

Figure 1: Extract of Plan 4 - Proposed subdivision

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

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

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

## 5. LAND USE ENVIRONMENT

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

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

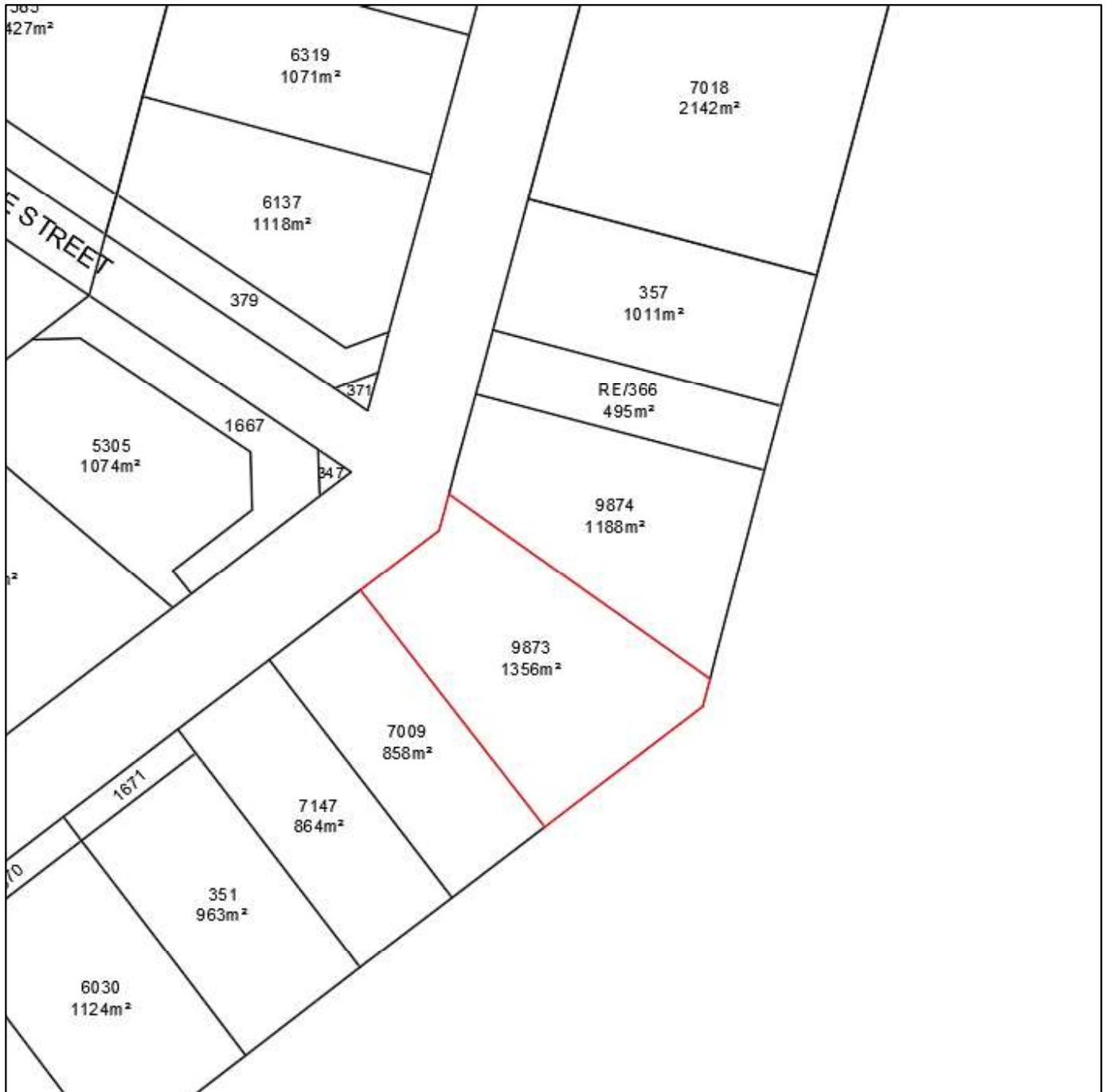


Figure 2: Surrounding Property Sizes

## 6. TITLE DEED

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