



ERF 10982, 135 TENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: WRAP PROJECT OFFICE ON BEHALF OF K2025888664 (SOUTH AFRICA) PTY LTD

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for **consent use** in terms of Section 16(2)(o) of the By-Law to accommodate a (5) five-bedroom guest house on the property.

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 **14 August 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.

ERF 10982, TIENDESTRAAT 135, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSGEBRUIK: WRAP PROJECT OFFICE NAMENS K2025888664 (SOUTH AFRICA) PTY LTD

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir **vergunningsgebruik** ingevolge Artikel 16(2)(o) van die Verordening om 'n (5) vyf slaapkamer gastehuis op die eiendom te akkommodeer.

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 **14 Augustus 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 en kontakbesonderhede openbaar gemaak mag word.

ISIZA 10982, 135 TENTH STREET, VOËLKLIP, HERMANUS, KUMASIPALE WASE-OVERSTRAND: ISICELO SEMVUME YOKUSETYENZISWA: MESSRS WRAP PROJECT OFFICE EGAMENI K2025888664 (SOUTH AFRICA) PTY LTD

Ngolu xwebhu kwaziswa, ngokungqinelana neCandelo 48 loMthetho kaMasipala wase-Overstrand oLungisiweyo woCwangciso lokuSetyenziswa koMhlaba kaMasipala, wango-2020 (uMthetho), ukuba kufunyenwe isicelo semvume yokusebenzisa umhlaba ngoweCandelo 16(2)(o) lalo Mthetho, ngenjongo yokuseka indlu yokwamkela iindwendwe enamagumbi okulala amahlanu (5) kwesi siza.

Iinkcukacha ezipheleleyo malunga nesi siphakamiso ziyafumaneka ukuze zihlolwe phakathi kweentsuku zeveki phakathi kwentsimbi ye-08:00 ne-16:30 kwiCandelo: Ucwangciso lweDolophu kunye neNdawo e-16 Paterson Street, eHermanus nakwiphapha lewebhu likamasipala kule khonkco ilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi na izimvo ezibhaliweyo zingangeniswa ngokwemigaqo yeCandelo 51 kunye nelama-52 loMthetho kaMasipala okhankanyiweyo kuMasipala (16 Paterson Street, eHermanus / (e) landuse@overstrand.gov.za) ngaphambi okanye ngomhla **14 EyeThupha 2026**, ucaphule igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngefowuni ingenziwa **kuMnu. P. Roux** ku-028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenweyo emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angatyelela iCandelo: Ucwangciso lweDolophu kunye neNdawo apho igosa likamasipala liza kumnceda ukuze enze izimvo zakhe zibe semthethweni.

Nceda uqaphele ukuba ngokoMthetho woKhuseleko lweNgcaciso loLwazi loBuqu (POPIA), uya kuba ungena kwinkqubo kawonke-wonke kwaye uvuma ukuba igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye nezimvo zingabhengezwa / zisetyenziswe kwi (isicelo) inkqubo.

Plan 1 - Locality Plan

Erf 10982 Hermanus

Plan prepared by: Thian Jansen

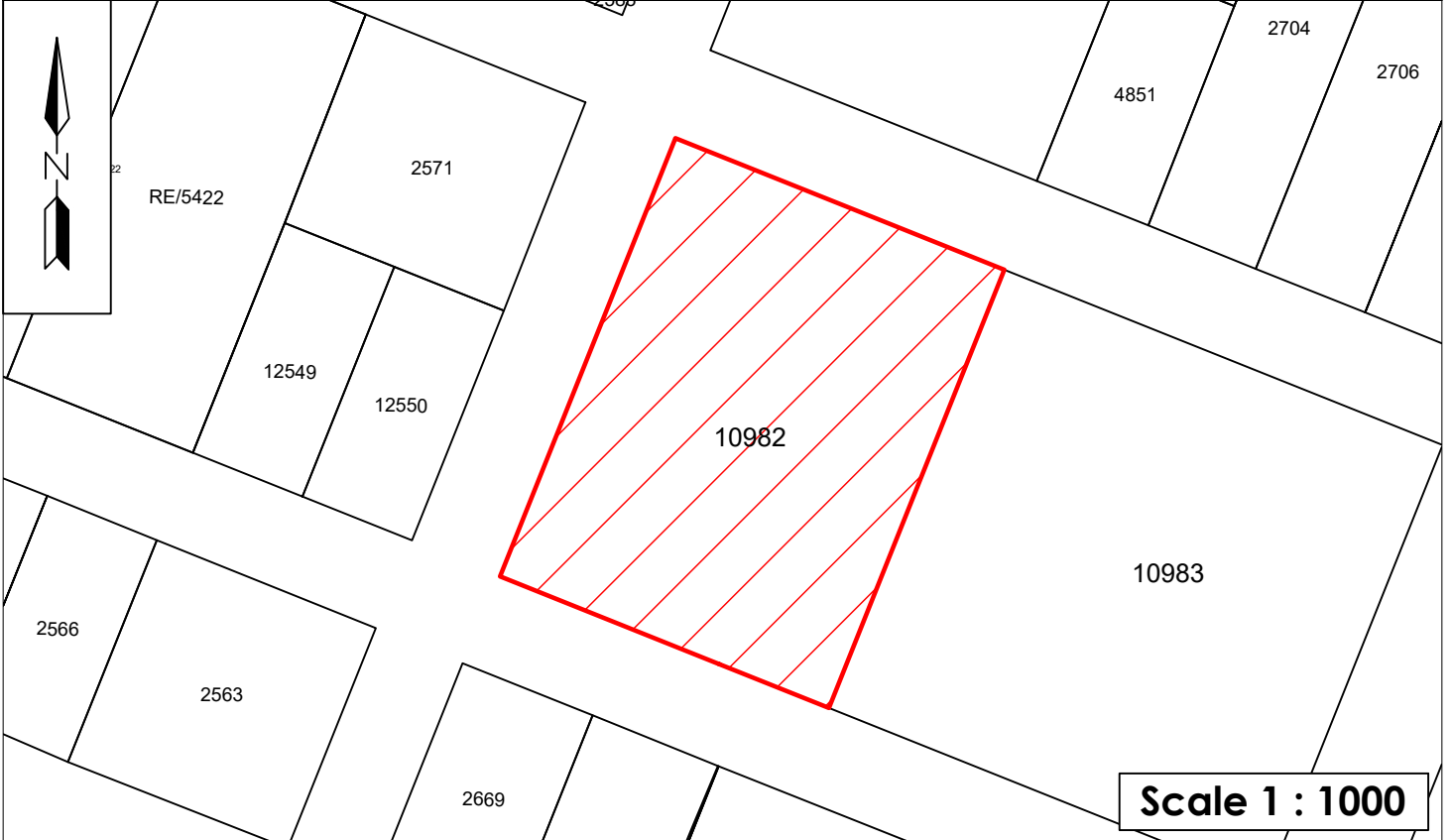
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Project Office
Town Planning & Project Management





ERF 10982 HERMANUS

APPLICATION FOR CONSENT USE

Application prepared for:

K2025888664 (SOUTH AFRICA) PTY LTD

Application prepared by:

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Submitted

June 2026 – VERSION 1



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1. PROPERTY DETAILS

Erf Number	Erf 10982 Hermanus
Extent	2974 m ²
Title Deed	T9570/2026
Zoning	Residential Zone 1: Single Residential

2. EXECUTIVE SUMMARY

This application pertains to Erf 10982 Hermanus, situated at 135 Tenth Street, Hermanus, hereinafter referred to as the subject property, as indicated on **Plan 1 (Locality Plan)**. The registered owners have appointed WRAP Project Office to act on their behalf in the preparation and submission of this land use application, as confirmed in **Annexure A (Power of Attorney)**.

The purpose of this application is to obtain the necessary land use approval to utilise the existing dwelling on the subject property as a Guest House comprising five guest bedrooms and accommodation for an on-site manager. The proposed Guest House will provide short-term tourist accommodation within an existing dwelling and will be managed on-site to ensure the effective day-to-day operation of the establishment and compliance with any conditions of approval.

The subject property is well suited for the proposed use due to its location within the established coastal suburb of Voëlklip, its proximity to the coastline and other tourism attractions, and the scale and layout of the existing dwelling. The proposal seeks to utilise an existing residential property for tourism accommodation purposes without requiring substantial alterations to the existing built form. As such, the development will retain the residential appearance and character of the property while contributing to the tourism offering of Hermanus.

3. PROCEDURE TO ACHIEVE THE OWNER'S INTENT

3.1. Consent Use to allow a guest house on Erf 10982 Hermanus;

The application seeks the Municipality's consent to operate a Guest House from the existing dwelling situated on the subject property. The proposal entails the provision of five luxury guest suites together with accommodation for an on-site manager responsible for the day-to-day management, supervision and maintenance of the establishment. The on-site manager will ensure that the Guest House is operated in a responsible manner, that guests adhere to house rules, and that the establishment remains compatible with the surrounding residential environment.

The proposed Guest House will utilise an existing dwelling of exceptional quality and scale, thereby making optimal use of an established residential property without necessitating substantial alterations to the existing built form. The proposal is therefore considered an efficient use of existing infrastructure and services while retaining the residential appearance and character of the property. The only internal alteration proposed is the division of the existing main bedroom into two separate guest bedrooms. This alteration is minor in nature, is wholly contained within the existing building envelope, and does not result in any expansion of the building footprint or external changes to the dwelling.



The establishment will offer visitors high-quality accommodation within the sought-after coastal suburb of Voëlklip, one of Hermanus' premier tourism destinations. Guests will benefit from proximity to the Blue Flag Grotto Beach, the scenic cliff path, whale watching opportunities, nature-based tourism attractions, restaurants and other amenities that contribute to Hermanus' reputation as an international tourism destination.

In addition to luxury accommodation, the property provides a range of facilities and amenities that enhance the visitor experience, including spacious communal living areas, dining and entertainment facilities, landscaped outdoor spaces, a swimming pool, wellness facilities, and secure on-site parking. The layout of the dwelling is particularly well suited to guest accommodation, with guest suites being accommodated within the existing structure while maintaining appropriate separation between guest areas and management facilities.

The proposal will contribute positively to the local tourism economy through visitor expenditure, employment creation and support for local businesses, restaurants, tourism operators and service providers. The establishment will further diversify the range of accommodation options available within Hermanus by providing a boutique, high-end hospitality offering aimed at both domestic and international visitors.

Parking Provision

Adequate on-site parking is provided to accommodate both guests and management staff. The basement level of the dwelling contains seven dedicated parking bays, all of which are located within the existing structure and are accessed via the existing driveway from 8th Avenue. The parking provision comprises one parking bay for each of the five guest bedrooms, together with two parking bays allocated to the on-site manager. The proposed parking arrangement therefore ensures that all parking demand generated by the Guest House can be accommodated on-site without placing additional pressure on the surrounding public road network or on-street parking areas.

The provision of seven on-site parking bays is considered more than adequate for the scale of the proposed Guest House and will contribute towards the orderly operation of the establishment while maintaining compatibility with the surrounding residential environment.

4. PLANNING ASSESSMENT

4.1. ZONING

The subject property is zoned Residential Zone 1: Single Residential in terms of the Overstrand Municipal Land Use Scheme, 2020 (OMLUS). The primary purpose of this zoning is to accommodate low-density residential development in the form of dwelling houses and associated residential uses.

While the existing use of the property is that of a dwelling house, the OMLUS makes provision for additional compatible land uses through the granting of a Consent Use. A Guest House is one such land use that may be considered by the Municipality, subject to compliance with the relevant provisions of the Scheme and the successful motivation of the application.

The proposed Guest House will operate from the existing dwelling and will retain the residential appearance and character of the property. No significant alterations to the external built form are proposed, and the use remains compatible with the surrounding residential neighbourhood. The proposal therefore represents an appropriate utilisation of the property within the Single Residential zoning framework while contributing to the tourism economy of Hermanus.

4.2. ENGINEERING SERVICES

The availability and adequacy of engineering services is a relevant consideration in terms of Section 42(1)(c)(v) of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA), and is addressed below.

The subject property is already developed with an existing dwelling and is connected to the full range of municipal engineering services available within the area, including potable water, electricity, sewerage disposal and refuse removal services. The proposal does not entail the construction of additional dwelling units or a significant expansion of the existing building footprint, but rather the utilisation of the existing dwelling as a guest house.

Given the limited scale of the proposed operation, comprising five guest bedrooms and accommodation for an on-site manager, it is not anticipated that the proposal will place an undue burden on existing municipal infrastructure or materially increase demand for engineering services beyond that which can reasonably be accommodated by the existing networks.

Refuse removal services are currently provided by the Overstrand Municipality and will continue to be utilised. Adequate space is available on the property for the temporary storage of refuse prior to collection. It is therefore considered that the proposed guest house can be adequately serviced by the existing engineering infrastructure and that the application is acceptable from an engineering services perspective.

Access, Egress and Parking

Access to and egress from the subject property is currently obtained via Eighth Avenue and will remain unchanged as part of the proposal. No additional access points are required, and the existing access arrangement is considered adequate to accommodate the limited traffic associated with the proposed guest house.

The property benefits from a substantial basement parking area comprising seven on-site parking bays. Five parking bays are allocated to guests, with one bay provided per guest bedroom, while the remaining two bays are reserved for the on-site manager. All parking is accommodated within the existing building envelope, ensuring that no additional pressure is placed on on-street parking within the surrounding neighbourhood.

Given the limited scale of the proposed guest house and the provision of adequate on-site parking, the proposal is not expected to generate a material increase in traffic volumes or adversely affect the functioning of the surrounding road network. The existing access, egress and parking arrangements are therefore considered sufficient to support the proposed use.

4.3. POLICIES AND REGULATIONS

Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The property is not located within the Overstrand Municipality Environmental Protection Overlay Zone.

Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The property is not located within the Overstrand Municipality Heritage Protection Overlay Zone.

Spatial Planning Policies

The consistency and inconsistency of the proposal with the applicable spatial planning policies are discussed below. The policies considered relevant to this application include the Provincial Spatial Development Framework (PSDF) and the Overstrand Municipal Spatial Development Framework (OMSDF).

Provincial Spatial Development Framework (PSDF)

The Provincial Spatial Development Framework (PSDF) provides the overarching spatial vision for the Western Cape and seeks to guide sustainable development, economic growth, infrastructure investment and the optimal use of existing resources throughout the Province. A key objective of the PSDF is to strengthen regional economies by promoting tourism, supporting economic diversification, encouraging investment and creating employment opportunities within urban settlements.

Tourism is recognised as one of the Western Cape's most significant economic sectors and an important contributor to local economic development. The PSDF therefore supports development initiatives that strengthen the tourism economy, improve the visitor experience and enhance the competitiveness of tourism destinations.

The proposed guest house directly supports these objectives through the provision of high-quality tourist accommodation within Hermanus, one of the Western Cape's premier tourism destinations. The proposal will contribute towards the local economy through visitor expenditure, employment opportunities and support for local businesses, restaurants, tourism operators and service providers. Importantly, the proposal seeks to utilise an existing dwelling for tourism accommodation purposes without requiring substantial alterations to the existing built form, thereby promoting the efficient use of existing infrastructure and services.

The proposal is therefore considered consistent with the economic development and tourism objectives of the PSDF.

Overstrand Municipal Spatial Development Framework (OMSDF)

The OMSDF seeks to strengthen the Overstrand's role as a desirable place to live, work, invest and visit. The framework acknowledges tourism as a fundamental component of the local economy and promotes development that enhances the area's attractiveness as a tourism destination while protecting the environmental, scenic and cultural qualities that contribute to its unique sense of place.

The subject property is located within Voëlklip, a well-established residential suburb that forms part of the Greater Hermanus tourism area. The property is situated in close proximity to Grotto Beach, the Hermanus Cliff Path, coastal recreational amenities and various tourism attractions that are central to the visitor experience offered by Hermanus.

The proposal entails the establishment of a guest house comprising five guest bedrooms and accommodation for an on-site manager within an existing dwelling. No significant expansion of the building footprint is proposed, and the residential appearance and character of the property will be retained. The proposal therefore represents a low-impact tourism use that is compatible with the surrounding residential environment.

The OMSDF further promotes the diversification of the local economy and encourages developments that enhance tourism opportunities while making efficient use of existing urban infrastructure. The proposed guest house will broaden the range of accommodation options available within Hermanus and will contribute towards maintaining Hermanus' reputation as a high-quality tourism destination capable of attracting both domestic and international visitors.

Consistency of the Proposal with Spatial Planning Policies

The proposal is considered consistent with the objectives of both the PSDF and the OMSDF. The development promotes tourism-related economic activity, supports local employment and investment, makes productive use of an existing dwelling, utilises existing municipal infrastructure and services, and enhances the accommodation offering available within Hermanus.

Furthermore, the proposal does not undermine the residential character of the area, does not require significant physical alterations to the property, and remains compatible with the surrounding land use pattern. The application therefore aligns with the applicable spatial planning policy framework and advances the broader economic and tourism objectives of the Province and Municipality.

4.4. PLANNING PRINCIPLES

Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) sets out the development principles that must guide all spatial planning, land use management and development decisions. The proposed consent use to permit a guest house on Erf 10982 Hermanus is assessed against the applicable principles as follows:

Spatial Justice

The proposal will not prejudice the rights of neighbouring property owners nor limit access to opportunities and resources. The guest house will be accommodated within an existing

dwelling and will not result in any significant expansion of the building footprint or an intensification of development that is incompatible with the surrounding area. The proposal will further support the local tourism economy by creating employment opportunities and contributing to economic activity within Hermanus.

Spatial Sustainability

The proposal promotes spatial sustainability through the adaptive re-use of an existing dwelling for tourism accommodation purposes. The development will make use of existing municipal infrastructure and services and does not require the extension of engineering service networks. The proposal therefore represents a sustainable form of development that maximises the use of existing resources while supporting Hermanus' tourism economy.

Efficiency

The proposed guest house constitutes an efficient use of an existing property, building and infrastructure network. The dwelling is already connected to municipal services and enjoys direct access to the existing road network. The proposal utilises existing built infrastructure to provide additional tourism accommodation without requiring substantial new development or public expenditure. The provision of on-site parking bays further ensures that the development can operate efficiently without placing pressure on surrounding public infrastructure.

Spatial Resilience

The proposal contributes to the resilience of the local economy through the diversification of tourism accommodation opportunities within Hermanus. Tourism remains one of the most important economic sectors within the Overstrand region, and the establishment of a high-quality guest house will strengthen the area's ability to attract domestic and international visitors. The adaptive re-use of an existing dwelling also enables the property to respond to changing market demands while maintaining its long-term viability.

Spatial Integration

The subject property is located within the established urban area of Voëlklip and forms part of the existing urban fabric of Hermanus. The proposal does not introduce a land use that is foreign to the area, as guest houses and tourism accommodation establishments are common features within Hermanus. The development will remain compatible with the scale, form and character of the surrounding neighbourhood and will integrate seamlessly with the existing settlement pattern.

Good Administration

The application has been prepared and submitted in accordance with the requirements of SPLUMA, the Overstrand Municipality By-Law on Municipal Land Use Planning, and the applicable provisions of the Overstrand Municipal Land Use Scheme, 2020. The proposal represents an orderly and transparent planning process aimed at obtaining the necessary land use rights to operate the guest house lawfully. Approval of the application will promote certainty in land use management and ensure that the proposed use is appropriately regulated through the Municipality's development management processes.

5. 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 is outlined in the table below:

Socio-economic impact	The proposed guest house will have a positive socio-economic impact through its contribution to the local tourism economy. Hermanus is a well-established tourism destination that attracts both domestic and international visitors throughout the year. The guest house will support local economic activity through visitor expenditure at local restaurants, retail establishments, tourism attractions and service providers. The proposal will also create employment opportunities associated with the management, maintenance and operation of the establishment. As such, the proposal is considered to have a positive socio-economic impact.
Compatibility with surrounding uses	The subject property is located within the established residential suburb of Voëlkliip. The proposed guest house will operate from an existing dwelling and will retain the residential appearance and character of the property. No significant external alterations are proposed, and the scale of the operation remains appropriate for the size and configuration of the property. The proposal is therefore considered compatible with the surrounding residential environment and consistent with the existing character of the area.
Impact on the external engineering services	The subject property is already connected to the full range of municipal engineering services, including water, electricity, sewerage and refuse removal. The proposal entails the adaptive re-use of an existing dwelling and does not require the extension of municipal infrastructure networks. Given the limited scale of the proposed guest house, it is not anticipated that the development will place undue pressure on existing engineering services. The application is therefore considered acceptable from an engineering services perspective.
Impact on safety, health and wellbeing of the surrounding community	The proposed guest house will be managed by an on-site manager who will be responsible for the day-to-day operation and supervision of the establishment. The property provides secure on-site parking and controlled access, which will assist in maintaining a safe environment for both guests and neighbouring residents. Given the limited scale of the operation and the management measures proposed, the development is not expected to negatively impact the health, safety or wellbeing of the surrounding community.
Impact on heritage	The proposal does not involve the demolition of any structures, nor does it entail substantial alterations to the external appearance of the existing dwelling. The application primarily relates to the utilisation of the existing dwelling as a guest house, together with minor internal alterations. The proposal is therefore not expected to have a negative impact on any heritage resources or the cultural character of the area.
Impact on the biophysical environment	The proposal is confined to an existing developed property within the urban area of Hermanus. No significant earthworks, vegetation clearing or expansion of the building footprint are proposed. The application therefore does not give rise to any significant impacts on the biophysical environment and is considered environmentally acceptable.
Traffic impacts, parking, access	Access to and egress from the property is obtained via Eighth Avenue and will remain unchanged. The proposed guest house is of a relatively



<p>and other transport related considerations</p>	<p>small scale, comprising five guest bedrooms and accommodation for an on-site manager, and is therefore not expected to generate significant traffic volumes.</p> <p>Adequate on-site parking is provided within the existing basement level of the dwelling. A total of seven parking bays is available, comprising one parking bay for each guest bedroom and two parking bays for the on-site manager. As all parking demand can be accommodated on-site, the proposal is not expected to place additional pressure on surrounding streets or public parking facilities. The existing access and parking arrangements are therefore considered sufficient to support the proposed use.</p>
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Impact on views, sunlight and character of the area

The proposed guest house is not expected to result in any unacceptable impact on views, sunlight access, or the character of the surrounding area. The application relates primarily to the utilisation of an existing dwelling as a guest house and does not involve any significant expansion of the building footprint, increase in building height, or alteration to the overall scale and massing of the structure.

The only building work proposed is a minor internal alteration the division of the existing main bedroom into two separate guest bedrooms. This alteration is entirely internal in nature and will not affect the external appearance of the dwelling or result in any visual impact on neighbouring properties.

The existing dwelling was lawfully constructed, and the proposal will continue to utilise the building substantially in its current form. As a result, the development will not adversely affect existing view corridors, access to sunlight, privacy, or the general amenity enjoyed by adjoining property owners.

Furthermore, the proposal will retain the residential appearance and character of the property. The scale of the proposed guest house, comprising five guest bedrooms and accommodation for an on-site manager, remains appropriate within the context of the surrounding residential neighbourhood. The provision of adequate on-site parking and the management of the establishment by an on-site manager will further ensure that the use remains compatible with the character and amenity of the area.

The proposal therefore represents an appropriate and low-impact form of development that will maintain the visual quality, residential character and overall amenity of the surrounding Voëlklip neighbourhood.

6. CONCLUSION

This report has demonstrated that the proposed consent use to permit a guest house on Erf 10982 Hermanus is both appropriate and desirable within the context of the subject property and the surrounding area.

The proposal seeks to utilise an existing dwelling as a guest house comprising five guest bedrooms and accommodation for an on-site manager. The development does not entail any significant expansion of the existing building footprint or alterations to the external appearance of the dwelling, with the only proposed building work being a minor internal alteration to create an additional guest bedroom. The proposal will therefore retain the



residential character and visual appearance of the property while allowing for the provision of high-quality tourism accommodation.

The subject property is well located within the established coastal suburb of Voëlklip, in close proximity to Grotto Beach, the Hermanus Cliff Path and other tourism attractions that contribute to Hermanus' reputation as a premier tourism destination. The proposal will support the local tourism economy through visitor expenditure, employment opportunities and the utilisation of local goods and services, whilst broadening the range of accommodation options available within Hermanus.

The application has been assessed against the relevant provisions of the Overstrand Municipal Land Use Scheme, 2020, the Overstrand Municipal Spatial Development Framework, the Provincial Spatial Development Framework, and the development principles contained in the Spatial Planning and Land Use Management Act, 2013. The assessment confirms that the proposal promotes the efficient use of existing infrastructure and services, is compatible with the surrounding residential environment, and will not result in any unacceptable impacts on neighbouring properties, municipal services, traffic conditions, environmental resources or the character of the area.

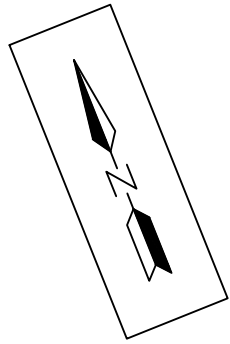
It is therefore respectfully submitted that the application is consistent with sound planning principles, desirable from a land use management perspective, and in the public interest. Approval of the proposed consent use is accordingly recommended.



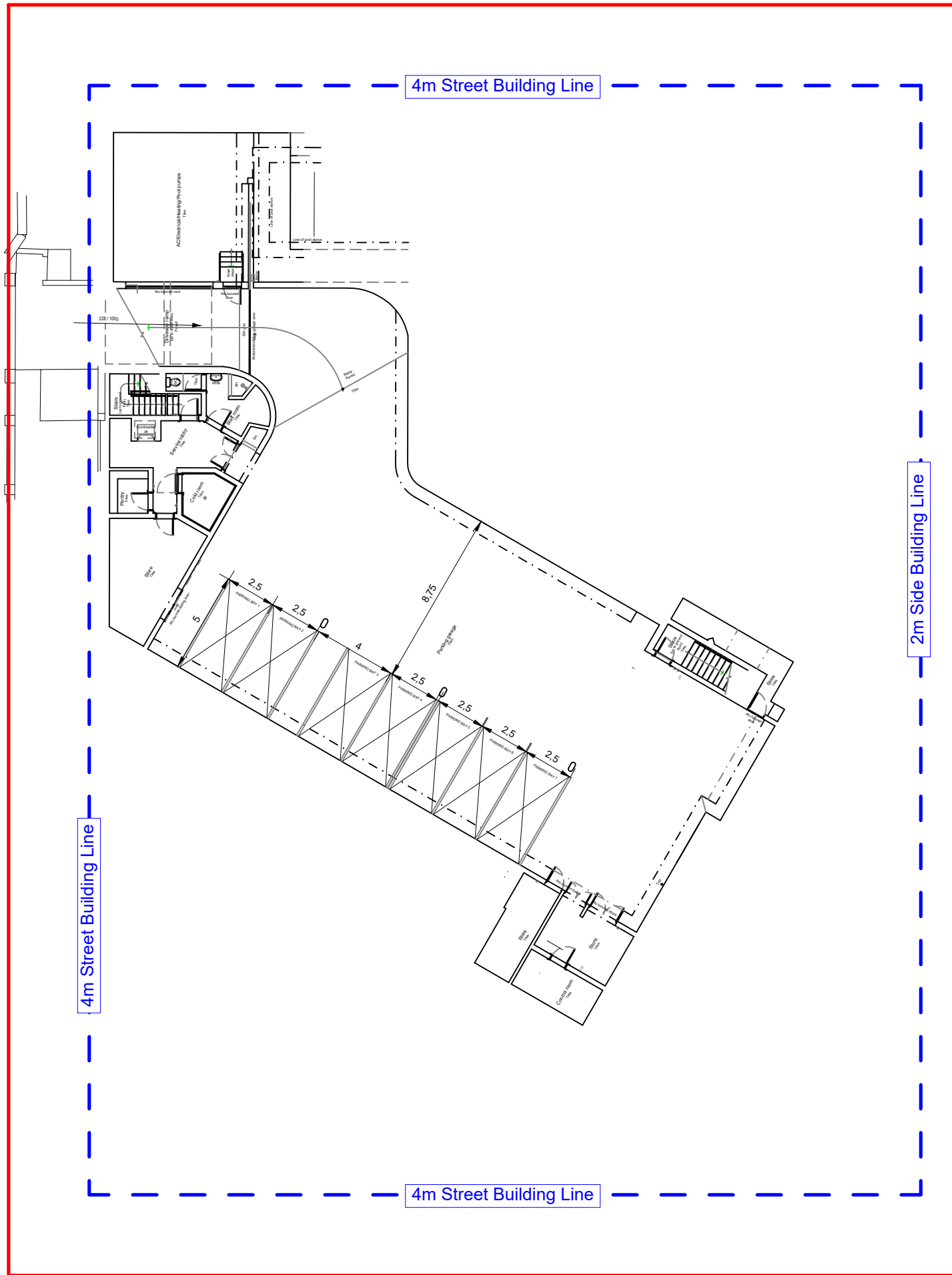
7. RECOMMENDATION

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

- 7.1 Consent Use to allow a guest house on** Erf 10982, Hermanus in terms of Section 16(2)(o) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020.



Eighth Avenue



BASEMENT

Scale 1 : 250

Plan 3.1 - Proposed Site Plan

Parking

7 Parking Bays

5 Guest Bedrooms & Manager Room

Plan prepared by: Thian Jansen on 18/06/2026

All distances are approximate and subject to a survey

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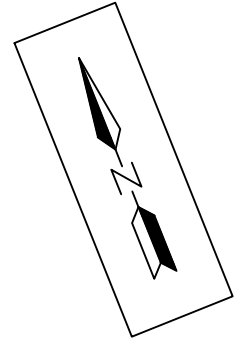
Office 3, Oakwood, 10 Dirkie Uys Street Hermanus, 7200



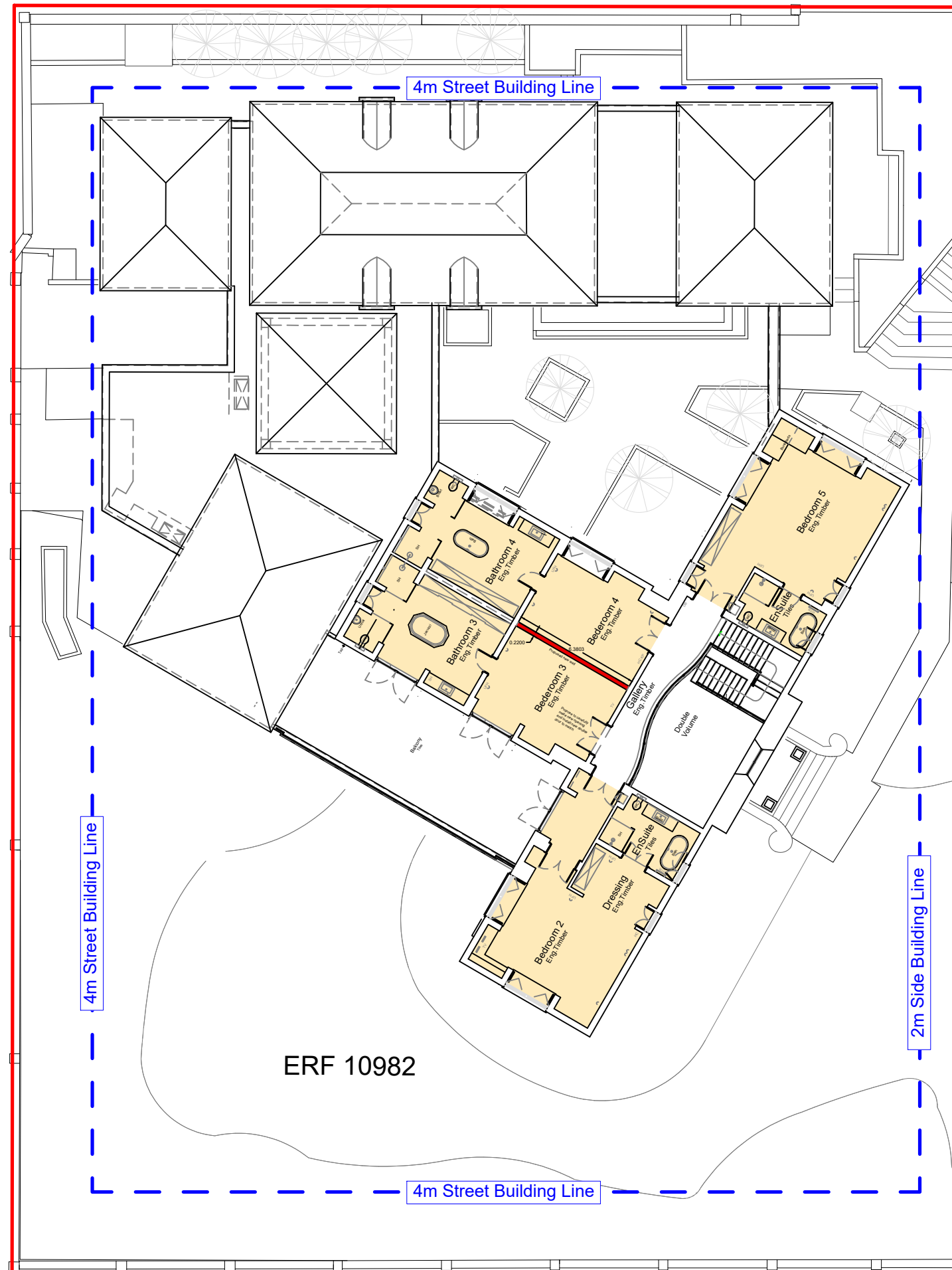
Project Office
Town Planning & Project Management

Plan 3.3 - Proposed Site Plan

Erf 10982 - Hermanus



Eighth Avenue



FIRST FLOOR

Scale 1 : 250

Plan prepared by: Thian Jansen on 18/06/2026

All distances are approximate
and subject to a survey

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Project Office
Town Planning & Project Management