



OVERSTRAND MUNISIPALITEIT
ERF 3730, TIENDESTRAAT 274, VOËLKLIP,
HERMANUS: AANSOEK OM
ONDERVERDELING: MNRE WRAP
PROJECT OFFICE NAMENS DIDUSCORE
(EDMS) BPK

Kennis word hiermee gegee ingevolge Artikels 47 & 48 van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir die volgende:

- **onderverdeling** ingevolge Artikel 16(2)(d) van die Verordening, ten einde Erf 3730, Hermanus in (4) vier gedeeltes te onderverdeel, naamlik: Gedeelte A ($\pm 495\text{m}^2$), Gedeelte B ($\pm 496\text{m}^2$), Gedeelte C ($\pm 496\text{m}^2$) en die Restant Gedeelte ($\pm 496\text{m}^2$), groot.

Besonderhede aangaande die voorstel lê ter insae gedurende weekdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus. Enige kommentaar moet skriftelik wees ingevolge die bepaling van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **Vrydag, 25 Augustus 2023**, met u naam, adres, kontakbesonderhede, belang in die aansoek, en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr P Roux** by 028-3138900. Die Munisipaliteit mag weier om kommentare 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 formuleer.

Munisipale Bestuurder, Overstrand
Munisipaliteit, Posbus 20, **HERMANUS**, 7200

Munisipale Kennisgewing Nr. 114/2023

OVERSTRAND MUNICIPALITY
ERF 3730, 274 TENTH STREET, VOËLKLIP,
HERMANUS: APPLICATION FOR
SUBDIVISION: MESSRS WRAP PROJECT
OFFICE ON BEHALF OF DIDUSCORE (PTY)
LTD

Notice is hereby given in terms of Sections 47 & 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for the following:

- **subdivision** in terms of Section 16(2)(d) of the By-Law, to subdivide Erf 3730, Hermanus into (4) four portions, namely: Portion A ($\pm 495\text{m}^2$), Portion B ($\pm 496\text{m}^2$), Portion C ($\pm 496\text{m}^2$) and the Remainder Portion ($\pm 496\text{m}^2$), in extent.

Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus. Any comments must be in writing in terms of the provisions of Sections 51 and 52 of the By-law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093/ (e) alida@overstrand.gov.za) on or before **Friday, 25 August 2023**, quoting your name, address, contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr P Roux** at 028-313 8900. The Municipality may refuse to accept comment 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.

Municipal Manager, Overstrand Municipality,
P.O. Box 20, **HERMANUS**, 7200

Municipal Notice No. 114/2023

UMASIPALA WASE-OVERSTRAND
ISIZA 3730, 274 TENTH STREET, VOËLKLIP,
HERMANUS: ISICELO SOKWAHLULWA: I-
MESSRS WRAP PROJECT OFFICE
EGAMENI DIDUSCORE (PTY) LTD

Isaziso siyanikezelwa ngokweCandelo lama-47 & 48 Overstrand loMthetho kaMasipala woLungiso loMthetho kaMasipala kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala), sokuba isicelo sifunyenwe soku kulandelayo:

- **ulwahlulo ngokweCandelo** le-16(2)(d) loMthetho kaMasipala, ukwahlulahlula iSiza 3730, iHermanus ibeyi (4) izahlulo ezine, ezizezi: iSahlulo A ($\pm 495\text{m}^2$), iSahlulo B ($\pm 496\text{m}^2$), iSahlulo C. ($\pm 496\text{m}^2$) neNtsalela yeSahlulo ($\pm 496\text{m}^2$), ngobukhulu.

Iinkcukacha ngokwemiba yesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Zicwangiso ngeDolophu kwa-16 Paterson Street, Hermanus. Naziphi na izimvo mazibhalwe phantsi ngokwemigaqo yeCandelo lama-51 kunye nelama-52 oMthetho kaMasipala kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093/ (e) alida@overstrand.gov.za) kule nombolo okanye phambi ko**Lwesihlanu, umhla wama-25 EyeThupha 2023**, ucaphula igama lakho, idilesi, iinkcukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zokuvakalisa izimvo zakho, imibuzo ngomnxeba ingenziwa ku**Mcwangcisi weDolophu, uMnu P Roux** kule nombolo 028-313 8900. UMasipala unokwala Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni uluvo lwakhe.

Umlawuli kaMasipala, uMasipala
waseOverstrand, P.O. Box 20, **HERMANUS**,
7200

Inothisi kaMasipala 114/2023

1. Locality Plan Erf 3730 - Hermanus

Plan prepared by: Thian Jansen

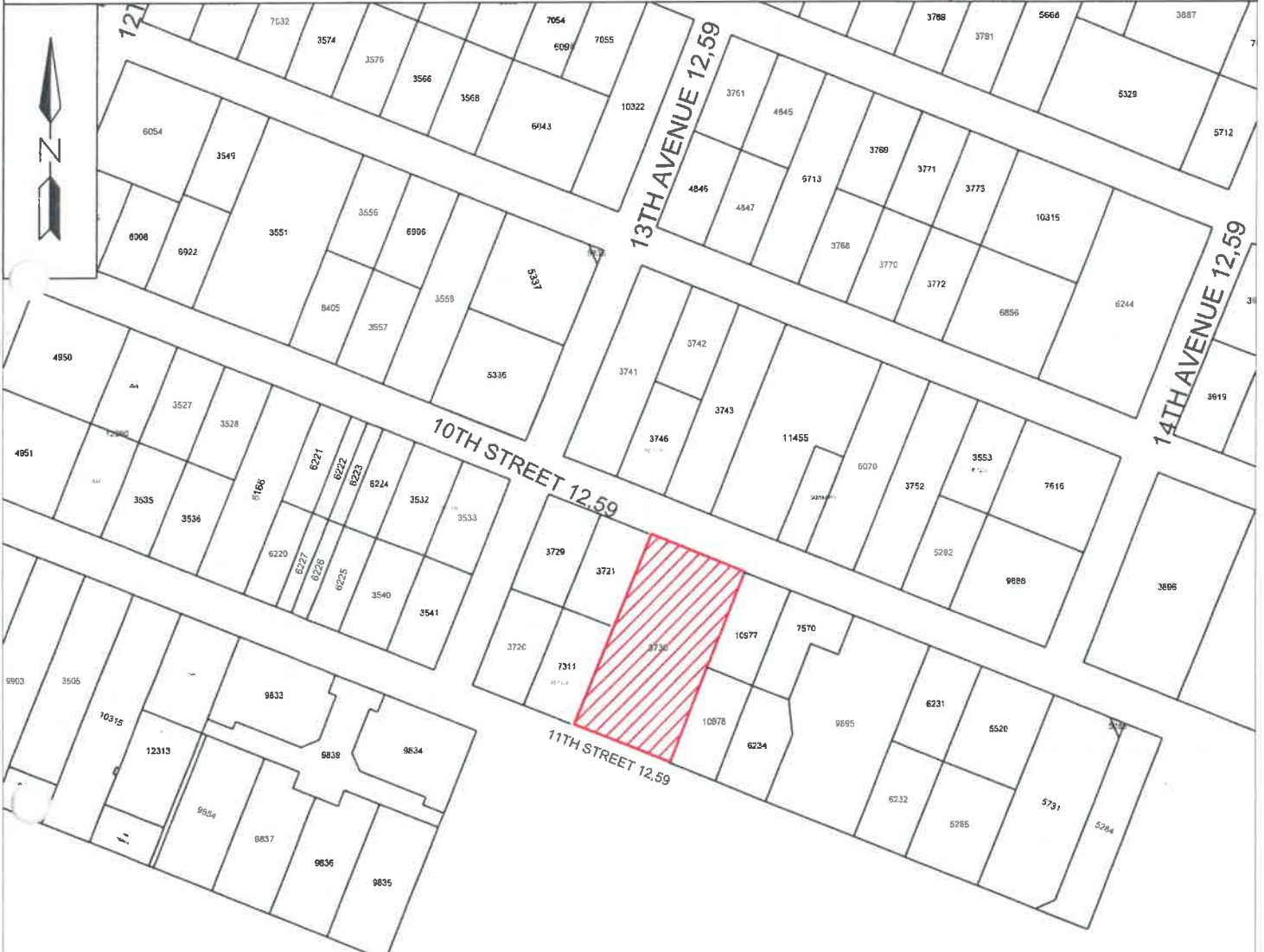
Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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



Project Office
Town Planning & Project Management



Scale 1 : 500



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
SDP	Site Development Plan
SR1	Residential Zone 1: Single Residential

2. PROPERTY DETAILS

Consultant	WRAP Project Office
Restrictive title deed conditions	None
Erf extent	1983m ²
Current zoning	Residential Zone 1: Single Residential

3. BACKGROUND

Erf 3730, Hermanus, hereafter referred to as the subject property is owned by Diduscore (Pty) Ltd. The property was purchased in 2022 with the purpose to address the housing demand and limited development opportunities in the Voëlklip area.

The property owners have the vision to demolish the existing dwelling house on the subject property and to create three additional erven ready for development opportunities. These erven will have enough space to allow each property to be improved with dwelling houses to match the surrounding property sizes.

The property owners have a clear vision for the subject property namely, to demolish the existing dwelling house and transform it into four separate erven, each primed for development opportunities. With ample space available, these erven provide sufficient room for the construction of individual dwelling houses that align with the sizes of neighbouring properties. By subdividing the property, the property owners aim to maximize the potential of the site and contribute to the overall development of the area.

The decision to demolish the existing dwelling house signifies the commitment of the property owners to create new, modern, and well-designed properties that can meet the evolving needs of residents and potential homeowners. By embracing this approach, the owners aspire to contribute to the revitalization of the local housing market and provide high-quality residential options in the sought-after Voëlklip area.

Through careful planning and consideration of the surrounding property sizes, the property owners want to ensure that the new erven 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.



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With the development of these four new erven, the subject property is poised to become an attractive location for prospective homeowners and real estate developers alike. By capitalizing on the demand for housing and addressing the limited development opportunities in the area, the property owners demonstrate their commitment to creating a vibrant and thriving residential community in Hermanus.

4. PROCEDURE TO ACHIEVE THE PROPERTY OWNERS' INTENT

WRAP 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 3730 Hermanus into Portion A, $\pm 495\text{m}^2$, Portion B, $\pm 496\text{m}^2$, Portion C, $\pm 496\text{m}^2$ and the Remainder, $\pm 496\text{m}^2$, 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 1983m^2 , offering ample space for potential development. The decision to demolish the existing dwelling house presents an exciting opportunity for the applicant to start afresh and create something new. Permission for demolition of the existing dwelling house will be applied for once approval for subdivision is obtained.

The proposed subdivision plan aims to divide the property into four portions, each measuring between 495m^2 and 496m^2 . This strategic division allows the property owners to maximize the extent and development potential of the subject property. Each of these proposed portions has been carefully planned to comfortably accommodate the construction of a single dwelling house. For a visual representation of the proposed subdivision, refer to Figure 1.

Status Quo		
Existing extent Erf 3730, Hermanus		1983m ²
Proposed Subdivision of Erf 3730, Hermanus		
1	Remainder of Erf 3730, Hermanus	$\pm 496\text{m}^2$
2	Portion A (a Portion of Erf 3730, Hermanus)	$\pm 495\text{m}^2$
3	Portion B (a Portion of Erf 3730, Hermanus)	$\pm 496\text{m}^2$
4	Portion C (a Portion of Erf 3730, Hermanus)	$\pm 496\text{m}^2$

By subdividing the property into smaller portions, the property owners can effectively utilize the available space and create well-sized residential properties that align with the surrounding neighbourhood. This approach ensures that the new development will seamlessly integrate into the existing fabric of the area, promoting a harmonious and balanced architectural landscape.

The proposed subdivision not only maximizes the development potential of the subject property but also presents an opportunity for prospective homeowners and developers to invest in conveniently sized residential plots. The spaciousness of each portion allows



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for the construction of comfortable dwelling houses that cater to the evolving needs of residents.

Figure 1 serves as an illustrative guide, depicting the proposed subdivision plan and providing a visual representation of the future layout of the property. This visual aid assists in understanding the potential of the subject property and the proposed development opportunities to be created.

Overall, the proposed subdivision and demolition of the existing dwelling house demonstrate the property owners' commitment to capitalizing on the available space and meeting the housing demand in the area. By starting with a clean slate, the subject property is poised to undergo a transformation that will not only benefit the owners but also contribute to the growth and development of the community as a whole.

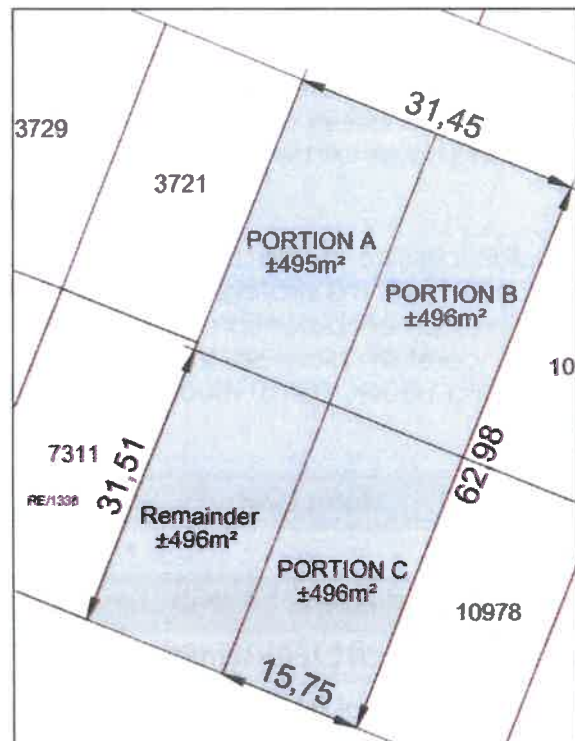


Figure 1: Extract of Plan 4 - Proposed subdivision

With the growth of the population in the Overstrand area, new housing opportunities should be welcomed. The OMSDF contains calculations 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



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in the Voëlklip area should be welcomed as the supply of new empty erven in the Voëlklip area are scarce.

5. APPLICATION

Considering the above, application is made for the following:

5.1 Subdivision of the Erf 3730 Hermanus into Portion A, $\pm 495\text{m}^2$, Portion B, $\pm 496\text{m}^2$ Portion C, $\pm 496\text{m}^2$ and the Remainder, $\pm 496\text{m}^2$, in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



6. 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).

7. TITLE DEED

The title deed (T11659/2022) of the subject property does not contain any restrictive conditions which may prohibit the approval of the subdivision of the subject property.

8. 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 create four subdivided properties all of which will be zoned SR1 to allow the properties to be developed 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 Houses	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%	To be determined	
Height	The maximum height of a building, measured from the base level to the top of the structure, is 8,0 m.	To be determined	
Building lines	(i) The street building line is determined in	4m	Comply



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	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	2m	Comply
Garages and carports	Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2.	To be determined	
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.	To be determined	

9. 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 property is connected to the OM's services network which includes electricity, water, sewage and solid waste. All four of the properties will be required to connect 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, Egress, and Parking

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

	Property	Access and Egress
1	Remainder of Erf 3730, Hermanus	11 th Street
2	Portion A (a Portion of Erf 3730, Hermanus)	10 th Street
3	Portion B (a Portion of Erf 3730, Hermanus)	10 th Street
4	Portion C (a Portion of Erf 3730, Hermanus)	11 th Street



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10. 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 follows:

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. This includes the demolition of the existing dwelling house and by doing this, allows the property owners to increase the developable space on 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> <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.
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	<ul style="list-style-type: none"> • 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. • Community Development: The subdivision can contribute to the overall development and improvement of the community. The addition of new residential properties can attract a diverse mix of residents, fostering a sense of community and promoting social interactions. This can lead to the establishment of neighbourhood associations, community events, and initiatives that enhance the quality of life for residents. • Infrastructure Investment: Subdivision projects often involve the development or improvement of infrastructure in the area. The investment in infrastructure can enhance the overall liveability of the community and improve access to essential services, benefiting both existing and future residents.
Compatibility with surrounding uses	<p>The proposed subdivided portions will also be used for residential purposes which is compatible with the surrounding area.</p>
Impact on the external engineering services	<p>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.</p>
Impact on safety, health and wellbeing of the surrounding community	<p>The proposed subdivision has undergone a comprehensive safety, health, and wellbeing assessment to ensure that it will not have any negative impact on the surrounding community. The assessment has taken into account factors such as noise, traffic, pollution, and other potential nuisances that may arise from the development.</p>
Impact on heritage	<p>Based on the assessment, it has been determined that the residential use of the property will not be considered a nuisance land use that will negatively affect the surrounding community. The subject property is not listed in the OM Heritage Register.</p>



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Impact on the biophysical environment	<p>The proposed development has the following positive impact on the biophysical environment:</p> <ul style="list-style-type: none">• Land use efficiency: The proposed development 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.• Resource efficiency: The proposed development will be designed to be resource-efficient, using sustainable building materials and incorporating energy-efficient systems. This can reduce energy consumption and associated environmental impacts, as well as lower water consumption and waste generation.• Brownfield redevelopment: The proposed development is considered a brownfield redevelopment which is the redevelopment of a previously developed site which aids to reduce urban sprawl and preserve natural habitats.
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 10th and 11th 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 does not have any impact on the views, sunlight and character of the surrounding area.

The proposed subdivision 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. The proposal is also to develop the subdivided portions into residential properties that fits into the predominantly residential 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 is therefore no impact on heritage.

Environmental impact

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

11. POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

Coastal Protection Zone

A portion of the subject property is located within the 'Protected Area Buffer'. 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:



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SCHEDULE A		
PROHIBITED ACTIVITIES IN OVERSTRAND ENVIRONMENTAL MANAGEMENT OVERLAY ZONES		
Prohibited Activity	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Protected Area Buffer	
Agricultural practices within this EMOZ which may cause water logging and siltation.	X	N/A
Planting or harbouring of declared emerging weeds on properties within and adjacent to this EMOZ.	X	N/A
Development or agriculture on slopes steeper than 1:4.	X	N/A
Establishment of Informal settlements or Temporary Relocation Areas.	X	N/A
No land user within this EMOZ may utilise the vegetation in a vlei, marsh or within the flood area of watercourse in a manner that may cause the deterioration or damage to the natural agricultural resources.	X	N/A
Placement of religious symbols or memorabilia.	X	N/A
Harvesting /collection of kelp / seaweed in municipal designated "no-take" zones.	X	N/A
Harvesting, collection, moving, loading drying of kelp /seaweed, with a valid Seaweed Harvesting Permit or an exemption in terms of Section 81 or the MLRRA issued by the DAFF.	X	N/A
Stockpiling, drying, processing or loading of marine resources beyond areas designated, demarcated and signposted by the Municipal Council for such purposes.	X	N/A
Modification of the littoral active zone / functional dune systems in absence of approved management plans.	X	N/A
Feeding, disturbing / pursuit of fauna.	X	N/A
Disturbance, modification or destruction of the environment or species within special management areas designated, demarcated and signposted by the Municipal Council from time to time.	X	N/A
Defacing/damaging / removing of any notice, sign, barrier building or other infrastructure.	X	N/A
Playing or tampering with any rope, float, buoy, vessel, shelter or similar life - saving device.		N/A
Staying overnight.	X	The portion will be used for private residences.
The discharging of domestic effluent / grey water into all natural systems.	X	N/A



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Tampering with security / surveillance infrastructure.	X	N/A
Defacing of rocky outcrops and placement of memorial plaques, religious symbols or structures on natural features.	X	N/A
Graffiti, vandalism or damaging of municipal infrastructure.	X	N/A
Littering	X	N/A
Disposal of cigarette butts, ash or other hazardous materials in any place or manner other than a receptacle designated for such items	X	N/A
Dog walking / exercising of dogs in non-designated zones.	X	N/A

SCHEDULE B ACTIVITIES ONLY PERMITTED WITH COUNCIL CONSENT IN OVERSTRAND ENVIRONMENTAL OVERLAY ZONES		
A) Activities Only Permitted With Council Consent	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Protected Area Buffer	
Permission for the utilization of access routes to permitted kelp / seaweed harvesting sites.		N/A
Removal or destruction of vegetation which is protected and/or of conservation concern.	X	N/A
Dune maintenance on private land as per approved dune maintenance management plans.		N/A
Excavation and destruction or removal of substrate (soil, substrate, rock, shellgrit, dune sediment, mineral deposits).	X	N/A
Discharging of pool backwashing or untreated grey water or the channelling of storm water into open spaces without the necessary approval from the Municipality.	X	No water will be discharged on open spaces.
B) Permit Upon Approval By Delegated Authority and / Receipt of Tariff	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Protected Area Buffer	
Installation of conservancy tanks or biological treatment plants within 50 metres from the edge of a watercourse / wetland.	X	N/A
Access from private properties to open spaces, including the removal of vegetation and the establishment of paths, structures and infrastructure.	X	N/A
Commercial filming.	X	N/A
Construction or placement of any temporary object, building, shelter, path or structure.	X	N/A



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Use of engine or motor driven vehicles, remotely piloted aircraft or any other means of transport or other conveyances beyond designated, demarcated and signposted areas.	X	N/A
Launching of vessels at registered launch sites.		N/A

C) Council Authorisation Pending Consent Use Application / Lease Agreement / Applicable Tariffs as applicable	Applicable Environmental Management Overlay Zone (EMOZ)	Applicable to the application or not
	Protected Area Buffer	
Buildings / Structures associated with: Taking of water, storing of water, impeding or diverting flow, stream flow reduction, altering the bed, banks, course characteristics, outflow structures or discharge pipes.	X	N/A
Buildings / Structures associated with: Taking of water, storing of water, impeding or diverting flow, stream flow reduction, altering the bed, banks, course characteristics, outflow structures or discharge pipes.	X	N/A
Application for the designation of industrial sites and activities associated with the seaweed harvesting, collection, drying, transport and processing fishery.	X	N/A
Encroachment of private buildings, structures, infrastructure, access routes.	X	The property is located inside of the buffer.
Commercial Harvesting/collection and removal of any natural resource.	X	N/A
Construction or placement of any permanent object, building, shelter, pathway or structure.	X	The property is located inside of the buffer.

11.2 Heritage Protection Overlay Zone

The subject property is located within this zone, specifically the Coastal Strip Heritage Protection Overlay Zone.

The purpose of this strip is to ensure that any land use application resulting in additional rights complies with the existing character and contextual significance. This specifically includes the 'first line of erven facing the coast' which includes the subject property.

The subject property is located on the edge of the coastal strip and the proposal to subdivide the property is not out of context of the area. The proposal will also not negatively affect the view lines and massing that is being protected by this zone and no further impacts are expected.



11.3 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 proposal 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.



12. 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 applicant has sufficient space to provide four 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.



13. EVALUATION

The proposal needs to be evaluated on the basis that the current situation is not utilising the space efficiently. The property owners had the vision to subdivide the property which in turn will increase the residential capabilities of the subject property.

The new development will not add any new land use rights as the proposed subdivision is set to be utilised for residential properties. This proposal is in harmony with all relevant spatial planning policies which illustrates that the applicant did not arbitrarily invent this application but had due consideration for relevant spatial planning policies.

Through the entire process various role players will be employed to aid the applicant to achieve their vision. From Town planners, Architects, Land Surveyors, demolition personnel, rubble removal companies and finally construction companies. With each role player, having a function in the development of these two proposed residential properties.

14. RECOMMENDATION

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

14.1 Subdivision of the Erf 3730 Hermanus into Portion A, $\pm 495\text{m}^2$, Portion B, $\pm 496\text{m}^2$ and Portion C, $\pm 496\text{m}^2$ and the Remainder, $\pm 496\text{m}^2$, in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

3. Aerial Plan
Erf 3730 - Hermanus

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

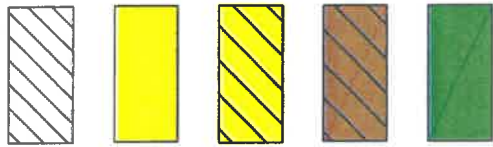
Unit B, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



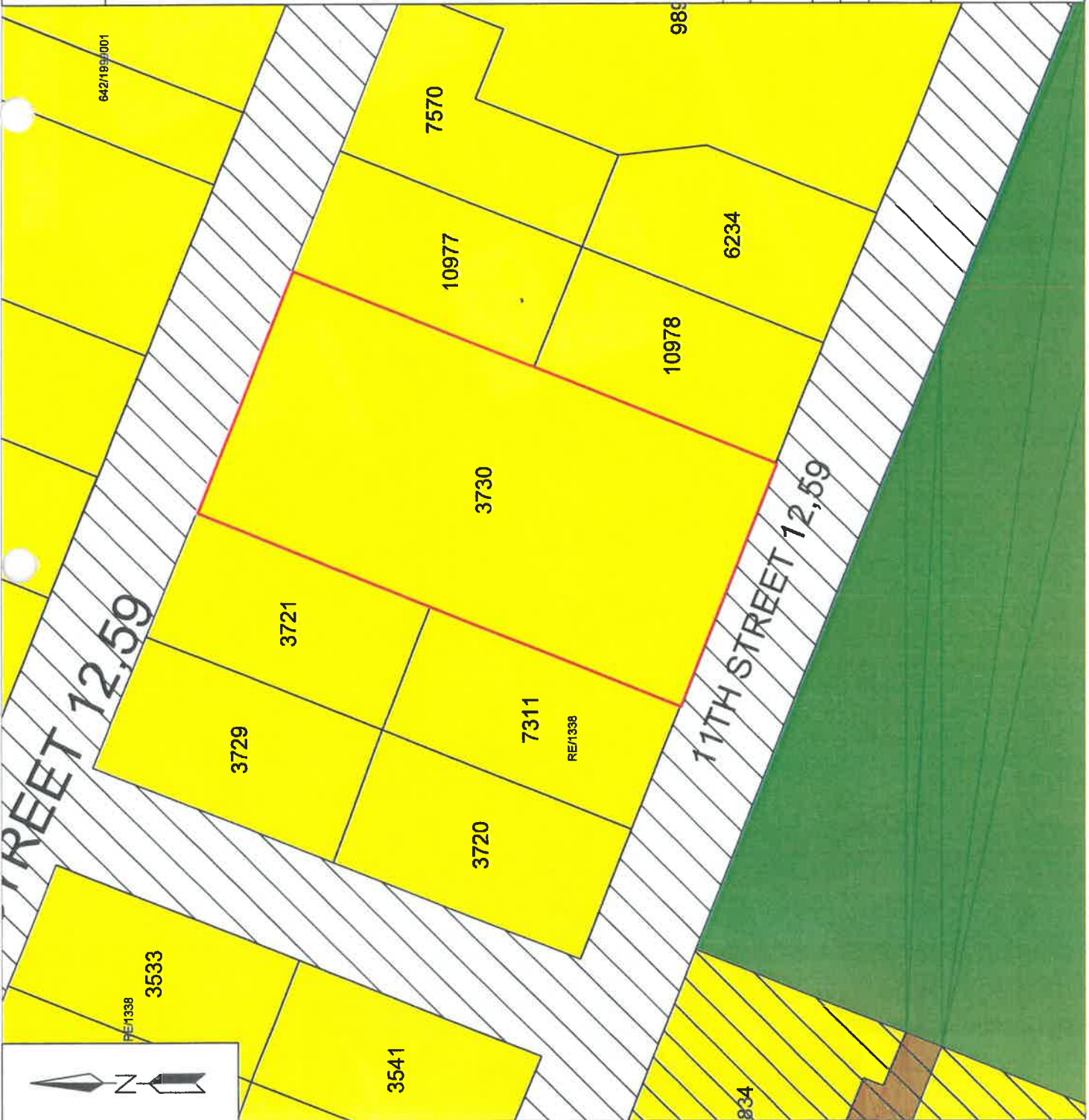
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2. Zoning Plan Erf 3730 - Hermanus



- Transport Zone 2: Road and Parking
- Residential Zone 1: Single Residential
- General Residential Zone 1: Town Housing
- Transport Zone 2: Road and Parking (Private)
- Open Space Zone 1: Nature Reserve



Plan prepared by: Thian Jansen

All distances are approximate and subject to a survey

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



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4. Subdivision Plan
Erf 3730 - Hermanus

Proposed Subdivision

Property Extent - 1983m²
 Remainder - ±496m²
 Portion A - ±495m²
 Portion B - ±496m²
 Portion C - ±496m²

Plan prepared by: Thian Jansen

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Scale 1 : 125



