



ERF 3016, 17 DISA STREET, ONRUST RIVER AND ERF 4248, 19 DISA STREET, ONRUST RIVER: APPLICATION FOR CONSOLIDATION: WRAP PROJECT OFFICE ON BEHALF OF MD & LRE LUNDALL

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 a **consolidation** in terms of Section 16(2)(e) to consolidate Erf 3016, Onrust River with Erf 4248, Onrust River to create a consolidated property of $\pm 2974\text{m}^2$ in extent.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning at 16 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) loretta@overstrand.gov.za) on or before **15 August 2025**, 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 Town and Spatial Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 3016, DISASTRAAT 17, ONRUSTRIVIER EN ERF 4248, DISASTRAAT 19, ONRUSTRIVIER: AANSOEK OM KONSOLIDASIE: WRAP PROJECT OFFICE NAMENS MD & LRE LUNDALL

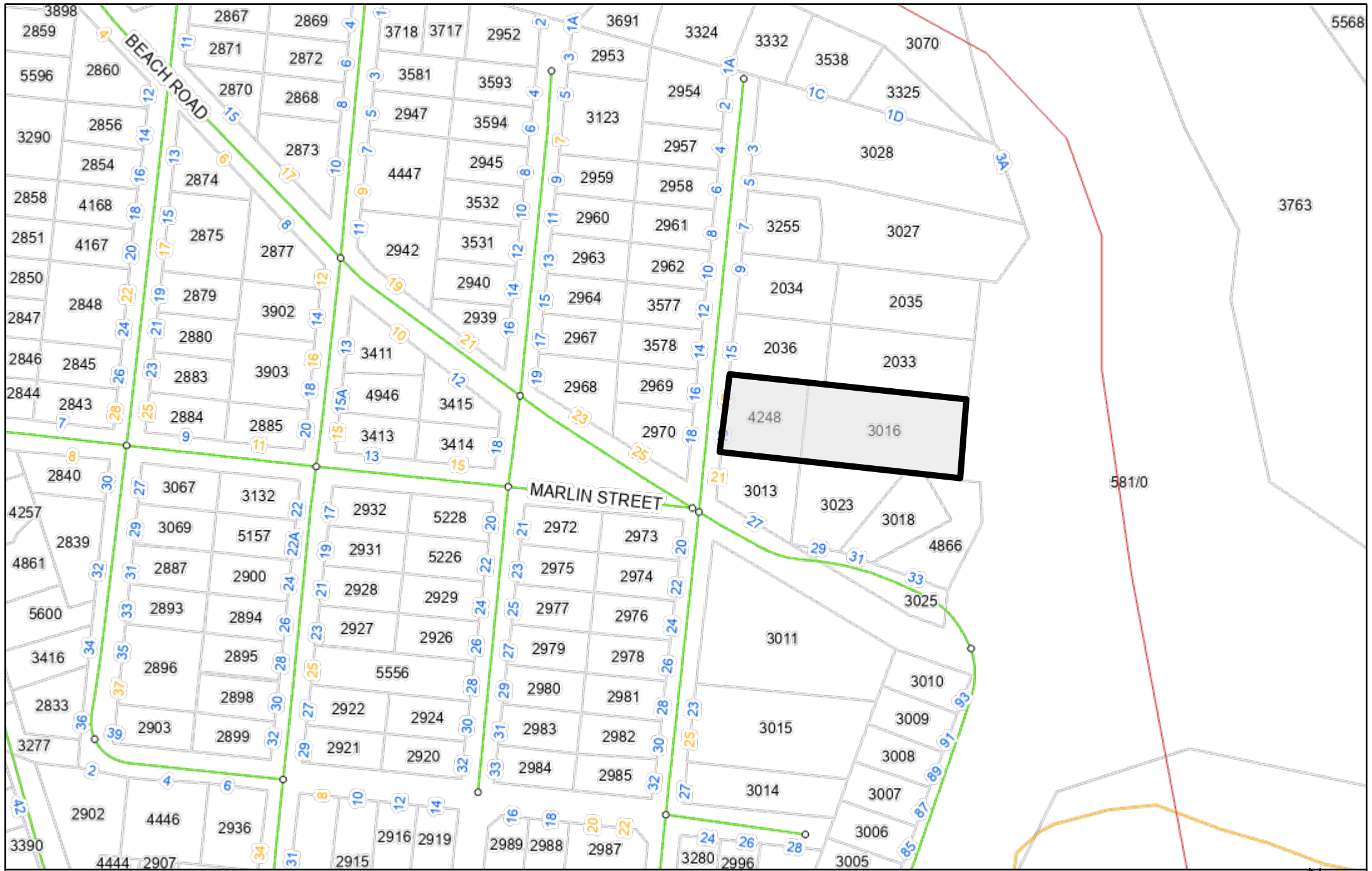
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is om **konsolidasie** ingevolge Artikel 16(2)(e) om Erf 3016, Onrustrivier met Erf 4248, Onrustrivier te konsolideer om 'n gekonsolideerde eiendom van $\pm 2974\text{m}^2$ in grootte te skep.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning, 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 / (e) loretta@overstrand.gov.za) voor of op **15 Augustus 2025**, 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** at 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: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 3016, 17 DISA STREET, ONRUST RIVER & ISIZA 4248, 19 DISA STREET, ONRUST RIVER: ISICELO SOKUHLANGANISA: WRAP PROJECT OFFICE EGAMENI LE-MD & LRE LUNDALL

Isaziso sinikwe apha ngokweCandelo lama-48 loMthetho kaMasipala oLungisiweyo we-Overstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ngo-2020 sokuba isicelo sifunyenwe sokuhlanganisa ngokweCandelo le-16 (2)(e) lokuhlanganisa i-Erf 3016, i-Onrust River. kunye ne-Erf 4248, i-Onrust River ukudala ipropati edityanisiweyo ye- $\pm 2974\text{m}^2$ ngokomlinganiselo.

linkcukacha ezipheleleyo malunga nesindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi kwe-08:00 kunye ne-16:30 kwiSebe: UCwangciso lweDolophu neSithuba e-16 Paterson Street, eHermanus. Naziphi na izimvo ezibhaliweyo zinokungeniswa ngokungqinelana nezibonelelo zeCandelo 51 nelama-52 loMthetho kaMasipala oxeliweyo (16 Paterson Street, Hermanus / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-**15 EyeThupha 2025**, ucaphula igama lakho, idilesi kunye neenkukacha zozhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ye-Telephonic inokwenziwa ku**Mnu H Olivier** kwi-028-313 8900. UMasipala usenokwala ukwamkela izimvo azifumeneyo emva komhla wokuvala. Nawuphi na umntu ongakwaziyo ukufunda nokubhala unokundwendwela iSebe leDolophu noCwangciso lweMihlaba apho igosa likamasipala liya kubancedisa ukuze benze izimvo zabo zibe sesikweni.





REMAINDER OF ERF 3016 & ERF 4248 ONRUSTRIVIER

APPLICATION FOR CONSOLIDATION

Application prepared for:

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Application prepared by:

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Submitted

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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
SR1	Residential Zone 1: Single Residential

2. PROPERTY DETAILS

Erf description	Remainder of Erf 3016 Onrustrivier	Erf 4248 Onrustrivier
Erf extent	1 984 m ²	990 m ²
Current zoning	Residential Zone 1: Single Residential	

3. BACKGROUND

Erf 4248 Onrustrivier was created when Erf 3016 Onrustrivier was subdivided in 1998. The current owners bought both the Remainder of Erf 3016 and Erf 4248 Onrustrivier, hereafter referred to as the subject properties, with the intention to consolidate the property again to its original extent of 2 974m².

The owners have a clear vision for the subject properties namely, to transform it into one erf, which will create a property consisting of a main dwelling and second dwelling and the owners will be demolishing the wendy house. By consolidating the properties, the owner aims to maximise the potential of the site and contribute to the overall development of the area. By embracing this approach, the owners aspire to contribute to the revitalisation of the area and to develop a high-quality residential property in the sought-after Onrus area.

Through careful planning and consideration of the surrounding property sizes, the owner wants to ensure that the consolidated erf will blend harmoniously into the existing neighbourhood. This approach not only enhances the visual appeal of the area but also promotes a sense of continuity and unity within the community. Therefore, approval of the following application is required:

- **Consolidation** of the two erven.

4. PROCEDURE TO ACHIEVE THE OWNER'S 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 Consolidation of the Remainder of Erf 3016 & Erf 4248 Onrustrivier.

Refer to *Table 1* for information on the extent of the proposed consolidated property.

Table 1: Proposed Consolidation extent

Status Quo		
1	Remainder of Erf 3016, Onrustrivier	1 984 m ²
2	Erf 4248 Onrustrivier	990 m ²
Proposed Consolidation		
	Consolidated Property	2 974 m ²

As seen in *Table 1*, the proposed consolidation aims to combine the two properties into one property. This strategic consolidation allows the property owners to maximize the extent and development potential of the subject property, refer to *Figure 1*.

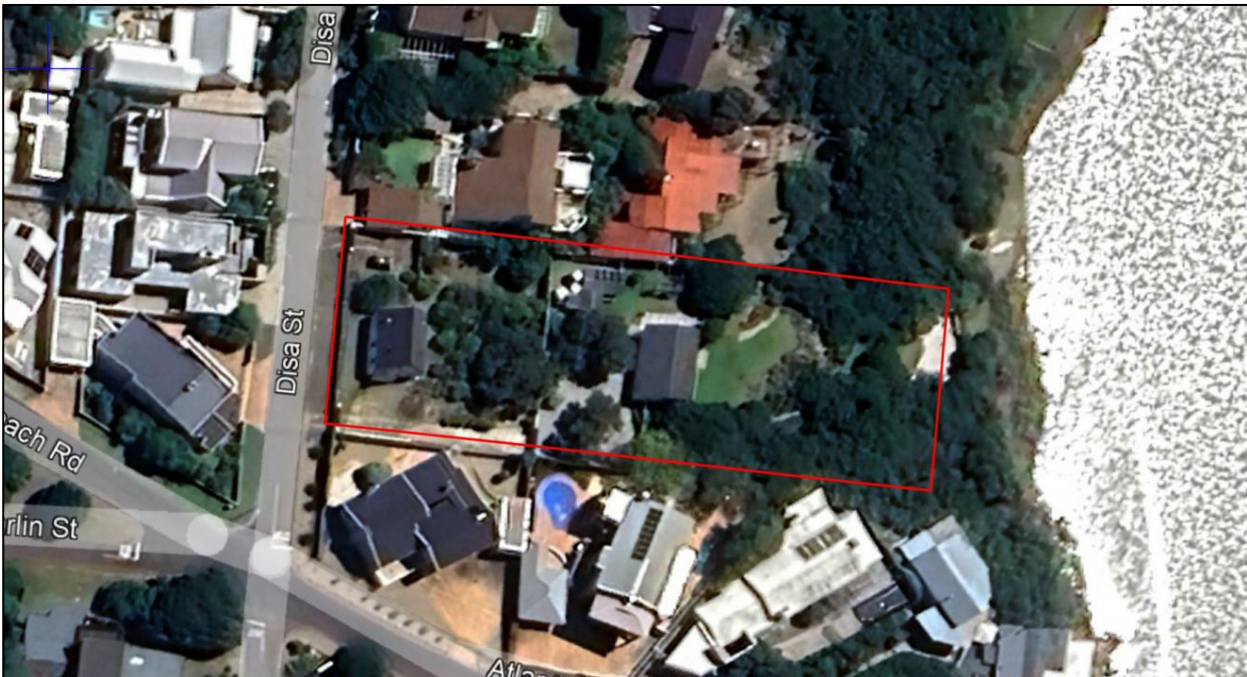


Figure 1: Aerial view of the proposed consolidation

By consolidating the properties into one erf, the owners can continue to utilize their property for residential purposes which aligns with the surrounding neighbourhood and the extent of the properties. This approach ensures that the consolidated property will seamlessly integrate into the existing fabric of the area, promoting a harmonious and balanced landscape.

The proposed consolidation maximizes the development potential of the subject properties as one conveniently sized residential erf. *Figure 1* serves as an illustrative guide, depicting the proposed consolidation plan and providing a visual representation of the future layout of the properties. This visual aid assists in understanding the potential of the subject properties and the proposed development opportunity to be created for the consolidated property.



It needs to be reiterated, as mentioned in Section 3 of this report, that the subject properties used to be one property known as Erf 3016 Onrustrivier, which was subdivided in 1998 and is now proposed to return to its original extent. Erf 4248 Onrustrivier presently has a right-of-way servitude registered over it in favour of the Remainder of Erf 3016 Onrustrivier which will be cancelled upon approval of the application for consolidation.

Overall, the proposed consolidation and retention of the existing dwellings demonstrate the property owners' commitment to capitalizing on the available space and meeting the housing demand in the area.

5. LAND USE ENVIRONMENT

The zonings of properties surrounding the subject property are predominantly residential. The surrounding area's zoning is illustrated in **Plan 2 – Zoning Plan**.

6. TITLE DEED

Title deeds T44114/2018 and T2139/2022 (refer to **Annexure B**) of the subject properties were perused and there are no restrictive conditions prohibiting the consolidation of the 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 consolidate the properties, both of which is and will be zoned SR1 which allows the consolidated property 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, Second Dwelling Unit.	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%	8,5% (±252.88m ²)	Comply



MOTIVATION

Height	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.	Comply	Comply
Building lines	(i) The street building line is determined in accordance with the net erf area: 400 m ² and greater = 4m (ii) The side and rear building lines are determined in accordance with the net erf area: Greater than 400 m ² = 2m	Comply The Wendy house (approved building plan) situated 1m from the side boundary will be demolished.	Comply
Garages and carports	Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2.	Comply	Comply
Parking	Two on-site parking bays per dwelling unit, provided that on erven less than 400 m ² , only 1 on-site parking bay needs to be provided.	Comply	Comply

8. SERVICES

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 properties are connected to the OM's services network which includes electricity, water, sewage and solid waste. The consolidated property will be connected to the OM's services network, using an existing connection if the proposal is approved.

Access and Egress

Refer to **Plan 1** which illustrates the current vehicular access, and egress. This will remain as is, however the right-of-way servitude over Erf 4248 Onrustrivier, in favour of the Remainder of Erf 3016 Onrustrivier, will be cancelled.

9. NEED AND DESIRABILITY

The application addresses specific land use requirements necessary to align the property with the needs of its owner. The need and desirability of the proposal, in accordance with Section 66(1)(c) of the OM By-Law, are discussed as follows:

Socio-economic impact	The proposed consolidation is expected to have a neutral to positive socio-economic impact on the area. Both properties currently accommodate one dwelling each, and this will remain unchanged after consolidation. As such, there will be no increase in residential density or pressure on municipal infrastructure and services.
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	The consolidation will promote more efficient land use and simplify property management, which may support better service delivery and long-term planning. From an economic perspective, the formation of a larger, unified erf may enhance property value and contribute to investment stability in the area. Additionally, the proposal will allow for improved spatial integration and a more cohesive visual character, which may positively influence the surrounding neighbourhood. In conclusion, the consolidation supports sound land use planning principles.
Compatibility with surrounding uses	The consolidated property will be used for residential purposes which is compatible with the surrounding area.
Impact on the external engineering services	The consolidation will not have an impact on the external engineering services as the dwellings will remain as is and the capacity will as well.
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 or wellbeing of the surrounding community.
Impact on heritage	The subject properties are not listed in the OM Heritage Register.
Impact on the biophysical environment	The existing land use will remain unchanged. The consolidation is purely administrative in nature and will not result in any changes to the physical environment. Therefore, the proposal is not expected to have an impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	Access and egress to the property will remain as is and is therefore not expected to have an impact on the traffic, parking, access or any other transport related considerations.

Impact on views, sunlight and character of the area

No new development or construction is proposed as part of this application, and the existing land use will remain unchanged. Therefore, it is evident that the proposed consolidation will not have any impact on the views, sunlight and character of the surrounding area.

Economic impact

By creating a larger, unified property, the consolidation may enhance the overall market value and investment potential of the consolidated erf. This may contribute to long-term economic stability for the owners and potentially support broader property value growth in the area. As no new development is proposed, there are no additional costs to municipal infrastructure or services.

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 consolidation presents no significant opportunity cost, as it does not remove or restrict any existing land use rights



of surrounding property owners or interested parties. No new development or land use change is proposed, and the existing residential use remains unchanged.

Environmental impact

The subject properties are located within an environmentally important area and is discussed in *Section 10* below.

Heritage considerations

The subject properties are not listed in the Heritage Register; however, the properties are located within a Heritage area, refer to *Section 10* below.

10. POLICIES AND REGULATIONS

10.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

Both erven are 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.

To ensure compliance with the guidelines set out in the EMOZ the application was evaluated in terms of the provisions of Schedule A & B of the Environmental Management Overlay Zone 2020. As no new development is proposed with this application and the dwellings are to remain as is with this application only being an administrative proposal, the proposal is not expected to have an impact on the Coastal Protection EMOZ.

10.2 Heritage Protection Overlay Zone (HPOZ)

Only one of the subject properties are located within the 'Coastal Strip' HPOZ, namely the Remainder of Erf 3016 Onrustvriër. The purpose of the Coastal Strip HPOZ is to ensure that any land use application resulting in additional rights complies with the existing character and contextual significance as listed below:

- To protect the natural, environmental and scenic qualities along the coastal strip;
- To protect lateral views between the mountain and coastline by ensuring the continuation of existing view lines and by controlling the massing and form of buildings adjacent to the coastal strip;
- To protect and enhance the nature of the transition zone between the built fabric along the coastal strip, including the first line of erven facing the coast, the coastal walkway and the coastline.

The proposal of consolidation is not expected to have a negative impact on the HPOZ.

10.3 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.

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 that do not contribute towards the perpetuation of apartheid spatial development imbalances. The proposal to consolidate the properties is not predicted to contribute to past spatial injustices.

Spatial sustainability & Efficiency

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal is to utilise the property to its maximum extent. The proposed consolidation of the property will optimise the utilisation of space on the property.

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.

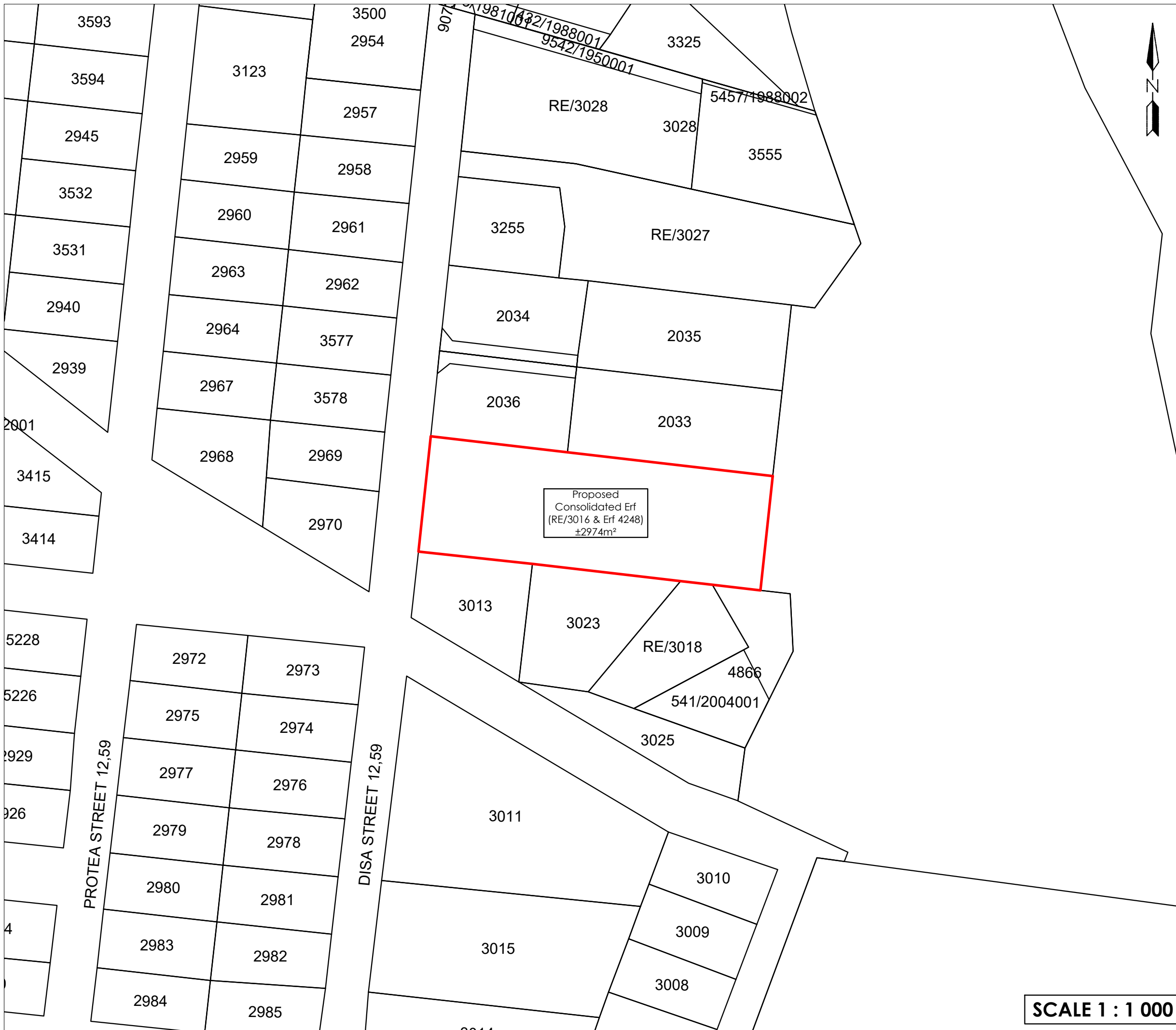
12. CONCLUSION

This application is submitted to obtain approval from the Overstrand Municipality to consolidate the two subject properties. The erf will return to its original extent before the subdivision in 1998 as motived throughout the report. The proposed consolidation aligns with the guidelines established by the OMLUS and the zoning of the properties in question. The proposal is consistent with the neighbouring residential area and will not be considered as out of the ordinary. The proposal is also consistent with all applicable land-use planning regulations.

13. RECOMMENDATION

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

13.1 Consolidation of the Remainder of Erf 3016 and Erf 4248, Onrustvriër in terms of Section 16(2)(e) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020



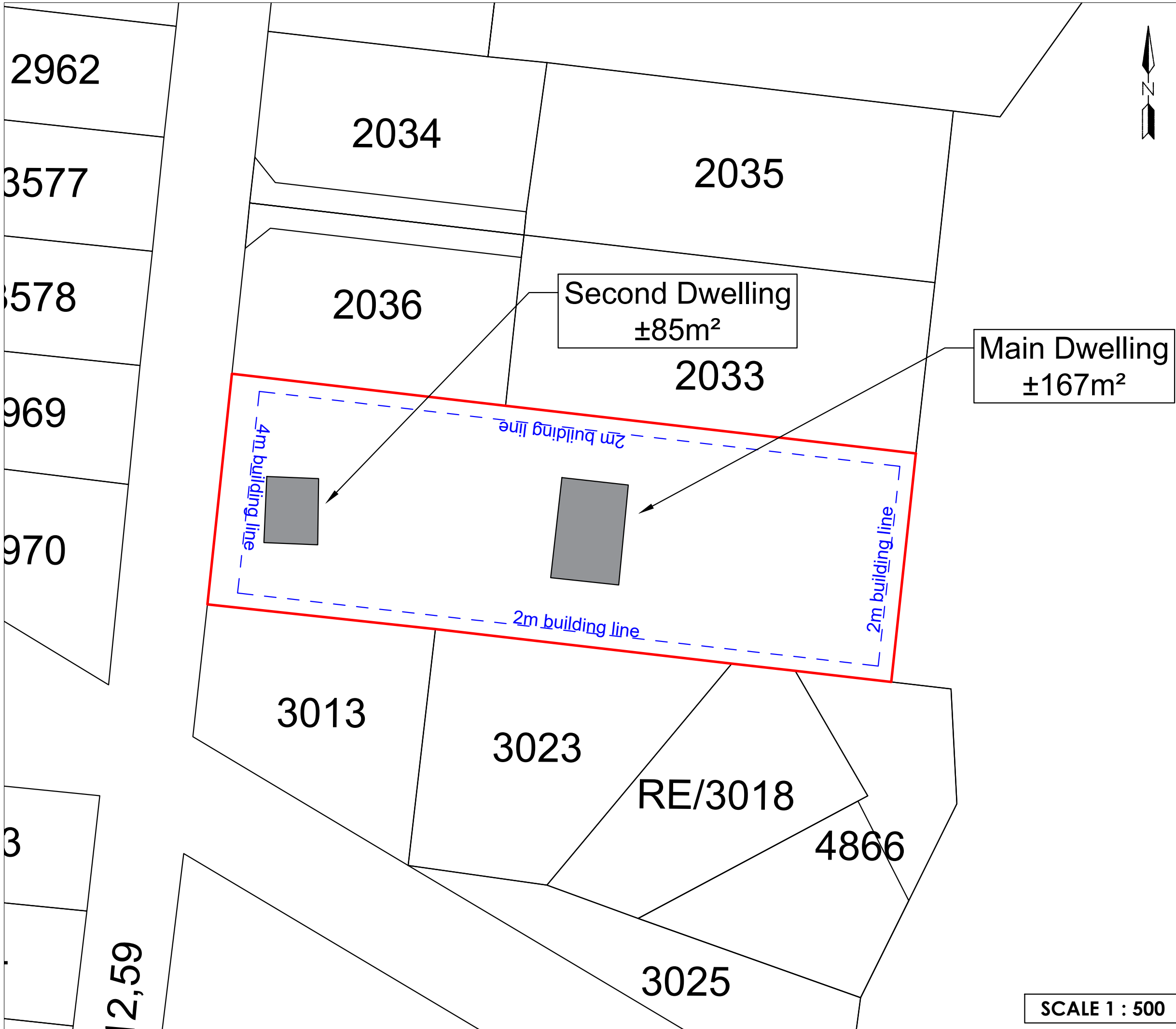
3. Consolidation Plan
Remainder of Erf 3016 & Erf 4248
Onrustrivier

Property Extent: 2 974m²
Coverage - 8,5% (252,88m²)

Plan prepared by: Veronica Jansen
All distances are approximate
and subject to a survey
Tel: 028 313 1411
Email: admin@wrapgroup.co.za
Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



SCALE 1 : 1 000

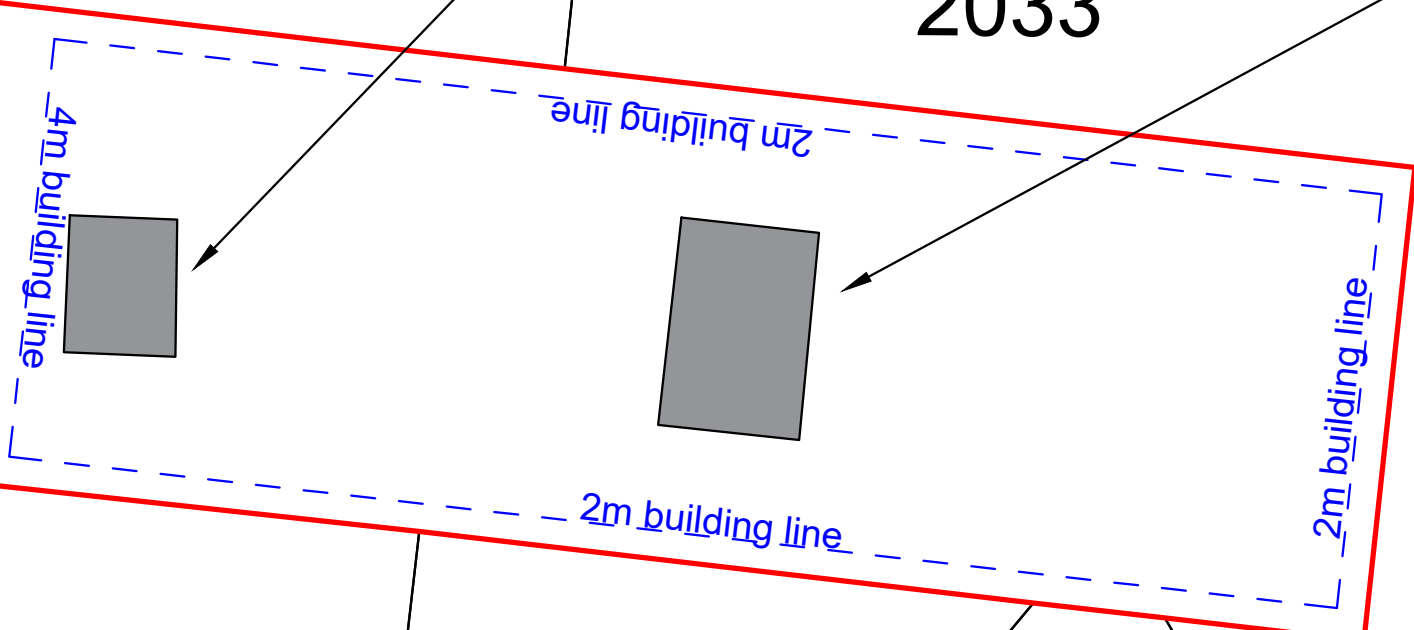


4. Site Plan
Remainder of Erf 3016 & Erf 4248
Onrustrivier

Property Extent: 2 974m²
Coverage - 8,5% (252,88m²)

Main Dwelling
±167m²

Second Dwelling
±85m²



Plan prepared by: Veronica Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



SCALE 1 : 500