



ERF 7498, 153 SIXTH STREET & ERF (UNREGISTERED) 7499, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DELETION OF CONDITIONS IN RESPECT OF AN EXISTING APPROVAL: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF JB GOODCHILD & TRADEFLAIRS 5 (PTY) LTD

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 deletion of a condition in respect of an existing approval applicable to Erf 7498 & Erf (Unregistered) 7499 (a portion of Erf 2752), Hermanus in terms of Section 16(2)(h) of the By-Law.

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) alida@overstrand.gov.za) on or before **Friday, 13 December 2024**, 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.

ERF 7498, SEDESTRAAT 153 & (ONGEREGISTREERDE) ERF 7499, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: SKRAPPING VAN GOEDKEURINGSVOORWAARDES TEN OPSIGTE VAN 'N BESTAANDE GOEDKEURING: MNRE PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF JB GOODCHILD & TRADEFLAIRS 5 (PTY) LTD

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir die skrapping van goedkeuringsvoorwaardes ten opsigte van 'n bestaande goedkeuring van Erf 7498 & 7499 (n gedeelte van Erf 2752), Hermanus in terme van Hoofstuk 4, Artikel 16(2)(h) van die Verordening.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae 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) alida@overstrand.gov.za) voor of op **Vrydag, 13 Desember 2024**, 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.

ISIZA ESINGU-ERF 7498, 153 SIXTH STREET & ERF (ESINGABHLISWANGA) 7499, VOËLKLIP, HERMANUS, KUMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKUSHENXISA IIMEKO EZIYIMIQOBO NGOKUMAYELA NOKUVUMELA NESIPHUMEZO ESELE SIKHONA: NGABANUM. BAKWAPLAN ACTIVE TOWN & REGIONAL PLANNERS EGAMENI LIKA-JB GOODCHILD & TRADEFLAIRS 5 (PTY) LTD

Kukhutshwe isaziso esimayela nemiba yeSoloty lama-48 loMthethwana kaMasipala waseOverstrand Ongezicwangciso ZokuSetyenziswa koMhlaba kaMasipala ku2020 (UMthethwana) esithi kufunyenwe isicelo sokushenxiswa nokucinywa kwesivumelwano esele sikhona esisebenza kwiSiza esingu-Erf 7498 & Erf (Esingabhaliswanga) 7499 (inxalenye yeSiza esingu- Erf 2752), Hermanus ngokwemiba yeSoloty le16(2)(h) loMthethwana.

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: LeZicwangciso zeDolophu, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSoloty lama-51 nelama-52 loMthethwana ongentla zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi **koLwesihlanu, 13 EyoMnga 2024**, uchaze igama lakho, idilesi yakho neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingathunyelwa ku**Mnu P Roux** kwa-028 313 8900. UMasipala angala ukwamkela izimvo ezifunyenwe emva komhla wokuvula. Nabani na ongakwazi ukufunda nokubhala makahambe kwiSebe LeZicwangciso zeDolophu apho igosa likamasipala liza kumnceda ukuhlomla ngokusemthethweni.

#overstrand4all





Scale: NTS
 Drawing Nr: herm7499L.dwg
 Date: September 2024

Plan Description:
LOCALITY MAP

Property Description:
**ERVEN 7498
 & 7499
 HERMANUS**

All distances approximate
 and subject to survey.
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Plan Active
 Stads- en Streetsbeplanners
 Town & Regional Planners



**PROPOSED DELETION OF CONDITION IN RESPECT OF AN
EXISTING APPROVAL, CANCELLATION OF AN ACCESS
SERVITUDE OVER ERF 7498 HERMANUS, PROPOSED NEW
ACCESS FOR ERF 7499 HERMANUS AND REQUEST TO
RELOCATE ELECTRICITY INFRASTRUCTURE**

**ERF 7498 & UNREGISTERED ERF 7499, PORTION OF ERF
2752 HERMANUS**

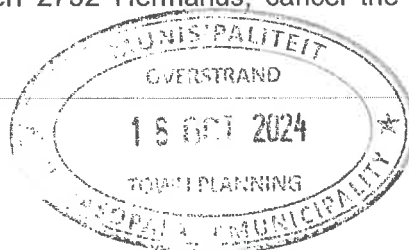
OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

Plan Active Town & Regional Planners has been appointed by J.B. Goodchild, the owner of erf 7498 Hermanus, and L.N. Straub, on behalf of Tradeflair 5 Pty Ltd the owner of unregistered Erf 7499, a portion of erf 2752 Hermanus, to apply for the deletion of a condition in respect of an existing approval and the cancellation of an access servitude in respect of Erf 7498 Hermanus. An application is also submitted for a new access point for unregistered erf 7499, a portion of erf 2752 Hermanus, and the relocation of an electricity pole / anchor cable to accommodate the new access point to unregistered erf 7499, a portion of erf 2752 Hermanus, from Sixth Street, Hermanus.

Erf 2752 Hermanus was subdivided in 1999 into two new erven and a remainder, known as Milkwood Guesthouse. The municipality imposed a condition for a servitude right of way over erf 7498 Hermanus in favour of unregistered erf 7499, a portion of erf 2752 Hermanus. Erf 7498 was recently sold, and the new owner wishes to use and develop the property in accordance with municipal regulations without being encumbered by the existing 3m-wide servitude. Therefore, it is proposed to remove the condition of approval related to access to unregistered erf 7499, a portion of erf 2752 Hermanus, cancel the existing access servitude, and



apply for a new access point for Erf 7499, a portion of erf 2752 Hermanus, from the unbuilt portion of Sixth Street.

Erf 7499 Hermanus still forms part of erf 2752 Hermanus (unregistered / not yet a separate title deed), but the rights have vested since the diagram for erf 7498 Hermanus was registered in 2002.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(h) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the deletion of a condition in respect of an existing approval of erf 7498 and unregistered erf 7499, a portion of erf 2752 Hermanus.

3. NEED AND DESIRABILITY

3.1 PROPERTY DESCRIPTION

Erf 7498 Hermanus is situated at 17 Ninth Avenue, Voëlklip, Hermanus. Unregistered 7499, a portion of erf 2752 Hermanus, is adjacent to erf 7498, situated at 153 Sixth Street, Voëlklip, Hermanus. Refer to the locality plan attached. Erf 7498 Hermanus is 530m² in extent and is held by title deed no. T40031/2024. Unregistered erf 7499, a portion of erf 2752 Hermanus, is 896m² in extent and held by title deed no. T11431/1996.

3.2 ZONING

Erf 7498 and unregistered erf 7499, a portion of erf 2752 Hermanus, have the following land use rights:



ERF NUMBER	ZONING
Erf 7498 Hermanus	Residential Zone 1: Single Residential
Unregistered erf 7499, a portion of erf 2752 Hermanus	Residential Zone 1: Single Residential with departure / consent use for guesthouse (Milkwood Lodge)

Surrounding properties are zoned for single residential, public road and public open space purposes.

3.3 LAND USE

There are single storey dwellings situated on the subject properties. In addition, there is a swimming pool and outbuilding on unregistered erf 7499, a portion of erf 2752 Hermanus. The dwelling on unregistered erf 7499, a portion of erf 2752 Hermanus, currently forms part of the Milkwood Guesthouse. The dwelling on erf 7498 Hermanus is used for single residential purposes.

Land uses that surround the subject property are single and double storey dwellings, public open spaces and public roads.

3.4 PROPOSAL

The following is proposed:

- The deletion of a condition in respect of an existing approval of erven 7498 and 7499, a portion of erf 2752 Hermanus, in terms of Chapter 4, Section 16(2)(h) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020:
 - Delete condition 3.4 of the letter of approval issued by Greater Hermanus Municipality dated 16 August 1999 that reads as follows: "3.4 Access to portion A to be obtained from 9th Avenue via a servitude to be registered over Portion B."



- Cancellation of the 3m wide access servitude registered over erf 7498 Hermanus in favour of erf 7499 Hermanus;
- Obtain consent for a new access point for unregistered erf 7499, a portion of erf 2752 Hermanus, from undeveloped Sixth Street;
- Obtain consent for the relocation of the electricity pole / anchor cable in Sixth Street to accommodate the proposed new access point for unregistered erf 7499, a portion of erf 2752 Hermanus.

Erf 2752 Hermanus was subdivided in 1999 into two new erven and a remainder, known as Milkwood Guesthouse. The municipality imposed a condition for a servitude right of way over erf 7498 Hermanus in favour of unregistered erf 7499, a portion of erf 2752 Hermanus. Erf 7498 has recently been sold, and the new owner wishes to use and develop the property in accordance with municipal regulations without being encumbered by the 3m-wide servitude. Therefore, it is proposed to remove the condition of approval related to access for unregistered erf 7499, a portion of erf 2752 Hermanus, cancel the existing access servitude, and apply for a new access point for unregistered erf 7499, a portion of erf 2752 Hermanus, from the unbuilt Sixth Street.

It is proposed to delete condition 3.4 of the letter of approval issued by Greater Hermanus Municipality dated 16 August 1999 when approving the subdivision of erf 2752 Hermanus into two new erven and a remainder that reads as follows: "3.4 Access to portion A to be obtained from 9th Avenue via a servitude to be registered over Portion B."

It is proposed to cancel the servitude over erf 7498 Hermanus in favour of unregistered erf 7499 Hermanus in line with the deletion of the approval condition. It is simultaneously proposed to establish a new access point from undeveloped 6th Street to unregistered erf 7499 Hermanus. The new access point will be in the north-eastern corner of the subject property on the common boundary with erf 7498 Hermanus. There is a portion of at least 3,4m wide adjacent to the existing dwelling on the eastern boundary of the erf, which can be utilized to create a new driveway. Refer to the As Built plan compiled by Van Dyk Land Surveyors below and attached.

The owner of unregistered erf 7499, a portion of erf 2752 Hermanus, has already

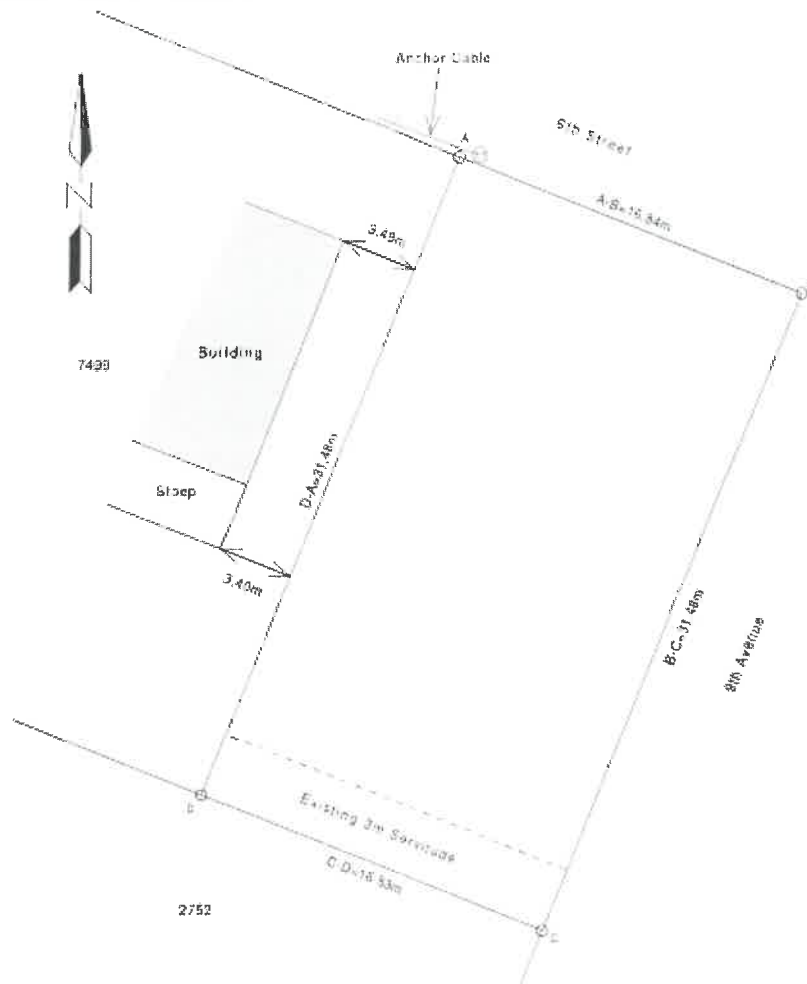


demolished all the walls that were encroaching the boundaries and blocking the future access from Sixth Street. This will accommodate the proposed new access and allow for the construction and access to new garages / shadeports on unregistered erf 7499, a portion of erf 2752 Hermanus, located to the south (at the back) of the existing dwelling. The potential position of the new garages / shadeports is indicated on the access plan. An application is therefore submitted for a new access point from undeveloped 6th Street to serve as the new access to unregistered erf 7499, a portion of erf 2752 Hermanus. There is no existing garage on unregistered erf 7499. Therefore, only access to the erf is requested for a future owner to build a new garage or shadeport on the erf.

Following the land use approval in 1996, the applicant at the time (Spronk, Lorton, Clark & Associates) send a letter to the municipality stating that a servitude over Portion B (now erf 7498 Hermanus) is suitable for the short term, as the properties all vested in one company. They requested that should either of these portions be sold in the distant future, access to Portion A (now unregistered erf 7499, a portion of erf 2752 Hermanus) would be favoured from 6th Street. In a letter dated 30 August 1996, Mr. Riaan Kuchar (Senior Manager: Town & Spatial Planning) confirmed that the client's acceptance of clause 3.4 in the approval letter concerning the access servitude does not preclude the future use of 6th Street, Voëlklip, as an access route to Portion A (now unregistered Erf 7499, a portion of erf 2752 Hermanus). Copies of the respective letters are attached.

There is an electricity pole and anchor cable situated in the portion of the undeveloped 6th Street where the entrance is planned. Refer to the As Built plan compiled by Van Dyk Land Surveyors dated August 2024 attached and inserted below. Therefore, we are applying for the relocation of the anchor cable / pole to accommodate the new access point for unregistered erf 7499, a portion of erf 2752 Hermanus. Alternatively, we request that the cable be repositioned underground.





Map 1: As Built survey indicating existing 3m servitude, position of the As Built building on unregistered erf 7499, a portion of erf 2752 Hermanus, the distance available on the eastern boundary of erf 7499 to create a new access / driveway and the position of the electricity pole / anchor cable that prohibits the proposed access point (request to be relocated)

The proposed application will not affect the character or property values of the surrounding properties. The cancellation of the access servitude, the creation of a new access point, and the relocation of the electricity pole / anchor cable will not interfere with passing traffic or public activity, given the low impact of the proposed changes.

The zoning of erf 7498 and unregistered erf 7499, a portion of erf 2752 Hermanus, will remain unchanged. Unregistered erf 7499, a portion of erf 2752 Hermanus, is still being used for guesthouse purposes until the end of the season (April 2025). However, when the property owner obtains an approval for a new entrance, they



intend to sell unregistered erf 7499, a portion of erf 2752 Hermanus, as a two-bedroom dwelling.

All As Built structures will remain unchanged. No new additions or alterations are proposed with this application. Consequently, the proposed application will not have a greater visual impact on the surrounding properties.

It is submitted that the proposal is compatible with the character of the area, do not impact negatively on the rights of anyone else and that no good reason exists for not approving this application. By cancelling the access servitude and establishing a new access point, the properties can be better utilized according to current needs and future development plans (if any). This leads to more efficient use of land and resources, supporting sustainable growth. Relocating infrastructure elements like the electricity pole / anchor cable to accommodate the new access point ensures that the infrastructure aligns with current and future land use plans. This optimization supports more efficient and sustainable infrastructure management.

The proposed application is not in contrast to the existing land use tendencies in the surrounding environment and we therefore do not foresee any problems with the proposed application.

3.5 THE POTENTIAL OF THE PROPERTY

The potential of the subject property to cancel the access servitude and create a new access point will affect various aspects of both the properties' development and use. Firstly, the proposal will increase the usability of both the erven. Cancelling the access servitude and creating a new access point will unlock a previously unusable or underutilized portion of erf 7498 Hermanus. This will lead to more effective land use and better development potential of the site.

Secondly, the new access point on unregistered erf 7499, a portion of erf 2752 Hermanus, will still allow for an efficient layout of a future garage on the site and will potentially enhance the overall functionality and value of the property.



Thirdly, properties with modern, well-planned access points are often more desirable in the market. The new direct access to unregistered erf 7499, a portion of erf 2752 Hermanus, will not only provide easier and more direct access to the property but can also increase the property value of both the properties by making it more appealing to potential buyers or tenants.

Overall, the potential of the properties to cancel the access servitude and create a new access point can enhance its functionality, value, and alignment with modern development practices.

3.6 ECONOMIC IMPACT

Direct access to unregistered erf 7499, a portion of erf 2752 Hermanus, will make it more attractive, potentially increasing its market value. In addition, a new, well-planned access point will enhance the property's functionality, leading to higher property values due to improved usability and development potential.

Eliminating the need for access over erf 7498 Hermanus simplifies the access and reduces administrative and maintenance complexities. This will lead to more efficient property management.

3.7 SOCIAL IMPACT

The cancellation of the existing access servitude (deletion of an approval condition) and the creation of a new access point will foster positive relations between neighbouring properties by reducing reliance on less ideal access routes. In addition, a new access point for unregistered erf 7499, a portion of erf 2752 Hermanus, will improve the visual appeal of the property and surrounding area, contributing positively to the neighbourhood's aesthetics.

No negative impact on the social wellbeing of the surrounding community is anticipated. It is submitted that the existing developed property is compatible with the character of the area and does not impact negatively on the rights of anyone else.



3.8 COMPATIBILITY WITH SURROUNDING LAND USES

The subject property is situated in an existing residential area. The application does not propose to change the zoning or land use of the subject property and therefore the proposal is compatible with the surrounding land uses.

3.9 IMPACT ON EXTERNAL ENGINEERING SERVICES

All services on the subject property already exist. The deletion of the approval condition (cancellation of an access servitude) and new access will have no impact on the scale and usage of the existing available services since no additional loading of the existing civil infrastructure is anticipated. Additional services (if required) will be provided to the satisfaction of the Overstrand Municipality.

There is an electricity pole and anchor cable situated in the undeveloped portion of 6th Street where the entrance is planned for unregistered erf 7499, a portion of erf 2752 Hermanus. Refer to the As Built plan compiled by Van Dyk Land Surveyors dated August 2024 attached and inserted below. Therefore, we are applying for the relocation of the pole to accommodate the new access point for unregistered erf 7499, a portion of erf 2752 Hermanus. Alternatively, we request that the cables be repositioned underground.

3.10 IMPACT ON SAFETY, HEALTH AND WELLBEING OF SURROUNDING COMMUNITY

The proposed deletion of an approval condition, cancellation of an access servitude and relocation of an electricity pole / anchor cable will have no impact on the general safety and wellbeing of the surrounding community. The subject property will continue to be used for residential purposes.



3.11 IMPACT ON HERITAGE

The application does not involve changing the character of a site larger than 5 000m². Consequently, the proposed application does not trigger Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

Erf 7498 and unregistered erf 7499, a portion of erf 2752 Hermanus, are not situated within the Heritage Protective Overlay Zone as determined by the Overstrand Municipality's Land Use Scheme Heritage Overlay Zone (2020). The subject properties are also not earmarked for heritage conservation purposes with reference to the Overstrand Municipal Growth Management Strategy (2010). The subject properties are not associated with any important persons or groups or important events and activities. The subject properties have no association with the history of slavery and are not used for living heritage.

In the light of the above mentioned it is evident that the proposed application will not have a negative impact on the heritage value of the Voëklip area.

3.12 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed application does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998). The subject properties are not situated within the Overstrand Municipality's Land Use Scheme Environmental Overlay Zone (2020).

3.13 TRAFFIC IMPACT, PARKING AND ACCESS

The deletion of the approval condition, cancellation of the 3m wide access servitude and proposed new access point are discussed in detail in Section 3.4 of the report.



The Overstrand Municipality Land Use Scheme Regulations (2020) stipulate that a minimum of two parking bays are required for a dwelling house. Ample space on both unregistered erf 7499, a portion of erf 2752 Hermanus, and erf 7498 Hermanus exist to meet the minimum parking requirements.

The subject properties will be used primarily for residential purposes and therefore the impact on the traffic flow in the area will remain unchanged.

Access from Sixth Street to unregistered erf 7499, a portion of erf 2752 Hermanus, would be the preferred option as the access point will be taken off a quiet street and will not hinder the traffic flow in the busier Ninth Avenue.

3.14 TITLE DEED

Title deeds no. T11431/1996 and T40031/2024 have no restrictions that need to be removed to accommodate the proposed application. Conveyancer's certificates are not included with this application since the title deeds are straight forward.

3.15 FORWARD PLANNING AND LAND USE DOCUMENTS

The *Overstrand Spatial Development Framework (2020)* earmarks the area where unregistered erf 7499, a portion of erf 2752 Hermanus, and 7498 Hermanus are situated, for urban development purposes. The zoning and residential use of the subject properties will remain unchanged. As a result, the impact of the proposed application on the spatial integrity of the area will be minimal and is therefore consistent with the Overstrand SDF (2020).

The *Overstrand Municipal Growth Management Strategy (OMGMS, 2010)* specifies that erf 7498 and unregistered erf 7499, a portion of erf 2752 Hermanus, form part of Planning Unit no. 3. This planning unit stipulates an increase in the density of the area from 11,4du/ha to 14,3du/ha. No additional portions or second



dwelling units are proposed with this application. The status quo of the area (low density residential) will remain unchanged. The land use application for the subject property therefore falls within the existing planning for the Hermanus East area.

The proposal will promote land development in a location that is sustainable. The proposed application is to improved erven within an established residential area and will not impact on urban sprawl or upon a sensitive environment. The impact on the overall density of Voëlklip will therefore be kept to a minimum since the proposed application still promotes a low-density residential area. It is therefore evident that the proposed development adheres and complies with the relevant municipal spatial planning policies.

3.16 PLANNING PRINCIPLES

The planning principle of spatial resilience does not apply to this application.

Spatial justice: The proposed land use application ties in with the existing character of the area and will not have a negative impact on the surrounding neighbours. The impact on the biophysical environment will be low as the subject properties have been in existence since 1999.

The proposed application will not exacerbate spatial development imbalances. It pertains to erven within the framework of the existing Hermanus Township. The application aligns with the character of the area, and thus, approving it will not introduce any spatial bias.

Spatial sustainability: The proposed deletion of an approval condition, cancellation of an access servitude, the proposed new access point and relocating the electricity pole / anchor cable will have no impact on the visual elements of the subject property and surroundings since no new additions or alterations are proposed. It is submitted that the proposed application is compatible with the character of the area (as motivated in previous sections of this report). The application has no impact on the massing of the buildings and the impact on the streetscape or passers-by. The impact on the biophysical environment will be kept to a minimum.



The proposal has no impact on the protection of agricultural land, plays no noteworthy role in the effective and equitable functioning of land markets, has no impact on social services and will not contribute (or detract from) viable communities.

The application is deemed spatially sustainable and neutral, as it ensures the optimal use of existing properties without disturbing natural vegetation. The proposed new access arrangements for the properties (dwellings) are in harmony with the area's character and do not negatively impact the rights of any neighbouring property owners.

Efficiency: The subject properties are easily accessible and conveniently located in an ideal position close to the Hermanus business areas and the beach. It proves to be resourceful to approve the application since it is compatible with the existing built environment. The proposal supports sustainable development by facilitating better land use and encouraging more efficient urban planning. The approval of the application will not detract from the principle of efficiency but, if anything, contribute to promote same.

The proposed application is efficient as it addresses urban sprawl by promoting densification and more compact towns and cities. This approach supports responsible resource and infrastructure use and aligns with sustainable development principles. Additionally, the proposal makes efficient use of existing resources and infrastructure, maintaining the current suburban development typology.

Good administration: Our firm is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020.



4. RECOMMENDATION

When this application is evaluated, it is important to take note of the following:

- The zoning and primary land use of the subject properties will remain unchanged;
- All services on the subject properties already exist and no additional loading of the existing infrastructure is anticipated. An application / request is however submitted to relocate the electricity pole / anchor cable to accommodate the new access to unregistered erf 7499, a portion of erf 2752 Hermanus;
- The proposal is compatible with the existing built character of the area;
- Impact on the traffic will be kept to a minimum;
- There are no heritage aspects that will negatively impact the application;
- There are no environmental aspects that will negatively impact the application and the application will not have a negative impact on any environmental factors;
- The proposal is compatible with the spatial planning strategies for the area;
- The application is fully compliant with the applicable planning principles described in the LUPA (2014) and SPLUMA (2013).

The application can be supported for your favourable evaluation. The opinion is held that this application will have no negative impact on the land values, privacy, built environment and character of the area.





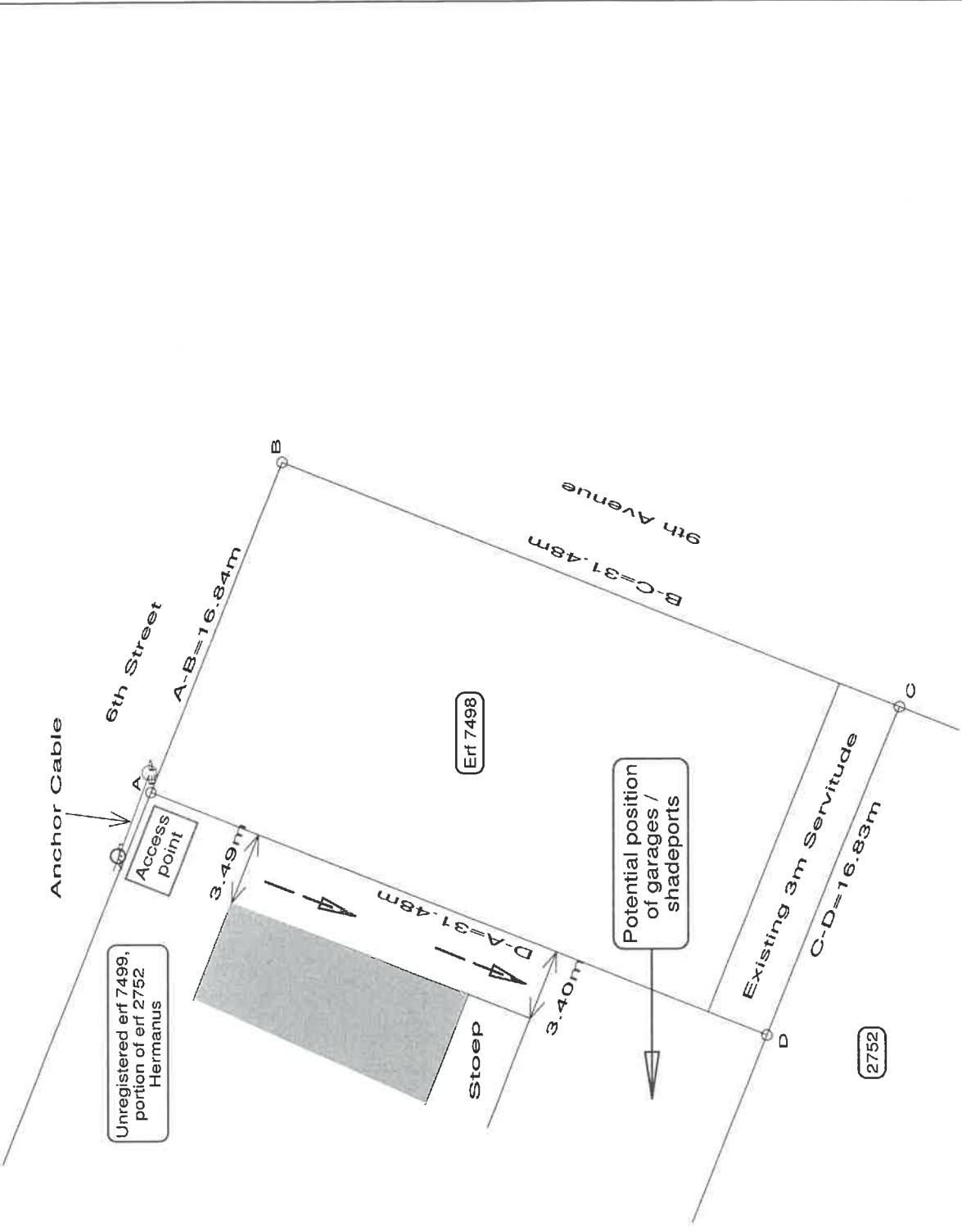
Scale: 1:200
 Drawing Nr: .herm7499access.dwg
 Date: October 2024

Plan Description:
 PROPOSED ACCESS
 & FUTURE POSITION
 OF GARAGES /
 SHADEPORTS

Property Description:
 ERF 7498 & UNREGISTERED
 ERF 7499, A PORTION OF
 ERF 2752 HERMANUS

All distances approximate
 and subject to survey.
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PLAn Stads- en Streeksbeplanners
 Town & Regional Planners



Unregistered erf 7499,
 portion of erf 2752
 Hermanus

Erf 7498

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