

OVERSTRAND MUNISIPALITEIT

ERWE 379 EN 6137, WESTCLIFF PAD 18, WESTCLIFF, HERMANUS, OVERSTRAND MUNISIPALE GEBIED: AANSOEK VIR ONDERVERDELING, SLUITING VAN 'N PUBLIEKE PAD, HERSONERING EN KONSOLIDASIE: INTERACTIVE TOWN & REGIONAL PLANNING NAMENS MG OTTO

Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), asook Artikel 14 van die Wet op Plaaslike Regering: Munisipale Finansiële Bestuur (Wet 56 van 2003) (die Wet) word hiermee kennis gegee van die volgende aansoeke van toepassing op Erwe 379 en 6137, Westcliff, Hermanus (die eiendom), naamlik:

- Onderverdeling:**
Aansoek ingevolge Artikel 16(2)(d) van die Verordening vir die onderverdeling van Erf 379, Hermanus in twee gedeeltes naamlik Gedeelte A (±99m²) en die restant.
 - Sluiting van 'n publieke pad:**
Aansoek ingevolge Artikel 16(2)(n) van die Verordening vir die sluiting van 'n publieke pad op die onderverdeelde Gedeelte A.
 - Hersonering:**
Aansoek ingevolge Artikel 16(2)(a) van die Verordening vir die hersonering van onderverdeelde Gedeelte A vanaf Vervoersone 2: Pad en Parkering na Residensieel Sone 1: Enkelresidensieel.
 - Konsolidasie:**
Aansoek ingevolge Artikel 16(2)(e) van die Verordening vir die konsolidasie van die onderverdeelde Gedeelte A met Erf 6137, Hermanus.
- Die Raad se voorneme ingevolge Artikel 14 van die Wet om onderverdeelde Gedeelte A in 1. hierbo oor te dra aan die eienaar van Erf 6137 Hermanus met die volgende besonderhede:
Koper: MG Otto
Ligging: De Goedestraat, Westcliff, Hermanus
Grootte: ±88m²
Koopson: R750.00/m² (BTW uitgesluit)
Doel: Grensmuur/Heining vir beveiliging

Volledige besonderhede rakende die voorstel in paragrawe 1. (a), (b), (c) en (d) hierbo is beskikbaar per afspraak vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streeksbeplanning, Patersonstraat 16, Hermanus. Enige kommentare op die voorstel moet skriftelik wees in ooreenstemming met Artikels 51 en 52 van die Verordening en die Munisipaliteit bereik (Patersonstraat 16, Hermanus / (e) alida@overstrand.gov.za) voor of op Vrydag, **07 Maart 2025**, met u naam, adres en kontakbesonderhede, belang in die aansoek, asook die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. B Minnaar** by 028-313 8900.

Volledige besonderhede rakende die voorstel in paragraaf 2. hierbo is beskikbaar per afspraak vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Afdeling: Eiendomsbestuur, h/v Molteno- en Viljoenstraat, Onrustrivier. Enige kommentaar oor die voorstel moet skriftelik wees en moet u naam, adres en kontakbesonderhede, belang by die aansoek, sowel as die redes vir kommentaar insluit. Die kommentaar moet die Munisipaliteit bereik (h/v Molteno- en Viljoenstraat, Onrustrivier / e-pos: wmurtz@overstrand.gov.za) op of voor Vrydag, **07 Maart 2025**. Telefoniese navrae kan gerig word aan die **Senior Klerk, Me. W Murtz**, by 028-316 5601.

Die Munisipaliteit mag weier om kommentare wat na die sluitingsdatum ontvang word, te aanvaar. Enige persoon wat nie kan lees of skryf nie kan die bogemelde toepaslike Munisipale Afdelings 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.06/2025

OVERSTRAND MUNICIPALITY

ERVEN 379 AND 6137, 18 WESTCLIFF ROAD, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR SUBDIVISION, CLOSURE OF A PUBLIC ROAD, REZONING AND CONSOLIDATION: INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF MG OTTO

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) as well as Section 14 of the Local Government: Municipal Finance Management Act (Act 56 of 2003) (the Act) of the following applications applicable to Erven 379 and 6137, Westcliff, Hermanus (the properties) namely:

- Subdivision:**
Application in terms of Section 16(2)(d) of the Bylaw for the subdivision of Erf 379, Hermanus into two (2) portions namely Portion A (±99m²) and the remainder.
 - Closure of a public road:**
Application in terms of Section 16(2)(n) of the By-Law for the closure of the public road on subdivided Portion A.
 - Rezoning:**
Application in terms of Section 16(2)(a) of the By-Law for the rezoning of subdivided Portion A from Transport Zone 2: Road and Parking to Residential Zone 1: Single Residential.
 - Consolidation:**
Application in terms of Section 16(2)(e) of the By-Law for the consolidation of the subdivided Portion A with Erf 6137, Hermanus.
- Council's intention in terms of Section 14 of the Act to transfer subdivided Portion A in 1. above to the owner of Erf 6137 Hermanus with the following details:
Purchaser: MG Otto
Locality: De Goede Street, Westcliff, Hermanus
Size: ±88m²
Purchase Price: R750.00/m² (VAT excluded)
Purpose: Boundary Wall/Fence for security

Full details regarding the proposal paragraphs 1. (a), (b), (c) and (d) above are available per appointment for inspection during weekdays between 08:00 and 16:30 at the Town & Spatial Planning Division, 16 Paterson Street, Hermanus. Any comments on the proposal must be in writing in accordance with Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) on or before Friday, **07 March 2025**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr. B Minnaar** at 028-313 8900.

Full details regarding the proposal in paragraph 2. above are available per appointment for inspection during weekdays between 08:00 and 16:30 at the Property Management Division, c/o Molteno and Viljoen Street, Onrustrivier. Any comments on the proposal must be in writing, quoting your name, address and contact details, interest in the application, as well as the reasons for comment, which comment must reach the Municipality (c/o Molteno and Viljoen Street, Onrustrivier / email wmurtz@overstrand.gov.za) on or before Friday, **07 March 2025**. Telephonic enquiries can be directed to the **Senior Clerk, Ms. W Murtz** at 028-316 5601.

The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the abovementioned relevant Municipal Divisions where a municipal official will assist them in order to formalise their comment.

Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS, 7200**
Municipal Notice No.06/2025

UMASIPALA WASE-OVERSTRAND

ISIZA 379 NESIZA 6137, 18 WESTCLIFF ROAD, WESTCLIFF, HERMANUS, KUMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICelo SOKWAHLULA, UKUVALWA KWENDELELA ESETYENZISWA: LULUNTU, UKUCANDWA NGOKUTSHA NOKUDITYANISWA: ABAKWA-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LIKA MG OTTO

Kukhutshwa isaziso ngokumayela neCandelo 47 no-48 loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa Nokucetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) kwakunye ngokumayela neCandelo 14 loMthetho woRhulumente Wasekuhlaleni: Umthetho oNgokulawulwa kweziMali zikaMasipala (uMthetho 56 ka-2003) (uMthetho) ukuba kufunyenwe ezi zicelo zilandelayo ngokumayela neSiza 379 neSiza 6137, eWestcliff, eHermanus (iipropathi) ukuba kwenziwe oku kulandelayo:

- Ukwahlulwa:**
Isicelo ngokumayela neCandelo 16(2)(d) loMthetho kaMasipala ukuze kwahlulwe iSiza 379, Hermanus sibe izinxalenye ezimbini (2) ukutsho oko Inxalenye A (±99m²) nentsalela.
 - Ukuvalwa kwendlela esetyenziswa luluntu:**
Isicelo simayela neCandelo 16(2)(n) loMthetho kaMasipala ukuze kusalwe indlela esetyenziswa kuluntu ekwisiza esiyoInxalenye A.
 - Ukucandwa ngokutsha:**
Isicelo ngokumayela neCandelo 16(2)(a) loMthetho kaMasipala wokucanda ngokutsha iNxalenye A ukusuka kumMandla WoHutho 2: Indlela Nendawo Yokupakisha Iimoto ukuya kumMandla Wokuhlala 1: Indlu Enye.
 - Ukudityaniswa:**
Isicelo ngokumayela neCandelo 16(2)(e) loMthetho kaMasipala ukuze kudityaniswe iNxalenye A eyahluliweyo kwiSiza 6137, Hermanus.

2. IBhunga linenjongo yokutshintshela iNxalenye A kumnini weSiza 6137, Hermanus njengoko kuchazwe kwicandelo 1, oko kusenziwa ngokumayela neCandelo 14 loMthetho. Iinkcukacha zezi zilandelayo:
Umthengi: MG Otto
Indawo: De Goede Street, Westcliff, Hermanus
Ubukhulu: ±88m²
Ixabiso Lokuthenga: R750.00/m² (i-VAT ayikukwanga)
Injongo: Udonga Lokubiyi/Ucingo lokhuseleko

Iinkcukacha ezipheleleyo ngoku kucetywayo kwisigaba 1. (a), (b), (c) no (d) ziyafumaneka ukuze zihlolwe phakathi evelini phakathi ko 08:00 no 16:30 kwiSebe iTown & Spatial Planning Division e-16 Paterson Street, Hermanus. Nawaphi na amagqabaza okuhloma mayela noku kucetywayo amele abhalwe aze afakwe ngokuvumelana neziBonelelo zeCandelo 51 nezeCandelo 52 loMthetho kaMasipala (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) ngaphambi okanye uLwesihlanu, **07 eyoKwindla 2025**, ubhale igama lakho, idilesi neenkukacha zoqahagamshelwano, umdla kwisicelo kunye nezizathu zokuhlomla. Imibuzo ngefowuni ingafakwa ku**Mcebisi Dolophu, uMnu. B Minnaar** ku-028-313 8900.

Iinkcukacha ezipheleleyo malunga noku kucetywayo kubhalwe kwisigaba 2 ngasentla, ziyafumaneka ngokwenza idinga lokuzibona ngeentsuku zaphakathi evelini ngexesha eliphakathi ko-08:00 no-16:30 kwicandelo elithi Property Management Division, c/o Molteno and Viljoen Street, Onrustrivier. Nawaphi na amagqabaza okuhlomla malunga nokucetywayo amele abhalwe, uchaze igama lakho, idilesi, iinkcukacha zoqahagamshelwano, umdla wakho kwisicelo nezizathu zokuhlomla, ibe amele afike kuMasipala (c/o Molteno and Viljoen Street, Onrustrivier / email wmurtz@overstrand.gov.za) ngaphambi okanye ngoLwesihlanu, **07 eyoKwindla 2025**. Imibuzo ngefowuni ingafakwa ku**Senior Clerk, Nkszn. W Murtz** ku-028-316 5601.

UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela amaSebe akwaMasipala afanelekileyo kwaye igosa lakwamasipala liya kumnceda afake amagqabaza akhe.

Umphathi kaMasipala, Overstrand Municipality, P.O. Box 20, **HERMANUS, 7200**
Isaziso sikaMasipala No.06/2025

1. Introduction

<p>a. Brief</p> <p>Refer to Annexure B for the Power of Attorney.</p>	<p>Interactive Town and Regional Planning was appointed by the owner of Erf 6137 Westcliff, Magdalena Gertruida Otto to prepare and submit an application for the subdivision of Erf 379 Westcliff, the closure of a public road and the rezoning of a subdivided portion and the consolidation of the rezoned subdivided portion of Erf 379 with Erf 6137 Westcliff in terms of the relevant legislation.</p>
<p>b. Background</p>	<p>On 5 March 2024 in principle approval was obtained to purchase a portion of Municipal land subject to inter alia a subdivision, rezoning, consolidation and closure of a portion consisting of 99m² of the public road.</p>
<p>c. Proposal</p>	<p>The application objective is to incorporate the purchased portion of Erf 379 Westcliff into Erf 6137 Westcliff.</p> <p>Application is therefore for:</p> <ul style="list-style-type: none"> • The subdivision of Erf 379 Westcliff into 2 Portions as follows: <ul style="list-style-type: none"> ○ Portion A, being 99m² ○ the remainder • the closure of the public road on subdivided Portion A. • the rezoning of subdivided Portion A to Residential Zone 1: Single Residential. • The consolidation of the subdivided Portion A of Erf 379 Westcliff with Erf 6137 Westcliff.



Erf 6137 Westcliff

99m² Portion A of Erf 379 which is proposed to be incorporated into Erf 6137.

Figure 1: Proposal illustration

2. The Application

a. Analysis: Title Deed	No title deed conditions exists which restricts the application proposal on Erven 379 & 6137 Hermanus.				
b. Analysis: Development Criteria: The development parameters for Erven 379 & 6137 Hermanus as per the Overstrand Municipality Land Use Scheme, 2020 are summarised as follows:	Parameters	Existing Zoning:	Proposal:	Comments	
	Zoning	Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Consistent	
	Primary Use	Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering	Dwelling house	Consistent	
	Consent Uses	Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture	None	Consistent	
	Coverage	50%		Consistent	
	Height	8m		Consistent	
	Building lines	Street	4m		Consistent
		Side	2m		Consistent
Parking	Dwelling house: 2 bays	Dwelling house: 2 bays	Consistent		
c. Application: The application form is attached as Annexure A .	Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020: <ul style="list-style-type: none"> • The subdivision of Erf 379 Westcliff into 2 Portions as follows in terms of Chapter IV, Section 16(d): <ul style="list-style-type: none"> ○ Portion A, being 99m² ○ the remainder • the closure of the public road on subdivided Portion A in terms of Chapter IV, Section 16(2)(n). • the rezoning of subdivided Portion A to Residential Zone 1: Single Residential in terms of Chapter IV, Section 16(a). • The consolidation of the subdivided Portion A of Erf 379 Westcliff with Erf 6137 Westcliff in terms of Chapter IV, Section 16(e). 				

3. Contextual Site Information

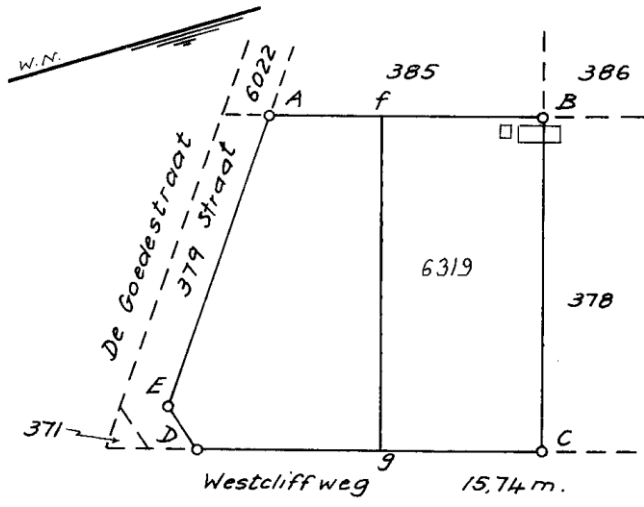
a. Property Description	Property	Extent	Title Deed	Registered Owner
Refer to Annexure E for the SG Diagrams, Annexure C for the Title Deed of Erven 379 & 6137 Westcliff.	Erf 6137 Hermanus	1118m ²	T21447/1982	Magdalena Gertruida Otto
	Erf 379 Hermanus	314m ²	T17394/1956	Overstrand Municipality

The following Surveyor General Plans reflect the application site:

K.A. COORNAKER

SYE METER	RIGTINGS- HOEKE	KOORDINATE Stelsel		L.G. No.
		Y	X	
BC 47,23 31,49	B 90,00,00 C 90,00,00			917/82

Goedgekeur
M.W. Dehning
Landmeter-generaal
1. 03. 1982



BAKENS:
B - 16 x 450mm, ysterpen.
C - 12 x 75mm, ysterpen in sement in rots.

- Figuur AfgDE stel voor Restant Erf 370 Hermanus. Kaart Nr. 4147/1904; T/A. 1905.118.9060.
- Figuur fBCg stel voor Erf 372 'n gedeelte van Erf 370 Hermanus. Kaart Nr. 2644/1953; T/A 1967 - 312 15867.

Skaal 1: 750

Die figuur A B C D E
stel voor 2 189 vk.m. grond, synde
ERF 6137 HERMANUS wat die eiendomme soos hierbo aangehaal bevat
geleë in Munisipaliteit van Hermanus Administratiewe Distrik
Caledon Provinsie Kaap die Boodie Hoop.
Saamgestel
Opgeneem in Februarie 1982
deur my, Landmeter

Hierdie kaart is geheg aan No. <i>S.V.T.</i> <i>21447/82</i> gedateer t.g.v.	Die oorspronklike kaart is soos hierbo aangehaal. No. _____ geheg aan Transport/Grondbrief No. _____	Lêer No. _____ M.S. No. <i>S/2479/20</i> Saamgestel Komp. AI-3CB/Y53 (454)
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Registrateur van Aktes

6137

Figure 2: Extracts of the Surveyor General Plans of the application site

b. Location:

For the Locality Plans refer to Annexure F

Regional Context:

Within the regional context, the Application Area are located within Westcliff. Westcliff is located on the Western side of the Hermanus Central Business District.

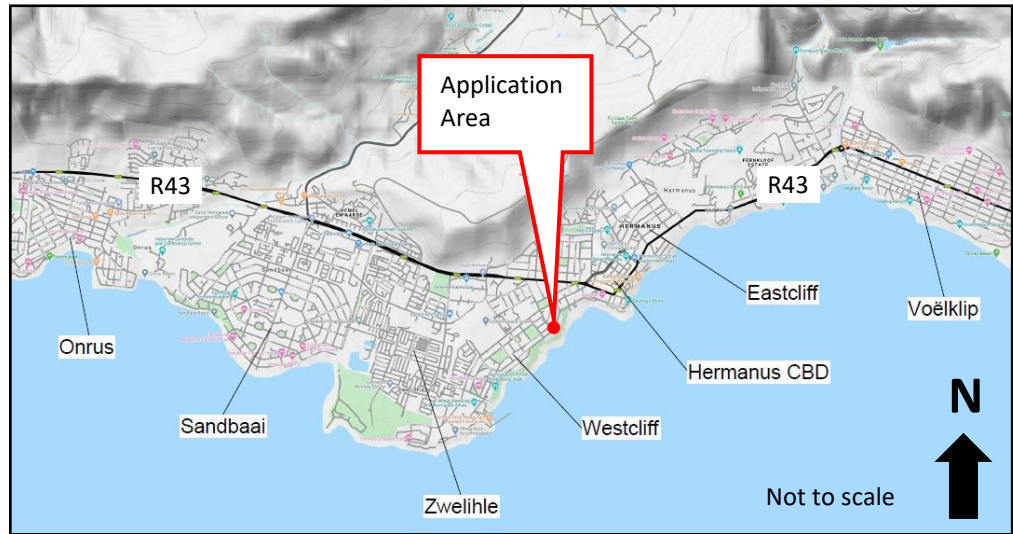


Figure 3: Locality Plan – Regional Context

Local Context:

Erf 6137 Westcliff is a residential erf and Erf 379 is a road erf within Westcliff. Erf 6137 Westcliff is located at number 18 Westcliff Road.



Figure 4: Locality Plan – Local Context

c. Land Use

Refer to the Extract of Hermanus Zoning plan attached as Annexure G.

The application area is used for single residential purposes. The surrounding erven are used for single residential purposes as well. A relatively small portion of road is proposed to be incorporated into the application area. The proposal is consistent with the land use of the area.



Figure 5: Land Use Plan

d. Zoning:

Refer to the Extract of Hermanus Zoning plan attached as Annexure H.

Erf 6137 Westcliff is Zoned Residential Zone 1: Single Residential. Erf 379 Westcliff is zoned Transport Zone 2: Roads & Parking. The application includes the rezoning of a subdivided portion of Erf 379 to Residential Zone 1: Single Residential. The application proposal is consistent with the zoning of the area.

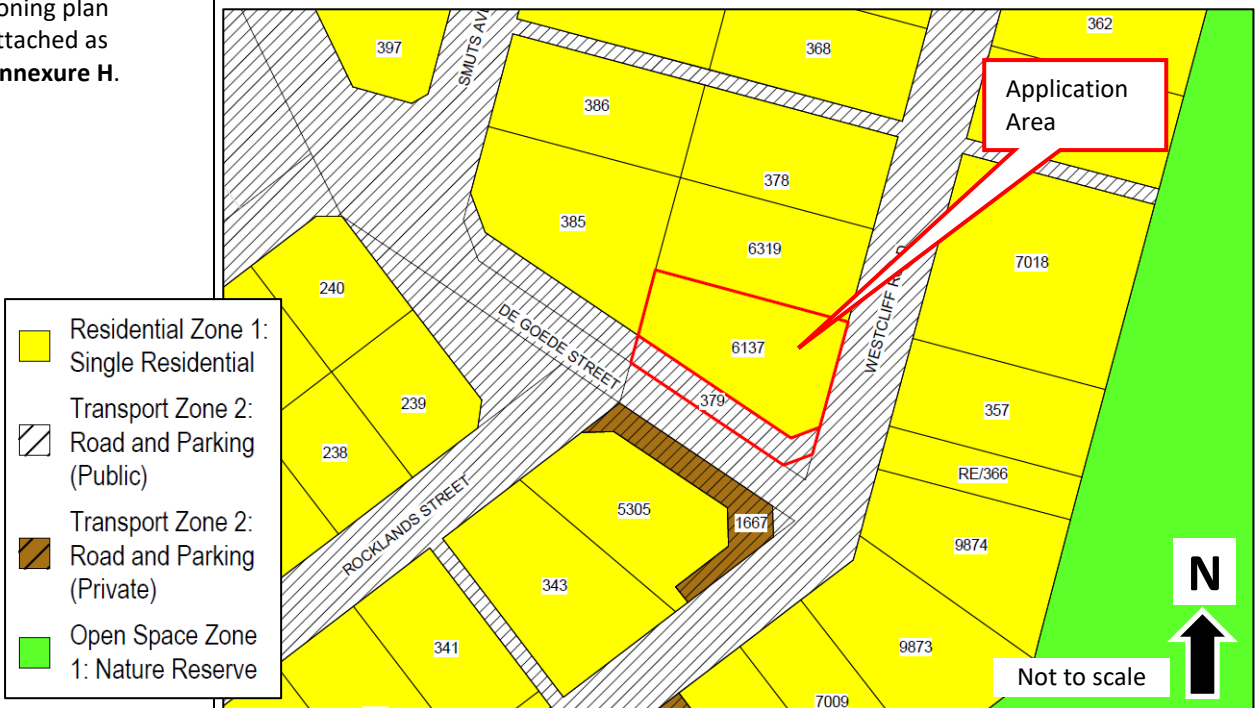


Figure 6: Extract from the Overstrand Municipality: Online zoning viewer

e. Laws and policies relevant to the consideration of the application and forward planning and land use documents

The following policy is applicable to the application area.

i. Overstrand Municipal Spatial Development Framework, 2020

The application area falls within an Urban Development area.

The application is consistent with the Overstrand Municipal Spatial Development Framework, 2020.

Figure 7: Spatial Development Framework 2020 Spatial Proposals Plan

ii. Overstrand Municipality Growth Management Strategy, 2010

The application area is within a less than 10 dwelling units per hectare densification zone.

No densification is applicable to this application.

The application is thus consistent with the Overstrand Municipality Growth Management Strategy, 2020.

1. SENSITIVE AREAS

- Sensitve Development Area (Composite: HPOZ and EMOZ)
- Open Spaces
- Coastal Management Line
- Coastal Protection Zone

2. DEVELOPMENT CATALYSTS

- Special Places
- Proposed Economic Opportunity
- Bulk Zone
- Commercial (Developed)
- Public Amenity

3. DENSIFICATION GRADING

- Densification Zone less than 10 DU/H
- Densification Zone 20-30 DU/H
- Densification Zone more than 30 DU/H

4. COMMUNITY FACILITIES

- Clinic / Hospital
- Old Age Home

5. OTHER

- Planning Unit (1-16)
- Cadastral
- Urban Edge

Figure 8: Extract from the Overstrand Municipality Growth Management Strategy, 2020

4. Motivation

Motivation for the application:

Refer to **Annexure I** for the purchase approval

a. Introduction and Background

In principle approval was received 5 March 2024 for the purchase of a portion of Municipal land subject to inter alia a subdivision, rezoning, consolidation and closure of a portion of the public road.

The approval however appears to contain a typing error, since application was to purchase 99m² (48m² + 51m²) while the in principle approval is for 88m².

b. Proposal

The application objective is to consolidate the purchased portion of Erf 379 Westcliff with Erf 6137 Westcliff.

Application is therefore for:

- The subdivision of Erf 379 Westcliff into 2 Portions as follows:
 - Portion A, being 99m²
 - the remainder
- the closure of the public road on subdivided Portion A.
- the rezoning of subdivided Portion A to Residential Zone 1: Single Residential.
- The consolidation of the subdivided Portion A of Erf 379 Westcliff with Erf 6137 Westcliff.



Figure 9: Proposal illustration

The sole purpose of the proposal is to improve the safety and security of Erf 6137 Westcliff. The additional land will allow for a gate with fencing behind parked vehicles that can be closed before garages are opened or before exiting the vehicle.

	<p>The sidewalk on the road reserve remains wide enough for pedestrians and the De Goede Street, Westcliff Road intersection remains the same width.</p> <p>No services are impacted by the proposal.</p>
	<p>c. Desirability</p> <p>The application proposal is considered desirable for the following reasons:</p> <ul style="list-style-type: none"> • The proposal is for the sole purpose of improving safety and security. • In principle approval was already granted by Council. • The application is consistent with the relevant procedures and policy documents. • No services are affected by the application proposal. • The remainder of the road reserve will still be wide enough to accommodate the existing road, services and a sidewalk for pedestrians. • The proposal will not have a negative impact on the surrounding properties.
	<p>d. Planning Principles</p> <p>In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:</p> <p>1) Spatial Justice which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.</p> <p>Possible results of the development The application proposal is to increase security for a single residential property and will not impact on spatial justice.</p> <p>The application proposal is consistent with the principle of spatial justice.</p> <p>2) Spatial Sustainability which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.</p> <p>Possible results of the development The application proposal relates to improved security of an existing developed erf and will not impact on valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic or cultural landscapes.</p> <p>The application proposal is consistent with the principle of spatial sustainability.</p> <p>3) Spatial Efficiency which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.</p> <p>Possible results of the development The application proposal will not impact the layout of a settlement and will not impact on spatial efficiency.</p> <p>The application proposal is consistent with the efficiency principle.</p> <p>4) Spatial Resilience which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.</p> <p>Possible results of the development The application proposal will improve the security on the application erf, thus reducing the risk of shocks.</p>

	<p>The application proposal is consistent with the principle of spatial resilience.</p> <p>5) Good Administration which, 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 that a joint planning approach is pursued.</p> <p>Possible results of the development</p> <p>Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the relevant government tiers and the general public to participate in the eventual decision-making process.</p> <p>The application proposal is consistent with the principle of good administration.</p>
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5. Conclusion

The application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities.

It is therefore recommended that the application **be approved** in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020:


- The subdivision of Erf 379 Westcliff into 2 Portions as follows in terms of Chapter IV, Section 16(d):
 - Portion A, being 99m²
 - the remainder
- the closure of the public road on subdivided Portion A in terms of Chapter IV, Section 16(2)(n).
- the rezoning of subdivided Portion A to Residential Zone 1: Single Residential in terms of Chapter IV, Section 16(a).
- The consolidation of the subdivided Portion A of Erf 379 Westcliff with Erf 6137 Westcliff in terms of Chapter IV, Section 16(e).



Figure 10: Subdivision & Consolidation Plan extract

Subdivision & Consolidation
A4 Scale 1 : 500



PROJECT			
Erven 6137 & 379, Westcliff, Hermanus			
TITLE			
Subdivision & Consolidation Plan			
<ul style="list-style-type: none"> □ Application Area ▨ Portion A of Erf 379 proposed to be consolidated with Erf 6137 (99m²) ▨ Proposed consolidated erf represented by Figure ABCDEF (1217m²) — Subdivision Line — Consolidation Line □ Electrical box — Electrical lines according to electrical department 			
			
CLIENT			
DRAWN BY	CHECKED BY	DATE	INDEMNITY INTERACTIVE TOWN & REGIONAL PLANNING MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE DATA AND SHALL NOT BE LIABLE IN ANY EVENT FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE PURPOSES OF A PROJECT WITH THE PRIOR WRITTEN APPROVAL OF THE CLIENT.
Author	Checker	14/05/2021	
DRAWING NUMBER		A4 SCALE As indicated	
Rev1			
InterActive Town & Regional Planning Andre Wiehahn Pr Pln A/927/1996 B Art et Sc (Town and Regional Planning) Telephone 028 312 1668 Cell phone: 082 466 0490 E-Mail: wiehahn.a@gmail.com			
