

Our Ref.: 1086/GEO/23
Your Ref.: Erf 1170, Pacaltsdorp

06 December 2023

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

BY HAND

Dear Mr. Petersen,

PROPOSED SUBDIVISION AND REMOVAL OF RESTRICTIONS: ERF 1170, 13 & 15 PANTHER DRIVE, PACALTSDORP, GEORGE MUNICIPALITY AND DIVISION

1. The above matter refers.
2. Attached hereto find the following:
 - The motivational report
 - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours Faithfully
DELPLAN Consulting



DELAREY VILJOEN Pr. Pln

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2023/1286-GEO-23/Korrespondensie/b1.doc>

Cc: HEA SHARARA

PROPOSED SUBDIVISION AND REMOVAL OF RESTRICTIONS: ERF 1170, 13 & 15
PANTHER DRIVE, PACALTSDORP, GEORGE MUNICIPALITY AND DIVISION



FOR: HEA SHARARA



URBAN & REGIONAL PLANNERS

D E V E L O P M E N T E N V I R O N M E N T L I N K

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**PROPOSED SUBDIVISION AND REMOVAL OF RESTRICTIONS: ERF 1170, 13 & 15 PANTHER DRIVE,
PACALTSDORP, GEORGE MUNICIPALITY AND DIVISION**

1. INTRODUCTION

Erf 1170, Pacaltsdorp is currently vacant and undeveloped, thus making it underutilised. The owner is hoping to subdivide the property in four portions as this will allow the property to be utilised for 4 single residential dwellings. There are title deed restrictions currently relevant that will also be removed. The owner appointed *DELPLAN Consulting* to prepare and submit the required land use application for the proposed subdivision and removal of restrictions. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

1.1 Title Deed

The subject property is registered in the name of Hamza Elsayed Abdelhady Sharara according to Title Deed T504509/2023. The property measures 2162m². The title deed is attached as **Annexure 2** and accompanying SG diagram is attached as **Annexure 3**.

The title deed restrictions prohibiting the proposed application is confirmed with the conveyancer's certificate attached as **Annexure 4**.

1.2 Land Use Application

This land use application entails the following:

1. **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 for the subdivision of Erf 1170, Pacaltsdorp into four portions namely:
 - RE/1170 & Portion 1, measuring ±586.47m² respectively
 - Portion 2 & Portion 3 measuring ±494.47m² respectively
2. **Removal of restrictive title deed conditions** in terms of Section 15(2) (f) of the George Municipality: Land Use Planning By-Law, 2023 for the deletion of condition B (6 & 7) in the title deed for Erf 1170, Pacaltsdorp.

2. CONTEXTUAL INFORMATION

2.1 The Locality of the Subject Property

The subject property is located at 13 & 15 Panther Drive in Delville Park, Pacaltsdorp. Figure 1 shows the subject property in relation to other surrounding properties, the rest of the Pacaltsdorp area and the N2. For a more detailed view, please refer to figure 2 and the locality plan attached hereto as Annexure 5.

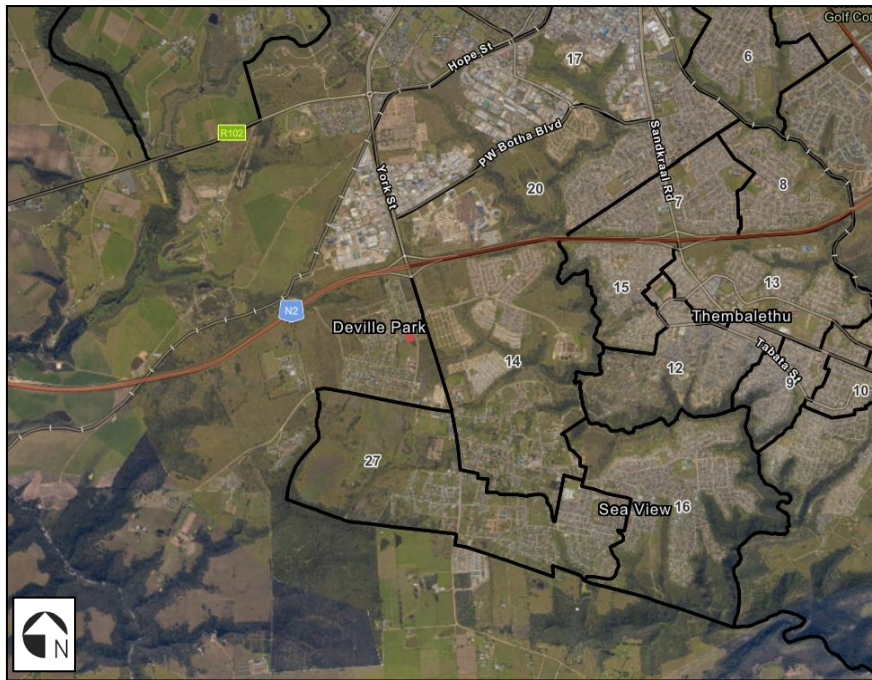


Figure 1: The location of the subject property in relation to surrounding land uses



Figure 2: Detailed view of subject property and immediate surrounding land uses

2.2 Existing Land Uses and Character of the Area

The subject property is currently vacant, surrounding land uses include mostly single residential uses. To the south is a large Public Open Space. The property is large enough to allow for a subdivision into four portions without compromising the character of the area as there are several properties in the area with similar sizes as can be seen by the purple outlined properties in figure 3. The proposed use and erf size is therefore in line with the character of the area. Removal of the title deed restrictions will also not bring about any significant changes that could be of influence on the character of the area as IZS parameters are not encroached upon.



Figure 3: Surrounding properties measuring between 500m² and 600m² indicated with purple outline.

2.3 Zoning



Figure 4: Zoning for Erf 1170, Pacaltsdorp

As can be seen in figure 4, the current zoning of the subject property according to the George Integrated Zoning Scheme By-Law is “*Single Residential Zone I*”. Zoning particulars of surrounding properties can also be seen in this regard. The proposed dwellings all comply to the parameters of the George IZS and no additional application parameters are currently encroached upon.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

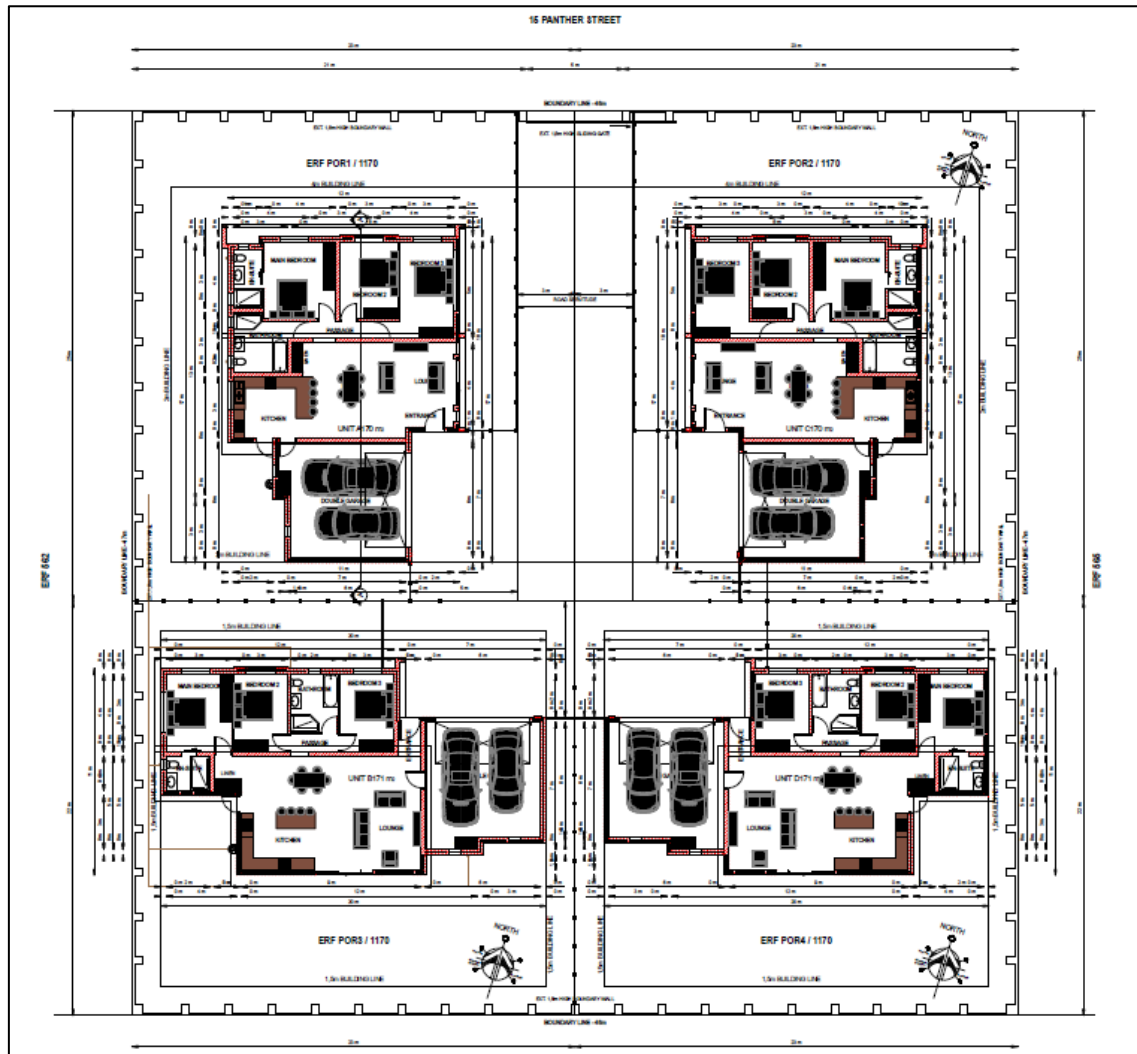


Figure 5: An illustration of the proposed building plans.

The property owner wishes to subdivide the property in four portions to potentially build 4 dwelling units on the property as can be seen in die SDP extract in Figure 5. There are currently title deed restrictions contained in condition B 6 & 7 of the title deed which limit the number of dwellings allowable on the property as well as building line parameters which limit the position and extent of a dwelling on the property. These conditions will be removed to enable the optimal use of the available space on the property. The subdivision plan is attached as **Annexure 6**, the proposed Site Plan is attached herewith as **Annexure 7**.

3.2 Accessibility

The properties gain access off Panther Drive by means of a 6m wide right-of-way servitude which will enable all 4 properties to gain access off the same internal driveway. A security gate and perimeter fence will be erected. No “above normal” impact is foreseen on pedestrian or traffic movement along Panther Drive. Parking is provided on-site by means of proposed double garages.

3.3 Engineering Services

The property is in an already developed and serviced residential area thus service connections to the proposed developments on Erf 1170, already exist. The relevant capital contributions will be paid, and services will be provided in accordance with the relevant guidelines.

3.4 Pre-Application

A Pre-application meeting was conducted on 06 October 2023, the following comments were made:

Town Planning

- The applicant is advised to consider the removal of the said restrictive title deed condition rather than Administrator’s Consent, as administrator’s consent will be required every time the restrictive building lines are applicable (for example with an addition to the new proposed dwelling units).

The application includes the removal of relevant title deed restrictions.

- The proposed subdivision of Erf 1170, Pacaltsdorp is in line with the provision of the George Spatial Development Framework, 2023, thus may be considered.

Noted.

CES

- The proposed access will be supported from an engineering point of view.

Noted.

ETS

- Electrical service available

Noted.

Feedback from the pre-application is attached as **Annexure 8**.

4. RELEVANT SPATIAL PLANNING POLICIES

This section briefly addresses the relevant spatial policy frameworks that provide guidance to development proposals in general and its applicability to this proposed development. These include:

4.1 Pacaltsdorp Local Spatial Development Framework (2015)

This spatial document does not specifically address the subject property in terms of falling within a specific designated area as indicated by the orange arrow in figure 6. As can be seen, areas along beach road are set for urban restructuring. These areas also align with the prospects of the GMSDF as can be seen in section 4.2.

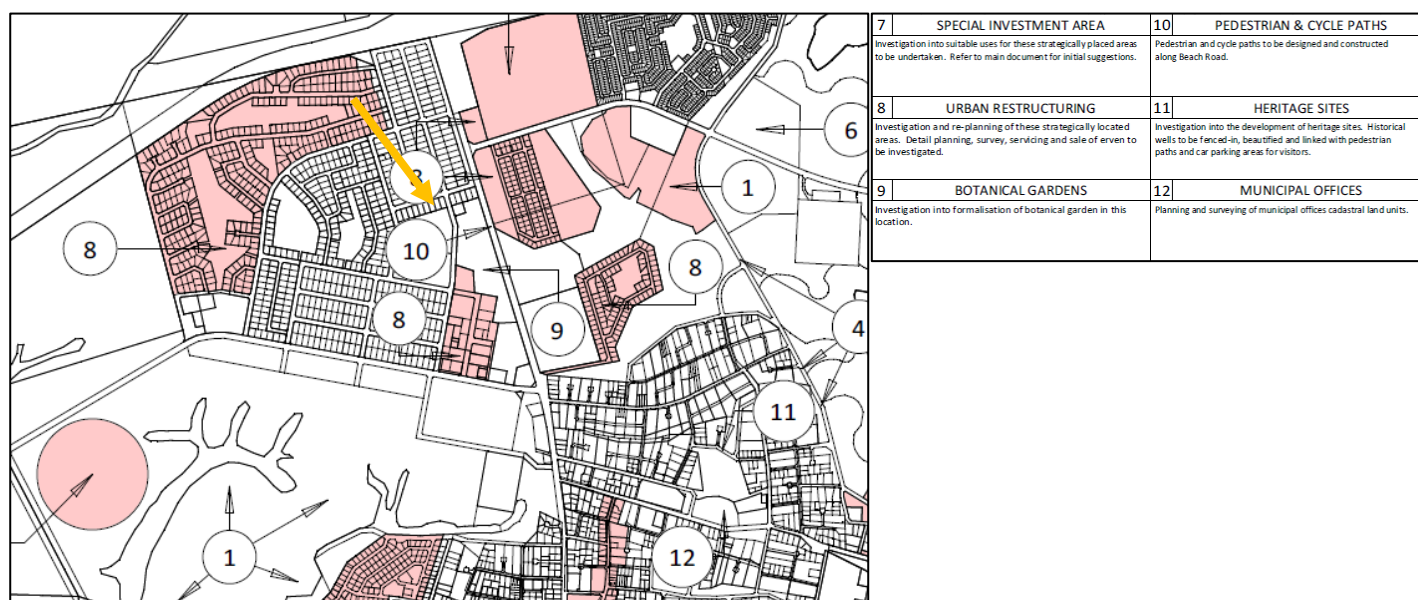


Figure 6: An illustration of the proposed building plans

4.2 George Municipal Spatial Development Framework (2023)

This spatial document does not specifically address the subject property but does indicate that the property is within the proposed densification zone. The GMSDF does however, state that properties situated on public transport routes such as the GoGeorge bus system, should be densified. The subject property is located along Panther Drive, in close proximity to Beach Road where several bus routes are located. As can be seen in figure 7 (indicated with an orange arrow) the property is located within the densification zone and subdivision to densify the area is therefore supported by the MSDF.

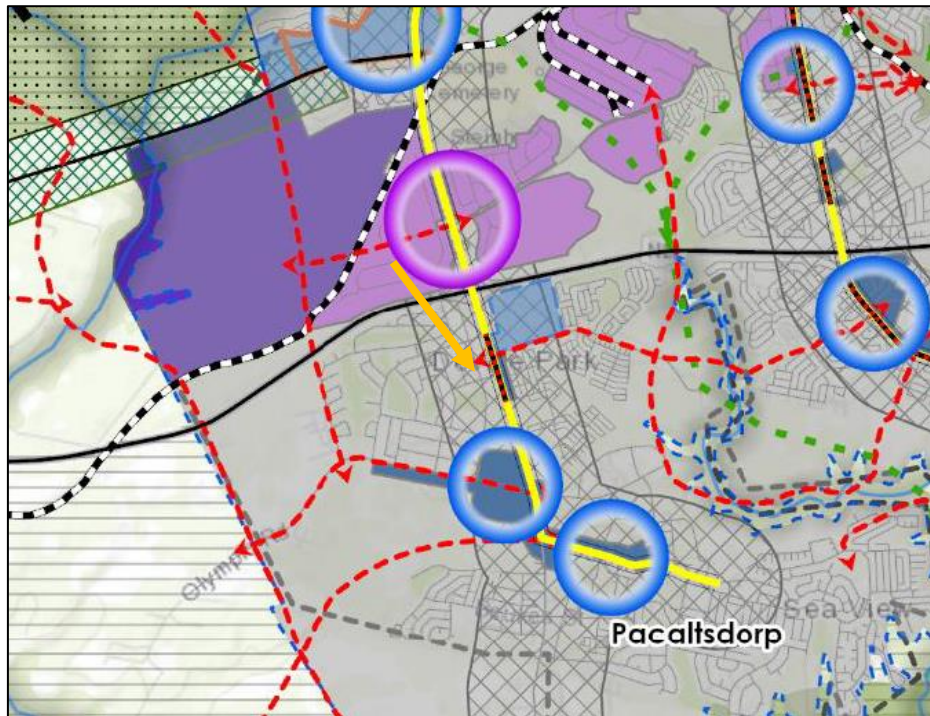


Figure 7: An illustration of the proposed building plans

The development falls within the urban edge and is not proposed within a discouraged growth area or ecologically sensitive area. The proposed subdivision is therefore in line with the densification policy for the area and the application adheres to parameters set forth by the GMSDF. Before consolidation a dwelling unit as well as second dwelling could have been erected on each property. The current proposal is for the same number of units.

5. STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa and consequently the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land-use planning application. Set out below are a set of principles and ethical conventions related to this application.

5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)

The nature of this land use application only partially affects the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Only the most relevant aspects are addressed below.

5.1.1 Development Principles

1) Spatial Justice

This principle refers to the need for improved access and use of land in order to readdress past spatial - and development imbalances as well as the need for SDF's and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *The MSDF identifies the area in which the subject property is located as a densification zone. Access to land is increased with the proposed subdivision as a vacant property can now be developed with 4 dwellings. Removal of title deed restrictions are not relevant here.*

2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/equitable land markets, whilst considering the cost implications of future development on infrastructure and social services as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime - or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in an already developed area and will not negatively affect the efficient - and equitable functioning of land markets.*
- *The proposed subdivision will have a limited impact on the provision of infrastructure and will not require any additional social services. The proposed development will merely connect to the existing service infrastructure in the surrounding area.*
- *The subject property is situated within the urban edge and will utilise vacant and underutilised land, thus supporting densification and not urban sprawl. The approval of the application will allow for the optimal utilisation of the subject property.*

3) Spatial Efficiency

This principle relates to the need for optimal use of existing resources and infrastructure as well as decision-making that minimises negative financial, social, economic, or environmental impacts and development application procedures that are efficient and streamlined.

- *As mentioned above, the proposed development is situated in an already serviced area. The proposed development will therefore utilise the existing resources and*

infrastructure available whilst promoting the optimal use of an underutilised site and therefore the services surrounding it.

- *Capital contributions will also be paid, and it is not anticipated that the proposed application will have negative financial, social, economic or environmental impacts.*

4) Spatial Resilience

This principle refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- *The development proposal does not undermine the aim of any relevant spatial plan. The addition of a smaller housing typology could speak to a higher degree of income inclusiveness in the area that is more flexible. Other aspects of spatial resilience are, however, not considered relevant to this application.*

5) Good Administration

This principle refers to the obligation of all spheres of government to ensure implementation of the above as efficiently, responsibly and transparently as possible.

- *The application as set forth, aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and follow due process in an efficient manner. Public participation must – and will be transparent regarding the relevant policies and legislation as procedures should be clear to inform and empower members of the public regarding new developments.*

5.1.2 Public Interest

There are no significant public interests currently vested in this site as this is not a public park or utility zone to be utilised by the general public. The property is already zoned for the proposed development, the proposal only includes a slightly more densified development. Neighbouring buildings are fenced-in behind existing boundary walls, thus no problems regarding aesthetics will occur. As the proposal includes single story developments, no significant sun blockage will occur for surrounding developments. Proposed developments will adhere to all relevant frameworks and parameters (such as IZS building lines) to ensure that surrounding properties are minimally influenced, should development occur. The removal of title deed restrictions also has no influence on surrounding neighbours as the use on the property remains unchanged and the IZS building lines are still applicable, none of which are encroached upon currently. Approval of the application will only increase the density of the area and will match already existing residential developments that surround it in terms of land use and typology. The approval of the application will therefore not have an additional impact on the surrounding property owners.

5.1.3 Environmental Legislation

As the site falls within the urban edge, an already serviced area that is not utilised for any agricultural purposes and no relevant vegetation such as existing trees or critical biodiversity exists, no listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA) are triggered by this application.

5.2 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and sets out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59);
- The desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Spatial resilience and - justice have very few associations with this application. The principles of sustainability, efficiency and good administration all have relative bearing with regards to this application and have been included in the framework analysis under subsection 5.1.1.

5.2.1 Compliance/Consistency with Spatial Policy Directives

Section 19(1) and (2) of LUPA states that the following:

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

(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development does not conflict with the purpose of the

relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structured plan.”

In view of the nature of this land use application and its location within George, this proposal complies with the GMSDF as it promotes densification within an area identified for increased densification.

5.2.2 Need and Desirability

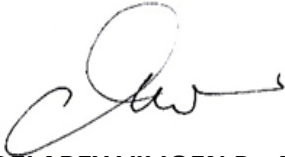
The concept “*desirability*” in the land use planning context may be defined as the degree of acceptability of a proposed land use development. This section expresses the desirability of the proposed subdivision and removal of restrictions, taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The current need for further development is structured around the densification of areas in close proximity to a variety of public transport modes as well as utilising vacant and underused sites to efficiently encourage densification and halt urban sprawl. Adding an official use will deter any unauthorised use of the property that could negatively impact surrounding properties or the character of the area, thus making it a desired development.

Furthermore, the desirability of this development is rooted in the similarity of land use and typology, which will integrate seamlessly with surrounding developments in addition to promoting land access in the area. As stated in subsection 2.2, the proposed application remains for residential use and will not compromise the character of the area. The proposed application is not considered to be in contradiction with spatial policies and at no further risk or inconvenience to neighbouring properties.

6. CONCLUSION

We believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 1170, Pacaltsdorp satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

DECEMBER 2023

ANNEXURE 1

POWER OF ATTORNEY

I, **Hamza Elsayed Abdelhady Sharara**, the registered owner of Erf 1170, Pacaltsdorp, George Municipality and Division hereby instruct *DELPLAN Consulting* to submit the land use application with the local authority.

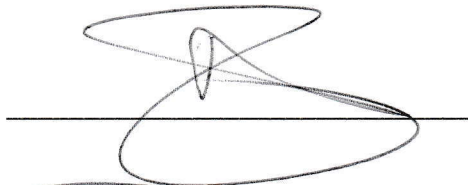


HEA Sharara


Date: 05/12/2023

Witnesses:

1.



2.



ANNEXURE 2

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simuls with other registries/sectional titles:

Kode	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer: Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Omslag Nr Cover no	Parawe van ondersoekers Initials of examiners

(c) Notas / Notes:

B. VIR AKTEKANTOOR SE GEBRUIK / FOR DEEDS OFFICE USE:

		Opmerkings Remarks	Paraaf initials
Interdikte nagesien deur Interdicts checked by	(1)Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
	(2)Begiftigingserwe Endowment erven.....		
Datum Date	(3)Begiftiging Endowment		
	(4)Voorwaardes Conditions		
	(5)Mikro Micro		
Interdikte nagesien deur Interdicts checked by	(6)Algemene plan General plan		
	(7)Titelakte Title deed		
Datum Date	(8)Verbande teen dorpsitel Bonds against township title		
	(9)Datum nagesien Date checked		

Kantoor instruksies / Office instructions:

Seksie / Section:

Deeds Reg A/CNo.
CTN
52
Akte Kant Rek.Nr.

**BISSET
BOEHMKE
McBLAIN**
TELEPHONE (021) 441 9800 TELEFOON

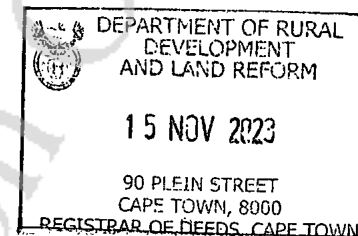
UITVOERING / EXECUTION

Ref.No./Verw. Nr. MW9413

2023-11-23

Datum van Indiening / Date of lodgement

Recu
2/1



	Ondersoekers / Examiners	Kamers/ Rooms	Skakeling / Linking	Verwerp/Reject	Passeer/Pass
1.	J.ABRAHAMAS	1218			
2.	B.T. STANLEY	1121			
3.					

VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE.

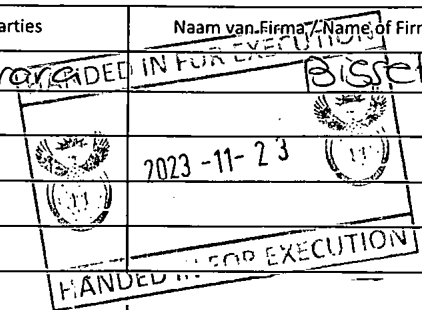
Aard van Akte / Nature of Deed: TRANSFER
S. SHARARA
t.g.v./i.f.o.
HEA SHARARA
SHAMILA CREIGHTON

T00050459/2023

Skakeling / Linking	Titelaktes, ens. binne / Title deeds, etc. within
1	1
	T 6245/2022

GELYKTYDIGES / SIMULS

No. in stel/batch	Kode Code	Name van Partye / Names of Parties	Naam van Firma / Name of Firm	Firma / Firm No.
1.	T	Sharara / Sharara	Bisset	52
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				



Registrasie versoek deur:
Registration requested by: HARRIS GEOFFREY HARDCASTLE
LPCM No. 98545

Datum:
Date: 24 NOV 2023

(Kort beskrywing van eiendom (legs para 1 in Akte) Brief description of property (merely para 1 in Deed)

ERG 1170 PACATSDORA

Barcode Tekst 021 701 4949

52

RAUBENHEIMERS INC
60 CATHEDRAL STREET
GEORGE
6529

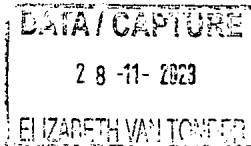
TEL: (044) 873-2043

Prepared by me

Reddy

CONVEYANCER
ANN MARJORY COETZEE
LPC Membership No: 83392

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 700 000.00	R. 1126.00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg. Act/Proc.



0000501/501/2023
T50459. 2023

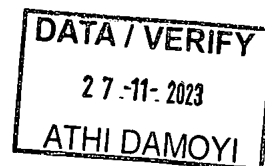
DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

HARRIS GEOFFREY HARDCASTLE
LPCM No. 98545

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney signed at GEORGE on 27 SEPTEMBER 2023 granted to him/her by

SAYED SHARARA
IDENTITY NUMBER 020517 6298 08 6
UNMARRIED



And the appearer declared that his/her said principal had, on 20 September 2023, 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:

HAMZA ELSAYED ABDELHADY SHARARA
IDENTITY NUMBER 680511 5922 08 6
UNMARRIED

his Heirs, Executors, Administrators or Assigns, in full and free property

ERF 1170 PACALTSDORP
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 2162 (TWO THOUSAND ONE HUNDRED AND SIXTY TWO)
SQUARE METRES

FIRST REGISTERED BY CERTIFICATE OF CONSOLIDATED TITLE
NUMBER T42283/1974 WITH DIAGRAM LG NUMBER 6956/1974
ANNEXED AND HELD BY DEED OF TRANSFER NUMBER T62415/2022

AS REGARDS the figures A.E.F.D. and E.B.C.F. indicated on the said Diagram No. 6956/1974:

A. SUBJECT to the following conditions contained in Deed of Grant Number 48 dated 16 November 1964:

(b) "Dat die Administrasie, soos omskryf in artikel 1 van Wet nr. 70 van 1957, te enige tyd sonder betaling van vergoeding, enige grond hierin toegeken, wat ten tye van hierdie oordrag in besit of deur die Administrasie gebruik was vir sy doeleindes en ondernemings, mag onteien.

B. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number 25217 dated 6 August 1974, imposed by the Administrator in terms of Ordinance Number 33 of 1934 when approving of the sub-division of Pacaltsdorp Extension Number 3, 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. 383 dated 13 June, 1958.
2. In the event of a Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any conditions 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. The owner of this erf shall, without compensation, be obligated to allow electricity cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater and any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local 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.
4. 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.
5. No building on this erf shall be used or converted to use for any purpose other than that permitted in terms of these conditions.
6. 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 Townships Board and the local authority, approve, provided that if 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.
7. No building or structure or any portion thereof except boundary walls and fences, shall except with the consent of the Administrator, be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority –
 - (a) An outbuilding used solely for the housing of motor vehicles and not exceeding 3,05 metres in height, measured from the ground floor 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 11,02 metres measured from the rear boundary of the erf, provided that in the case of a corner erf, the distance of 11,02 metres shall be measured from the point furthest from the streets abutting the erf;
 - (b) An outbuilding in terms of subparagraph (a) 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.

8. 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.
9. 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 herein set forth as if it were the original erf.

C. SUBJECT FURTHER to the conditions contained in said Deed of Transfer Number 25217 dated 6 August 1974, imposed by the Transferor as owner of, and its successors in title to, the remainder of Pacaltsdorp Extension Number 3:

- (a) No person shall, at any time, by himself or together with his wife or minor child or children acquire to become the registered owner of more than two (2) vacant erf/erven in the Township Extension No. 3.
- (b) No animal as described in the Pound Ordinance of 1938 or any amendment thereto, may be kept on any erf/erven.



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

SAYED SHARARA, Unmarried

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

HAMZA ELSAYED ABDELHADY SHARARA, Unmarried

his Heirs, Executors, Administrators 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 R700 000,00 (SEVEN HUNDRED THOUSAND RAND).

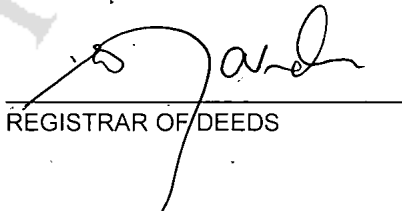
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 24 NOV 2023



q.q.

In my presence



REGISTRAR OF DEEDS



RAUBENHEIMERS INC
60 CATHEDRAL STREET
GEORGE
6529

Prepared by me

TEL: (044) 873-2043


CONVEYANCER

ANN MARJORY COETZEE
LPC Membership No: 83392



POWER OF ATTORNEY TO PASS TRANSFER


I, the undersigned

SAYED SHARARA
IDENTITY NUMBER 020517 6298/08 6
UNMARRIED

do hereby nominate and appoint ANDREA CRISTINE MENDONCA (LPCM No. 87225) and/or ANN MARJORY COETZEE (LPCM No. 83392) and/or WILLEM MUNRO LUTTIG (LPCM No. 82292) and/or CARL CHRISTIAAN BURGER (LPCM No. 79394) and/or HARRIS GEOFFREY HARDCASTLE (LPCM No. 98545) and/or KARIN SMIT (LPCM No. 59923) and/or LEANNE KIM WILLIAMS (LPCM No. 96605) and/or MICHELLE VAN WYK (LPCM No. 80385) and/or ROBERT CHRISTOPHER FERRANDI (LPCM No. 83111) and/or RONEL ELS (LPCM No. 86228) and/or TERTIA LIZETTE KRIEL (LPCM No. 86380) and/or ROALD HUBERT BESSELAAR (LPCM No. 82173) and/or DEHAN DU PLESSIS (LPCM No. 60788)

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at CAPE TOWN or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

HAMZA ELSAYED ABDELHADY SHARARA
IDENTITY NUMBER 680511,5922/08 6
UNMARRIED



the property described as:

ERF 1170 PACALTS DORP
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

**IN EXTENT 2162 (TWO THOUSAND ONE HUNDRED AND SIXTY TWO)
SQUARE METRES**


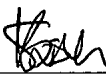
HELD BY DEED OF TRANSFER NUMBER T62415/2022

the said property having been sold by me on 20 September 2023, to the said transferee/s for the sum of R700 000,00 (Seven Hundred Thousand Rand)

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at GEORGE on 27 September 2023 in the presence of the undersigned witnesses.

AS WITNESSES :

1. 
2. 


SAYED SHARARA





S. S



Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE057ECB1

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name SHARARA
ID Number 0205175298086
Passport Country ZAF
Company / CC / Trust Reg No.
Marital Notes If applicable Unmarried

Full Name SAYED
Date of Birth (CCYYMMDD) 2002-05-17
Passport Number
Marital Status NOT MARRIED
Spouse Initials

Details of Purchaser / Transferee

Full Name HAMZA ELSAIED ABDELHADY
Date of Birth (CCYYMMDD) 1968-05-11
Passport Country ZAF
Company / CC / Trust Reg No.
Marital Status NOT MARRIED

Surname / Registered Name SHARARA
ID Number 6805115922086
Passport Number
Marital Notes if applicable Unmarried
Spouse Initials

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2023-09-20
Total Fair Value R 700000.00

Total Consideration R 700000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 700000.00

Property Description

1 ERF 1170 PACALTSDORP IN THE MUNICIPALITY AND DIVISION OF GEORGE WESTERN CAPE PROVINCE IN EXTENT 2162 (TWO THOUSAND ONE HUNDRED AND SIXTY TWO) SQUARE METRES

Receipt

Receipt Details

Transfer Duty Reference Number TDE057ECB1
Receipt Amount R 0

Receipt No.

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

XXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

ANN MARJORY COETZEE

Please ensure you sign over the 2 lines of "X"s above

Date (CCYYMMDD)

20230926

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)



GEORGE LOCAL MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY GEORGE LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to George Local Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number):

FUNDISWA

Erven:

1170

Portion:

0

Extension:

PACALTSDORP

Zoning:

Registration division / Administrative District:

IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

Suburb:

Town:

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner:

SAYED SHARARA (0205176298086)

Name and Identity/ Registration Number of all purchaser/s: HAMZA ELSAYED ABDELHADY SHARARA
(6805115922086)

This Certificate is valid until:

02/01/2024

Given under my hand at

GEORGE

on

03/11/2023

Digitally signed by George Municipality

Signee: Rene Starbuck

Sign date: 03/11/2023 12:17:35.183 PM

Expiration date: 14/06/2025 01:29:08 PM

MUNICIPAL MANAGER
George Local Municipality

Date issued: 03/11/2023

Authorised Officer: Rene Starbuck

Certificate By Conveyancer:

I ANN MARJORY COETZEE (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the George Local Municipality.

Conveyancer

Date

03 NOV 2023

21 Digit Code (or Municipal Reference Number): FUNDISWA

Page 1 of 1

Certificate number: 12648388

TRACK NUMBER : 80008335295

BLACK-BOOKING ENQUIRY ON NAME - SHARARA SAYED
ID NUMBER - 0205176298086
BIRTH DATE - 19020517/
MARITAL STATUS - UNMARRIED
MAIDEN NAME -
TYPE OF PERSON - PRIVATE PERSON

PERSON HAS NO CONTRACTS/INTERDICTIONS

** PLEASE NOTE: THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS

*** END OF REPORT ***



TRACK NUMBER : 80008335295

PROPERTY DETAILS: PRINT FOR PORTION
ERF NO
TOWNSHIP
REG DIV

0
1178
PACALTSOORP
GEORGE RD

PROVINCE
PREV DESCRIPTION
DIAGRAM DEED NO
EXTENT
CLEARANCE

WESTERN CAPE
T42283/1974
2162 SQM
PACALTSOORP MUN

NO INTERDICTS

DOCUMENTS
ERF-563,564

HOLDER

AMOUNT

O/P/A SCAN/MICRO REF MDD

OWNER DETAILS

FULL NAME & SHARE
SHARARA SAYED

PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED

20220818 R700000.00 0205176290006 T62415/2022

MDD MICROFILM REF
1209 01000102000000

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

*** END OF REPORT ***

IK E: /XARRA /IK E

ANNEXURE 3

SYE Meter		RIGTINGS -HOEKE	KOÖRDINATE Stelsel		X
			Y		
AB	46,00	252.54.30			
BC	47,00	342.54.30			
CD	46,00	72.54.30			
DA	47,00	162.54.30			

L.G. No.

69561/4

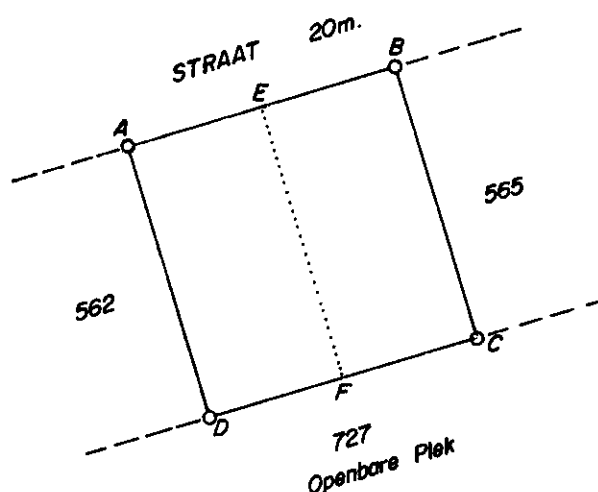
Goedgekeur

P.L. Meadows
Landmeter-generaal
17. 9. 74.

Bakens

A.B.C.D.

19 mm ysterpen



1. Die figuur A.E.F.D. wat Erf 563, Pacaltsdorp voorstel in Pacaltsdorp Uitbreiding Nr. 3
Algemene Plan T.P. Nr. 8409 Tpt. Nr. 25217/1974
2. Die figuur E.B.C.F. wat Erf 564, Pacaltsdorp, voorstel, in Pacaltsdorp Uitbreiding Nr. 3
Algemene Plan T.P. Nr. 8409 Tpt. Nr. 25217/1974

Skaal: 1 : 1 250

Die figuur A. B. C. D.
stel voor 2162 vierkante meter grond, synde
ERF 1170 PACALTSORP en bevat 1. en 2. hierbo
geleë in die Dorpsbestuursgebied van Pacaltsdorp Administratiewe Distrik
Saamgestel George Provinsie Kaap die Goeie Hoop.
Opgemeet in Augustus 1974
deur my, *P.L. Meadows* Landmeter

Hierdie kaart is geheg aan

No. SVT 42283/74.
gedateer

t.g.v.

Registrateur van Aktes

Die oorspronklike kaart is
soos hierbo aangetoon

No. geheg aan
Transport/Grondbrief
No.

Lêer No. S/110/23

M.S. No. Saamgestel

Komp. AL-1BB(3587)

Alg. Plan T.P. 8409

Landmeter

ANNEXURE 4

CONVEYANCER'S CERTIFICATE

in terms of Section 38(1)(n) of the George Municipality: Land Use Planning By-law (2015)

I, the undersigned, ANN MARJORY COETZEE, a duly qualified and admitted conveyancer, practicing at Raubenheimers Inc., 60 Cathedral Street, George, Western Cape Province, do hereby certify that:

1. I have perused the conditions of title in respect of:

ERF 1170 PACALTSDORP
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT: 2 162 (TWO THOUSAND ONE HUNDRED AND SIXTY TWO)
SQUARE METRES


HELD BY DEED OF TRANSFER T50459/2023

registered in the name of

HAMZA ELSAYED ABDELHADY SHARARA
IDENTITY NUMBER 680511 5922 08 6
UNMARRIED

2. I have been advised that application will be made in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 for the **subdivision** of the property into four portions.
3. I have furthermore been advised that application will be made in terms of Section 15(2)(f) of the George Municipality: Land Use Planning By-Law, 2023 for the **removal** of the restrictive title conditions set out in paragraphs B(6) and B(7) in Deed of Transfer T50459/2023
1. save for the conditions set out in paragraphs B(6) and B(7) in Deed of Transfer T50459/2023, there are no further conditions contained in the abovementioned title deed which restrict the contemplated subdivision in terms of the proposed application.
2. there are no bonds registered over the property.

Dated at GEORGE on 04 DECEMBER 2023.

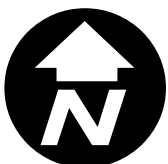


A M COETZEE
CONVEYANCER - LPC no. 83392

ANNEXURE 5



LEGEND:



A4 Scale:
1:5,000

PROJECT:

Proposed subdivision
for Sayed Sharara

PROJEK:

DESCRIPTION:

Erf 1170, Panther Street,
Pacaltsdorp, George

BESKRYWING:

TITLE:

Locality plan

TITEL:

1286/GE0/23/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: SEP 2023
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za



DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS

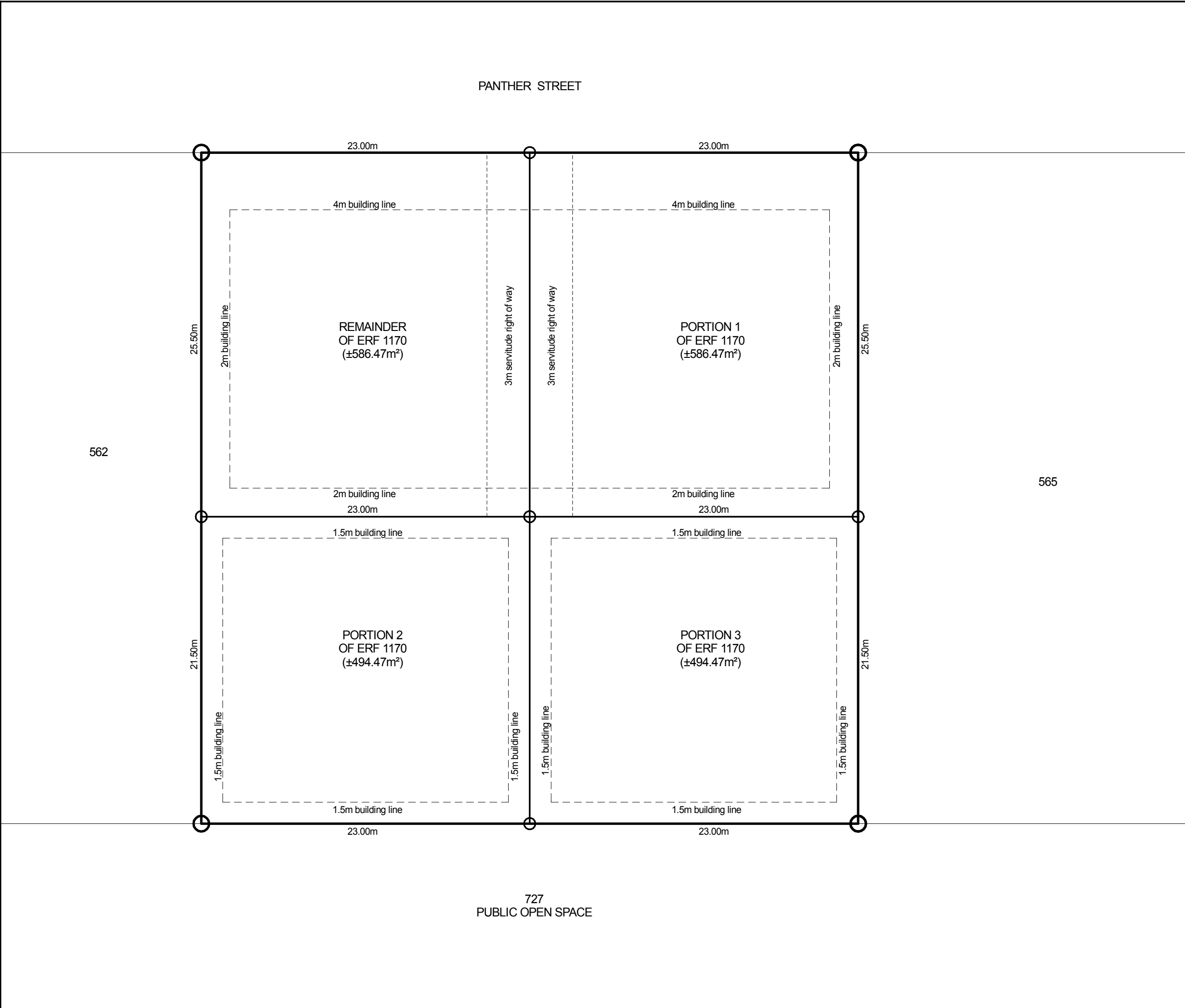
COPYRIGHT:

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

KOPIEREG:

Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

ANNEXURE 6



COPYRIGHT:
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KOPIEREG:
Die kopiereg van hierdie tekening behoort aan DELplan Stads- & Streekbeplanning. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

PROJECT:
Proposed subdivision & removal of restrictions for S Sharara

PROJEK:
Proposed subdivision & removal of restrictions for S Sharara

DESCRIPTION:
Erf 1170, Panther Street, Pacaltsdorp, George

BESKRYWING:
Erf 1170, Panther Street, Pacaltsdorp, George

TITLE:
Subdivision plan

TITEL:
Subdivision plan

NOTES:
Subdivision of Erf 1170 (SG+2162m²), Pacaltsdorp, into:

Portion 1: (±586.47m²)
Portion 2: (±494.47m²)
Portion 3: (±494.47m²)
Remainder: (±586.47m²)

Zoning: Single Residential Zone I

NOTAS:
Subdivision of Erf 1170 (SG+2162m²), Pacaltsdorp, into:

Portion 1: (±586.47m²)
Portion 2: (±494.47m²)
Portion 3: (±494.47m²)
Remainder: (±586.47m²)

Zoning: Single Residential Zone I

A3 Scale:

1:250

Tel: 044 873 4566 • Email: planning@delplan.co.za
www.delplan.co.za

DELPLAN CONSULTING
URBAN & REGIONAL PLANNERS

DESIGNED: DV

DRAWN: MV

FILE PATH: 1286/GEO/23/Tek/SKF
PLAN NO: SUB1

DATE: NOVEMBER 2023

PLAN NAME: ANNEXURE

ANNEXURE 7

ANNEXURE 8

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: **Collab Ref. No.: 2895350**

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development.**

Brief proposal: **Subdivision of the property into 4 portions to build a house on each.**

Property(ies) description: **Erf 1170, Pacaltsdorp.**

Date: **4 October 2023**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Khuliso Mukhovha	George Municipality	044 801 9447	kjmukhovha@george.gov.za
	Jeanne Muller	George Municipality	044 801 9477	jmuller@george.gov.za
Pre-applicant	Delarey Viljoen	DELPLAN Consulting	044 873 4566	planning@delplan.co.za

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

1. Locality plan (in text)
2. Title deed
3. SG diagram
4. Draft subdivision plan
5. Draft SDP

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

(If so, please provide a copy of the minutes)

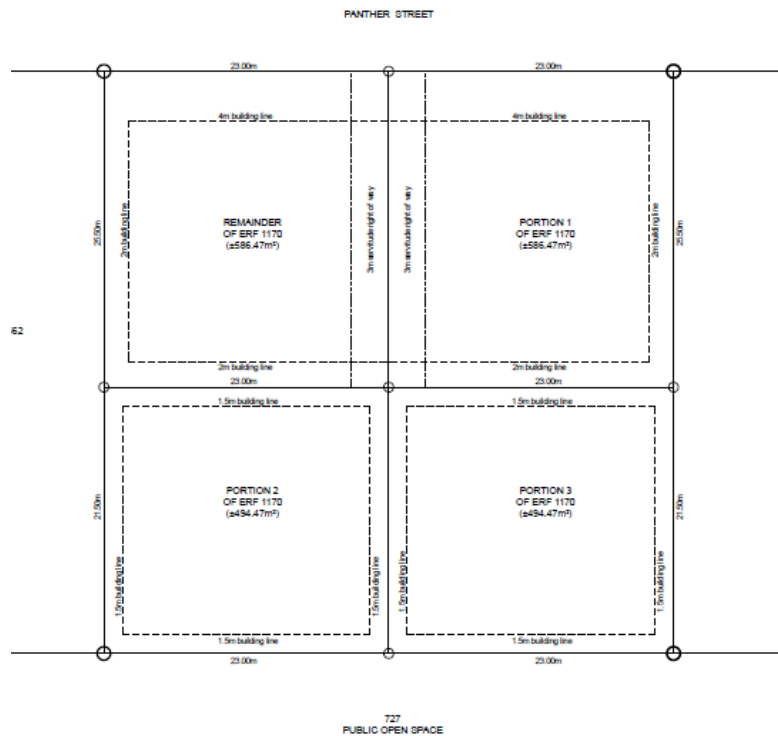
YES	NO
-----	----

Comprehensive overview of proposal:

The property is situated in Panther Drive, Dellville Park, Pacaltsdorp. It consists of two consolidated erven.



The owner of the consolidated property wants to subdivide it into four portions and build a house on each. We attach the draft subdivision and site development plans. Erven of similar size and even smaller have been approved in the suburb. The four properties will all enter at one gate form Panther Drive. Servitudes right of way will be registered in favour of the back portions across the two front portions. No departures are foreseen. Condition 7. (a) & (b) of the title deed could be restrictive and will have to be removed or consented to by the Administrator.



PART C: QUESTIONNAIRES

SECTION A: DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant	What land use planning applications are required?	Application fees payable
<input type="checkbox"/> 2(a)	a rezoning of land;	R
<input type="checkbox"/> 2(b)	a permanent departure from the development parameters of the zoning scheme;	R
<input type="checkbox"/> 2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
<input checked="" type="checkbox"/> 2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R 9 750,00
<input type="checkbox"/> 2(e)	a consolidation of land that is not exempted in terms of section 24;	R
<input checked="" type="checkbox"/> 2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R 9 750,00
<input type="checkbox"/> 2(g)	a permission required in terms of the zoning scheme;	R
<input type="checkbox"/> 2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
<input type="checkbox"/> 2(i)	an extension of the validity period of an approval;	R
<input type="checkbox"/> 2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
<input type="checkbox"/> 2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R

	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			TBD

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X			GMSDF, 2023 Pacaltsdorp LSDF, 2015
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]	X			Condition 7. (a) & (b) – Conveyancer Certificate required to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		

<p>Zoning Scheme Regulation considerations:</p> <p>Which zoning scheme regulations apply to this site?</p> <p>George Integrated Zoning Scheme Bylaw, 2023</p> <p>What is the current zoning of the property?</p> <p>Single Residential Zone I</p> <p>What is the proposed zoning of the property?</p> <p>Single Residential Zone I</p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme?</p> <p>TBD</p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify)</p> <p>TBD</p>	
--	--

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X			PSDF, 2014
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X		

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of		X		National Department

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)				of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			x	Directorate: Electro-technical Services
Water supply:			x	Directorate: Civil Engineering Services
Sewerage and waste water:			x	Directorate: Civil Engineering Services
Stormwater:			x	Directorate: Civil Engineering Services
Road network:			x	Directorate: Civil Engineering Services
Telecommunication services:			x	
Other services required? Please specify.			x	
Development charges:				

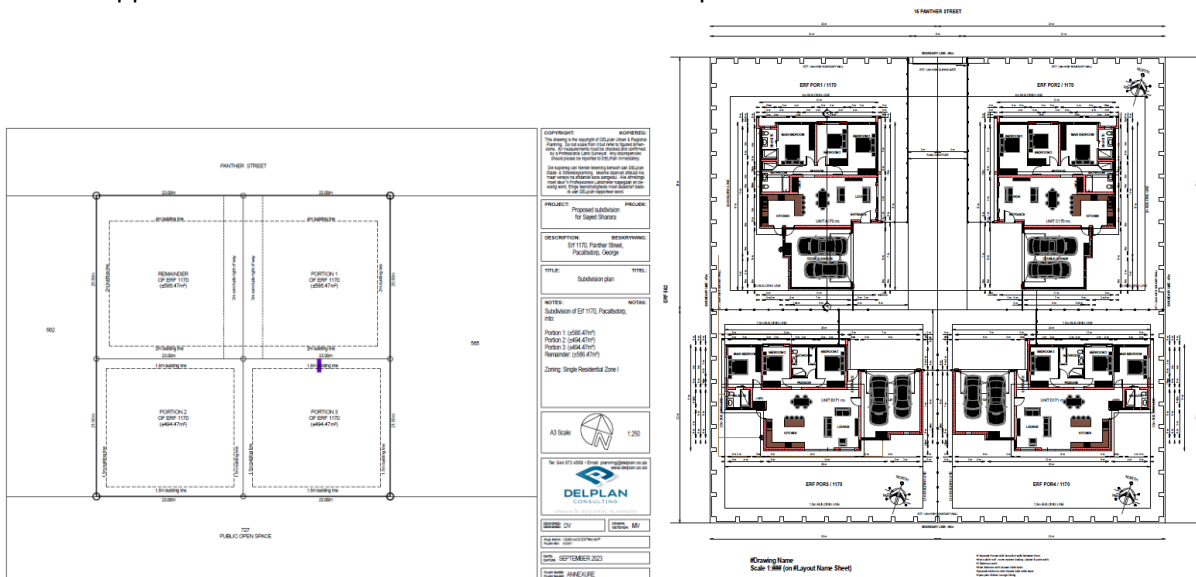
PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:						
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)		Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter		Y	N	Full copy of the Title Deed
Y	N	Locality Plan		Y	N	Site Layout Plan
Y	N	Proof of payment of fees		Y	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:						

Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

- The application was submitted with site & subdivision plan as shown below:



Town Planning

- The applicant is advised to consider the removal of the said restrictive title deed condition rather than Administrator's Consent, as administrators consent will be required every time the restrictive building lines are applicable (for example with an addition to the new proposed dwelling units).
- The proposed subdivision of Erf 1170, Pacaltsdorp is In line with the provision of the George Spatial Development Framework, 2023, thus may be considered.

CES

- The proposed access will be supported from an engineering point of view.

ETS

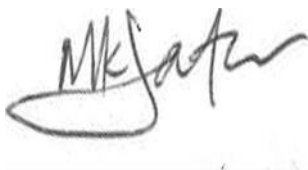
- Electrical service available

PART F: SUMMARY / WAY FORWARD

- Application may be submitted for consideration.

OFFICIAL: KHULISO MUKHOVHA

(FULL NAME)



SIGNED:

DATE: 06 OCTOBER 2023

PRE-APPLICANT: DELAREY VILJOEN

(FULL NAME)



SIGNED:

DATE: 2 OCTOBER 2023

OFFICIAL: JEANNE MULLER



SIGNED:

DATE: 09 OCTOBER 2023

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

ANNEXURE 9



Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

NOTE: Please complete this form by using: Font: Calibri; Size: 11

PART A: APPLICANT DETAILS

First name(s)	DELAREY				
Surname	VILJOEN				
SACPLAN Reg No. (if applicable)	A/1021/1998				
Company name (if applicable)	DELPLAN CONSULTING				
Postal Address	PO BOX 9956				
	GEORGE	Postal Code	6530		
Email	planning@delplan.co.za				
Tel	044 873 4566	Fax	044 873 4568	Cell	082 808 9624

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner	Hamza Elsayed Abdelhady Sharara				
Address	n/a				
	n/a	Postal code	n/a		
E-mail	hamza@aldanahestate.co.za				
Tel		Fax		Cell	083 692 4935

PART C: PROPERTY DETAILS (in accordance with Title Deed)

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 1170, Pacaltsdorp					
Physical Address	13 & 15 Panther Drive, Delville Park					
GPS Coordinates	34.004755°S, 022.445666°E			Town/City	George	
Current Zoning	Single Residential Zone I	Extent	2162 m²	Are there existing buildings?	Y	N
Current Land Use	Vacant					
Title Deed number & date	T504509/2023					
Any restrictive conditions prohibiting application?	Y		If Yes, list condition number(s).	Conditions B (6 & 7)		
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).			
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?			
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?			
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y	N	
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N	

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.			
Official's name	Jeanne Muller	Reference number	Collab No. 2895350	Date of consultation	6 October 2023	

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

Name: **George Municipality**
 Bank: **First National Bank (FNB)**
 Branch no.: **210554**
 Account no.: **62869623150**
 Type: **Public Sector Cheque Account**
 Swift Code: **FIRNZAJJ**
 VAT Registration Nr: **4630193664**
 E-MAIL: **msbrits@george.gov.za**
***Payment reference:** Erf 1170, Pacaltsdorp

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

The application for Erf 1091, Blanco entails the following:

1. **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 for the subdivision of Erf 1170, Pacaltsdorp into four portions namely:
 - RE/1170 & Portion 1, measuring ±586.47m² respectively
 - Portion 2 & Portion 3 measuring ±494.47m² respectively

2. **Removal of restrictive title deed conditions** in terms of Section 15(2) (f) of the George Municipality: Land Use Planning By-Law, 2023 for the deletion of condition B (6 & 7) in the title deed for Erf 1170, Pacaltsdorp.

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent
Y	N	Motivation report / letter	Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan	Y	N	Site layout plan

Minimum and additional requirements:									
Y	N	N/A	Conveyancer's Certificate			N	N/A	Land Use Plan / Zoning plan	
Y	N		Proposed Subdivision Plan (including street names and numbers)		Y	N	N/A	Phasing Plan	
Y	N	N/A	Consolidation Plan		Y	N	N/A	Copy of original approval letter (if applicable)	
Y	N	N/A	Site Development Plan		Y	N	N/A	Landscaping / Tree Plan	
Y	N	N/A	Abutting owner's consent		Y	N	N/A	Home Owners' Association consent	
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)		Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)	
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes		Y	N	N/A	Required number of documentation copies 2 copies	
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes		Y	N	N/A	Other (specify)	

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)				Y	N/A	Specific Environmental Management Act(s) (SEMA)	
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)						(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),	
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)						National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),	
Y		Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)						National Environmental Management: Waste Act, 2008 (Act 59 of 2008),	
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations						National Water Act, 1998 (Act 36 of 1998)	
Y		Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)				Y	N/A	Other (specify)	

Y	N	<i>If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A</i>
Y	N	<i>If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?</i>

SECTION I: DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.
9. I 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:

08/12/2023

Full name:

DELAREY VILJOEN

Professional capacity:

PROFESSIONAL PLANNER

SACPLAN Reg. Nr:

A/1021/1998