



**ERF 2638, 17 HARBOUR ROAD, PEARLY BEACH, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: WRAP PROJECT OFFICE ON BEHALF OF RV & LM MAINE**

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 in terms of Section 16(2)(d) of the By-Law for the **subdivision** of Erf 2638, Pearly Beach into two portions namely, Portion A approximately 987m<sup>2</sup> and a Remainder approximately 927m<sup>2</sup>.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai 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 / (f) 0283132093 / (e) [landuse@overstrand.gov.za](mailto:landuse@overstrand.gov.za) on or before **Friday 11 September 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. SW van der Merwe** 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 Town Planning Department 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 2638, HAWEWEG 17, PEARLY BEACH, OVERSTRAND MUNISIPALE AREA: AANSOEK OM ONDERVERDELING: WRAP PROJECT OFFICE NAMENS RV & LM MAINE**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is ingevolge Artikel 16(2)(d) van die Verordening vir die **onderverdeling** van Erf 2638, Pearly Beach in twee gedeeltes, naamlik, Gedeelte A ongeveer 987m<sup>2</sup> groot en 'n Restant ongeveer 927m<sup>2</sup> groot.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en Gansbaai Biblioteek, Hoofweg, Gansbaai 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 / (f) 0283132093 / (e) [landuse@overstrand.gov.za](mailto:landuse@overstrand.gov.za) voor of op **Vrydag, 11 September 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. SW van der Merwe** 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 Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

*U aandag word gevestig op die Bepalings 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.*

**ISIZA 2638, 17 HARBOUR ROAD, PEARLY BEACH, INDAWO KAMASIPALA YASE-OVERSTRAND: ISICELO ULWAHLULO: WRAP PROJECT OFFICE EGAMENI LIKA RV & LM MAINE**

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo kaMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) ukuba isicelo sifunyenwe ngokwemiqathango ngokweCandelo le-16(2)(d) loMthetho kaMasipala Ukwahlulo-hlula kulwahlulo lweSiza 2638, ePearly Beach sibe ziinxalenye ezimbini ezizezi, iSahlulo A ±987m<sup>2</sup> kunye isiza esishiyekileyo ±927m<sup>2</sup> ngobukhulu.

linkcukacha ezipheleleyo mayela noku kucetywayo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi ko-08:00 no-16:30 kwiSebe: Town and Spatial Planning, 16 Paterson Street, Hermanus, kwiThala leeNcwadi laseGansbaai, c/o Main Road, Gansbaai nakwiwebhusayithi kamasipala kule linki ilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi na izimvo mazibhalwe zize zingeniswe kuMasipala (16 Paterson Street, Hermanus / (f) 028 313 2093 / / (e) [landuse@overstrand.gov.za](mailto:landuse@overstrand.gov.za)) ngomhla okanye ngaphambi komhla **NgoLwesihlanu 11 eyomSintsi 2026**, ubhale igama lakho, idilesi yakho kunye nomdla kwisicelo nesizathu sokuhlomla kwakho. Imibuzo ngefowuni ingabuzwa **Mnu. SW van der Merwe** ku 028- 313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala angatyelela iSebe: Town and Spatial Planning. Igosa likamasipala liya kumnceda akwazi ukufaka izimvo zakhe.

*Nceda uphawule ukUba ngokumayela noMthetho Wokukhuselwa kweNkcazelo yoBuqu (POPIA), uza kungena kwinkqubo yokuthatha inxaxheba koluntu ibe ngenxa yoko uyavuma ukuba igama, ifani yakho, iinkcukacha zakho zoqhagamshelwano namagqabaza akho angadizwa / asetyenziswa kwinkqubo (yokufaka isicelo).*

# Plan 1 - Locality Plan

## Erf 2638 Pearly Beach

Plan prepared by: Thian Jansen

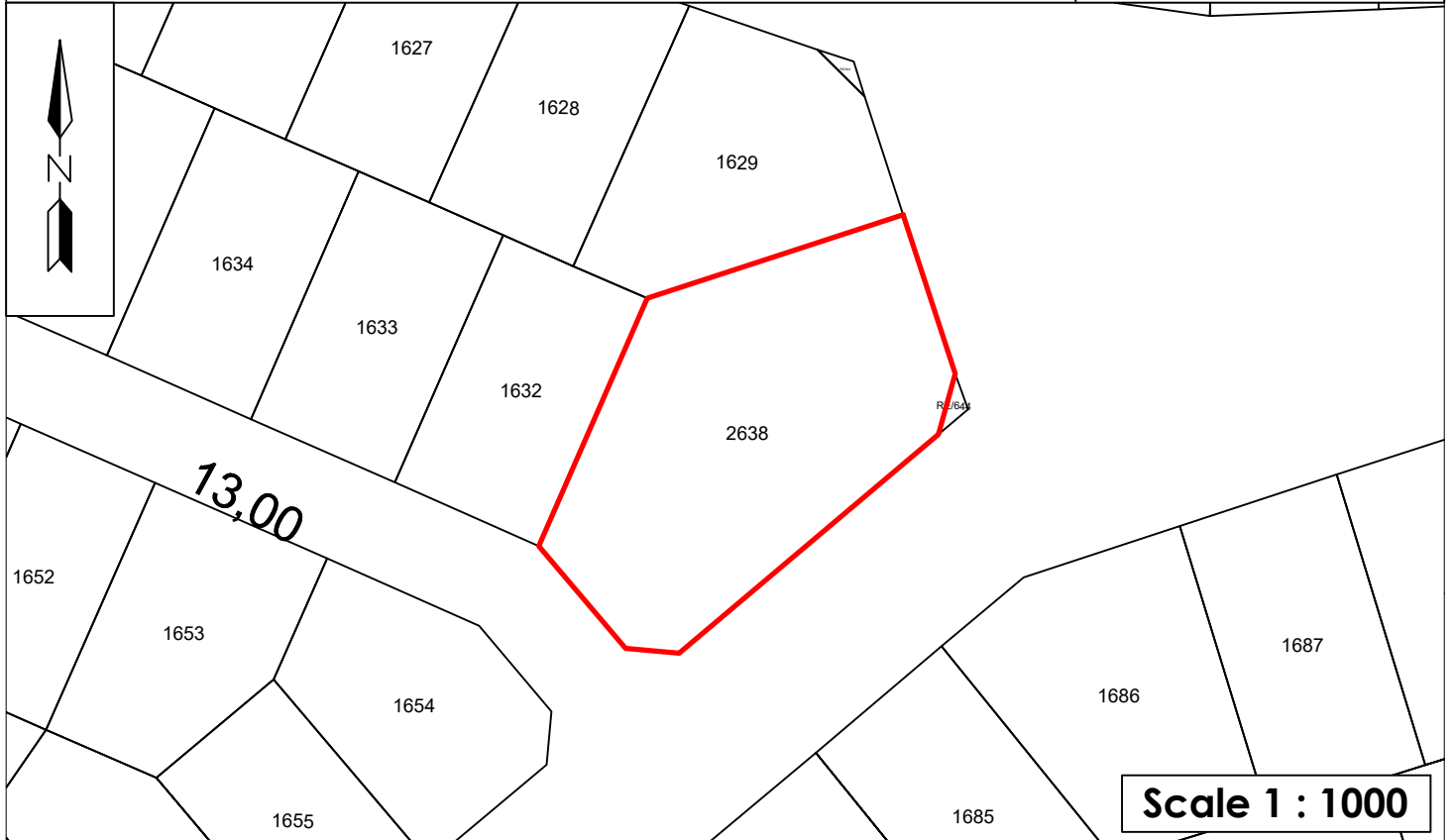
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**Project Office**  
Town Planning & Project Management



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**1. PROPERTY DETAILS**


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|                   |                                        |
|-------------------|----------------------------------------|
| <b>Erf Number</b> | Erf 2638 Pearly Beach                  |
| <b>Extent</b>     | 1 914m <sup>2</sup>                    |
| <b>Title Deed</b> | T53522/2012                            |
| <b>Zoning</b>     | Residential Zone 1: Single Residential |

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**2. EXECUTIVE SUMMARY**


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This application pertains to Erf 2638 Pearly Beach, hereafter referred to as the subject property, situated at 17 Harbour Road, Pearly Beach, as indicated on **Plan 1** (Locality Plan). The property owners have appointed WRAP Project Office to act on their behalf in the submission of this land use application, as confirmed in **Annexure A** (Power of Attorney).

The owners have held the property for several years and in 2012, consolidated the original erven to simplify the management and administration of the property. As their circumstances have since changed and they wish to scale down their property holdings, they now propose to subdivide Erf 2638, Pearly Beach, into two portions corresponding with the original cadastral subdivision line that existed prior to the consolidation.

The proposed subdivision represents a logical reinstatement of the historic cadastral pattern and will not introduce a land use or development form that is inconsistent with the character of the surrounding area. The application seeks to establish an orderly land configuration that remains compatible with the existing residential context, while aligning with the intent of the applicable zoning and development parameters. The proposal will provide the owners with greater flexibility in managing their property holdings without resulting in any adverse planning impacts on the surrounding area.

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**3. PROCEDURE TO ACHIEVE THE OWNER'S INTENT**


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**3.1 Subdivision** of Erf 2638, Pearly Beach into Portion A, ±987m<sup>2</sup> and the Remainder, ±927m<sup>2</sup>;

Erf 2638, Pearly Beach, measuring approximately 1 914m<sup>2</sup> in extent, is proposed to be subdivided into two portions, namely Portion A measuring approximately 987m<sup>2</sup> and the Remainder measuring approximately 927m<sup>2</sup>. The proposed subdivision is considered appropriate and desirable as it represents the reinstatement of the original cadastral pattern that existed prior to the consolidation of the properties in 2012. The proposal therefore does not introduce a new or unfamiliar development pattern into the area but rather restores a historical land configuration that formed part of the established character of Pearly Beach.

|                                                                 |                          |
|-----------------------------------------------------------------|--------------------------|
| <b>Erf 2638, Pearly Beach</b>                                   | <b>1914m<sup>2</sup></b> |
| Proposed <b>Portion A</b> (A portion of Erf 2638, Pearly Beach) | ±987m <sup>2</sup>       |
| Proposed <b>Remainder of Erf 2638, Pearly Beach</b>             | ±927m <sup>2</sup>       |

The proposed Remainder contains the existing dwelling house and will remain fully functional as a residential property following the subdivision. Portion A will constitute a separate vacant residential erf capable of accommodating a dwelling house in accordance with the applicable development parameters of the Overstrand Municipality Land Use Scheme. Both

portions are of sufficient size to support residential development and use without requiring any departures from the prescribed development controls.

The proposed subdivision will not result in a change to the existing zoning of the property, nor will it introduce any land uses that are incompatible with the surrounding residential character of Pearly Beach. The proposal simply facilitates the creation of an additional residential erf within an established residential area where similar erf sizes and development patterns already exist. As a result, the subdivision will integrate seamlessly with the surrounding neighbourhood and will not adversely affect the character or amenity of adjoining properties. The subject property is situated within an established urban area that is already serviced by the necessary municipal engineering infrastructure. The proposal does not involve an intensification of land use beyond that which is anticipated by the existing zoning and is therefore not expected to place an unreasonable burden on municipal services or public infrastructure.

The subdivision will further provide the owners with the opportunity to rationalise their property holdings in line with their current needs and future plans. By retaining the existing dwelling on the Remainder and creating a separate vacant residential erf, the proposal allows for more efficient utilisation of the property while remaining consistent with sound planning principles. It is therefore submitted that the proposed subdivision constitutes a logical, orderly and desirable form of development that is in the interests of both the owners and the broader community.

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## **4. PLANNING ASSESSMENT**

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### **4.1. ZONING**

The subject property is zoned Single Residential in terms of the Overstrand Municipality Land Use Scheme (OMLUS). The proposed subdivision will result in two residential erven, namely a remainder portion containing the existing dwelling house and a vacant residential erf. Both erven will continue to be utilised in accordance with the primary use rights associated with the Single Residential zoning.

The proposal does not seek to amend the existing zoning of the property or introduce any land uses that are incompatible with the surrounding area. The subdivision merely facilitates the creation of an additional residential erf within an established residential neighbourhood. The residential character of the property and surrounding area will therefore remain unchanged.

The proposed erven are appropriately sized and configured to accommodate residential development in accordance with the applicable development parameters of the Land Use Scheme. The proposal is consequently aligned with the purpose and intent of the Single Residential zoning, which seeks to provide for low-density residential development within a compatible and orderly urban environment.

It is therefore submitted that the proposed subdivision is consistent with the applicable zoning and does not conflict with the existing land use character of the area.

## **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). The subject property is situated within an established residential area and is already connected to the municipal engineering service networks serving the area, including potable water, electricity and sewerage infrastructure.

The proposed subdivision is not expected to generate a significant increase in demand on municipal services, nor does it require the extension of engineering infrastructure into previously unserved areas. Any future development on the proposed Portion A will be subject to the normal municipal building plan approval process and associated service connection requirements.

Refuse removal services are currently provided by the Overstrand Municipality and will continue to be available to both resultant erven. The proposal is therefore considered acceptable from an engineering services perspective and is not anticipated to have any adverse impact on the Municipality's ability to provide services to the area.

### **Access, Egress and Parking**

The subject property obtains access from Harbour Road, an existing public road that serves the surrounding residential area. The proposed subdivision will not alter the existing road network or compromise access to either resultant erf. Sufficient access can be provided to both portions directly from Harbour Road, ensuring safe and convenient vehicular access. Portion A will however also be able to access from Duine Street as it is on a corner.

Given the residential nature of the proposal and the limited scale of development rights associated with the resultant erven, the subdivision is not expected to generate traffic volumes that would negatively affect the functioning or safety of the surrounding road network. Adequate on-site parking can be provided on each erf in accordance with the requirements of the OMLUS.

## **4.3. POLICIES AND REGULATIONS**

### Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is not situated within the Overstrand Municipality Environmental Management Protection Overlay Zone. Accordingly, and the proposal does not trigger any additional environmental management requirements in terms of the Land Use Scheme.

### Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject property is not situated within the Overstrand Municipality Heritage Protection Overlay Zone. The proposed subdivision will therefore not impact on any identified heritage resources or cultural landscapes protected through the overlay zoning provisions.

### Spatial Planning Policies

### **Overstrand Municipality Spatial Development Framework (OMSDF)**

The Overstrand Municipal Spatial Development Framework (OMSDF) provides the overarching spatial vision for the municipality and seeks to promote sustainable, efficient and orderly development within existing settlements. A key objective of the SDF is to encourage



development within established urban areas where engineering services and infrastructure are already available, thereby promoting the efficient utilisation of land and limiting urban sprawl.

The subject property is located within the urban area of Pearly Beach and is already served by the necessary municipal infrastructure. The proposed subdivision does not extend the urban footprint or introduce a land use that is inconsistent with the spatial designation applicable to the property. Instead, the proposal facilitates the creation of an additional residential erf within an established residential area, making efficient use of land and existing services.

The proposal is further compatible with the existing character and development pattern of the surrounding area. The resultant erven are appropriately sized and will continue to accommodate residential development that is consistent with the low-density residential nature of Pearly Beach. The application is therefore aligned with the objectives and intent of the OMSDF.

### **Overstrand Municipal Growth Management Strategy (OMGMS)**

The OMGMS seeks to promote sustainable settlement patterns through the efficient utilisation of land and infrastructure within existing urban areas. The strategy supports development that contributes to the optimisation of municipal services and infrastructure while maintaining the character and amenity of established neighbourhoods.

The proposed subdivision is consistent with these objectives as it creates an additional residential opportunity within a serviced urban area without requiring the extension of infrastructure or municipal services. The proposal represents an efficient use of land and supports the principles of orderly and sustainable urban development.

Furthermore, the proposal remains compatible with the scale and character of the surrounding residential environment and will not result in any adverse impacts on neighbouring properties or the broader area. The application is therefore considered to be consistent with the objectives of the OMGMS.

Based on the above, the proposed subdivision is considered to be aligned with the applicable spatial planning policies and strategic planning objectives of the Overstrand Municipality.

## **4.4. PLANNING PRINCIPLES**

Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) establishes a set of development principles that must guide all spatial planning, land use management and development decisions. The principles relevant to the proposed subdivision are discussed below.

### **Spatial justice**

The proposed subdivision does not result in the exclusion of any group or create unequal access to land, services or opportunities. The application merely facilitates the re-establishment of two residential erven that previously existed as separate cadastral units prior to their consolidation in 2012. The proposal will not negatively impact surrounding property owners or the broader community and is considered to be consistent with the principle of spatial justice.

### **Spatial sustainability**

The subject property is situated within the existing urban area of Pearly Beach where municipal infrastructure and services are already available. The proposed subdivision makes efficient use of land within the established urban footprint and does not require the expansion of infrastructure or services into undeveloped areas. The proposal therefore promotes sustainable settlement patterns and supports the long-term efficient utilisation of existing resources.

### **Efficiency**

The proposed subdivision represents an efficient use of land and existing municipal infrastructure. The resultant erven are appropriately sized for residential purposes and are capable of supporting development in accordance with the applicable zoning and development parameters. The proposal does not create fragmented or unusable land parcels and is considered to be a logical and orderly land use management intervention.

### **Good administration**

The application has been prepared and submitted in accordance with the applicable provisions of SPLUMA, the Overstrand Municipality By-Law on Municipal Land Use Planning and the Overstrand Municipality Land Use Scheme. The proposal seeks to establish a clear and logical cadastral arrangement that promotes legal certainty and sound land use management. The application is therefore consistent with the principle of good administration.

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## **5. NEED AND DESIRABILITY**

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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 subdivision is expected to have a positive socio-economic impact by providing the owners with greater flexibility in managing their property holdings and future asset planning. The proposal will facilitate the creation of an additional residential erf within an established residential area, thereby contributing to the availability of residential property in Pearly Beach. The subdivision does not require significant public investment and makes use of existing municipal infrastructure and services. |
| Compatibility with surrounding uses           | The proposed subdivision is fully compatible with the surrounding land use pattern. The area is characterised by residential properties of varying sizes, and the resultant erven will continue to be utilised for residential purposes in accordance with the existing zoning. The proposal does not introduce any new land uses or activities that may adversely affect neighbouring properties and will therefore maintain the established character and amenity of the area.                                                   |
| Impact on the external engineering services   | The subject property is already connected to municipal engineering services, including water, electricity and sewerage infrastructure. The proposed subdivision is not anticipated to place a significant additional burden on these services and no major upgrades to municipal infrastructure are expected as a result of the application. The proposal is therefore considered acceptable from an engineering services perspective.                                                                                             |
| Impact on safety, health and wellbeing of the | The proposed subdivision does not introduce any activities or land uses that may negatively affect the safety, health or wellbeing of the surrounding community. The proposal merely creates two separate                                                                                                                                                                                                                                                                                                                          |

|                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| surrounding community                                                       | residential erven and is not expected to generate any nuisance factors, environmental concerns or adverse social impacts. The residential character of the area will remain unchanged.                                                                                                                                                                                                                                                                                                                                                            |
| Impact on heritage                                                          | The subject property is not located within the Heritage Protection Overlay Zone and the proposal does not involve the alteration or demolition of any known heritage resources. The application is therefore not expected to have any impact on the heritage significance of the area.                                                                                                                                                                                                                                                            |
| Impact on the biophysical environment                                       | The proposed subdivision relates to land within an established urban area and does not affect any identified environmentally sensitive areas, natural habitats or biodiversity resources. The proposal is therefore not expected to result in any adverse impacts on the biophysical environment.                                                                                                                                                                                                                                                 |
| Traffic impacts, parking, access and other transport related considerations | Access to both resultant erven will be obtained from Harbour Road, an existing public road that serves the surrounding residential area. The proposed subdivision is not expected to generate a noticeable increase in traffic volumes and will not adversely affect the functioning of the surrounding road network. Adequate on-site parking can be provided on each erf in accordance with the requirements of the Overstrand Municipality Land Use Scheme. The proposal is therefore considered acceptable from a transportation perspective. |

### **Impact on views, sunlight and character of the area**

The proposed subdivision is not expected to result in any significant adverse impact on views, access to sunlight or the overall character of the surrounding area. The application seeks only to subdivide the property into two residential erven, one of which will contain the existing dwelling house while the other will constitute a vacant residential erf.

The resultant erven are appropriately sized and remain comparable to other residential properties within Pearly Beach. The proposal therefore maintains a development pattern that is consistent with the existing character of the area and does not introduce an atypical or incompatible cadastral arrangement.

Any future development on the proposed vacant erf will be subject to the provisions of the OMLUS and the municipal building plan approval process. This will ensure compliance with applicable development parameters relating to building lines, height, coverage and other controls intended to protect the amenity of neighbouring properties.

The subdivision itself will not alter existing views or access to sunlight enjoyed by surrounding properties. Furthermore, the proposal represents the re-establishment of two erven that historically existed as separate cadastral entities prior to their consolidation, thereby reinforcing a land ownership pattern that is familiar to the area.

The proposal is therefore not expected to have a detrimental impact on the visual character, residential amenity or environmental quality of the surrounding neighbourhood.

## **6. CONCLUSION**

The proposed subdivision of Erf 2638, Pearly Beach has been assessed against the applicable provisions of the Overstrand Municipality Land Use Scheme, 2020, the Overstrand Municipal Spatial Development Framework, the Overstrand Growth Management Strategy, the Spatial



Planning and Land Use Management Act, 2013 (SPLUMA), and the Overstrand Municipality By-Law on Municipal Land Use Planning.

The application seeks to subdivide the property into two residential erven, namely a remainder portion containing the existing dwelling house and a vacant residential erf. The proposal effectively reinstates the original cadastral pattern that existed prior to the consolidation of the properties in 2012 and therefore represents a logical and orderly land use management intervention.

The proposed subdivision remains fully consistent with the existing Single Residential zoning of the property and does not introduce any land uses that are incompatible with the surrounding residential character of Pearly Beach. The resultant erven are appropriately sized, capable of accommodating residential development in accordance with the applicable development parameters and are comparable to other residential properties within the area.

The proposal makes efficient use of land within an established urban area that is already served by the necessary municipal infrastructure and services. The subdivision is not expected to place an unreasonable burden on engineering services, adversely affect traffic conditions, or negatively impact the character, amenity or environmental quality of the surrounding area.

Furthermore, the proposal aligns with the relevant spatial planning policies and the development principles contained in SPLUMA by promoting orderly development, efficient land utilisation and sound land use management within the existing urban footprint.

Having regard to the merits of the application and the absence of any material planning concerns, it is submitted that the proposed subdivision is desirable and in the public interest. Approval of the application is therefore respectfully recommended.

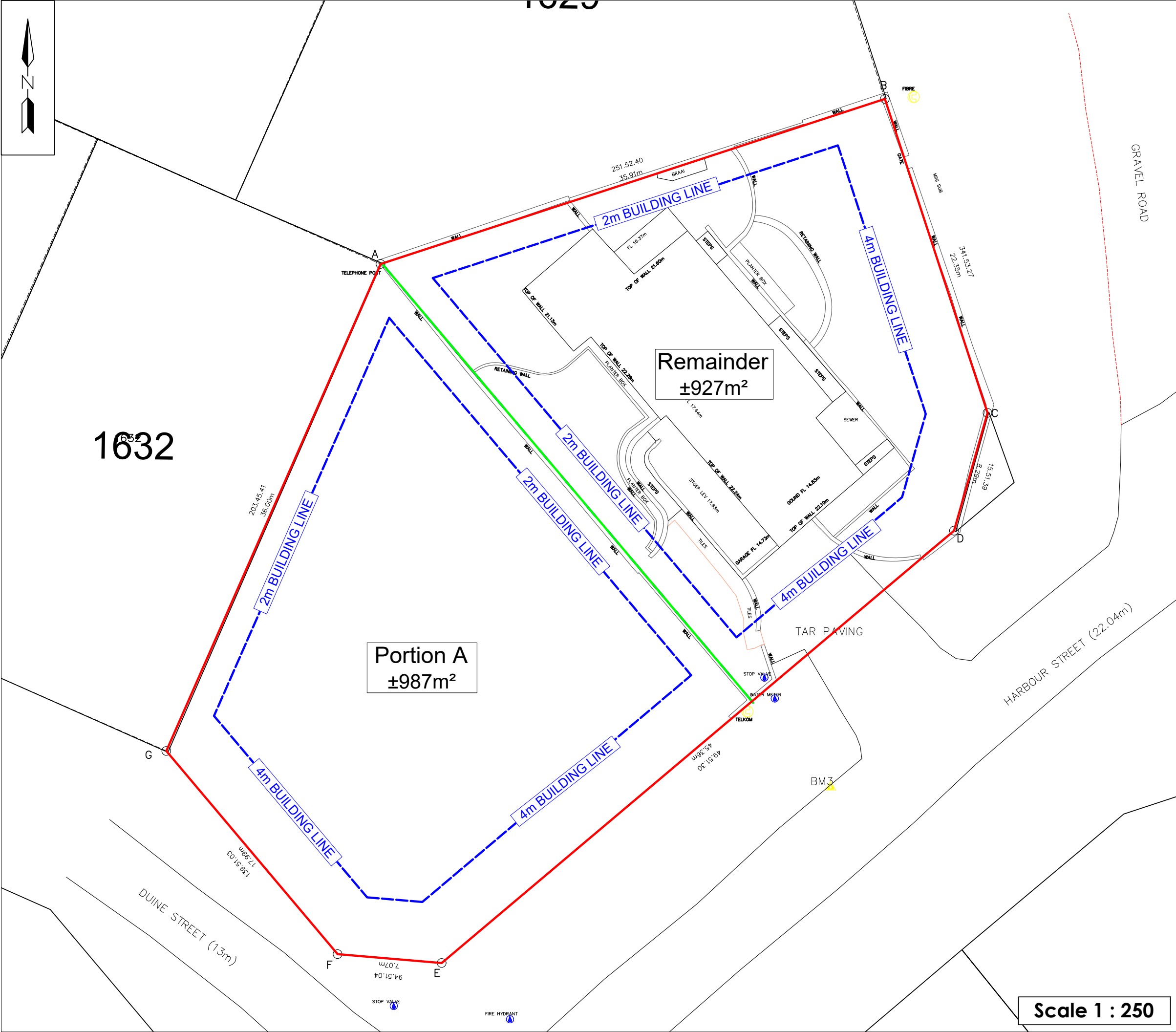
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## **7. RECOMMENDATION**

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

- 7.1 Subdivision** of Erf 2638, Pearly Beach into Portion A,  $\pm 987\text{m}^2$  and the Remainder,  $\pm 927\text{m}^2$  in terms of Section 16(2)(d) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020.



**Plan 3 - Proposed  
Subdivision Plan**

**Erf 2638 - Pearly Beach**  
1914m<sup>2</sup>

**Remainder of Erf 2638**  
±927m<sup>2</sup>

**Portion A**  
(a portion of Erf 2638)  
±987m<sup>2</sup>

Plan prepared by: Thian Jansen on 07/07/2026

All distances are approximate  
and subject to a survey

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**Project Office**  
Town Planning & Project Management

**Scale 1 : 250**