



OVERSTRAND MUNISIPALITEIT
ERF 8408 & ERF 4096, 295 9DE STRAAT & 296
10DE STRAAT, VOELKLIP, HERMANUS
OVERSTRAND MUNISIPALE AREA:
VOORGESTELDE KONSOLIDASIE EN
ONDERVERDELING: DAVE SAUNDERS
PLANNER CC NAMENS LORD TRUST

Kragtens Artikel 47 van die Overstrand Munisipaliteit Verordening vir Munisipale Grondgebruikbeplanning, 2020 word hiermee kennis gegee van die onderstaande aansoeke van toepassing op Erf 8408 en Erf 4096, Voëlklip, Hermanus, naamlik:

1. Konsolidasie ingevolge Artikel 16(2)(e) van Erf 8408 & Erf 4096 Voëlklip; en
2. Onderverdeling ingevolge Artikel 16(2)(d) ten einde die onderverdeling van die gekonsolideerde erwe in vier gedeeltes naamlik:
 - i) Gedeelte A ($\pm 923m^2$); Gedeelte B ($\pm 353m^2$); Gedeelte C ($\pm 353m^2$); Gedeelte D ($\pm 353m^2$) om die nuwe wooneenhede te akkommodeer op gedeeltes B, C en D.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus.

Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening aan die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 028-3132093 / (e) alida@overstrand.gov.za) voor of op **Vrydag, 8 Julie 2022**, stipuleer u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. P. Roux** by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning 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. 56/2022



OVERSTRAND MUNICIPALITY
ERVEN 8408 & 4096, 295 NINTH STREET & 296
TENTH STREET, VOELKLIP, HERMANUS:
APPLICATION FOR CONSOLIDATION &
SUBDIVISION: DAVE SAUNDERS PLANNER
CC ON BEHALF OF LORD TRUST

Notice is hereby given in terms of Section 47 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 of the applications mentioned below applicable to Erven 8408 & 4096, Voëlklip, Hermanus, namely:

1. Consolidation in terms of Section 16(2)(e) of Erven 8408 & 4096 Voëlklip; and
2. Subdivision in terms of Section 16(2)(d) in order to subdivide the consolidated erven into 4 portions namely:
 - i) Portion A ($\pm 923m^2$); Portion B ($\pm 353m^2$); Portion C ($\pm 353m^2$); Portion D ($\pm 353m^2$), to accommodate the new dwelling units on portions B, C and D.

Detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus.

Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law to the Municipality (16 Paterson Street, Hermanus / (f) 028-3132093 / (e) alida@overstrand.gov.za) on or before **Friday, 8 July 2022**, quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, Mr. P. Roux** at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

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

Municipal Notice No. 56/2022



UMASIPALA WASE-OVERSTRAND
ISIZA 8408 & 4096, 295 NINTH STREET & 296
TENTH STREET, VOELKLIP, HERMANUS:
ISICELO SOKUMANYANISWA
NOKWAHLULAHLULA: DAVE SAUNDERS
PLANNER CC EGAMENI LIKA LORD TRUST

Isaziso sinikwe ngokwemiqathango yeCandelo 47 loMthetho oYilwayo kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso, 2020 lwezicelo ezichazwe ngasezantsi ezisebenza kwiZiza 8408 & 4096, eVoëlklip, eHermanus, ezizezi:

1. Isicelo sokuhlanganiswa ngokwemiqathango yeCandelo16(2)(e) kweZiza 8408 & 4096, eVoëlklip; kunye
2. Isicelo solwahlulwa-hlulo ngokwemiqathango yeCandelo16(2)(d) ukulungiselela ukwahlulwa-hlulo lweziza ezihlanganisiweyo zibe zizahlulo ezi-4 ezizezi:
 - i) ISahlulo A ($\pm 923m^2$); iSahlulo B ($\pm 353m^2$); iSahlulo C ($\pm 353m^2$); iSahlulo D ($\pm 353m^2$), ukulungiselela iyunithi zokuhlala ezintsha kwizahlulo B, C kunye noD

linkkukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure yesi-08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kamasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngolu suku okanye ngaphambi ko**Lwesihlanu wama-8 kaJulayi 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungfafonela u**Mcwangcisi weDolophu uMnu P. Roux** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

UMlawuli kaMasipala, kuMasipala wase-Overstrand, P.O. Box 20, **HERMANUS**, 7200

IIsaziso sikaMasipala esinguNombolo. 56/2022

1. INTRODUCTION

This report serves as the motivation for the proposal to make application for the consolidation of erf 4096 (991m² in size) and erf 8408 (991m² in size), the subdivision of the consolidated erf into four portions (923m² and three erven of 353m² in size). The intention is to construct three new freestanding dwellings taking access off Tenth Street. The result of the application will be four 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**.

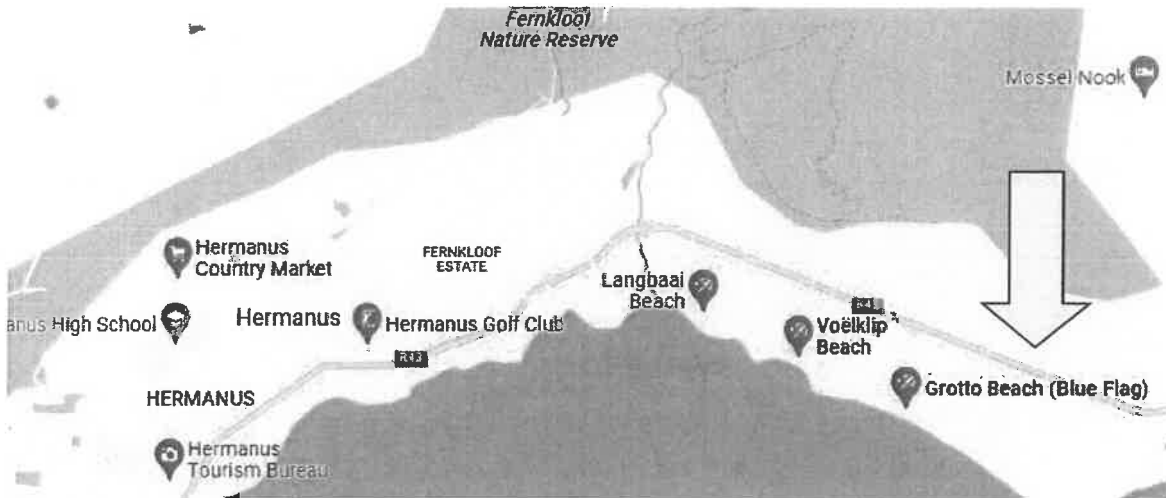


Figure 1: The position of Voelklip in Hermanus.



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:	Less than 400m ² 65%, 400m ² and greater 50%
Permitted Height:	8m
Street boundary Building lines:	Erf size less than 400m ² - 2m, 400m ² and greater - 4m
Common boundary building lines	Erf size less than 400m ² - 1m, greater than 400m ² - 2m

Second dwellings:

- The total floor area (footprint) of the second dwelling unit shall not exceed 120 m².
- A second dwelling unit may be contained within the same building as a primary dwelling unit and may be either on the ground or first floor.
- A second dwelling unit may not be separately alienated in terms of the Sectional Title Act.
- Parking must be provided on the property as per Chapter 17, Section 17.1.3, to the satisfaction of the Municipality.
- A second dwelling must be located within the applicable building lines.

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.

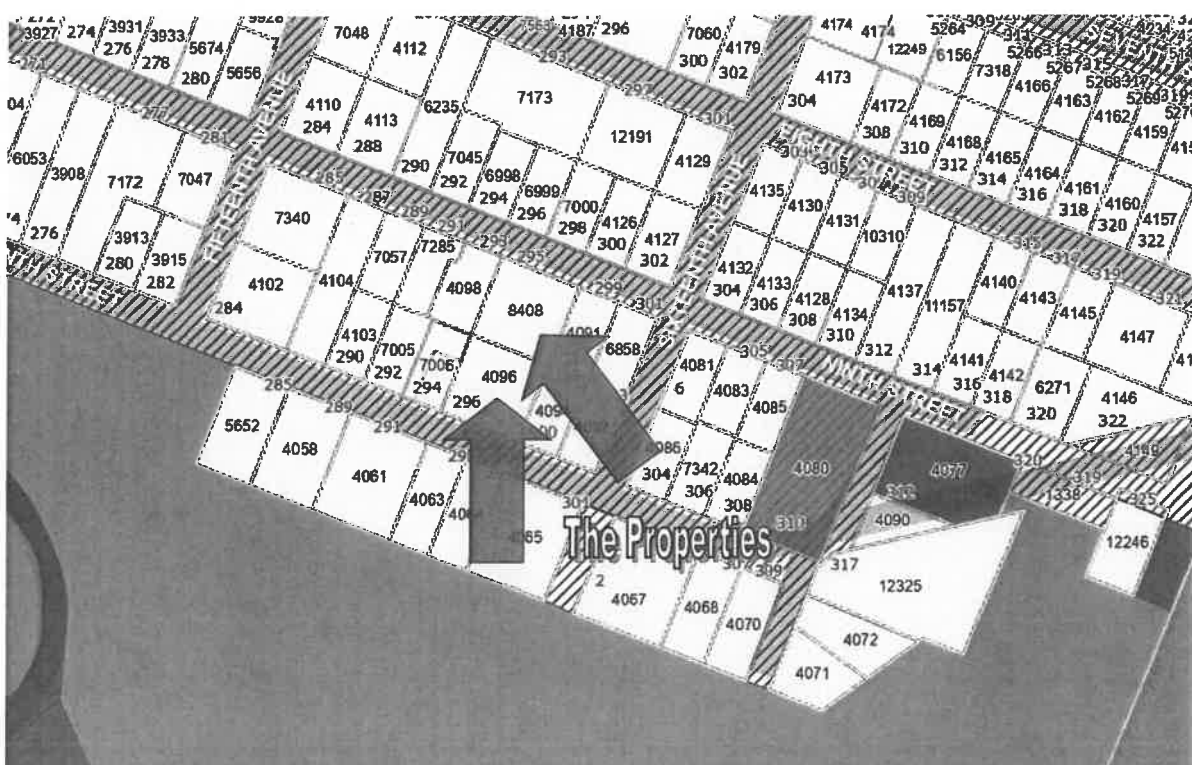


Figure 8: Zoning of the property and immediate surrounds.

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 991m² in size. These two erven are twice the size of the average erf in Voelklip which is 461m² in size. The proposal is to consolidate erf 4096 (991m² in size) and erf 8408 (991m² in size) into one erf of 1882m² in size and subdivide the consolidated erf into four portions namely:

- Portion A - 923m²
- Portion B - 353m²
- Portion C - 353m²
- Portion D - 353m²

Portion A will reduce in size by 68m² and will retain the current house on it. Portions B, C, and D, all of an equal size will be developed with three new freestanding dwellings and of the same architectural style being contemporary seaside vernacular. Figure 10 below indicates an artist's impression of the three buildings and Figure 11 an indication of the interior of the proposed dwellings. 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**.

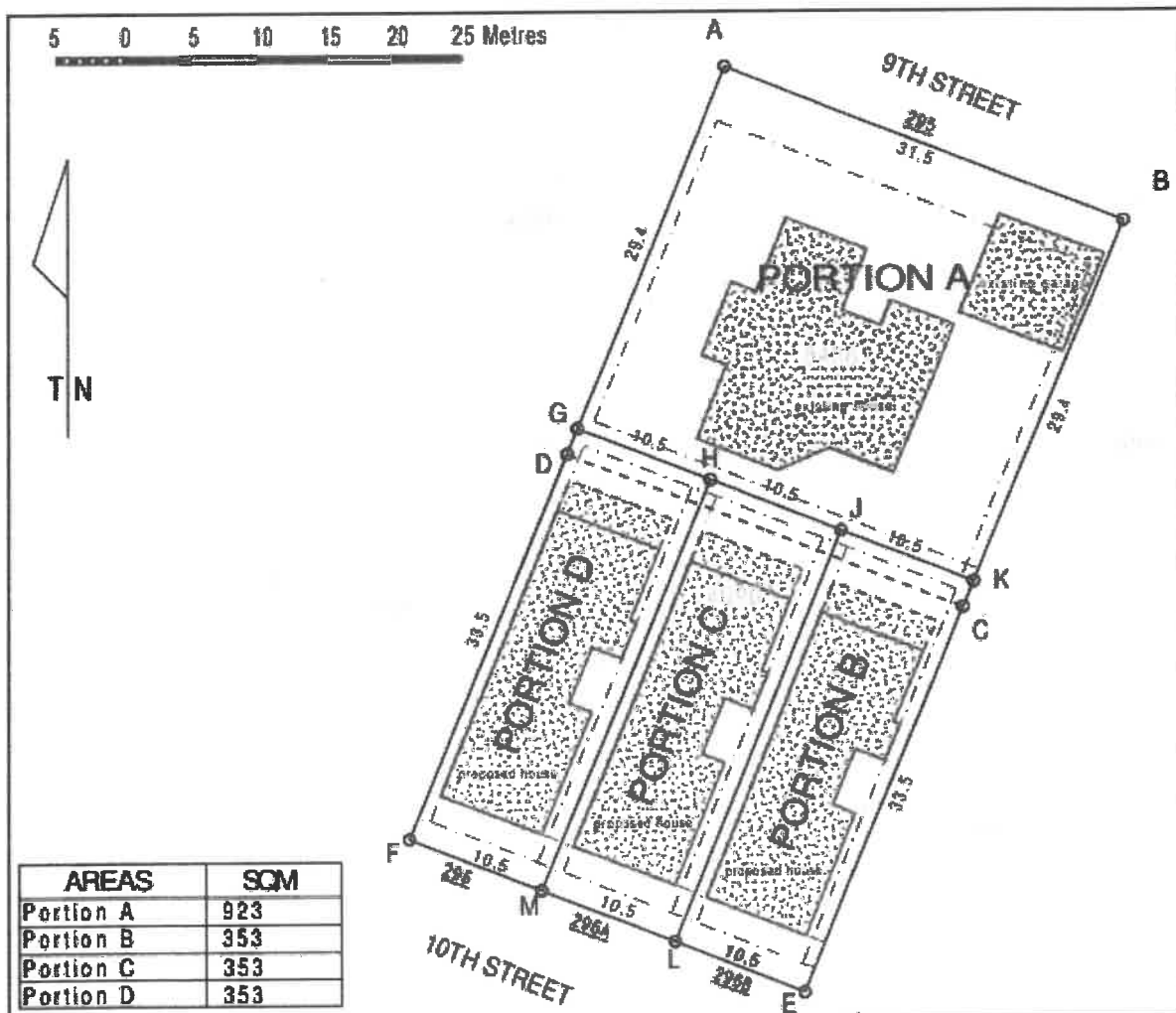


Figure 9: The plan of the proposed consolidation of the two erven and the subdivision into four portions.



Figure 10: The three new dwellings within the existing streetscape of Tenth Street.



Figure 11: The interior of one of the proposed new units.

The three new dwelling units will all be the same size and will be comprised of the following:

Ground floor: A double garage, open plan kitchen/dining room/lounge.

First floor: Master bedroom with en-suite-bathroom and dressing room, a pyjama lounge, two bedrooms and an additional bathroom.

All the dwellings will be setback four metres from the street and 3,76m 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 991m² in size. They will also comply with the 8m height restriction.

While the dwellings will comply with the lateral common boundary setbacks applicable to sites smaller than 400m² they do not comply with the 2m setbacks applicable to buildings on properties larger than 400m².

In terms of coverage, each building will have a coverage of 57%. This will comply with the 65% coverage applicable to sites smaller than 400m² but not with the 50% applicable to buildings on properties larger than 400m².

The sketch plans indicating the floor plans of the three proposed 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 four portions, namely:

Portion A - 923m²

Portion B - 353m²

Portion C - 353m²

Portion D - 353m²

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 three dwelling units is exactly the same number of units as the four units the current development rights offer. This is entirely in keeping with the surrounding residential uses.
- c) impact on the external engineering services;
As stated above, the provision of four dwelling units on the two erven is entirely in keeping with the existing development right 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 three 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 hands 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 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.*

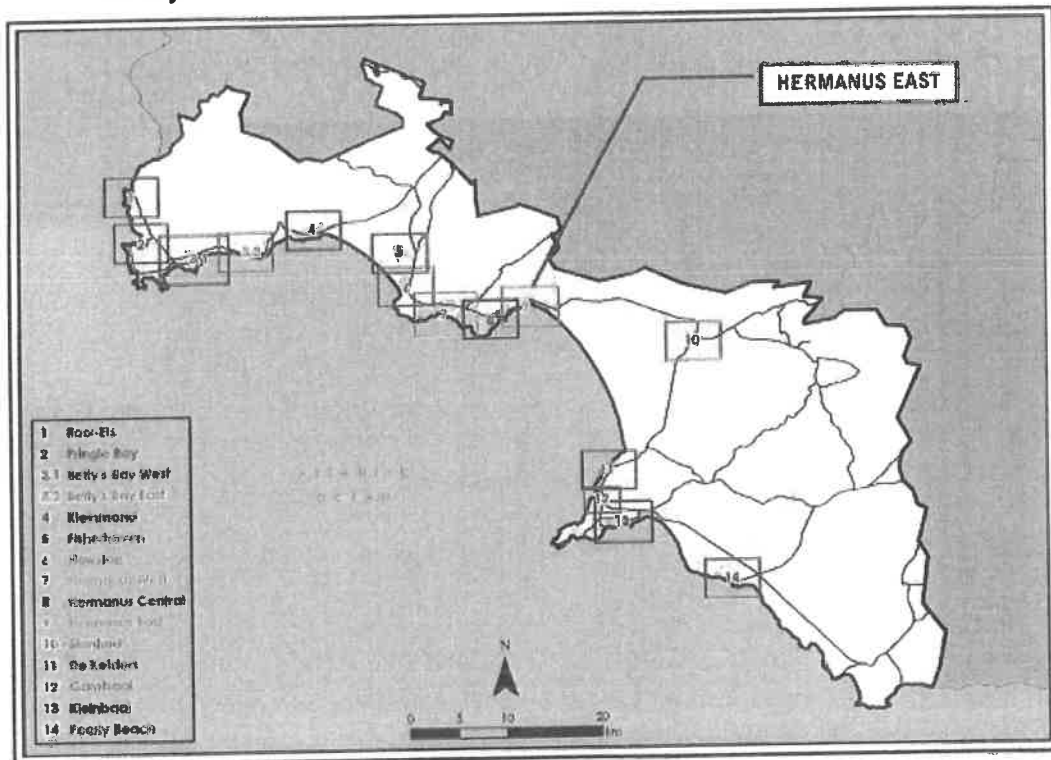


Figure 12: Hermanus East

8.2.9.1 Compliance with the Local Spatial Development Framework (LSDF).

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 minor increase in density in a manner that is entirely in keeping with the current gross density found in Planning Unit. The site currently consists of two erven with a composite area of 1882m². The existing site would be capable of accommodating two double dwelling units (total four units) on two stands. Given the size of the existing two erven being 991m² in size, a subdivision of these erven into four erven of the same size as the adjoining erven would be a simple planning matter. This would result in four stands or four opportunities for four double dwelling units (a total of eight dwelling units). What is proposed is four stands (three slightly smaller than the surrounding erven) and four dwelling units. It could be therefore argued in terms of dwelling units and density, the proposed development is in keeping with the proposals contained within the LSDP.

Furthermore, it is believed that the proposed building massing is not out of character with the built form found in Planning Unit 6 of Hermanus East. Figure 13 below provides an indication of the footprints of the proposed three new dwellings and of those of the existing dwellings surrounding the site. It is important to note that the proposed massing is not dissimilar to the existing massing found in the block immediately to the east of the site. It is also worth noting that there are many examples of one metre setbacks between properties visible in the same aerial photo.



Figure 13: The footprints of the proposed three new dwelling units superimposed on the existing builtfabric.

8.2.10 Policies of the Municipality.

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

8.2.11 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 will 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.

8.2.12 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 set 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 three 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.

8.2.13 The Land Use Scheme.

No permanent departures from the Scheme are required for the proposal. It is important to note that this is due to the fact of the smaller subdivisions applied for, the proposal is very close to be compliant to all development parameters attached to the existing very large erven. The only difference being that that development entails one metre common boundary side spaces rather than 2 metre side spaces and that the coverage of the three smaller erven is 57% and not 50%. This difference is very marginal, and given the nature of the footprints proposed it could be argued that most of the additional coverage could be positioned from the rear lateral boundary.

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.

9. CONCLUSION

The application to subdivide the two erven into four 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 very moderate and sensible increase in 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 four new portions.

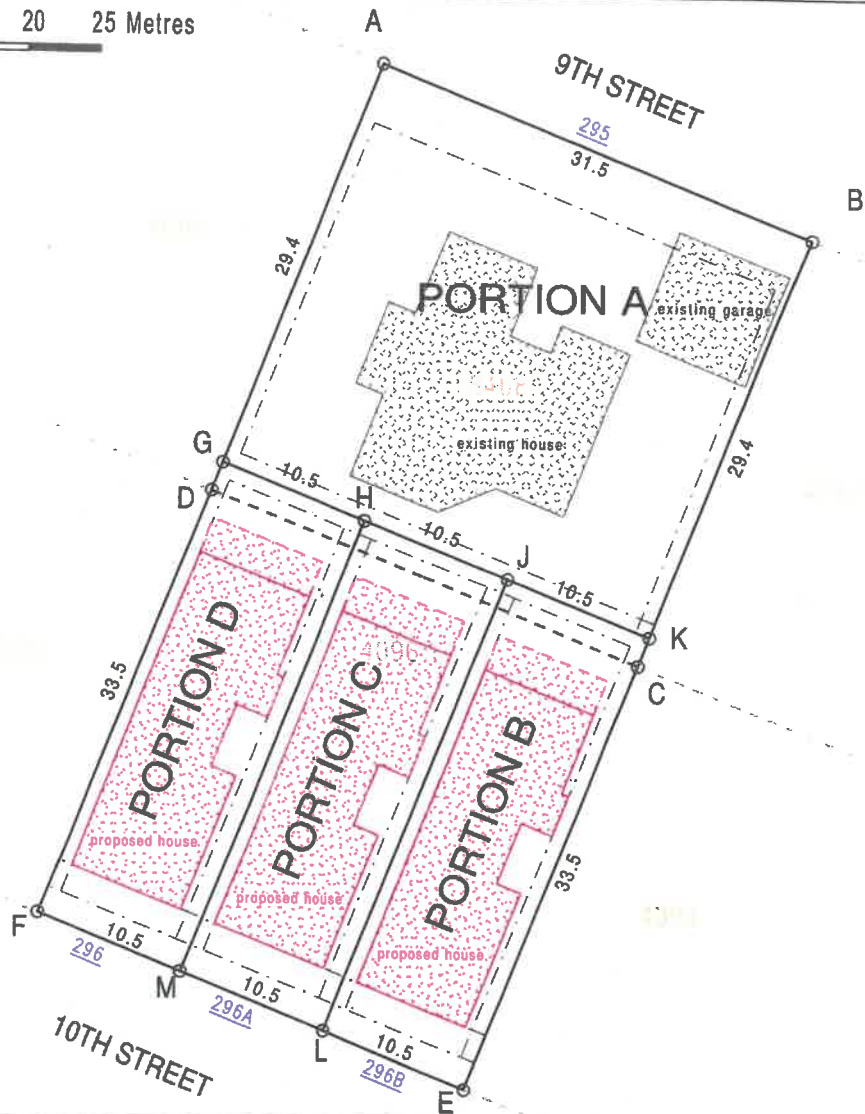
DAVE SAUNDERS

APRIL 2022

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	923
Portion B	353
Portion C	353
Portion D	353

ZONING	4096	SR1	DATE : March 2022	SCALE : 1 / 500
	8408	SR1		
	Subdivisions	SR1	CHECKED BY : S R OLD	
NOTES:			<p align="center">PROPOSED CONSOLIDATION AND SUBDIVISIONS OF ERVEN 4096 & 8408 HERMANUS</p> <p align="center">295 9TH STREET & 296 10TH STREET, VOELKLIP</p> <p align="center">AREA : 4096 = 991 sqm & 8404 = 991 sqm TOTAL = 1982 sqm</p>	
<p>1) All dimensions are approximate and scaled</p> <p>2) The figure ABCD represents Erf 8408 Hermanus</p> <p>3) The figure DCEF represents Erf 4096 Hermanus</p> <p>4) The 2 Erven are to be consolidated and then subdivided into 4 portions</p> <p>5) The figure ABKG represents Portion A</p> <p>6) The figure JKEL represents Portion B</p> <p>7) The figure HJLK represents Portion C</p> <p>8) The figure GHMF represents Portion D</p>			OWNERS : Lord Trust	
			PLAN NO. :SUB_APP 4096 & 8408 HERMANUS REV0	
			DIAGRAM NO's: 4096/194 & 4976/2000	
			SG SHT NO: M3814	STEPHEN OLD LAND SURVEYORS Tel +27 (0) 21 591 7485 Fax +27 (0) 86 529 2491 survey@cybersmart.co.za www.surveyland.co.za
			D T NO :T3601/2004	

