ERF 8407, 143 EIGHTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION: PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF THE BRIGITTE VAN SCHOUWENBURG FAMILY TRUST

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 in terms of Section 16(2)(d) of the By-Law to **subdivide** Erf 8407, Hermanus into two (2) portions namely Portion A (±950m²) and a Remainder (±1033m²).

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. 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) on or **15 January 2027** quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, Ms. Y Macala** 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 8407, 143 AGSTESTRAAT, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM ONDERVERDELING: PLAN ACTIVE STADS EN STREEKSBEPLANNERS NAMENS DIE BRIGITTE VAN SHOUWENBURG FAMILIE TRUST

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is ingevolge Artikel 16(2)(d) van die Verordening om Erf 8407, Hermanus in twee (2) gedeeltes te **onderverdeel** naamlik Gedeelte A (±950m²) en `n Restant (±1033m²) .

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. 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) voor of op **15 Januarie 2027,** met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Me. Y Macala** 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 en kontakbesonderhede en kommentaar(e) openbaar gemaak mag word.

ISIZA ESINGUERF 8407, 143 EIGHTH STREET, VOËLKLIP, HERMANUS, KUMMANDLA KAMASIPALA WASEOVERSTRAND: ISICELO SOKWAHLULAHLULA: NGABAKWAPLAN ACTIVE TOWN NABAWANGCISI BENGINGQI EGAMENI LE-BRIGITTE VAN SCHOUWENBURG FAMILY TRUST

Kukhutshwe isaziso esimayela nemiba yeSolotya lama48 loMthethwana kaMasipala OsisiHlomelo Somthethwana OngeziCwangciso zokuSetyenziswa koMhlaba kaMasipala waseOverstrand ku2020 (UMthethwana), isaziso eso sithi esi sicelo singemiba yeSolotya le16(2)(d) loMthethwana **ukwahlula kwakhona** Isiza Erf 8407, Hermanus ibe zizohlulo zeNxalenye ezi (2) ezibizwa yiNxalenye A (±950m²) neNtsalela (±1033m²).

Iinkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: Izicwangciso ngeDolophu, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSolotya lama-51 nelama-52 loMthethwana kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) landuse@overstrand.gov.za) ngomhla okanye phambi komhla **we-15 Janyuwari 2027** uchaze igama lakho, idilesi neenkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingathunyelwa **okuMcwangcisi weDolophu, Nkszn. Y Macala kwa**028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe Lezicwangciso ngeDolophu apho igosa likamasipala liza kunceda ukungenisa uluvo lwakho uhlomle ngokusemthethweni.

Nceda uqaphele ukuba ngokwemiba yoMthetho Wokhuselo Lwengxelo Yomntu (POPIA), uza kube ungena kwinkqubo kawonkewonke ngoko ke uvumela kwaye uvumelana nokuseteynziswa kwegama lakho, ifani yakho, iinkcukacha ofumaneka kuzo noluvo(nezimvo) zakho zingadizwa /zingasetyenziswa (kwisicelo) kwinkqubo yesicelo sakho.



PLAN Active Stads- en Streeksbeplanners Town & Regional Planners

All distances approximate and subject to survey.

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Property Description:

ERF 8407
HERMANUS

Plan Description:

LOCALITY MAP

Scale: NTS

Drawing Nr: herm8407L.drw

Date: September 2026

PROPOSED SUBDIVISION

ERF 8407 HERMANUS

OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

Plan Active Town and Regional Planners has been appointed by Mrs Brigitte van Schouwenburg, on behalf of the Brigitte Schouwenburg Familie Trust, the registered owners of erf 8407 Hermanus, to prepare and submit a land use application. The application entails the proposed subdivision of the property into two portions.

Erf 8407 Hermanus is currently developed with a main dwelling, garage and carport. The existing carport will be demolished to accommodate the proposed subdivision. The proposed subdivision will not result in any building line encroachments relative to the anticipated new cadastral boundary. After subdivision the main dwelling with garage will be on the Remainder portion.

The property is held under Title Deed no. T68425/2001 and is registered in the name of the Brigitte Schouwenburg Famile Trust. The property measures 1983m² — nearly four times the size of some of the erven in the Voëlklip area. It is located in a well-established, upmarket residential neighbourhood, and the proposed subdivision is consistent with the prevailing spatial character of the area.

2. APPLICATION DETAILS

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

- Chapter 4, Section 16(2)(d): Application for the subdivision of erf 8407 Hermanus to create one additional erf.

3. NEED AND DESIRABILITY

3.1 PROPERTY DESCRIPTION

Erf 8407 Hermanus is situated in Voëlklip, a well-established and sought-after residential suburb within the town of Hermanus. The property's location is illustrated on the locality map included below. For broader spatial context and a clearer understanding of its position within the urban fabric, refer to the attached locality map accompanying this application.



Image 1: Locality plan

The property measures 1983m² in extent and is held under Title Deed No. T68425/2001.

The subject property slopes in a southerly direction. Erf 8407 Hermanus is currently developed with a main dwelling, garage, carport and garden area. The existing carport will be demolished. These improvements contribute positively to the property's functionality, visual appeal and residential amenity.

3.2 ZONING

Erf 8407 Hermanus is zoned Residential Zone 1: Single Residential in terms of the Overstrand Municipality's Zoning Scheme. This zoning designation permits the development of a primary residential dwelling, a second dwelling unit, and associated land uses, all of which are consistent with the property's current land use.

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



Image 2: Zoning map

3.3 LAND USE

Erf 8407 Hermanus is located within the Voëlklip suburb. The property is currently developed with a main dwelling, outbuilding (single garage & storage), carport and garden area. The existing carport will be demolished. A copy of the latest approved building plan dated 25 September 1996 is attached. These uses are consistent with the development rights afforded by the Residential Zone 1 zoning, which permits a primary dwelling, a second dwelling, and ancillary outbuildings.

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

3.4 THE POTENTIAL OF THE PROPERTY

Erf 8407 Hermanus presents a unique opportunity for subdivision, as it is significantly larger than the average single residential erf within the surrounding block. The subject property has an extent that allows for its subdivision into two residential portions, comprising Portion A of approximately 950m² and a Remainder of approximately 1033m².

The proposed subdivision is considered compatible with the established cadastral pattern and residential character of the surrounding area. As illustrated by the aerial photograph, the immediate neighbourhood is characterised by a mixture of erf sizes, including several smaller residential erven of approximately 495 – 496m² and 1000m². The creation of Portion A and a Remainder would therefore not introduce an erf size or subdivision pattern that is foreign to the area. The street frontage of Portion A along Eighth Street will be slightly narrower in order to accommodate the existing structures on Remainder Erf 8407 Hermanus.

The aerial photograph further demonstrates that smaller residential properties have been successfully accommodated within the surrounding urban fabric, particularly along the established street network. The proposed subdivision represents a logical utilisation of the development potential of the subject property.



Image 3: Aerial photograph

The subdivision will provide for incremental residential densification within an established residential area, without materially altering the existing cadastral or built character of the neighbourhood. The proposed erf sizes are consistent with existing smaller erven in the vicinity and are considered appropriate within the context of the surrounding development pattern.

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

In conclusion, the generous extent, existing built form and spatial configuration of erf 8407 Hermanus collectively support a sensitive and policy-aligned subdivision.

3.5 PROPOSAL

This application proposes the following land use actions for erf 8407 Hermanus in terms of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020:

- Chapter 4, Section 16(2)(d): Application for the subdivision of erf 8407 Hermanus into two portions as follows:
  - Portion A: ±950m²;
  - Remainder: ±1033m²

The proposal entails the subdivision of erf 8407 Hermanus to create one additional erf. The subdivision will result in the following configuration:

- Proposed Portion A: Located on the eastern portion of erf 8407 Hermanus, stretching from Eighth Street to Ninth Street, with an approximate extent of ±950m²;
- Remainder erf 8407 Hermanus: western portion of erf 8407 Hermanus, stretching from Eighth Street to Ninth Street and accommodating the existing dwelling with garage. Approximate extent of ±1033m².

Refer to the subdivision plan below and attached for easy reference:

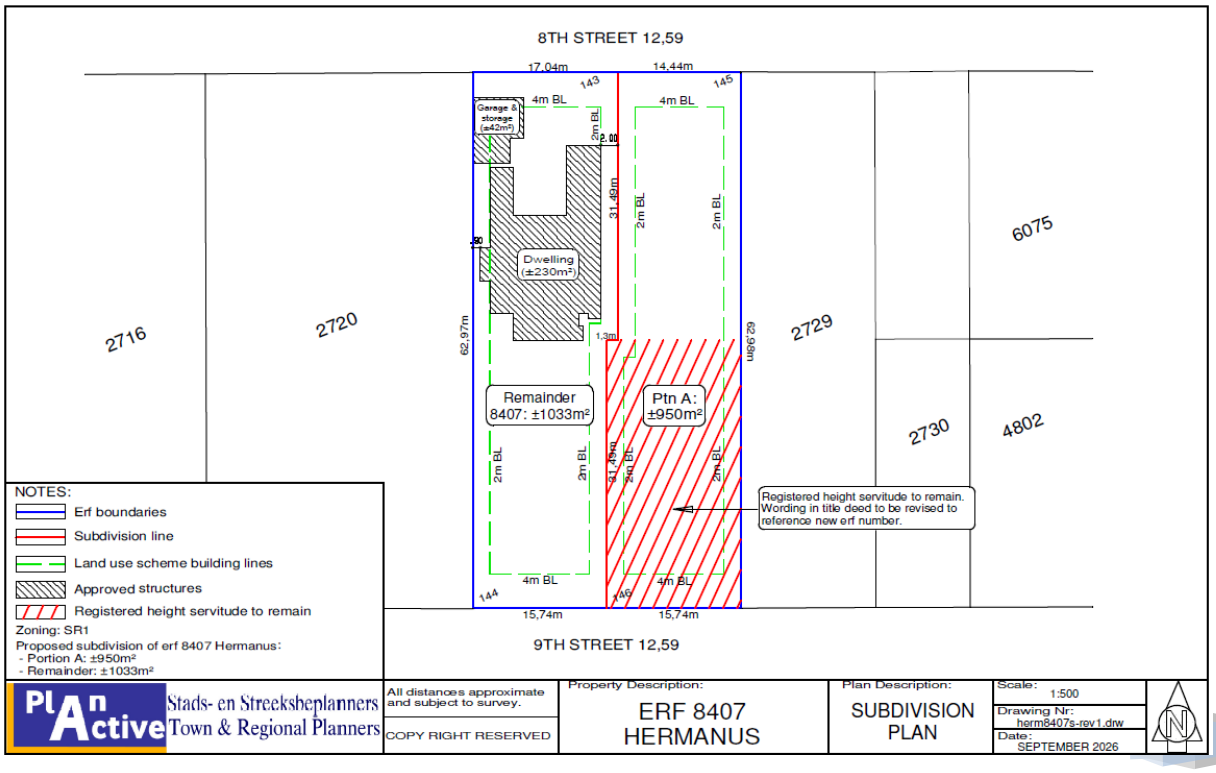


Image 4: Subdivision plan

Portion A of erf 8407 Hermanus, will have a coverage of 0% after subdivision (vacant portion of land). Remainder erf 8407 Hermanus will have an estimated coverage of 26% (±272m²). The existing primary dwelling and single garage is located entirely within the eastern section, which will form Remainder erf 8407 Hermanus. The proposed subdivision will not give rise to any building line encroachments or require modifications to the current built form.

The creation of Portion A, a portion of erf 8407 Hermanus, would therefore not introduce an erf size or subdivision pattern that is foreign to the area. The street frontage of Portion A along Eighth Street will be slightly narrower to accommodate the existing structures on Remainder Erf 8407 Hermanus and to ensure that these structures are appropriately retained within the boundaries of the Remainder.

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

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

3.6 ECONOMIC IMPACT

The proposed subdivision of erf 8407 Hermanus will result in a modest intensification of land use that aligns with the prevailing residential character of the Voëlklip area, while also yielding positive economic benefits at both the local and municipal levels.

By creating one additional residential erf, the proposal supports more efficient use of urban land within an established suburb, consistent with principles of spatial sustainability. The subdivision unlocks latent property value and facilitates reinvestment in the local housing market.

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

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

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

3.7 SOCIAL IMPACT

The proposed subdivision of erf 8407 Hermanus is anticipated to have a neutral to positive social impact on the surrounding community. Located within the established and low-density residential suburb of Voëlklip, the proposal respects the existing urban fabric and does not introduce any land use changes that would result in adverse social consequences.

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

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

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

3.8 COMPATIBILITY WITH SURROUNDING LAND USES

The proposed subdivision of erf 8407 Hermanus is fully compatible with the surrounding land uses and urban character of the Voëlklip area. The neighbourhood is characterised by low-density, single residential properties, many of which are of similar configuration and zoning (Residential Zone 1: Single Residential).

The subdivision will result in two residential portions, all of which are consistent with the existing zoning and built form in the area. No change in land use or intensity is proposed beyond what is already permitted under the applicable zoning regulations. The existing dwelling on Remainder erf 8407 Hermanus is already integrated into the fabric of the site and does not introduce new visual or functional impacts.

The proposed subdivision is anticipated to have a minimal impact on the existing character of the area. The immediate neighbourhood is characterised by a varied cadastral pattern comprising a mixture of erf sizes, including several smaller residential erven of approximately 495m² to 1000m². The proposed creation of Portion A, a portion of erf 8407 Hermanus, is therefore consistent with erf sizes already established in the surrounding area and will not introduce a subdivision pattern that is foreign or incompatible with the existing neighbourhood. In addition, residential development on similarly sized erven has already been successfully integrated into the surrounding urban fabric, particularly along the established street network.

The proposal will accordingly maintain the prevailing residential character and development pattern of the area, and will not detract from the character, function, or amenity of the broader Voëlklip neighbourhood.

3.9 IMPACT ON EXTERNAL ENGINEERING SERVICES

The proposed subdivision of erf 8407 Hermanus is expected to have a minimal impact on external engineering services. The property is located within a fully serviced urban area, with established connections to municipal infrastructure including water, sewerage, electricity, and refuse collection.

Where applicable, new services for the additional portion to be created will be provided in accordance with the Overstrand Municipality's regulations for installing services infrastructure. All portions after subdivision border on existing roads, as indicated on the subdivision plan, allowing for efficient service installations and connections.

3.10 IMPACT ON HERITAGE

The proposed subdivision of erf 8407 Hermanus will have no negative impact on heritage resources. The property is not located within a formally designated heritage area (Heritage Protection Overlay Zone), nor is it identified as containing any structures of historical or architectural significance as per the Overstrand Heritage Inventory or the South African Heritage Resources Agency (SAHRA) registers.

The main dwelling with outbuilding do not exhibit heritage characteristics that would warrant formal protection. The surrounding area of Voëlklip, while established and mature in character, is similarly composed of predominantly contemporary residential properties and does not constitute a heritage conservation precinct.

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

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

3.11 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed subdivision of erf 8407 Hermanus is expected to have a negligible impact on the biophysical environment. The property is situated within an established urban residential area and has already been developed with a main dwelling with garage, landscaped garden, and associated infrastructure. The subject property does not fall within a demarcated Environmental Management Overlay Zone (EMOZ, 2020).

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

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

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

3.12 TRAFFIC IMPACT, PARKING AND ACCESS

The proposed subdivision of erf 8407 Hermanus into two single residential erven are anticipated to have a negligible impact on traffic volumes in the Voëlklip neighbourhood. The area is characterised by low-density residential development, and the introduction of one additional portion will result in only a minor increase in vehicular activity — well within the capacity of the existing local road network.

Vehicular access to proposed Portion A (a portion of erf 8407 Hermanus) will be obtained from either Eighth or Ninth Street (new access point to be determined with the submission of building plans in future). Remainder erf 8407 Hermanus will retain the existing access point in Eighth Street.

Both the portions after subdivision will be capable of accommodating the required on-site parking in accordance with the provisions of the Overstrand Municipality Zoning Scheme for Residential Zone 1. Remainder Erf 8407 Hermanus accommodates an existing single garage, with sufficient space in front of the garage to accommodate an additional vehicle on-site. Portion A similarly provides sufficient space to accommodate at least two on-site parking bays. Consequently, the proposed subdivision will not increase the demand for on-street parking or adversely affect the functionality or character of the surrounding streetscape.

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

3.13 TITLE DEED

The property is held under Title Deed no. T68425/2001 and is registered in the name of Brigitte van Schouwenburg Familie Trust.

A detailed examination of the title deed confirms that there are no restrictive title deed conditions that would prohibit or otherwise adversely affect the proposed subdivision. In this regard, reference is made to the conveyancer's certificate prepared by V.H. Ulyate dated 7 October 2026.

It is further noted that the usufruct previously registered against the property will be cancelled following the passing of the person in whose favour the usufruct was registered.

The height restriction servitude referred to on page 5 of the title deed will remain unchanged in substance. Upon registration of the subdivision, the wording of the servitude will be amended only insofar as necessary to reflect the new erf numbers created by the subdivision. The position of the registered height restriction servitude is shown on the attached subdivision plan.

There is no bond registered against the subject property.

3.14 FORWARD PLANNING AND LAND USE DOCUMENTS

The proposed subdivision of erf 8407 Hermanus is fully aligned with the applicable forward planning policies and spatial development frameworks guiding land use within the Overstrand Municipality.

The proposed subdivision of Erf 8407 Hermanus into two portions is consistent with the objectives of the Overstrand Spatial Development Framework (SDF, 2020), which promotes the efficient use of well-located urban land through appropriate infill development and incremental densification within the existing urban edge. The proposal will optimise the use of an established residential property without extending the urban footprint, while creating two residential erven that are compatible with the surrounding subdivision pattern and residential character of the area.

The subject property also falls within Planning Unit 6 as identified in the Overstrand Municipal Growth Management Strategy, 2010. This planning unit encompasses the eastern portion of Hermanus, including the high-income residential area of Voëlklip. The strategy specifically supports incremental densification through subdivision, within approximately 20% of the area. The objective is to promote sustainable urban growth while maintaining the residential character of the area. The proposed subdivision of erf 8407 Hermanus aligns directly with this densification goal and contributes to the broader planning target of increasing residential density from 8,7 to 11,6 dwelling units per hectare, without compromising the established urban structure or amenity.

The proposed subdivision of erf 8407 Hermanus is a contextually appropriate and policy-aligned intervention that supports the principles of sustainable urban development as outlined in the Overstrand Spatial Development Framework (SDF, 2020) and the Municipal Growth Management Strategy, 2010. By enabling low-impact residential intensification within a serviced, high-amenity area, the application contributes to the broader objectives of spatial efficiency, infill development and managed densification in Planning Unit 6, without compromising neighbourhood character or infrastructure capacity.

3.15PLANNING PRINCIPLES

The proposed subdivision of erf 8407 Hermanus aligns with the core spatial planning principles as set out in the Spatial Planning and Land Use Management Act (SPLUMA), 2013. These principles provide the foundation for all land development in South Africa and aim to promote sustainable, inclusive and equitable spatial outcomes. The proposal demonstrates alignment with the following key SPLUMA principles:

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

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

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

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

Good Administration: Our firm is committed to upholding the principle of good administration and will cooperate fully with the Overstrand Municipality throughout the land use application process. The application will be processed in accordance with the Overstrand Municipality's Amended By-Law on Municipal Land Use Planning, 2020, as well as applicable provincial and national legislation. Every effort will be made to ensure transparency, procedural fairness, and timeous delivery within statutory timeframes.

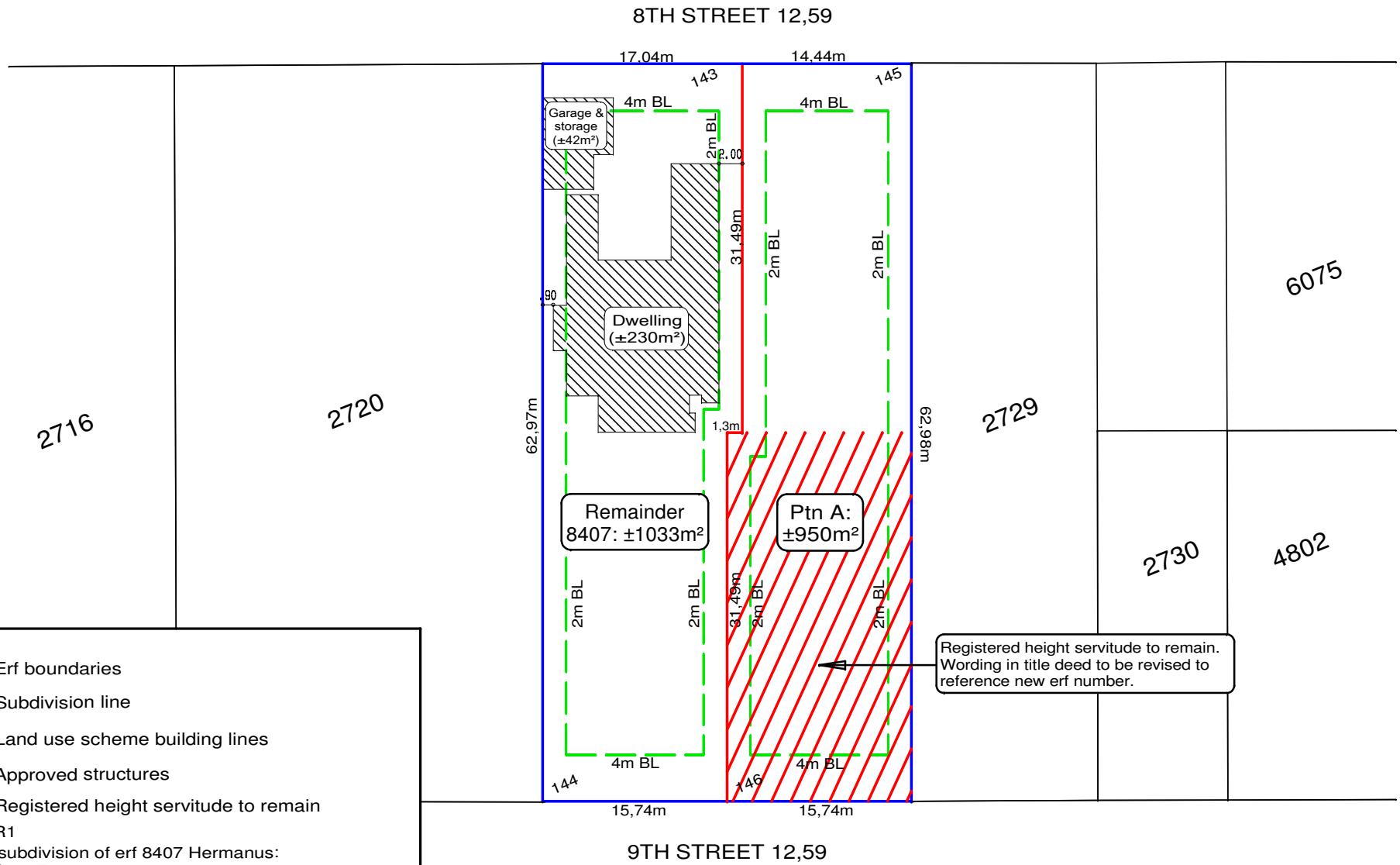
In summary, this application embodies a forward-thinking and policy-aligned approach to land use planning. It responds sensitively to the site's physical context while advancing the broader goals of spatial transformation, equity and sustainability as envisaged by SPLUMA. Through this proposal, the values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

4. RECOMMENDATION

It is recommended that the Overstrand Municipality approve the proposed land use application for the subdivision of erf 8407 Hermanus, based on the following key considerations:

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

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



NOTES:

- Erf boundaries
- Subdivision line
- Land use scheme building lines
- Approved structures
- Registered height servitude to remain

Zoning: SR1

Proposed subdivision of erf 8407 Hermanus:
- Portion A: ±950m²
- Remainder: ±1033m²

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All distances approximate and subject to survey.

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Property Description:

ERF 8407 HERMANUS

Plan Description:

SUBDIVISION PLAN

Scale: 1:500

Drawing Nr: herm8407s-rev1.drw

Date: SEPTEMBER 2026