

**OVERSTRAND MUNISIPALITEIT**  
**ERF 8408, NEGENDESTRAAT 295 & ERF 4096,**  
**TIENDESTRAAT 296, HERMANUS: AANSOEK**  
**OM KONSOLIDASIE EN ONDERVERDELING:**  
**MNRE DAVE SAUNDERS PLANNER NAMENS**  
**THE LORD TRUST**

Kennis word hiermee gee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), van die volgende aansoeke van toepassing op die bogenoemde eiendom, naamlik:

- ❖ **konsolidasie** ingevolge Artikel 16(2)(e) van die Verordening, om Erf 8408 en 4096 te konsolideer om een erf ongeveer 1882m<sup>2</sup> groot te skep; en
- ❖ **onderverdeling** ingevolge Artikel 16(2)(d) van die Verordening, om die gekonsolideerde erf in drie (3) gedeeltes te onderverdeel naamlik, Gedeelte A ongeveer 926m<sup>2</sup>, Gedeelte B ongeveer 528m<sup>2</sup>; en Gedeelte C ongeveer 528m<sup>2</sup> groot.

Volle besonderhede rakende die voorstel hierbo is beskikbaar vir inspeksie gedurende weekdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentare moet skriftelik wees, u naam, adres, en kontakbesonderhede bevat, sowel as u belang in die aansoek en die redes vir kommentaar, welke kommentaar die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) moet bereik voor of op **Vrydag, 26 April 2024**. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mr P Roux** by 028 313 8900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persone wat nie kan lees of skryf nie kan bogenoemde toepaslike Munisipale Departement 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. 48/2024*

**OVERSTRAND MUNICIPALITY**  
**ERF 8408, 295 NINTH STREET & ERF 4096, 296**  
**TENTH STREET, HERMANUS: APPLICATION**  
**FOR CONSOLIDATION AND SUBDIVISION:**  
**MESSRS DAVE SAUNDERS PLANNER ON**  
**BEHALF OF THE LORD TRUST**

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following applications applicable to the above-mentioned properties, namely:

- ❖ **consolidation** in terms of Section 16(2)(e) of the By-Law, to consolidate Erven 8408 and 4096 to create one erf approximately 1882m<sup>2</sup> in extent; and
- ❖ **subdivision** in terms of Section 16(2)(d) of the By-Law, to subdivide the consolidated erf into three (3) portions namely, Portion A approximately 926m<sup>2</sup>, Portion B approximately 528m<sup>2</sup> and Portion C approximately 528m<sup>2</sup> in extent.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus. Any comment must be in writing, quoting your name, address and contact details, as well as your interest in the application and the reasons for comment, which comment must reach the Municipality (16 Paterson Street, Hermanus (f) 0283132093 (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **Friday, 26 April 2024**. Telephonic enquiries can be made to the **Town Planner, Mr P Roux** at 0283138900. The Municipality may refuse to accept comments received after the closing date. Any persons who cannot read or write may visit the above appropriate Municipal Department where a Municipal official will assist them in formulating their comment.

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

*Municipal Notice No. 48/2024*

**UMASIPALA WASE-OVERSTRAND**  
**ISIZA 8408, 295 NINTH STREET & ERF 4096,**  
**296 TENTH STREET, HERMANUS: ISICELO**  
**SOKUHLANGANISWA NOKWAHLULWA-**  
**HLULWA: MESSRS DAVE SAUNDERS**  
**UMCWANGCISI EGAMENI LE- LORD TRUST**

Isaziso sikhutshwa ngokwemiqathango yeCandelo 47 nelama-48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), sokuba izicelo ezilandelayo zifunyenwe ezisebenza kwiipropathi ezichazwe ngasentla, ezizezi:

- ❖ **ukuhlanganiswa** ngokwemiqathango yeCandelo 16(2)(e) loMthetho kaMasipala, kuhlanganise iZiza 8408 kunye nesiza 4096 ukwenza isiza esinye esimalunga ne-1882m<sup>2</sup> ubukhulu; kunye
- ❖ **nokwahlulwa-hlulwa** ngokwemiqathango yeCandelo 16(2)(d) loMthetho kaMasipala, ukwahlulwa isiza esihlanganisiweyo saba zizahlulo ezithathu (3) ezizezi, iSahlulo A esimalunga nama-926m<sup>2</sup>, iSahlulo B esimalunga nama-528m<sup>2</sup> kunye neSahlulo C esimalunga nama-528m<sup>2</sup> ubukhulu.

linkcukacha ezipheleleyo eziphathelelene nesi sindululo ziyafumaneka ukuze zihlolewe phakathi evelini phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: uCwangciso lweDolophu, Paterson Street, Hermanus. Naziphi na izimvo kufuneka zibhalwe, uchaze igama lakhe, idilesi kunye neenkukacha zoqhagamshelwano, mgokunjalo nomdla wakho kwisicelo kunye zezizathu zokunika izimvo, ekufuneka izimvo zifikelele kuMasipala (16 Paterson Street, Hermanus (f) 0283132093 (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi komhla **26 uAprili 2024**. Imibuzo ngomnxeba inakho ukuthunyelwa ku**Mcwangcisi weDolophu, uMnu P. Roux** kule nombolo 028-3138900. UMasipala angala ukwamkela izimvo ezifunyenwe emva komhla wokuvalwa. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe likaMasipala elifanelekileyo apho igosa likamasipala liya kumnceda ukuqulunqa izimvo zakhe. Umlawuli kaMasipala, uMasipala wase-Overstrand, P.O. Box 20, **HERMANUS**, 7200

*Isaziso sikaMasipala esinguNombolo 48/2024*



# **APPLICATION**

**FOR  
CONSOLIDATION AND SUBDIVISION  
ERF 8408 NO 295, NINTH STREET  
ERF 4096 NO 296, TENTH STREET**

**VOELKLIP  
HERMANUS**



**FEBRUARY 2024**



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## 1. INTRODUCTION

This report serves as the motivation for the proposal to make application for the consolidation of erf 4096 (991m<sup>2</sup> in size) and erf 8408 (991m<sup>2</sup> in size), the subdivision of the consolidated erf into three portions (926m<sup>2</sup> and two erven of 528m<sup>2</sup> size). The intention is to construct two new freestanding dwellings taking access off Tenth Street. The result of the application will be three freestanding dwellings on what are now two double sized erven capable of accommodating four free standing dwelling units. The application, the motivation, and all the necessary supportive documentation are contained in this report.

## 2. THE APPLICANT

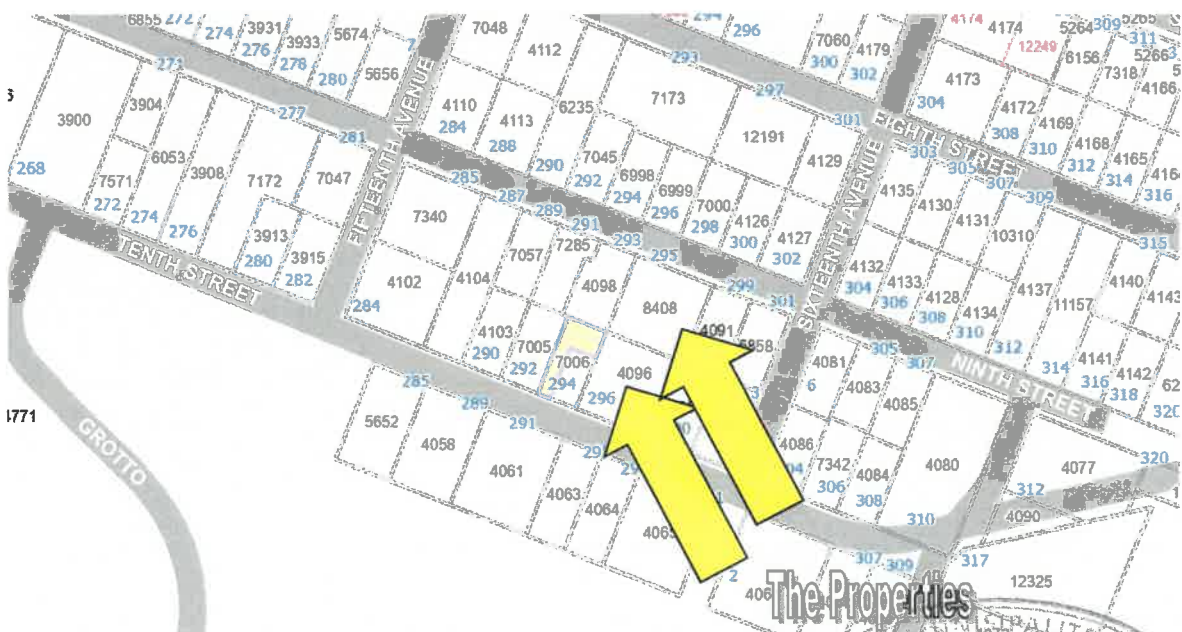
The two properties concerned are registered in the name of The Trustees for the time being of the Lord Trust. Andre Lord, who is duly authorised to act on behalf of the Trust, has appointed **David Richard Saunders** to submit the relevant planning applications to the Overstrand Municipality. A Power of Attorney and a resolution are attached as **Annexure A**.

## 3. THE LOCATION OF THE PROPERTIES

The position of the two properties is indicated on the attached Locality Plan (see **Annexure B**), on figure 2 a locality plan, and figure 3 an aerial photo of the area. The General Plan for the area is attached to this motivation as **Annexure C**.



**Figure 1: The position of Voelklip in Hermanus.**



**Figure 2: Locality Plan - Erf 8406 Ninth Street and Erf 4096 Tenth Street, Voelklip, Hermanus.**







**Figure 3:** Aerial photo of the properties in Voelklip, Hermanus

#### 4. LAND USE AND ZONING

##### 4.1 Land Use

The context is totally residential in character, made up of one, two and three storey dwelling houses with associated outbuildings. Many of the dwellings are large and cover most of the erf that they are positioned on. Roofs vary quite considerably between double pitches, gable end facing, flat roofs, and multi pitched roofs. The prevalent architecture is contemporary and often monolithic. The photos provided below are just a small indication of the existing established architecture and massing found in the surrounding environment.



**Figure 4:** Looking east down Tenth Street with the property in question on the left after the three dwellings.





**Figure 5: Three dwellings immediately to the left of the property in Tenth Street.**



**Figure 6: The dwelling immediately to the left of the property in Tenth Street.**



**Figure 7: An existing double storey immediately to the right with one metre common boundary setbacks.**





## 4.2 Zoning

An extract of the zoning map is shown as **Figure 8**. The property concerned is zoned **Residential Zone 1: Single Residential SR1**. In terms of Chapter 6 Section 6.1 of the Overstrand Zoning Scheme Regulations, the property may be developed with a crèche, dwelling house, guest rooms, home occupation, second dwelling and self-catering.

The following uses are permitted with the 'consent' of Council: day care centre, green house, guest house, house shop, institution, place of worship, residential building, and intensive horticulture.

The following development rules apply:

Coverage:	400m <sup>2</sup> and greater 50%
Permitted Height:	8m
Street boundary Building lines:	400m <sup>2</sup> and greater - 4m
Common boundary building lines	400m <sup>2</sup> and greater- 2m

The property is not located within a Heritage Protection Overlay Zone or any other proclaimed special area.

There is no minimum erf size in this use zone and there is no overlay zone in place limiting subdivision to a specific size. There are no other pertinent land use or zoning considerations.

An extract of the zoning map is provided below – see figure 8 below. All the surrounding properties are zoned Residential Zone 1: Single Residential SR1.



**Figure 8: Zoning of the property and immediate surrounds.**

## 5. LAND USE RESTRICTIONS IN TERMS OF THE TITLE DEEDS

A copy of the relevant title deeds for Erf 8408 and Erf 4096, situate in the Overstrand Municipality, Division of Caledon, Western Cape Province are attached as **Annexure D**. The General Plan for this area is attached as **Annexure C**. There are no conditions of title which are relevant to the applications made. A Conveyancer's Certificate completed by Antonie Carl Du Toit confirming the above, is attached to this motivation as **Annexure E**.





## 6. THE PROPOSAL

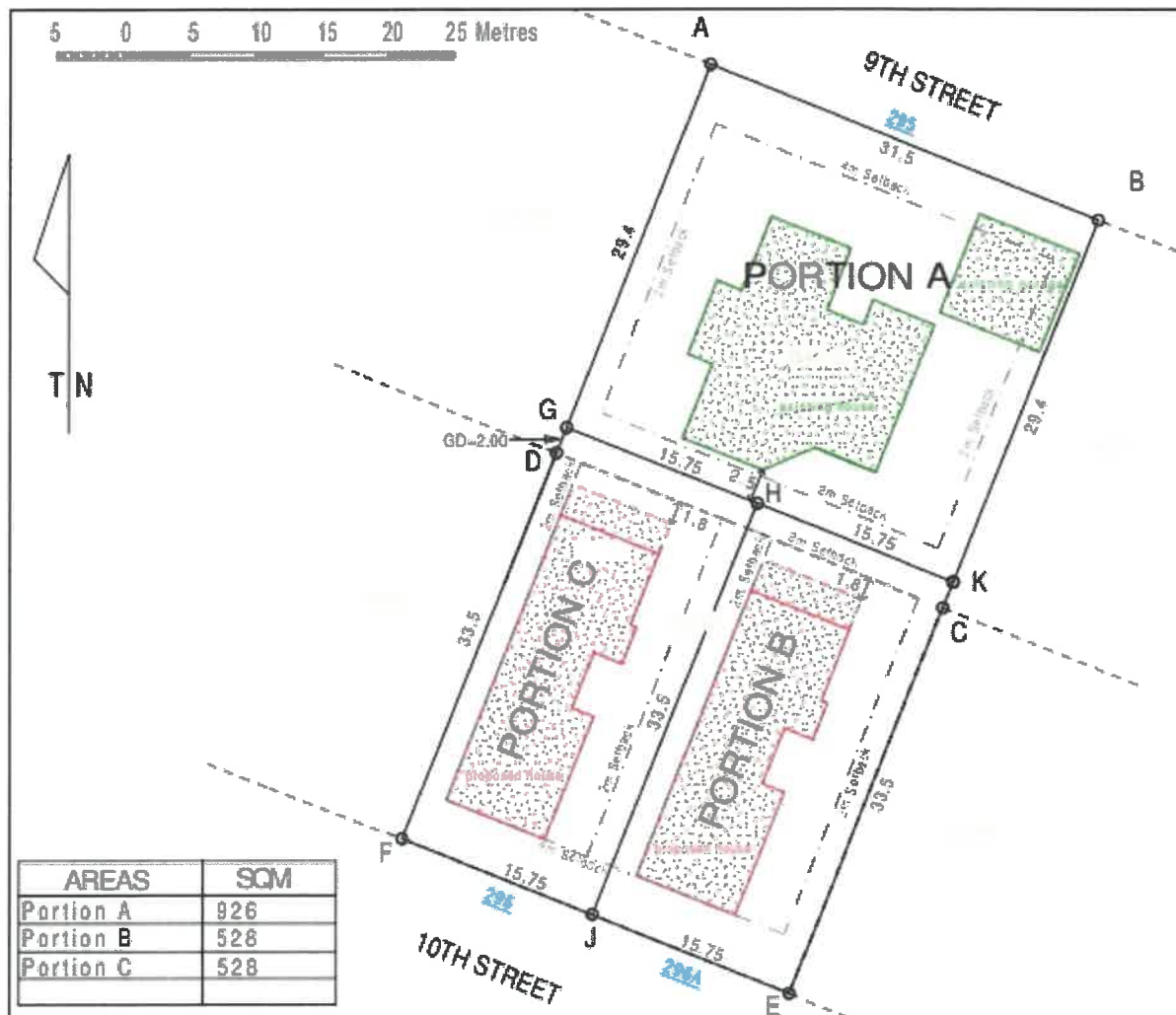
Erf 8408 which faces on to Ninth Street and erf 4096 which faces on to Tenth Street, are both 991m<sup>2</sup> in size. These two erven are twice the size of the average erf in Voelklip which is 461m<sup>2</sup> in size. The proposal is to consolidate erf 4096 (991m<sup>2</sup> in size) and erf 8408 (991m<sup>2</sup> in size) into one erf of 1882m<sup>2</sup> in size and subdivide the consolidated erf into three portions namely:

Portion A - 926m<sup>2</sup>

Portion B - 528m<sup>2</sup>

Portion C - 528m<sup>2</sup>

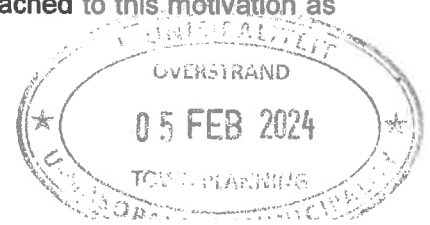
Portion A will reduce in size by 65m<sup>2</sup> and will retain the existing house on it. Portions B, and C (both 528 m<sup>2</sup> in size) will be developed with two new freestanding dwellings of the same architectural style, being contemporary seaside vernacular. A Plan of Subdivision is attached as **Annexure G**. A set of sketch plans indicating the floor plans of the proposed buildings is attached as **Annexure H**.



The dwellings on 10<sup>th</sup> Street will be setback four metres from the street and 3,8m from the rear common boundary. In terms of street and common boundary setbacks they will therefore comply with the existing zoning parameters applicable to an erf 991m<sup>2</sup> in size. They will also comply with the 8m height restriction.

In terms of coverage, each building will have a coverage of 50%. This will comply with the 50% coverage applicable to sites larger than 400m<sup>2</sup>.

The sketch plans indicating the floor plans of the two new units is attached to this motivation as **Annexure H**.



## 7. THE NECESSARY PLANNING APPLICATIONS

Application is hereby made for the following:

**7.1 The Consolidation of erf 8408 and erf 4096 in terms of Section 16(2)(e) of the By-law.**

**7.2 Subdivision in terms of Section 16(2)(d) of the By-Law of the consolidated erf into three, namely:**

Portion A - 926m<sup>2</sup>

Portion B - 528m<sup>2</sup>

Portion C - 528m<sup>2</sup>

The planning application form is attached to this report as **Annexure F**.

## 8. THE PLANNING MOTIVATION

### 8.1 Assessment in terms of the MPBL

In terms of Section 66 of the Overstrand Municipality Municipal Planning Bylaw the planning application at hand must have regard to the following assessment criteria:

- 1) The application submitted in terms of this By-law;
- 2) The procedure followed in processing the application;
- 3) The desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding proposed land uses;
- 4) The comments in response to the notice of the application and the comments received from organs of state and internal departments.
- 5) The response by the applicants to the comments referred to on paragraph 4;
- 6) Investigations carried out in terms of other laws which are relevant to the consideration of the application;
- 7) A registered planner, or a planner eligible for registration, written assessment, which includes:
  - i. An amendment of a Spatial Development Framework or land use scheme.
  - ii. An approval of an overlay zone contemplated in the land use scheme.
  - iii. A phasing, amendment or cancellation of a subdivision plan or part thereof.
  - iv. A determination of a zoning.
  - v. A rezoning.
- 8) Municipal Spatial Development Framework.
- 9) Local Spatial Development Frameworks adopted by the Municipality.
- 10) Policies of the Municipality.
- 11) The Provincial Spatial Development Framework.
- 12) The Spatial Planning and Land Use Management Act & Land Use Planning Act.
- 13) The Land Use Scheme.

### 8.2 Motivation

#### 8.2.1 The application submitted in terms of this By-law

The application is submitted in accordance with the Overstrand Municipality Municipal Planning Bylaw.

#### 8.2.2 The procedure followed in processing the application

All required processes and procedures including public participation will be carried out by the responsible local authority. If any comments/objections are received it is understood that the matter will go before the Municipal Planning Tribunal for a final decision.

#### 8.2.3 The desirability of the proposal

Desirability is assessed in terms of the following criteria:

- a) Socio-economic impact;  
The development proposal offers an opportunity to stimulate the local building industry.
- b) compatibility with surrounding uses;



The introduction of an additional two dwelling units on what is essentially a double plot is entirely in keeping with the surrounding residential densities and uses.

- c) impact on the external engineering services;  
As stated above, the provision of two dwelling units on a double plot is entirely in keeping with the existing development rights afforded by the MPBL. It is therefore envisaged that the proposal will have no material impact on external engineering services.
- d) impact on safety, health and wellbeing of the surrounding community;  
Erf 4096 is currently vacant. The development of this erf with two new dwellings will make a significant improvement in terms of surveillance of Tenth Street. This will lead to an improvement of safety and the general wellbeing of the surrounding community.
- e) impact on heritage;  
There will be no impact on any heritage resources. The properties are not positioned within a declared Heritage Protection Overlay Zone and the proposal entails the use of vacant land.
- f) impact on the biophysical environment;  
The properties are located in a well-established urban area. There will be no impact whatsoever on the biophysical environment.
- g) traffic impacts, parking, access and other transport related considerations;  
Two parking bays are proposed for each unit. The garages are set back sufficiently far enough to ensure safe access and egress. It is important to note that the garages comply with the development criteria for garages.
- h) conditions that can mitigate an adverse impact of the proposed land use.  
No unreasonable impact is anticipated, however they local authority may wish to impose conditions limiting the amount of dwelling units permitted to ensure a density that is consistent with the general density found here.

#### 8.2.4 Comments from internal branches and other organs of state.

Given the low-key nature of the application it is highly unlikely that the application will draw interest from other organs of state.

#### 8.2.5 Response to comments received.

Any comments received will be addressed at a later stage.

#### 8.2.6 Other relevant laws.

The proposal does not trigger any other laws including the National Heritage Resources Act and the National Environmental Management Act.

#### 8.2.7 Written assessment by a registered planner or a planner eligible for registration.

While the application in question is not a listed submission, this motivation has been compiled by a person who is eligible for registration.

#### 8.2.8 Compliance with the Municipal Development Framework.

The application at hand complies with the following principles contained within the Municipal development Framework:

- *promote the provision of a range of residential housing types and appropriate densification strategies in order to retain the character of Greater Hermanus, while ensuring appropriate growth to address the growing populations housing needs.*
- *Contain the urban footprint of Greater Hermanus within a well-defined urban edge.*

The Municipal Development Framework also identifies some proposals at Local Planning Level. The following are pertinent to the application at hand:

- *Balanced Housing provision*
- *Densification*





It is believed that this motivation proves that the proposal satisfies all the principles identified above. While the proposal offers a greater option in residential housing types it is believed that the number of dwelling units achieved is entirely in keeping with what could be achieved by unlocking erven which are entirely in keeping with the existing subdivision pattern found here.

#### 8.2.9 The Overstrand Municipal Growth Management Strategy, 2010 (OMGMS)

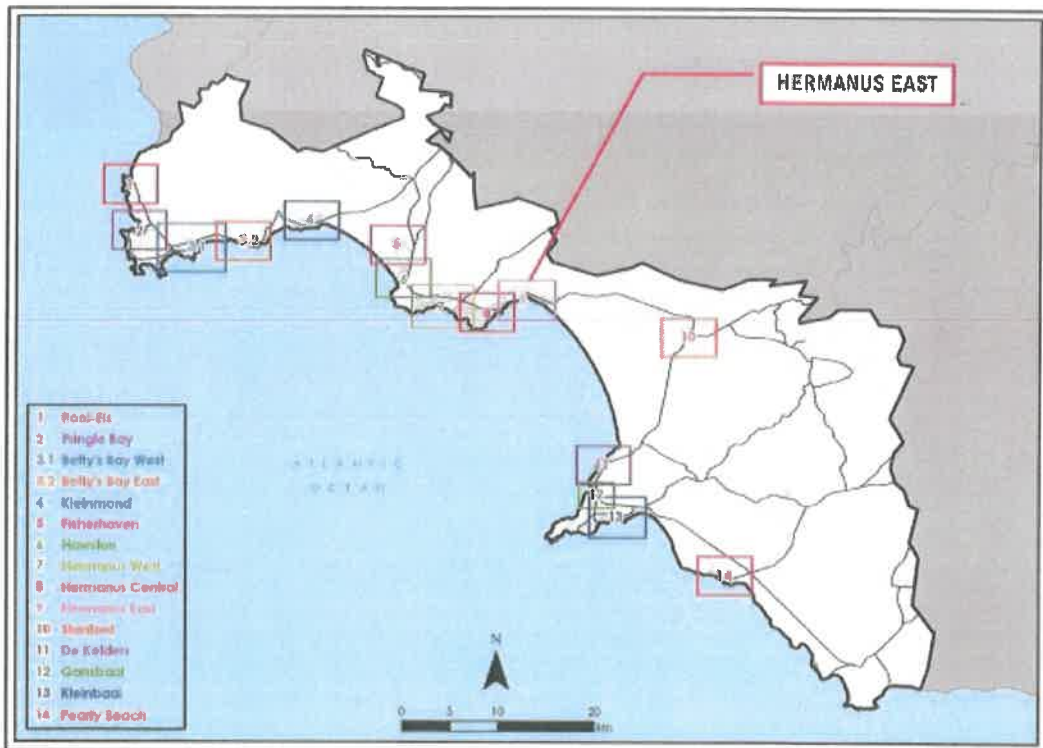
The average size of erven in Planning Unit 6 is 495m<sup>2</sup>. Given the aforementioned, the proposal is totally in line with the density/erf sizes as per the OMGMS, as the smallest erf proposed is 528m<sup>2</sup> in size which is not only well inside the average erf size. But larger than surrounding erf sizes.

#### 8.2.10 Local Spatial Development Frameworks adopted by the Municipality.

The application falls within an area defined as Planning Unit 6 in Hermanus East.

The following proposals are relevant to the area in question:

- *Incremental development through subdivision to allow a second and third dwelling unit respectively is proposed for an assumed 20% of the area/dwellings of this planning unit. Based on this assumption, this proposal can potentially contribute more than 200 additional dwelling units, increasing the current gross density from 8.7 to 11.3 dwelling units per hectare.*



**Figure 12: Hermanus East**

It is believed that the proposed development of the two erven in question complies fully with the LSDF in that it proposes a development which offers a proposal that is entirely in keeping with the current gross density found in Planning Unit 6. The application is essentially to subdivide a double plot into two erven with a dwelling on each.

#### 8.2.11 Policies of the Municipality.

It is believed that the proposal complies with all other policies adopted by the Overstrand Municipality.

#### 8.2.12 The Provincial Spatial Development Framework.

The provisions of the Provincial Spatial Development Framework are binding on all planning applications lodged. The proposal at hand complies with all the principles contained in this document. In this regard the most relevant policy is the following:



- *The average gross residential density in urban settlements experiencing urban growth shall be encouraged to increase to 25 du/ha before further extensions to the urban edge are considered.*

The proposal at hand addresses this principle albeit in a moderate manner.

#### 8.2.13 The Spatial Planning and Land Use Management Act & Land Use Planning Act.

It is believed that the proposal is compliant with criteria as set out in Section 42 of the Spatial Planning and Land Use Management Act, 2013 (ACT 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA). The principals in question are the following:

- *'Spatial Justice', refers to the need to redress the past apartheid spatial development imbalances and aim for equity in the provision of access to opportunities, facilities, services and land.*

The proposal will result in two new housing opportunities.

- *'Spatial Sustainability' essentially refers to a sustainable form of development. A part of this means promoting less resource consuming development typologies that promote compaction, pedestrianisation and mixed-use urban environments which allow for the development of a functional public transport system and space economy.*

The proposal not only entails the inclusion of all sustainable building principles but also offers a building typology that addresses the issues of spatial sustainability.

- *'Efficiency' refers to the need to create settlements that optimise the use of space, energy, infrastructure, resources and land.*

The proposed development addresses all of the above in terms of design.

- *'Spatial Resilience' in the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e., communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial Resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.*

While the proposal does not address this issue directly it is believed that it does not fall foul of the principles of spatial resilience.

- *'Good Administration' in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role-players ensure a joint planning approach is pursued. Furthermore, it is critical that decisions made in terms of land use planning seek to minimise the negative financial, social, economic and environmental impacts of a development.*

It is believed that the proposal complies with all National, Regional, and Municipal planning policy. Furthermore, it is believed that the approval will not result in a negative impact on the safety and welfare of the members of the community, or on the preservation of the natural and developed environment.

#### 8.2.14 The Land Use Scheme.

No permanent departures from the Scheme are required for the proposal. The application is in compliance with Chapter 18 of the Land Use Scheme which states the following regarding the subdivision of residential erven: *"Subdivision in an area will generally be allowed if it is consistent with the planning, policies and the average size and density of surrounding residential properties are being considered."* The proposed subdivision is considered to be in line with the average size of the erven in the residential block and also in line with the density policy for the area.

### 8.3 Summary

The above motivation confirms the following:

- Compliance with all national planning law including SPLUMA and LUPA.
- Compliance with all other national law including the NHRA and NEMA.
- Compliance with all Provincial Planning Law and Policy.
- Compliance with the Municipal Planning Bylaw.
- Compliance with the Local Spatial Development Framework (LSDF).
- Desirability of the proposal.
- A sensible proposal in terms of achieving a moderate increase in density.
- Respect for the existing character of the area.
- In compliance with erf sizes.

## 9. CONCLUSION

The application to subdivide the two erven into three portions will make a positive contribution to achieving a more efficient and sustainable urban environment. The proposed form of development is very much in keeping with numerous other surrounding developments that have occurred recently. The application is in keeping with all broader planning policies and represents a proposal in keeping with existing densities. This motivation has depicted that the proposal is not only desirable but compliant with all existing planning policy. Furthermore, it is believed that the approval will not result in a negative impact on the safety and welfare of the members of the community, or on the preservation of the natural and developed environment.

I trust that you will find the application acceptable and grant the required consolidation and subdivision into three new portions.

**DAVE SAUNDERS**

February 2024

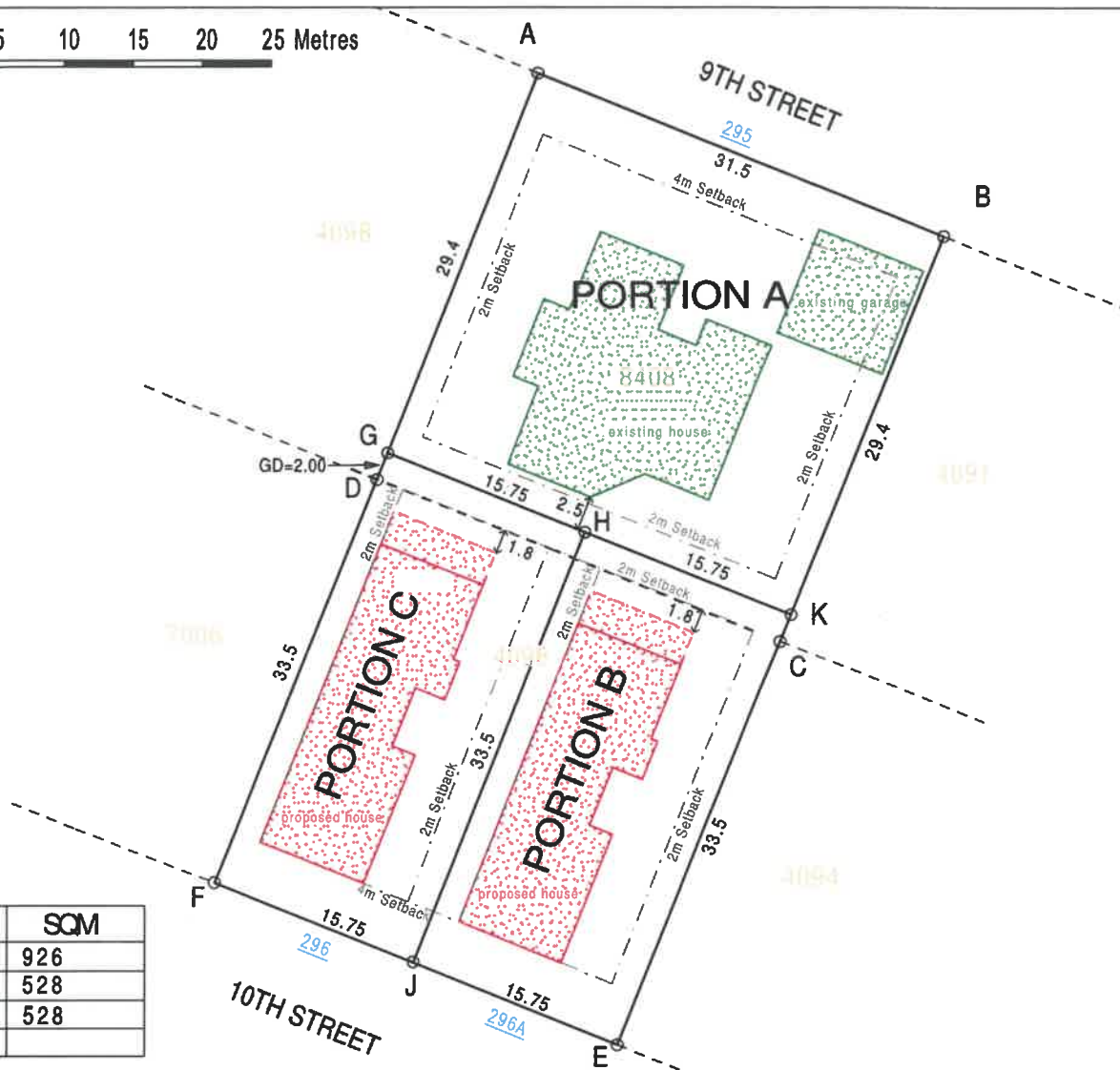
**DAVE SAUNDERS cc CK 2005/104725/23**

David Richard Saunders BSoc Sci MCRP MSAPI MAHAP





5 0 5 10 15 20 25 Metres



AREAS	SQM
Portion A	926
Portion B	528
Portion C	528

ZONING	4096	SR1	DATE : January 2024	SCALE :  1 / 500
	8408	SR1		
	Subdivisions	SR1	CHECKED BY : S R OLD	

#### NOTES:

- 1) All dimensions are approximate and scaled
- 2) The figure ABCD represents Erf 8408 Hermanus
- 3) The figure DCEF represents Erf 4096 Hermanus
- 4) The 2 Erven are to be consolidated and then subdivided into 3 portions
- 5) The figure ABKG represents Portion A
- 6) The figure HKEJ represents Portion B
- 7) The figure GHJF represents Portion C

### PROPOSED CONSOLIDATION AND SUBDIVISIONS OF ERVEN 4096 & 8408 HERMANUS

295 9TH STREET & 296 10TH STREET, VOELKLIP

AREA : 4096 = 991 sqm & 8404 = 991 sqm  
TOTAL = 1982 sqm

OWNERS : Lord Trust

PLAN NO. :SUB\_APP 4096 & 8408 HERMANUS REV2

DIAGRAM NO's: 42376/1945 & 4976/2000

SG SHT NO: M3814

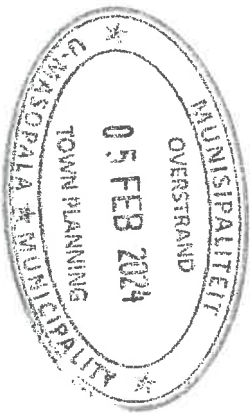
D T NO :T3601/2004

STEPHEN OLD LAND SURVEYORS

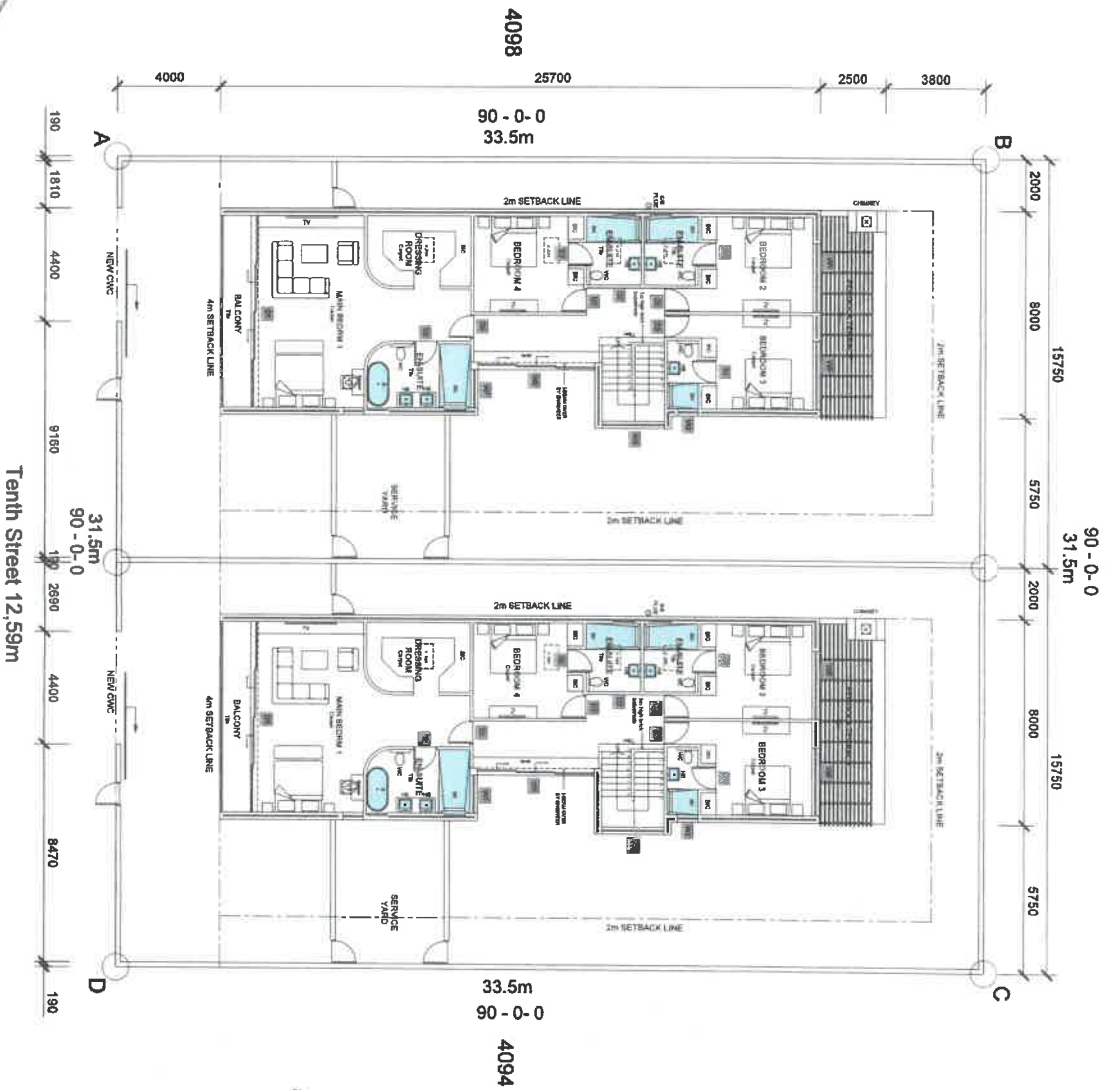
Tel +27 (0) 21 591 7485  
Fax +27 (0) 86 529 2491  
survey@cybersmart.co.za  
www.surveyland.co.za







**SITE DEVELOPMENT PLAN (FF)**  
scale 1 : 100



GENERAL NOTES:  
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
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6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
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HERMANUS ON 10TH  
PROPOSED GROUP HOUSING  
ERF 4098 HERMANUS  
FOR  
AVL DEVELOPERS

SITE DEVELOPMENT PLAN  
FIRST FLOOR - TYPE 3  
SMO21, 11/03/2022  
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SM



