



The Municipal Manager  
P. O. Box 19  
George  
6530

Reference: Erf 179 Herolds Bay

14 February 2023

Sir

**APPLICATION FOR CONSENT USE (SECOND DWELLING UNIT): ERF 179 HEROLDS BAY**

Attached hereto find an application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2015, read in conjunction with Condition B.6.(a) of Title Deed T56594/2021, being the title deed of Erf 179 Herolds Bay, for the consent of the George Municipality for a second dwelling unit larger than 60m<sup>2</sup> on Erf 179 Herolds Bay.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

**Jan Vrolijk**

**MOTIVATION REPORT:  
APPLICATION FOR CONSENT USE (SECOND DWELLING UNIT):  
ERF 179 HEROLDS BAY**

14 February 2023



Prepared for:

**Luiperd Beleggings Proprietary Limited**  
P.O. Box 242  
Velddrif.  
7365.

Prepared by:

**Jan Vrolijk Town Planner/Stadsbeplanner**  
Millwood building, C/o York- and Victoria streets,  
George,  
P.O. Box 710, George, 6530  
South-Africa  
Tell: 044 873 3011  
Cell: 082 464 7871  
Fax: 086 510 4383  
SACPLAN Registration No A/1386/2011

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**MOTIVATION REPORT:**  
**APPLICATION FOR CONSENT USE (SECOND DWELLING UNIT):**  
**ERF 179 HEROLDS BAY**

## **1. APPLICATION**

Application is made in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2015, read in conjunction with Condition B.6.(a) of Title Deed T56594/2021, being the title deed of Erf 179 Herolds Bay, for the consent of the George Municipality for a second dwelling unit larger than 60m<sup>2</sup> on Erf 179 Herolds Bay as indicated on the proposed site plan and building plan attached hereto as **Annexure "A"**.

The completed application form for the consent use is attached hereto as **Annexure "B"**.

## **2. DEVELOPMENT PROPOSAL**

Erf 179 Herolds Bay is currently developed with a double storey dwelling house of 392.26m<sup>2</sup>, consisting of a bedroom with en-suite bathroom, a bedroom, study, 3 garages, a workroom and internal staircase, on the ground floor and 3 bedrooms, 2 bathrooms, open plan kitchen / dining / living / braai area, a scullery and internal staircase on the first floor.

There is an open deck on the northern side of the ground floor and on the southern side of the first floor, with a small open deck north of the braai area on first floor. The deck on the southern side has an open staircase to the ground level. There is also a small, covered deck on the western side of the (raised) ground floor of the dwelling house, which covers the stoep on the western side of the lower ground floor. A "wendy house" which is used as a storeroom is located south of the garages, within the southern side boundary building line.

Due to the slope of the erf, the western side of the dwelling house also contains a lower ground floor, consisting of a second dwelling unit with 3 bedrooms, 2 bathrooms and an open plan kitchen / living room. The area of the second dwelling unit is 91.21m<sup>2</sup>. No approved building plans could be found in respect of the second dwelling unit.

The approved building plans for the dwelling house does however indicate that the western portion of the existing dwelling house has been approved with a height of less than 8.5 metres above the actual ground level. The quality of the approved building plans for the existing dwelling unit are however poor and it was not possible to obtain a readable copy which could be attached to this motivation report. The town planner that will be responsible for the evaluation of the application does however have copies of the building plan on record. In terms of the approved building plans the actual height of the approved western portion of the dwelling house is in fact xx meter above the natural ground level.

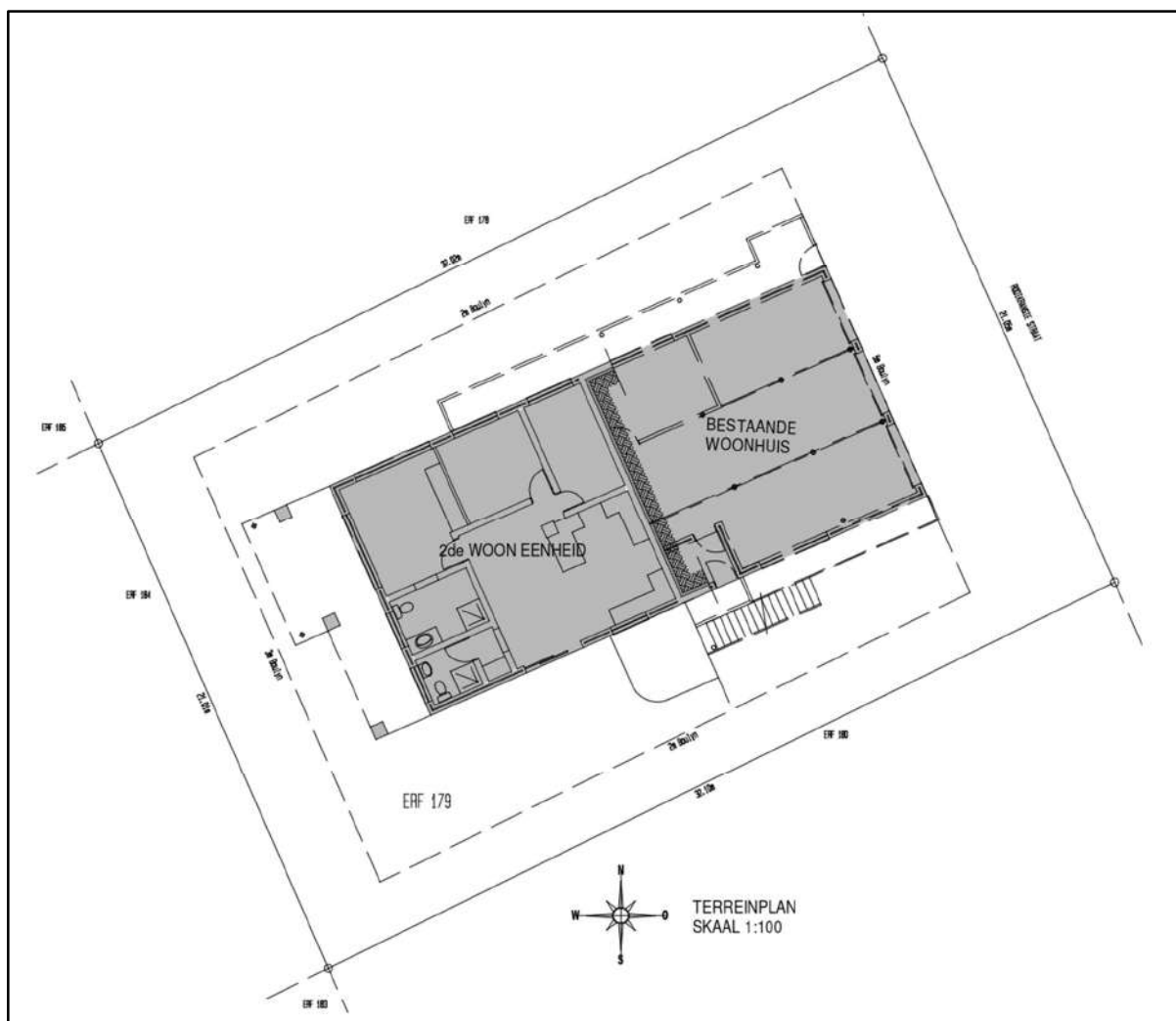
After discussions with the responsible town planner of the George Municipality it was agreed that the natural ground level as indicated on the approved building plan is regarded as the natural ground level of the erf. It was furthermore agreed that the natural ground level should be indicated on the building plans to be submitted for the second dwelling unit and that the height of the dwelling house, including the second dwelling unit should be measured from the natural ground level as per the approved building plans.

The second dwelling unit which has been developed at a level lower than the original natural ground level does not thus not give rise to a departure from the maximum height allowable for a dwelling house. It was agreed that no departure application will be required as far as height of the western portion of the dwelling house on Erf 179 Herolds Bay is concerned.

As the second dwelling unit is larger than 60m<sup>2</sup>, application has to be made for the consent of the municipality to accommodate the second dwelling unit, as determined in the Use Zone Table in Schedule I of the George Integrated Zoning Scheme By-Law, 2017.

The proposed site and building plan for the second dwelling unit indicating the natural ground level as well as the height of the dwelling unit above the natural ground level is attached hereto as Annexure "A".

The following site plan and building plan indicates the locality of the dwelling house and the existing second dwelling unit.



The purpose of this application is to obtain consent use approval for the existing second dwelling unit, to enable the owner to submit a building plan in respect of the existing second dwelling unit for approval.

### 3. PRE-APPLICATION CONSULTATION

A pre-application consultation was not requested as the proposal entails a consent use in respect of a second dwelling unit. This is in line with the e-mailed directive in this regard to various consultants by the Municipal Town Planners, which was issued by e-mail dated 10 May 2022.

### 4. GENERAL INFORMATION REGARDING ERF 179 HEROLDS BAY



## 4.1 Locality

Erf 179 Herolds Bay is situated at 10 Rooikransie Street, Herolds Bay. The locality of the erf is indicated on the following aerial photo, as well as on the locality plan which is attached hereto as **Annexure "C"**.



## 4.2 Existing land use

Erf 179 Herolds Bay is currently used for residential purposes.

## 4.3 Extent

Erf 179 Herolds Bay is 671m<sup>2</sup> in extent.

## 4.4 Present zoning

In terms of the George Integrated Zoning Scheme By-Law, 2017, the zoning of Erf 179 Herolds Bay is Single Residential Zone I.

#### 4.5 General Plan

Erf 179 Herolds Bay forms part of General Plan 9297 of Herolds Bay Extension 1 Township. A copy of the General Plan is attached hereto as **Annexure “D”**.

#### 4.6 Title Deed

Erf 179 Herolds Bay is registered in the name of Luiperd Beleggings Proprietary Limited Registration number 2016/332831/07. A copy of the Title Deed of the application erf is attached hereto as **Annexure “E”**.

Title Deed T56595/2021 contains, inter alia, the following condition:

*“B.6.(a) This erf shall be used solely for the purposes of erecting thereon one dwelling or other buildings for such purposes as the Administrator may, from time to time after reference to the Townships Board and the local authority, approve, provided that the erf is included within the area of a Town Planning Scheme, the local authority may permit such other buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme.”*

Condition B6(a) is applicable to this application for the consent of the George Municipality for a second dwelling unit larger than 60m<sup>2</sup> on Erf 179 Herolds Bay. This aspect is addressed further in points 4.9 and 5.5.8 of this motivation report, as well as in the Conveyancer Certificate in respect of Erf 179 Herolds Bay, attached hereto as **Annexure “I”**.

#### 4.7 Power of Attorney

A Certificate issued by the Commissioner of Companies and Intellectual Property Commission, certifying that Carel Johannes Hendrik Miennie is the only Member / Director of Luiperd

Beleggings Proprietary Limited Registration number 2016/332831/07, is attached hereto as **Annexure “F”**.

A Power of attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Carel Johannes Hendrik Miennie, the only Director of Luiperd Beleggings Proprietary Limited Registration number 2016/332831/07, the registered owner of Erf 179 Herolds Bay, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “G”**.

#### **4.8 Bondholder's Consent**

Erf 179 Herolds Bay is not encumbered by a bond.

#### **4.9 Conveyancer Certificate**

A copy of the Conveyancer Certificate in respect of Erf 179 Herolds Bay is attached hereto as **Annexure “I”**. The Conveyancer Certificate refers to condition B.6.(a) in the Title Deed of Erf 179 Herolds Bay and confirms that the stipulation in condition 6.(a) of the Title Deed is met by this application, as the purpose of this application is to obtain the consent of the municipality (*local authority*) for the second dwelling unit on the erf.

### **5. DESIRABILITY OF THE APPLICATION FOR CONSENT USE IN RESPECT OF ERF 179 HEROLDS BAY**

#### **5.1 Introduction**

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land uses on the land unit concerned. The desirability of the intended consent use shall be discussed with reference to the aspects listed below.

- Physical characteristics of the site.
- The proposed land uses.

- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the site.
- Accessibility of site.

It will be indicated in the following paragraphs that the proposal can be regarded as being desirable as far as the mentioned aspects are concerned.

## **5.2 Physical characteristics of the erf**

### **5.2.1 Topography**

The application erf has a significant downward slope towards the west from Rooikransie Street. The erf has been developed many years ago and the topography of the erf had been considered in the design and locality of the current building. The footprint of the existing building will not be increased because of this application. Apart from “creating” space under the dwelling house for the second dwelling unit, the topography has no impact on the development as proposed in this application.

### **5.2.2 Surface conditions**

Little information concerning the soil conditions in the area is available. The soil condition of the application erf seems stable. The existing structures on the application erf and in the vicinity of the application erf do not appear to have construction anomalies relating to unstable soil conditions. It can, therefore, be accepted that the soil condition is suitable to accommodate the proposal.

There is as such, no reason why this application cannot be supported.

### **5.2.3 Vegetation**

The application erf has been developed with a garden, consisting of lawn and large, established shrubs and trees. The second dwelling unit is situated on the lower ground floor, below the existing dwelling house and therefore has no negative influence on the current vegetation.

#### 5.2.4 Other characteristics

The application erf is not affected by flood lines, fountains or other unique ecological habitats.

#### 5.2.5 Conclusion

From the contents of the above paragraphs, it is clear that there is no reason from a physical characteristics point of view why the application for consent use cannot be supported.

### 5.3 Proposed land use

The western side of the dwelling house on the application erf contains a lower ground floor, consisting of a second dwelling unit with 3 bedrooms, 2 bathrooms and an open plan kitchen / living room. The area of the second dwelling unit is 91.21m<sup>2</sup>. No approved building plans could be found in respect of the second dwelling unit.

The owner intends legalizing the second dwelling. As the second dwelling unit is larger than 60m<sup>2</sup>, application is made for consent of the municipality to accommodate the second dwelling unit, as determined in the Use Zone Table in Schedule I of the George Integrated Zoning Scheme By-Law, 2017.

### 5.4 Density of the proposed development

In terms of the zoning of the erf, namely "*Single Residential Zone I*" a "dwelling house" may be erected on the erf. The definition of a "*dwelling house*" in Schedule 2 of the George Integrated Zoning Scheme By-Law, 2017, stipulates unit that a "*dwelling house*" includes a second dwelling unit, not larger than 60m<sup>2</sup>. A second dwelling unit, not larger than 150m<sup>2</sup> may, however, be erected with the consent of the George Municipality. In terms of the zoning of the erf, two dwelling units may, therefore, be erected on the application erf.

The two proposed dwelling units represent a density of approximately 29.8 dwelling units per hectare, which is slightly higher than the norm of 25 dwelling units per hectare aimed at by the Department of Environmental affairs and Development Planning.

The density as proposed will, therefore, not create an undesirable precedent.

## **5.5 Compatibility of the development proposal with existing planning documentation and policies**

### **5.5.1 Introduction**

Different planning documents apply to the application and the desirability and compatibility of the application regarding each of these documents will subsequently be discussed.

### **5.5.2 "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)"**

Section 7 of the "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)" lists 5 development principles which must be applied when any development application is to be evaluated. The principles referred to are as follows:

- "Spatial justice";
- "Spatial sustainability"
- "Spatial efficiency"
- "Spatial resilience"; and
- "Good administration".

Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for consent use will subsequently be evaluated on each of the principles.

#### **Spatial justice**

Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Complies with.	As a second dwelling unit has already been erected on the application erf, the density allowed will not be increased. Being situated on the lower ground floor, underneath the existing dwelling house, the increase in the size of the second dwelling unit from 60m <sup>2</sup> to 91.21m <sup>2</sup> , as proposed in this application, will create a more comfortable dwelling unit and thus contribute to the amenity of the second dwelling unit, without adding to the footprint of the existing building. This will result in more efficient use of the application erf and could also generate more income for the owner of the application erf, which will result in increasing the feasibility of the investment.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Framework for George, 2019. This framework, together with the Herolds Bay Local Spatial Development Framework, 2015, contain development proposals which are aimed at improving the quality of life of all the inhabitants of George, thus creating the opportunity for approval of this application which will result in creating the opportunity for the owners of the erf to earn additional income.
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Not applicable.	This issue is not applicable to this application, as the proposed development is aimed at the higher income group.
Land use management systems must include all areas of a municipality and especially include provisions that are flexible and	Complies with.	George Municipality approved the George Integrated Zoning Scheme By-Law, 2017, which contains zoning- and development parameters, which guide



appropriate for the management of disadvantaged areas, informal settlements and former homelands areas.		the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the further development of residential properties as proposed in this application.
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Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.	Not applicable.	This provision does not apply to this application, as no informal residential development is involved.
A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or erf is affected by the outcome of this application.	Not applicable.	As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or erf. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).

Spatial sustainability		
Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Complies with.	The application erf is situated within the "urban edge" of George and is indicated for the development as proposed in this application, in the George Spatial Development Framework, 2019 and the Herolds Bay Local Spatial Development Framework, 2015.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	The existing second dwelling unit is situated below the ground floor of the existing dwelling house. The existing natural habitation will, therefore, not be disturbed by the envisaged approval of the second dwelling unit.



Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	This provision does not apply to this application.
Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The land use and density proposed in this application are in line with the relevant stipulations in the George Integrated Zoning Scheme By-law, 2017. It will also result in the further development of the application erf, without impacting on the existing vegetation on the erf. The proposed development will thus not have a negative impact on surrounding erf values and could result in increasing erf values in the vicinity.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All costs pertaining to the infrastructure required for the proposed development will be carried by the landowner.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The application erf is situated within "urban edge" of George. The proposal entails an increase in size of the second dwelling unit. As such, the proposal will not result in urban sprawl, nor increase the existing development "footprint" of the building on the erf.
Result in communities that are viable.	Complies with.	Due to the high maintenance cost (labour, water and plants), as well as security risk associated with large properties, the development of large residential erven is increasingly considered not viable. This could lead to neglect, which could result in reducing erf values in an area. The proposed increase in the extent of the second dwelling unit will create a more viable development, which could have a positive effect on the economy of George, and which will result in the Municipality earning additional income, which could be used for the improvement of the quality of services to all the citizens of George.

Spatial efficiency		
Criteria	Compliance	Planning Implication
Land development optimises the use of existing resources and infrastructure.	Complies with.	The second dwelling unit has already been linked to the services, which are available for the area concerned. All costs pertaining to the extension of existing infrastructure required for the proposed development will be carried by the landowner.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	The municipality has procedures in place that are designed to minimise negative financial, social, economic or environmental impacts.
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning Ordinance, 2015 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2015 and the application will therefore be handled and considered in accordance with the time frames as prescribed.

Spatial resilience		
Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use	Complies with.	The application erf is situated within the "urban edge" of George. The

management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.		proposed increase in the extent of the second dwelling unit will contribute to the viability of the application erf.
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Good administration		
Criteria	Compliance	Planning Implication
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.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2019 and the Herolds Bay Local Spatial Development Framework, 2015, it can be stated that the proposal complies with these specific criteria.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial Development Framework, 2019 and the Herolds Bay Local Spatial

		Development Framework, 2015, it can be stated that the proposal complies with these specific criteria.
The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2015 which prescribes procedures and timeframes which developers have to adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2015 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2015. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.
Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	This is general principle that municipalities need to comply with.	The George Municipality: By-law on Land Use Planning, 2015 contains clear procedures set in order to inform and empower members of the public. This application will be subjected to these procedures.

As can be seen from the table above, it can be argued that the proposal can be regarded as being compatible with the 5 development principles of SPLUMA.

### 5.5.3 “Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)”

In terms of the above Act it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more detail local spatial frameworks.

Section 19(1) and 19(2) of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) which is relevant to this application reads as follows:

*19(1) If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development application, the proposed utilization or development is regarded as **complying** with that spatial development framework or structure plan.*

*19(2) If a spatial development framework or structure plan does not specifically provides for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 5.5.4 to 5.5.6 of this report. The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA, which have been discussed in detail in section 5.5.2 above. The comments in paragraph 5.5.2 are thus also relevant as far as Section 59 of LUPA is concerned.

#### 5.5.4 Western Cape Provincial Spatial Development Framework (WC PSDF)

The Western Cape Provincial Spatial Development Framework (WC PSDF) is one of the most important planning guidelines in the province. The framework not only provides for a new spatial development pattern for the Province but also clearly indicates where development may take place and where it may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, several principles are mentioned, namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration that spatial planning must comply with. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in section 5.5.2 above and it has been shown that the proposed development complies with the relevant mentioned principles.

The framework does not go to the detail level of individual properties and therefore does not contain further information, which could be used to determine whether this application falls within the stipulations of the framework.

#### 5.5.5 George Spatial Development Framework, 2019 (GSDF)

Erf 179 Herolds Bay is located within the study area of the George Spatial Development Framework, 2019 (GSDF). The GSDF therefore applies to this application.

Except for the indication that the application erf falls within the Urban Edge of the George Spatial Development Framework, 2019, the GSDF contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

The George Spatial Development Framework, 2019 contains development strategies and policies to support spatial planning in the larger George area. "Annexure 1: Guidelines for the Management of Growth of the Settlements surrounding the George City Area" contains the following guidelines for the development of the Herolds Bay area:

*"Herold's Bay is a historic coastal recreation and holiday destination. Herold's Bay Lower comprises the old seaside village, while Herold's Bay Upper comprises more recent residential development located along the higher-lying plateau. Four residential estates have been agreed to in this area over the last number of years.*

*The Municipality will maintain the present environment, rural and settlement character of the area. To this end it will:*

- *Permit very limited additional development in Harold's Bay Lower, save for redevelopment and alterations sensitive to the "village-style" of the area, the amenity of adjoining properties and view-sheds.*
- *Support compact development in areas approved for further residential development that address the need for:*
  - *a neighbourhood commercial and service centre;*
  - *a parking study, plan and contribution to adequate provision for the whole Herold's Bay settlement;*
  - *alleviation of traffic pressure on the settlement;*
  - *improvement of public transport and non-motorised transport access to facilities in the area*
  - *improve services to Herold's Bay*
- *Resist any form of expansion, densification or development of the buffer zones of residential, eco- and golf estates.*
- *Limit higher density developments as defined in the LSDF."*

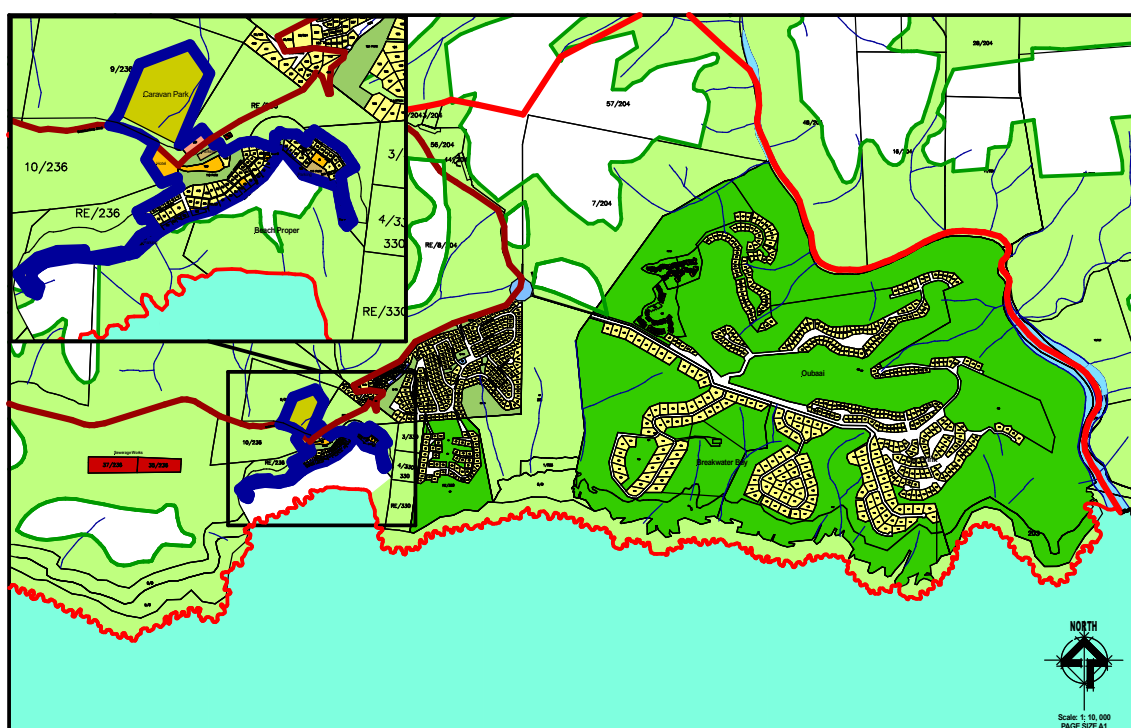
The legalization of the existing second dwelling unit on the lower ground floor of the dwelling house on the application erf, as proposed in this application, can be considered as "*maintaining the present environment, rural and settlement character*" of the area concerned. The development as proposed in this application can therefore be considered compatible with the broad principles of the GSDF.

In Chapter 5, "Implementation Framework" of the GSDF it is pointed out that more detail directives regarding the future development of the Herolds Bay area are contained in the "Herolds Bay Local Spatial Development Framework, 2015".

The desirability of the application should therefore also be evaluated on the basis of this local spatial development plan. The compatibility of the application with this spatial development plan is discussed in full detail under point 5.5.6 below.

### 5.5.6 Herolds Bay Local Spatial Development Framework, 2015

The following plan, which is a copy of the “Herolds Bay Local Spatial Development Framework, 2015” plan, indicates that the application erf is situated within the area identified for “Residential” development.



A copy of the “Herolds Bay Local Spatial Development Framework, 2015” plan is attached hereto as **Annexure “J”**.

The LSDF has been scrutinized to determine whether it contains specific proposals regarding second dwellings, as proposed in this application. The following paragraph contains specific proposals for density in respect of proposed development in the area:

#### “13 SPECIFIC PROPOSALS

##### 13.1 Densification Policy



*Considering the character of Herolds Bay as primarily (but not exclusively) a holiday destination and its location relative to the main urban area of George, no major densification of existing urban areas are envisaged.*

#### *13.1.1 Herolds Bay Upper*

*Regarding existing urban development in Herolds Bay Upper, it is anticipated that densification within Extensions One and Two may take the form of additional dwelling units as intended in the relevant Zoning Scheme Regulations. No forms of densification or urban expansion are permissible within existing “Residential Estates / Private Conservation Areas”.*

#### *13.1.2 Herolds Bay Lower*

#### *13.1.3 Overall density (land audit)*

*The Herolds Bay land audit (paragraph 12.6) indicated the overall density of the study area to be approximately 8.4 units / hectare and the average density 15.5 units / hectare. While this is lower than the average of 25 units / hectare envisaged in the WC PSDF, it is submitted that the study area cannot be regarded in the same manner as an urban area, i.e. the central area of George. As already discussed, the study area has a unique character based on being a holiday / recreational and retirement destination and very limited densification is as such recommended.*

*As is evident from the above, it is unlikely that the overall density of urban areas within the study area would be able to achieve densities of 25 units per density as contemplated in the WCPSDF. Again, it is reiterated that the study area has a unique character and that attempts to unduly impose densification upon it would mitigate the existing sense of place. It is thus acknowledged that further low density urban sprawl should not be allowed to occur.”*

The legalization of the existing second dwelling unit on the application erf is therefore, in line with the anticipated form of densification in Herolds Bay Upper. While the proposed density attained on the application erf (29.8 dwelling units per hectare) is slightly higher than the average of 15.5 units per hectare for the area concerned, it is submitted that, as the second dwelling unit is

situated on the lower ground floor of the dwelling house, it will have no impact on the surrounding properties. It can therefore be argued that the second dwelling unit as proposed in this application is compatible with the guidelines of the “Herolds Bay Local Spatial Development Framework, 2015”.

#### 5.5.7 George Integrated Zoning Scheme By-Law, 2017

Erf 179 Herolds Bay is zoned Single Residential Zone I in terms of the George Integrated Zoning Scheme By-Law, 2017. The objective of the zone is described as follows:

*“The objective of this zone is to provide for residential development where the predominant type of accommodation is a dwelling house for a single family, where each dwelling has its own land unit, and adequate outdoor space. Limited employment and accommodation opportunities are possible as primary or consent uses, provided that the dominant use of the erf remains residential and impacts of such uses do not adversely affect the quality and character of the surrounding residential development.”*

In terms of this zoning, the erf may only be used for the purposes of a “dwelling house”. The land use description of “dwelling house” reads as follows:

*““dwelling house” means a building containing only one dwelling unit, together with such outbuildings as are ordinarily used with a dwelling house, including:*

- (a) a storeroom and garaging;*
- (b) a second dwelling unit or additional dwelling, with a floor space which does not exceed 60m<sup>2</sup>, provided that application for consent use must be submitted if the second dwelling or additional dwelling unit is larger than 60m<sup>2</sup>;*
- (c) a braai room;*
- (d) renewable energy;*
- (e) home occupation;*
- (f) letting to lodgers;*
- (g) a bed and breakfast establishment; and*
- (h) home childcare.”*

The application for the consent of the Municipality for a second dwelling unit is submitted in line with the stipulation in the mentioned paragraph (b), which requires that “*application for consent use must be submitted if the second dwelling or additional dwelling unit is larger than 60m<sup>2</sup>*”, as the extent of the second dwelling unit will be increased to 91.21m<sup>2</sup>.

The land use description of a “*second dwelling*” reads as follows:

“*second dwelling*” means another dwelling unit which may, in terms of this By-Law, be erected on a land unit where a dwelling house is also permitted; and such second dwelling may be a separate structure or attached to an outbuilding or may be contained in the same structure as the dwelling house, provided that –

- (a) *a second dwelling may only be erected in a use zone where provision has been made in column 2 of the table set out in Schedule 1 for a second dwelling unit as a consent use; and*
- (b) *the second dwelling must remain on the same land unit as the dwelling house and not be alienated separately.”*

In terms of Schedule 2 of the mentioned By-Law, the following development parameters are applicable as the extent of the application erf is larger than 500m<sup>2</sup>, but not exceeding 1 000m<sup>2</sup>:

**Coverage:** 325m<sup>2</sup> or 50%, whichever is greater

**Building lines:** Street: 4 metres, side and rear: 2 metres

**Parking:** 2 parking bays, plus 1 additional parking bay for the second dwelling unit

**Height:** 6.5 metres to the wall plate, 8.5 metres to the ridge of the roof (pitched roof).

In addition to the above development parameters, the following development parameters also apply in respect of a second dwelling unit:

- (a) *The total floor space of a second dwelling unit may not exceed 150m<sup>2</sup>, which includes the floor space of all ancillary buildings.*

- (b) *A second dwelling must be constructed in a style that is similar to the architecture of the main dwelling house.*
- (c) *A second dwelling that is a separate structure to a dwelling house may not exceed a height of 6.5 metres to the top of the roof.*
- (d) *A second dwelling that is contained within the same building as a dwelling house must be designed so that the building appears to be a single dwelling house; both units may have a ground floor, or one unit may be on the ground floor and the other unit above.*
- (e) *The existence of a second dwelling unit may not in itself be sufficient reason for the Municipality to grant an application in terms of planning law to subdivide the land unit containing the dwelling units.*
- (f) *The construction of a second dwelling may be subject to the Municipality's municipal services department certifying that adequate services network capacity is available to serve the needs of the second dwelling.*

The extent of the second dwelling is 91.21m<sup>2</sup>, which is within the maximum area of 150m<sup>2</sup> stipulated in the mentioned development parameters.

Because of the natural ground level indicated on the approved building plan, it was agreed with the responsible town planner of the George Municipality that the height of the dwelling unit including the second dwelling unit does not departure from the height restrictions as per the Zoning Scheme By-law.

The second dwelling unit will thus conform with the development parameters mentioned in the Zoning Scheme By-Law.

#### 5.5.8 Title Deed

Although the title deed of an erf is not a planning document, it sometimes still contains conditions which may have an essential impact on the development potential of an erf. The title deed of Erf 179 Herolds Bay was scrutinised, and it was found that it contains a condition which could have an impact on this application. The condition reads as follows:

*“B.6.(a) This erf shall be used solely for the purposes of erecting thereon one dwelling or other buildings for such purposes as the Administrator may, from time to time after reference to the Townships Board and the local authority, approve, provided that the erf is included within the area of a Town Planning Scheme, the local authority may permit such other buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme.”*

The Conveyancer Certificate, of which a copy is attached hereto as **Annexure “I”**, refers to condition B.6.(a) in the Title Deed of Erf 179 Herolds Bay and confirms that the stipulation in the mentioned condition of the Title Deed is met by this application, as the purpose of this application is to obtain the consent of the municipality (*local authority*) for the second dwelling unit on the erf.

#### **5.5.9 Conclusion**

From the above information it is clear that the application for consent use complies with the mentioned Planning Policies and Planning Guidelines and can be considered desirable.

#### **5.6 Compatibility of the proposal with the character of the area**

Erf 179 Herolds Bay is situated in Herolds Bay Upper, a suburb which is characterized by single residential erven, with large single and double storey dwelling units and outbuildings situated in large, well-kept gardens. Due to the proximity of the residential area to the coast, many of the dwelling house have been developed with a second dwelling unit.

The steep slope of the residential area has resulted in many of the dwelling houses having been developed with some facilities on lower ground floors. There is a public open space (Erf 181 Herolds Bay) and a business erf (Erf 182 Herolds Bay, which is currently vacant) situated to the south of the application erf.

The following photo indicates the northern elevation of the existing second dwelling unit on the lower ground floor of the application erf.





The following photo indicates the main access to the second dwelling unit on the southern side of the lower ground floor.



The consent use in respect of the increase of the area of the second dwelling unit from 60m<sup>2</sup> to 91.21m<sup>2</sup> as proposed in this application, will be compatible with the character of the surrounding area, for the following reasons:

- the proposed extent of the second dwelling unit is within the allowed maximum area;
- the second dwelling unit does not increase the footprint of the existing building on the application erf;
- no external additions to the existing dwelling house are required to accommodate the second dwelling unit; and
- the existence of second dwelling units of various extent is not uncommon to the area.

The second dwelling unit as proposed in this application, will therefore, fit in well with the character of the surrounding development.

### **5.7 Compatibility of the proposal with the natural environment of the erf**

The application erf is situated within the Urban Edge of George and has been developed with a dwelling house and a second dwelling unit, situated in a garden, consisting of lawn, large established shrubs and trees, with a paved vehicular access and parking area.

The second dwelling unit, which is the subject of this application is situated on the lower ground floor of the dwelling house and forms part of the footprint of the existing dwelling house. The consent use as applied for in this application will not result in the removal of indigenous trees or any disturbance to the existing garden. The proposal will thus not have a negative impact on the natural environment and can be considered compatible with the existing natural environment.

### **5.8 Potential of the erf**

The application erf is zoned “Single Residential Zone I” in terms of the George Integrated Zoning Scheme By-Law, 2017. The erf has the potential to be developed with a dwelling house and second dwelling unit with a floor space, which does not exceed 60m<sup>2</sup>, provided that application for consent use must be submitted if the second dwelling is larger than 60m<sup>2</sup>.

The land use parameters applicable to a second dwelling provides, inter alia, that a second dwelling may not be larger than 150m<sup>2</sup>. The area of the existing second dwelling is 91.21m<sup>2</sup>, which is within the maximum area allowed. The granting of the proposed consent use will, therefore, result in increasing the potential of the application erf as far as the extent of the second dwelling concerned.

### 5.9 Access to the erf

The application erf is situated in Rooikransie Street, which is the main access street to the Herolds Bay Upper residential area. The erf is therefore easily accessible from the George CBD as well as surrounding areas.

As indicated on the proposed site plan and building plan, attached hereto as **Annexure "A"**, the existing access to the three garages from Rooikransie Street will be retained.

There is good visibility in both directions into the street from the existing access point.

The following photo indicates the existing street elevation of the application erf.





The access to the second dwelling unit on the lower ground floor is not visible but is situated on the southern side of the building, on the left of the photo.

### 5.10 Povision of parking bays

The parking requirements applicable to different land uses are set out in a table in section 42 of the George Integrated Zoning Scheme By-Law, 2017. Two parking bays per dwelling house are required in respect of dwelling houses situated on erven larger than 350m<sup>2</sup> and one parking bay is required in respect of the second dwelling unit, resulting in 3 parking bays being required in respect of the existing dwelling house and second dwelling unit on the application erf.

As indicated on the proposed site plan and building plan, attached hereto as **Annexure "A"**, 3 garages are provided on the application erf, which is adequate to accommodate the mentioned parking requirements.

It is clear that the provision of parking is not impacted upon by the consent use as proposed in this application.

### 5.11 Provision of services

Erf 179 Herolds Bay has been linked to the Municipal services available in the area for a considerable time. All costs pertaining to the possible extension of existing infrastructure to accommodate the proposed legalising of the second dwelling unit will be carried by the landowner.

## 6. CONCLUSION

Application is made in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2015, read in conjunction with Condition B.6.(a) of Title Deed T56594/2021, being the title deed of Erf 179 Herolds Bay, for the consent of the George Municipality for a second dwelling unit larger than 60m<sup>2</sup> on Erf 179 Herolds Bay.

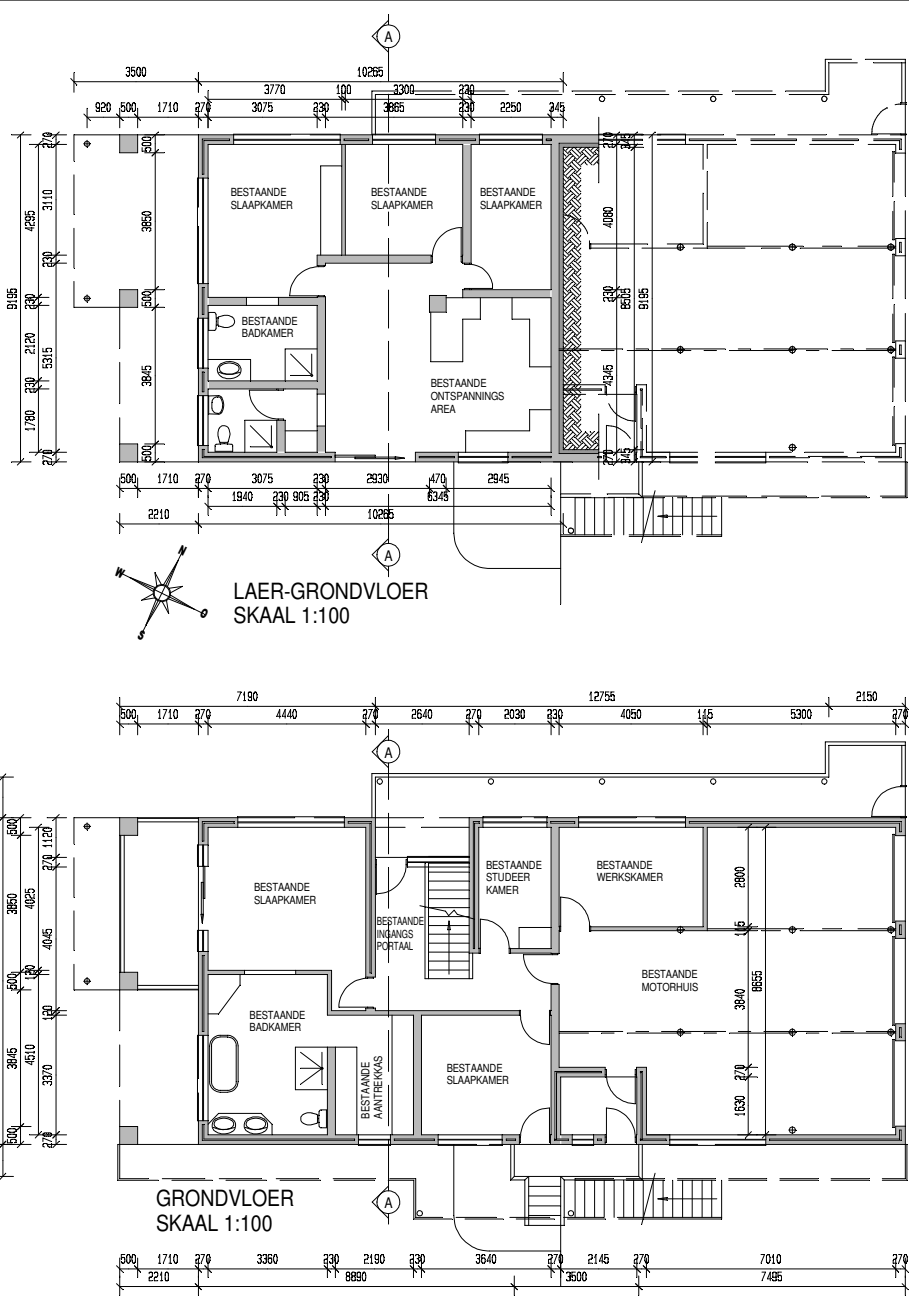
As indicated in this report the proposed application for consent use is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the application.

The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

The application can therefore be considered desirable and is submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2015.

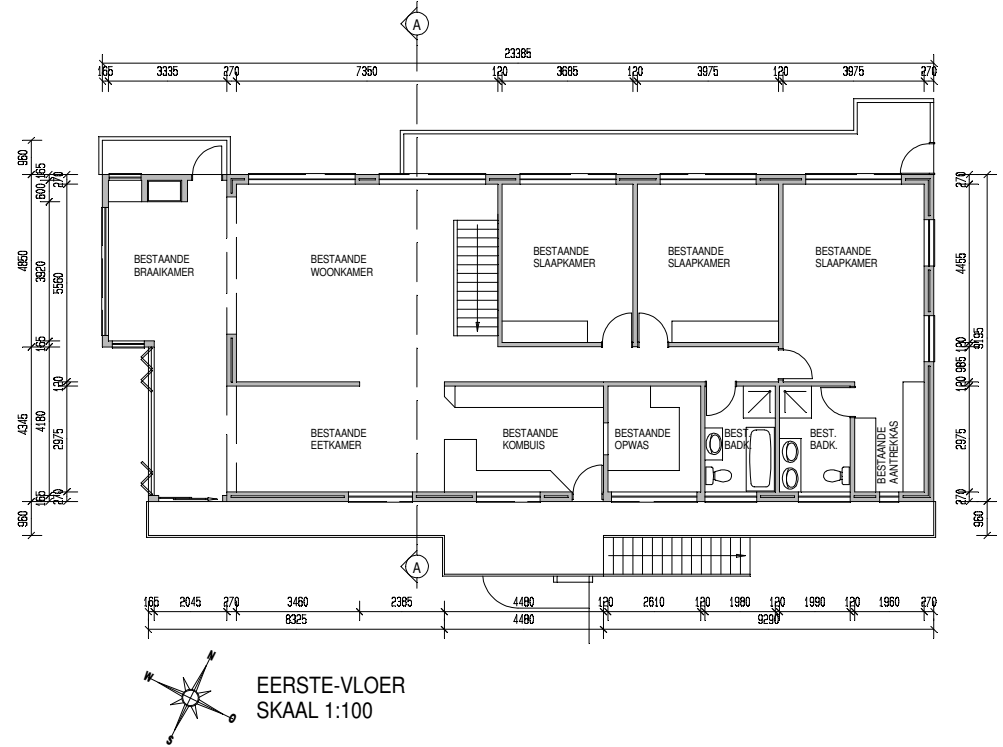
## ANNEXURE "A": PROPOSED SITE PLAN AND BUILDING PLAN





**LET WEL:**  
 ALLE MATERIAAL MOET SABS GOEDGEKEUR WEES. ALLE MATERIAAL EN  
 WERK MOET VOLGENS SANS 204, SANS 10400 EN BOUWREGULASIES WEES.  
 GEEN AFMETINGS MOET AFGESKAAL WORD VAN TEKENING NIE. SLEGS MATES  
 GETOON MOET GEBRUIK WORD. KONTRAKTEUR MOET SEKER MAAK DAT ALLE  
 GEBOEUE UITGESIT WORD VOLGENS PLAN. SOOAT BOUW NIE OORSKYRY  
 WORD NIE. KONTRAKTEUR MOET ALLE AFMETINGS EN VLAKKE NAGAAN OP  
 TERREIN. ENIGE TEENSTRYDIGHEID MOET ONDER DIE AANDAG VAN N.A.D.  
 GEBRING WORD.

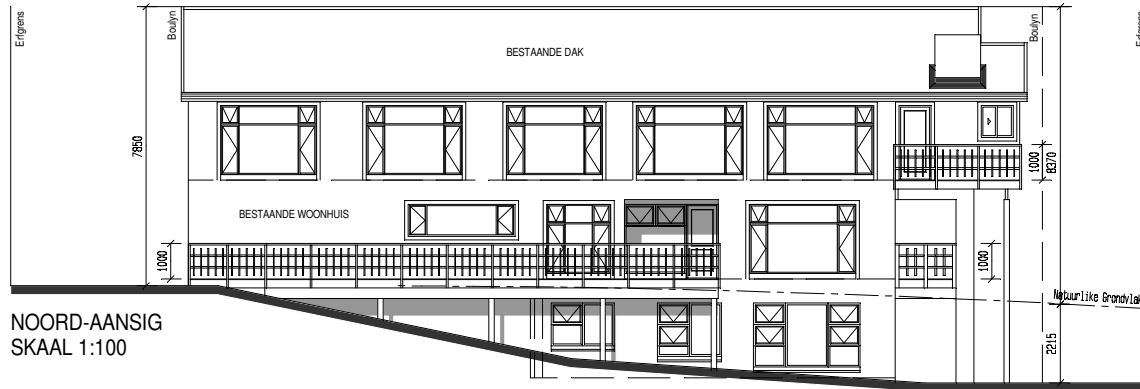
\*APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1  
 (DOCUMENTATION TO ACHIEVE MUNICIPAL APPROVAL ONLY).  
 NO LIABILITY WILL BE ACCEPTED FOR WORK DURING CONSTRUCTION.  
 FULL LIABILITY AND RESPONSIBILITY WILL BE FOR THE OWNER OR BUILDER.\*



**N.A.D.**  
 NEW ARCHITECTURAL DESIGN  
 LEON LANGEVELDT (PSAT)  
 EN MEDEWERKERS  
 SACAP 512/25 / SMAAT 31141  
 1ste VLOER, EAGLES VIEW GEBOU  
 5 PROGRESSTRAAT, GEORGE  
 TEL: 083 3108 345  
 E-MAIL: leonard477@gmail.com

Projek:  
 Project: **VOORGESTELDE PLAN SOOS GEBOU  
 VIR GEORGE MOERASRIVIER  
 BOERDERY (PTY)LTD OP ERF 179  
 HEROLDSBAAI  
 GEORGE**

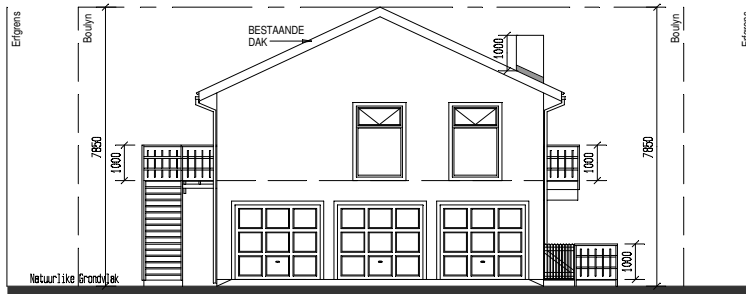
Ontwerp: Designed:	L.L.	Datum: Date:	15 Feb 2023
Geteken: Drawn:	CL	Skaal: Scale:	1:100
Nagaan: Checked:	L.L.	Oppervlak: Area:	GEEN NUWE OPPERVLAKTES
Ekster: Owner:		Plan No.	CL 8021/1



**LET WEL:**

ALLE MATERIAAL MOET SABS GOEDGEKEUR WEES. ALLE MATERIAAL EN WERK MOET VOLGENS SABS 204, SABS 10400 EN BOUTREGULASIES WEES. GEEN AFMETINGS MOET AFGESKAAL WORD VAN TEKENING NIE. SLEGS MATES GETOON MOET GEBRUIK WORD. KONTRAKTEUR MOET SEKER MAAK DAT ALLE GEBOEUE UITGESIT WORD VOLGENS PLAN. SO DAT BOUW NIE OORSKYR WORD NIE. KONTRAKTEUR MOET ALLE AFMETINGS EN VLAKKE NAGAAN OP TERREIN. ENIGE TEENSTRYDIGHEID MOET ONDER DIE AANDAG VAN N.A.D. GEBRING WORD.

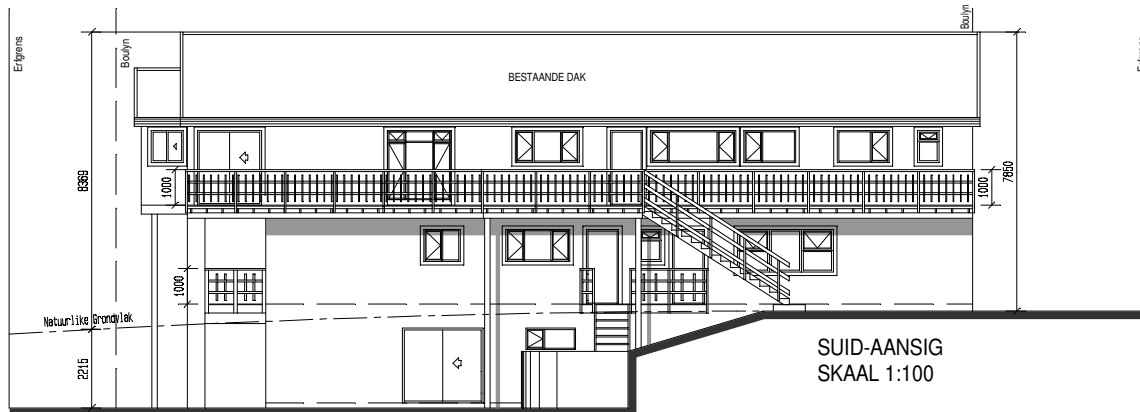
\*APPOINTED AS ARCHITECTURAL PROFESSIONAL TO WORK STAGE 4.1 (DOCUMENTATION TO ACHIEVE MUNICIPAL APPROVAL ONLY). NO LIABILITY WILL BE ACCEPTED FOR WORK DURING CONSTRUCTION. FULL LIABILITY AND RESPONSIBILITY WILL BE FOR THE OWNER OR BUILDER.\*



OOS-AANSIG  
SKAAL 1:100



WES-AANSIG  
SKAAL 1:100



SUID-AANSIG  
SKAAL 1:100



**N.A.D.**  
NEW ARCHITECTURAL DESIGN

LEON LANGEVELDT (PSAT)  
EN MEDEWERKERS  
SACAP 512/25 / SMAAT 31141  
1 ste VLUZER, EAGLES VIEW GEBOU  
5 PROGRESSTRAAT, GEORGE  
TEL: 083 3108 345  
E-MAIL: leonard4477@gmail.com

Projek:  
Project: **VOORGESTELDE PLAN SOOS GEBOU  
VIR GEORGE MOERASRIVIER  
BOERDERY (PTY) LTD OP ERF 179  
HEROLDSBAAI  
GEORGE**

Ontwerp: Designed:	L.L.	Datum: Date:	15 Feb 2023
Geteken: Drawn:	CL	Skaal: Scale:	1:100
Nagaan: Checked:	L.L.	Oppervlak: Area:	GEEN NUWE OPPERVLAKTES
Bereken: Owner:		Plan No.	CL 8021/1

## ANNEXURE "B": APPLICATION FORM



**PLANNING AND DEVELOPMENT**  
**APPLICATION FORM FOR CONSENT USE FOR A SECOND**  
**DWELLING/ADDITIONAL DWELLING AND/OR DEPARTURE**

(Please complete the form in full for consideration - tick appropriate boxes with X)

BUILDING LINE RELAXATION	SECOND DWELLING	X	ADDITIONAL DWELLING	
--------------------------	-----------------	---	---------------------	--

**PROPERTY DETAILS**

ERF NUMBER	179	EXTENSION/A REA	Herolds Bay
ZONING	Single Residential Zone I		
EXISTING LAND USE	Dwelling unit and second dwelling unit		

**CORRESPONDENCE DETAILS**

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?					YES	NO	
ADDRESS CORRESPONDENCE TO			OWNER	APPLICANT	POST OR E- MAIL	<del>POST</del>	E-MAIL
COLLECT BY HAND	YES	<del>NO</del>	TELEPHONE NO	082 464 7871			

**OWNER DETAILS**

OWNER NAME	Luiperd Beleggings Proprietary Limited Registration number 2016/332831/07				
STREET NAME	Rooikransie Street, Herolds Bay	HOUSE NUMBER	10		
POSTAL ADDRESS	Posbus 242	SAME AS POSTAL ADDRESS	YES	NO	
EXTENSION/AREA	Velddrif	CODE	7365		
ID NUMBER	N/a	E-MAIL ADDRESS	<a href="mailto:carel@eigevis.com">carel@eigevis.com</a>		
TELEPHONE NO	N/a	CELL NO	083 666 1340		

**APPLICANT DETAILS (strike through if registered owner is also the applicant)**

NAME	Jan Vrolijk Town Planner / Stadsbeplanner				
STREET NAME	Victoria Street	HOUSE NUMBER	-		
POSTAL ADDRESS	P. O. Box 710	SAME AS POSTAL ADDRESS	YES	NO	
EXTENSION/AREA	George CBD	CODE	6530		
TEL / CELL NO	082 464 7871	E-MAIL ADDRESS	janvrolijk@jvtownplanner.co.za		
PROFESSIONAL CAPACITY	Town Planner	SACPLAN NO	A/1386/2010		

**BOND HOLDERS DETAILS (Only applicable if property is encumbered by a bond)**

IS THE PROPERTY ENCUMBERED BY A BOND?					YES	NO
NAME OF BOND HOLDER	N/a					



**TITLE DEED DETAILS**

TITLE DEED NO.	T56594/2021		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)			YES NO
N/a			


**APPLICATION DETAILS**

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	NO	
Is an application for a 2 <sup>nd</sup> dwelling /additional dwelling being applied for? (indicate size under details)	YES	<del>NO</del>	91.21m <sup>2</sup>

**HOA/ ADJACENT OWNERS DETAILS (Consent letters as well as site plans to be signed by adjacent owners)**

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
N/a	N/a	N/a	N/a

I hereby acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.

APPLICANT'S SIGNATURE		DATE	14 February 2023
-----------------------	---	------	------------------

**FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:**

Locality Plan		Building Plan/ Site Plan on A3/ A4		SG Diagram/ General Plan		Title Deed
Power of Attorney		Motivation		Neighbours Consent / Comment		HOA Consent
Bond Holder Consent		Proof of Payment		Conveyance Certificate		Other (Specify)

## ANNEXURE "C": LOCALITY PLAN





0 0.0425 0.085 0.17 km

1:1,128

Date: 4/22/2022

Disclaimer:  
The George Municipality accepts no responsibility for  
and will not be liable for any errors or omissions  
contained herein.





## ANNEXURE "D": GENERAL PLAN



TP

C

**ALGEMENE PLAN NR. 9297.**  
**DORP HEROLDSBAAI UITBREIDING NR. 1.**

(HEROLDSBAAI) TOEKENNINGSGEBIED

Bevatende 133 Erwe genummer 119-138, 140-153, 155-168, 170-180,

182-235 en 237-256, 5 Openbare Plekke genummer 139, 154, 169,

181 en 236, en die strate, geleë op

ERF 257 HEROLDSBAAI,

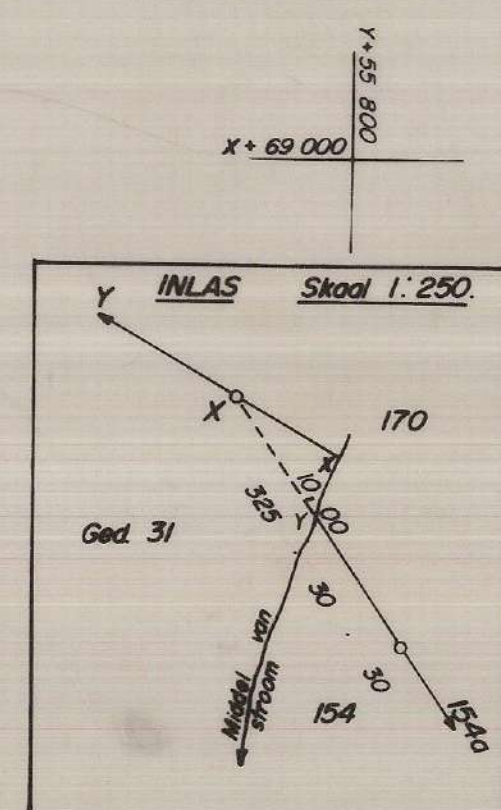
in die Administratiewe Distrik van George,

Provinsie van die Kaap die Goeie Hoop

Kaart Nr. 284/74 geheg aan Tpt. Nr. 1974-495-24723

SKAAL 1:1 000.

Nota:

Behalwe waar anders vermeld, is die afstande wat  
hoëte stampings 6 meter.Die lyne 235a-200a en 254a-239a stel voor  
die Noordelike grens van stormwater seënwater, 1 meter  
wyd.Opgeroep deur my,  
in OKTOBER 1973 - OKTOBER 1974.

LANDMETER

BAKENBESKRYWING

T.----- Betonblok, 120mm x 70mm  
U.----- 12mm ysterpen en Nipstapel  
V.W.X.Y.B.----- Betonblok, 150mm x 150mm  
Z.A.----- Ysterpaal  
Alle ander bakens----- 15mm ronde ysterpen

VERSEKERINGSMERKE

VM1 VM2 VM3 VM4 VM5 VM6 VM7 VM8 VM9 VM10 VM11 VM12 VM13 VM14 VM15 VM16 VM17 VM18 VM19 VM20 VM21 VM22 VM23 VM24 VM25 VM26 VM27 VM28 VM29 VM30 VM31 VM32 VM33 VM34 VM35 VM36 VM37 VM38 VM39 VM40 VM41 VM42 VM43 VM44 VM45 VM46 VM47 VM48 VM49 VM50 VM51 VM52 VM53 VM54 VM55 VM56 VM57 VM58 VM59 VM60 VM61 VM62 VM63 VM64 VM65 VM66 VM67 VM68 VM69 VM70 VM71 VM72 VM73 VM74 VM75 VM76 VM77 VM78 VM79 VM80 VM81 VM82 VM83 VM84 VM85 VM86 VM87 VM88 VM89 VM90 VM91 VM92 VM93 VM94 VM95 VM96 VM97 VM98 VM99 VM100 VM101 VM102 VM103 VM104 VM105 VM106 VM107 VM108 VM109 VM110 VM111 VM112 VM113 VM114 VM115 VM116 VM117 VM118 VM119 VM120 VM121 VM122 VM123 VM124 VM125 VM126 VM127 VM128 VM129 VM130 VM131 VM132 VM133 VM134 VM135 VM136 VM137 VM138 VM139 VM140 VM141 VM142 VM143 VM144 VM145 VM146 VM147 VM148 VM149 VM150 VM151 VM152 VM153 VM154 VM155 VM156 VM157 VM158 VM159 VM160 VM161 VM162 VM163 VM164 VM165 VM166 VM167 VM168 VM169 VM170 VM171 VM172 VM173 VM174 VM175 VM176 VM177 VM178 VM179 VM180 VM181 VM182 VM183 VM184 VM185 VM186 VM187 VM188 VM189 VM190 VM191 VM192 VM193 VM194 VM195 VM196 VM197 VM198 VM199 VM200 VM201 VM202 VM203 VM204 VM205 VM206 VM207 VM208 VM209 VM210 VM211 VM212 VM213 VM214 VM215 VM216 VM217 VM218 VM219 VM220 VM221 VM222 VM223 VM224 VM225 VM226 VM227 VM228 VM229 VM230 VM231 VM232 VM233 VM234 VM235 VM236 VM237 VM238 VM239 VM240 VM241 VM242 VM243 VM244 VM245 VM246 VM247 VM248 VM249 VM250 VM251 VM252 VM253 VM254 VM255 VM256 VM257 VM258 VM259 VM260 VM261 VM262 VM263 VM264 VM265 VM266 VM267 VM268 VM269 VM270 VM271 VM272 VM273 VM274 VM275 VM276 VM277 VM278 VM279 VM280 VM281 VM282 VM283 VM284 VM285 VM286 VM287 VM288 VM289 VM290 VM291 VM292 VM293 VM294 VM295 VM296 VM297 VM298 VM299 VM300 VM301 VM302 VM303 VM304 VM305 VM306 VM307 VM308 VM309 VM310 VM311 VM312 VM313 VM314 VM315 VM316 VM317 VM318 VM319 VM320 VM321 VM322 VM323 VM324 VM325 VM326 VM327 VM328 VM329 VM330 VM331 VM332 VM333 VM334 VM335 VM336 VM337 VM338 VM339 VM340 VM341 VM342 VM343 VM344 VM345 VM346 VM347 VM348 VM349 VM350 VM351 VM352 VM353 VM354 VM355 VM356 VM357 VM358 VM359 VM360 VM361 VM362 VM363 VM364 VM365 VM366 VM367 VM368 VM369 VM370 VM371 VM372 VM373 VM374 VM375 VM376 VM377 VM378 VM379 VM380 VM381 VM382 VM383 VM384 VM385 VM386 VM387 VM388 VM389 VM390 VM391 VM392 VM393 VM394 VM395 VM396 VM397 VM398 VM399 VM400 VM401 VM402 VM403 VM404 VM405 VM406 VM407 VM408 VM409 VM410 VM411 VM412 VM413 VM414 VM415 VM416 VM417 VM418 VM419 VM420 VM421 VM422 VM423 VM424 VM425 VM426 VM427 VM428 VM429 VM430 VM431 VM432 VM433 VM434 VM435 VM436 VM437 VM438 VM439 VM440 VM441 VM442 VM443 VM444 VM445 VM446 VM447 VM448 VM449 VM450 VM451 VM452 VM453 VM454 VM455 VM456 VM457 VM458 VM459 VM460 VM461 VM462 VM463 VM464 VM465 VM466 VM467 VM468 VM469 VM470 VM471 VM472 VM473 VM474 VM475 VM476 VM477 VM478 VM479 VM480 VM481 VM482 VM483 VM484 VM485 VM486 VM487 VM488 VM489 VM490 VM491 VM492 VM493 VM494 VM495 VM496 VM497 VM498 VM499 VM500 VM501 VM502 VM503 VM504 VM505 VM506 VM507 VM508 VM509 VM510 VM511 VM512 VM513 VM514 VM515 VM516 VM517 VM518 VM519 VM520 VM521 VM522 VM523 VM524 VM525 VM526 VM527 VM528 VM529 VM530 VM531 VM532 VM533 VM534 VM535 VM536 VM537 VM538 VM539 VM540 VM541 VM542 VM543 VM544 VM545 VM546 VM547 VM548 VM549 VM550 VM551 VM552 VM553 VM554 VM555 VM556 VM557 VM558 VM559 VM560 VM561 VM562 VM563 VM564 VM565 VM566 VM567 VM568 VM569 VM570 VM571 VM572 VM573 VM574 VM575 VM576 VM577 VM578 VM579 VM580 VM581 VM582 VM583 VM584 VM585 VM586 VM587 VM588 VM589 VM590 VM591 VM592 VM593 VM594 VM595 VM596 VM597 VM598 VM599 VM600 VM601 VM602 VM603 VM604 VM605 VM606 VM607 VM608 VM609 VM610 VM611 VM612 VM613 VM614 VM615 VM616 VM617 VM618 VM619 VM620 VM621 VM622 VM623 VM624 VM625 VM626 VM627 VM628 VM629 VM630 VM631 VM632 VM633 VM634 VM635 VM636 VM637 VM638 VM639 VM640 VM641 VM642 VM643 VM644 VM645 VM646 VM647 VM648 VM649 VM650 VM651 VM652 VM653 VM654 VM655 VM656 VM657 VM658 VM659 VM660 VM661 VM662 VM663 VM664 VM665 VM666 VM667 VM668 VM669 VM670 VM671 VM672 VM673 VM674 VM675 VM676 VM677 VM678 VM679 VM680 VM681 VM682 VM683 VM684 VM685 VM686 VM687 VM688 VM689 VM690 VM691 VM692 VM693 VM694 VM695 VM696 VM697 VM698 VM699 VM700 VM701 VM702 VM703 VM704 VM705 VM706 VM707 VM708 VM709 VM710 VM711 VM712 VM713 VM714 VM715 VM716 VM717 VM718 VM719 VM720 VM721 VM722 VM723 VM724 VM725 VM726 VM727 VM728 VM729 VM730 VM731 VM732 VM733 VM734 VM735 VM736 VM737 VM738 VM739 VM740 VM741 VM742 VM743 VM744 VM745 VM746 VM747 VM748 VM749 VM750 VM751 VM752 VM753 VM754 VM755 VM756 VM757 VM758 VM759 VM760 VM761 VM762 VM763 VM764 VM765 VM766 VM767 VM768 VM769 VM770 VM771 VM772 VM773 VM774 VM775 VM776 VM777 VM778 VM779 VM780 VM781 VM782 VM783 VM784 VM785 VM786 VM787 VM788 VM789 VM790 VM791 VM792 VM793 VM794 VM795 VM796 VM797 VM798 VM799 VM800 VM801 VM802 VM803 VM804 VM805 VM806 VM807 VM808 VM809 VM810 VM811 VM812 VM813 VM814 VM815 VM816 VM817 VM818 VM819 VM820 VM821 VM822 VM823 VM824 VM825 VM826 VM827 VM828 VM829 VM830 VM831 VM832 VM833 VM834 VM835 VM836 VM837 VM838 VM839 VM840 VM841 VM842 VM843 VM844 VM845 VM846 VM847 VM848 VM849 VM850 VM851 VM852 VM853 VM854 VM855 VM856 VM857 VM858 VM859 VM860 VM861 VM862 VM863 VM864 VM865 VM866 VM867 VM868 VM869 VM870 VM871 VM872 VM873 VM874 VM875 VM876 VM877 VM878 VM879 VM880 VM881 VM882 VM883 VM884 VM885 VM886 VM887 VM888 VM889 VM890 VM891 VM892 VM893 VM894 VM895 VM896 VM897 VM898 VM899 VM900 VM901 VM902 VM903 VM904 VM905 VM906 VM907 VM908 VM909 VM910 VM911 VM912 VM913 VM914 VM915 VM916 VM917 VM918 VM919 VM920 VM921 VM922 VM923 VM924 VM925 VM926 VM927 VM928 VM929 VM930 VM931 VM932 VM933 VM934 VM935 VM936 VM937 VM938 VM939 VM940 VM941 VM942 VM943 VM944 VM945 VM946 VM947 VM948 VM949 VM950 VM951 VM952 VM953 VM954 VM955 VM956 VM957 VM958 VM959 VM960 VM961 VM962 VM963 VM964 VM965 VM966 VM967 VM968 VM969 VM970 VM971 VM972 VM973 VM974 VM975 VM976 VM977 VM978 VM979 VM980 VM981 VM982 VM983 VM984 VM985 VM986 VM987 VM988 VM989 VM990 VM991 VM992 VM993 VM994 VM995 VM996 VM997 VM998 VM999 VM1000

GEDEELTE 40 VAN PLAAS N° 204

Oorspronklike Kaart Nr. 284/74

Meetskake Nr. E. 2392/74

Lêer Nr. Georg. 204/39

Kontrole AL-188C (3588)  
AL-188D/212 (650)

L.G. Nr. 8442/74

Goedgekeur

LANDMETER-GENERAAL

5-3-1975

HOOFFIGUUR			
STE	RISTINGS	KOÖRDINATE	
Meters	NOOR	Streekl	Lo 23°
	Konstant	0,00	+ 3 700 000,00
		Y	X
AB	23,17	25,26	0
BC	21,00	336,17	0
CD	36,14	240,47	0
DE	63,16	336,17	0
EF	10,00	69,00	0
FG	105,00	376,17	0
GH	16,50	309,59	0
HJ	35,21	366,09	0
JK	89,25	69,17	0
KL	26,00	337,50	0
LM	14,08	41,38	0
MN	47,30	13,27	0
NO	84,75	280,48	0
OP	29,15	296,10	0
PQ	149,04	316,54	0
QR	25,81	305,36	0
RS	73,10	287,36	0
ST	36,00	0,34	0
TU	153,44	85,55	0
UV	145,98	187,53	0
VM	85,29	209,15	0
WN	240,44	217,59	0
XY	61,03	180,20	0
YZ	61,03	217,59	0
ZA	219,61	243,58	0
AB	20,00	231,13	0
WP	81,96	85,52	0
WV		275,52	0
WX		300,27	0

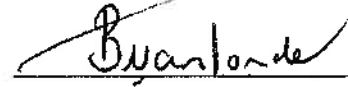
KOÖRDINATE				
Y BLOKHOEKE		Y BLOKHOEKE		
X	X	X	X	
122 a	+ 55 414,41	+ 68 943,40	181 b	+ 55 497,84
122 a	+ 55 414,41	+ 68 943,40	181 c	+ 55 505,94
122 a	+ 55 414,41	+ 68 943,40	181 d	+ 55 514,04
122 a	+ 55 414,41	+ 68 943,40	181 e	+ 55 522,14
122 a	+ 55 414,41	+ 68 943,40	181 f	+ 55 530,24
122 a	+ 55 414,41	+ 68 943,40	181 g	+ 55 538,34
122 a	+ 55 414,41	+ 68 943,40	181 h	+ 55 546,44
122 a	+ 55 414,41	+ 68 943,40	181 i	+ 55 554,54
122 a	+ 55 414,41	+ 68 943,40	181 j	+ 55 562,64
122 a	+ 55 414,41	+ 68 943,40	181 k	+ 55 570,74
122 a	+ 55 414,41	+ 68 943,40	181 l	+ 55 578,84
122 a	+ 55 414,41	+ 68 943,40	181 m	+ 55 586,94
122 a	+ 55 414,41	+ 68 943,40	181 n	+ 55 595,04
122 a	+ 55 414,41	+ 68 943,40	181 o	+ 55 603,14
122 a	+ 55 414,41	+ 68 943,40	181 p	+ 55 611,24
122 a	+ 55 414,41	+ 68 943,40	181 q	+ 55 619,34
122 a	+ 55 414,41	+ 68 943,40	181 r	+ 55 627,44
122 a	+ 55 414,41	+ 68 943,40	181 s	+ 55 635,54
122 a	+ 55 414,41	+ 68 943,40	181 t	+ 55 643,64
122 a	+ 55 414,41	+ 68 943,40	181 u	+ 55 651,74
122 a	+ 55 414,41	+ 68 943,40	181 v	+ 55 659,84
122 a	+ 55 414,41	+ 68 943,40	181 w	+ 55 667,94
122 a	+ 55 414,41	+ 68 943,40	181 x	+ 55 676,04
122 a	+ 55 414,41	+ 68 943,40	181 y	+ 55 684,14
122 a	+ 55 414,41	+ 68 943,40	181 z	+ 55 692,24
122 a	+ 55 414,41	+ 68 943,40	181 aa	+ 55 700,34
122 a	+ 55 414,41	+ 68 943,40	181 ab	+ 55 708,44
122 a	+ 55 414,41	+ 68 943,40	181 ac	+ 55 716,54
122 a	+ 55 414,41	+ 68 943,40	181 ad	+ 55 724,64
122 a	+ 55 414,41	+ 68 943,40	181 ae	+ 55 732,74
122 a	+ 55 414,41	+ 68 943,40	181 af	+ 55 740,84
122 a	+ 55 414,41	+ 68 943,40	181 ag	+ 55 748,94
122 a	+ 55 414,41	+ 68 943,40	181 ah	+ 55 757,04
122 a	+ 55 414,41	+ 68 943,40	181 ai	+ 55 765,14
122 a	+ 55 414,41	+ 68 943,40	181 aj	+ 55 773,24
122 a	+ 55 414,41	+ 68 943,40	181 ak	+ 55 781,34
122 a	+ 55 414,41	+ 68 943,40	181 al	+ 55 789,44
122 a	+ 55 414,41	+ 68 943,40	181 am	+ 55 797,54
122 a	+ 55 414,41	+ 68 943,40	181 an	+ 55 805,64
122 a	+ 55 414,41	+ 68 943,40	181 ao	+ 55 813,74
122 a	+ 55 414,41	+ 68 943,40	181 ap	+ 55 821,84
122 a	+ 55 414,41	+ 68 943,40	181 aq	+ 55 829,94
122 a	+ 55 414,41	+ 68 943,40	181 ar	+ 55 838,04
122 a	+ 55 414,41	+ 68 943,40	181 as	+ 55 846,14
122 a	+ 55 414,41	+ 68 943,40	181 at	+ 55 854,24
122 a	+ 55 414,41	+ 68 943,40	181 au	+ 55 862,34
122 a	+ 55 414,41	+ 68 943,40	181 av	+ 55 870,44
122 a	+ 55 414,41	+ 68 943,40	181 aw	+ 55 878,54
122 a	+ 55 414,41	+ 68 943,40	181 ax	+ 55 886,64
122 a	+ 55 414,41	+ 68 943,40	181 ay	+ 55 894,74
122 a	+ 55 414,41	+ 68 943,40	181 az	+ 55 902,84
122 a	+ 55 414,41	+ 68 943,40	181 ba	+ 55 910,94
122 a	+ 55 414,41	+ 68 943,40	181 bb	+ 55 919,04
122 a	+ 55 414,41	+ 68 943,40	181 bc	+ 55 927,14
122 a	+ 55 414,41	+ 68 943,40	181 bd	+ 55 935,24
122 a	+ 55 414,41	+ 68 943,40	181 be	+ 55 943,34
122 a	+ 55 414,41	+ 68 943,40	181 bf	+ 55 951,44
122 a	+ 55 414,41	+ 68 943,40	181 bg	+ 55 959,54
122 a	+ 55 414,41	+ 68 943,40	181 bh	+ 55 967,64
122 a	+ 55 414,41	+ 68 943,40	181 bi	+ 55 975,74
122 a	+ 55 414,41	+ 68 943,40	181 bj	+ 55 983,84
122 a	+ 55 414,41	+ 68 943,40	181 bk	+ 55 991,94
122 a	+ 55 414,41	+ 68 943,40	181 bl	+ 56 000,04
122 a	+ 55 414,41	+ 68 943,40	181 bm	+ 56 008,14
122 a	+ 55 414,41	+ 68 943,40	181 bn	+ 56 016,24
122 a	+ 55 414,41	+ 68 943,40	181 bo	+ 56 024,34
122 a	+ 55 414,41	+ 68 943,40	181 bp	+ 56 032,44
122 a	+ 55 414,41	+ 68 943,40	181 bq	+ 56 040,54
122 a	+ 55 414,41	+ 68 943,40	181 br	+ 56 048,64
122 a	+ 55 414,41	+ 68 943,40	181 bs	+ 56 056,74
122 a	+ 55 414,41	+ 68 943,40	181 bt	+ 56 064,84
122 a	+ 55 414,41	+ 68 943,40	181 bu	+ 56 072,94
122 a	+ 55 414,41	+ 68 943,40	181 bv	+ 56 081,04
122 a	+ 55 414,41	+ 68 943,40	181 bw	+ 56 089,14
122 a	+ 55 414,41	+ 68 943,40	181 bx	+ 56 097,24
122 a	+ 55 414,41	+ 68 943,40	181 by	+ 56 105,34
122 a	+ 55 414,41	+ 68 943,40	181 bz	+ 56 113,44
122 a	+ 55 414,41	+ 68 943,40	181 ca	+ 56 121,54
122 a	+ 55 414,41	+ 68 943,40	181 cb	+ 56 129,64
122 a	+ 55 414,41	+ 68 943,40	181 cc	+ 56 137,74
122 a	+ 55 414,41	+ 68 943,40	181 cd	+ 56 145,84
122 a	+ 55 414,41	+ 68 943,40	181 ce	+ 56 153,94
122 a	+ 55 414,41	+ 68 943,40	181 cf	+ 56 162,04
122 a	+ 55 414,41	+ 68 943,40	181 cg	+ 56 170,14
122 a	+ 55 414,41	+ 68 943,40	181 ch	+ 56 178,24
122 a	+ 55 414,41	+ 68 943,40	181 ci	+ 56 186,34
122 a	+ 55 414,41	+ 68 943,40	181 cj	+ 56 194,44
122 a	+ 55 414,41	+ 68 943,40	181 ck	+ 56 202,54
122 a	+ 55 414,41	+ 68 943,40	181 cl	+ 56 210,64
122 a	+ 55 414,41	+ 68 943,40	181 cm	+ 56 218,74
122 a	+ 55 414,41	+ 68 943,40	181 cn	+ 56 226,84
122 a	+ 55 414,41	+ 68 943,40	181 co	+ 56 234,94
122 a	+ 55 414,41	+ 68 943,40	181 cp	+ 56 243,04
122 a	+ 55 414,41	+ 68 943,40	181 cq	+ 56 251,14
122 a	+ 55 414,41	+ 68 943,40	181 cr	+ 56 259,24
122 a	+ 55 414,41	+ 68 943,40	181 cs	+ 56 267,34
122 a	+ 55 414,41	+ 68 943,40	181 ct	+ 56 275,44
122 a	+ 55 414,41	+ 68 943,40	181 cu	+ 56 283,54
122 a	+ 55 414,41	+ 68 943,40	181 cv	+ 56 291,64
122 a	+ 55 414,41	+ 68 943,40	181 cw	+ 56 299,74
122 a	+ 55 414,41	+ 68 943,40	181 cx	+ 56 307,84
122 a	+ 55 414,41	+ 68 943,40	181 cy	+ 56 315,94
122 a	+ 55 414,41	+ 68 943,40	181 cz	+ 56 324,04
122 a	+ 55 414,41	+ 68 943,40	181 da	+ 56 332,14
122 a	+ 55 414,41	+ 68 943,40	181 db	+ 56 340,24
122 a	+ 55 414,41	+ 68 943,40	181 dc	+ 56 348,34
122 a	+ 55 414,41	+ 68 943,40	181 dd	+ 56 356,44
122 a	+ 55 414,41	+ 68 943,40	181 de	+ 56 364,54
122 a	+ 55 414,41	+ 68 943,40	181 df	+ 56 372,64
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122 a	+ 55 414,41	+ 68 943,40	181 dh	+ 56 388,84
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122 a	+ 55 414,41	+ 68 943,40	181 dk	+ 56 413,14
122 a	+ 55 414,41	+ 68 943,40	181 dl	+ 56 421,24
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122 a	+ 55 414,41	+ 68 943,40	181 dp	+ 56 453,64
122 a	+ 55 414,41	+ 68 943,40	181 dq	+ 56 461,74
122 a	+ 55 414,41	+ 68 943,40	181 dr	+ 56 469,84
122 a	+ 55 414,41	+ 68 943,40	181 ds	+ 56 477,94
122 a	+ 55 414,41	+ 68 943,40	181 dt	+ 56 486,04
122 a	+ 55 414,41	+ 68 943,40	181 du	+ 56 494,14
122 a	+ 55 414,41	+ 68 943,40	181 dv	+ 56 502,24
122 a	+ 55 414,41	+ 68 943,40	181 dw	+ 56 510,34
122 a	+ 55 414,41	+ 68 943,40	181 dx	+ 56 518,44
122 a	+ 55 414,41	+ 68 943,40	181 dy	+ 56 526,54
122 a	+ 55 414,41	+ 68 943,40	181 dz	+ 56 534,64
122 a	+ 55 414,41	+ 68 943,40	181 ea	+ 56 542,74
122 a	+ 55 414,41	+ 68 943,40	181 eb	+ 56 550,84
122 a	+ 55 414,41	+ 68 943,40	181 ec	+ 56 558,94
122 a	+ 55 414,41	+ 68 943,40	181 ed	+ 56 567,04
122 a	+ 55 414,41	+ 68 943,40	181 ee	+ 56 575,14
122 a	+ 55 414,41	+ 68 943,40	181 ef	+ 56 583,24
122 a	+ 55 414,41	+ 68 943,40	181 eg	+ 56 591,34
122 a	+ 55 414,41	+ 68 943,40	181 eh	+ 56 599,44
122 a	+ 55 414,41	+ 68 943,40	181 ei	+ 56 607,54
122 a	+ 55 414,41	+ 68 943,40	181 ej	+ 56 615,64
122 a	+ 55 414,41	+ 68 943,40	181 ek	+ 56 623,74
122 a	+ 55 414,41	+ 68 943,40	181 el	+ 56 631,84
122 a	+ 55 414,41	+ 68 943,40	181 em	+ 56 639,94
122 a	+ 55 414,41	+ 68 943,40	181 en	+ 56 648,04
122 a	+ 55 414,41	+ 68 943,40	181 eo	+ 56 656,14
122 a	+ 55 414,41	+ 68 943,40	181 ep	+ 56 664,24
122 a	+ 55 414,41	+ 68 943,40	181 eq	+ 56 672,34
122 a	+ 55 414,41	+ 68 943,40	181 er	+ 56 680,44
122 a	+ 55 414,41	+ 68 943,40	181 es	+ 56 688,54
122 a	+ 55 414,41	+ 68 943,40	181 et	+ 56 696,64
122 a	+ 55 414,41	+ 68 943,40	181 eu	+ 56 704,74
122 a	+ 55 414,41	+ 68 943,40	181 ev	+ 56 712,84
122 a	+ 55 414,41	+ 68 943,40	181 ew	+ 56 720,94
122 a	+ 55 414,41	+ 68 943,40	181 ex	+ 56 729,04
122 a	+ 55 414,41	+ 68 943,40	181 ey	+ 56 737,14
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122 a	+ 55 414,41	+ 68 943,40	181 fa	+ 56 753,34
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122 a	+ 55 414,41	+ 68 943,40	181 fe	+ 56 785,74
122 a	+ 55 414,41	+ 68 943,40	181 ff	+ 56 793,84
122 a	+ 55 414,41	+ 68 943,40	181 fg	+ 56 801,94
122 a	+ 55 414,41	+ 68 943,40	181 fh	+ 56 810,04
122 a	+ 55 414,41	+ 68 943,40	181 fi	+ 56 818,14
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122 a	+ 55 414,41	+ 68 943,40	181 fk	+ 56 834,34
122 a	+ 55 414,41	+ 68 943,40	181 fl	+ 56 842,44
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122 a	+ 55 414,41	+ 68 943,40	181 fn	+ 56 858,64
122 a	+ 55 414,41	+ 68 943,40	181 fo	+ 56 866,74
122 a	+ 55 414,41	+ 68 943,40	181 fp	+ 56 874,84
122 a	+ 55 414,41	+ 68 943,40	181 fq	+ 56 882,94
122 a	+ 55 414,41	+ 68 943,40	181 fr	+ 56 891,04
122 a	+ 55 414,41	+ 68 943,40	181 fs	+ 56 899,14
122 a	+ 55 414,41	+ 68 943,40	181 ft	+ 56 907,24
122 a	+ 55 414,41	+ 68 943,40	181 fu	+ 56 915,34
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122 a	+ 55 414,41	+ 68 943,40	181 fw	+ 56 931,54
122 a	+ 55 414,41	+ 68 943,40	181 fx	+ 56 939,64
122 a	+ 55 414,41	+ 68 943,40	181 fy	+ 56 947,74
122 a	+ 55 414,41	+ 68 943,40	181 fz	+ 56 955,84
122 a	+ 55 414,41	+ 68 943,40	181 ga	+ 56 963,94
122 a	+ 55 414,41	+ 68 943,40	181 gb	+ 56 972,04
122 a	+ 55 414,41	+ 68 943,40	18	



**ANNEXURE "E": TITLE DEED**

VAN TONDER INC  
P.O. BOX 1536  
GEORGE  
6530  
Tel: (044) 873-0707  
(Our Ref: L00115/MAE)

Prepared by me



CONVEYANCER  
BERNARD VAN TONDER  
(LPCM 87212)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 3 450 000.00	R 1718.00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg Act/Proc

T 000056594 / 2021

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JANINE FOUCHÉ (LPCM 60411)



appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said Appearer  
being duly authorised thereto by a Power of Attorney granted to him/her by

**GEORGE MOERASRIVIER BOERDERY PROPRIETARY LIMITED**  
Registration Number: 2001/025667/07

which said Power of Attorney was signed at GEORGE on 12 October 2021





And the Appearer declared that his/her said principal had, on 27 SEPTEMBER 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**LUIPERD BELEGGINGS PROPRIETARY LIMITED**

**Registration Number: 2016/332831/07**

or its Successors in Title or assigns, in full and free property

**ERF 179 HEROLDS BAY,  
IN THE MUNICIPALITY AND DIVISION OF GEORGE,  
PROVINCE OF THE WESTERN CAPE;**

**IN EXTENT: 671 (SIX HUNDRED AND SEVENTY ONE) Square Metres**

**FIRST TRANSFERRED by Deed of Transfer No. T36548/1979 with General Plan T.P. No. 9297 relating thereto, AND HELD by Deed of Transfer No. T8045/2018.**

- A. SUBJECT** to the conditions referred to in Deed of Transfer No. T2525/1974.
- B. SUBJECT FURTHER**, as contained in Deed of Transfer No. T36548/1979, to the following conditions imposed by the Administrator of the Province of the Cape of Good Hope, in terms of Ordinance No. 33 of 1934, when approving of the establishment of Herolds Bay Township Extension No. 1, namely:
1. Any word and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Notice No. 623 dated 14 August 1970.



2. In the event of a Town Planning Scheme or any portion thereof apply or being made applicable to this erf, any provisions thereof which are more restrictive than any condition of title applicable to this erf shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 146 of Ordinance No. 15 of 1952, as amended.
3. No building on this erf shall be used or converted to use for any purpose other than that permitted in terms of these conditions.
4. The owner of this erf shall without compensation be obliged to allow the electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local authority or other statutory authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
5. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
6. (a) This erf shall be used solely for the purpose of erecting thereon one dwelling or other buildings for such purposes as the Administrator may, from time to time after reference to the Township Board and the local authority, approve, provided that the erf is included within the area of a Town Planning Scheme, the local authority may permit such other buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme.



- (b) No building or structure or any other portion thereof, except boundary walls and fences shall, except with the consent of the Administrator, be erected nearer than 5 metres to the street line which forms a boundary of this erf, nor within 3 meters of the rear or 1,5 meters of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority:-
- (i) an outbuilding used solely for the housing of motor vehicles and not exceeding 3 metres in height, measured from the groundfloor of the outbuilding to the wall plate thereof, may be erected within such side and rear spaces, and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 12 metres measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 12 metres shall be measured from the point furthest from the streets abutting the erf;
- (ii) an outbuilding in terms of sub-paragraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.
- (c) On consolidation of this erf or any portion thereof with any abutting erf which is subject to the same conditions as herein set forth, these conditions shall apply to the consolidated holding as if it was one erf.
- (d) In the event of this erf being subdivided each subdivided portion, other than any portion deducted for road or similar purposes, shall be subject to the conditions set forth as if it were the original erf.



WHEREFORE the said Appearer, renouncing all rights and title which the said

**GEORGE MOERASRIVIER BOERDERY PROPRIETARY LIMITED**

**Registration Number: 2001/025667/07**

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

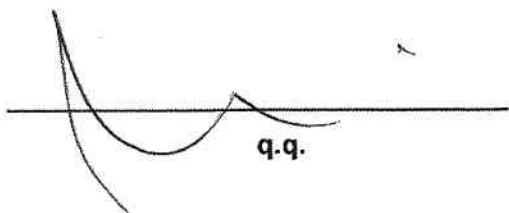
**LUIPERD BELEGGINGS PROPRIETARY LIMITED**

**Registration Number: 2016/332831/07**

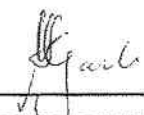
or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R3 450 000,00 (THREE MILLION FOUR HUNDRED AND FIFTY THOUSAND RAND)**.

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 16 NOV 2021 2021.

  
q.q.

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS





**ANNEXURE "F": COMPANY DOCUMENT**

**Certificate issued by the Commissioner of Companies & Intellectual  
Property Commission on Monday, August 1, 2016 at 18:38**



**COR14.3: Registration Certificate**

Registration Number: 2016 / 332831 / 07  
Enterprise Name: LUIPERD BELEGGINGS

**ENTERPRISE INFORMATION**

Registration Number 2016 / 332831 / 07  
Enterprise Name LUIPERD BELEGGINGS  
Registration Date 01/08/2016  
Business Start Date 01/08/2016  
Enterprise Type Private Company  
Enterprise Status In Business  
Financial Year End February

Addresses	<u>POSTAL ADDRESS</u>	<u>ADDRESS OF REGISTERED OFFICE</u>
	PO BOX 242 VELDDRIF VELDDRIF WESTERN CAPE 7365	13 GALJOEN STREET DWARSKERSBOS DWARSKERSBOS WESTERN CAPE 7365

**ACTIVE MEMBERS / DIRECTORS**

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
MIENIE, CAREL JOHANNES HENDRIK	Director	7109065149082	01/08/2016	Postal: PO BOX 242, VELDDRIF, VELDDRIF, WESTERN CAPE, 7365  Residential: 13 GALJOEN STREET, DWARSKERSBOS, DWARSKERSBOS, WESTERN CAPE, 7365



**ANNEXURE "G": POWER OF ATTORNEY**



## POWER OF ATTORNEY

I, the undersigned

**Carel Johannes Hendrik Mienie**

in my capacity as the only Director of

**Luiperd Beleggings Proprietary Limited Registration number 2016/332831/07**


the registered owner of

**Erf 179 Herolds Bay**

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application to the George Municipality:

*An application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2015, read in conjunction with Condition B.6.(a) of Title Deed T56594/2021, being the title deed of Erf 179 Herolds Bay, for the consent of the George Municipality for a second dwelling unit larger than 60m<sup>2</sup> on Erf 179 Herolds Bay.*

Signed at Laarburg on 6 December 2022



Carel Johannes Hendrik Mienie

**ANNEXURE "H": CONVEYANCER CERTIFICATE**

## **CONVEYANCER'S CERTIFICATE**

### **IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY LAW, 2015**

#### **ERF 179 HEROLDS BAY**

#### **APPLICATION DETAILS**

An application in terms of Section 15(2)(o) of the Land Use Planning By-Law for the George Municipality, 2015, read in conjunction with Condition B.6.(a) of Title Deed T56594/2021, being the title deed of Erf 179 Herolds Bay, for the consent of the George Municipality for a second dwelling unit larger than 60m<sup>2</sup> on Erf 179 Herolds Bay.

#### **APPLICATION DATE**

November 2022

I, the undersigned

Francois Scholtz Bruwer a duly qualified and admitted Conveyancer, practicing as SB Attorneys Incorporated, Millwood Building, cnr York & Victoria Streets, George

do hereby certify as follows:

1. I have perused the following title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

**T56594/2021** (current Title Deed)

in respect of:

**ERF 179 HEROLDS BAY  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE**



**IN EXTENT: 671 (SIX SEVEN ONE) SQUARE METRE**

**HELD BY DEED OF TRANSFER NUMBER T56594/2021**

REGISTERED in the name of

**LUIPERD BELEGGINGS PROPRIETARY LIMITED REGISTRATION  
NUMBER 2016/332831/07**

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. Title Deed T56595/2021 contains, inter alia, the following condition:

*"B.6.(a) This erf shall be used solely for the purposes of erecting thereon one dwelling or other buildings for such purposes as the Administrator may, from time to time after reference to the Townships Board and the local authority, approve, provided that the erf is included within the area of a Town Planning Scheme, the local authority may permit such other buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme."*

Condition B6(a) is applicable to this application.

4. There is no bond registered over the erf.

**SIGNED at GEORGE on this 28 November 2022.**

  
**CONVEYANCER**

**ANNEXURE “J”: HEROLDS BAY LOCAL SPATIAL DEVELOPMENT FRAMEWORK, 2015**

