



**ERVEN 7617 AND 7618, 111 ELEVENTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSOLIDATION: PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF PELICAN PROPERTY TRUST**

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 **consolidation** in terms of Section 16(2)(e) of the By-Law to consolidate Erf 7617 and Erf 7618, Voëlklip, Hermanus.

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](mailto:alida@overstrand.gov.za)) on or before **27 June 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. 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.

**ERWER 7617 EN 7618, ELFDE STRAAT 111, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK VIR KONSOLIDASIE: MNRE PLAN ACTIVE STADS- EN STREEKSBEPLANNERS NAMENS PELICAN PROPERTIE TRUST**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir **konsolidasie** ingevolge Artikel 16(2)(e) van die Verordening vir die konsolidasie van Erf 7617 en Erf 7618, Voëlklip, Hermanus.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende woensdae 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 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) voor of op **27 Junie 2025**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die 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.

**IZIZA EZINGU-ERVEN 7617 NO-7618, 111 ELEVENTH STREET, VOËLKLIP, HERMANUS, KUMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKUYONDELELANISA: PLAN ACTIVE TOWN & REGIONAL PLANNERS EGAMENI LE PELICAN PROPERTY TRUST**

Kukhutshwe isaziso esimayela nemiba yeSoloty lama48 loMthethwana kaMasipala waseOverstrand Osisihlomelo soMthethwana OngeziCwangciso ZokuSetyenziswa koMhlaba kaMasipala ku2020 (Umthethwana) isaziso esi thi kufunyenwe isicelo **sokuyondelelanisa ngokwemiba** yeSoloty le16(2)(e) loMthethwana ukuyondelelanisa isiza esingu-Erf 7617 no-Erf 7618, Voëlklip, Hermanus.

Iinkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: IziCwangciso zeDolophu, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSoloty lama51 nelama52 loMthethwana kaMasipala ochazwe ngentla (16 Paterson Street, Hermanus / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi komhla, **27 Isilimela ku2025**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingathunyelwa kuMchwangcisi weDolophu, **Mnu. P Roux** kwa028-313 8900. UMasipala angala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwazi ukufunda okanye ukubhala makaye kwiSebe Lezicwangciso zeDolophu apho igosa likamasipala liza kumnceda ahlomle ngokusemthethweni.



**PROPOSED CONSOLIDATION**  
**ERVEN 7617 & 7618 HERMANUS**  
**OVERSTRAND MUNICIPALITY**

**MOTIVATION REPORT**

**1. BACKGROUND**

Plan Active Town & Regional Planners has been appointed by S. Rands, on behalf of the Pelican Property Trust, the owner of erven 7617 and 7618 Hermanus, to apply for the consolidation of the aforementioned properties.

Both erven 7617 and 7618 Hermanus are held by title deed number T40834/2013. Erf 7617 Hermanus is 665m<sup>2</sup> in extent and erf 7618 Hermanus is 611m<sup>2</sup> in extent.

There is currently one existing dwelling situated across Erven 7617 and 7618 Hermanus, which was constructed over the common boundary between the two properties in accordance with the approved building plans at the time.

To regularise this encroachment, an application for the consolidation of Erven 7617 and 7618 Hermanus was submitted and approved on 27 June 2016. A copy of the decision letter issued by Overstrand Municipality is attached hereto for reference. However, the property owner did not act upon the approval, and as a result, the consolidation approval has lapsed due to the expiration of the validity period.

The current application is a duplicate of the original application submitted in 2015 and seeks to achieve the same objective - namely, the consolidation of Erven 7617 and 7618 Hermanus to legally rectify the encroachment of the existing dwelling over the common boundary.

## **2. APPLICATION DETAILS**

Application is made for / in terms of:

- Chapter 4, Section 16(2)(e) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, for the consolidation of erven 7617 and 7618 Hermanus.

## **3. GENERAL APPLICATION INFORMATION**

### **3.1 PROPERTY DESCRIPTION**

Erven 7617 and 7618 Hermanus are situated at 111, 11<sup>th</sup> Street, Voëlklip, Hermanus. Refer to the locality plan attached. The subject properties gently slope in a southerly direction and is characterized by residential structures.

The extent of the subject properties is as follows:

<b>ERF NUMBER</b>	<b>EXTENT (in m<sup>2</sup>)</b>
Erf 7617	665
Erf 7618	611

### **3.2 ZONING**

The subject properties have the following land use rights:

<b>ERF NUMBER</b>	<b>ZONING</b>
Erf 7617	Residential Zone 1: Single Residential
Erf 7618	Residential Zone 1: Single Residential

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

### 3.3 LAND USE

There is one existing double-storey dwelling situated across both Erven 7617 and 7618 Hermanus as indicated on the aerial map below:



*Image 1: Aerial photograph of erven 7617 & 7618 Hermanus*

The dwelling was constructed in accordance with the approved building plans, which clearly indicate the placement of the structure spanning both properties. For reference, please consult the attached survey plan.

The consolidation of Erven 7617 and 7618 Hermanus was a condition of approval linked to the building plan approval in 2004 for the subject properties. During our preliminary investigation conducted in 2015, prior to the submission of the initial consolidation application, the municipality was unable to confirm whether the property owner had been formally notified of this condition at the time of approval. However, it was confirmed that the written comments from the Building Department, which are still on file, make explicit reference to the requirement for the erven to be consolidated.

In addition to the consolidation requirement, it was also stipulated as a condition for approval of the building plans that the existing dwelling must be interleading. These conditions were imposed to ensure that the structure complied with planning and building regulations applicable at the time.

Our client confirmed that the existing structure on erven 7617 and 7618 Hermanus is used as a primary dwelling occupied by a mother of one of the trustees. It is not used for guesthouse purposes.

The surrounding land uses comprise primarily of residential dwellings, public open spaces, and public roads, reflecting a well-established urban residential character in the immediate vicinity of the subject properties.

### **3.4 PROPOSED DEVELOPMENT**

- The **consolidation** of erven 7617 and 7618 Hermanus in terms of Chapter 4, Section 16(2)(e) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020.

There is currently one existing dwelling situated across Erven 7617 and 7618 Hermanus, which was constructed over the common boundary between the two properties in accordance with the approved building plans at the time.

To regularise this encroachment, an application for the consolidation of Erven 7617

and 7618 Hermanus was submitted and approved on 27 June 2016. A copy of the decision letter issued by Overstrand Municipality is attached hereto for reference. However, the property owner did not act upon the approval, and as a result, the consolidation approval has lapsed due to the expiration of the validity period.

The current application is a duplicate of the original application submitted in 2015 and seeks to achieve the same objective - namely, the consolidation of Erven 7617 and 7618 Hermanus to legally rectify the encroachment of the existing dwelling over the common boundary.

It is proposed to consolidate erven 7617 and 7618 Hermanus as follows:

<b>TOTAL EXTENT OF PROPOSED CONSOLIDATION</b>	1276m <sup>2</sup>
<b>PROPOSED CONSOLIDATION</b>	Erf 7617: 665m <sup>2</sup> Erf 7618: 611m <sup>2</sup>

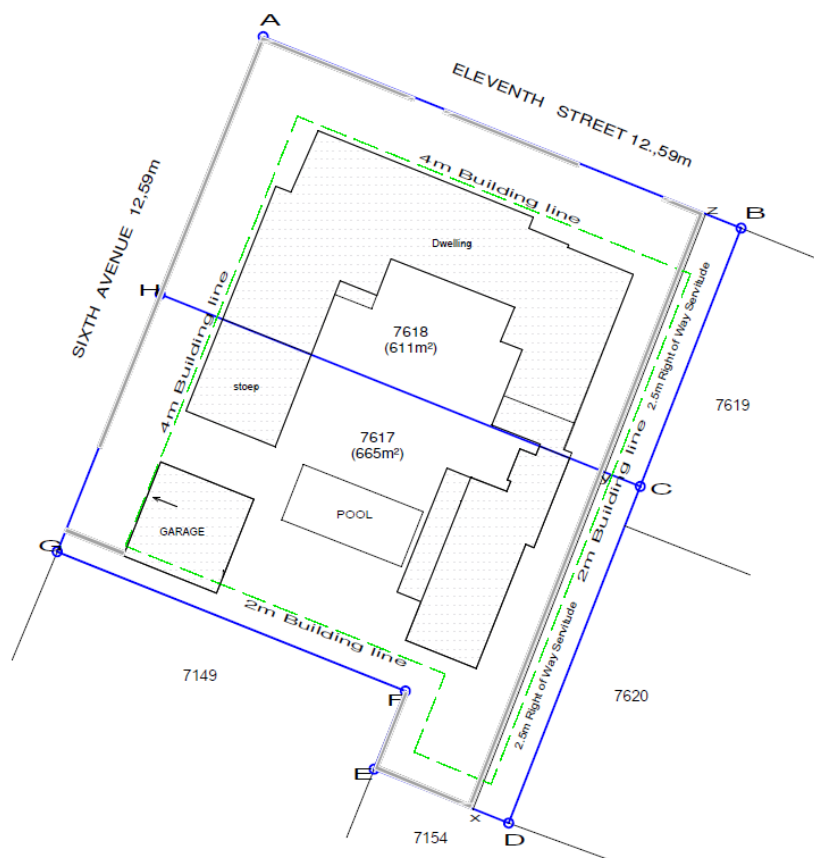


Image 2: Proposed consolidation plan

Refer to the proposed consolidation plan and the approved consolidation diagram for

Erf 12233 Hermanus, attached hereto for reference.

There is an existing double-storey dwelling that is positioned across both Erven 7617 and 7618 Hermanus. This structure was approved in terms of the building plans, which clearly show the dwelling situated on both subject properties. As a result, the existing dwelling encroaches upon the common boundary between the two erven.

The purpose of this application is to consolidate the subject properties in order to formalise the position of the existing dwelling and to address the building line encroachments that resulted from its location across the shared boundary. By consolidating the erven, the existing development footprint is regularised, and alignment with zoning and planning regulations is achieved.

Following consolidation, the newly created Erf 12233 Hermanus will maintain the existing coverage of 481m<sup>2</sup>, equating to approximately 38%, as shown on the approved building plan for Erf 7618 Hermanus. There will be no change to the current zoning, which will remain Residential Zone 1: Single Residential.

Importantly, the existing dwelling will not encroach upon any land use restrictions (such as building lines, height, or coverage) after consolidation. While the existing garage does encroach on the southern lateral building line, this was already approved under a previous building plan application. Therefore, no building line departure is required as part of this application. Kindly refer to the attached consolidation plan for further detail.

In addition, there is an existing 2,5m servitude right-of-way registered over both subject properties in favour of Erf 7154 Hermanus. This servitude will remain unchanged and has been duly reflected on the new consolidation diagram for Erf 12233 Hermanus.

In conclusion, the proposed consolidation of Erven 7617 and 7618 Hermanus is consistent with prevailing land use patterns in the surrounding area. The application does not introduce any new structures, uses, or alterations to the existing character of the site.

The consolidation will have no negative impact on the environment, traffic flow, or character of the area, and simply serves to formalise the existing conditions on site. Accordingly, we do not anticipate any objections or issues arising from the proposed

application.

### **3.5 CHARACTER OF THE ENVIRONMENT**

The proposed consolidation does not involve any change to the existing land use of the subject property. The zoning will remain Residential Zone 1: Single Residential, and the current use of the property (as a residential erf with a single dwelling) will be maintained. As such, the overall character and function of the site will remain unchanged.

Furthermore, the purpose of the consolidation is purely administrative and corrective in nature, intended to regularise the existing development footprint and address the current encroachment of the dwelling over the common boundary between the two erven. No new structures are proposed as part of this application, and the existing built form will remain as is.

From a visual and spatial perspective, the proposed consolidation will not alter the appearance of the property or its integration with the surrounding neighbourhood. The streetscape, building footprint, density and architectural character will remain consistent with that of the surrounding residential properties.

Therefore, the proposed consolidation will have no negative impact on the character of the area. On the contrary, by rectifying the existing encroachment and consolidating the erven into a single, compliant cadastral unit, the proposal contributes to greater planning clarity, land use efficiency, and compliance with municipal regulations, without compromising the visual or spatial quality of the neighbourhood.

### **3.6 POTENTIAL OF THE PROPERTY (DESIRABILITY OF THE PROPOSED UTILIZATION)**

The zoning and land use of the subject properties will remain unchanged as a result of the proposed consolidation. The newly consolidated Erf 12233 Hermanus will continue to fall under Residential Zone 1: Single Residential, consistent with the prevailing zoning in the surrounding area.

The location of the subject properties within an established single residential neighbourhood supports the future development of the property for low-impact, compatible land uses, should the owner choose to pursue such options. These may include permissible uses such as a Bed-and-Breakfast establishment, guesthouse, or home occupation, subject to municipal consent and compliance with applicable land use regulations. The proposed consolidation does not limit or restrict any such future land use applications and will, in fact, provide a clearer and more regularised cadastral unit, which may simplify future planning and development processes.

Because there will be no change to the existing use or zoning, the consolidation will have no adverse impact on the surrounding properties. The intensity of land use, density, and built form will remain consistent with the character of the area.

As a result, the property values of surrounding erven will not be negatively affected by the proposed application. On the contrary, the consolidation provides a means of rectifying a cadastral irregularity, which contributes to improved compliance, legal certainty, and long-term property management - all of which are generally regarded as positive factors in a well-regulated residential environment.

### **3.7 ECONOMIC IMPACT**

The proposed consolidation is expected to have a positive impact on the local economy, albeit modest, by enhancing land use efficiency and formalising the existing development in accordance with municipal regulations. By creating a larger, legally

compliant erf, the proposal improves the long-term development potential and marketability of the property, thereby contributing to the overall economic stability and attractiveness of the area.

Importantly, the consolidation is not accompanied by any increase in land use intensity or additional development, and as such, no additional load on existing bulk infrastructure and municipal services is anticipated. The existing service capacity is sufficient to support the continued residential use of the consolidated property without requiring upgrades or extensions to infrastructure networks.

The proposal also poses no risk to surrounding property values. On the contrary, the consolidation will regularise the current situation, enhance legal clarity, and promote orderly development - all of which are factors that support the maintenance or improvement of property values in the area.

Furthermore, the consolidation will result in the creation of a larger, well-situated residential erf within an established neighbourhood, increasing the flexibility of the site for compliant future development and reinforcing the area's character as a low-density residential zone. The proposed consolidation therefore supports the goals of efficient land use, legal regularisation, and long-term urban sustainability, with no adverse impacts on services, neighbouring properties, or the broader urban environment.

### **3.8 SOCIAL IMPACT**

The subject property is located within an established low-density residential neighbourhood, characterised predominantly by single residential erven and dwelling houses with associated outbuildings. The proposed application seeks to consolidate two such erven to form a larger single residential property, thereby maintaining the area's residential character and supporting continued low-impact land use.

The land use of the consolidated erf will remain Residential Zone 1: Single Residential, and the site will continue to be utilised for the purposes of a dwelling with outbuilding(s) - a land use entirely compatible with the surrounding zoning and existing built environment. The proposal introduces no new or intensified use, and as such, it aligns with the prevailing social and spatial fabric of the neighbourhood.

From a design and layout perspective, the shape and configuration of the newly consolidated erf is consistent with the surrounding erf pattern and urban form. The proposed consolidation respects the existing urban grain and subdivision patterns seen throughout the area. Importantly, since the proposal does not include any new structures, there will be no visual intrusion or impact on the views or privacy of adjacent properties or those located in the immediate vicinity. The existing development footprint will remain unchanged, preserving the current streetscape and residential amenity.

In terms of planning compliance, the Overstrand Land Use Scheme (2020) stipulates specific development rules for erven exceeding 400m<sup>2</sup>, which will apply to the consolidated erf. As such, the proposed consolidation will continue to be governed by development parameters consistent with both the subject properties prior to consolidation and other erven in the surrounding area.

The proposed consolidation is not associated with higher crime, noise pollution or noxious air emissions and therefore the proposal is considered socially sustainable and fully aligned with the existing and future development context of the neighbourhood.

### **3.9 IMPACT ON EXTERNAL ENGINEERING SERVICES**

#### **3.9.1 PROVISION OF SERVICES**

All services on erven 7617 and 7618 Hermanus already exist, and the proposed consolidation will not require any additional services. The proposal 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.

### **3.9.2 TRAFFIC IMPACT, PARKING AND ACCESS**

Access to the newly consolidated Erf 12233 Hermanus will remain unchanged and will continue to be obtained from both 6th Avenue and 11th Street. As a corner property, the consolidated erf will benefit from dual street frontage, allowing flexible and convenient access from either roadway.

The existing access arrangement is supported by the provision of four on-site parking bays, accommodated within two double garages - one with access from 11th Street and the other from 6th Avenue. This arrangement ensures sufficient on-site parking in accordance with the development parameters of the Residential Zone 1 designation, thereby avoiding any dependence on on-street parking.

The property will continue to be used for single residential purposes, and no intensification of land use or increase in the number of dwelling units is proposed. As a result, the impact on traffic flow in the immediate area will be negligible to none. The existing access points, parking provision, and overall traffic generation will remain consistent with the current situation and in line with the surrounding low-density residential character.

It is therefore submitted that the proposed consolidation will not have any negative impact on local traffic or road infrastructure and maintains compliance with access and parking requirements applicable to the zoning of the property.

### **3.10 TITLE DEED**

There are no restrictive title deed conditions in title deed no. T40834/2013 that have to

be removed to accommodate the proposed consolidation of erven 7617 and 7618 Hermanus. Refer to the conveyancer's certificate compiled by AMJ Melck from Cluver Markotter Law dated 8 February 2016. An updated certificate is not submitted since the title deeds and land use proposal remained unchanged since the 2015/2016 LUM application.

There is an existing 2,5m servitude right-of-way registered over both the subject properties in favour of erf 7154 Hermanus. The existing servitude right-of-way will remain unchanged - refer to the new consolidation diagram for erf 12233 Hermanus.

There are no bonds registered against erven 7617 and 7618 Hermanus. Refer to copies of the Windeed reports for both erven 7617 and 7618 Hermanus that confirms the latter.

### **3.11 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION**

#### **3.11.1 HERITAGE VALUE**

The proposed consolidation does neither involve any changes to the character of a site exceeding 5 000m<sup>2</sup> in extent nor the consolidation of three or more erven. As such, the application does not trigger Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

Erven 7617 and 7618 Hermanus are situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The existing dwelling positioned on both the subject properties is however not earmarked for heritage conservation purposes in terms of the Overstrand Heritage Survey Report (2009).

Both Erven 7617 and 7618 Hermanus are situated within the Heritage Protection Overlay Zone (HPOZ, 2020) and form part of a designated Heritage Conservation Area (Special Area), classified as a 3C (ungraded) heritage area as indicated on the HPOZ map below:

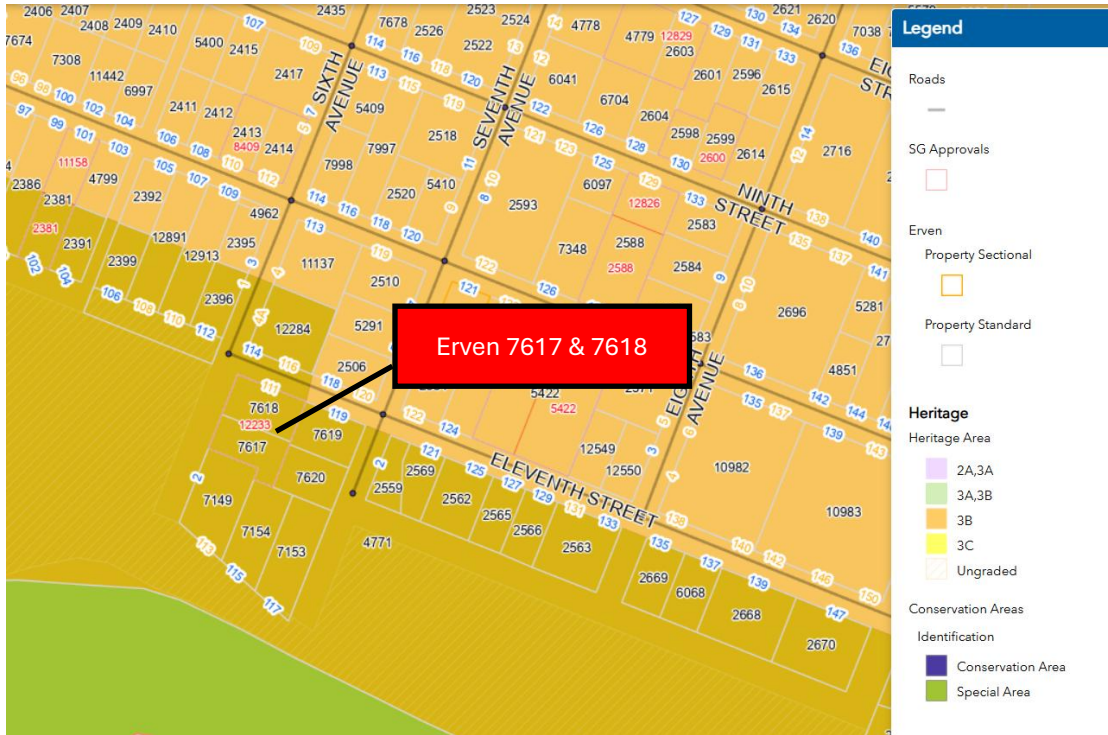


Image 3: Heritage Protection Overlay Zone (HPOZ): Hermanus

It is important to note that the existing structures on both erven will remain unchanged, and no new development is proposed as part of this application. The purpose of the proposed consolidation is solely to rectify the encroachment of the approved dwelling across the common boundary between the two erven. As such, the status quo of the site will be maintained, with no anticipated change in land use intensity, building form, or architectural character. The proposal does not introduce any new structures, alterations, or interventions that would affect the visual, cultural, or spatial character of the area.

Given the above, the proposed consolidation is not expected to have any adverse impact on the heritage significance of the area and is consistent with the objectives of the Heritage Protection Overlay Zone. It represents a minor, corrective cadastral adjustment that supports proper land use management while fully preserving the heritage value and integrity of the existing environment.

Moreover, the properties in question are not associated with any historically significant persons, groups, events, or activities that would warrant heritage protection or

consideration. Therefore, the proposed application is expected to have no negative impact on the heritage value of the surrounding area.

In light of the above, it is evident that the proposed consolidation will not constrain future land use applications on the subject properties, nor will they pose any risk to heritage resources. Accordingly, the application holds no heritage significance, and its impact on the heritage value of the area will be minimal to none.

**3.11.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT**

The proposed consolidation does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998). As such, the application does not require an environmental authorisation in terms of NEMA.

Erven 7617 and 7618 Hermanus are located within the designated Overstrand Environmental Management Overlay Zone (EMOZ). Both the erven form part of the Protected Area Buffer and the Coastal Protection Zone. Refer to the map below:

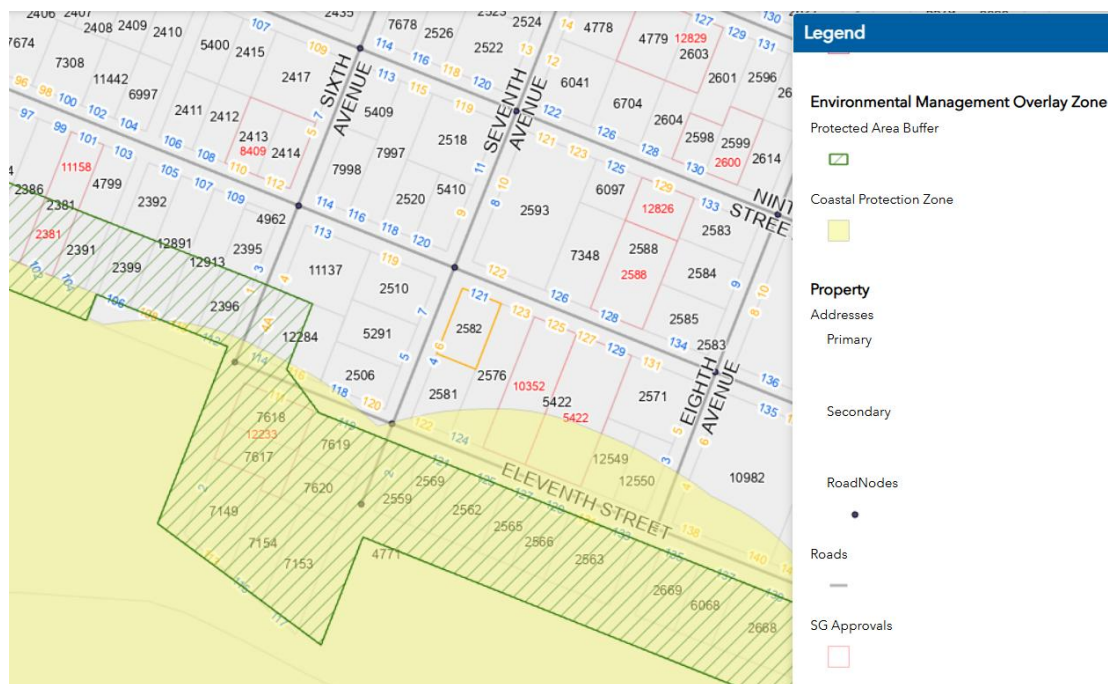


Image 4: Environmental Management Overlay Zone: Hermanus

It is important to highlight that the existing structures on Erven 7617 and 7618 Hermanus will remain unchanged, and no new development is proposed as part of this application. The sole purpose of the proposed consolidation is to rectify the encroachment of an existing, approved dwelling that spans the common boundary between the two erven. Accordingly, the status quo of the site will be preserved, with no change in land use intensity, building footprint, or architectural character.

Although the subject properties fall within an Environmental Management Overlay Zone (EMOZ) – Protected Area Buffer or Conservation Area, no physical alterations or additional development are proposed. As a result, the application will have no impact on environmentally sensitive areas.

The proposal represents a technical cadastral correction and does not introduce any new interventions that would affect the natural, visual, or ecological character of the surrounding environment. As such, it is fully compliant with the intent and objectives of environmental management policies applicable to the broader area.

### **3.12 FORWARD PLANNING AND LAND USE DOCUMENTS**

The Overstrand Spatial Development Framework (2020) earmarks the area where erven 7617 and 7618 Hermanus are situated, for urban development purposes. The zoning and use of the subject property will remain unchanged (Residential Zone 1: Single Residential). As a result, the impact of the proposed consolidation 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 erven 7617 & 7618 Hermanus form part of Planning Unit no. 6. An increase in density from 8,7du/ha to 11,6du/ha is proposed for this planning unit. This application does however not propose to create any additional portions, nor does it propose the construction of an additional dwelling unit on the subject property. The density will

therefore remain unchanged. Therefore, the land use application is consistent with the existing planning for the Voëlklip area.

The proposal will promote land development in a location that is sustainable. The proposed consolidation is to an improved erf within an established residential area and will not impact on urban sprawl or upon a sensitive environment. There is no impact on the overall density of Voëlklip and therefore the proposed application still promotes a low-density residential area.

From the above it is evident that the proposed development adheres and complies with the relevant municipal spatial planning policies.

### **3.13 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 2001. The proposed application will not promote spatial development imbalances. This application is for erven as per the establishment of the existing Hermanus Township. The proposed application is in character with the existing area where similar applications have been approved in the past and therefore, the approval of the proposed application will not be spatially biased.

Spatial sustainability: The proposed consolidation will have a low impact on the visual elements of the subject properties and surroundings. It is submitted that the proposed application is compatible with the character of the area (as motivated in previous sections of this report). The proposed consolidation will have no impact on the massing of the buildings and the streetscape or passers-by. The As Built dwelling and

outbuildings merge well with the surrounding built environment. The impact on the biophysical environment will also be kept to a minimum since no new development is proposed and the consolidation does not trigger any listed activities in terms of NEMA.

Factors such as the good quality materials used, the overall layout of the structures on the subject property, the scale of the surrounding built environment, the extent and width of erven in Voëlklip, the two street boundaries (corner property), compliance with other land use development parameters, etc. allow for the consideration and approval of the proposed consolidation without having an adverse impact on the spatial sustainability of the area. To accommodate the proposed consolidation is to improved erven within an established residential area will not impact on urban sprawl, or upon a sensitive environment.

The application is considered spatially sustainable as the existing properties will be more optimally utilised without affecting natural vegetation or heritage resources. The properties are compatible with the character of the area and does not impact negatively on the rights of any adjacent property owners.

Efficiency: The subject properties are easily accessible and conveniently located close to Hermanus CBD and major routes. The massing and height of the properties are in line with the relevant land use scheme regulations. It proofs to be resourceful to approve the consolidation since it is compatible with the existing built environment and the way the dwelling and outbuildings were designed and constructed proofs to be aesthetically pleasing.

It proofs to be efficient to accommodate the As Built (approved) dwelling and outbuildings by approving the proposed consolidation of erven 7617 and 7618 Hermanus since the anticipated impact on the character of the area and on neighbouring properties is considered low.

The proposed consolidation proofs to be efficient since it discourages the phenomenon of urban sprawl and encourages more compact towns and cities, all of which relates to more responsible resource and infrastructure use and sustainable development.

Furthermore, the proposal is efficient in that it optimizes existing resources and infrastructure and continues the existing 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.

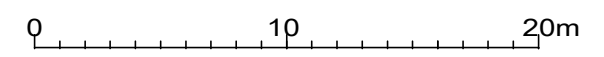
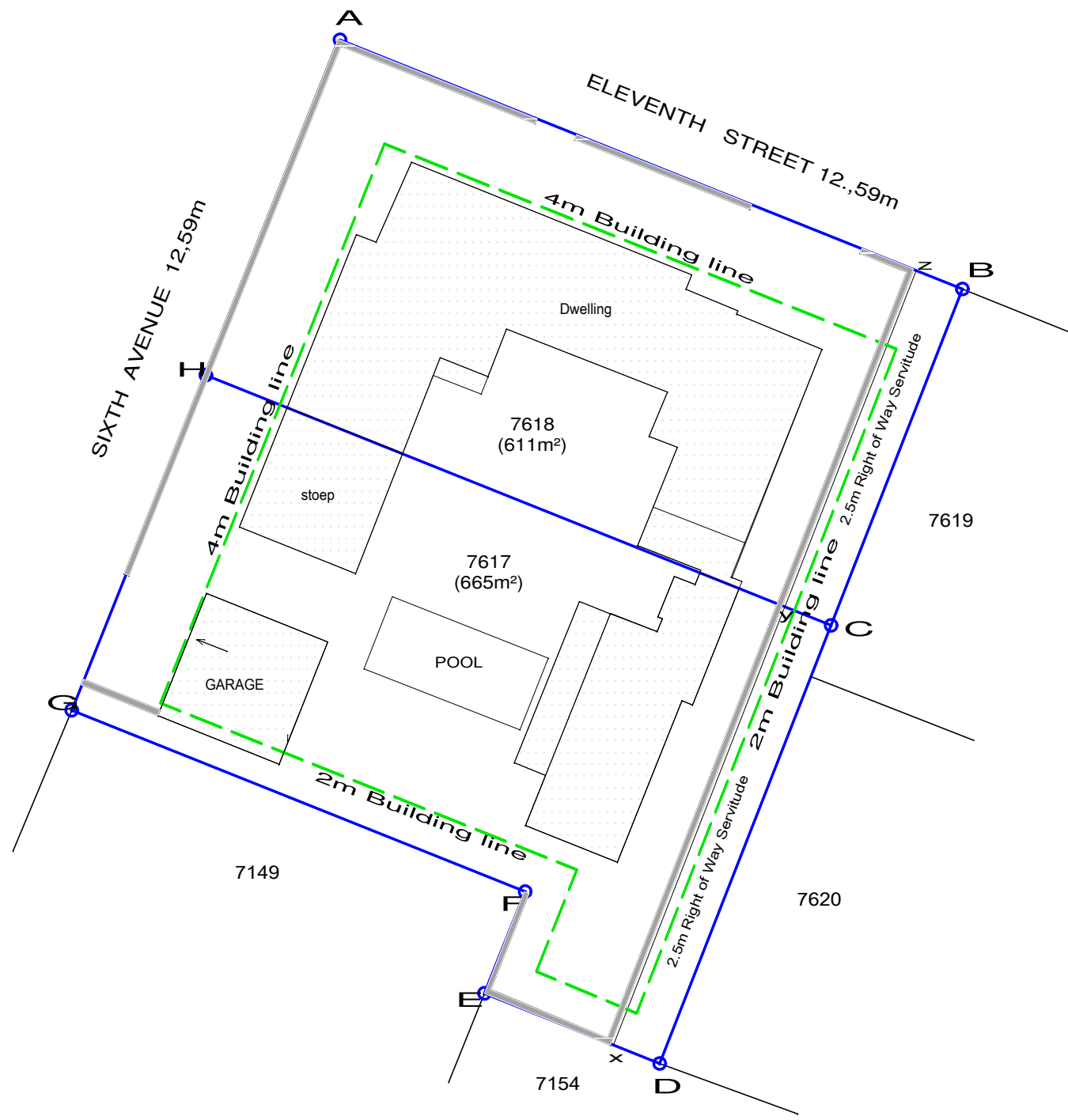
#### **4. RECOMMENDATION**

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

- There are no title deed conditions that restrict the proposed consolidation of erven 7617 and 7618 Hermanus;
- All services on the subject property already exist and additional services (if required) will be provided to the satisfaction of the local authority;
- The proposed consolidation will address the existing encroachment of the dwelling built over both erven 7617 and 7618 Hermanus;
- The zoning of the consolidated property will remain unchanged;
- The proposed consolidation does not have a negative impact on the layout pattern of the existing Hermanus residential area;
- 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 and traffic of the area.



NOTES:  
 Erf 7617 (665m<sup>2</sup>) to be consolidated with erf 7618 (611m<sup>2</sup>) to create a newly consolidated portion of 1276m<sup>2</sup>.  
 Existing garage encroaching the lateral building line as per the approved building plan (hence no departure required)

 <b>Stads- en Streeksbeplanners Town &amp; Regional Planners</b>	Survey information supplied by Van Dyk Land Surveyors	Property Description: <b>ERVEN 7617 &amp; 7618 HERMANUS</b>	Plan Description: <b>CONSOLIDATION PLAN</b>	Scale: 1:300	
	COPY RIGHT RESERVED		Date: APRIL 2025	Drawing Nr: herm7617c.drw	