



ERF 3730, 247 TENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL: WRAP PROJECT OFFICE ON BEHALF OF ATLANTIC CAPITAL

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for the following:

- **Amendment of conditions in respect of an existing approval** in terms of Section 16(2)(h) of the By-Law for the amendment of paragraph 1. of approval letter dated 12 December 2023 to accommodate the proposed revised subdivision configuration, namely Portion A $\pm 965\text{m}^2$ in extent and the Remainder $\pm 1018\text{m}^2$ in extent.

Full details regarding the proposal above are available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning, 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 **25 September 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Town Planner, 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 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 3730, TIENDESTRAT 247, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM WYSIGING VAN GOEDKEURINGSVOORWAARDES: WRAP PROJECT OFFICE NAMENS ATLANTIC CAPITAL

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek vir die volgende ontvang is:

- **Wysiging van voorwaardes ten opsigte van 'n bestaande goedkeuring** ingevolge Artikel 16(2)(h) van die Verordening vir die wysiging van paragraaf 1. in goedkeuringsbrief gedateer 12 Desember 2023 om die voorgestelde hersiene onderverdelingskonfigurasie, naamlik Gedeelte A ($\pm 965\text{m}^2$) groot en die Restant ($\pm 1018\text{m}^2$) groot te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, 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 / (e) landuse@overstrand.gov.za) voor of op **25 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 **Stadsbeplanner, 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 Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van, kontakbesonderhede en kommentaar(e) openbaar gemaak mag word.

ISIZA 3730, 247 TENTH STREET, VOËLKLIP, HERMANUS, KUMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKUGUQULWA KWEMIQATHANGO YOKUVUNYWA: WRAP PROJECT OFFICE EGAMENI LIKA ATLANTIC CAPITAL

Ngolu xwebhu kwaziswa, ngokungqinelana neCandelo 48 loMthetho kaMasipala oLungisiweyo wase-Overstrand oMalunga noCwangciso lokuSetyenziswa koMhlaba kaMasipala, wango-2020 (uMthetho kaMasipala), ukuba kufunyenwe isicelo esilandelayo:

- **Ukulungiswa kwemiqathango enxulumene nemvume ekhoyo** ngokweCandelo 16(2)(h) loMthetho kaMasipala, ngenjongo yokulungisa umhlathi 1 weleta yemvume yomhla we-12 kweyoMnga 2023 ukuze kuhlaliswe ucwangciso oluphakanyisiweyo noluhlaziyiweyo lokwahlulwa komhlaba, olubandakanya iNxele A enobukhulu obumalunga ne-965m² kunye neNtsalela enobukhulu obumalunga ne-1018m².

linkcukacha ezipheleleyo mayel anesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakahti evelini ukusukela kwintsimbi ye-08:00 naye16:30 kwiSebe: Lezicwangciso ZeDolophu, 16 Paterson Street, Hermanus nakwiwebhusayithi kamasipala kule linki ilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi na izimvo mazingeniswe ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana kaMasipala ochazwe ngasentla (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngomhla okanye ngaphambi koLwesihlanu **25 Septemba 2026**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingathuyelwa ku**Mcwangcisi weDolophu, uMnu. P Roux** kwa-028 313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda okanye ukubhala angahambela kwiCandelo LeziCwangciso zeDolophu apho igosa likamasipala liza kumnceda afake izimvo zakhe ahlomle ngokusemthethweni.

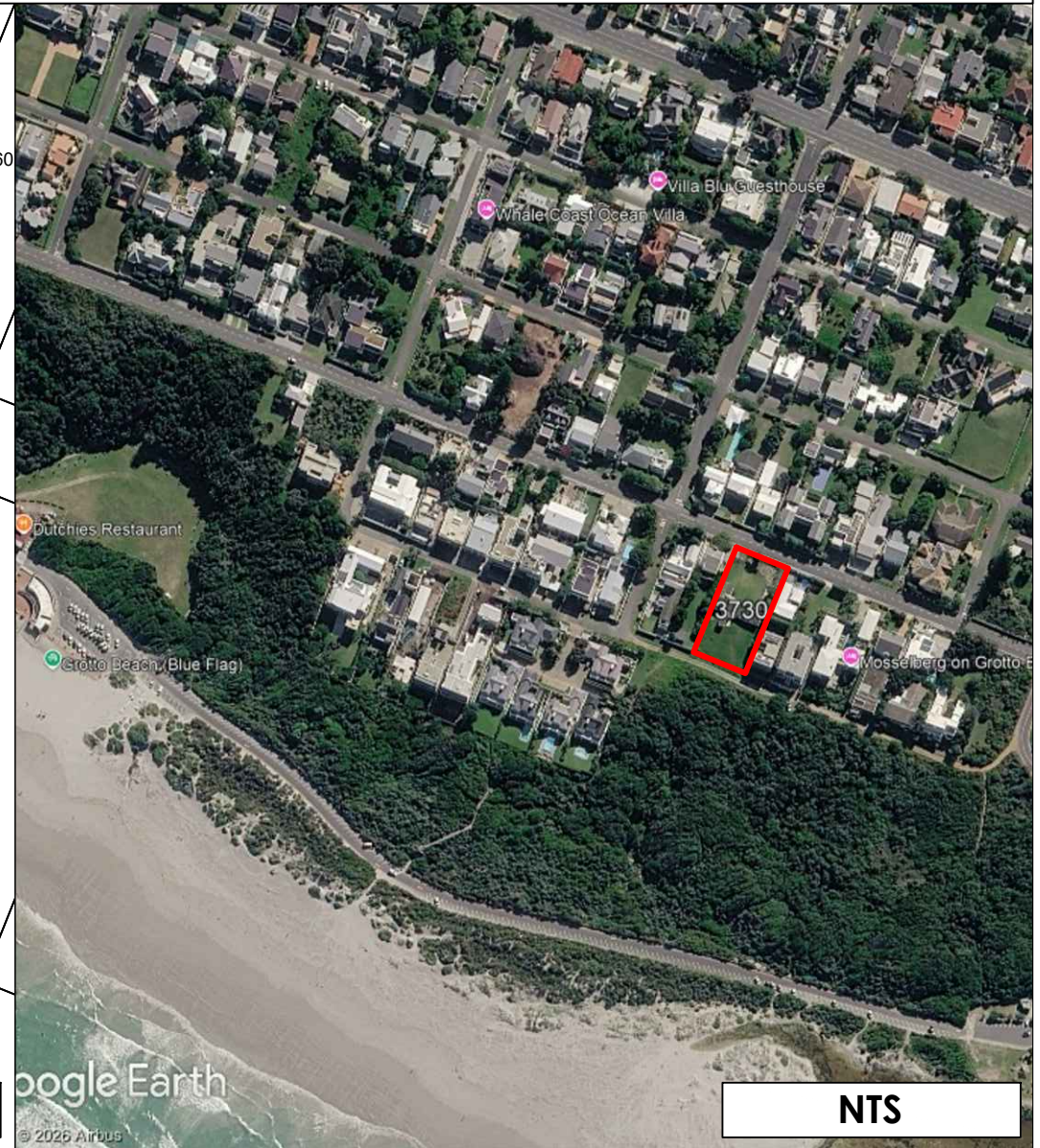
Nceda uqaphele ukuba ngokwemiba yoMthetho Wokhuselo Lwengxelo Yomntu (POPIA), uza kube ungena kwinkqubo yoluntu ngoko ke uyavuma ukwawumelana nokusetyenziswa kwegama lakho, ifani, iinkcukacha zakho nolu(nezimvo) zingadizwa /zingasetyenziswa kwinkqubo(yesicelo) yokwenza isicelo

Plan 1 - Locality Plan

Erf 3730 - Hermanus



Scale 1 : 1000



NTS



Plan prepared by: Thian Jansen

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Office 3, Oakwood, 10 Dirkie Uys Street, Hermanus



Project Office
Town Planning & Project Management



ERF 3730 HERMANUS

APPLICATION FOR AMENDMENT OF CONDITIONS IN RESPECT OF AN EXISTING APPROVAL

Application prepared for:

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Submitted

July 2026

1. PROPERTY DETAILS

Erf Number	Erf 3730 Hermanus
Extent	1983 m ²
Title Deed	T60396/2025
Zoning	Residential Zone 1: Single Residential

2. EXECUTIVE SUMMARY

Erf 3730 Hermanus, situated at 247 Tenth Street, Hermanus (hereinafter referred to as *the subject property*), is 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 subject property was previously subdivided by the former owners into four separate erven, which subdivision was approved by the Overstrand Municipality in 2024, as reflected in **Annexure C (Historic Approval)**.

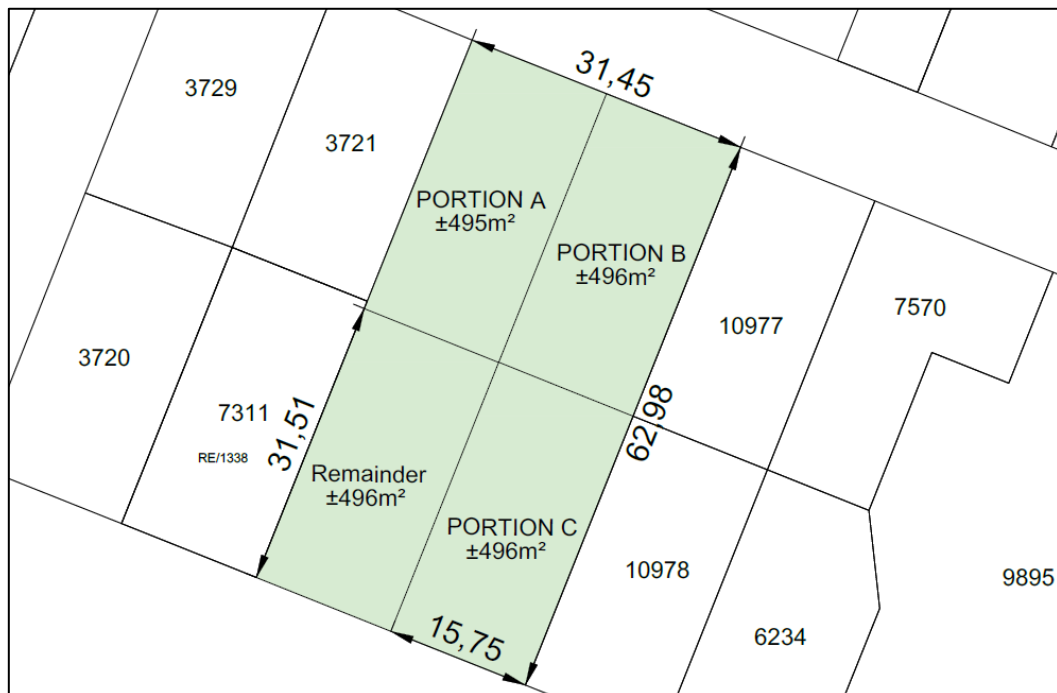


Figure 1: Historic Subdivision plan

Following the transfer of ownership, the current owners have reviewed the approval, and their intentions are no longer to proceed with the approved four-erven subdivision. Instead, they propose to subdivide the property into two portions only.

Accordingly, this application seeks approval to amend the existing subdivision approval and its associated conditions by replacing the previously approved four-erven subdivision layout with a revised subdivision plan providing for only two subdivided portions. No additional development rights are sought beyond the amendment to the approved subdivision layout.

This amendment represents a reduction in development intensity when compared to the previously approved subdivision and will result in larger residential erven that remain compatible with the existing character of the surrounding neighbourhood.

3. PROCEDURE TO ACHIEVE THE OWNER'S INTENT

This application submitted in terms of the By-Law is for the:

3.1 Amendment of conditions in respect of an existing approval to allow Erf 3730, Hermanus to be subdivided into two portions Portion A, $\pm 965\text{m}^2$ and the Remainder, $\pm 1018\text{m}^2$;

This application seeks the amendment of the conditions of the existing subdivision approval to permit Erf 3730 Hermanus to be subdivided into two residential portions, rather than the previously approved four erven.

Condition that is proposed to be amended:

"1.
that the application for subdivision in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of Erf 3730, Voëlklip, Hermanus into (4) four portions, namely, Portion A approximately 495m^2 in extent, Portion B approximately 496m^2 in extent, Portion C approximately 496m^2 in extent and the Remainder Portion approximately 496m^2 , in extent, be approved in terms of the provisions of Section 61, subject to the following conditions:

(a) that the approval is only for the subdivision as indicated on Subdivision Plan No. 4 as submitted with the application;"

The proposed amendment will replace the previously approved subdivision layout with a revised subdivision plan that provides for the creation of only two residential erven. The proposed subdivision will result in the creation of Portion A, measuring approximately 965m^2 , and the Remainder, measuring approximately 1018m^2 , both of which comfortably exceed the erf size average in the Voëlklip area.

Following the transfer of the property, the current owners reviewed the approved subdivision and determined that the creation of two larger residential erven better aligns with their intended use of the property. Accordingly, the application seeks to amend the existing approval to reflect the revised development proposal, while retaining the residential zoning and the overall intent of the original approval.

The proposed amendment represents a substantial reduction in the development intensity previously approved by the Municipality. Whereas the existing approval permits the creation of four individual residential erven, the amended proposal will establish only two residential properties. As a result, the potential number of future dwelling units is effectively reduced by half, thereby decreasing the potential demand on municipal engineering services, reducing future traffic generation and limiting the cumulative development impact on the surrounding neighbourhood.

From a spatial planning perspective, the proposal will create two generously sized residential erven that are consistent with the established residential character of the surrounding area. The larger erf sizes will provide sufficient space for future residential development while accommodating appropriate building setbacks, private open space, landscaping and on-site parking in accordance with the provisions of the Overstrand Municipality Land Use Scheme.

Importantly, the amendment does not seek to alter the existing zoning of the property, introduce additional or alternative land uses, or increase any development rights previously

approved by the Municipality. Instead, the application reduces the approved subdivision yield and represents a less intensive form of development than that already authorised. Consequently, the proposal is expected to have a reduced impact on surrounding properties while still facilitating the orderly and efficient utilisation of the land.

Furthermore, the proposal will simplify the implementation of the previously approved subdivision by reducing the number of erven requiring municipal services, cadastral registration and future development, thereby promoting a practical and efficient development outcome that remains compatible with the objectives of the original approval.

The subdivision details are summarised as follows:

Erf 3730 Hermanus	1983m²
Proposed Remainder of Erf 3730 Hermanus	±1018m²
Portion A	±965m²

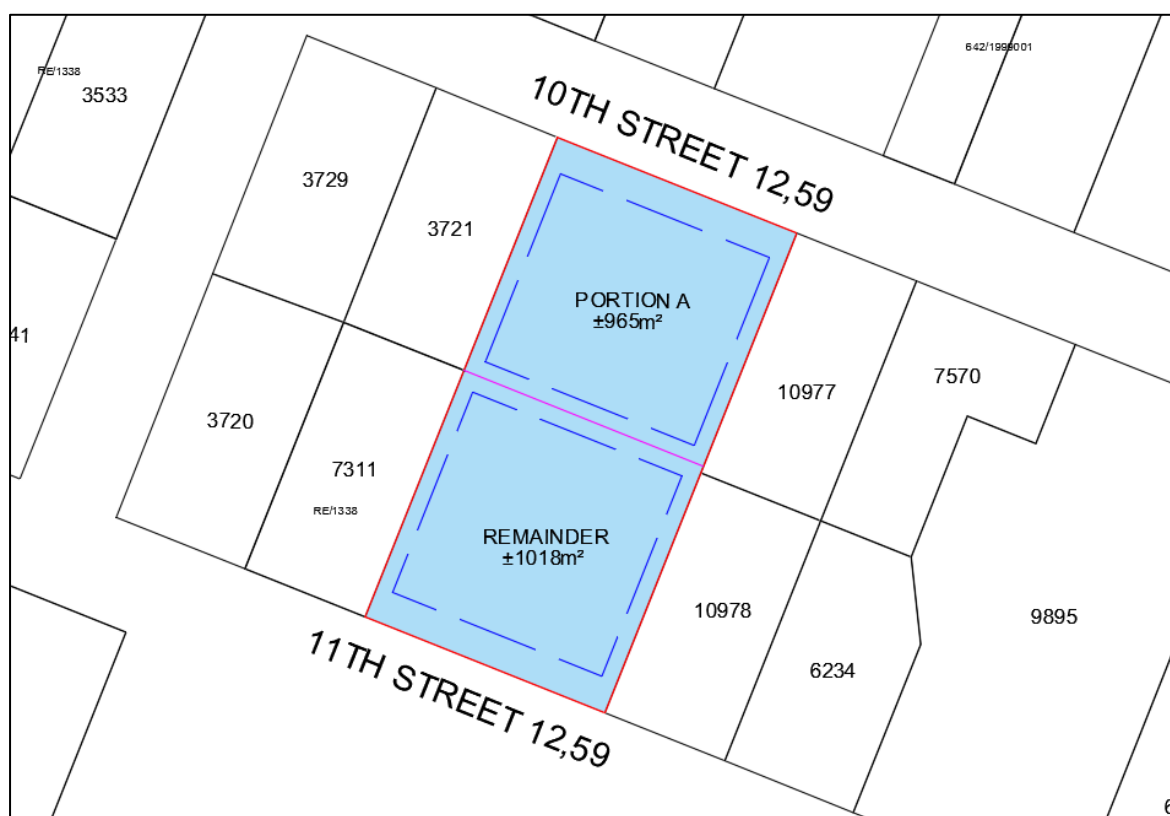


Figure 2: Proposed subdivision plan – 2 Erven

4. PLANNING ASSESSMENT

4.1. ZONING

The subject property is zoned Residential Zone 1: Single Residential in terms of the Overstrand Municipality Land Use Scheme (OMLUS). The proposed application does not seek to amend the existing zoning of the property but merely to amend the previously approved subdivision by reducing the number of approved erven from four to two.

The proposed subdivision will result in the creation of two residential erven, namely the Remainder measuring approximately 1018m² and Portion A measuring approximately 965m².

Both proposed erven exceed the minimum erf size prescribed for Residential Zone 1: Single Residential and will continue to be utilised in accordance with the primary use rights applicable to the zoning. Each erf is capable of accommodating future residential development in full compliance with the applicable development parameters of the Overstrand Municipality Land Use Scheme.

The proposal does not introduce any additional or incompatible land uses, nor does it seek to increase the development rights previously approved by the Municipality. Instead, the amendment reduces the approved subdivision yield, thereby decreasing the potential development intensity while retaining the residential character and intended use of the property.

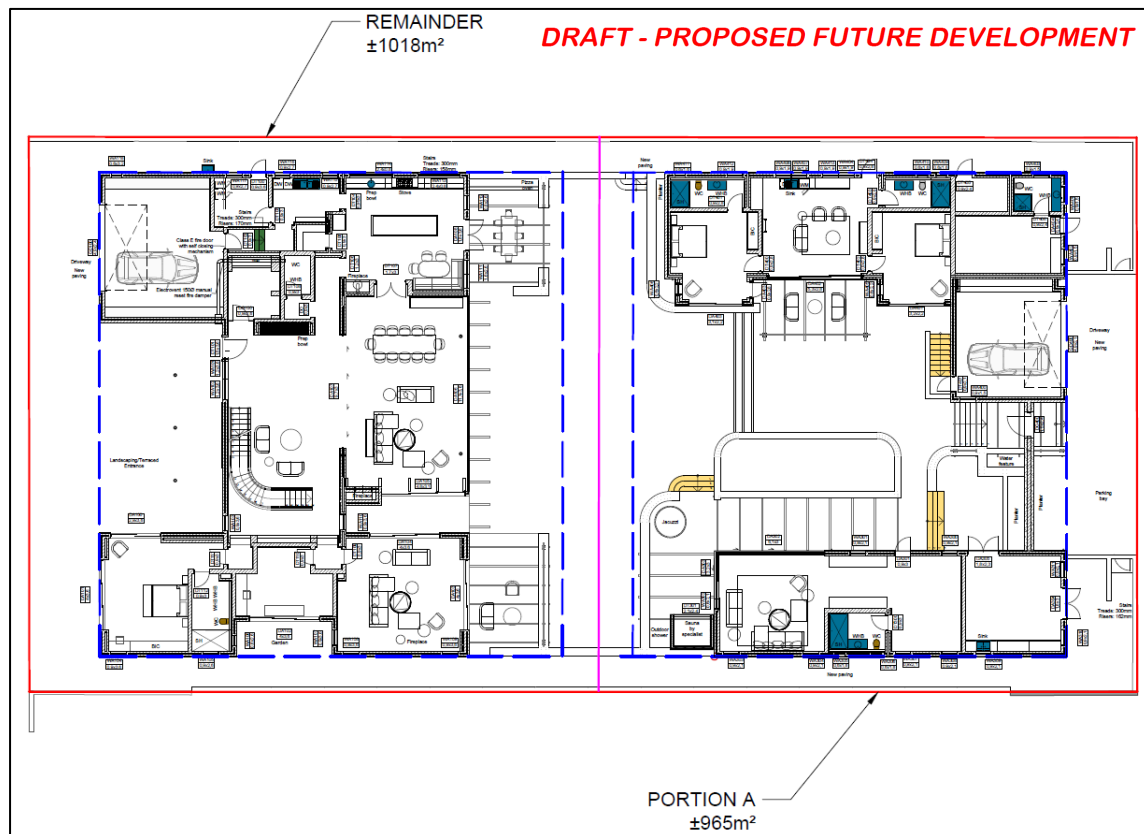


Figure 3: Proposed development of the subdivided portions

The proposed development on the subdivided portions is illustrated in Figure 3. The proposed dwelling on the Remainder will have a building footprint of approximately 508.24m², resulting in a site coverage of 49.93%, whilst the proposed development on Portion A, comprising a dwelling, garage/store and bathroom, and an outbuilding, will have a combined footprint of approximately 316.03m², resulting in a site coverage of 32.75%. Both proposed developments comply with the maximum coverage provisions applicable to Residential Zone 1: Single Residential and demonstrate that each erf can be developed in an orderly and appropriate manner.

The proposed amendment therefore remains fully aligned with the purpose of the Residential Zone 1: Single Residential zoning, which provides for low-density residential development comprising dwelling houses and associated ancillary uses. The proposed development on both portions complies with the applicable development parameters of the OMLUS, including coverage, building lines and building height, thereby ensuring that the future utilisation of each erf remains compatible with the established residential character of the surrounding neighbourhood.

Accordingly, the proposed amendment is fully consistent with the applicable zoning provisions of the OMLUS and will not alter the existing land use character of the area. Rather, it represents a less intensive development outcome than that already approved by the Municipality, while facilitating a form of development that is orderly, compatible with the surrounding residential environment, and consistent with the objectives of sound spatial planning.

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 connected to the existing municipal engineering service networks serving the area, including potable water, electricity, sewerage (small bore) and stormwater infrastructure. No extension of the municipal engineering network is required to accommodate the proposed amendment.

The proposed application seeks only to amend an existing subdivision approval by reducing the number of approved erven from four to two. Consequently, the proposal will not increase the demand on municipal engineering services beyond that which has already been assessed and approved by the Municipality. On the contrary, the proposed amendment will result in a reduction in the potential demand for municipal services, including water consumption, wastewater generation, electricity supply and refuse removal, when compared to the existing approval.

As the proposal reduces the approved development intensity, no upgrading or augmentation of the existing engineering infrastructure is anticipated to be necessary. The existing municipal services are considered sufficient to accommodate the proposed subdivision.

Refuse removal services are currently provided by the Overstrand Municipality on a weekly basis and will continue to be available to the two proposed residential properties without placing any additional burden on the Municipality's service delivery.

The proposed amendment is therefore not expected to have any adverse impact on the capacity or functioning of the existing engineering service networks and is considered acceptable from an engineering services perspective. It is submitted that the proposal represents an improvement over the existing approval by reducing the potential demand on municipal infrastructure while making efficient use of the services already available to the property.

Access, Egress and Parking

Access to and egress from the subject property are currently obtained via Tenth Street. Due to the property's dual street frontage on Tenth Street and Eleventh Street, the proposed subdivision has been designed to provide each newly created erf with its own independent vehicular access. The Remainder will be accessed from Eleventh Street, while Portion A will retain direct access from Tenth Street. This arrangement ensures safe and convenient access to both properties, eliminates the need for shared driveways, and contributes to the orderly development of the site.

4.3. POLICIES AND REGULATIONS

Spatial Planning Policies

Overstrand Municipality Spatial Development Framework (OMSDF)

The initial application for the subdivision of Erf 3730 Hermanus into four residential erven was assessed by the Overstrand Municipality against the applicable spatial planning policies, including the Overstrand Municipality Spatial Development Framework (OMSDF), and was subsequently approved.

The current application does not seek to increase the approved development potential of the property but rather to amend the existing approval by reducing the number of approved erven from four to two. As a result, the proposal represents a less intensive form of development than that already considered acceptable by the Municipality.

Accordingly, the proposed amendment is not expected to result in any additional or unforeseen impacts on the objectives of the OMSDF. On the contrary, the reduction in subdivision yield will lessen the potential demand on municipal services, reduce future traffic generation and maintain the established residential character of the area. The proposal therefore remains consistent with the objectives and principles of the OMSDF and is considered to be an appropriate and desirable planning outcome.

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 initial application for the subdivision of the subject property into four erven was previously assessed against these principles and approved by the Overstrand Municipality. The current application seeks only to amend that approval by reducing the number of approved erven from four to two. The proposal is therefore assessed against the applicable development principles as follows:

Spatial Justice

The proposed amendment will not prejudice the rights or legitimate expectations of neighbouring property owners. On the contrary, the reduction in the number of approved erven results in a less intensive development outcome than that already approved, thereby reducing the potential impact on surrounding properties. The proposal continues to facilitate the appropriate utilisation of privately owned urban land while remaining compatible with the established residential character of the area.

Spatial Sustainability

The proposal promotes sustainable urban development by making use of existing municipal infrastructure and services within the urban edge. As the amendment reduces the approved subdivision yield, it will place less demand on municipal services and infrastructure than the existing approval, thereby contributing to the sustainable and efficient utilisation of available resources.

Efficiency

The subject property is already serviced and benefits from direct access to the existing road network and municipal engineering infrastructure. The proposed amendment represents an efficient use of existing urban land while reducing the potential demand on public

infrastructure compared to the approved four-erven subdivision. No additional public infrastructure investment is required to accommodate the proposal.

Spatial Resilience

The proposed amendment retains the flexibility to accommodate future residential development while reducing the overall development intensity of the property. The creation of two well-proportioned residential erven provides an adaptable development pattern that responds to the objectives of the current owners while remaining compatible with the long-term residential character of the surrounding neighbourhood.

Spatial Integration

The proposed subdivision remains fully integrated with the existing urban fabric and does not alter the established residential land use pattern. The larger erven are compatible with the surrounding neighbourhood and reinforce the existing character of the area. The proposal therefore supports orderly spatial development while representing a less intensive development outcome than the subdivision already approved by the Municipality.

Good Administration

The application has been 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 Municipality Land Use Scheme. The proposal promotes sound land use management by seeking to amend an existing approval through the prescribed statutory process. As the amendment reduces the approved development intensity without introducing additional development rights or incompatible land uses, it represents a logical, transparent and orderly planning outcome that is consistent with the principles of good administration.

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 initial subdivision of the subject property into four residential erven was previously assessed and approved by the Municipality. The current application seeks only to amend that approval by reducing the subdivision yield from four erven to two. As a result, the proposal will have a reduced socio-economic impact compared to the existing approval. The amendment will continue to facilitate investment in the property while supporting the efficient utilisation of urban land without increasing pressure on public infrastructure or municipal services.
Compatibility with surrounding uses	The surrounding area is characterised predominantly by single residential development. The proposed amendment retains the Residential Zone 1: Single Residential zoning and will result in two residential erven that are appropriate in size to many surrounding properties. The proposal therefore remains fully compatible with the existing land use pattern and residential character of the neighbourhood. Furthermore, the reduction in the number of approved erven represents a less intensive development outcome than that already approved by the Municipality.
Impact on the external engineering services	The subject property is already connected to the existing municipal engineering service networks. The proposed amendment will reduce the number of approved residential erven from four to two and will therefore place less demand on municipal infrastructure, including water, sewerage, electricity and refuse removal services, than the existing

	approval. No upgrading or extension of municipal engineering services is anticipated to be necessary.
Impact on safety, health and wellbeing of the surrounding community	The proposed amendment is not expected to have any adverse impact on the safety, health or wellbeing of the surrounding community. On the contrary, the reduction in development intensity will lessen the potential for traffic generation, service demand and activity associated with future residential development. The proposal will therefore maintain the existing residential amenity while providing an orderly and appropriate development outcome.
Impact on heritage	The application seeks only to amend the previously approved subdivision layout and does not introduce any additional development rights beyond those already approved. No known heritage resources are expected to be adversely affected by the proposal, and the amendment is not anticipated to result in any additional heritage impacts when compared to the existing approval.
Impact on the biophysical environment	The proposed amendment does not increase the approved development footprint or intensity. Instead, the reduction in the number of erven represents a lower overall development potential than that previously approved. Consequently, the proposal is not expected to result in any additional impacts on the biophysical environment and may, in fact, reduce the overall environmental footprint associated with future development of the property.
Traffic impacts, parking, access and other transport related considerations	The proposed amendment will reduce the potential number of residential erven from four to two and, accordingly, is expected to generate fewer vehicle trips than the existing approval. Each proposed erf will have its own independent vehicular access, with the Remainder obtaining access from Eleventh Street and Portion A retaining access from Tenth Street. This arrangement promotes safe and efficient vehicle movement, eliminates the need for shared access arrangements and is not expected to adversely affect the surrounding road network. Adequate on-site parking can be accommodated on both erven in accordance with the requirements of the Overstrand Municipality Land Use Scheme.

Impact on views, sunlight and character of the area

The proposed amendment to the approved subdivision is not expected to result in any unacceptable impact on views, access to sunlight, or the established character of the surrounding area. The application seeks only to amend an existing subdivision approval by reducing the number of approved residential erven from four to two and does not introduce any new or incompatible land uses.

The two proposed erven are generously proportioned and are more reflective of the prevailing erf sizes within the surrounding residential neighbourhood. Consequently, the proposal represents a less intensive development outcome than that already approved by the Municipality and will integrate seamlessly with the established urban fabric of Voëlklip.

The proposed development illustrated in Figure 3 demonstrates that both erven can accommodate residential buildings while remaining compliant with the applicable development parameters of the OMLUS, including provisions relating to building coverage, and building lines. These development controls will ensure that future buildings remain compatible with the scale, form and character of surrounding properties and continue to protect the amenity of adjoining landowners.

Given that the proposed amendment reduces the subdivision yield from four erven to two, the potential impact on views, sunlight, privacy and the general residential amenity of neighbouring properties will be less than that associated with the existing approval. The proposal is therefore not expected to adversely affect established view corridors or the visual quality of the surrounding neighbourhood.

Furthermore, the amendment does not alter the residential zoning of the property or the intended residential use of the land. Rather, it reduces the approved development intensity while maintaining an appropriate pattern of residential development within the existing urban area.

The proposal is therefore considered to be contextually appropriate and will preserve the visual quality, residential amenity and established character of the surrounding area while representing a less intensive and more compatible development outcome than the subdivision already approved by the Municipality.

6. CONCLUSION

The application seeks approval to amend the conditions of an existing subdivision approval to permit Erf 3730 Hermanus to be subdivided into two residential erven, rather than the previously approved four erven. The proposed amendment does not seek to amend the existing zoning of the property or introduce any additional development rights. Instead, it represents a reduction in the approved subdivision yield and, consequently, a less intensive form of development than that already authorised by the Overstrand Municipality.

The proposal has been assessed against the applicable provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), the Overstrand Municipality By-Law on Municipal Land Use Planning, the Overstrand Municipality Land Use Scheme, and the relevant spatial planning policies. It is submitted that the proposed amendment remains consistent with the applicable legislative and policy framework and continues to promote the principles of sound spatial planning.

The amendment will not result in any unacceptable impacts on the surrounding neighbourhood, municipal engineering services, traffic, environmental resources, heritage resources, or the established residential character of the area. On the contrary, the reduction in the number of approved erven will lessen the potential demand on municipal infrastructure, reduce future traffic generation and minimise the overall development intensity when compared to the existing approval.

The proposed subdivision will create two appropriately sized residential erven that are compatible with the surrounding development pattern and capable of accommodating residential development in accordance with the provisions of the Overstrand Municipality Land Use Scheme. The proposal represents an orderly, efficient and sustainable utilisation of urban land while respecting the amenity of adjoining properties.

The proposed amendment is both reasonable and desirable and that it satisfies the requirements of the applicable planning legislation and policy framework. The proposal constitutes an improvement on the existing approval by reducing the approved development intensity without compromising the orderly development of the area.

Accordingly, it is respectfully recommended that the application for the amendment of the existing subdivision approval to permit the subdivision of Erf 3730 Hermanus into two residential

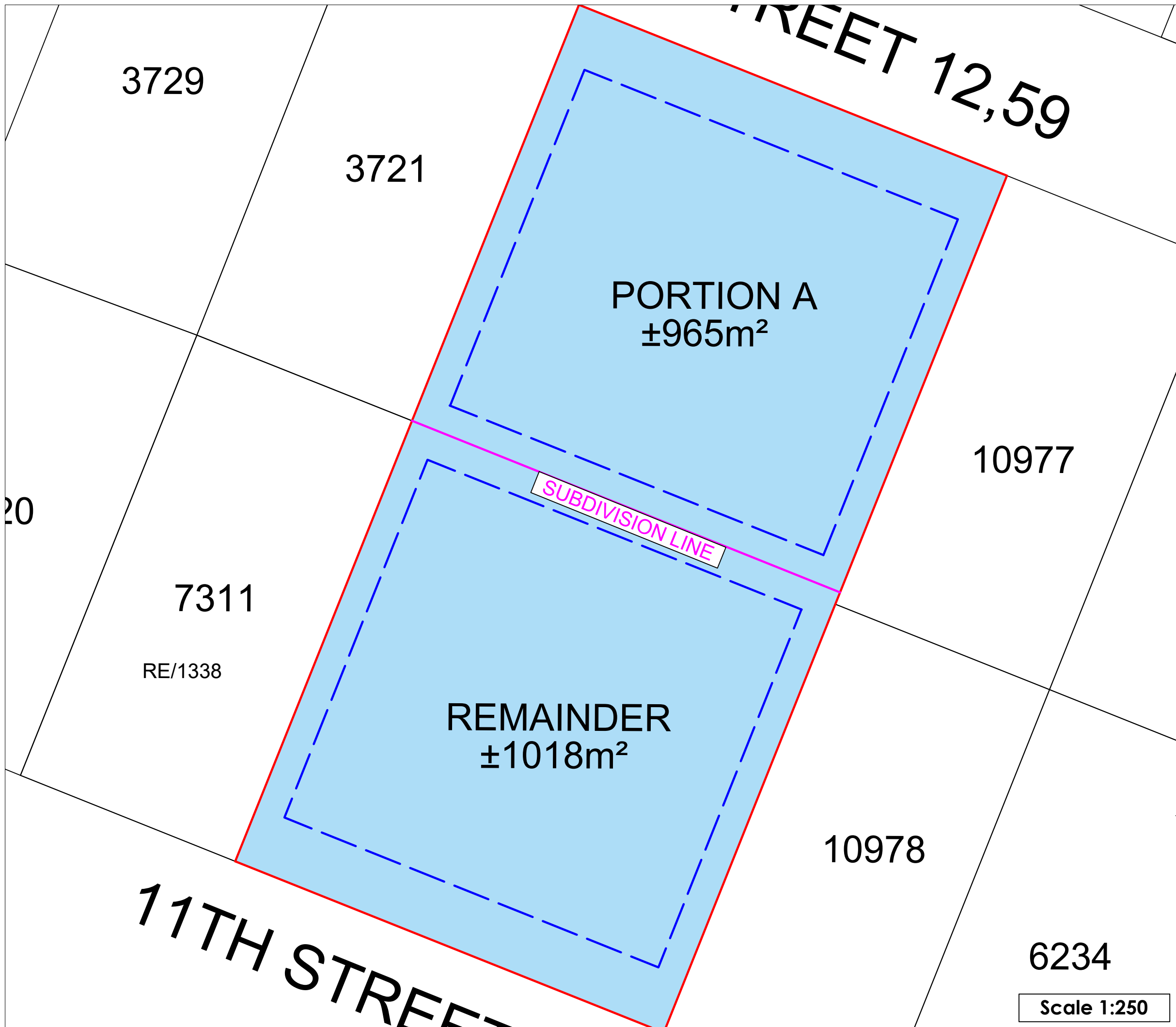


even be approved, subject to such reasonable conditions as the Overstrand Municipality may deem appropriate.

7. RECOMMENDATION

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

- 7.1 Amendment of conditions in respect of an existing approval to allow Erf 3730, Hermanus to be subdivided into two portions Portion A, $\pm 965\text{m}^2$ and the Remainder, $\pm 1018\text{m}^2$ in terms of Section 16(2)(h) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020.**



Plan 3 - Subdivision Plan
Erf 3730, Hermanus

Erf 3730, Hermanus
1983m²

Proposed Subdivision

**Remainder of Erf 3730,
Hermanus**
±1018m²

Portion A
±965m²

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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Project Office
Town Planning & Project Management

6234

Scale 1:250

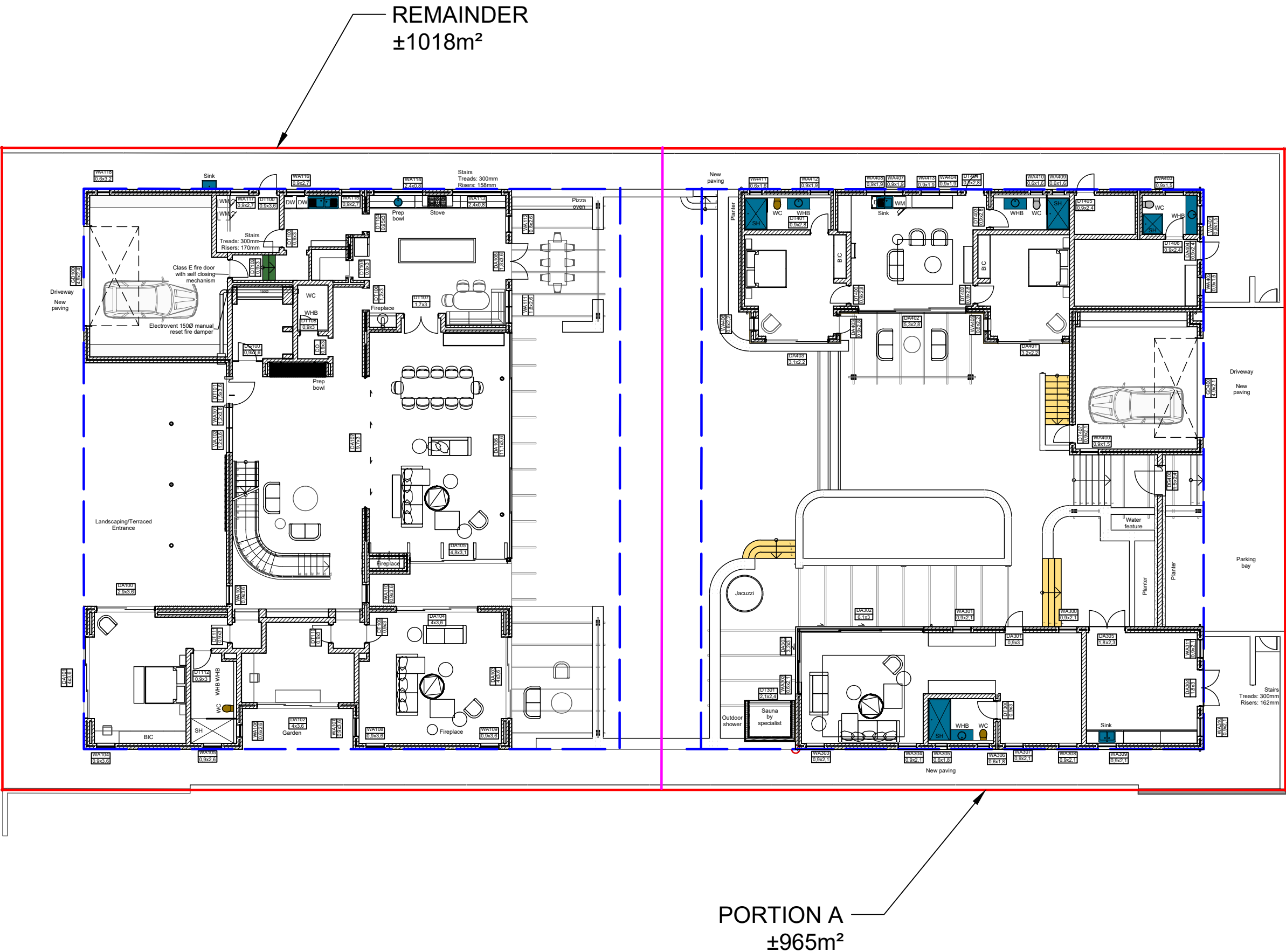
Plan 3 - Subdivision Plan
Erf 3730, Hermanus

Erf 3730, Hermanus
1983m²

Proposed Subdivision

Remainder of Erf 3730,
Hermanus
±1018m²

Portion A
±965m²



DRAFT - PROPOSED FUTURE DEVELOPMENT

Scale 1 : 200

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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



Project Office
Town Planning & Project Management