



ERF 864, 29 GANET ROAD, VERMONT AND ERF 865, 31 GANET ROAD, VERMONT: APPLICATION FOR CONSOLIDATION: MESSRS WRAP PROJECT OFFICE ON BEHALF OF GB BERGH

Notice is hereby given in terms of Section 48, read with Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for the **consolidation** of Erf 864, Vermont (595m²) with Erf 865, Vermont (482m²) to create a consolidated property of 1077m² in extent.

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 **29 May 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. H Olivier** 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 864, GANETWEG 29, VERMONT EN ERF 865, GANETWEG 31, VERMONT: AANSOEK OM KONSOLIDASIE: WRAP PROJECT OFFICE NAMENS GB BERGH

Kennis word hiermee gegee ingevolge Artikel 48, gelees met Artikel 16(2)(e) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is vir die **konsolidasie** van Erf 864, Vermont (595m²) met Erf 865, Vermont (482m²) om 'n gekonsolideerde eiendom van 1077m² in grootte te skep.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae 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 / (e) landuse@overstrand.gov.za) voor of op **29 Mei 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. H Olivier** 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 Bepalings 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 864, 29 GANET ROAD, VERMONT KUNYE 865, 31 GANET ROAD, VERMONT ISICELO UKUHLANGANISA: MESSRS WRAP PROJECT OFFICE EGAMENI LIKA GB BERGH

Isaziso siyanikezelwa ngokwemigaqo yeCandelo 48, lifundwa kunye neCandelo 16(2)(e) loMthetho kaMasipala oLungisiweyo kuMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 sokuba isicelo sifunyenwe sokudityaniswa kweSiza Erf 864, Vermont (595m²) kunye sesiza esingu- met Erf 865, Vermont (482m²) ukuyila ipropati edityanisiweyo eyi-1077m² ngobubanz.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha eveki phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Ucwangciso lweDolophu noMmandla, eHermanus nakwiphepha lewebhusaythi likamasipala kwelikhonkco lilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi na izimvo ngesindululo mazingeniswe ngokubhaliweyo ngokwemigaqo yeCandelo lama-51 kunye nelama-52 loMthetho kaMasipala omiselweyo kuMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngaphambi okanye **wama-29 EyeCanzibe ka-2026**, ebonisa igama, idilesi neenkukacha zohagams shelwano, umdla kwisicelo kwakunye nezizathu zezimvo. Imibuzo ngomnxeba ingabhekiswa ku**Mnu. H Olivier** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo emva komhla wokuvula. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe: loCwangciso lweDolophu noMmandla apho aya kuthi ancediswe ligosa likamasipala ukuze anike izimvo zakhe ngokusesikweni.

Nceda uqaphele ukuba le miba imayela NoMthetho Okhusela Ingxalo Ngomntu(POPIA), uza kungena kwinkqubo yokawonkwonke ngolo hlobo ke uvumelana nokunika igama lakho nemvume yokusebenzisa igama lakho, ifani, iinkcukacha ofumaneka kuzo nokuhlomla izimvo eziza kudizwa/eziza kusetyenziswa kwinkqubo (yokufaka isicelo).

Plan 1: Locality Plan

Erven 864 & 865 Vermont

Plan prepared by: Thian Jansen

Tel: 028 313 1411

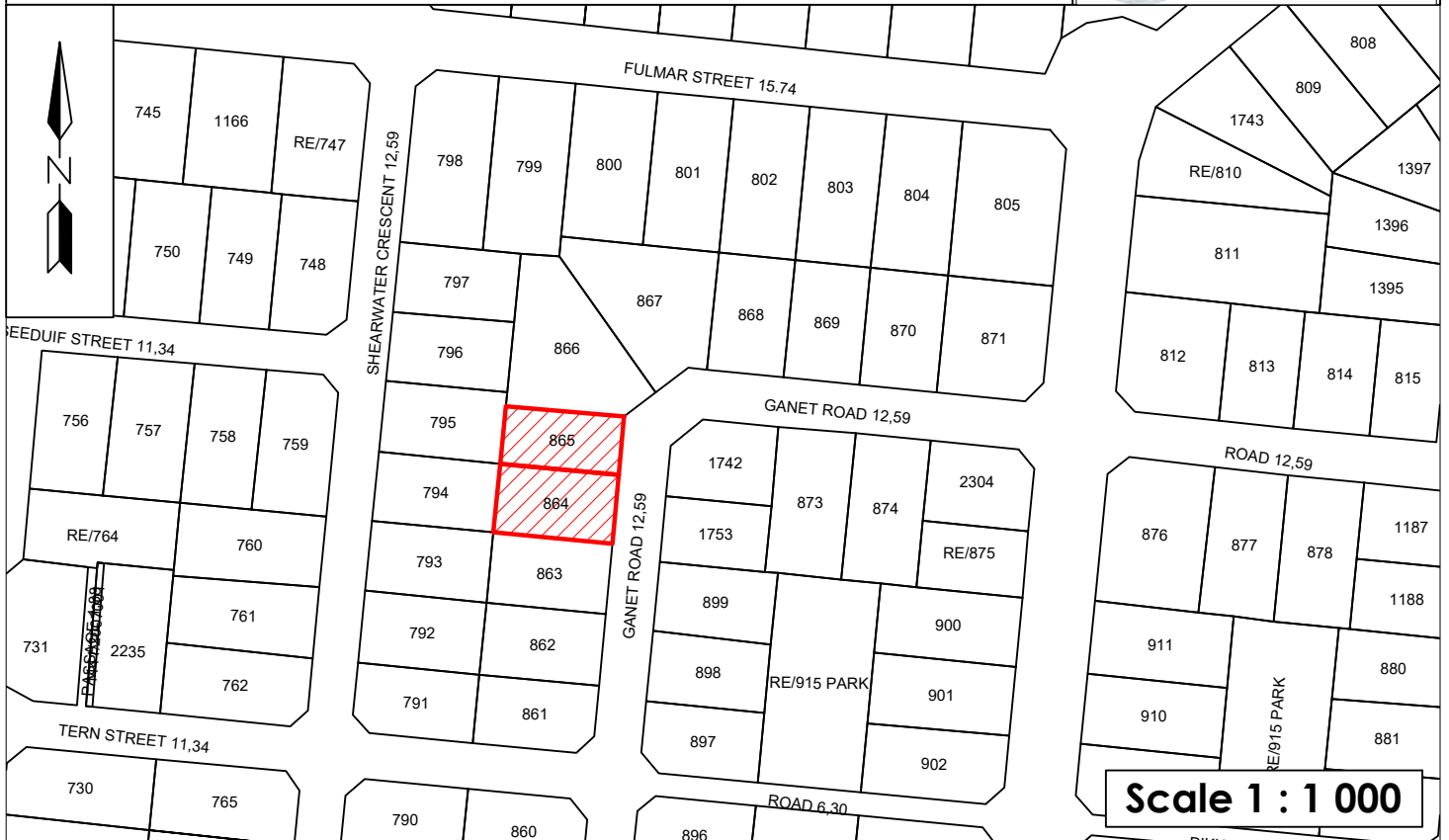
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Project Office

Town Planning & Project Management





ERVEN 864 & 865 VERMONT

APPLICATION FOR CONSOLIDATION

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Submitted

March 2026 – VERSION 1



TABLE OF CONTENTS

OVERSTRAND MUNICIPALITY APPLICATION FORM

1. PROPERTY DETAILS.....	6
2. EXECUTIVE SUMMARY	6
3. PROCEDURE TO ACHIEVE THE OWNERS' INTENT	6
4. PLANNING ASSESSMENT.....	7
5. NEED AND DESIRABILITY	8
6. CONCLUSION.....	9
7. RECOMMENDATION	9

LIST OF PLANS

- PLAN 1:** LOCALITY PLAN
- PLAN 2:** ZONING PLAN
- PLAN 3:** CONSOLIDATION PLAN
- PLAN 4:** SURVEYOR GENERAL DIAGRAM

LIST OF ANNEXURES

- ANNEXURE A:** POWER OF ATTORNEY
- ANNEXURE B:** COPY OF TITLE DEED



1. PROPERTY DETAILS

Erf Numbers	Erf 864 Vermont	Erf 865 Vermont
Extent	595m ²	482m ²
Title Deed	T60307/2015	T49289/2013
Zoning	Residential Zone 1: Single Residential	

2. EXECUTIVE SUMMARY

Erven 864 and 865 Vermont (hereafter referred to as "the subject properties") are located in Vermont, a sought-after residential area characterised by its natural beauty and tranquil surroundings (refer to **Plan 1 – Locality Plan**).

The proposal entails the consolidation of the two properties into a single erf. Erf 865 Vermont is currently developed with a dwelling house, while Erf 864 Vermont remains vacant. To facilitate this process, the owner has appointed WRAP Project Office, to prepare and submit the required land use application on their behalf (refer to **Annexure A – Power of Attorney**). The proposal supports the owner's vision of creating a cohesive and harmonious residential property and is consistent with the applicable planning and zoning framework.

3. PROCEDURE TO ACHIEVE THE OWNERS' INTENT

3.1 Consolidation of Erven 864 and 865 Vermont:

The proposal entails the consolidation of the two subject properties to enable the owner to manage the landholding more effectively as a single, unified property. In addition, several benefits arise from the proposed consolidation, as outlined below.

The consolidation is expected to enhance the overall property value. By combining the subject properties into one erf, a larger and more functional land unit is created, thereby increasing its market appeal, notwithstanding that the property will continue to operate in its current manner.

Furthermore, the consolidation will improve administrative and operational efficiency by simplifying the management and maintenance of the property. This approach eliminates the unnecessary complexity associated with managing two separate erven that effectively function as a single unit.

The proposal may also result in a reduction in expenses, including potential savings on property rates, service charges, and general maintenance costs, which would otherwise apply to each erf individually.

In addition, the consolidation will afford the owner greater control over the use and development of the property. This is particularly beneficial in ensuring that the property can be utilised in a manner that aligns with the owner's long-term vision. Overall, the consolidation of the subject properties presents clear and tangible benefits, while maintaining the existing residential character of the area.

Proposed Consolidation	
Erf 864 Vermont	595 m ²
Erf 865 Vermont	482 m ²
Consolidated Property	±1 077 m ²



4. PLANNING ASSESSMENT

4.1. TITLE DEED

Title deeds T60307/2015 and T49289/2013 (refer to **Annexure B – Copy of the Title Deeds**) were perused and there are no restrictive conditions that prohibit the consolidation of the subject properties.

4.2. ZONING

The primary use of the property as a dwelling house is permitted as of right within the Single Residential Zone 1 (SR1) zoning. No additional dwelling units or intensified land uses are proposed as part of this application. The consolidation will therefore not alter the existing land use rights or result in any increase in development intensity.

The proposal remains fully consistent with the intent of the SR1 zoning, which is to accommodate low-density residential development, and will continue to support the established residential character of the surrounding area.

4.3. ENGINEERING SERVICES

The subject properties are connected to the OM's service networks, which include electricity, water, and sewerage. The proposal will not place any additional demand on the existing services, as the consolidated property will function as a single property with one dwelling unit, rather than two separate properties (with two dwelling units). Solid waste is collected by the OM on a weekly basis.

Access, Egress and Parking

Access and egress to the proposed consolidated property is to remain from Ganet Street.

4.4. POLICIES AND REGULATIONS

4.4.1. Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The subject property is not located within the EMOZ.

4.4.2. Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject property is not located within the HPOZ.

4.4.3. Spatial Planning Policies

This proposal is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Spatial Development Framework, 2020.

The consolidation of the properties is not restricted and the utilisation of the consolidated property for its primary use is not predicted to be out of character for spatial planning policies.

4.5. PLANNING PRINCIPLES

Chapter 2 of SPLUMA sets out five fundamental development principles that are compulsory considerations for all land use and development applications. These principles provide the normative basis against which proposals are assessed and must guide decision-making to



ensure spatial justice, sustainability, and efficiency. The principles of SPLUMA that are pertinent to this proposal are outlined:

Spatial justice

The proposal promotes spatial justice by not introducing any exclusionary or inequitable land use practices. The consolidation does not alter access to land or services, nor does it impact surrounding properties or the broader community. Instead, it formalises an existing functional arrangement, ensuring that land is utilised in a fair and rational manner without creating disparities.

Spatial sustainability and Efficiency

The consolidation supports spatial sustainability and efficiency by optimising the use of land that already functions as a single unit. No additional development or intensification is proposed, and no further demand will be placed on municipal services. The proposal reduces administrative duplication and promotes a more efficient landholding pattern, which is consistent with sustainable planning principles.

Spatial resilience

The proposal contributes to spatial resilience by maintaining the existing low-density residential character of the area while allowing for improved long-term management of the property. The consolidation enables the owner to manage the property more effectively, ensuring its continued use and upkeep without introducing pressures that could negatively impact the surrounding environment.

Good administration

The application aligns with the principle of good administration by formalising an existing on-the-ground reality into a single, legally compliant land unit. This reduces administrative complexity associated with managing two separate erven and ensures clarity in terms of ownership, land use rights, and municipal records. The proposal is straightforward, rational, and capable of efficient implementation.

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	It is not expected that the proposed consolidation will have a socio-economic impact on the area.
Compatibility with surrounding uses	The proposal is not out of character with the surrounding residential area. The development proposal is not predicted to have a negative impact on the surrounding area.
Impact on the external engineering services	Refer to Section 4.3 of this report.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community.
Impact on heritage	Both properties are developed and not registered within the heritage register for the area.
Impact on the biophysical environment	It is not predicted that the proposal will have an impact on the biophysical environment.
Traffic impacts, parking, access and other	The proposal is not expected to have an impact on traffic, and the access and parking will be provided in terms of the OMLUS.



transport related considerations	
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Impact on views, sunlight and character of the area

The subject properties are located in a residential setting, and any proposed future development will be required to be aligned with the development parameters set out in the OMLUS.

Economic impact

The proposed consolidation will not have an economic impact.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of valued land use rights of interested and affected parties when an application is approved. The proposal is not predicted to have a negative impact on surrounding properties as the properties will remain as is but be unified.

Environmental impact

The subject properties are not located within an environmentally important area as outlined in Section 10 below.

6. CONCLUSION

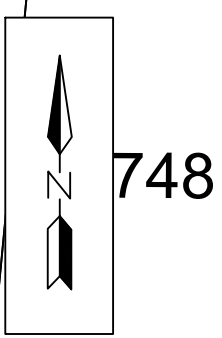
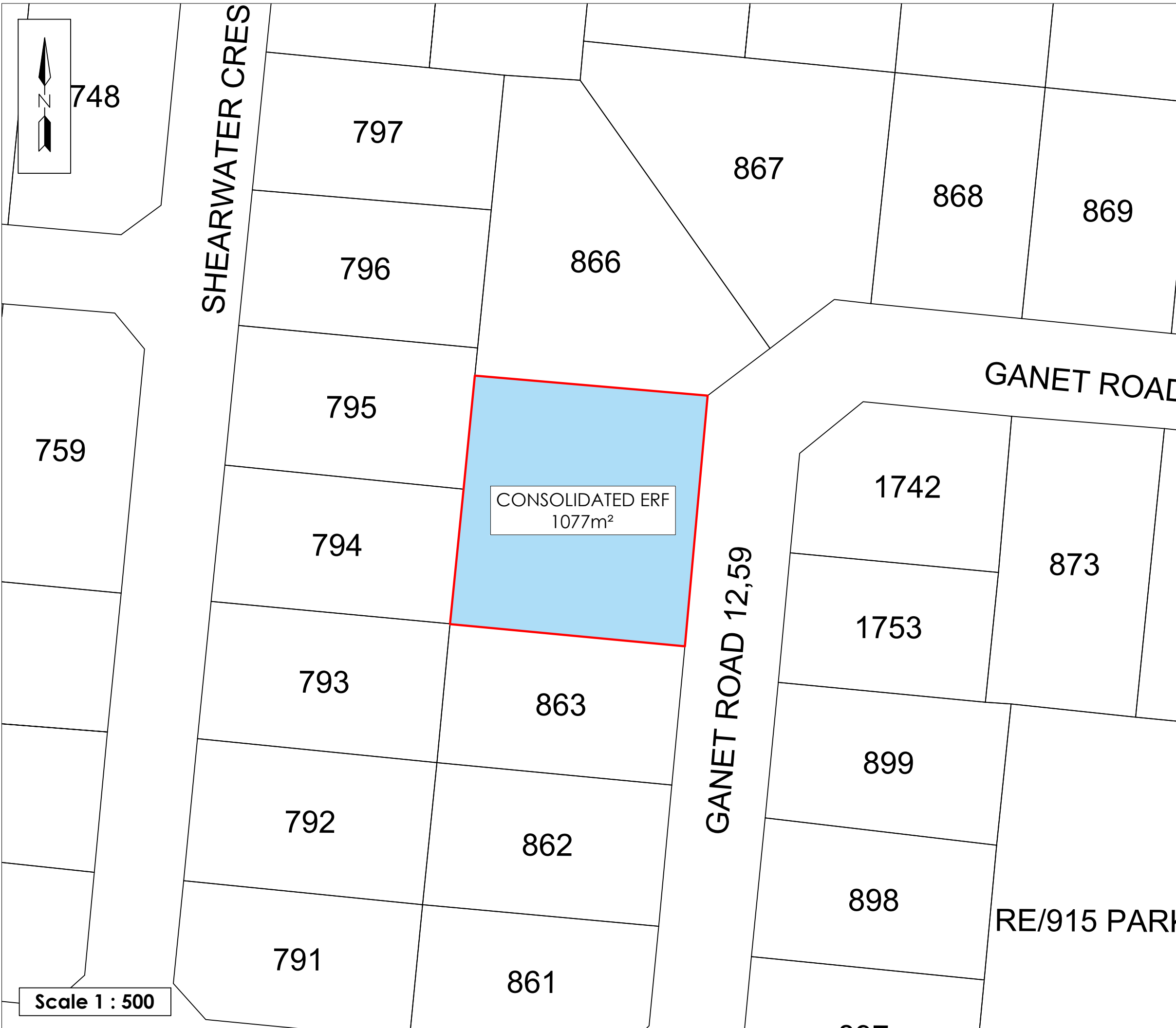
The proposed consolidation of Erven 864 and 865 Vermont represent a logical and appropriate planning intervention that formalises an existing functional land use pattern. The application does not introduce any additional development rights, intensification, or increased demand on municipal services, and remains fully consistent with the intent of the Single Residential Zone 1 zoning. Furthermore, the proposal aligns with the relevant principles of SPLUMA by promoting efficient land use, supporting administrative clarity, and maintaining the established character of the surrounding residential area.

In light of the above, the application presents no adverse impacts and offers clear benefits in terms of improved property management, reduced administrative complexity, and enhanced land use efficiency. It is therefore respectfully submitted that the proposal is both reasonable and desirable, and that approval thereof is warranted.

7. RECOMMENDATION

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

7.1 Consolidation of Erven 864 and 865 Vermont in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



Scale 1 : 500

Plan 3: Proposed Consolidation Plan
Erven 864 & 865 Vermont

ERF 864 VERMONT

595 m²

ERF 865 VERMONT

482 m²

PROPOSED CONSOLIDATION

595m² + 482m² =
1 077 m²

Plan Number: 24.170 (001)

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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Street Hermanus, 7200



Project Office
Town Planning & Project Management