

**AGENDA of the
Portfolio Committee : Investment and Infrastructure
2 March 2022
(Also the agenda for the Mayoral Committee Meeting : 28 March 2022)**

**6.
STATUS OF FERNKLOOF DRIVE (GRAVEL PORTION)**

17/7/1/2/2

R Kuchar

Senior Manager: Town & Spatial Planning

14 February 2022

(028) 3138900

1. Executive Summary

The purpose of the report is to inform Council on the status of the gravel portion of Fernkloof Drive, connecting Hermanus Heights to Fir Avenue. (See Original Road Link and realigned road attached as Annexure A)

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town Planning

3. Compliance with Strategic Priorities

Infrastructure investment and development

4. Delegated Authority

None

5. Legal Requirements

- Land Use Planning Ordinance, 15 of 1985
- Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)
- Regulations in terms of the Spatial Planning and Land Use Management (Act 16 of 2013)
- By-Law on Municipal Land Use Planning 2020

6. Background/Discussion/Evaluation/Conclusion

Background

At the time when the Golf Course development was planned, there was a gravel road which linked Hermanus Heights with Contour Road.

Council at its meeting dated 19 February 2002 resolved the following:
(Annexure B)

“that the following application be approved

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(c)iii – Existing gravel road link between Fernkloof Drive and Contour Road (link road to be realigned)”

This decision was taken on appeal to the Department Environmental Affairs and Development Planning. The outcome of the appeal was that the decision of Council was upheld. (Annexure C)

The realigned road formed part of the consolidated land parcel now known as Erf 9935, which was transferred to the Hermanus Golf Club.

Although it formed part of Erf 9935, the status of the realigned link road is that of a public road. Attached is the approved Surveyor General’s General Plan number 2045/2006 and the approved Surveyor General’s plan number 7209/2005 for erf 9935 (Annexure D). On plan number 2045/2006 the road is indicated with a reserve width of 20m. In a Status Report from the Surveyor General it is confirmed that the road is a Public Road.

It should be noted that the Land Use Application for this land was approved in terms of the Land Use Planning Ordinance (1985) (LUPO), the applicable legislation at the time. In terms of Section 28 of LUPO the ownership of all public places (including roads) vests in the Municipality upon registration of the first erf.

Although LUPO was repealed it was replaced by the Overstrand Municipality Amendment By-law on Land Use Planning, 2020. The By-law also deals with this matter in a similar way in Section 27;”

27(1) The ownership of land that is earmarked for a public place as shown on an approved subdivision plan vest in the Municipality upon confirmation of the subdivision or a part thereof.

In addition to the abovementioned Municipal By-law, the Land Use Planning Act (SPLUMA) states the following regarding public places;

37.(1) Where land is earmarked for a public place as shown on an approved subdivision plan, the municipality must make provision for at least-

- (a) the vesting in the municipality of the ownership of that land; or*
- (b) the registration of that land in the name of the municipality.*

The ownership of the road, as it is a public road, thus automatically vests in the Overstrand Municipality.

7. Financial Implications

N/A

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8. Staff Implications

N/A

9. Comments from other Departments, Divisions and Administrations

Legal Department

The Municipality's Legal Department gave the following opinion:

*The question in essence is what is the legal status of the **existing and re-aligned gravel road which links Fernkloof Drive with Fir Avenue** in other words, is it the property and responsibility of the Hermanus Golf Club or is it the property and responsibility of the Overstrand municipality, and if the latter, in terms of what legal prescript/prescripts?*

*From the information at my disposal the subdivision and consolidation of the land which now comprise the Hermanus Golf Course and the various residential precincts were approved during 2002 and 2003. During 2003 the Department of Environmental Affairs and Development Planning granted its consent for the gravel road which linked Fernkloof Drive with Contour Drive to be closed and realigned which realignment stretches along the northern boundary of the golf course was registered in the Office of the **Surveyor-General under Plan Number 7209/2005**. In terms of a letter addressed to Geomatics Africa by the Office of the Surveyor-General: Western Cape dated 6 December 2021, said (realigned) road is shown in its records as a **public road**.*

***Section 28 of the Land Use Planning Ordinance No 15 of 1985** (which had been in effect at the time of the approval of the sub-division and consolidation of the land described above), stated the following:*

“The ownership of all public streets and public places over or on land indicated as such at the granting of an application for subdivision under section 25 shall, after the confirmation of such subdivision...vest in the local authority”

As there is no dispute that the subdivision and consolidation were approved and because the Ordinance and currently SPLUMA and LUPA are silent as to what is meant by “vest” and “vesting” I had to research its legal meaning in order to proffer an answer the question I posed above.

*In terms of both **SPLUMA and LUPA**:*

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“public place” includes a “street” and “road” “shown on a general plan or diagram which is for use by the general public and is owned by or vests in the ownership of the Municipal Council...”

with the operative part being that “vest” clearly refers to “ownership” of the particular “public place” which in the context of this opinion is the realigned gravel road.

*In an informative and well researched article published by the **Potchefstroom Electronic Law Journal volume 19 Potchefstroom 2016**, the author, **Jeannie van Wyk (UNISA)** edited by **Professor A du Plessis**, analysed among other aspects, the meaning of “vest” and “vesting” and the **(legal) status of public roads in a new subdivision in Cape Town** mainly with reference to:*

ARUN PROPERTY DEVELOPMENT (PTY) LTD V CITY OF CAPE TOWN 2015 2 SA 584 (CC)

(I might add that her list of references which includes precedent of the High Court, and the Constitutional Court is very comprehensive)

In any event the following question amongst others was posed namely:

1. What is vesting?

*In the context of the matter under discussion during 2002 the **Executive Committee of the Overstrand Municipality** approved the **subdivision and consolidation** of certain properties which eventually resulted in the establishment of the Hermanus Golf Course and the various residential precincts in and on it. Please refer to the attached **Recommendation** of the **Executive Committee dated 19 February 2002** marked. At the same time, it also approved the closure of certain portions of road amongst others an **existing gravel road** which linked **Fernkloof Drive and Contour Street in order to secure access to the Fernkloof Nature Reserve via Fir Avenue** with the recommendation that this portion of road must be “**realigned**”.*

*The above decision apparently went on appeal to the **Department of Environmental Affairs and Development Planning (DEADP)** which confirmed the decision of the Executive Committee including the closure and realignment of the gravel road between **Fernkloof Drive and Contour Street**.*

*In view of the above and in accordance with **section 28 of LUPO** when the **subdivision was approved** during 2002 and confirmed by DEADP in 2003 the gravel where it was located it prior to its (current) realigned position **automatically vested** in the Overstrand Municipality. “**Vesting**” with regards to **roads** simply means that a **local authority automatically, ie, ex lege (by***

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*operation of law) becomes the **owner** of a road in circumstances discussed above without the necessity of it being formally transferred to the municipality – “the passing of ownership to a local authority without the need for formal transfer of ownership”. (**ARUN case referred to above at [19]**)*

*As I understand it the **consolidation** referred to above meant that the gravel road which linked Fernkloof Drive with Contour street of necessity had to be **realigned** (relocated) because for obvious reasons it would have been untenable to have a **public road** crossing an enclosed golf course and the precincts in and on it and because of this the (re)aligned road is where it is currently located with the clear understanding that the relocation of it did not distract from the fact that the Municipality was still the owner of this new link between **Fernkloof Drive and Fir Avenue**.*

*The realigned link road between **Fernkloof Drive and Fir Avenue** is therefore a **public road** which the public has a right to use and is the municipality as the **ex lege** owner responsible for maintaining and upgrading it - the owner of the land on which the golf club and golf course situated has no claim to it, in other words, no compensation is payable by the Municipality to the owner of the Golf Club. The fact that this new realigned link road is **ex lege** a **public road** has also been confirmed by the **Office of the Surveyor-General** in a letter dated **6 December 2021** addressed to Geomatics Africa Hermanus.*

10. Annexures

- Annexure A: Original Link Road and Realigned Road
- Annexure B: Executive Committee Meeting 19 Feb.2002
- Annexure C: Appeal decision
- Annexure D: Surveyor General's Plans
- Annexure E: Status Report of the Surveyor General

RECOMMENDATION TO THE COUNCIL:

that **cognisance be taken** of the content of the report.

RESPONSIBLE OFFICIAL:	R KUCHAR
TARGET DATE FOR IMPLEMENTATION:	23 APRIL 2022
TARGET DATE TO INFORM APPLICANT:	N/A
TARGET DATE TO INFORM OBJECTOR:	N/A

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17/7/1/2/2

R Kuchar

14 February 2022

Senior Manager: Town & Spatial Planning

(028) 3138900

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
2 MARCH 2022, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

RECOMMENDATION TO THE COUNCIL:

that **cognisance be taken** of the content of the report.

RESPONSIBLE OFFICIAL:

R KUCHAR

TARGET DATE FOR IMPLEMENTATION:

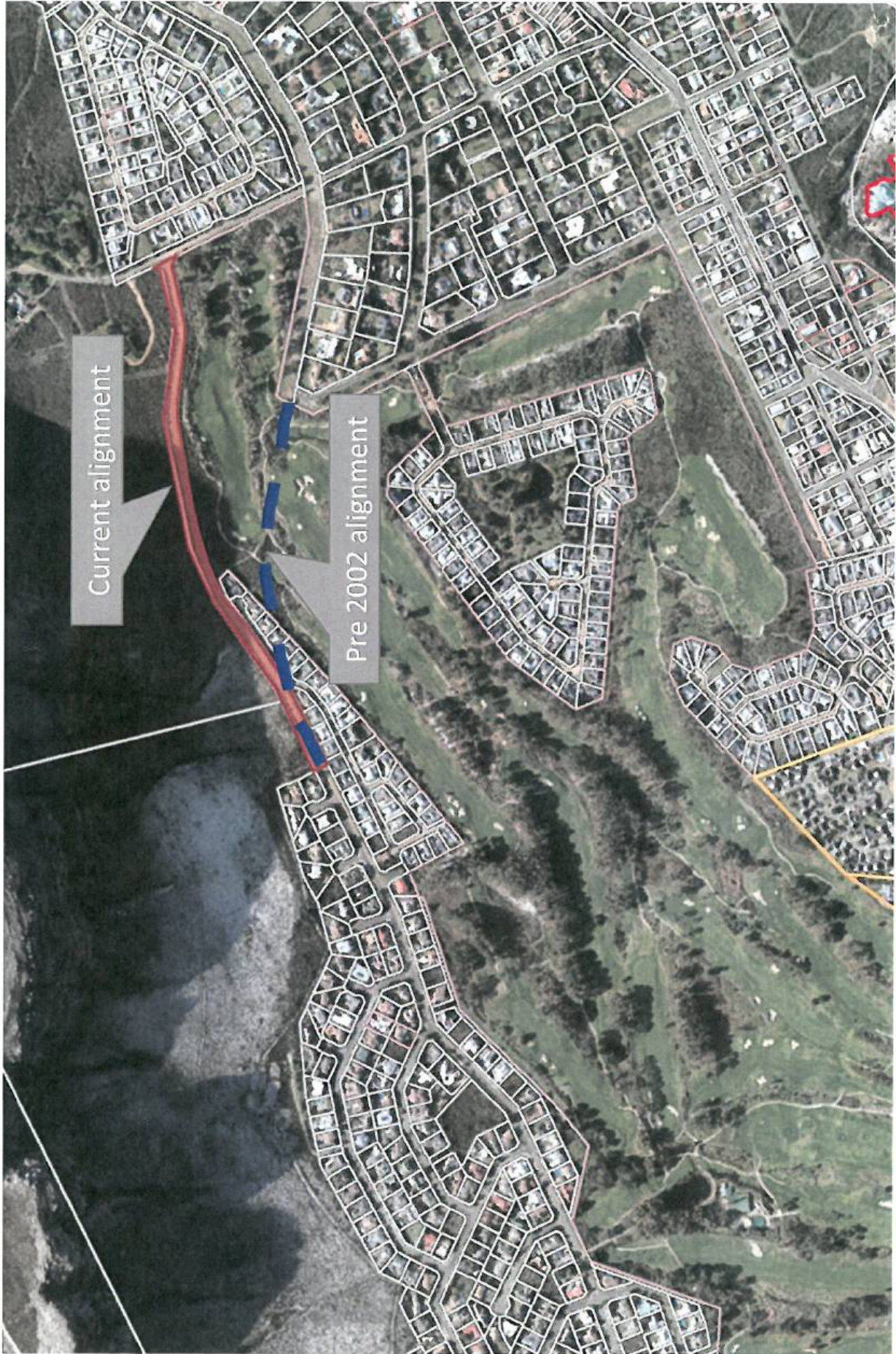
23 APRIL 2022

TARGET DATE TO INFORM APPLICANT:

N/A

TARGET DATE TO INFORM OBJECTOR:

N/A



ERF 9935 HEC – Contour and Fernkloof Drive Link

24. **EXECUTIVE COMMITTEE MEETING** **19 FEBRUARY 2002**
HERMANUS: REZONING AND SUBDIVISION OF THE PROPOSED
HERMANUS GOLF ESTATE TP1-09/2001

Department: Town Engineer, R Kuchar (028-313 8087)

The Mayor thanked representatives of the various Ratepayers Associations of Greater Hermanus for their attendance and input at previous discussions with the Executive Committee regarding this matter.

RESOLVED

that the following application be approved:

- (a) A Development Plan in terms of the provisions of the Land Use Planning Ordinance, 1985;
- (b) The subdivision of the following properties in terms of the provisions of the Land Use Planning Ordinance, 1985:
 - i) A Portion of Remainder Erf 1253, Hermanus into Portions A, B and C;
 - ii) Erf 4780, Hermanus into Portion D and Remainder 4780;
 - iii) Portion 1 of Farm 591, Caledon into Portion E and Remainder Portion 1 of Farm 591; and
 - iv) Erf 5308, Hermanus into Portion F and Remainder 5308;
- (c) The closure of the following portions of road in terms of the provisions of the Municipal Ordinance, 1974:
 - i) Portion G of Contour Street;
 - ii) Portion H of Theron Street;
 - iii) Existing gravel road link between Fernkloof Drive and Contour Street (link road to be realigned);
 - iv) Existing access road to Fernkloof Nature Reserve (access road to be realigned);
 - v) A portion of Flat Street;
 - vi) A portion of 11th Street; and
 - vii) A portion of road approximately 7,18m wide between Flat and 11th Streets in the north and Main Road/Mossel River Drive in the south;

EXECUTIVE COMMITTEE MEETING**19 FEBRUARY 2002**

- (d) The closure of public open space as included within the site on portions of Remainder Erf 1253, Hermanus, Erf 7531, Hermanus, portion of Erf 4780, Hermanus and portion of Erf 5308, Hermanus in terms of the provisions of the Municipal Ordinance, 1974;
- (e) The consolidation of portions A,B,C,D,E,F,G,H and Erf 7531, Hermanus.
- (f) The rezoning of the consolidated property from *public open space, single residential and road* to *subdivisional area* for the purpose of single residential, group housing (general residential zone), medium density residential (general residential zone), golf lodges (general residential zone), golf course and associated uses (private open space), public open space and road uses in terms of the provisions of the Land Use Planning Ordinance, 1985;
- (g) The subdivision of the consolidated site into large parcels or development packages in terms of the provisions of the Land Use Planning Ordinance, 1985;
- (h) the alienation of two portions, respectively approximately 0,49 ha and 0,22 ha in extent, previously part of Remainder Erf 1253, Hermanus and Erf 7531, Hermanus, to the Hermanus Golf Club in terms of the provisions of the Municipal Ordinance, 1974 (portions 11 and 12). These two portions are to be consolidated, at a later stage, with Erf 6254, Hermanus, to facilitate the enlargement of the existing clubhouse buildings, and
- (i) The removal of title deed restrictions in terms of the Removal of Restrictions Act, 1967 be recommended to Western Cape Provincial Administration, subject to the following conditions:
1. that the development be done in conjunction with the water resource development programme;
 2. that funds realised from the above development be used primarily towards development of water sources;
 3. that all conditions as set by the Department of Transport and Environmental Affairs be applicable, and
 4. that concerns and objections be reflected in the detail design in terms of traffic calming.

The meeting closed at 16:40.

DATE:

MAYOR: ALDERMAN WJ SMUTS

Verwysing E17/2/2/3/AH&PTn Erf 1253,
Reference Erf 4780, Farm 591/1, Hermanus
Isalathiso 24/1/83/K28/OJ

Navrac
Enquiries @ van Zyl
Imibuzo

Datum
Date
Umhla

30 SEP 2003



Departement van Omgewingsake en Ontwikkelingsbeplanning
Department of Environmental Affairs and Development Planning
ISeba laMicimbi yeNdalo esiNgqongileyo noCwangciso loPhuhliso

The Municipal Manager
Overstrand Municipality
P O Box 20
HERMANUS
7200

Attention: Mr R Kuchar

OVERSTRAND MUNICIPALITY: PROPOSED HERMANUS GOLF ESTATE : REMOVAL OF RESTRICTIONS: ERF 5308, HERMANUS; CLOSURE OF STREETS AND OPEN SPACES (REM ERF 1253; ERF 7531; PTN ERF 4780; PTN ERF 5308) AND APPEAL AGAINST SUBDIVISION AND REZONING (PTN REM ERF 1253; ERF 4780; FARM 591/1, CALEDON; ERF 3308)

1. Your reference is TP1-09/2001.
2. The Competent Authority for the administration of the Municipal Ordinance, 1974 (Ordinance 20 of 1974) has, in terms of section 137 of said Ordinance, granted permission for the closure of the portions of Public Open Space on Portions of Remainder Erf 1253, Erf 7531, Portion of Erf 4780 and portion of Erf 5308, Hermanus as reflected on Annexure G.
3. The Competent Authority for the administration of the Municipal Ordinance, 1974 (Ordinance 20 of 1974) has further, in terms of section 137 of said Ordinance, granted permission for the closure of the following portions of Road as indicated on Annexure H :
 - 3.1 Portion G of Contour Street.
 - 3.2 Portion H of Theron Street.
 - 3.3 Existing gravel road link (portion I) between Fernkloof Drive and Contour Street (link road to be realigned).
 - 3.4 Existing access road to Fernkloof Nature Reserve (portion J).
 - 3.5 A portion of Flat Street (portion K).

Utilitasgebou, Dorpsstraat 1
Privaatsek X9086 Kaapstad 8000

Utilitas Building, 1 Dorp Street
Private Bag X9086 Cape Town 8000

Tel No.: (021) 483 - 4033
Fax No.: (021) 483 - 3633
iFowuni:
Ifaksi:

- 3.6 A portion of 11th Street (portion L).
- 3.7 A portion of road approximately 7,18 m wide between Flat and 11th Street in the north and Main Road/Mossel River Drive in the south (portion M).
4. The Competent Authority for the administration of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) has, in terms of sections 16 and 42 of said Ordinance approved the application for the rezoning of the consolidated property (Portions A,B,C,D,E,F,G,H,I,J,K,L,M and Erf 7531 indicated on Annexures H and F) from Public Open Space, Single Residential and Road to Subdivisional Area for the purpose of single residential, group housing (general residential zone), medium density residential (general residential zone), golf lodges (general residential zone), golf course and associated uses (private open space), public open space and road uses subject to the following conditions:
- 4.1 That the applicant complies with the conditions of the environmental authorisation contained in the Record of Decision dated 11 July 2002, subject to possible amendment as a result of the outcome of the appeal to the Chief Director: Environmental Affairs.
- 4.2 The proposed development must be generally in accordance with the proposed development plan, dated 1 October 2001 (Annexure B). A site development plan must be submitted to the municipality for approval before development may commence.
- 4.3 The developer must compile an architectural manual that includes design criteria for all the proposed buildings after consultation with the Hermanus Heritage Committee, to be approved by the municipality.
- 4.4 The developer must provide all municipal services for the development, to the satisfaction of the municipality.
- 4.5 That the proposed development not be proceed with until the Council has approved a water resource development programme which indicates that sufficient water is available to support the proposed development.
- 4.6 The profits and funds generated by the municipality through this development should be utilised in terms of a programme approved by Council and which should be to the benefit of the broader community.
- 4.7 That following requirements with regard to traffic and traffic calming measures must be complied with, to the satisfaction of the municipality and the Department of Economic Affairs, Agriculture and Tourism: Transport Branch:
- 4.7.1 Exclusive right turn lanes on Main Road must be developed at the intersections of Fairways Avenue, Sim Street, Berg en See access, Mossel River Drive, Theron Street and Fir Street.

- 4.7.2 Signallisation must be provided at the Main Road/Berg en See intersection and any of the above-mentioned intersections as warranted by the South African Traffic Signs Manual.
- 4.7.3 Sight distances on the inside of the horizontal curve on Fairways Avenue just north of the intersection of Musson Street must be improved.
- 4.7.4 A program for implementation and a conceptual design for the proposed improvements on Main Road must be submitted to the Department of Economic Affairs, Agriculture and Tourism: Transport Branch before the first phase of the project is undertaken.
- 4.7.5 A detailed investigation must be undertaken regarding the present access to the golf course, to the satisfaction of the Council and the Department of Economic Affairs, Agriculture and Tourism: Transport Branch. All the findings of this investigation must be implemented.
- 4.7.6 That the development on Precinct 2 only commence once the investigation regarding the possible realignment of Fairways Avenue in order to improve traffic flow by the elimination of the stop street at Moffat Street, is finalised. The final extent and boundaries of Precinct 2 should only be determined after the investigation has been finalised.
- 4.7.7 Council must endeavour to utilise the profits generated by the development for the early planning design and implementation of the following transport projects as identified in the Greater Hermanus Sub-Regional Spatial Development Framework (SDF):
- 4.7.7.1 The CBD relief road.
 - 4.7.7.2 The TR28/1 parallel relief road/activity spine.
 - 4.7.7.3 Mountain Drive Bypass.
 - 4.7.7.4 An arterial management plan for Seventh Street, Voëlklop.
- 4.7.8 Any other issue with regard to traffic relating to the proposed development as identified by the municipality or the Department of Economic Affairs, Agriculture and Tourism: Transport Branch.
- 4.8 The type of fencing for the golf course and open spaces should be as unobtrusive as possible, to the satisfaction of the municipality. It should be of such a nature that the movement of small creatures is not restricted.
- 4.9 A vegetated culvert or culverts of suitable width should be constructed in a suitable position(s) to pass underneath the proposed Fernkloof Road extension, to link the two sides of the road and ensure the uninterrupted movement of small creatures. The positioning of the culvert(s) should be determined between the municipality and the Chief Directorate: Environmental Affairs of the Provincial Government.
- 4.10 A maximum of 20 golf lodges (10 each in Precincts 3 and 4) may be constructed. The final positioning of the lodges should be determined in conjunction with officials from the Chief Directorate: Environmental Affairs. All

the golf lodges should be single storied. The floor areas of all the lodges shall be restricted to a maximum of 250 m². Landscaping shall be done in terms of the landscaping plan as required by the Chief Directorate: Environmental Affairs and no individual fencing will be allowed around the units.

- 4.11 A 10 meter building line will be applicable between the developments on Precincts 3 and 4 and adjacent erven.
- 4.12 The Environmental Control Officer (appointed in terms of the environmental authorisation) must ensure that educational information on the wetlands is displayed in strategic positions, to educate the public to treat the wetlands with the necessary respect.
- 4.13 A trust fund for the rehabilitation and upkeep of the wetlands must be established for this purpose. A percentage of the income derived from the renting of the golf lodges must be deposited into this trust fund on a half yearly basis, from which the maintenance programme will be funded. The percentage must be determined between the municipality, the Botanical Society and the management of the golf club, on an annual basis.
- 4.14 The Environmental Control Officer should undertake environmental audits of the wetlands on a 3-yearly basis. These audits should be funded from the trust fund referred to above.
- 4.15 Access from the golf lodges next to Fairways Avenue to the wetlands should be restricted to a single clearly defined path, which is to link the units with the golf course and the clubhouse. Raised boardwalks should be provided wherever the wetland is crossed.
- 4.16 A network of pedestrian footpaths/boardwalks which provides access for the general public to the golf course should be incorporated into the site development plan, thereby linking the western and southern residential areas to Fernkloof Road, and to the Fernkloof Nature Reserve. Access control measures should be workshopped with the management of the golf club and surrounding public when the detailed planning takes place. The upkeep of these footpaths/boardwalks should be funded from the trust fund as set out above.
- 4.17 An agreement must be reached between Fernkloof Advisory Board and the municipality regarding a financial contribution to the Fernkloof Nature Reserve, for the establishment of additional facilities, or to extend the reserve boundaries, in lieu of land of the Fernkloof Nature Reserve being utilised for the proposed development.
- 3.18 The historical importance and practical value as windbreaks of the existing bluegum avenues should be investigated by the municipality and the Competent Heritage Resources Authority before taking a decision on their possible removal.
- 4.19 A mechanism to prevent the use of pesticides and to monitor the quality of the treated effluent water used for watering the greens, should be incorporated in

the Environmental Management Master Plan (a requirement of the environmental authorisation), to ensure that the wetlands do not become polluted. A mechanism should also be introduced to ensure that stormwater run-off from the development does not pollute the Flat Street wetlands.

- 4.20 The development must be done in conjunction with the water resource development programme of the municipality.
- 4.21 The above conditions do not exempt the developer or Council from compliance with any other legal requirement.
5. The Competent Authority for the administration of the Removal of Restrictions Act, 1967 (Act 84 of 1967), as amended, has also approved the application for the removal of restrictive title deed conditions B.2 – B.7 in Title Deed T. 13294 of 1969, applicable to Erf 5308, Hermanus, in terms of section 4(2) of the Act. The endorsement of the deed is being attended to and will be finalised shortly. Erf 5308 may only be subdivided once the title deed has been endorsed.
6. The appeals against the proposed development have also been dismissed by the Competent Authority. A copy of a letter to one of the appellants is attached for your information.

Greenwood

Yours faithfully



HEAD OF DEPARTMENT

S.G. NO 2045/2006
 SHEET 2 OF 2 SHEETS
 APPROVED
Shaw Ellway
 for SURVEYOR GENERAL

CDR

(HERMANUS ALLOTMENT AREA)
 GENERAL PLAN NO. 2045/2006

of
 Subdivisions of Erf 9941 (a Portion of Erf 9935) Hermanus

Situate in The Overstrand Municipality
 Administrative District of Caledon
 Province Western Cape

SURVEYED IN MARCH/SEPTEMBER - DECEMBER 2006 AND FEBRUARY AND JUNE 2006
 BY ME

[Signature]
 PE SPRONK (PLS 0779)

REASON DESCRIPTIONS:
 A. Corner of wall
 B.C. 20mm round iron nail
 All other reasons 12mm round iron nail

S.G. FILE REF: S24798 V6/3
 S.R.E. NO 522/2006
 COMPILATION:
 A/WW-1211(M3827)
 A/WW-1212(M3775)
 (P. 07/08/03)

(R S A)

Tel: (021) 467 4800

Fax: (021) 465 3008

SURVEYOR-GENERAL: WESTERN CAPE
PRIVATE BAG X9028
CAPE TOWN
8000

GEOMATICS AFRICA
PROFESSIONAL LAND SURVEYORS
PO BOX 2245
HERMANUS
7200

2021-12-06

MY REF: S/2479/9 V4

Your ref:
Dated: 2021-12-06

Note: THIS STATUS REPORT IS
VALID FOR 3 YEARS.

Attention: Marthi de Klerk

**STATUS REPORT: CLOSURE OF FERNKLOOF DRIVE ADJACENT TO ERVEN
1253, 4780, 9943, 10159 – 10164, 10193 HERMANUS.**

1. The proposed closure of land as shown on your attached plan coloured RED represents:
ERF 9935 HERMANUS vide SG 7209/2005.
It is shown as **PUBLIC ROAD** in my records.
2. **FOR OFFICE USE** The following properties will be endorsed: **ERF 9935 AND 9941
HERMANUS**
3. Endorsement fees amount to: **R620-00 (Received)** p158
4. I require a copy of a diagram suitable for registration purposes, surveyed and framed by a land surveyor, of the following: **PORTION TO BE CLOSED.**
5. A written consent (accompanied by a sketch) is required in terms of **Section 16(2) of the
Overstrand Municipal Planning By-Law 2017** for the amendment of: **GENERAL PLAN
NO.: N/A.**

Yours faithfully



D CLOETE
For SURVEYOR-GENERAL: WESTERN CAPE

FOR OFFICE USE

Certificate p
Gazette No:
Dated: p