

ERVEN 1368, 1373 & 12232, 316 (312A) MAIN ROAD, EASTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION & CONSOLIDATION: MESSRS WRAP PROJECT OFFICE ON BEHALF OF A LOUBSER & JOHALK 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 the following:

- subdivision in terms of Section 16(2)(d) to subdivide Erf 1368, Hermanus ($\pm 1983\text{m}^2$ in extent) into two (2) portions namely, Portion A ($\pm 991.5\text{m}^2$ in extent) and Remainder Erf 1368 Hermanus ($\pm 991.5\text{m}^2$ in extent); and the subsequent
- consolidation in terms of Section 16(2)(e) of Erf 1373, Hermanus ($\pm 1983\text{m}^2$ in extent) with Portion A ($\pm 991.5\text{m}^2$ in extent) in order to create a portion of $\pm 2974.5\text{m}^2$ in extent and to consolidate Erf 12232, Hermanus ($\pm 991\text{m}^2$ in extent) with Remainder Erf 1368 Hermanus ($\pm 991.5\text{m}^2$ in extent) in order to create a portion of $\pm 1982.5\text{m}^2$ in extent.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 028-313 2093 / (e) alida@overstrand.gov.za) on or before **05 May 2023**, 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.

ERWE 1368, 1373 & 12232, HOOFWEG 316 (312A), EASTCLIFF, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM ONDERVERDELING EN KONSOLIDASIE: MNRE WRAP PROJECT OFFICE NAMENS A LOUBSER & JOHALK TRUST

Kennis word hiermee gegee ingevolge Artikel 48, van die Overstrand Munisipaliteit Wysigings Verordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir die volgende:

- onderverdeling ingevolge Artikel 16(2)(d) vir die onderverdeling van Erf 1368, Hermanus ($\pm 1983\text{m}^2$ groot) in twee (2) gedeeltes naamlik, Gedeelte A ($\pm 991.5\text{m}^2$ groot) en Restant Erf 1368 Hermanus ($\pm 991.5\text{m}^2$ groot); en die gevolglike
- konsolidasie ingevolge Artikel 16(2)(e) van Erf 1373, Hermanus ($\pm 1983\text{m}^2$ groot) met Gedeelte A ($\pm 991.5\text{m}^2$ groot) ten einde 'n gedeelte van $\pm 2974.5\text{m}^2$ groot te skep en die konsolidasie van Erf 12232, Hermanus ($\pm 991\text{m}^2$ groot) met Restant Erf 1368 Hermanus ($\pm 991.5\text{m}^2$ groot) ten einde 'n gedeelte van $\pm 1982.5\text{m}^2$ te skep.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 028-313 2093 / (e) alida@overstrand.gov.za) voor of op **05 Mei 2023**, 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.

SISIZA 1368, 1373 & 12232, 316 (312A) MAIN ROAD, EASTCLIFF, HERMANUS, KUMASIPALA WASE-OVERSTRAND: ISICELO SOKWAHLULA-HLULA KWAYE UKUQINISA: WRAP PROJECT OFFICE EGAMENI LIKA A LOUBSER & JOHALK TRUST

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

- Ulwahlulo ngokweGatya le-16(2)(d) lokwahlula isiza esingu-1368 Hermanus ($\pm 1983\text{m}^2$ ngokomlinganiselo) izahlulo ezibini (2) ezizezi,sibe yiSahlulo A ($\pm 991.5\text{m}^2$ ngokomlinganiselo) kunye nentsalela yesiza 1368 Hermanus ($\pm 991.5\text{m}^2$ ngokomlinganiselo); kunye nelandelayo
- Ukuqinisa ngokweSolotya 16(2)(e) lalo Mthethwana ye isiza Erf 1373 Hermanus ($\pm 1983\text{m}^2$ ngokomlinganiselo) nge kweNxalenye A ($\pm 991.5\text{m}^2$ ngokomlinganiselo), ipropati idityanisiwe eyi $\pm 2974.5\text{m}^2$ ngokomlinganiselo ubukhulu kunye ukuqinisa isiza Erf 12232, Hermanus ($\pm 991\text{m}^2$ ngokomlinganiselo) nge isiza 1368 Hermanus ($\pm 991.5\text{m}^2$ ngokomlinganiselo) ipropati idityanisiwe eyi $\pm 1982.5\text{m}^2$ ngokomlinganiselo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kamasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 028-313-2093 / (e) alida@overstrand.gov.za) ngolu suku okanye ngaphambi komhla **05 UCanzibe 2023**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into

malunga nesi saziso ungafonela **Umcwangcisi weDolophu Mnu. P Roux** kule nombolo yomnxeba 028-313-8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

Locality Plan

Erven 1368, 1373 and 12232 - Hermanus



Subject properties (Erven 1368, 1373 and 12232 - 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
Team Planning & Policy Management





1. ABBREVIATIONS

OM	Overstrand Municipality
OMLUS	Overstrand Municipality Land Use Scheme, 2020
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

Property Owners	Alma Loubser & Johalk Trust	Johalk Trust	Alma Loubser
Erf Number	Erf 1368 Hermanus	Erf 1373 Hermanus	Erf 12232 Hermanus
Extent	1983m ²	1983m ²	991m ²
Zoning	Residential Zone 1: Single Residential		

3. BACKGROUND AND INTENT

The subject properties, Erven 1368, 1373, and 12232 Hermanus are located in a prime area next to the Main Road and the Atlantic Ocean, as shown in **Plan 1** (Locality Plan) and **Plan 3** (Aerial Plan). The Johalk Trust is the sole owner of Erf 1373 Hermanus, while Erf 1368 Hermanus is jointly owned by Alma Loubser and the Johalk Trust. Both properties were acquired in February 2023, and there is a proposal to subdivide Erf 1368 Hermanus into two equal portions. Alma Loubser owns Erf 12232 Hermanus which is located adjacent Erf 1368 Hermanus. The property owners have enlisted the services of WRAP Project Office to submit a land use application on their behalf, as detailed in **Annexure A** (Powers of Attorney).

The subdivision of Erf 1368 Hermanus will allow both property owners to separate their shared asset. As Erf 1368 Hermanus is located in between the individually owned properties (Erven 1373 and 12232 Hermanus) the proposal is to consolidate the subdivided portions with Erven 1373 and 12232 Hermanus, respectively.

Approval of the following application will be required:

- Subdivision of Erf 1368 Hermanus into two equal portions;
- Consolidation of Portion A, (a portion of Erf 1368 Hermanus) with Erf 1373 Hermanus; and
- Consolidation of the Remainder of Erf 1368 Hermanus with Erf 12232 Hermanus.

4. PROCEDURE TO ACHIEVE THE PROPERTY OWNERS' INTENT

WRAP compiled this report to ensure the property owner's vision is achieved. The following is proposed:

- 4.1 **Subdivision** of Erf 1368 Hermanus into Portion A ($\pm 991,5\text{m}^2$) and the Remainder, ($\pm 991,5\text{m}^2$) in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 4.2 **Consolidation** of Portion A ($\pm 991,5\text{m}^2$) with Erf 1373 Hermanus (1983m^2) in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- 4.3 **Consolidation** of the Remainder of Erf 1368 Hermanus ($\pm 991,5\text{m}^2$) with Erf 12232 Hermanus (991m^2) in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

The Erf 1368 Hermanus has an extent of 1983m^2 . With the proposed subdivision it would be possible to create two properties, each intended to be consolidated with adjacent erven. The two portions will allow the property owners to consolidate the portions with their individually owned properties.

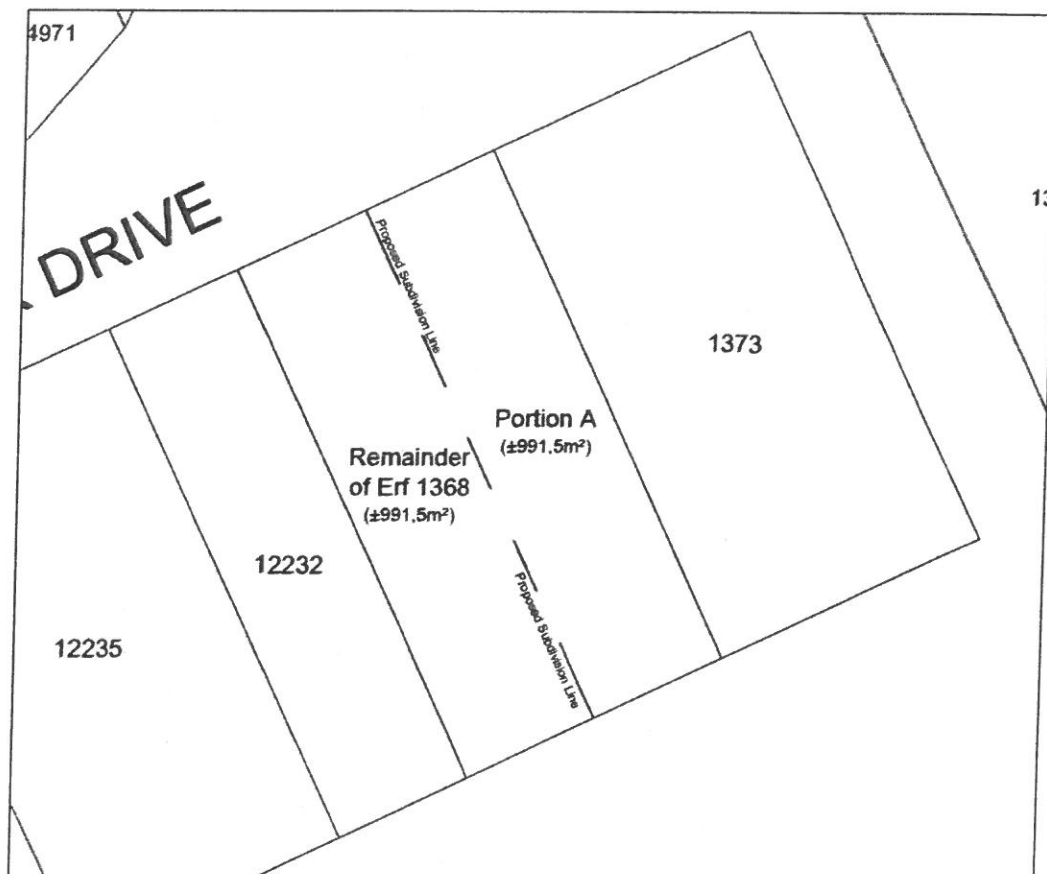


Figure 1: Proposed Subdivision



Consolidation 1: Portion A ($\pm 991,5m^2$) with Erf 1373 Hermanus (1983m²) :

Erf 1373 Hermanus is 1983m² in extent. The owners recently took transfer of the property with the intention to consolidate the property with a subdivided portion of Erf 1368 Hermanus.

Proposed Consolidation 1	
Erf 1373 – Hermanus	1983m ²
Portion A (A portion of Erf 1368 Hermanus)	$\pm 991,5m^2$
Consolidated Erf (Erf 1373 & Portion A)	$\pm 2974,5m^2$

Consolidation 2: Remainder of Erf 1368 Hermanus ($\pm 991,5m^2$) with Erf 12232 Hermanus (991m²) :

Proposed Consolidation 2	
Erf 12232 – Hermanus	991m ²
Remainder of Erf 1368 Hermanus	$\pm 991,5m^2$
Consolidated Erf (Erf 12232 Hermanus & Remainder of Erf 1368 Hermanus)	$\pm 1982,5m^2$

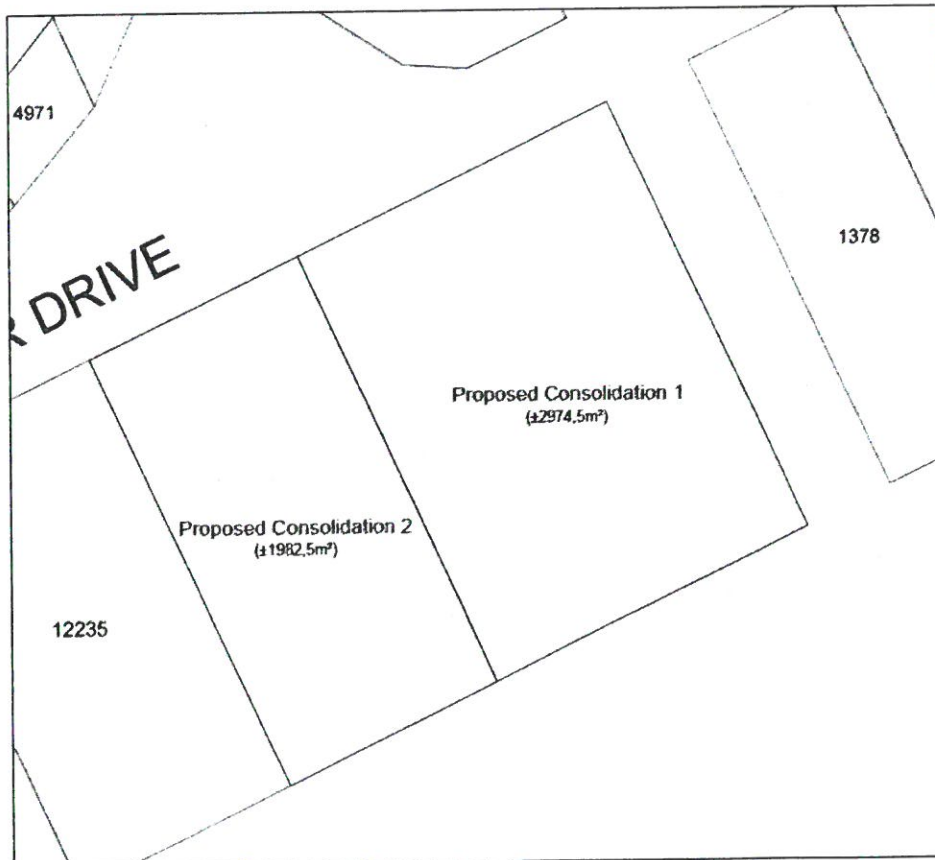


Figure 2: Proposed Consolidations



5. APPLICATION

Considering the above, application is made for the following:

- 5.1 Subdivision** of Erf 1368 Hermanus into Portion A (±991,5m²) and the Remainder, (±991,5m²) in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 5.2 Consolidation** of Portion A (±991,5m²) with Erf 1373 Hermanus (1983m²) in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- 5.3 Consolidation** of the Remainder of Erf 1368 (±991,5m²) with Erf 12232 Hermanus (991m²) in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.

6. LAND USE ENVIRONMENT

The properties surrounding the subject property are predominantly zoned for single residential purposes. The surrounding area's zonings are illustrated in **Plan 2** (zoning plan).

7. TITLE DEED

T005672123 (Erf 1368 Hermanus), T005671 /23 (Erf 1373 Hermanus), T34611/2019 (Erf 12232 Hermanus)

None of the abovementioned title deeds contain any restrictive conditions which may prohibit the approval of the subdivision or consolidations of the subject properties.

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) (a) of the OM By-Law:

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	
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.	N/A	

The proposal at this stage does not propose any amendment of the zoning and the subdivision and consolidations will not have an impact on the development parameters.

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 properties are all connected to the OM's services networks which includes electricity, water, sewage and solid waste removal. The municipality will have one less property to service as the consolidations will decrease the number of properties.

Solid waste is collected by the OM on a weekly basis.

Access

Existing Access:

All three properties gain access from Main Road. Erven 1368 and 1373 Hermanus were historically owned by the same owner that only used Erf 1368 Hermanus as a garden. They also used Erf 1368 Hermanus to gain access to Erf 1373 Hermanus.

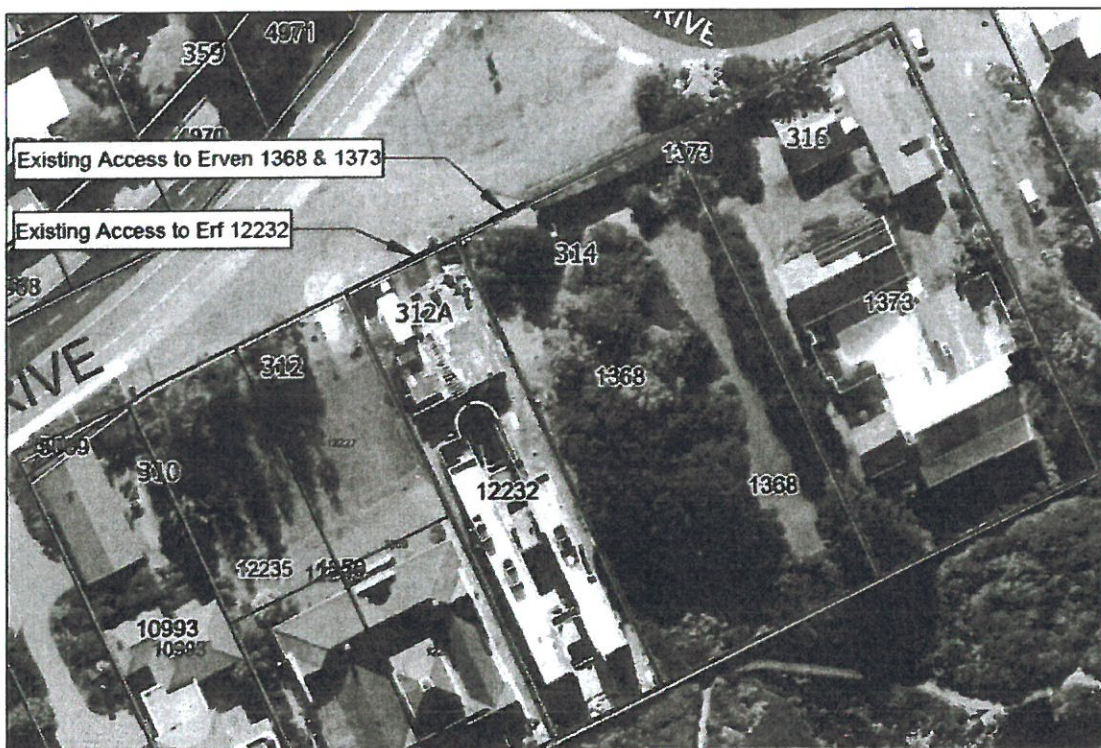


Figure 3: Existing Access



Proposed Access :

The proposal is to alter the access point of the proposed consolidated erf (Erf 1373 Hermanus and Portion A) to the unmade road on the eastern boundary of the existing Erf 1373 Hermanus. (Refer proposed access to consolidation 1 as per figure 4). The road is already used by Erf 1378 Hermanus to gain access to their property, and a single additional access is not predicted to have a drastic impact on the area.

Erf 12232 Hermanus existing access to remain after consolidation.

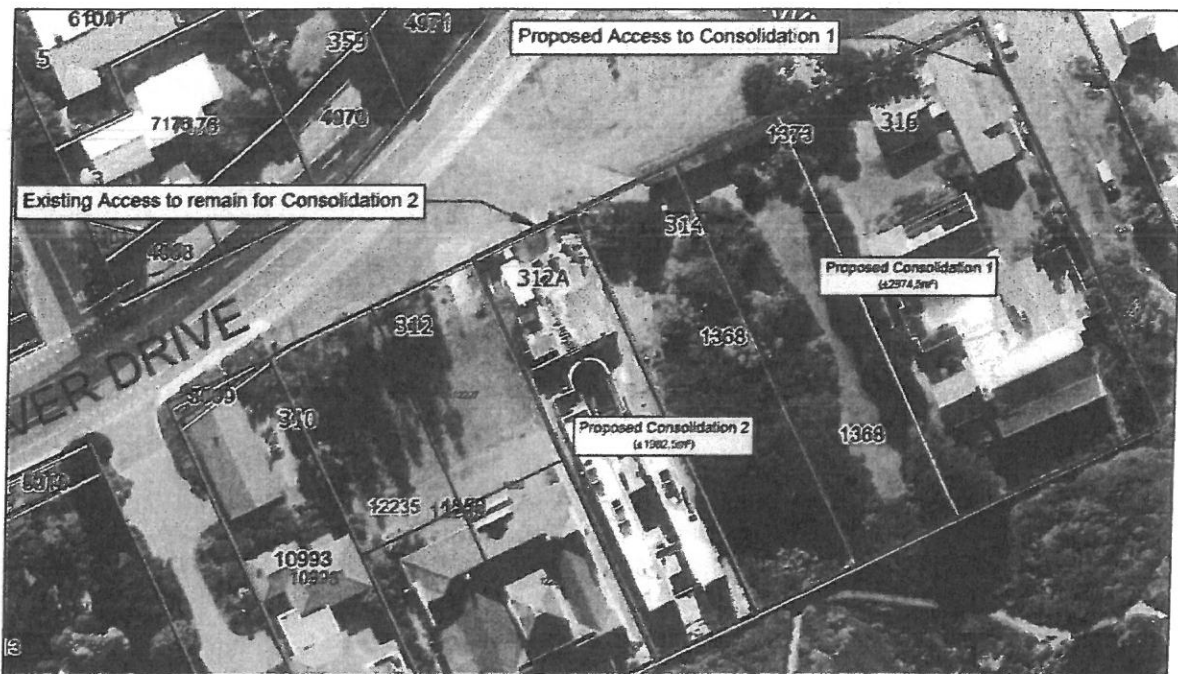


Figure 4: Proposed Access and Egress

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 follow:

Need and desirability.

The need for the proposed development arose from the property owner's vision to be able to unlock the maximum value of their properties.

Socio-economic impact	The proposed subdivision and consolidations are not predicted to have a dramatic impact on the Socio-economic impact of the area.
Compatibility with surrounding uses	The proposal is not out of character for the surrounding area.



MOTIVATION

Impact on the external engineering services	The proposed subdivision and consolidation will not have any additional impact on the engineering services.
Impact on safety, health and wellbeing of the surrounding community	It is not predicted that the proposal will have an impact on safety, health and wellbeing of the surrounding community.
Impact on heritage	The subject property has no heritage importance.
Impact on the biophysical environment	The scale of the proposal is not predicted to have an impact on the biophysical environment.
Traffic impacts, parking, access and other transport related considerations	It is not expected that the proposal will have any additional impact on parking or access.

Impact on views, sunlight and character of the area

The proposed subdivision and consolidation will not have an impact on the views, sunlight and character of the surrounding area. No additional building work is currently being proposed.

Economic impact

Little to no long-term economic impact is being anticipated.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal that leads to the devaluation or foregoing of 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.

Impact on heritage

The subject properties are 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

The subject property is not located within an environmentally important area.



11. POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

Protected Area Buffer

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

Coastal Protection

The subject properties are all 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:

SCHEDULE A PROHIBITED ACTIVITIES IN OVERSTRAND ENVIRONMENTAL MANAGEMENT OVERLAY ZONES			
Prohibited Activity	Applicable Environmental Management Overlay Zone (EMOZ)		Applicable to the application or not
	Coastal	Protected Area Buffer	
Agricultural practices within this EMOZ which may cause water logging and siltation.	X	X	N/A
Planting or harbouring of declared emerging weeds on properties within and adjacent to this EMOZ.	X	X	N/A
Development or agriculture on slopes steeper than 1:4.	X	X	N/A
Establishment of Informal settlements or Temporary Relocation Areas.	X	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	X	N/A
Placement of religious symbols or memorabilia.	X	X	N/A
Harvesting /collection of kelp / seaweed in municipal designated "no-take" zones.	X	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	X	N/A



MOTIVATION

Stockpiling, drying, processing or loading of marine resources beyond areas designated, demarcated and signposted by the Municipal Council for such purposes.	X	X	N/A
Modification of the littoral active zone / functional dune systems in absence of approved management plans.	X	X	N/A
Feeding, disturbing / pursuit of fauna.	X	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	X	N/A
Defacing/damaging / removing of any notice, sign, barrier building or other infrastructure.	X	X	N/A
Playing or tampering with any rope, float, buoy, vessel, shelter or similar life - saving device.			N/A
Staying overnight.	X	X	N/A
The discharging of domestic effluent / grey water into all natural systems.	X	X	N/A
Tampering with security / surveillance infrastructure.	X	X	N/A
Defacing of rocky outcrops and placement of memorial plaques, religious symbols or structures on natural features.	X	X	N/A
Graffiti, vandalism or damaging of municipal infrastructure.	X	X	N/A
Littering	X	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	X	N/A
Dog walking / exercising of dogs in non-designated zones.	X	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
	Coastal	Protected Area Buffer	
Permission for the utilization of access routes to permitted kelp / seaweed harvesting sites.	X		N/A
Removal or destruction of vegetation which is protected and/or of conservation concern.	X	X	N/A
Dune maintenance on private land as per approved dune maintenance management plans.	X		N/A
Excavation and destruction or removal of substrate (soil, substrate, rock, shellgrit, dune sediment, mineral deposits).	X	X	N/A



MOTIVATION

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	X	There is a pool on the subject property, but no water is 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
	Coastal	Protected Area Buffer	
Installation of conservancy tanks or biological treatment plants within 50 metres from the edge of a watercourse / wetland.	X	X	N/A
Access from private properties to open spaces, including the removal of vegetation and the establishment of paths, structures and infrastructure.	X	X	The property has access to the open space.
Commercial filming.	X	X	N/A
Construction or placement of any temporary object, building, shelter, path or structure.	X	X	N/A
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	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
	Coastal	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	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	X	N/A
Application for the designation of industrial sites and activities associated with the seaweed harvesting, collection, drying, transport and processing fishery.	X	X	N/A
Encroachment of private buildings, structures, infrastructure, access routes.	X	X	All three properties are entirely located in the EMOZ areas.
Commercial Harvesting/collection and removal of any natural resource.	X	X	N/A



MOTIVATION

Construction or placement of any permanent object, building, shelter, pathway or structure.	X	X	All three properties are entirely located in the EMOZ areas.
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It is not predicted that the proposal to subdivided and consolidate will have a negative effect on the EMOZ.

11.2 Overstrand Municipality Heritage Protection Overlay Zone (HPOZ)

The subject properties are located within the HPOZ, 'Scenic Corridor' and the 'HPOZ – Costal Strip'. Neither the consolidation nor subdivision will have an impact on these Heritage Protection Overlay Zones.

11.3 Spatial Planning Policies

This proposed subdivision and consolidation is not in conflict with any provisions of the Western Cape Provincial Spatial Development Framework, 2014 or the Overstrand Spatial Development Framework, 2020.

12. PLANNING PRINCIPLES

Chapter 2 of SPLUMA contains 5 uncompromisable planning principles by which each development application must be guided. 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. This proposal for subdivision and consolidation does not perpetuate apartheid spatial development imbalances.

Spatial sustainability and Efficiency

Spatial sustainability refers to planning proposals that result in communities that are viable. This proposal to subdivide intends to ensure the maximum potential of the subject properties are unlocked. The proposed subdivision and consolidation allows the property owners to utilise these properties to it maximum extent.

Spatial resilience

This proposal is intended to maximise the usage of the subject properties and will ensure sufficient space to develop the consolidated properties.

Good administration

The OM has a credible track record of good administration regarding the method of public participation. Public participation forms an integral part of the land use planning process. The public participation process provides people who may be affected by the proposal with an opportunity to provide comment and to raise issues of concern about the proposal or make possible suggestions that may result in an enhanced outcome of which both parties benefit. Comments will be reviewed and considered after which it will be addressed accordingly.



13. EVALUATION

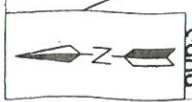
One of the subject properties are jointly owned by the owners of adjacent properties. The proposal intends subdividing the jointly owned, Erf 1368 Hermanus, and consolidating the subdivided portions with Erven 1373 and 12232 Hermanus, respectively. By doing so, both property owners will have more development space on Erven 1373 and 12232 Hermanus.

It's important to note that the proposal does not introduce any new land use rights, as the subdivided and consolidated properties will only be utilized for single residential purposes. This aligns with all relevant spatial planning policies.,

14. RECOMMENDATION

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

- 14.1 Subdivision** of Erf 1368 Hermanus into Portion A ($\pm 991,5\text{m}^2$) and the Remainder, ($\pm 991,5\text{m}^2$) in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020;
- 14.2 Consolidation** of Portion A ($\pm 991,5\text{m}^2$) with Erf 1373 Hermanus (1983m^2) in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020; and
- 14.3 Consolidation** of the Remainder of Erf 1368 ($\pm 991,5\text{m}^2$) with Erf 12232 Hermanus (991m^2) in terms of Section 16(2)(d) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020.



**Proposed Subdivision
of Erf 1368 Hermanus**

Erf 1368 - Hermanus
Extent - 1983m²

Proposed Subdivision

Remainder of Erf 1368 Hermanus
±991,5m²

Portion A
±991,5m²

Plan prepared by: Thian Jansen

Date: 23/02/2023

Plan Number: 23/05 (001)

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit 8, Standard House,

Corner of Royal and Dirkie Uys
Street Hermanus, 7200



Project Office
Town Planning & Project Management

Scale 1 : 500



**Proposed Consolidation
of Erf 12232 Hermanus**

Erf 12232 - Hermanus

Extent - 991m²

Remainder of Erf 1368 Hermanus

Extent - ±991,5m²

Proposed Consolidation

Erf 12232 Hermanus

+

Remainder of Erf 1368 Hermanus
±1982,5m²

Plan prepared by: Thian Jansen

Date: 23/02/2023

Plan Number: 23/05 (001)

All distances are approximate
and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

Unit 8, Standard House,
Corner of Royal and Dikkie Lys
Street Hermanus, 7200



Project Office
Town Planning & Project Management

Scale 1 : 500



Proposed Consolidation of Erf 1373 Hermanus

Erf 1373 - Hermanus

Extent - 1983m²

Portion A

Extent - 991,5m²

Proposed Consolidation

Erf 1373- Hermanus + Portion A
2974,5m²

Plan prepared by: Thion Jansen

Date: 23/02/2023

Plan Number: 23/05 (001)

All distances are approximate and subject to a survey

Tel: 028 313 1411

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Unit 8, Standard House,
Corner of Royal and Dirkie Uys
Street Hermanus, 7200



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