



ERF 3494, 15 RESTIO CLOSE, BETTY'S BAY AND ERF 3495, 16 RESTIO CLOSE, BETTY'S BAY: APPLICATION FOR SUBDIVISION AND CONSOLIDATION: N OMAR LAND SURVEYOR ON BEHALF OF CJ SERFONTEIN AND FICKER TRUST

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received as follows:

- ✚ **Subdivision** in terms of Section 16(2)(d) to subdivide Erf 3494, Betty's Bay into 2 portions, namely a Portion 1 ($\pm 367\text{m}^2$) and a Remainder ($\pm 831\text{m}^2$).
- ✚ **Consolidation** in terms of Section 16(2)(e) to consolidate the newly created Portion 1 (a portion of Erf 3494, Betty's Bay) with Erf 3495, Betty's Bay to create a consolidated property of $\pm 1198\text{m}^2$ in extent.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning at 16 Paterson Street, Hermanus and the Betty's Bay Library, Clarence Drive, Betty's Bay. 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 / (e) loretta@overstrand.gov.za) on or before **11 July 2025**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mrs. H van der Stoep** 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 and Spatial Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 3494, RESTIOSLOT 15, BETTYSBAAI EN ERF 3495, RESTIOSLOT 16, BETTYSBAAI: AANSOEK OM ONDERVERDELING EN KONSOLIDASIE: N OMAR LANDMETER NAMENS CJ SERFONTEIN EN FICKER TRUST

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek soos volg ontvang is:

- ✚ **Onderverdeling** ingevolge Artikel 16(2)(d) van Erf 3494, Bettysbaai in 2 gedeeltes, naamlik 'n Gedeelte 1 ($\pm 367\text{m}^2$) en 'n Restant ($\pm 831\text{m}^2$).
- ✚ **Konsolidasie** ingevolge Artikel 16(2)(e) om die nuutgeskepte Gedeelte 1 ('n gedeelte van Erf 3494, Bettysbaai) met Erf 3495, Bettysbaai te konsolideer om 'n gekonsolideerde eiendom van $\pm 1198\text{m}^2$ in grootte te skep.

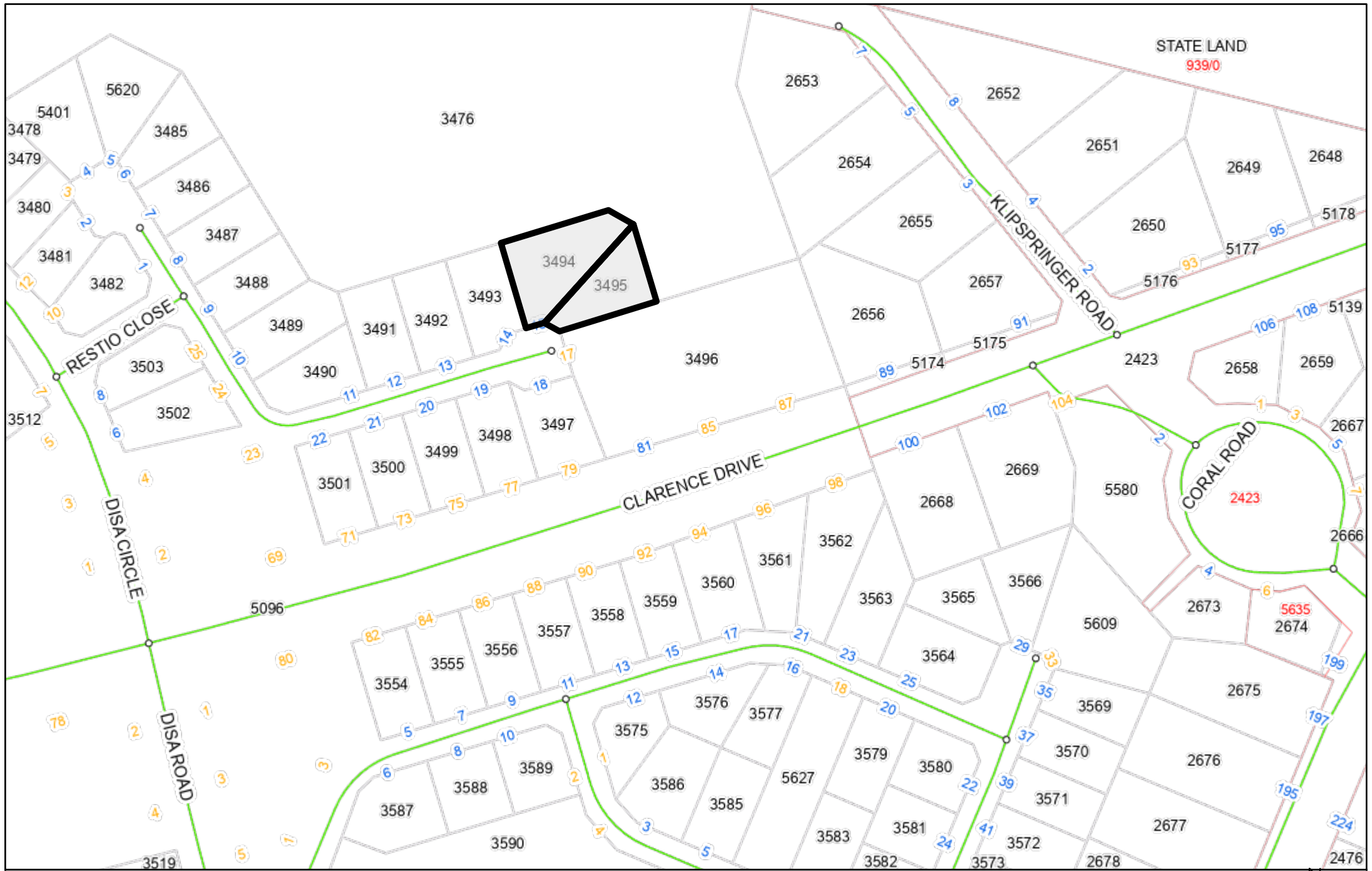
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning, Patersonstraat 16, Hermanus en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (e) loretta@overstrand.gov.za) voor of op **11 Julie 2025**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** at 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: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 3494, 15 RESTIO CLOSE, BETTY'S BAY KUNYE NE SIZA 3495, 16 RESTIO CLOSE, BETTY'S BAY: ISICELO SOKWAHLULWA KUNYE NODIBANISO: N OMAR LAND SURVEYOR EGAMENI LIKA CJ SERFONTEIN KUNYE FICKER TRUST

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokuba isicelo sifunyenwe soku kulandelayo:

- ✚ Ulwahlulo ngokwemiqathango ye Candelo 16(2)(d) ukuze kwahlulwe iSiza 3494, Betty's Bay ibezi zixa ezimbini, ezizezi isixa 1 ($\pm 367\text{m}^2$) kunye nentsalela ($\pm 831\text{m}^2$)
- ✚ Udibaniso ngokwemiqathango yeCandelo 16(2)(e) ukudibanisa isixa 1 esitsha esenziweyo (ingxenye yeSiza 3494, Betty's Bay) neSiza 3495, Betty's Bay ukwenza ipropati edibeneyo engu $\pm 1198\text{m}^2$ ububanzi.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: UCwangciso lweDolophu, 16 Paterson Street, eHermanus kunye neThala leeNcwadi lase Betty's Bay, Clarence Drive, Betty's Bay. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokuhambelana nezibonelelo zeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, e-Hermanus / loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-**11 eYekhala 2025**, uchaze igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa kuMchwangcisi weDolophu, **UNksk. H van der Stoep** kule nombolo yomnxeba 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.



VERSION 2

**SUBDIVISION of ERF 3494
and CONSOLIDATION of a
Portion of Erf 3494 with ERF
3495 BETTYS BAY**

MOTIVATING MEMORANDUM

**NAUSHAD OMAR LAND SURVEYOR
PLS1166**

**4 FINN ROAD
ZEEKOEVLEI
7941**

Tel No.: 0721838954

Email: naushad101@yahoo.com

Website: <https://www.surveyor.capetown/index.html>

APRIL 2025

Enquiries: N. Omar

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1. INTRODUCTION

The owner of Erf 3494 BETTYS BAY has agreed to sell Portion 1 to the owner of Erf 3495 BETTYS BAY which should be consolidated with Erf 3495 BETTYS BAY.

2. APPLICATION

2.1 **APPLICATION** is made for the **SUBDIVISION** of **ERF 3494 BETTYS BAY** in terms of **SECTION 16(2)(d)** of the **OVERSTRAND AMENDED MUNICIPAL PLANNING BY-LAW OF 2020**.

2.2 **APPLICATION** is made for the **CONSOLIDATION** of **PORTION 1** of **ERF 3494 BETTYS BAY** with **ERF 3495 BETTYS BAY** in terms of **SECTION 16(2)(e)** of the **OVERSTRAND AMENDED MUNICIPAL PLANNING BY-LAW OF 2020**.

SUBDIVISION of ERF 3494 and CONSOLIDATION of a Portion of Erf 3494 with ERF 3495 BETTYS BAY

3. GENERAL INFORMATION

PROPERTY DESCRIPTION	<ol style="list-style-type: none"> 1. ERF 3494 BETTYS BAY 2. ERF 3495 BETTYS BAY
PROPERTY SIZE	<ol style="list-style-type: none"> 1. 1198 sq metres 2. 817 sq metres
OWNERSHIP	<ol style="list-style-type: none"> 1. Christiaan Jacobus Serfontein: D/T:64909/2006 dated: 22/08/2006 2. Ficker Trust IT 2448/1994 D/T: T53563/2018 dated: 16/11/2018
TITLE DEED RESTRICTIONS	<ol style="list-style-type: none"> 1. Yes, but there is no intention to remove them. 2. Yes, but there is no intention to remove them.
LOCATION	<ol style="list-style-type: none"> 1. 3494 Restio Close, Bettys Bay 2. 3495 Restio Close, Bettys Bay
ZONING	<ol style="list-style-type: none"> 1. Residential Zone 1 (RZ1) 2. Residential Zone 1 (RZ1)
CURRENT LAND USE	<ol style="list-style-type: none"> 1. Residential 2. Residential
PROPOSED LAND USE	<ol style="list-style-type: none"> 1. Residential 2. Residential

4. COMPLIANCE WITH SPATIAL PLANNING POLICIES

In considering this application, the decision maker needs to be guided by all relevant legislation, policies, and planning principles. This memorandum shows that the proposed development is compliant.

4.1. National Spatial Legislation and Policies

There are several National laws and policies applicable when considering the desirability of any new development proposal of which the most important on national level are the Constitution, the National Development Plan, the Development Principles contained in Chapter II of Spatial Planning and Land Use Management Act SPLUMA (Act No 16 of 2013) and Chapter VI of the Land Use Planning Act LUPA (Act 3 of 2014). All these laws and policies support economic development, especially through appropriate mixed-use, densification and nodal development along main roads and within the urban edge. The subject property is located within the urban edge of the City of Cape Town. The National Development Plan specifically stresses the importance of the promotion of appropriate and desirable densification within the urban edge. The principles of the SPLUMA also highlights the importance of mixed land use development and densification in locations within the urban edge that are sustainable and limit urban sprawl to ensure viable communities.

4.2 Provincial Spatial Legislation and Policies

On the provincial level, the guidelines of the Provincial Spatial Development Framework (2013) and the Provincial Strategic Plan recognises the importance of appropriate densification within the urban edge to limit undesirable urban sprawl and the loss of valuable agricultural land. This is further emphasised in the Western Cape economic development strategies, such as the Western Cape Strategic Plan, the Micro-Economic Development Strategy for the Western Cape, and One Cape 2040.

4.3 Metropolitan Legislation and Policies

4.3.1 The Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020

The **Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020** is a key legislative framework that governs land use planning and management within the Overstrand Municipality. The primary purpose of the by-law is to amend and update the previous land use planning regulations to ensure that land development is orderly, sustainable, and in line with the municipality's broader planning and development goals, including the **Integrated Development Plan (IDP)** and **Spatial Development Framework (SDF)**.

Key Aspects of the Amendment By-Law on Municipal Land Use Planning, 2020:

1. **Legal Framework for Land Use:** The amendment by-law aligns municipal land use practices with national and provincial legislation, including the **Spatial Planning and Land Use Management Act (SPLUMA), 2013**, and the **Municipal Systems Act, 2000**. It also incorporates changes in local land use needs, especially in response to changing demographics, economic conditions, and environmental challenges.
2. **Land Use Management and Zoning:**
 - The by-law provides specific guidelines on land zoning and land use management. It ensures that land is used in ways that meet the municipality's development objectives and respond to local needs.
 - Zoning regulations, such as residential, commercial, industrial, and agricultural zoning, are clearly outlined.
 - The by-law ensures a balance between land development and environmental preservation, preventing the misuse or overdevelopment of land.
3. **Application and Approval Process:**
 - The amendment by-law also details the process for land use applications, including the submission of development proposals, applications for rezoning, special consent use, and other land use changes.
 - It specifies time frames for decisions on land use applications and sets out the required documentation and processes for public participation and consultation.
 - The by-law emphasizes **public participation** to ensure transparency in the decision-making process, enabling residents to provide input on proposed land use changes that may affect them.

4. Development Guidelines:

- The by-law contains specific guidelines to manage the type and intensity of development on different types of land. This helps avoid overcrowding, environmental degradation, and inappropriate land use.
- It covers issues like building heights, density, setbacks, and buffer zones, especially in sensitive or conservation areas.
- The by-law addresses issues related to **environmental impact assessments (EIA)**, ensuring that all developments comply with environmental regulations.

5. Conflict Resolution:

- The by-law includes provisions for resolving disputes related to land use decisions. This includes appeals procedures, where decisions made by the municipality regarding land use can be contested by affected parties or stakeholders.
- It provides a framework for negotiating land use conflicts, with emphasis on mediation and transparent dialogue.

6. Aligning with Municipal Vision and Development:

- The amendment by-law seeks to align land use with the municipality's **Integrated Development Plan (IDP)** and **Spatial Development Framework (SDF)**, and other long-term strategic plans. This ensures that land use and development decisions contribute to the broader goals of sustainable economic growth, social equity, and environmental stewardship.

7. Enforcement and Penalties:

- The by-law also outlines enforcement mechanisms, including penalties for non-compliance with zoning laws or unauthorized land use changes.
- It empowers the municipality to impose fines or take legal action against those who violate land use regulations.

8. Impact on Local Communities:

- The amendment by-law addresses the growing need for well-planned urban areas, focusing on providing residential areas, commercial hubs, and recreational spaces in a sustainable manner.
- It also aims to promote affordable housing, improve infrastructure, and enhance the quality of life for residents.

9. Environmental Considerations:

- Emphasis is placed on environmental sustainability, particularly in the Overstrand area, which includes coastal regions and environmentally sensitive areas. The by-law ensures that developments do not harm ecologically important areas, such as wetlands, coastal zones, and nature reserves.

Key Objectives of the Amendment:

- **Efficiency and Streamlining:** The amendment aims to streamline land use planning procedures, reducing delays in the approval of development applications.
- **Transparency:** Public consultation and participation are fundamental in the by-law, ensuring that all stakeholders, including residents and businesses, have a say in land use decisions that affect them.
- **Sustainability:** The by-law promotes sustainable development practices by integrating land use planning with environmental conservation and resource management.
- **Economic Development:** Facilitating land use changes and development projects that promote economic growth while preserving the environment is one of the primary goals of the amendment.

Implementation and Monitoring:

The Overstrand Municipality is responsible for the implementation and enforcement of the by-law. This involves monitoring compliance with the regulations, reviewing land use applications, conducting public hearings, and ensuring that development projects adhere to the approved zoning and planning guidelines.

4.3.2 OVERSTRAND MUNICIPAL INTEGRATED DEVELOPMENT FRAMEWORK

The **Overstrand Municipal Integrated Development Framework (OMIDF)** is a strategic planning document developed by the Overstrand Municipality. The IDF outlines a long-term vision, goals, and objectives for the municipality's development, ensuring a coordinated approach to sustainable growth, service delivery, and resource management.

Integrated Development Plans (IDPs) are required by law for all municipalities, as part of the **Municipal Systems Act (No. 32 of 2000)**. The IDF forms part of the broader IDP process and specifically focuses on integrating various aspects of municipal planning and development.

Key Components of the Overstrand Municipal IDF:

1. **Vision and Mission:** The framework generally starts by defining the long-term vision and mission of the municipality, which could be centred around improving quality of life for residents, promoting economic development, and preserving the environment.
2. **Strategic Objectives and Priorities:**
 - **Social Development:** Improving access to essential services such as healthcare, education, and social welfare.
 - **Economic Development:** Encouraging growth in sectors like tourism, agriculture, and small businesses.
 - **Environmental Management:** Ensuring that development is sustainable and that natural resources are managed wisely.
 - **Infrastructure Development:** Focusing on infrastructure upgrades and maintenance, including roads, water, and sanitation.
3. **Spatial Development:** The framework also often includes a spatial development strategy, which identifies key areas for urban growth, rural development, and conservation, aligning with the vision of the municipality.
4. **Community Participation:** The development of the IDF involves extensive community consultation to understand local needs and priorities. The goal is to ensure that the development framework is aligned with the aspirations of residents.
5. **Governance and Institutional Framework:** The IDF outlines how the municipality will govern and manage its resources, ensuring that service delivery is efficient and responsive to the needs of the population.
6. **Funding and Resource Allocation:** The document typically includes strategies for financing the identified projects and priorities, whether through local revenue generation, grants, or other funding mechanisms.

Importance of the IDF:

- **Coordination:** The IDF helps coordinate various government departments, agencies, and stakeholders, ensuring a unified approach to development.
- **Sustainability:** By taking into account environmental, social, and economic factors, the IDF ensures that development is sustainable in the long term.
- **Efficiency:** It helps optimize resource use, minimizing waste and ensuring the municipality's budget is spent in areas of highest need.

4.4 Compliance with the requirements of the By-Laws, policies, frameworks and plans:

An application must be refused if the decision-maker is satisfied that it fails to comply with the following minimum threshold requirements – (a) the application must comply with the requirements of the By-Laws; (b) proposed land use must comply with or be consistent with the municipal spatial development framework, or if not, a deviation from the municipal spatial development framework must be permissible; (c) the proposed land use must be desirable.

a) Any applicable spatial development framework;

This development proposal complies with the The Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 and the Overstrand Municipal Integrated Development Framework, and all other laws, policies, frameworks and plans.

b) Social Development and the Economic Growth;

This proposal promotes some of the goals of social development such as to build and promote safe communities and foster social integration. This proposal promotes none of the goals of social development and economic growth.

c) the extent of desirability of the proposed land use;

The proposed subdivision and consolidation will be compatible with uses of the surrounding erven.

d) impact on existing rights;

The impact of the proposal on the surrounding neighbours' rights to privacy, views and noise would be non-existent.

e) other considerations prescribed in relevant national or provincial legislation, which includes the development principles as contained in section 7 of the Spatial Planning and Land Use Management Act, 2013 ([Act no. 16 of 2013](#)).

The Section 7 principles which are relevant to this application are:

(1) The principle of spatial justice, whereby—

- (i) past spatial and other development imbalances must be redressed through improved access to and use of land.

The owners are white. This application does not promote this principle.

(2) the principle of spatial sustainability, whereby spatial planning and land use management systems must—

- (i) promote land development in locations that are sustainable and limit urban sprawl; and
- (ii) result in communities that are viable.

The proposal supports this principle of spatial sustainability in the sense that it facilitates development within the urban edge thereby limiting the need for urban sprawl and encouraging the optimal use of existing urban land and services. This application will not lead to urban sprawl.

(3) Using existing resources -

The proposal also supports the efficient use of existing resources and infrastructure where decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts. The positive consideration of the application will contribute to the efficient use of urban land with minimal negative impact. This application is about using existing resources where the social, economic, and environmental impacts are minimized.

(4) the principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks; and

The proposed development will ensure a viable development option which is allowed in terms of the Overstrand Development Management Scheme.

(5) the principle of good administration, whereby—

(i) all spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.

(ii) all government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.

(iii) the requirements of any law relating to land development and land use are met timeously.

We have an expectation that this application will receive the proper administrative process.

5. The Extent To Which The Proposed Land Use Would Be Desirable:

(a) Economic impact

The subdivision and consolidation would have no economic impact.

(b) Social impact

The subdivision and consolidation would have no social impact.

(c) Scale of the capital investment

There will be no development or capital investment.

(d) Compatibility with surrounding uses

All the surrounding properties are zoned single residential and used for single residential purposes. There are no nonresidential uses in the immediate vicinity. The proposed subdivision and consolidation will thus be compatible with uses in surrounding erven. Thus, no new land uses are proposed not already prevalent in the direct vicinity.

(e) Impact on the external engineering services

The proposed development will utilize existing services. The property is in an already built-up urban area and there is no indication that the development will impact negatively on services such as water and sewerage. There is an existing septic tank and there are water and electricity connections.

(f) Impact on safety, health, and wellbeing of the surrounding community

This proposal will have no impact on safety, health, and wellbeing of the surrounding community.

(g) Impact on heritage

The proposed subdivision will have no negative impact on any heritage resources in the area since the structures will remain.

(h) Impact on the biophysical environment

The proposed subdivision will have no negative impact on the biophysical environment as no changes are envisioned.

(i) Traffic impacts, parking, access, and other transport related considerations

The subdivision and consolidation proposal would have little negative traffic impact since there are houses existing on the property and no new housing units or extensions are contemplated.

(j) Whether the imposition of conditions can mitigate an adverse impact of the proposed land use

Should the local authority identify any other concerns regarding the development proposal, it would be possible for them to lay down appropriate conditions.

6. LUPA and SPLUMA

1. The application for a **subdivision** and **consolidation** is not affected by the broad principles of the **Spatial Planning and Land Use Management Act SPLUMA (Act No 16 of 2013) and the Land Use Planning Act LUPA (Act 3 of 2014)**.

2. **Spatial Justice:** The principle of spatial justice requires that past spatial and other development imbalances must be redressed through improved access to and use of land. The owners are white and thus the spatial justice principle is not affected in this case.

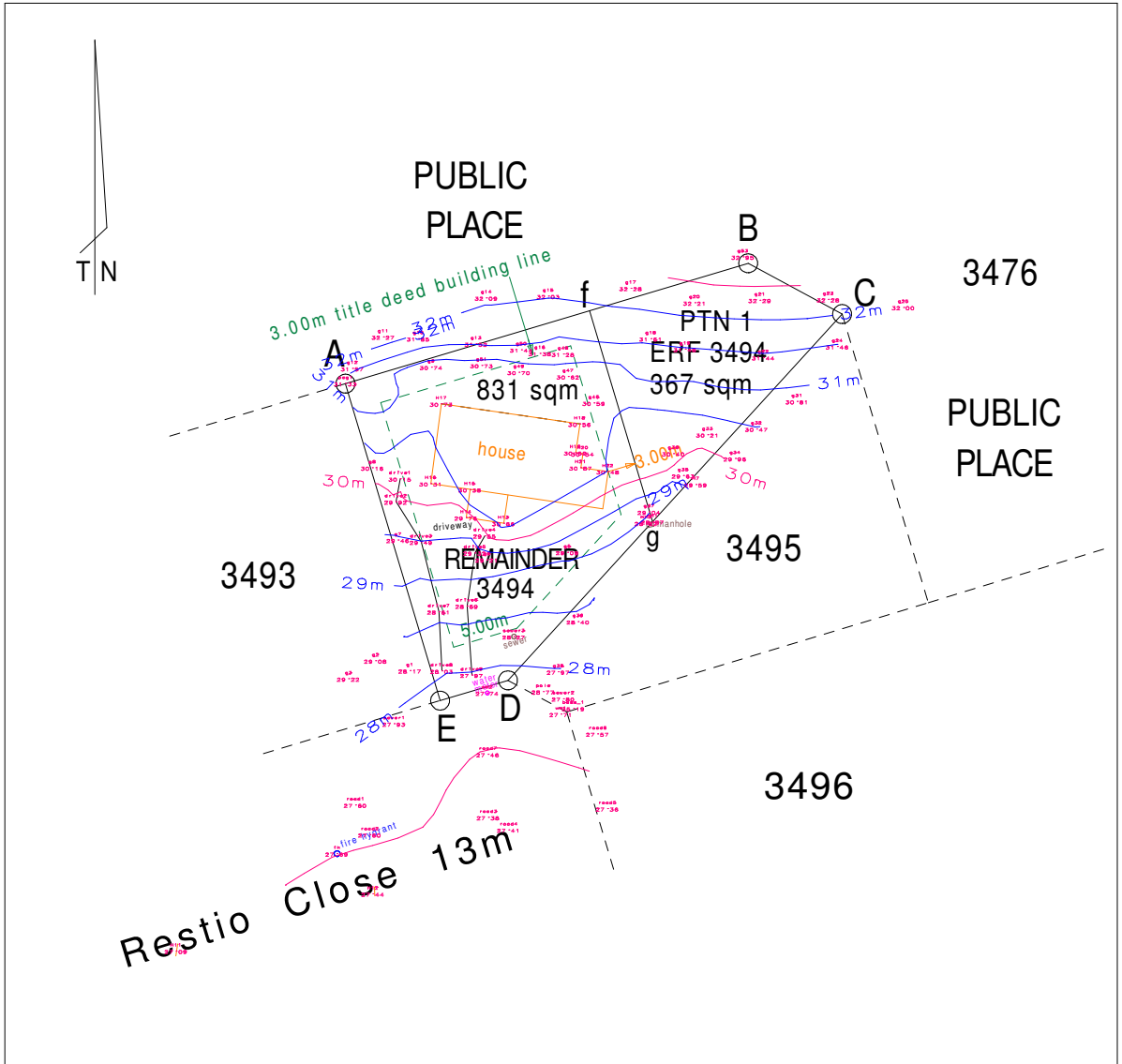
3. **Spatial Sustainability:** The **subdivision** and **consolidation** do not affect the principle of spatial sustainability in the sense that it does not increase development within the urban edge thereby limiting the need for urban sprawl and encouraging the optimal use of existing urban land and services.

4. **Spatial Efficiency:** The **subdivision** and **consolidation** do not affect the efficient use of existing resources and engineering infrastructure where decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.

5. **Spatial Resilience and Good Administration:** The public will be consulted since this application is a **subdivision** and **consolidation** in terms of SECTION 16(2)(d) and 16(2)(e) respectively of the OVERSTRAND AMENDED MUNICIPAL PLANNING BY-LAW OF 2020 thus this application adheres to legislation and policies.

7. **CONCLUSION**

The proposed application is consistent with national, provincial, and local legislation, policies, frameworks, and plans. In all these policies, frameworks, strategies and plans, the central theme is densification within the urban edge, the promotion of mixed-use developments, the prevention of urban sprawl, the protection of agricultural land, the provision of housing and the provision of work opportunities. This application does not impact on any of the above goals. **The aim of this application is to transfer land from one plot to another and thus has zero impact on the surrounding area.**



NOTES:

1. The figure ABCDE is ERF 3494 BETTYS BAY, and 1198 sqm in extent.
2. The figure fBCg represents Portion 1, and 367 sqm in extent.
3. The figure AfgDE represents Remainder, and 831 spm in extent.
5. Address: Restio Close, BETTYS BAY.

DATE: DECEMBER 2024

SCALE: 1/750

DRAWN BY: T.KHEREKAR

SUBDIVISION OF ERF 3494 BETTYS BAY

REGISTERED OWNERS:

Christiaan Jacobus Serfontein
T64909/2006 dated: 22/08/2006

SUBMITTED BY:

N. OMAR LAND SURVEYOR PLS1166
4 FINN ROAD, ZEEKOEVLEI, 7941
CELL: 072 183 8954

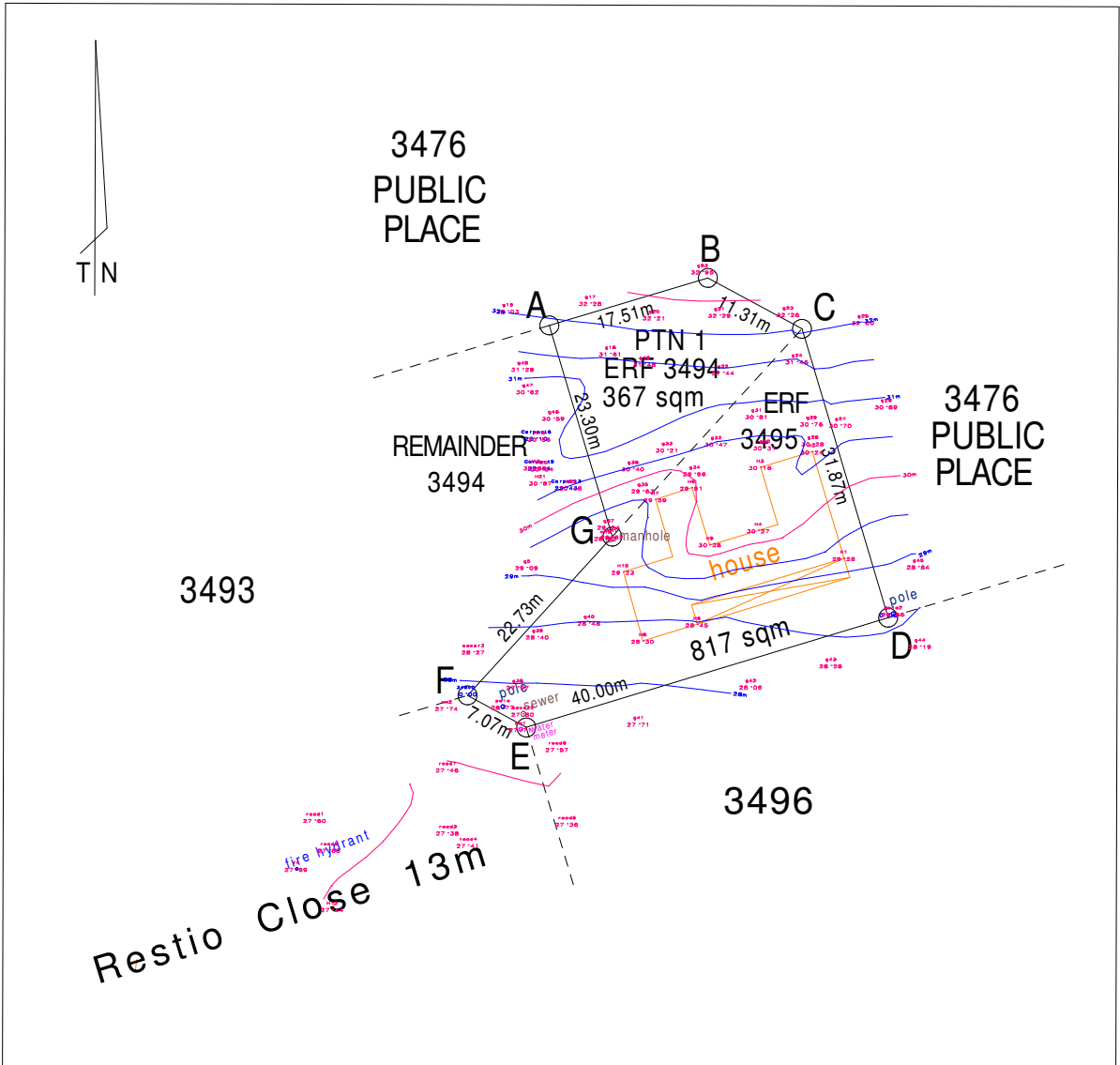
All data approximate and in metres

GEN PLAN SG.No. 8266

COMP.SHT Nos. AH-4BD/Y12 (361),
AH-4BD/Y14 (362)

CONSOLIDATION PLAN

VERSION 2



<p>NOTES:</p> <ol style="list-style-type: none"> 1. The figure ABCG represents PTN1 of ERF 3494 BETTYS BAY and is 367 sqm in extent. 2. The figure CDEF is ERF 3495 BETTYS BAY and is 817 sqm in extent. 3. The figure ABCDEFG represents the CONSOLIDATION of PTN 1 of ERF 3494 with ERF 3495 BETTYS BAY and 1184 sqm in extent. 4. Address: Restio Close 	<p>DATE: APRIL 2024</p>	<p>SCALE: 1/750</p>
	<p>DRAWN BY: T.KHEREKAR</p>	
	<p>CONSOLIDATION OF PTN 1 OF ERF 3494 WITH ERF 3495 BETTYS BAY</p>	
	<p>REGISTERED OWNERS:</p> <ol style="list-style-type: none"> 1. Christiaan Jacobus Serfontein T64909/2006 dated: 22/08/2006 2. Ficker Trust IT 2448/1994 T53563/2018 dated: 16/11/2018 	
<p>SUBMITTED BY:</p> <p>N. OMAR LAND SURVEYOR PLS1166 4 FINN ROAD, ZEEKOEVLEI, 7941 CELL: 072 183 8954</p>		
<p>All data approximate and in metres</p>		