Munisipaliteit • U-Masipala • Municipality
OVERSTRAND

ERF 1865, 9 BOBBIE ROAD, PRINGLE BAY: APPLICATION FOR SUBDIVISION: PLATINUM TOWN AND REGIONAL PLANNERS CC ON BEHALF OF K LAMBERT

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a **subdivision** in terms of Section 16(2)(d) of the By-Law to subdivide Erf 1865, Pringle Bay into 2 portions, namely Proposed Portion 1 (± 600m²) and the Remainder (± 600m²).

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, the Betty's Bay Library, Clarence Drive, Betty's Bay 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 **11 December 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mrs. H van der Stoep** 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 1865, BOBBIEWEG 9, PRINGLEBAAI: AANSOEK OM ONDERVERDELING: PLATINUM STADS- EN STREEKSBEPLANNERS BK NAMENS K LAMBERT

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is vir 'n **onderverdeling** ingevolge Artikel 16(2)(d) van die Verordening om Erf 1865, Pringlebaai in 2 gedeeltes te onderverdeel naamlik; Voorgestelde Gedeelte 1 (± 600m²) en die Restant (± 600m²).

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Hermanus en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai 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 **11 Desember 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** 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 1865, 9 ELIZABETH ROAD, PRINGLE BAY: ISICELO SOKWAHLULWA-HLULWA: I-PLATINUM TOWN AND REGIONAL PLANNERS CC EGAMENI LE-K LAMBERT

Isaziso apha sinikezwe ngokwemiqathango yeCandelo 48 loMthetho kaMasipala wase-Overstrand oLungisiweyo woCwangciso lokuSetyenziswa koMhlaba kaMasipala, wango-2020, sokuba kufunyenwe isicelo **sokwahlulwa-hlulwa** ngokwemiqathango yeCandelo 16(2)(d) loMthetho kaMasipala, sokwahlula iSiza 1865, iPringle Bay ibe zizahlulo ezi-2, ezibizwa ngeSahlulo Esicetywayo 1 (± 600m²) kunye neNtsalela (± 600m²).

Iinkcukacha ezipheleleyo malunga nesindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwentsimbi ye-08:00 kunye ne-16:30 kwiCandelo: UCwangciso lweDolophu neSithuba e-16 Paterson Street, eHermanus kwiThala leeNcwadi eBetty's Bay Library, Clarence Drive, Betty's Bay nakwiphepha lewebhu likamasipala ikhonkco elilandelayo https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/ .Naziphi na izimvo ngesindululo mazingeniswe ngokubhaliweyo ngokwemigaqo yeCandelo lama-51 kunye nelama-52 loMthetho kaMasipala omiselweyo kuMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngaphambi okanye **wama-11 uDisemba 2026**, ebonisa igama, idilesi neenkcukacha zoqhagamshelwano, umdla kwisicelo kwakunye nezizathu zezimvo. Imibuzo ngomnxeba ingabhekiswa **kuNksk. H van der Stoep** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo emva komhla wokuvala. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe: loCwangciso lweDolophu noMmandla apho aya kuthi ancediswe ligosa likamasipala ukuze anike izimvo zakhe ngokusesikweni.

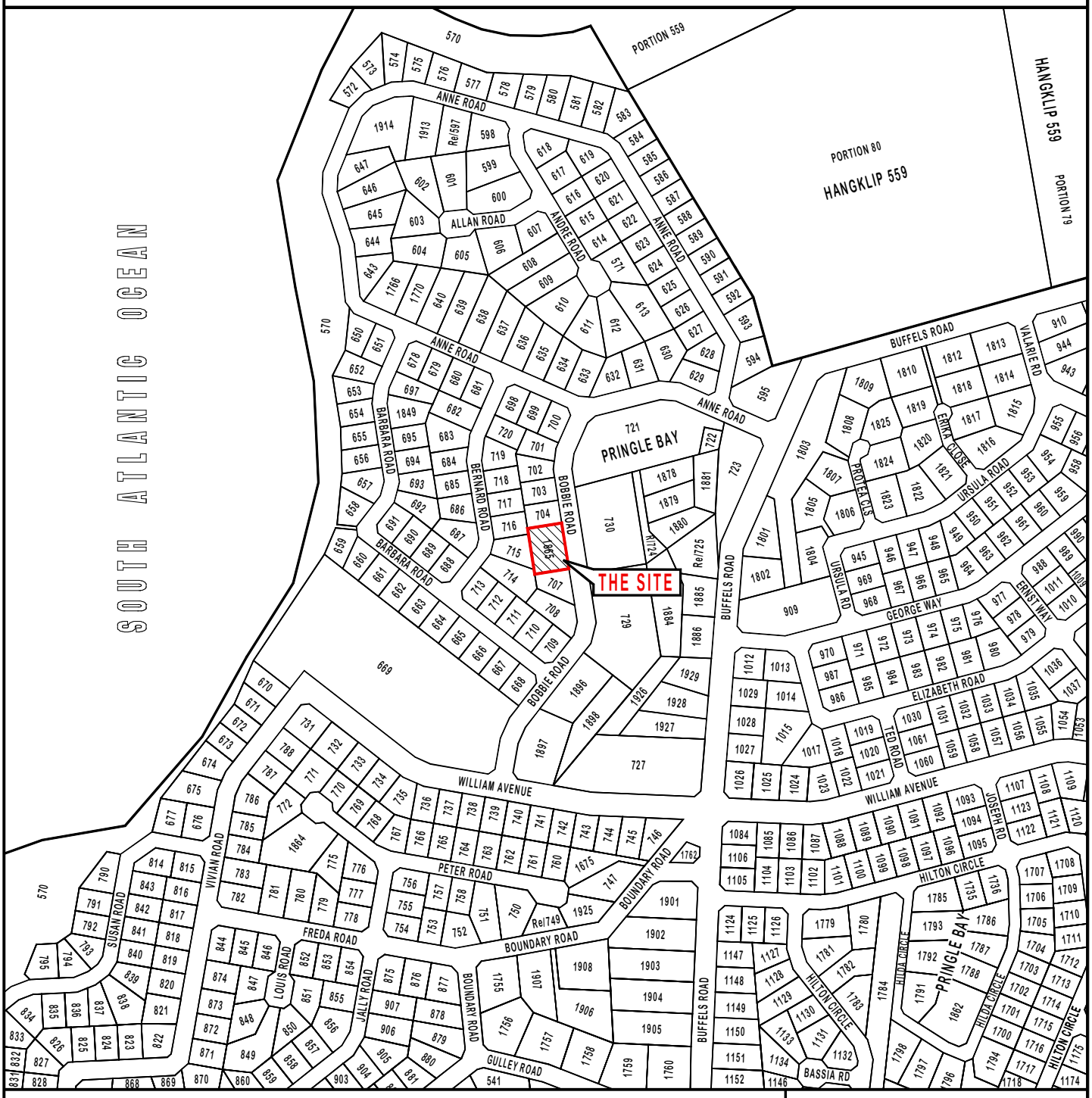
Nceda uqaphele ukuba ngokoMthetho woKhuseleko lweNgcaciso loLwazi loBuqu (POPIA), uya kuba ungena kwinkqubo kawonke-wonke kwaye uvuma ukuba igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye nezimvo zingabhengezwa / zisetyenziswe kwi (isicelo) inkqubo.

ANNEXURE C

LOCALITY MAP

ERF 1865,
PRINGLE BAY

SCALE: 1 : 5 000



REFERENCE

THE APPLICATION

Overstrand Office:
52 Seaview Drive,
BETTY'S BAY
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MEMORANDUM
ERF 1865 PRINGLE BAY
SUBDIVISION LAND-USE APPLICATION

A. PROPERTY DESCRIPTION

The property is known as Erf 1865 Pringle Bay. The Erf is approximately 1200m² in extent.

B. OWNERSHIP

Erf 1865 Pringle Bay is owned by "*Kira Lambert (ID: 761105 0101 085)*". Title Deed T75078/2024 is attached as **Annexure A**.

The "*Power of Attorney*" (**Annexure B**) is attached.

There is no bond registered against Erf 1865 Pringle Bay.

C. LOCATION

Erf 1865 Pringle Bay is located at 9 Bobbie Road, Pringle Bay. The Locality Map is attached as **Annexure C**.

D. ZONING

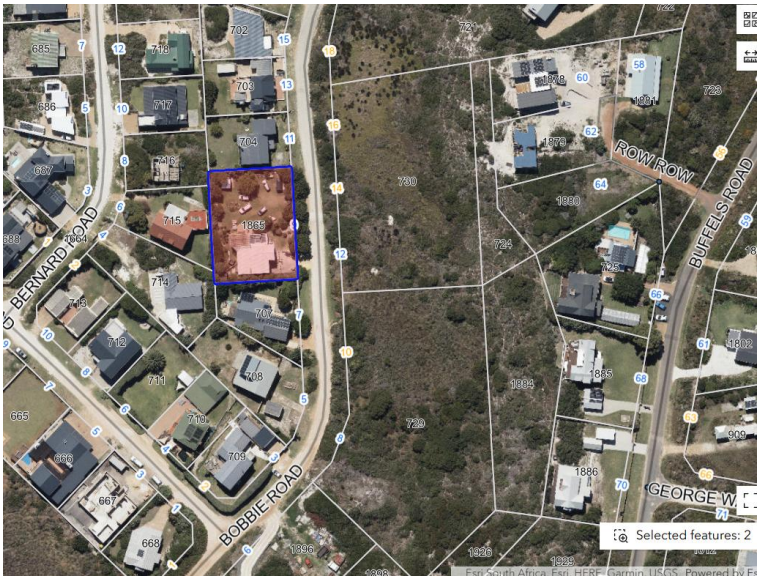
Erf 1865 Pringle Bay is zoned "*Residential Zone 1: Single Residential*". (**Annexure D**)



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E. HISTORY

The surrounding area to Erf 1865 Pringle Bay is characterized by mainly residential development. The Land-use Map is attached as **Annexure E**.



Erf 1865 Pringle Bay is the result of consolidating Erven 705 and 706 Pringle Bay in 2004. Consolidated SG Diagram 1348/2004 is attached as **Annexure F**.

It is the intention of the Landowner to subdivide Erf 1865 Pringle Bay into two portions, being proposed Remainder of Erf 1865 Pringle Bay and proposed Portion 1 of Erf 1865 Pringle Bay.

On the southern portion of the current Erf 1865 Pringle Bay is a single dwelling house with outbuildings.

Proposed Portion 1 Erf 1865 Pringle Bay is vacant. It is the intention of the Landowner to either develop or sell this new portion.

F. LAND-USE APPLICATION

It is the intention of the Owner of Erf 1865 Pringle Bay to subdivide the said Erf into two portions. The subdivision line is based on the original Erven 705 and 706 Pringle Bay. The following Land-use Application, therefore, is submitted:

F.1 Application 1: A Subdivision Application is submitted in terms of Sections 16(2)(d) and 18 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

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It is the intention of the Landowner to subdivide Erf 1865 Pringle Bay into two portions, being proposed Remainder of Erf 1865 Pringle Bay and proposed Portion 1 of Erf 1865 Pringle Bay (please refer to **Annexure G**):

- Proposed Remainder of Erf 1865 Pringle Bay, approximately 600m² in extent; and
- Proposed Portion 1 of Erf 1865 Pringle Bay, approximately 600m² in extent.

The current residential dwelling house with outbuildings ("*coverage*" approximately 180m² in extent) on the proposed Remainder of Erf 1865 Pringle Bay will not transgress any "*coverage*" or "*building line*" development controls as stipulated in Title Deed T75078/2024, nor the Overstrand Municipality Land-use Scheme, 2020. The Site Layout is attached as **Annexure H**.

Access to the new proposed erven will be from Bobbie Road.

Each new proposed erf will have its own water connection, electricity connection and septic tank (if applicable).

G. NEED AND DESIRABILITY

I.1 PROPERTY

The property is known as Erf 1865 Pringle Bay.

I.2 APPLICABLE LEGISLATION

The following legislation is applicable:
- The Spatial Planning and Land-use Management Act, 2013 (Act 16 of 2013)(SPLUMA);
- The Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- The Overstrand Municipality Land-use Scheme, 2020.

I.3 APPLICABLE PLANNING POLICIES / DOCUMENTS

I.3.1 SPATIAL PLANNING AND LAND-USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)(SPLUMA)

The following principles for development in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), are discussed:

- ***Section 7(a) The principle of spatial justice***

  Erf 1865 Pringle Bay is the result of consolidating Erven 705 and 706 Pringle Bay in 2004. Consolidated SG Diagram 1348/2004 is attached as **Annexure F**.

It is the intention of the Landowner to subdivide Erf 1865 Pringle Bay into two portions, being proposed Remainder of Erf 1865 Pringle Bay and proposed Portion 1 of Erf 1865 Pringle Bay.

The proposed subdivision line is based on the original Erven 705 and 706 Pringle Bay. (**Annexure G**)

- ***Section 7(b) the principle of spatial sustainability***

Referring to the information under ***Section 7(a) The principle of spatial justice*** above, the proposed subdivision has no negative effect on the spatial sustainability of the development(s) on Erf 1865 Pringle Bay, nor the broader area.

- ***Section 7(c) the principle of efficiency***

The intention of the Owner of Erf 1865 Pringle Bay is to subdivide the said Erf into two portions. The proposed subdivision line is based on the original Erven 705 and 706 Pringle Bay (please refer to **Annexure G**):

- Proposed Remainder of Erf 1865 Pringle Bay, approximately 600m² in extent; and
- Proposed Portion 1 of Erf 1865 Pringle Bay, approximately 600m² in extent.

The current residential dwelling house with outbuildings on the proposed Remainder of Erf 1865 Pringle Bay will not transgress any building line development controls as stipulated in Title Deed T75078/2024, nor the Overstrand Municipality Land-use Scheme, 2020. The Site Layout is attached as **Annexure H**.

Access to the new proposed erven will be from Bobbie Road.

Each new proposed erf will have its own water connection, electricity connection and septic tank (if applicable).

- ***Section 7(d) the principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks***

The Overstrand Local Municipality, in conjunction with the role players, compile and revisit spatial plans and land-use management procedures / systems that spatially resilient, flexible and in the interest of the community. However, flexibility in spatial plans, policies and land-use management is a must to ensure livelihoods in communities.

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Erf 1865 Pringle Bay is currently zoned "*Residential Zone 1: Single Residential (SR1)*". It is the intention of the Landowner to either sell or build a new dwelling unit on proposed Portion 1 Erf 1865 Pringle Bay.

The scare resources, including the spatial resource to comply with this principle, are therefore utilized efficiently.

- ***Section 7(e) the principle of good administration***

  If required, the public participation process will be followed in accordance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020. The respective rights and all those affected will be adequately addressed during this process. The "*audi alterem partum- rule*", therefore, will have been complied with. The intrinsic knowledge of the process and the distribution of the Applications to internal and external parties (where applicable) will also lead indisputably to the adherence of this requirement.

- ***Section 42(c) take into account –***

  (i) the public interest

  The Spatial Development Framework (SDF) for Overstrand does not go into detail as far as building control is concerned.

  The development controls in the Overstrand Municipality Land-use Scheme, 2020 give attention to these details, as well as far as (i.e.) the privacy of adjacent residential erven is concerned and other detail building requirements as per NBR.

  As proper public participation processes are followed with the compilation/amendments to (i.e.) the Overstrand Municipality Land-use Scheme, 2020 it is deemed that the Land-use Applications for Erf 1865 Pringle Bay are in line with the policy documents of the Overstrand Local Municipality, which was approved on a higher level, and that the public interest was taken into consideration through the consultative process followed.

  (ii) the facts and circumstances relevant to the application

  Erf 1865 Pringle Bay is the result of consolidating Erven 705 and 706 Pringle Bay in 2004. Consolidated SG Diagram 1348/2004 is attached as **Annexure F**.

It is the intention of the Landowner to subdivide Erf 1865 Pringle Bay into two portions, being proposed Remainder of Erf 1865 Pringle Bay and proposed Portion 1 of Erf 1865 Pringle Bay.

The proposed subdivision line is based on the original Erven 705 and 706 Pringle Bay. (**Annexure G**)

(iii) the respective rights and obligations of all those affected

If required, the public participation process will be followed in accordance with the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020. The respective rights and all those affected will be adequately addressed during this process. The "*audi alterem partum- rule*", therefore, will have been complied with. The intrinsic knowledge of the process and the distribution of the Applications to internal and external parties (where applicable) will also lead indisputably to the adherence of this requirement.

(iv) the state and impact of engineering services, social infrastructure and open space requirements

Access to the new proposed erven will be from Bobbie Road. Each new proposed erf will have its own water connection, electricity connection and septic tank (if applicable).

Within the broader development, ample open space will be provided.

I.3.2 The National Development Plan (NDP)

The NDP is the supreme and overarching plan for South Africa that sets out the most crucial objectives and actions that need to be taken in the Republic of South Africa. The focus is to eliminate poverty and reduce inequality by 2030. The following sets out some of the key interventions that the NDP seeks to achieve:

- Significantly reduce unemployment and increase the size of the economy through a range of actions.
- Invest in economic infrastructures, such as electricity, water, public transport, and broadband networks.
- Enhance environmental sustainability and resilience.
- Develop an inclusive rural economy through agri-processing and agriculture, tenure security, land reform.
- Increase trade within Southern Africa.
- Transform our human settlements, by co-locating places of work and human settlements, densifying our settlements, and improving public transport.

- Improve education, training, and innovation at all levels of the education system.
- Improve the health outcomes of the country.
- Enhance and ensure social protection and build safer communities.
- Build a capable state.
- Fight corruption.
- Promote nation-building.

While the NDP is an extensive plan with a significant amount of detail, more detailed Spatial Development Frameworks (SDF's) are needed at provincial level, district level, and municipal level. These SDF's should be local tools through which the NDP is implemented.

I.3.3 Western Cape Provincial Spatial Development Framework (PSDF)

This PSDF aims to put in place a coherent framework for the Province's urban and rural areas that:

- gives spatial expression to the national and provincial development agendas;
- serves as basis for co-ordinating, integrating and aligning "*on the ground*" delivery of national and provincial departmental programmes;
- supports municipalities to fulfil their municipal planning mandate in line with the national and provincial agendas; and
- communicates government's spatial development intentions to the private sector and civil society.

In taking this forward the PSDF applies the following spatial principles:

- Spatial Justice: A socially just society based on the principles of equality, solidarity, and inclusion. Past spatial and other development imbalances should be redressed through improved access to and use of land.
- Sustainability and Resilience: Land development should be spatially compact, resource-frugal, compatible with cultural and scenic landscapes, and should not involve the conversion of high potential agricultural land or compromise ecosystems. The focus must be on creating complex, diverse and resilient spatial systems that are sustainable in all contexts.
- Spatial Efficiency: Efficiency relates to the form of settlements and use of resources - compaction as opposed to sprawl; mixed-use as opposed to mono-functional land uses; residential areas close to work opportunities as opposed to dormitory settlement, and prioritisation of public transport over private car use.

- Accessibility: Improving access to services, facilities, employment, training and recreation, and safe and efficient transport modes is essential to achieving the stated settlement transitions of the NDP and One Cape 2040. Accessibility is

also defined by convenient and dignified access to private and public spaces for people with impaired mobility.

- Quality and Liveability: The quality of an environment directly contributes to its liveability. Legible built environments are characterized by the existence of landmarks such as notable buildings and landscaping, well- defined public spaces, as well as navigable street networks.

To deliver on the Western Cape Growth Strategic Objectives, the PSDF focuses on growing the economy, building greater environmental resilience and much better inclusion. It is summarised as follows:

- Growing the Western Cape economy in partnership with the private sector, non-governmental and community-based organisations
- Using infrastructure investment as primary lever to bring about the required urban and rural spatial transitions; and
- Improving oversight of the sustainable use of the Western Cape's spatial assets.

These focus points are the pillars for the more detailed Spatial Development Frameworks (SDF's) at district level (Overberg DC) and municipal (Overstrand LM) level.

I.3.4 Overberg District Spatial Development Framework (ODSDF)

The purpose of ODSDF is to:

- Prepare a spatial perspective of the current developmental status quo within the Overberg District Municipality (ODM) to inform a basis for discussion on key spatial issues and linkages to other sector plans and opportunities to inform the Districts' future spatial development;
- Review and update the spatial vision and strategic direction of the municipality, to inform the drafting/amendment of the Integrated Development Plan (IDP) of the ODM; and
- Review and update the Spatial Development Framework proposals to guide local municipalities in the District regarding future spatial planning, strategic decision-making, and regional integration. The Overberg District SDF will focus on the following:
    - Identifying the structure and role of settlement,
    - transportation, and regional services infrastructure across and between the local municipalities within the district area.
    - Classifying areas that require protection and conservation (i.e., protected areas), which include threatened ecosystems, critical biodiversity areas, valuable agricultural land, water catchment areas, and other resources of value within the District.

- Identifying growth nodes, priority investment areas, and areas of rural decay within the District.
- Classifying areas that require protection and conservation (i.e., protected areas), which include threatened ecosystems, critical biodiversity areas, valuable agricultural land, water catchment areas, and other resources of value within the District.
- Resolving contradictions between the planning visions of the District's local municipalities.
- Describing the general urban design principles to be applied in all settlements located in the District Critically, the District SDF must guide local municipalities in the development of their own SDF's, without impeding on local-level planning detail. The District sets the framework and context for local municipalities to work within. It is also critical that the District aligns to the Provincial and National planning and policy context. It is therefore clear that the District must operate within a well-defined (at the conceptual level) policy and planning context and therefore is constrained to these insofar as possible proposals that can be made.

I.3.5 Overstrand Integrated Development Planning (IDP)

The Integrated Development Plan (IDP) is a municipality's principal strategic plan that deals with the most critical development needs of the municipal area (external focus) as well as the most critical governance needs of the organization (internal focus). It aims to co-ordinate the work of local and other spheres of government in a coherent plan to improve the quality of life for all the people living in an area. It should consider the existing conditions and problems and resources available for development. The projects within the IDP are linked to the municipality's budget.

I.3.6 Overstrand Municipality Spatial Development Framework (SDF)

The Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the Municipal Systems Act, is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable, and habitable regions, cities, towns and residential areas.

Within the SDF a hierarchal classification of nodes is based on the nature of the function of the nodes, considering factors such as population size, influence sphere, interconnectivity, service delivery as well as informants from the Growth Potential of Towns Study, 2014 (GPTS).

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H. ENGINEERING SERVICES

Access to the new proposed erven will be from Bobbie Road. Each new proposed erf will have its own water connection, electricity connection and septic tank (if applicable).

I. ENVIRONMENTAL ISSUE

Erf 1865 Pringle Bay is located within an existing Township. No environmental authorization is needed.

J. CONCLUSION

In view of the above mentioned it is recommended that Overstrand Local Municipality approves:

J.1 The proposed subdivision of Erf 1865 Pringle Bay, in terms of Sections 16(2)(d) f the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020, as follows (**Annexure G**):

- Proposed Remainder of Erf 1865 Pringle Bay, approximately 600m² in extent; and
- Proposed Portion 1 of Erf 1865 Pringle Bay, approximately 600m² in extent.

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ANNEXURE H

SKETCH PLAN:
SITE LAYOUT

ERF 1865,

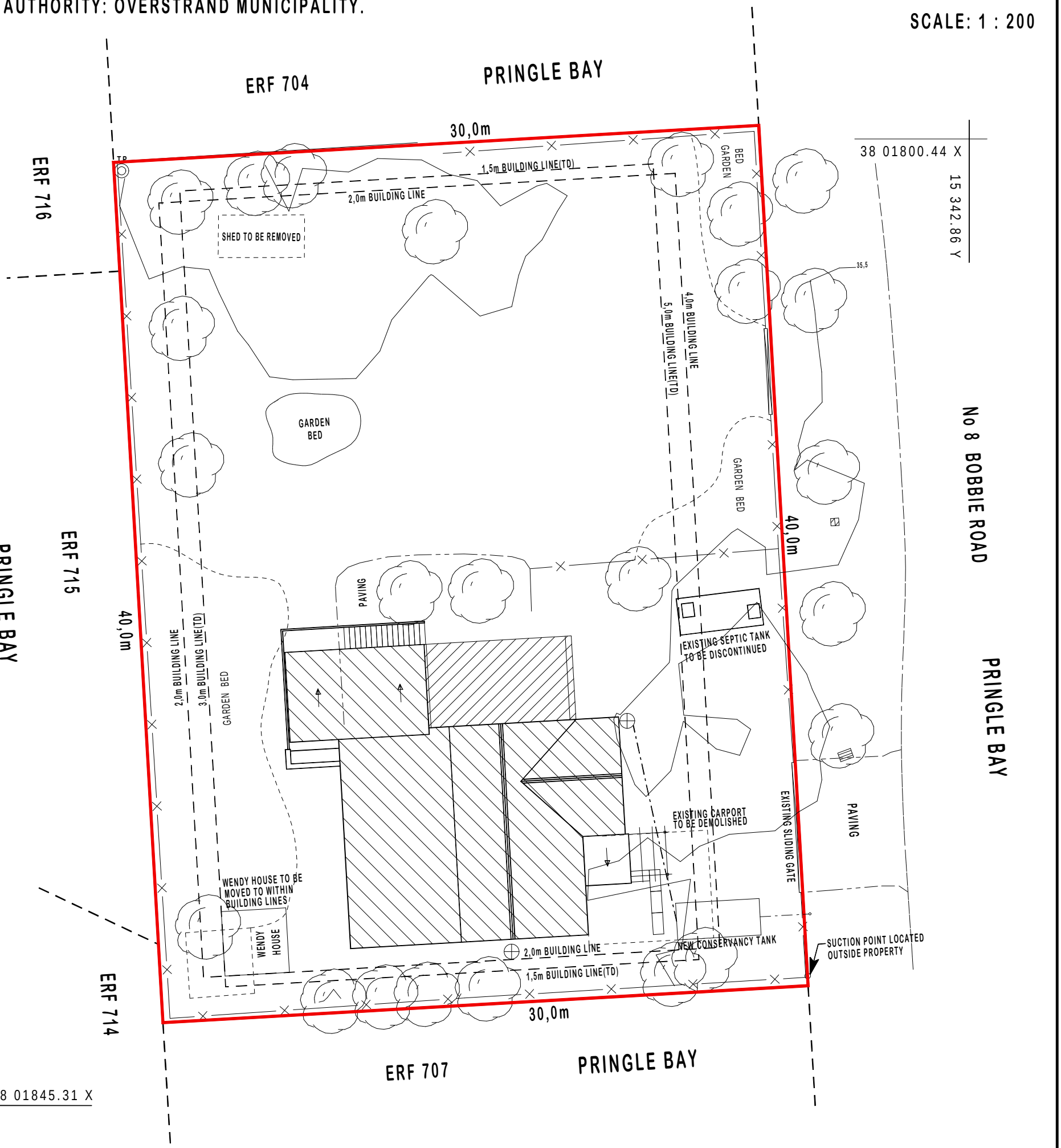
PRINGLE BAY

LOCAL AUTHORITY: OVERSTRAND MUNICIPALITY.

0m 6m 12m 18m

ON ORIGINAL A3

SCALE: 1 : 200



NOTE FOR ZONING:

ERF 1865, PRINGLE BAY
RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL

GENERAL NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
2. GEODETIC DATUM PLANE : WG 19°
3. PROPERTY AREA : 1 200m²
4. OWNER : KIRA LAMBERT
5. DEED OF TRANSFER : T75078/2024

PLAN NUMBER: 1865/01
REF: PRINGLE BAY 1865
Applicant Signature - - - - - - - - - - - -

DATE	AMENDMENTS
AUG 2026	SUBMISSION

Overstrand Office:
52 Seaview Drive,
BETTY'S BAY
Cell : 072 184 9621
Email : amund@vodamail.co.za

Pretoria Office:
61 Woodlands Avenue,
PECANWOOD
Cell : 083 226 1316
Email : dehaas@telkomsa.net

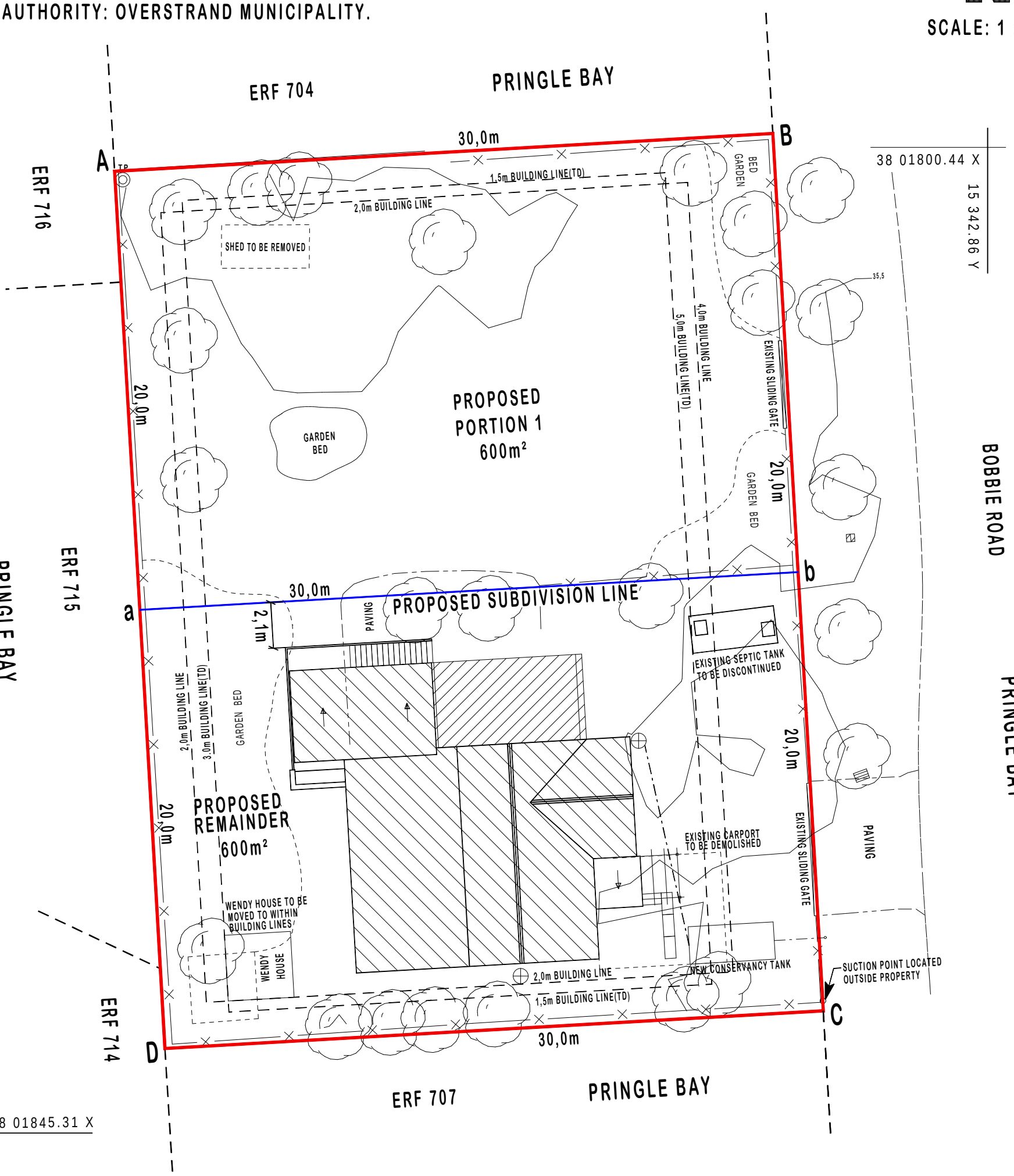
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ANNEXURE G

SKETCH PLAN:
PROPOSED SUBDIVISION OF
ERF 1865,
PRINGLE BAY
LOCAL AUTHORITY: OVERSTRAND MUNICIPALITY.

0m 6m 12m 18m
ON ORIGINAL A3

SCALE: 1 : 200



PROPOSED SUBDIVISION AREAS:

Proposed Portion 1 (Fig: A-B-b-a-A)	600m²
Proposed Remainder (Fig: a-b-C-D-a)	600m²
TOTAL AREA OF ERF 1865	1 200m²

NOTE FOR ZONING:
ERF 1865, PRINGLE BAY
RESIDENTIAL ZONE 1: SINGLE RESIDENTIAL

GENERAL NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.
2. GEODETIC DATUM PLANE : WG 19°
3. PROPERTY AREA : 1 200m²
4. OWNER : KIRA LAMBERT
5. DEED OF TRANSFER : T75078/2024
6. ——— : DENOTES THE PROPOSED SUBDIVISION LINE.

PLAN NUMBER: 1865/01
REF: PRINGLE BAY 1865
Applicant Signature - - - - - - - - - - - -

DATE	AMENDMENTS
AUG 2026	SUBMISSION

Overstrand Office:
52 Seaview Drive,
BETTY'S BAY
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