



**ERF 9873, 21 WESTCLIFF ROAD, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR SUBDIVISION: MESSRS WRAP PROJECT OFFICE ON BEHALF OF JONQUIL
INVESTMENTS (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) in terms of Section 16(2)(d) of the By-Law for the **subdivision** of Erf 9873 into two (2) portions namely Portion A ($\pm 670\text{m}^2$) and the Remainder: ($\pm 686\text{m}^2$).

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 / (e) alida@overstrand.gov.za) on or before **07 March 2025**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, 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 Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 9873, WESTCLIFF PAD 21, WESTCLIFF, HERMANUS, OVERSTRAND MUNISIPALE GEBIED:
AANSOEK VIR ONDERVERDELING: MNRE WRAP PROJECT OFFICE NAMENS JONQUIL INVESTMENTS
(PTY) LTD**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) ingevolge Artikel 16(2)(d) van die Verordening vir die **onderverdeling** van Erf 9873 in twee (2) gedeeltes naamlik Gedeelte A: ($\pm 670\text{m}^2$) en die Restant ($\pm 686\text{m}^2$).

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 wees en die Munisipaliteit bereik (Patersonstraat 16, Hermanus / (e) alida@overstrand.gov.za) voor of op **07 Maart 2025**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, 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 Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

**ISIZA 9873, 21 WESTCLIFF ROAD, WESTCLIFF, HERMANUS, UMMANDLA KAMASIPALA
WASEOVERSTRAND: ISICELO SOLWAHLULO: MESSRS WRAP PROJECT OFFICE EGAMENI LIKA-
JONQUIL INVESTMENTS (PTY) LTD**

Isaziso sinikwe apha ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo we-Overstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, wowama-2020 (uMthetho kaMasipala) ngokweCandelo le-16(2)(d) loMthetho kaMasipala wokwahlulwa kwe-Erf 9873 zibe ngamacandelo amabini (2) angala iSahlulo A ($\pm 670\text{m}^2$) kunye neNtsalela: ($\pm 686\text{m}^2$).

linkcukacha ezipheleleyo malunga nesindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwe-08:00 kunye ne-16:30 kwiSebe: UCwangciso lweDolophu, ePaterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo zinokungeniswa ngokungqinelana nezibonelelo zeCandelo 51 nelama-52 loMthetho kaMasipala oxeliweyo (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) **07 eyoKwindla2025** okanye ngaphambi koko, ucaphula igama lakho, idilesi. kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo yomnxeba inokwenziwa kuMchwangcisi **weDolophu, uMnu. B Minnaar** ngo-028-313 8900. UMasipala usenokwala ukwamkela izimvo azifumeneyo emva komhla wokuvala. Nawuphi na umntu ongakwaziyo ukufunda nokubhala angatyelela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kubancedisa ukuze benze izimvo zabo zibe sesikweni.

#overstrand4all



We belong



We care



We serve

1. Locality Plan Erf 9873 - Hermanus

Plan prepared by: Thian Jansen

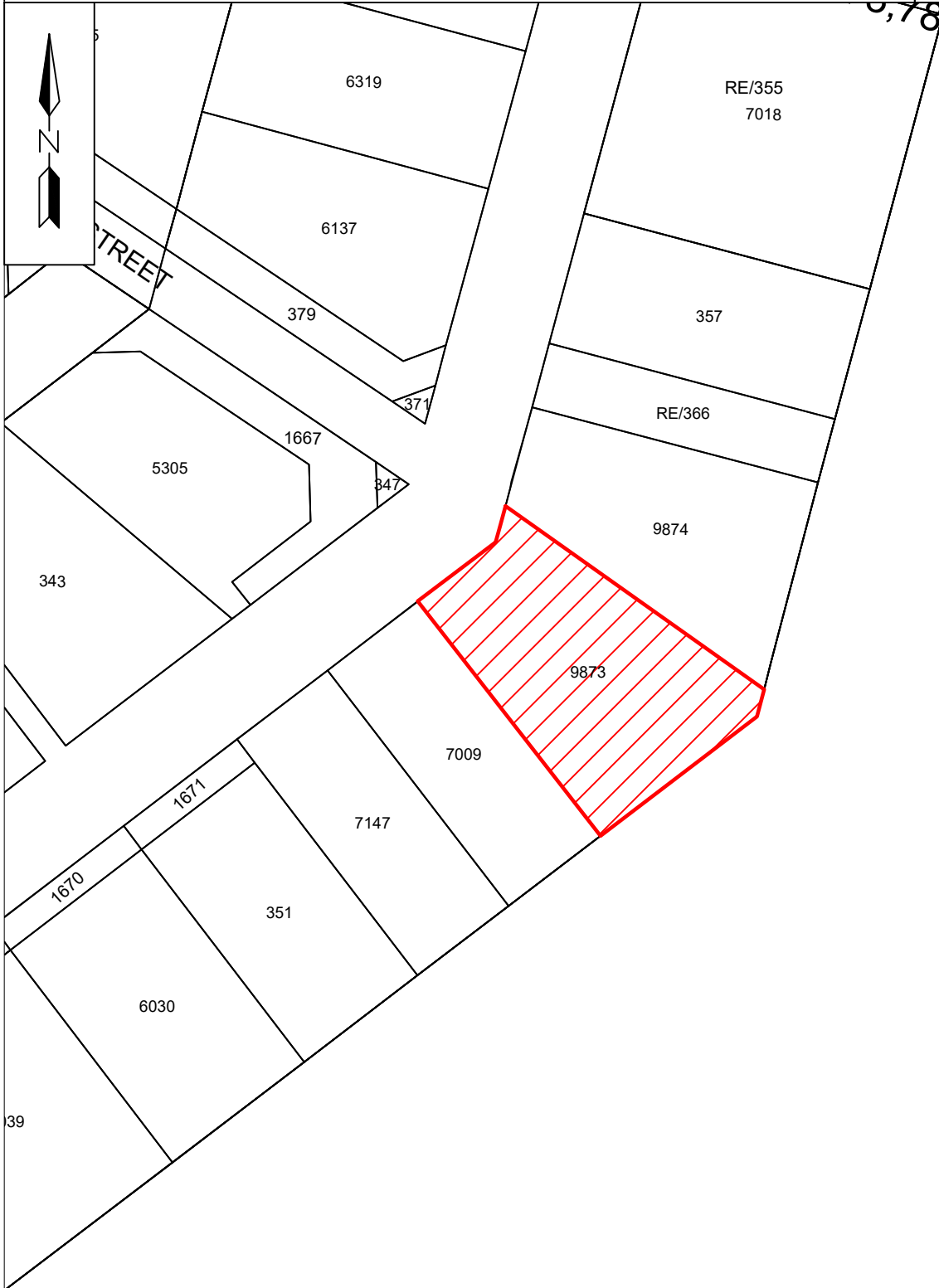
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Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management



Scale 1 : 1000



1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
OM By-Law	Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020
PSDF	Western Cape Provincial Spatial Development Framework, 2014
LUPA	Western Cape Land Use Planning Act, 2014.
MSDF	Overstrand Spatial Development Framework, 2020
SRI	Residential Zone 1: Single Residential

2. PROPERTY DETAILS

Property	Erf 9873, Hermanus
Erf extent	1356m ²
Current zoning	Residential Zone 1: Single Residential

3. BACKGROUND

Erf 9873, Hermanus, hereafter referred to as the subject property, is owned by Jonquil Investments (Pty) Ltd. The property was recently purchased, with the transfer being finalized at the end of July 2024. The owners envision subdividing the subject property to create two new erven, each with ample space to accommodate a dwelling house on each of the subdivided properties. This subdivision will not only maximize the development potential of the property but also ensure that the new erven are in harmony with the surrounding property sizes, maintaining the character and scale of the neighbourhood.

Approval of the following application is required:

- Subdivision of Erf 9873 Hermanus into two erven.

4. PROCEDURE TO ACHIEVE THE OWNERS' INTENT

WRAP Project Office was appointed to compile and submit a land use planning application to achieve the vision highlighted in Section 3 of this report. The following is proposed:

- 4.1** Subdivision of Erf 9873 Hermanus into Portion A, ±686m² and the Remainder, ±670m² in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The subject property has an extent of 1356m². Historically, the property was improved with a dwelling unit, which has been demolished for quite some time. The vacant property now provides an opportunity to start with a clean slate.

The proposal is to subdivide the property into two portions of ±686m² & ±670m², which allows the owners to maximise the extent and development potential of the property. (Refer **Plan 4 – Subdivision Plan**) The owners will develop and construct the dwelling house themselves and both properties will be put on the open market to be sold. Refer to Figure 1 that illustrates the proposed subdivision.

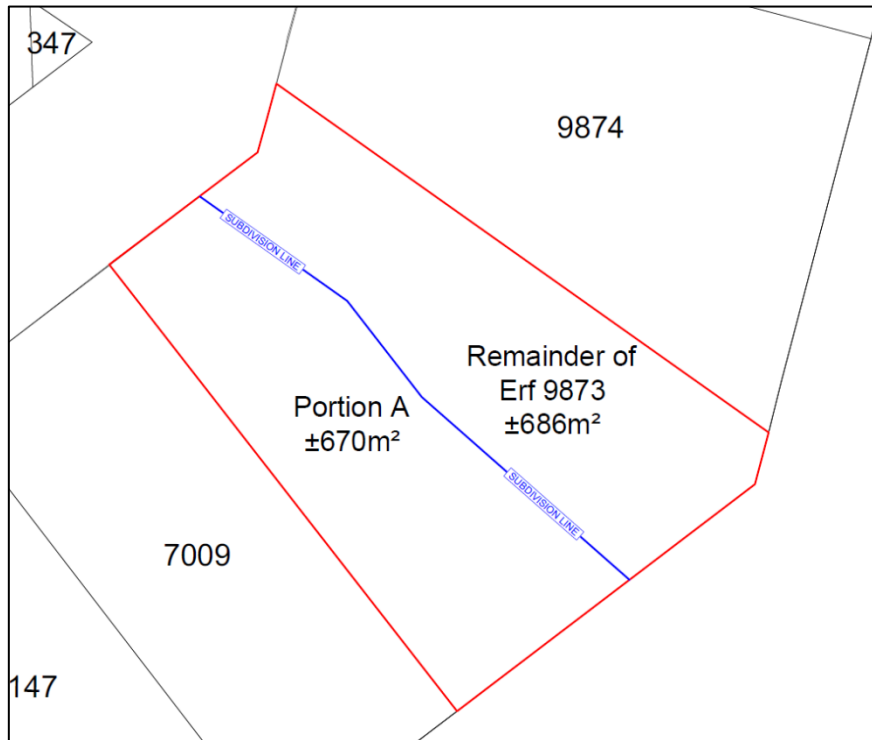


Figure 1: Extract of Plan 4 - Proposed subdivision

The decision to position the proposed subdivision line as shown was made intentionally to provide each property with similar sea frontage while maintaining an equal split between the two proposed portions. The dwelling houses will be specifically designed to optimise the unique shapes of the properties.

Status Quo		
Existing extent Erf 9873, Hermanus		1356m ²
Proposed Subdivision of Erf 9873, Hermanus		
1	Proposed Remainder of Erf 9873, Hermanus	±686m ²
2	Proposed Portion A (a Portion of Erf 9873, Hermanus)	±670m ²

With the growth of the population in the Overstrand area, new housing opportunities should be welcomed. The OMSDF contains projections on the population growth for the main areas in the Overstrand Municipality. The OMSDF indicates that Hermanus was experiencing a population growth rate of 6,4% per annum between 2001 and 2011. The information contained within the OMSDF indicates that the Greater Hermanus, requires several thousand dwelling units to be built to accommodate the projected population growth. (OMSDF, p28).

This increases the pressure on the OM to continue to provide housing opportunities in areas where options are limited. Creating new housing and development opportunities in the Hermanus area should be welcomed as the supply of new vacant erven in the Hermanus area are scarce.

5. LAND USE ENVIRONMENT

There is a mixture of zonings surrounding the subject property, although the area is considered to be a residential area. The surrounding area's zoning is illustrated in Plan 2 (zoning plan).

Figure 2 illustrates the surrounding area and the property size in the close vicinity of the subject property. The proposed subdivided portions are in the same size range of the surrounding properties. The average erf size in the surrounding area is between approximately 495 – 2142m². The proposal to introduce two new erven, is aligned with the average erf size in the area.



Figure 2: Surrounding Property Sizes

6. TITLE DEED

The title deed (46572/2024) does not contain any restrictive conditions which may prohibit the approval of the subdivision of the subject property.



7. ZONING

The following zoning parameters were assessed in conjunction with the SR1 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law: The proposal is to subdivide the property and both subdivided portions will be zoned SR1 to allow the properties to be used for residential purposes.

Residential Zone 1: Single Residential			
Land Use Restrictions			
	Parameters	Proposal	Comply/ deviate
Primary use	Crèche, Dwelling House , Guest Rooms, Home Occupation, Second Dwelling Unit and Self-Catering.	Dwelling House	Comply
Consent use that may be applied for	Day Care Centre, Green House, Guest House, House Shop, Institution, Place of Instruction, Place of Worship, Residential Building, and Intensive Horticulture.	None	Not applicable
Development parameters			
Coverage	The maximum coverage for all buildings on the land unit is determined in accordance with the net erf area: 400m ² and greater = 50%	<u>Remainder of Erf 9873</u> To be finalised <u>Portion A</u> To be finalised	Comply
Height	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.	<u>Remainder of Erf 9873</u> To be finalised <u>Portion A</u> To be finalised	Comply
Building lines	(i) The street building line is determined in accordance with the net erf area: 400 m ² and greater = 4m	To be complied with	Comply
	(ii) The side and rear building lines are determined in accordance with the net erf area: Greater than 400 m ² = 2m	<u>Remainder of Erf 9873</u> To be complied with <u>Portion A</u> To be complied with	Comply



MOTIVATION

<p>Garages and carports</p>	<p>Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2.</p>	<p><u>Remainder of Erf 9873</u> To be finalised</p> <p><u>Portion A</u> To be finalised</p>	<p>Comply</p>
<p>Parking</p>	<p>Two on-site parking bays per dwelling unit, provided that on erven less than 400 m², only 1 on-site parking bay needs to be provided.</p>	<p><u>Remainder of Erf 9873</u> To be finalised</p> <p><u>Portion A</u> To be finalised</p>	<p>Comply</p>

8. SERVICE

The availability of services is a relevant consideration in terms of Section 42(1)(c)(v) of SPLUMA and is herewith illustrated.

Electricity, Water, Sewage and Solid Waste

The subject property is connected to the OM's services network which includes electricity, water, sewage and solid waste. Both properties will be connected to the OM's services network, creating an additional connection requirement if the proposal is approved, and the required Bulk Services Contribution will be made to the OM.

Access and Egress

Refer to Plan 4 for the proposed subdivision plan, vehicular access and egress will be as follows:

Property		Access and Egress
1	Proposed Remainder of Erf 9873, Hermanus	Westcliff Road
2	Proposed Portion A (a Portion of Erf 9873, Hermanus)	Westcliff Road

9. 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 can be illustrated as follow:

Need and desirability

The need for the proposed development arose from the property owners' vision to be able to optimise the utilisation of the entire extent of the subject property.

<p>Socio-economic impact</p>	<p>The proposed subdivision to accommodate a higher density residential development has a positive impact on the following socio-economic aspect of the area:</p>
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MOTIVATION

	<ul style="list-style-type: none"> • Increased Housing Options: The subdivision creates new residential opportunities by dividing the property into multiple portions. This allows for the construction of additional dwelling houses, providing a greater supply of housing options for residents. The increased availability of housing can help address the housing demand and potentially contribute to a more balanced and diverse housing market. • Job Creation: The subdivision project itself can generate employment opportunities. Various professionals and skilled workers, such as architects, construction workers, engineers, and landscapers, may be involved in the planning, design, and construction phases. The project can create both direct and indirect employment, thereby stimulating local economic activity and supporting livelihoods. • Economic Growth: The development of new residential properties through subdivision can contribute to local economic growth. It attracts investment and increases economic activity in the construction sector, as well as in related industries such as real estate, retail, and services. This growth can lead to increased tax revenue for local authorities, which can be reinvested in community infrastructure and services. • Property Value Enhancement: The subdivision and subsequent development of the subject property can positively impact property values in the surrounding area. Well-designed and well-maintained residential properties can enhance the aesthetic appeal and desirability of the neighbourhood. This can lead to an overall increase in property values, benefiting not only the property owners but also the broader community.
Compatibility with surrounding uses	The properties will be used for residential purposes which is compatible with the surrounding area.
Impact on the external engineering services	The Overstrand Municipality's Engineering Department will review the application to ensure that the availability of services is adequate, and the property owners will be expected to make a bulk services contribution. These contributions will also enable the municipality to improve any current services if required.
Impact on safety, health and wellbeing of the surrounding community	It is not expected that the proposed subdivision will have an impact on the safety, health and wellbeing of the surrounding community.
Impact on heritage	The subject property is not listed in the OM Heritage Register.



MOTIVATION

Impact on the biophysical environment	<p>The proposal has the following positive impact on the biophysical environment:</p> <ul style="list-style-type: none"> Land use efficiency: The proposal is proposing to be more land-efficient than low density developments, which can help preserve open spaces, farmland, and natural habitats. This can help maintain biodiversity and ecosystem services in the surrounding area.
Traffic impacts, parking, access and other transport related considerations	<p>The proposed development will have adequate parking on each portion, also as the access and egresses are divided between 3rd Street, it is not predicted that the subdivision will have a drastic impact on the traffic flow.</p>

Impact on views, sunlight and character of the area

The proposed subdivision will not have any impact on the views, sunlight and character of the surrounding area.

The proposed development of the vacant erven will follow the development parameters set out by the OMLUS, which will ensure that the proposed development will not impact on the views and sunlight of the surrounding area.

Economic impact

Section 3 indicated what economic impact this development will have. Various role players will be employed and involved in the whole process. Jobs will be created on a temporary basis for all those role players involved, while on a more permanent basis, more rates and taxes will be collected by the municipality.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal which leads to the devaluation or foregoing valued land use rights of interested and affected parties when an application is approved. The proposed subdivision will increase the surrounding property values as more housing opportunities will be created and new development will take place.

Impact on heritage

The subject property is not listed in the OM Heritage Register. None of the provisions in the National Heritage Resources Act, 1999 are triggered by this proposal. There previous dwelling was allowed to be demolished on condition that the stones of the previous house be used in the new construction, this will adhere to an incorporated once a final design has been approved by the municipality.

Environmental impact

No listed activities in terms of the National Environmental Management Act are triggered by this proposal.



10. POLICIES AND REGULATIONS

10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

The property is located within the 'Protected Area Buffer' and 'Coastal Protection Zone' EMOZ.

Protected Area Buffer

The subject property is located within the 'Protected Area Buffer' EMOZ. The purpose thereof is to protect the integrity of National, Provincial and Municipal Nature Reserves from negative external pressures/impacts while reducing pressure on core areas and to assist in preserving their value to the eco-cultural tourism economy of the Overstrand through alignment of appropriate land use and regulation.

Coastal Protection

The subject property is located within the 'Coastal Protection' EMOZ. The purpose thereof is managing the integrity of coastal ecosystems, ecosystem services, coastal dynamic processes and biodiversity within Coastal Reserves.

The proposed subdivision and development of the properties with two dwelling units is not expected to have a negative effect on the EMOZ.

10.2 Heritage Protection Overlay Zone (HPOZ)

The property is located within the 'Costal Strip' HPOZ. The proposed subdivision and development of the properties with two dwelling units is not expected to have a negative effect on the HPOZ.

10.3 Spatial Planning Policies

The compliance of this proposal with the applicable spatial development policies was assessed. These policies are instrumental in guiding spatial development and providing prescripts of what constitutes sound town planning development patterns. The compliance of this proposal in conjunction with provincial and local policies which are key development informants will be illustrated.

PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK - PSDF

Policy preface

The PSDF is a product of a provincial inter departmental and inter-governmental collaboration under the guidance of the interdepartmental steering committee with the private sector, academia, and non-governmental organisations. This broad participatory process has created a shared spatial vision which is intended to inform spatial development patterns of urban areas in the province.

Consistency of the proposal with the policy

Throughout the framework, the process of infill planning is emphasized. Section 3.3.7 states that densification should take place using infill planning and should be the first choice when densification is proposed.



The proposal to create an additional erf is in line with the proposal to densify an existing area. By densifying through infill, no urban sprawl is created, and the maximisation of the existing urban area is used. By densifying existing areas, these areas can benefit from higher economic activity.

MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK – MSDF

Policy Preface

The SDF's intention is to ensure compliance with national, provincial and district legislation policies and principles. The SDF aims to provide sufficient guidance regarding what constitutes appropriate spatial development land uses and direction within the urban edge. The SDF was drafted after considering input from other state departments and the public and provides a shared spatial vision which development proposals should ideally attempt to synchronise with.

Consistency of the proposal with the policy

The policy promotes the protection of the character of the OM. The approval and implementation of the proposed subdivision will not undermine the character of the site and surrounding area.

The SDF promotes the containment of the footprint of OM within the well-defined urban edge. The subject property is located within the urban edge of OM and this proposal contains urban development within this footprint as prescribed.

11. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles which each development application must be guided by. Policy proposals in SPLUMA which are pertinent to this proposal are recorded below:

Spatial justice

Spatial justice refers to planning proposals which do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal for the subdivision does not perpetuate apartheid spatial development imbalances.

Spatial sustainability

Spatial sustainability refers to planning proposals which result in communities that are viable. This proposal to subdivide intends to ensure the subject property is utilised to its maximum capabilities. The proposed infill densification is a sustainable method to create new properties without requiring additional land.

Efficiency

This proposal is intended to maximise the usage of the subject property and ensure the property has sufficient space to provide two families with dwelling houses.

Spatial resilience

This proposal is not in conflict with any spatial planning policies or other OM regulations which is a hallmark of resilience.

Good administration

The OM has a credible track record of good administration regarding the method of public participation which invites and accepts comments from the public to make an informed decision as well as complying with the prescribed time frames pertaining to the processing of applications.



12. EVALUATION

The proposal needs to be evaluated on the basis that the current situation is not utilizing the space efficiently. The owners envision subdividing the property, which will double the residential capabilities of the subject property.

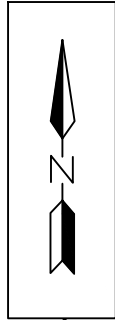
The new development will not add any new land use rights, as the proposed subdivided portions are intended for residential use. This proposal aligns with all relevant spatial planning policies.

Throughout the entire process, various role players will be employed to assist the applicant in achieving their vision. These role players include town planners, architects, land surveyors, demolition personnel, rubble removal companies, and construction companies. Each role player will have a specific function in the development of the two proposed residential properties.

13. RECOMMENDATION

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

13.1 Subdivision of Erf 9873 Hermanus into Portion A, $\pm 686\text{m}^2$ and the Remainder, $\pm 670\text{m}^2$ in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



347

9874

Remainder of
Erf 9873
±686m²

Portion A
±670m²

7009

7147

SUBDIVISION LINE

SUBDIVISION LINE

4. Subdivision Plan
Erf 9873 - Hermanus

Proposed Subdivision

Property Extent - 1356m²

Remainder - ±686m²
Portion A - ±670m²

Plan date: 30/07/2024
Plan Number: 24.70(001)

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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Scale 1 : 250



Project Office
Town Planning & Project Management