is required. This will be conducted by the Overstrand Municipality, or by a reputable service provider, that services the surrounding area.







3.4.3. Electricity:

Eskom is the primary service provider, regarding electricity. Connection to this service will be done promptly with the relevant authority.

3.4.4. Solid Waste (Refuse Removal):

Waste will be stored properly, either in black refuse bins or in a similar manner, and removed weekly by the Overstrand Municipality.

3.4.5. Roads and Access:

A road servitude of approximately 15.74m wide will provide the subject property with access to Malmok Crescent. This servitude is already registered for such a purpose.

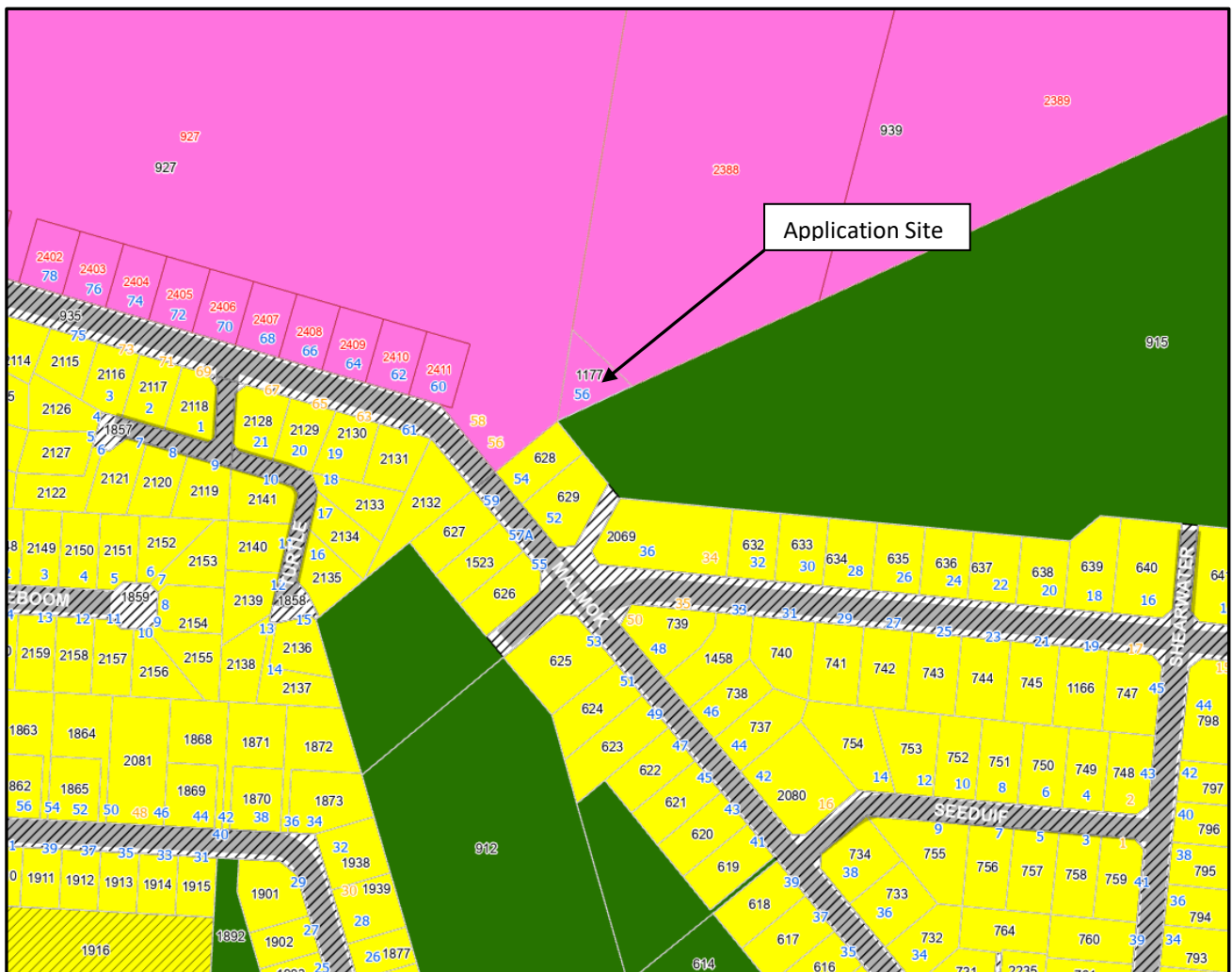


Figure 2: Current surroundings zonings.





Figure 3: Aerial view of the application site and surrounding area.





#### 4. NEED & DESIRABILITY

For an informed decision by the Authorised Official, it is crucial to address the need and desirability of an application. Therefore, this office has summarised a few site-specific key aspects that should be considered before a decision is made. Herewith is the need for the proposal:

- The current zoning does not permit the land use for which the owner intends to use the property.

The proposal is deemed desirable due to the following reasons:

- It is possible that the proposal may add value to Erf 1177 and potentially the surrounding area.
- Infill development, especially residential development is crucial to any Municipality. It is evident, especially in the Overstrand area that developable land has become scarcer and is rarely readily available.
- The proposal will not detract from the abutting neighbours regarding privacy.
- The General Authorisation (GA) proved that the impact of construction will not have a detrimental impact on any relevant environmental issues or the biodiversity of the Vermont Salt Pan.
- The application is situated within an existing residential area and will be fitting with the character of the surrounding area.

The following aspects are also crucial to take into consideration when determining the desirability of an application:

Section 66 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning of 2020:

- *When the Authorised Official or Municipal Planning Tribunal considers an application, it must have regard to the following:*
  - *the application submitted in terms of this By-law;*
  - *the procedure followed in processing the application;*
  - *the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding proposed land uses;*
  - *the comments in response to the notice of the application and the comments received from organs of state and internal departments;*
  - *the response by the applicant to the comments referred to in paragraph (d);*
  - *investigations carried out in terms of other laws which are relevant to the consideration of the application;*
  - *a registered planner, or a planner eligible for registration, written assessment, which includes:*
    - *an amendment of a Spatial Development Framework or land use scheme*
    - *an approval of an overlay zone contemplated in the land use scheme*
    - *a phasing, amendment or cancellation of a subdivision plan or part thereof*
    - *a determination of a zoning*
    - *a rezoning*
  - *the integrated development plan and Municipal Spatial Development Framework;*
  - *the applicable Local Spatial Development Frameworks adopted by the Municipality;*
  - *the applicable policies of the Municipality that guide decision-making;*
  - *the Provincial Spatial Development Framework;*
  - *where applicable, the regional spatial development framework;*
  - *the policies, principles, planning and development norms and criteria set by the national and provincial government;*





- *the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act;*
- *the principles referred to in Chapter VI of the Land Use Planning Act; and*
- *the relevant provisions of the land use scheme.*
- *An Authorised Official or Municipal Planning Tribunal must approve a site development plan submitted to the Municipality for approval in terms of applicable development parameters or conditions of approval if the site development plan—*
  - *is consistent with the development parameters of the zoning;*
  - *is consistent with the development parameters of the overlay zone;*
  - *complies with the conditions of approval; and*
  - *complies with this By-law.*
- *When a site development plan is required in terms of development parameters or conditions of approval—*
  - *the Municipality may not approve a building plan if the site development plan has not been approved; and*
  - *the Municipality may not approve a building plan that is inconsistent with the approved site development plan.*

The application, site development plan, and subsequent attachments conform to the specified regulations listed above. The application in its current form can thus be accepted. The application shall thus be motivated and assessed in terms of its merits and desirability.

Section 49 of the Western Cape Land Use Planning Act of 2014:

*When a municipality considers and decides on a land use application, the municipality must have regard to at least—*

- *the applicable spatial development frameworks;*
- *the applicable structure plans;*
- *the principles referred to in Chapter VI;*
- *the desirability of the proposed land use, and*
- *guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.*

It is the opinion of this office that the proposed application is well motivated in terms of the legislation as provided for in this motivation report and is not deemed to impose an unusual risk to the surrounding community due to the reasons listed under Section 4 of the Motivation report. It is proven that the application conforms to the parameters of Desirability and also to that of Section 5 of this Motivation Report.





## 5. LEGISLATION

### Overstrand Municipality Spatial Development Framework (May 2020)

The Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the Municipal Systems Act, 2000 (Act No. 32 of 2000), 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 key statutory requirements of the SDF are as follows:

- give effect to the principles, norms, and standards.
- Include a written and spatial representation of the Municipality's five-year spatial development plan.
- Include a longer spatial development vision statement.
- Identify current and future structuring elements of the Municipal spatial form (i.e., development corridors, activity spines, economic nodes, etc.).
- Include population growth estimates for the next five years.
- Include estimates for the demand for housing units and the planned location and density of future housing developments.
- Include estimates of economic activity, employment trends, and locations in the Municipality for the next five years.
- Identify, quantify, and provide location requirements for the next five years of engineering infrastructure and services.
- Identify the designated areas where a national or provincial inclusionary housing policy may be applicable.
- Include a strategic assessment of the environmental pressures.
- Create opportunities (incl. spatial location of environmental sensitivities, high potential agricultural land, and coastal strips).
- Identify areas where more detailed local plans must be developed and shortened land use procedures may be applicable.
- Provide spatial expression of integration of municipal sectoral policies.
- Determine a capital expenditure framework for the Municipal development programmes depicted spatially.
- Include an implementation.

The proposal is not deemed to be in contravention of the Overstrand SDF as it does not contradict the abovementioned statutory requirements of the SDF. Further to those described above, the application site is in an urban development area within the urban edge of Vermont. The proposal is thus not in contravention of





the SDF as it will form part of the inclusion of the surrounding area and also the well-established character of Vermont.

Overstrand Integrated Development Plan (May 2020)

The Overstrand Municipality Integrated Development Plan (IDP) aims to address our communities' development needs with clearly defined strategic objectives and performance indicators. These strategic objectives are as follows:

- The provision of democratic, accountable, and ethical governance
- The provision and maintenance of municipal services
- The encouragement of structured community participation in the matters of the municipality
- The creation and maintenance of a safe and healthy environment
- The promotion of tourism and economic and social development.

The IDP is crucial to take into consideration in any planning-related application. It is the opinion of this office that the proposal promotes social development and creates a safe and healthy environment, not only for the property owner but also for the surrounding residents of the area.

Overstrand Municipal Growth Management Strategy (2010)

The application is situated in Vermont, which falls under the collective name of Hermanus West. Hermanus West consist of areas such as Vermont, Onrus and Sandbaai. As stated previously, the application site abuts both a residential area and the Vermont Salt Pan. According to the Growth Management Strategy, integration between the Salt Pan and the residential area to the south of the Pan is to be encouraged efficiently. The application site is well-situated to encourage the proposed rezoning that will ultimately integrate the Salt Pan with the existing residential aspect of the surrounding area.

The application site is not within a Heritage Overlay Zone defined in the Growth Management Strategy and will thus not constitute any heritage-related aspects.

Overstrand Municipality Amended By-Law on Municipal Land Use Planning (2020)

It is essential to consider Section 66 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning in terms of the "General criteria for consideration of applications":

- When the Authorised Official or Municipal Planning Tribunal considers an application, it must have regard to the following:
  - the application submitted in terms of this By-law;





- the procedure followed in processing the application;
- the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding proposed land uses;
- the comments in response to the notice of the application and the comments received from organs of state and internal departments;
- the response by the applicant to the comments referred to in paragraph (d);
- investigations carried out in terms of other laws which are relevant to the consideration of the application;
- a registered planner, or a planner eligible for registration, written assessment, which includes:
  - an amendment of a Spatial Development Framework or land use scheme
  - an approval of an overlay zone contemplated in the land use scheme
  - a phasing, amendment or cancellation of a subdivision plan or part thereof
  - a determination of a zoning
  - a rezoning
- the integrated development plan and Municipal Spatial Development Framework;
- the applicable Local Spatial Development Frameworks adopted by the Municipality;
- the applicable policies of the Municipality that guide decision-making;
- the Provincial Spatial Development Framework;
- where applicable, the regional spatial development framework;
- the policies, principles, planning and development norms and criteria set by the national and provincial government;
- the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act;
- the principles referred to in Chapter VI of the Land Use Planning Act; and
- the relevant provisions of the land use scheme.
- An Authorized Official or Municipal Planning Tribunal must approve a site development plan submitted to the Municipality for approval in terms of applicable development parameters or conditions of approval if the site development plan—
  - is consistent with the development parameters of the zoning;
  - is consistent with the development parameters of the overlay zone;
  - complies with the conditions of approval; and
  - complies with this By-law.
- When a site development plan is required in terms of development parameters or conditions of approval—
  - the Municipality may not approve a building plan if the site development plan has not been approved; and





- the Municipality may not approve a building plan that is inconsistent with the approved site development plan.

The proposal is not considered a deviation from the requirements above; however, it is substantially per any residential neighbourhood and is not deemed to pose a significant threat to the surrounding community, the Salt Pan, and the character of the surrounding area.

#### Planning Principles

The proposed development supports the principles of Chapter VI (Article 59) of the Land Use Planning Act (LUPA), Act 3 of 2014, and Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013, as follows:

#### Spatial Justice

*Refers to the need to redress the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services, and land.*

The proposed application will not contribute to perpetuating past apartheid spatial development imbalances.

#### Spatial Sustainability

*A spatially sustainable settlement will have an equitable land market while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity-rich areas, scenic and cultural landscapes, and ultimately limiting urban sprawl.*

The proposal will not negatively impact valuable agricultural land, environmentally sensitive areas, or scenic landscapes and ultimately not contribute to urban sprawl.

#### Efficiency

*Efficiency refers to the need to create settlements that optimise the use of space, energy, infrastructure, resources, and land.*

The proposed development will optimally harness the potential that sustainably exists on the subject property, as is evident in the proposed SDP.







Spatial Resilience

*Spatial resilience in the context of land use planning refers to spatial plans, policies and land use management systems that should enable the communities to be able to resist, absorb and accommodate economic and environmental shocks and to recover from these shocks in a timely and efficient manner.*

The proposed development is well aligned with the spatial plans and policies, enabling the subject property to resist, absorb, and accommodate environmental and economic shocks and recover from shocks in a timely and efficient manner.

Good Administration

*Good administration in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure a joint planning approach is pursued.*

The proposed development will promote consultative planning as the Municipality will advertise the proposal to the public to allow the comments of the public to be taken into consideration. In addition, Future Plan Town and Regional Planners will also respond to the public's comments and consider the comments in the project's planning.

This section outlines how the proposed development aligns with the core planning principles outlined in SPLUMA and LUPA. The proposal can, therefore, encompass and promote all planning principles.

National Environmental Management (Act 107 of 1998)

The National Environmental Management Act 107 of 1998 intends:

- to provide for cooperative, environmental governance by establishing principles for decision-making on matters affecting the environment, institutions that will promote co-operative governance and procedures for co-ordinating environmental functions exercised by organs of state; and
- to provide for matters connected therewith.

Taking the intentions of the Act (NEMA) and the location, plus surrounding conditions of the property, into consideration, the owner appointed an Environmental Practitioner to conduct the required reports and to interact with the relevant authorities, with the possible development of the property in mind.

This office believes that no NEMA listing notices are triggered by this proposal. The property owner did appoint an Environmental Practitioner to evaluate the impact of the proposed development on surrounding environmental aspects. The Environmental Practitioner also applied for a Water Use License, which can be studied in the document titled "Water Use Registration & License".





Environmental Management Overlay Zone (EMOZ)

The purpose of the Environmental Management Overlay Zone (EMOZ) is to provide additional land use statutory controls whereby the Council may give effect to certain guidelines to address specific management issues. In short, these regulations may place additional constraints on existing land use rights, within the area of jurisdiction, i.e., Overstrand Municipal areas.

The application site, Erf 1177, is located within an existing Salt Pan (which is of conservation-worthy importance) and therefore enforces the regulations of EMOZ. From the figure below it is evident that Erf 1177 falls under the area shaded in the colour brown. This is to be known as a Category D classification.

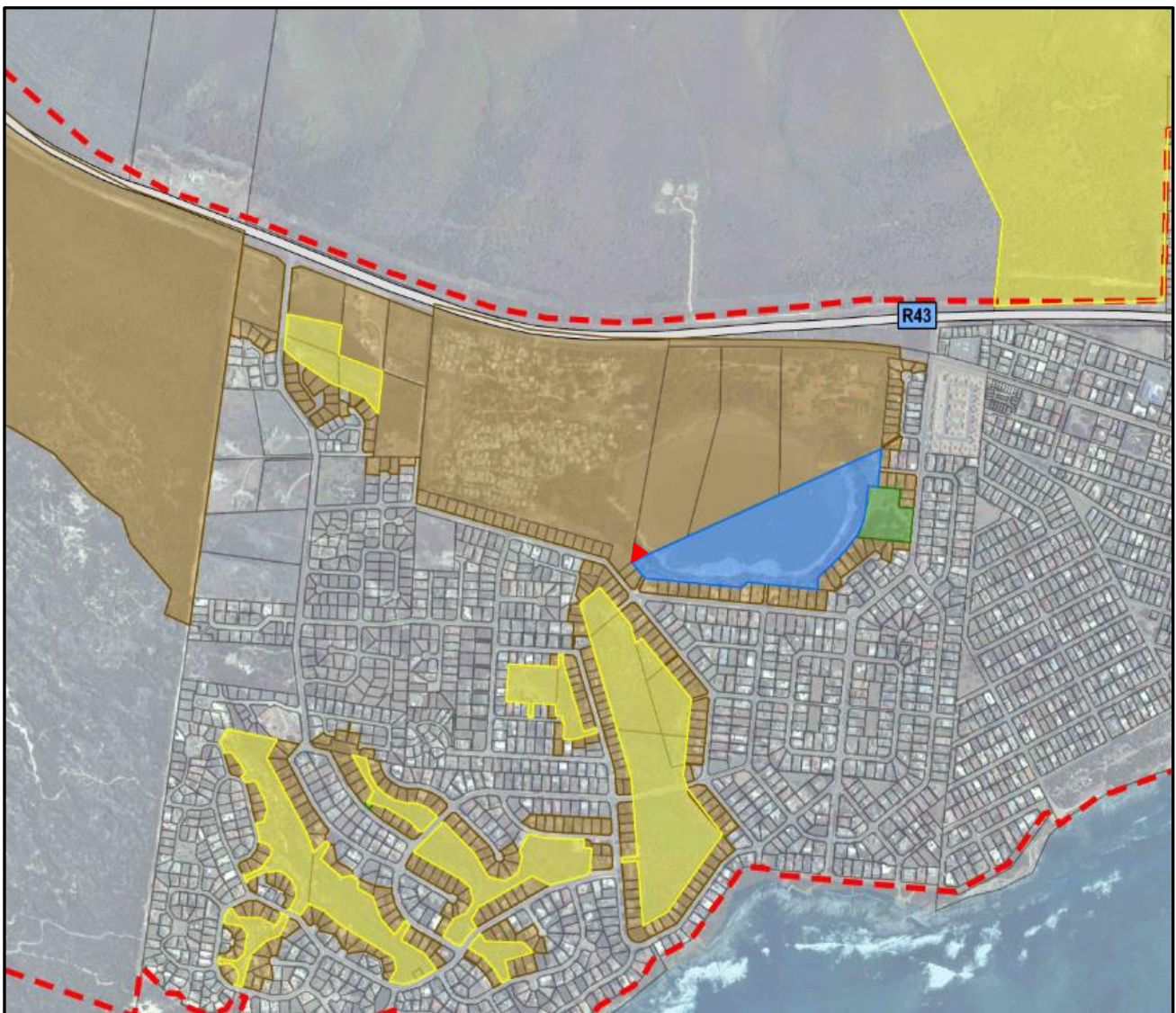


Figure 4: Extract from the EMOZ Plans – Plan 5.7B Hermanus West





Category D is designated for private property within priority conservation-worthy corridors or areas. From the above figure, it is also evident that not many residential erven (developed residential erven) are subject to Category D.

This office is of the opinion that the proposal, due to its limited extent and similar examples in the surrounding area, are not deemed to impact negatively on the Overstrand Environmental Management Framework, nor any conservation worthy aspects surrounding the Salt Pan. The impact is deemed limited (one residential dwelling) to an extent that can be managed and conserved.

This office also feels that the proposal does not trigger any NEMA listing notices.





## 6. CONCLUSION & RECOMMENDATION

The motivation report has provided a clear and complete analysis of the land use proposal. It was proven that the application is desirable and will not adversely impact the existing landscape. It was also demonstrated that the proposal is well aligned with the spatial planning initiatives for the area in which it is located.

The following factors should also be considered when evaluating the feasibility of the proposed application:

- It is possible that the proposal will add value to Erf 1177 and potentially the surrounding area.
- Infill development, especially residential development is crucial to any Municipality. It is evident, especially in the Overstrand area that developable land has become scarcer and is rarely readily available.
- The proposal will not detract from the abutting neighbours regarding privacy.
- The General Authorisation (GA) proved that the impact of construction will not have a detrimental impact on any relevant environmental issues or the biodiversity of the Vermont Salt Pan.
- The application is situated within an existing residential area and will be fitting with the character of the surrounding area.

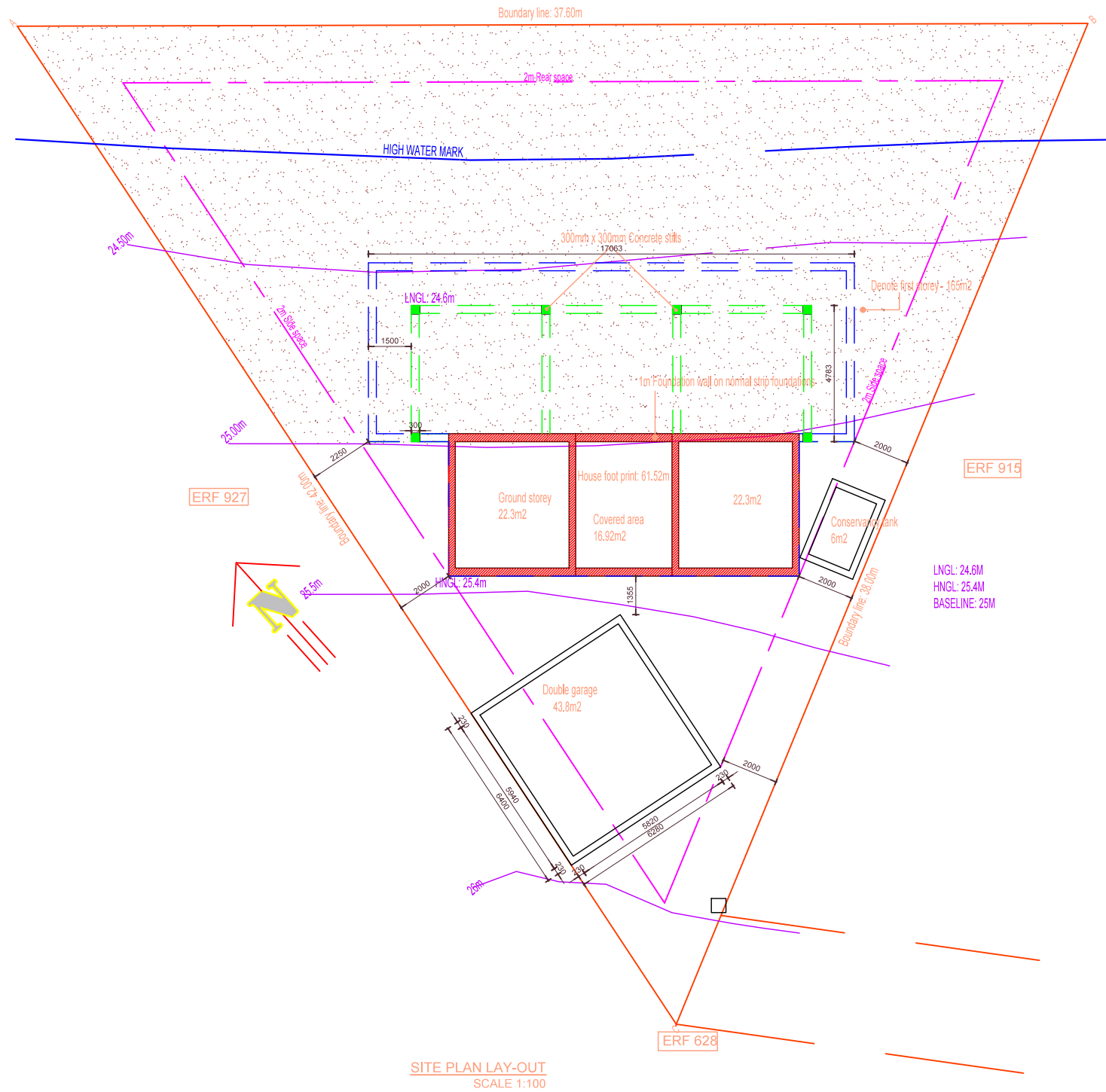
Considering the above, it is recommended that the following applications:

- *Section 16 (2) (a) - Rezoning of land (Rezoning from Resort Zone (RZ) to Single Residential Zone 1 (SR1))*
- *Section 16 (2) (d) - Permanent departure from the provisions of the zoning scheme.*

be approved in terms of Section 16 of the OMLUS.



# SITE PLAN FOR ERF 1177, VERMONT, OVERSTRAND MUNICIPALITY



SITE PLAN LAY-OUT  
SCALE 1:100

RESORT ZONE: HOLIDAY RESORT

TOWN PLANNING REQUIREMENTS

	NEW	FOOTPRINT	COVERAGE
GROUND STOREY	61.52m²	61.52m²	
FIRST STOREY	165.28m²		165.28m²
GARAGE	43.82m²	43.82m²	43.82m²
6 X 300 X 300MM CONCRETE STILTS		3.6m²	
<b>TOTAL</b>	<b>270.62m²</b>	<b>108.94m²</b>	<b>209.1m²</b>
ERF SIZE : 660M2			<b>31.6%</b>

PROJECT

NEW DWELLING ON ERF 1177,  
56 FULMAR STREET, VERMONT

CLIENT

IS FORTUIN

DRAWING :

GROUND & FIRST STOREY LAY-OUT  
SECTION A-A  
ELEVATIONS

DATE	13/01/2024	PLAN NO:	VER1177/2024
REVISED		SHEET NO	1 OF 2



C  
H  
A  
M  
C  
A  
D

Contours and High Water Mark Levels Provided by: Casper Strydom