ERF 9811, 10 FOURIE STREET, WESTCLIFF, HERMANUS: APPLICATION FOR SUBDIVISION AND DEPARTURE: WRAP PROJECT OFFICE ON BEHALF OF I MALCOLM & CA JOHNSON

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

- **subdivision** in terms of Section 16(2)(d) of the By-Law to subdivide Erf 9811, Hermanus into 2 portions, namely Portion A (±585m²) and the Remainder (±502m²).
- **departure** in terms of Section 16(2)(b) of the By-Law to relax the lateral building line from 2,0m to 1,43m to accommodate the existing dwelling on the Remainder.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning at 16 Paterson Street, Hermanus and on the municipal webpage at the following link https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) on or before **27 November 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. B Minnaar** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Division: Town and Spatial Planning where a municipal official will assist them in order to formalize their comment.

Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.

ERF 9811, FOURIESTRAAT 10, WESTCLIFF, HERMANUS: AANSOEK OM ONDERVERDELING EN AFWYKING: WRAP PROJECT OFFICE NAMENS I MALCOLM & CA JOHNSON

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

- **onderverdeling** ingevolge Artikel 16(2)(d) van die Verordening om Erf 9811, Hermanus in 2 gedeeltes te onderverdeel naamlik; Gedeelte A (±585m²) en die Restant (±502m²).
- **afwyking** ingevolge Artikel 16(2)(b) van die Verordening om die syboulyn vanaf 2,0m na 1,43m te verslap, om die bestaande woning op die Restant te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Hermanus en op die munisipale webtuiste by die volgende skakel https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / landuse@overstrand.gov.za) voor of op **27 November 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. B Minnaar** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Afdeling: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

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

ISIZA 9811, 10 FOURIE STREET, WESTCLIFF, HERMANUS: ISICELO UKWAHLULWA KUNYE SOKUTENXA NGOKUSISIGXINA: MESSRS WRAP PROJECT OFFICE EGAMENI LIKA I MALCOLM & CA JOHNSON

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo kaMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) ukuba isicelo sifunyenwe soku kulandelayo:

- **ukwahlulwa** ngokweCandelo le-16(2)(d) loMthetho kaMasipala sokwahlulahlula Isiza 9811, Hermanus ibe yizahlulo ezibini, ezizezi, iSahlulo A (±585m²) kunye neNtsalela (±502m²) ngokobubanzi.
- **sokutenxa ngokusisigxina** ngokweCandelo le-16(2)(b) loMthetho kaMasipala ukucudisa umda wesakhiwo osecaleni ukusuka kwi-2,0m ukuya kwi-1,43m ukulungiselela indawo yokuhlala ekhoyo kwiNtsalela.

Iinkcukacha ezipheleleyo mayela nezi ziphakamiso zingentla ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: LeziCwangciso zeDolophu noBume beNdawo, 16 Paterson Street, nakwiwebhpheyiji kamasipala kweli qhakamshela lilandelayo https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/. Naziphi na izimvo ezibhaliweyo zingangeniswa ngokuhambelana nezibonelelo zeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngomhla okanye ngaphambi kowama-**27 EyeNkanga 2026,** ucaphula igama lakho, idilesi neenkcukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuvakalisa izimvo. Imibuzo ngomnxeba ingenziwa **kuMnu. B Minnaar** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iCandelo: loCwangciso lweDolophu kunye noMhlaba apho igosa likamasipala liya kuthi limncede ukuze abhale ngokusesikweni izimvo zakhe.

Nceda uqaphele ukuba ngokoMthetho woKhuseleko lweNgcaciso yoMntu (POPIA), uya kuba ungena kwinkqubo kawonke-wonke kwaye uyavuma kwaye uvuma igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye ne(ii) izimvo zinokubhengezwa / zisetyenziswe kwinkqubo (yesicelo).

Plan 1 - Locality Plan

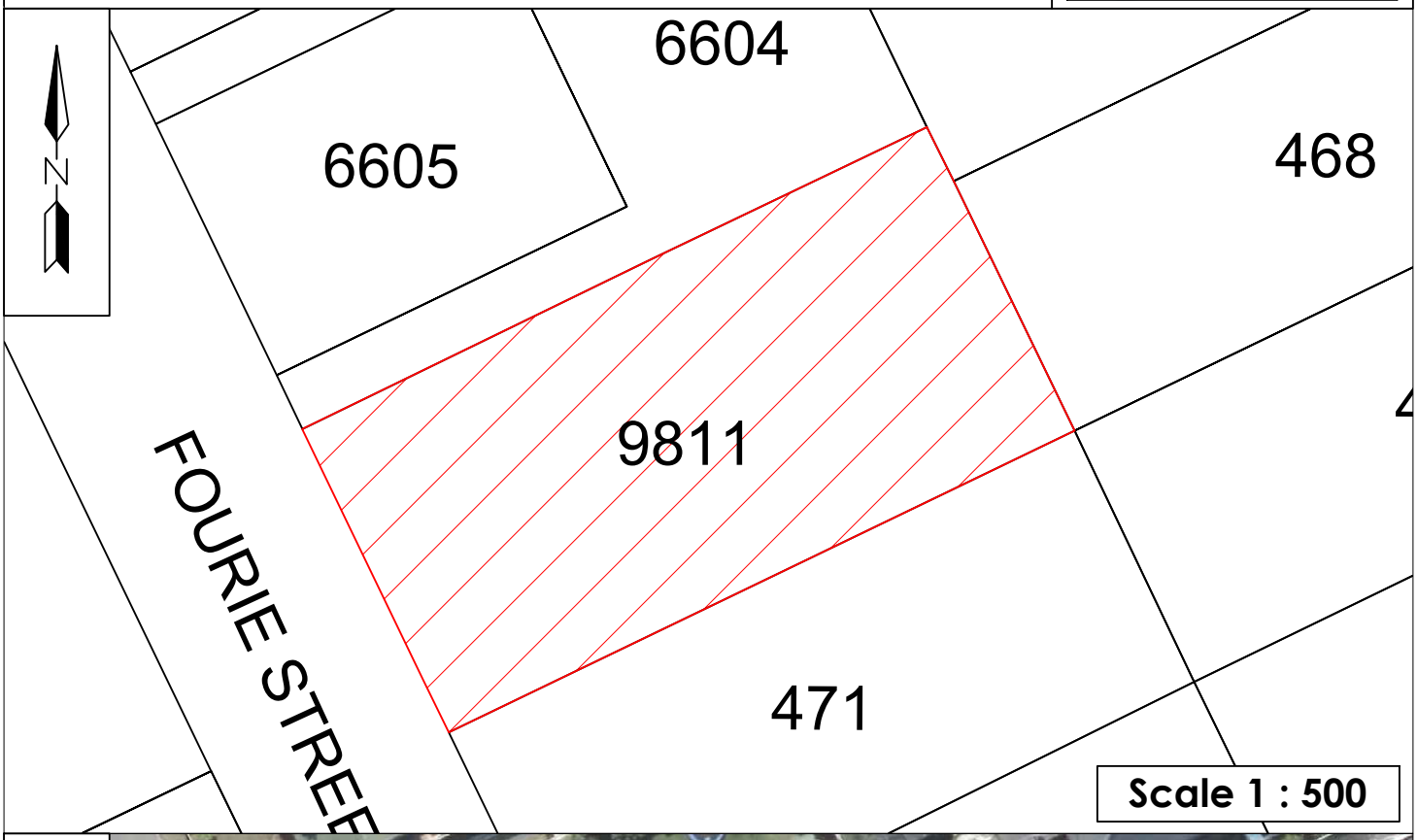
Erf 9811 Hermanus

Plan prepared by: Thian Jansen

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ERF 9811 HERMANUS

APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURE

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Submitted
June 2026 – VERSION 1

Amended
September 2026 – VERSION 2

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1. PROPERTY DETAILS

Erf Number	Erf 9811 Hermanus
Extent	1087m²
Title Deed	T24584/2026
Zoning	Residential Zone 1: Single Residential

2. EXECUTIVE SUMMARY

This application pertains to Erf 9811 Hermanus, situated at 10 Fourie Street, Westcliff, Hermanus, hereinafter referred to as the subject property, as indicated on **Plan 1 (Locality Plan).** The registered owners have appointed WRAP Project Office to act on their behalf in the preparation and submission of this land use application, as confirmed in **Annexure A (Power of Attorney).**

The purpose of the application is to subdivide Erf 9811 Hermanus into two residential erven, comprising Portion A of approximately 585m², and a remainder of approximately 502m². Both proposed erven will be capable of accommodating a dwelling house in accordance with the development parameters of the Overstrand Municipality Land Use Scheme (OMLUS).

The proposed subdivision represents a logical and orderly form of urban infill development within the established residential neighbourhood of Westcliff. The subject property is located within the existing urban area where municipal engineering services, road infrastructure and community facilities are already available. The proposal therefore makes efficient use of existing infrastructure while introducing no land use that is incompatible with the surrounding residential character of the area.

The subdivision pattern is consistent with the prevailing urban form of Westcliff and will create two appropriately sized residential erven that integrate seamlessly with the existing subdivision fabric. The proposal will not alter the residential nature of the neighbourhood and is considered to be compatible with the scale, character and development pattern of surrounding properties.

Furthermore, the application promotes the efficient utilisation of well-located urban land, supports the principles of sustainable settlement development and contributes towards the continued consolidation of the existing urban structure. The proposal is therefore considered desirable from a spatial planning and land use management perspective and warrants favourable consideration.

3. PROCEDURE TO ACHIEVE THE OWNER'S INTENT

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

3.1 Subdivision of Erf 9811, Hermanus into Portion A, ±585m² and the Remainder, ±502m²;

Erf 9811 Hermanus is proposed to be subdivided into two residential portions, namely Portion A measuring approximately 585 m² and the Remainder measuring approximately 502 m². The purpose of the subdivision is to create two independent residential properties that can be utilised separately in accordance with the provisions of the Overstrand Municipality Land Use Scheme.

The subdivision details are summarised as follows:

Erf 9811 Hermanus	**1087m²**
Proposed Remainder of Erf 9811 Hermanus	**±502m²**
Portion A	**±585m²**

The proposed subdivision has been designed to create two functional residential erven that are appropriately sized and configured for single residential development. Both resultant portions will enjoy frontage onto Fourie Street and will have independent access to the public road network, thereby ensuring that each erf can function as a separate and self-contained residential property.

The proposed erf sizes are consistent with the established residential character of the Westcliff area and compare favourably with numerous erven in the surrounding neighbourhood. The subdivision will not result in an unusual or incompatible development pattern but rather represents a logical extension of the existing urban fabric.

The subdivision boundaries have been carefully considered to ensure that Portion A is capable of accommodating a dwelling house and associated residential improvements while maintaining adequate private open space. The proposal therefore creates two viable residential erven with the subdivided portion able to be sufficiently developed to support future residential investment.

The proposed subdivision represents an appropriate form of urban infill development within the existing built-up area of Hermanus. Municipal engineering services are readily available, and no extension of the urban edge or major infrastructure investment is required. The proposal therefore promotes the efficient utilisation of existing infrastructure and public resources while supporting the continued consolidation of the urban area.

Furthermore, the proposed layout promotes sound planning principles in that it:

- Creates two functional and appropriately sized residential erven;
- Makes efficient use of well-located urban land within the existing urban edge;
- Utilises existing municipal infrastructure and services;
- Maintains the residential character and amenity of the surrounding area;
- Facilitates additional residential opportunities within an established neighbourhood; and
- Represents a logical and orderly pattern of development consistent with the surrounding subdivision fabric.

The proposal accordingly reflects a practical and context-sensitive subdivision that balances the owner's objectives with the principles of orderly spatial development. The subdivision will create an additional residential opportunity within an established urban area while remaining fully compatible with the character and function of the surrounding neighbourhood.

3.2 Permanent Departure from the 2m side building line to 1.43m;

A permanent departure is required to relax the minimum side building line from 2.0 metres to 1.43 metres along the south-eastern side of the existing dwelling.

The departure is necessitated by the proposed subdivision, which creates a 4.0m wide panhandle access to provide independent vehicular access to the proposed remainder in accordance with the Overstrand Municipality's minimum access requirements. The existing dwelling is positioned approximately 1.43m from the new panhandle boundary, resulting in the need for the permanent departure.

The requested departure is considered appropriate and desirable, as the encroachment is limited to the existing dwelling and is relatively minor in extent. The relaxation amounts to only 0.57 metres, reducing the required side building line from 2.0 metres to 1.43 metres. The proposal therefore does not represent a substantial departure from the intent of the Land Use Scheme but rather accommodates the existing position of the dwelling following the subdivision.

The proposed 4.0m-wide panhandle will be utilised solely as a driveway providing vehicular access to the proposed remainder. No dwelling, garage, carport or any other permanent structures are proposed within the panhandle area. The panhandle will remain an open access corridor, ensuring that the space alongside the existing dwelling is not built upon.

As a result, a generous separation of approximately 5.43 metres will remain between the existing dwelling and the adjoining erf. This open access arrangement preserves the spacious residential character of the property, maintains visual openness between the two resultant erven, and avoids the perception of overdevelopment.

The proposed departure is not expected to adversely affect neighbouring properties in terms of privacy, sunlight, ventilation or visual amenity. Since the area adjoining the reduced building line will remain open and unobstructed, the objectives of the building line provisions—namely to provide adequate separation between buildings and protect residential amenity—will continue to be achieved.

The departure also enables a practical and logical subdivision layout while allowing the existing dwelling to remain in its current position. This avoids unnecessary demolition or structural alterations to the dwelling and represents the minimum relaxation required to facilitate a compliant subdivision and access arrangement.

The requested departure is therefore directly related to the subdivision layout and is the minimum relaxation necessary to facilitate compliant access to the proposed remainder. Given the limited extent of the encroachment and the fact that the adjoining panhandle will remain free of buildings, the departure is not expected to have any detrimental impact on the character or amenity of the surrounding residential area. The permanent departure is accordingly considered reasonable, desirable and consistent with the principles of orderly land use planning.

4. PLANNING ASSESSMENT

4.1. ZONING

The subject property is zoned Single Residential in terms of the OMLUS. The proposed subdivision will result in two residential erven, both of which will continue to be utilised in accordance with the permitted primary use rights applicable to the zoning.

The proposed subdivision does not introduce any new or incompatible land uses, and both portions will remain residential in nature. The proposal is therefore fully aligned with the intent of the Single Residential zoning, which provides for low-density residential development, including dwelling houses and associated ancillary uses.

Accordingly, the subdivision and subsequent development of the portions are proposed to be consistent with the applicable zoning and will not alter 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), and is addressed below. The subject properties are already connected to existing municipal engineering service networks within the area, including electricity, potable water and sewerage (small bore).

The proposed subdivision is not anticipated to result in a drastic increase in demand on municipal engineering services, nor does it necessitate the upgrading or extension of existing infrastructure.

Refuse removal services are provided on a weekly basis by the Overstrand Municipality, and the proposal will not adversely affect the Municipality's ability to continue rendering this service. The application is therefore considered acceptable from an engineering services perspective.

Access, Egress and Parking
Access to and egress from the property is currently obtained from Fourie Street. Both portions will still be accessed from Fourie Street, Portion A will be accessed via the proposed panhandle.

4.3. POLICIES AND REGULATIONS

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

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

Spatial Planning Policies

Overstrand Municipality Spatial Development Framework (OMSDF)

The Overstrand Municipal Spatial Development Framework (OMSDF) establishes the spatial vision for the municipality and provides guidance regarding the location and form of future development. The SDF promotes sustainable urban growth, the efficient utilisation of existing infrastructure, and the consolidation of development within the urban edge.

Policy Assessment

The subject property is located within the urban edge of Hermanus and forms part of an established residential neighbourhood characterised by single residential properties and supporting municipal infrastructure.

In this regard:

- The OMSDF encourages the optimisation of well-located urban land through appropriate infill development. The proposed subdivision will create an additional residential opportunity within an established urban area without extending the urban footprint.

- The proposal supports urban consolidation by accommodating growth within an existing serviced area, thereby reducing pressure for development on peripheral land.

- The resultant erven will remain suitable for single residential development and will be consistent with the established character and development pattern of the surrounding area.

- The proposal makes efficient use of existing municipal services and infrastructure, including roads, water, sewerage and electricity networks, which are already available to the property.

- The proposal is therefore considered consistent with the spatial objectives of the OMSDF.

Overstrand Municipal Growth Management Strategy (OMGMS)

The OMGMS seeks to manage urban growth in a sustainable manner by encouraging the efficient utilisation of land and infrastructure within existing urban areas. The strategy recognises subdivision and infill development as important mechanisms for accommodating growth while limiting urban sprawl.

Policy Assessment

The proposed subdivision aligns with the objectives of the OMGMS for the following reasons:

- The proposal facilitates the more efficient utilisation of an existing residential property within a fully serviced urban area.

- The subdivision creates an additional residential opportunity without requiring the extension of municipal services or infrastructure.

- The proposal contributes towards the incremental densification of the urban area in a manner that remains compatible with the surrounding neighbourhood.

- The resultant erven will remain of an appropriate size for single residential development and will not result in overdevelopment of the property.

- The proposal promotes a more efficient settlement pattern by accommodating future growth within the existing urban footprint of Hermanus.

- The proposed subdivision is therefore considered to be fully aligned with the objectives of the OMGMS and represents an appropriate form of urban infill development.

The proposed subdivision of Erf 9811 Hermanus is consistent with the applicable spatial planning policies of the Overstrand Municipality. The proposal promotes the efficient utilisation of urban land, supports urban consolidation, makes use of existing infrastructure, and remains compatible with the established residential character of the area. The application should therefore be supported from a spatial planning perspective.

4.4. PLANNING PRINCIPLES

Chapter 2 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) sets out the development principles that must guide all spatial planning, land use management and development decisions. The proposed subdivision of Erf 9811 Hermanus is assessed against the applicable principles as follows:

Spatial Justice
The proposal will not prejudice the rights of neighbouring property owners nor restrict access to opportunities or resources. The subdivision will facilitate the more efficient use of privately owned urban land by creating an additional residential erf within an established neighbourhood. The proposal therefore supports the equitable utilisation of land while remaining compatible with the surrounding residential environment.

Spatial Sustainability
The proposed subdivision promotes sustainable urban development by facilitating growth within the existing urban edge and making use of established municipal infrastructure and services. The proposal supports the efficient utilisation of well-located land and contributes towards urban consolidation without placing undue pressure on municipal resources or requiring the extension of infrastructure networks.

Efficiency
The proposal represents an efficient use of existing urban land and infrastructure. The subject property is already serviced and enjoys access to the existing road network and municipal services. By creating an additional residential opportunity within a serviced area, the proposal optimises the use of existing public investment and supports a more efficient settlement pattern.

Spatial Resilience
The proposed subdivision contributes towards a more adaptable urban environment by providing additional residential opportunities within an established neighbourhood. The creation of two functional residential erven allows the property to respond to changing housing demands over time while maintaining the character and amenity of the area.

Spatial Integration
The proposal is situated within an established residential area and will integrate seamlessly with the existing urban fabric. The resultant erven will remain consistent with the scale, form and character of surrounding properties and will not introduce a land use or development pattern that is incompatible with the neighbourhood. The proposal therefore reinforces the existing settlement structure and supports the orderly development of the area.

Good Administration
The application is 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 certainty in land use management and represents a transparent and orderly planning process that will enable the lawful subdivision of the property.

5. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66(1)(c) of the OM By-Law is outlined in the table below:

Socio-economic impact	The proposed subdivision will have a positive socio-economic impact by creating an additional residential opportunity within an established urban area. The proposal promotes the efficient utilisation of well-located urban land and existing municipal infrastructure, thereby supporting sustainable urban development and urban consolidation objectives. The creation of an additional residential erf may contribute positively to the local property market and support limited economic activity associated with future property investment and development. Given the modest scale of the proposal, no adverse socio-economic impacts are anticipated. The proposal therefore represents an appropriate form of residential infill development within the existing urban edge of Hermanus.
Compatibility with surrounding uses	The subject property is situated within an established residential neighbourhood characterised by single residential dwellings and associated residential uses. The proposed subdivision will not introduce any new land use rights, and both resultant erven will continue to be utilised for residential purposes. The proposed erf sizes are consistent with the character and development pattern of the surrounding area and will integrate seamlessly with the existing urban fabric. The proposal is therefore fully compatible with surrounding land uses and is not expected to adversely affect the character or amenity of the neighbourhood. Furthermore, any future development on the resultant erven will remain subject to the provisions and development parameters of the OMLUS, thereby ensuring that the residential character of the area is maintained.
Impact on the external engineering services	The subject property is located within an established urban area that is already served by municipal engineering infrastructure, including water, sewerage, electricity and road networks. The proposed subdivision is not expected to place a significant additional burden on existing municipal services, as the proposal involves only the creation of one additional residential erf within a fully serviced area. Any service upgrades or connections that may be required will be addressed through the normal municipal approval processes.

	The proposal is therefore not expected to result in any unacceptable impact on external engineering services.
Impact on safety, health and wellbeing of the surrounding community	The proposed subdivision will not adversely affect the safety, health or wellbeing of the surrounding community. The proposal remains residential in nature and does not introduce activities that may generate excessive noise, pollution, traffic congestion or other nuisance factors. The creation of two independently accessible residential erven will contribute to the orderly development of the area while maintaining the existing residential character and amenity enjoyed by surrounding property owners.
Impact on heritage	The application relates to the subdivision of a residential property within an established urban area and does not involve the demolition of known heritage resources or structures of recognised heritage significance. The proposal is therefore not expected to have any adverse impact on heritage resources or the cultural significance of the area.
Impact on the biophysical environment	The subject property is situated within the existing urban area of Hermanus and has already been transformed through urban development and associated residential activities. The proposed subdivision itself will not result in significant environmental impacts, as no environmentally sensitive areas are affected, and no intensive land use activities are proposed. The application represents an appropriate form of urban infill development within the existing urban edge and is therefore considered environmentally sustainable.
Traffic impacts, parking, access and other transport related considerations	The proposed subdivision is not expected to generate traffic volumes that would materially affect the surrounding road network. The creation of one additional residential erf will result in only a marginal increase in vehicle movements, which can be readily accommodated by the existing road infrastructure. Both resultant erven will enjoy direct access onto Fourie Street and will have independent vehicular access to the public road network. With Portion A being access via a panhandle. Adequate on-site parking can be provided on each resultant erf in accordance with the requirements of the Overstrand Municipality Land Use Scheme. The proposal is therefore not expected to result in any adverse traffic, parking or transportation impacts.

Impact on views, sunlight and character of the area

The proposed subdivision is not expected to result in any unacceptable impact on views, sunlight access, or the character of the surrounding area. The application relates to the subdivision of an existing residential property within the established residential neighbourhood of Westcliff and does not introduce any new or incompatible land uses.

The proposed subdivided erf is appropriately sized and configured for residential purposes and are comparable to numerous other residential properties within the surrounding area. The subdivision therefore represents a logical extension of the existing subdivision pattern and will integrate seamlessly with the established urban fabric of Westcliff.

Any future development on the subdivision will be required to comply with the development parameters of the OMLUS, including provisions relating to building height, coverage, setbacks and other controls intended to protect the amenity of neighbouring properties. These controls will ensure that future buildings remain compatible with the scale and character of the surrounding area.

Given the modest scale of the proposal and its residential nature, the subdivision is not expected to adversely affect existing view corridors, sunlight access, privacy, or the general amenity enjoyed by adjoining property owners.

Furthermore, the proposal supports the continued consolidation of the urban area through appropriate infill development within the existing urban edge. The subdivision will not materially alter the character of the neighbourhood and is considered compatible with the established residential character of Westcliff.

The proposal therefore represents a contextually appropriate form of development that will maintain the visual quality, residential amenity and character of the surrounding area.

6. CONCLUSION

The proposed subdivision of Erf 9811 Hermanus into Portion A (±585m²) and the Remainder (±502 m²) represent an appropriate and desirable form of development within the existing urban area of Westcliff. The proposal will facilitate the more efficient utilisation of well-located residential land while remaining fully compatible with the established character and development pattern of the surrounding neighbourhood.

The application is consistent with the principles of spatial planning and land use management as contained in the SPLUMA and aligns with the objectives of the Overstrand Municipal Spatial Development Framework and Growth Management Strategy. The proposal promotes urban consolidation, makes efficient use of existing municipal infrastructure and services, and supports sustainable development within the defined urban edge.

The resultant erf will be appropriately sized and configured for residential purposes and will continue to accommodate land uses that are consistent with the zoning and character of the area. No significant adverse impacts relating to traffic, engineering services, environmental considerations, heritage resources, visual amenity, or neighbouring properties are anticipated.

The proposed subdivision will contribute positively towards the orderly development of the area by creating an additional residential opportunity within an established and serviced neighbourhood. The application is therefore considered desirable from a spatial, environmental and land use management perspective.

It is accordingly submitted that the proposal satisfies the relevant legislative, policy and planning requirements and that the application warrants favourable consideration and approval by the Overstrand Municipality.

7. RECOMMENDATION

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

7.1 **Subdivision** of Erf 9811, Hermanus into Portion A, ±585m² and the Remainder, ±502m² in terms of Section 16(2)(d) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020.

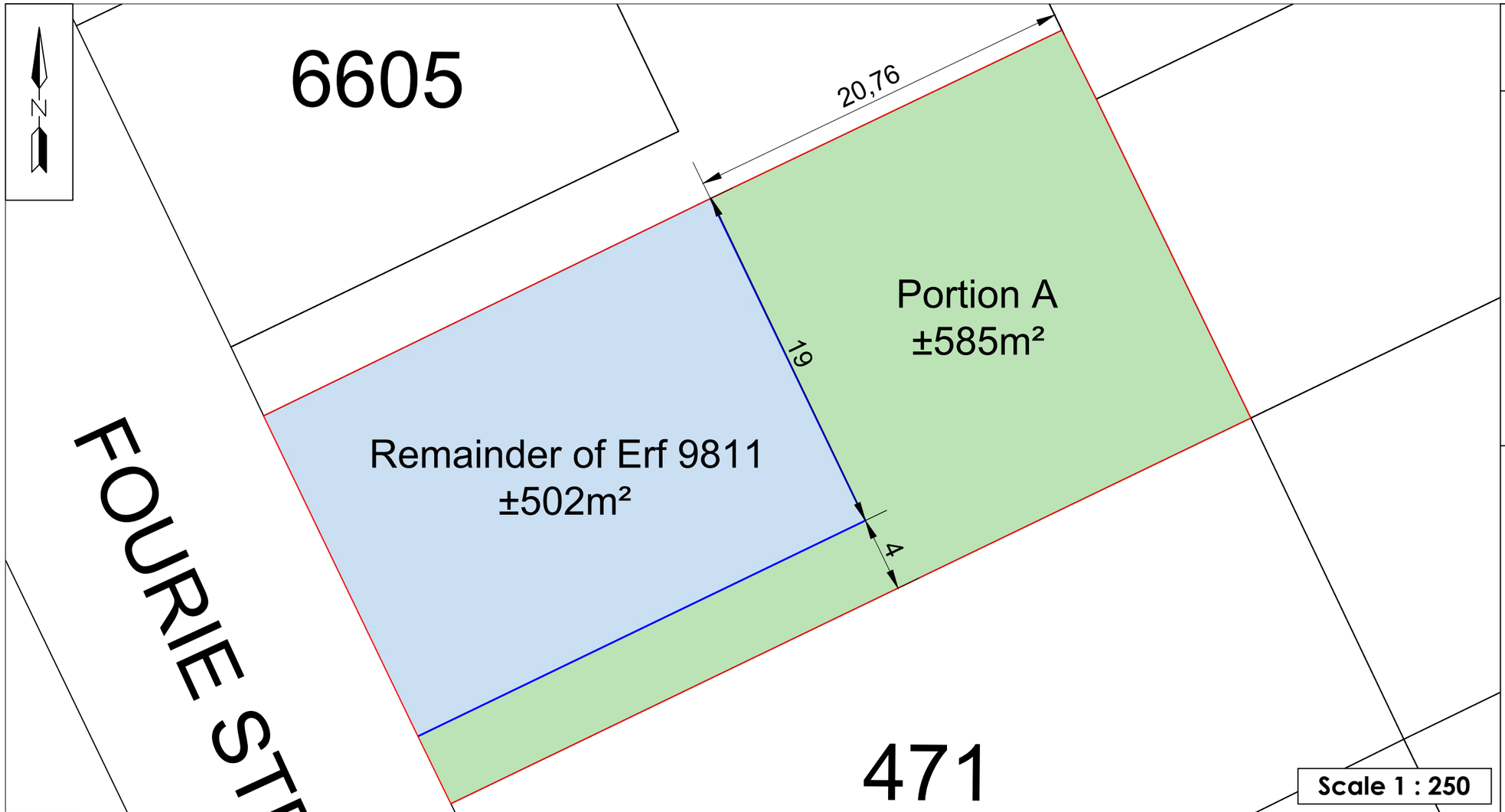
7.2 **Permanent Departure** from the 2m side building line to 1.43m in terms of Section 16(2)(d) of the Overstrand Amendment By-Law on Municipal Land Use Planning, 2020.

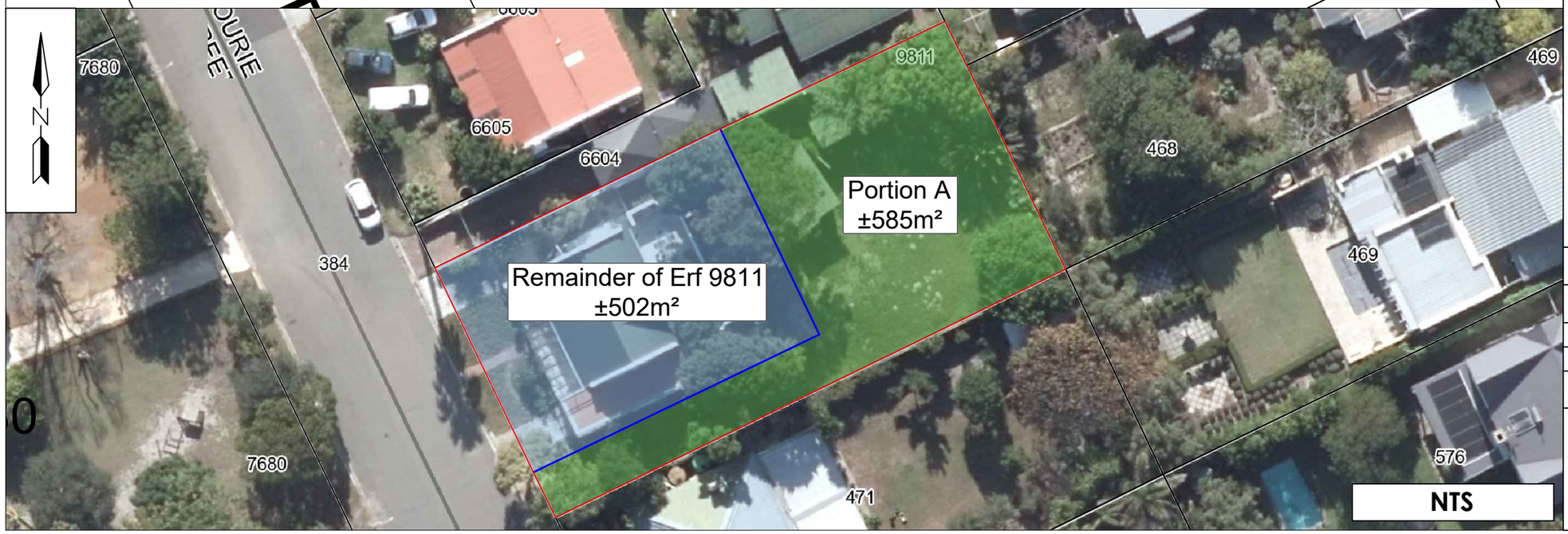
Plan 3 - Proposed Subdivision Plan

Erf 9811 - Hermanus
1087m²

Remainder of Erf 9811
±502m²

Portion A
(a portion of Erf 9811)
±585m²





Plan prepared by: Thian Jansen on 11/06/2026

All distances are approximate and subject to a survey

Tel: 028 313 1411

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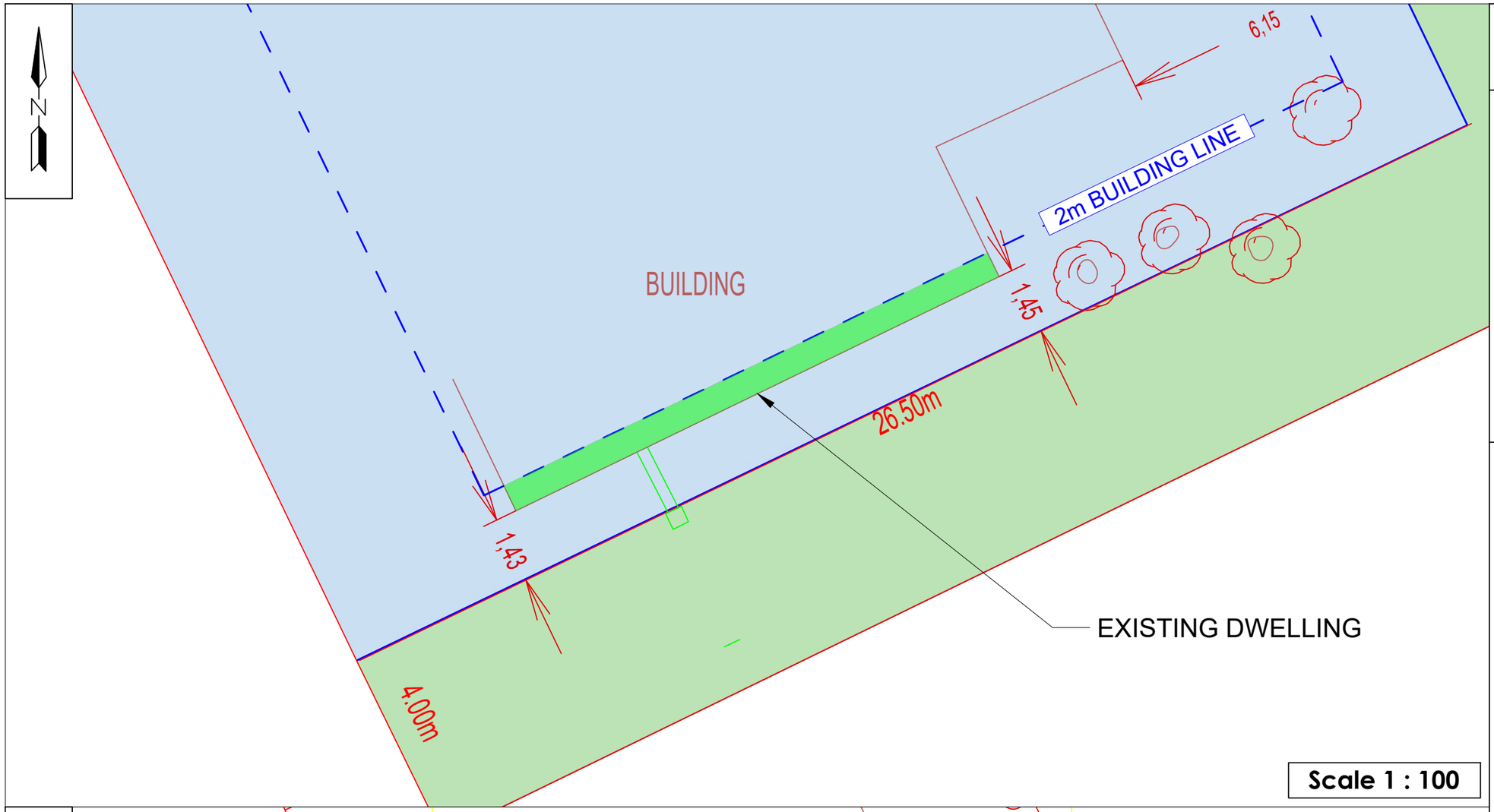
WRAP Project Office
Town Planning & Project Management

Plan 4 - Proposed Departure Plan

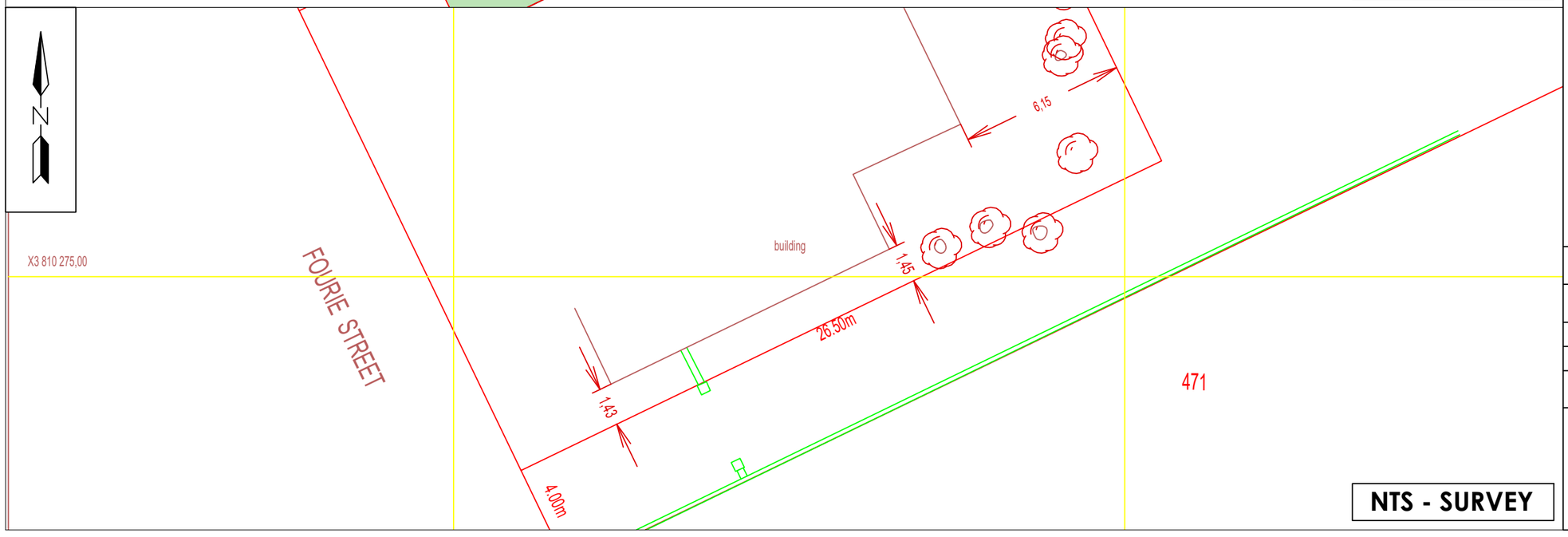
Erf 9811 - Hermanus
1087m²

Remainder of Erf 9811
±502m²

Portion A
(a portion of Erf 9811)
±585m²



Scale 1 : 100



NTS - SURVEY

Plan prepared by: Thian Jansen on 08/09/2026

All distances are approximate and subject to a survey

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