



REMAINDER ERF 1096, 6 STEMMET STREET, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF JOHAN MALHERBE & ANNABELLA BUSSE

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for the **subdivision** of Remainder Erf 1096, Hermanus (Eastcliff) in terms of Section 16(2)(d) of the By-Law into two portions namely, Portion A approximately 669m² in extent and Portion B approximately 669m² in extent.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning at 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 written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) on or before **13 November 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. P. Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Division: Town and Spatial Planning where a municipal official will assist them in order to formalize their comment.

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.

REMAINDER ERF 1096, STEMMETSTRAAT 6, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: AANSOEK OM ONDERVERDELING: PLAN ACTIVE STADS – EN STREEKBEPLANNERS NAMENS JOHAN MALHERBE & ANNABELLA BUSSE

Kennis word hiermee gee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir die **onderverdeling** van Remainder Erf 1096, Hermanus (Eastcliff) ingevolge Artikel 16(2)(d) van die Verordening in twee gedeeltes, naamlik Gedeelte A ongeveer 669m² groot en Gedeelte B ongeveer 669m² groot.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende woensdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, 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 op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / landuse@overstrand.gov.za) voor of op **13 November 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. P. Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar 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 formaliseer.

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, kontakbesonderhede en kommentaar(e) openbaar gemaak mag word.

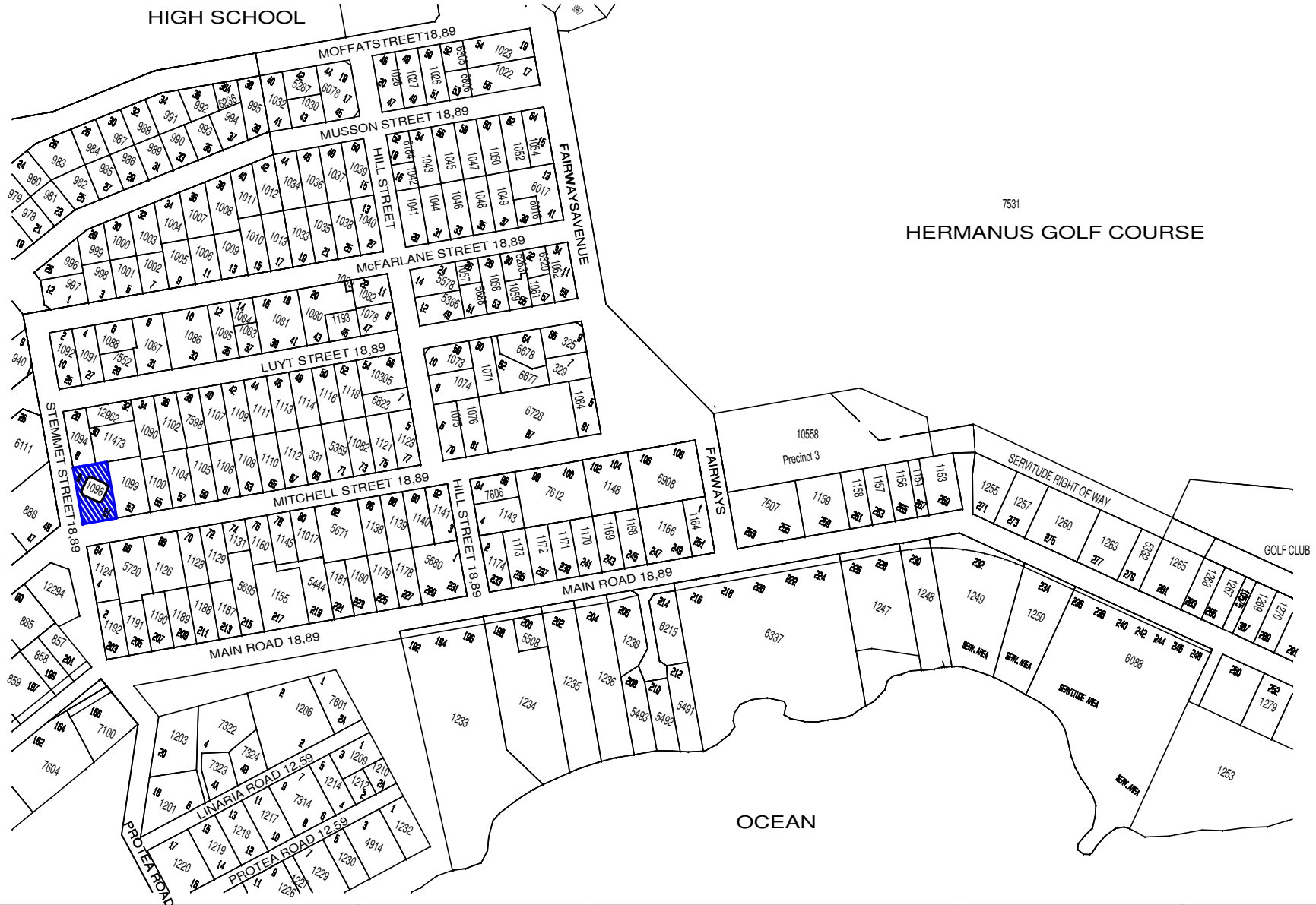
INTSALELA YESIZA I-ERF 1096, 6 STEMMET STREET, EASTCLIFF, HERMANUS, KUMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKWAHLULAHULA: PLAN ACTIVE TOWN & NABACWANGCISI BENGINGQI EGAMENI LIKA JOHAN MALHERBE & ANNABELLA BUSSE

Kukhuthwe isaziso esimayela nemiba yeSoloty lama-48 loMthethwana OsisiHlomelo soMthetho kaMasipala waseOverstrand OngeziCwangciso ZokuSetyenziswa koMhlaba kaMasipala ku2020 (Umthethwana) isaziso esi sithi kufunyenwe isicelo **sokwahlulahlula** Intsalela yesiza iErf 1096, Hermanus (Eastcliff) ngokwemiba yeSoloty le-16(2)(d) loMthethwana ibe zinxalenye ezibini ezibizwa, Inxalenye A ibe ngumlinganiselo omayela nezikwemitha ezingama-669m² ubungakanani neNixalenye B engama-669m² ubungakanani.

linkcukacha ezipheleleyo ngesi siphakamiso ziyafumaneka ukuze zihlolwe zaphakathi ukusukukela phakathi kwentsimbi ye08:00 neye-16:30 kwiCandelo: IziCwangciso zeDolophu noBume BeNdawo kwa-16 Paterson Street, Hermanus nakwiwebhpheji kamasipala kweli qhakamshela lilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi na izimvo ezibhalwe phantsi mazingeniswe ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana kaMasipala ochaze ngentla (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngomhla okanye phambi komhla **13 Novemba 2026**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingabuzwa ku**Mnu. P. Roux** ku028-313 8900. UMasipala angala ukwamkela izimvo ezifike ngemva komhla wokuvala. Naziphi na ongakwazi ukufunda nokubhala makahambela kwiSebe: LeziCwangciso zeDolophu noBume BeNdawo apho igosa likamasipala liza kunceda ukufaka izimvo zakho uhlomle ngokusemthethweni.

Nceda uqaphele ukuba ngokwemiba yoMthetho Okhusela Ingxelo engoMntu (POPIA), uza kuba ungena kwinkqubo kawonkewonke ngoko ke uvumela kwaye uvumelana nokusetyenziswa kwegama lakho, ifani, neenkukacha ofumaneka kuzo noluvo/nezimvo zange zisenokudizwa/ zisenokusetyenziswa kwinkqubo (kwisicelo) yokufaka isicelo.





PROPOSED SUBDIVISION
REMAINDER ERF 1096 HERMANUS
OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

Plan Active Town and Regional Planners has been appointed by Mr. J.J. Malherbe and Ms. A. Busse, the registered owners of Remainder erf 1096 Hermanus, to prepare and submit a land use application. The application entails the proposed subdivision of the property into two equal sized portions.

Remainder erf 1096 Hermanus is currently developed with a guesthouse known as the Stemmet Lodge – main dwelling, outbuilding (staff accommodation and pool room), carport and garden cottage. The guesthouse approval was issued in 2017 / +2018. All buildings will revert to the original approved uses for the purposes of this application. The existing carport (shadeport) will be demolished. The proposed subdivision will not result in any building line encroachments relative to the anticipated new cadastral boundary. After subdivision the main dwelling with outbuilding will remain on Portion A and the cottage / second dwelling building on Portion B.

The property is held under Title Deed no. T32202/2016 and is registered in the names of Mr. J.J. Malherbe and Ms. A. Busse. The property measures 1338m² — nearly twice the size of some of the erven in the Eastcliff area. It is located in a well-established, upmarket residential neighbourhood, and the proposed subdivision is consistent with the prevailing spatial character of the area.



This application is submitted in terms of the Overstrand Municipality's Amended By-Law on Municipal Land Use Planning, 2020. Specifically, it is made in accordance with:

- ### 3. NEED AND DESIRABILITY

Remainder erf 1096 Hermanus is situated in Eastcliff, a well-established and sought-after residential suburb within the town of Hermanus. The property's location is illustrated on the locality map included below. For broader spatial context and a clearer understanding of its position within the urban fabric, please refer to the attached locality map accompanying this application.



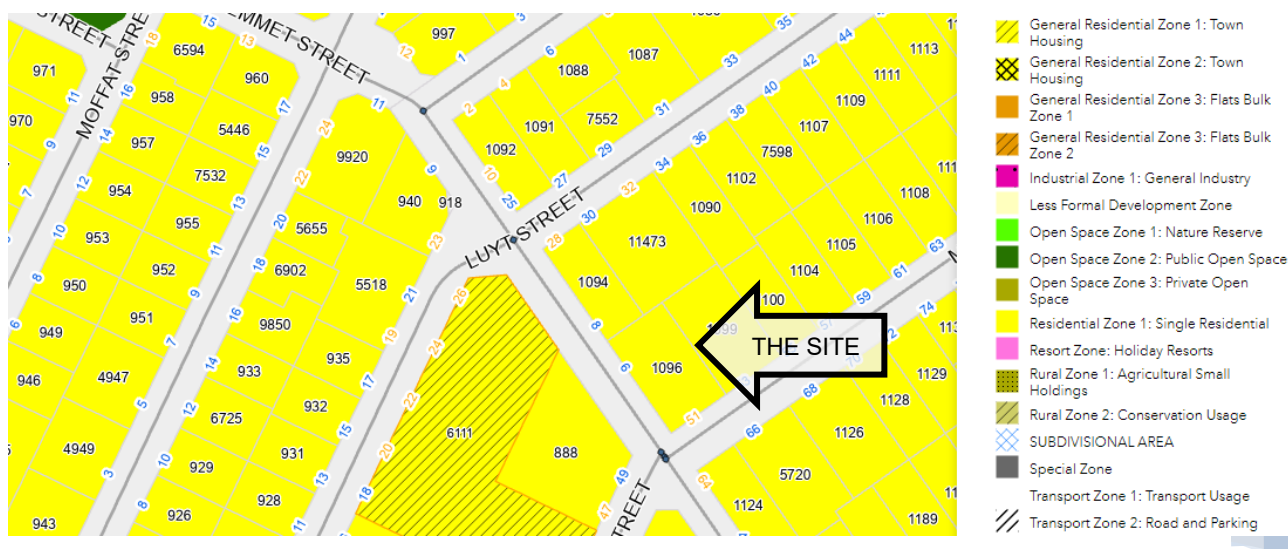
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The property is currently improved with a guesthouse that consists of the main dwelling, an outbuilding (staff accommodation and pool room), a garden cottage (second dwelling), a carport (shadeport), a swimming pool and a well-established garden. All of the existing buildings are currently utilised as part of the Stemmet Lodge guesthouse operation (approved by Overstrand Municipality in 2017 / 2018). For the purposes of this application, however, the guesthouse use will cease, and all buildings will revert to their original approved residential uses. The existing carport (shadeport) will be demolished. These improvements contribute positively to the property's functionality, visual appeal and residential amenity.

3.2 ZONING

Remainder erf 1096 Hermanus is zoned Residential Zone 1 in terms of the Overstrand Municipality's Zoning Scheme. This zoning designation permits the development of a primary residential dwelling, a second dwelling unit, and associated land uses — all of which are consistent with the property's current land use. All buildings will revert to the original approved uses for the purposes of this application.

The surrounding properties are likewise zoned for residential purposes, interspersed with portions allocated for public roads. A zoning map extract is provided below to illustrate the spatial zoning context of the subject property and its environs.



3.3 LAND USE

Remainder erf 1096 Hermanus is located within the Eastcliff suburb and is zoned Residential Zone 1: Single Residential in terms of the Overstrand Municipality's Zoning Scheme.

The property is currently developed with a primary dwelling, an outbuilding (used as staff accommodation and pool room), and a garden cottage, all of which are presently utilised as part of a guesthouse operation. For the purposes of this application, the guesthouse use will cease, and all buildings will revert to their original approved residential uses as reflected on the approved building plans. A copy of the latest approved building plan dated 2 October 2017 is attached. The existing carport (shadeport) will be demolished. These uses are consistent with the development rights afforded by the Residential Zone 1 zoning, which permits a primary dwelling, a second dwelling, and ancillary outbuildings.

The surrounding erven within Eastcliff are similarly zoned for single residential purposes, reinforcing the cohesive suburban character of the area and supporting the established low-density residential form that defines the neighbourhood.

3.4 THE POTENTIAL OF THE PROPERTY

Remainder erf 1096 Hermanus presents a unique opportunity for subdivision, as it is significantly larger than the average single residential erf within the surrounding block. Several nearby properties along Luyt and Mitchell Street have previously been subdivided, indicating a precedent for such land use adjustments in the immediate vicinity. Notable examples include:

- Erf 12962 Hermanus at 32 Luyt Street - 644m²
- Erf 7552 Hermanus at 29 Luyt Street — 627 m²
- Erf 1083 Hermanus at 37 Luyt Street — 496 m²
- Erf 1193 Hermanus at 45 Luyt Street — 591 m²
- Erf 1078 Hermanus at 47 Luyt Street — 720 m²
- Erf 1131 Hermanus at 74 Mitchell Street – 490m²
- Erf 1145 Hermanus at 78 Mitchell Street – 796m².



By comparison, Remainder erf 1096 Hermanus measures 1338m², making it substantially larger than these surrounding erven. The site layout — featuring a main dwelling with outbuilding on the northwestern portion and a cottage on the southeastern portion — further enhances its suitability for subdivision. This configuration enables the southeastern portion (Portion B) to function as a newly created erf, while the main dwelling with outbuilding would remain on Portion A.

The mature garden and ample open space reinforce the feasibility of the proposed subdivision, allowing it to be implemented in a manner that maintains privacy, preserves visual character, and complements the established neighbourhood context.

In conclusion, the generous extent, existing built form and spatial configuration of Remainder erf 1096 Hermanus collectively support a sensitive and policy-aligned subdivision. The proposal optimises the residential development potential of the site without compromising the character or amenity of the surrounding area.

3.5 **PROPOSAL**

This application proposes the following land use actions for Remainder erf 1096 Hermanus in terms of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020:

- Chapter 4, Section 16(2)(d): Application for the subdivision of Remainder erf 1096 Hermanus into two portions as follows:
 - Portion A: ±669m²;
 - Portion B: ±669m².

The proposal entails the subdivision of Remainder erf 1096 Hermanus to create one additional erf. The subdivision will result in the following configuration:

- Proposed Portion A: Located on the northwestern portion of Remainder erf 1096 Hermanus, with an approximate extent of ±669m²;
- Proposed Portion B: Occupying the southeastern portion of the erf, with an approximate extent of ±669m².

Refer to the subdivision plan (aerial photograph and site plan overlay) below for easy reference:



Image 1: Subdivision plan - aerial overlay



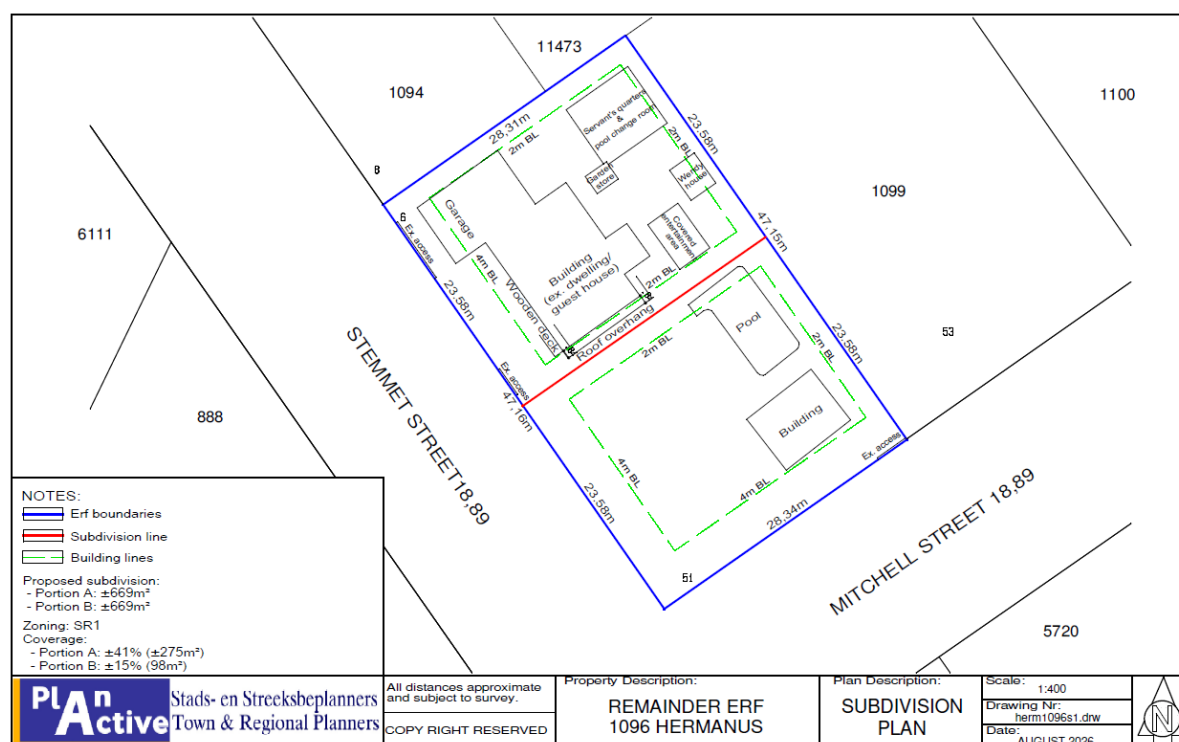


Image 2: Subdivision plan

Portion A will have an estimated coverage of 41% ($\pm 275\text{m}^2$) after subdivision. Portion B will have an estimated coverage of 15% ($\pm 98\text{m}^2$). The existing primary dwelling and outbuilding is located entirely within the northwestern section, which will form Portion A. The existing cottage, positioned on the southeastern side of the property, will be accommodated within proposed Portion B. The proposed subdivision will not give rise to any building line encroachments or require modifications to the current built form.

The subdivision boundary has been carefully aligned to reflect the existing site layout, providing both portions with sufficient open space, privacy and functional separation. The proposal ensures that each erf maintains independent access and development rights consistent with the provisions of the Residential Zone 1 zoning designation.

Overall, the proposed subdivision represents a context-sensitive and policy-compliant intervention. It respects the intent of the original township layout while enabling the optimal utilisation of land within the existing urban footprint.



3.6 ECONOMIC IMPACT

The proposed subdivision of Remainder erf 1096 Hermanus will result in a modest intensification of land use that aligns with the prevailing residential character of the Eastcliff area, while also yielding positive economic benefits at both the local and municipal levels.

By creating an additional residential erf, the proposal supports more efficient use of urban land within an established suburb, consistent with principles of spatial sustainability. The subdivision enables the formalisation of an existing cottage on a separate erf, thereby unlocking latent property value and facilitating reinvestment in the local housing market.

The project is likely to generate short-term economic activity through professional services (planning, surveying, legal registration) and, potentially, construction work associated with upgrades (such as the new access gate, etc.). In the longer term, the creation of a new, separately registered erf contributes to the local rates base, which in turn supports municipal revenue generation and service delivery.

Importantly, the proposal does not introduce any commercial or high impact uses that could disrupt the area's residential character or negatively affect surrounding property values. Instead, it enhances the financial viability of the property without compromising the environmental, social, or spatial qualities of the neighbourhood.

Overall, the proposed subdivision represents a low-impact, economically rational intervention that contributes to the sustainable intensification of the urban fabric while maintaining alignment with market demand and planning policy objectives.

3.7 SOCIAL IMPACT

The proposed subdivision of Remainder erf 1096 Hermanus is anticipated to have a neutral to positive social impact on the surrounding community. Located within the established and low-density residential suburb of Eastcliff, the proposal respects the existing urban fabric and does not introduce any land use changes that would result in adverse social consequences.



By enabling the formal creation of an additional residential erf, the application modestly increases housing opportunities within a desirable and well-located neighbourhood. This contributes to more efficient use of land within the urban edge, in line with municipal goals for sustainable development and inclusive growth.

The layout of the subdivision has been sensitively designed to maintain privacy and amenity for both resulting portions. The proposal also upholds the character and identity of the Eastcliff community, reinforcing its established residential nature without altering the demographic composition, infrastructure capacity, or social dynamics of the area.

In summary, the subdivision facilitates responsible land use while preserving neighbourhood cohesion, supporting a socially balanced and context-sensitive outcome.

3.8 COMPATIBILITY WITH SURROUNDING LAND USES

The proposed subdivision of Remainder erf 1096 Hermanus is fully compatible with the surrounding land uses and urban character of the Eastcliff area. The neighbourhood is characterised by low-density, single residential properties, many of which are of similar configuration and zoning (Residential Zone 1: Single Residential).

The subdivision will result in two residential portions, both of which are consistent with the existing zoning and built form in the area. No change in land use or intensity is proposed beyond what is already permitted under the applicable zoning regulations. The existing cottage, which will form the primary structure on the newly created Portion B, is already integrated into the fabric of the site and does not introduce new visual or functional impacts.

Furthermore, the subdivision respects the established development pattern of the neighbourhood, including erf sizes, building setbacks, and landscaping elements. Several surrounding properties in Luyt and Mitchell Street have already been subdivided into erven of smaller size than those proposed, demonstrating a precedent for this type of land use and reinforcing its contextual appropriateness.

In conclusion, the proposed subdivision is in harmony with the surrounding residential environment, and will not detract from the character, function, or amenity of the broader Eastcliff neighbourhood.

3.9 IMPACT ON EXTERNAL ENGINEERING SERVICES

The proposed subdivision of Remainder erf 1096 Hermanus is expected to have a minimal impact on external engineering services. The property is located within a fully serviced urban area, with established connections to municipal infrastructure including water, sewerage, electricity, and refuse collection.

As the existing cottage on the proposed Portion B is already developed and connected to municipal services, no additional bulk infrastructure upgrades are anticipated. The existing service capacity is sufficient to accommodate the creation of one additional residential erf without placing undue pressure on the network or requiring augmentation of external infrastructure.

Any minor service adjustments — such as the formalisation of independent connections for water and electricity, or the creation of a new municipal account — can be readily accommodated within the existing municipal systems and will be implemented in accordance with the requirements of the Overstrand Municipality.

Refuse collection for both erven can continue via the existing street frontage, and stormwater management will remain unchanged, with both portions retaining sufficient open space for on-site infiltration and control.

In summary, the subdivision represents a low-impact intervention with respect to engineering services. It leverages existing infrastructure capacity, complies with municipal servicing standards and does not require external capital investment or service expansion.

3.10 IMPACT ON HERITAGE

The proposed subdivision of Remainder erf 1096 Hermanus will have no negative impact on heritage resources. The property is not located within a formally designated heritage area, nor is it identified as containing any structures of historical or architectural significance as per

the Overstrand Heritage Inventory or the South African Heritage Resources Agency (SAHRA) registers.

Both the main dwelling and the existing cottage are of modern construction and do not exhibit heritage characteristics that would warrant formal protection. The surrounding area of Eastcliff, while established and mature in character, is similarly composed of predominantly contemporary residential properties and does not constitute a heritage conservation precinct.

The proposed application is compliant with the requirements of the National Heritage Resources Act (Act 25 of 1999), and no heritage-related triggers have been identified that would necessitate consultation with Heritage Western Cape or a heritage impact assessment.

In conclusion, the proposal poses no risk to heritage resources and is fully compatible with the existing historical and cultural context of the area.

3.11 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed subdivision of Remainder erf 1096 Hermanus is expected to have a negligible impact on the biophysical environment. The property is situated within an established urban residential area and has already been fully developed with a main dwelling with outbuilding, a cottage, landscaped gardens, a swimming pool and associated infrastructure. The subject property does not fall within a demarcated Environmental Management Overlay Zone (EMOZ, 2020).

No areas of natural vegetation, environmentally sensitive habitats, or protected ecosystems are present on the site. The proposed subdivision does not entail any disturbance to undisturbed land or ecological corridors.

Additionally, the development falls within the urban edge and does not trigger any requirements for environmental authorisation under the National Environmental Management Act (NEMA), as no listed activities are proposed.

In conclusion, the proposal is fully compatible with the surrounding built environment, involves no clearance of indigenous vegetation or impact on ecological systems and aligns with the principles of environmentally responsible land use management.

3.12 TRAFFIC IMPACT, PARKING AND ACCESS

The proposed subdivision of Remainder erf 1096 Hermanus into two single residential erven is anticipated to have a negligible impact on traffic volumes in the Eastcliff neighbourhood. The area is characterised by low-density residential development, and the introduction of one additional portion will result in only a minor increase in vehicular activity — well within the capacity of the existing local road network.

Vehicular access to proposed Portion A (a portion of Remainder Erf 1096 Hermanus) will be obtained from Stemmet Street via the existing vehicular access point. Proposed Portion B (a portion of Remainder Erf 1096 Hermanus) will continue to be accessed from Mitchell Street via the existing access point. No additional vehicular access points are proposed as part of this application, and no upgrades or alterations to the surrounding road network are required.

Both proposed erven will be capable of accommodating the required on-site parking in accordance with the provisions of the Overstrand Municipality Zoning Scheme for Residential Zone 1. Portion A includes an existing outbuilding that will revert to its approved use as a double garage, thereby providing the required parking. Portion B has sufficient area to accommodate at least two on-site parking bays. Consequently, the proposed subdivision will not increase the demand for on-street parking or adversely affect the functionality or character of the surrounding streetscape.

In conclusion, the proposed subdivision is fully compliant with all applicable traffic, access, and parking regulations, and will not result in any adverse impacts on the surrounding transport network.

3.13 TITLE DEED

The property is held under Title Deed no. T32202/2016 and is registered in the names of Mr. J.J. Malherbe and Ms. A. Busse.

A detailed examination of the title deed confirms that there are no restrictive conditions that would prohibit or adversely affect the proposed subdivision.

There is no bond registered against the subject property.

3.14 FORWARD PLANNING AND LAND USE DOCUMENTS

The proposed subdivision of Remainder erf 1096 Hermanus is fully aligned with the applicable forward planning policies and spatial development frameworks guiding land use within the Overstrand Municipality.

The proposed subdivision of Erf 1096 Hermanus into two equal-sized portions is consistent with the objectives of the Overstrand Spatial Development Framework (SDF, 2020), which promotes the efficient use of well-located urban land through appropriate infill development and incremental densification within the existing urban edge. The proposal will optimise the use of an established residential property without extending the urban footprint, while creating two residential erven that are compatible with the surrounding subdivision pattern and residential character of the area.

The subject property also falls within Planning Unit 14 as identified in the Overstrand Municipal Growth Management Strategy, 2010. This planning unit encompasses the eastern portion of the Hermanus CBD, including the high-income residential area of Eastcliff. The strategy specifically supports incremental densification through subdivision — particularly for second and third dwelling units — within approximately 20% of the area. The objective is to promote sustainable urban growth while maintaining the residential character of the area. The proposed subdivision of Remainder erf 1096 Hermanus aligns directly with this densification goal and contributes to the broader planning target of increasing residential density from 4.9 to 6.4 dwelling units per hectare, without compromising the established urban structure or amenity.

The proposed subdivision of Remainder erf 1096 Hermanus is a contextually appropriate and policy-aligned intervention that supports the principles of sustainable urban development as outlined in the Overstrand Spatial Development Framework (SDF, 2020) and the Municipal Growth Management Strategy, 2010. By enabling low-impact residential intensification within

a serviced, high-amenity area, the application contributes to the broader objectives of spatial efficiency, infill development and managed densification in Planning Unit 14 — without compromising neighbourhood character or infrastructure capacity.

3.15 PLANNING PRINCIPLES

The proposed subdivision of Remainder erf 1096 Hermanus aligns with the core spatial planning principles as set out in the Spatial Planning and Land Use Management Act (SPLUMA), 2013. These principles provide the foundation for all land development in South Africa and aim to promote sustainable, inclusive and equitable spatial outcomes. The proposal demonstrates alignment with the following key SPLUMA principles:

Spatial Justice: The application supports the principle of spatial justice by promoting equitable access to well-located urban land through appropriate densification. It makes efficient use of existing residential land within the urban edge, helping to reverse patterns of underutilisation and exclusivity in historically low-density areas such as Eastcliff.

Spatial Sustainability: The subdivision contributes to the sustainable use of urban land by promoting infill development in a fully serviced, well-connected residential area. It supports a compact urban form, reduces pressure on peripheral expansion, and makes optimal use of existing municipal infrastructure and services.

Spatial Resilience: The application enhances spatial resilience by allowing for flexible and adaptable land use within an established urban area.

Efficiency: The proposed subdivision promotes efficient land use and infrastructure utilisation by leveraging existing services, road access and built form. It avoids unnecessary duplication of infrastructure and contributes to improved service delivery per capita within the existing urban footprint.

Good Administration: Our firm is committed to upholding the principle of good administration and will cooperate fully with the Overstrand Municipality throughout the land use application

process. The application will be processed in accordance with the Overstrand Municipality's Amended By-Law on Municipal Land Use Planning, 2020, as well as applicable provincial and national legislation. Every effort will be made to ensure transparency, procedural fairness, and timeous delivery within statutory timeframes.

In summary, this application embodies a forward-thinking and policy-aligned approach to land use planning. It responds sensitively to the site's physical context while advancing the broader goals of spatial transformation, equity and sustainability as envisaged by SPLUMA. Through this proposal, the values of justice, efficiency, resilience, and responsible urban growth are reinforced within the evolving spatial framework of Hermanus.

4. RECOMMENDATION

It is recommended that the Overstrand Municipality approve the proposed land use application for the subdivision of Remainder erf 1096 Hermanus, based on the following key considerations:

- The application is fully compliant with the Overstrand Municipality's Amended By-Law on Municipal Land Use Planning, 2020, and the Overstrand Zoning Scheme.
- The subdivision is spatially and functionally compatible with the existing residential character of the Eastcliff neighbourhood and aligns with the prevailing pattern of residential development in the area.
- The proposal is consistent with the policy directives of both the Overstrand Spatial Development Framework (2020) and the Municipal Growth Management Strategy, which promote responsible infill development and context-sensitive densification.
- The property is fully serviced and located within the urban edge, and the proposal places no undue burden on municipal engineering infrastructure or traffic systems.
- The proposal aligns with the spatial planning principles set out in SPLUMA (2013), promoting justice, sustainability, efficiency, resilience and good governance.

Considering the above, the application represents a responsible, policy-aligned and sustainable form of land use management and is therefore supported for approval.

