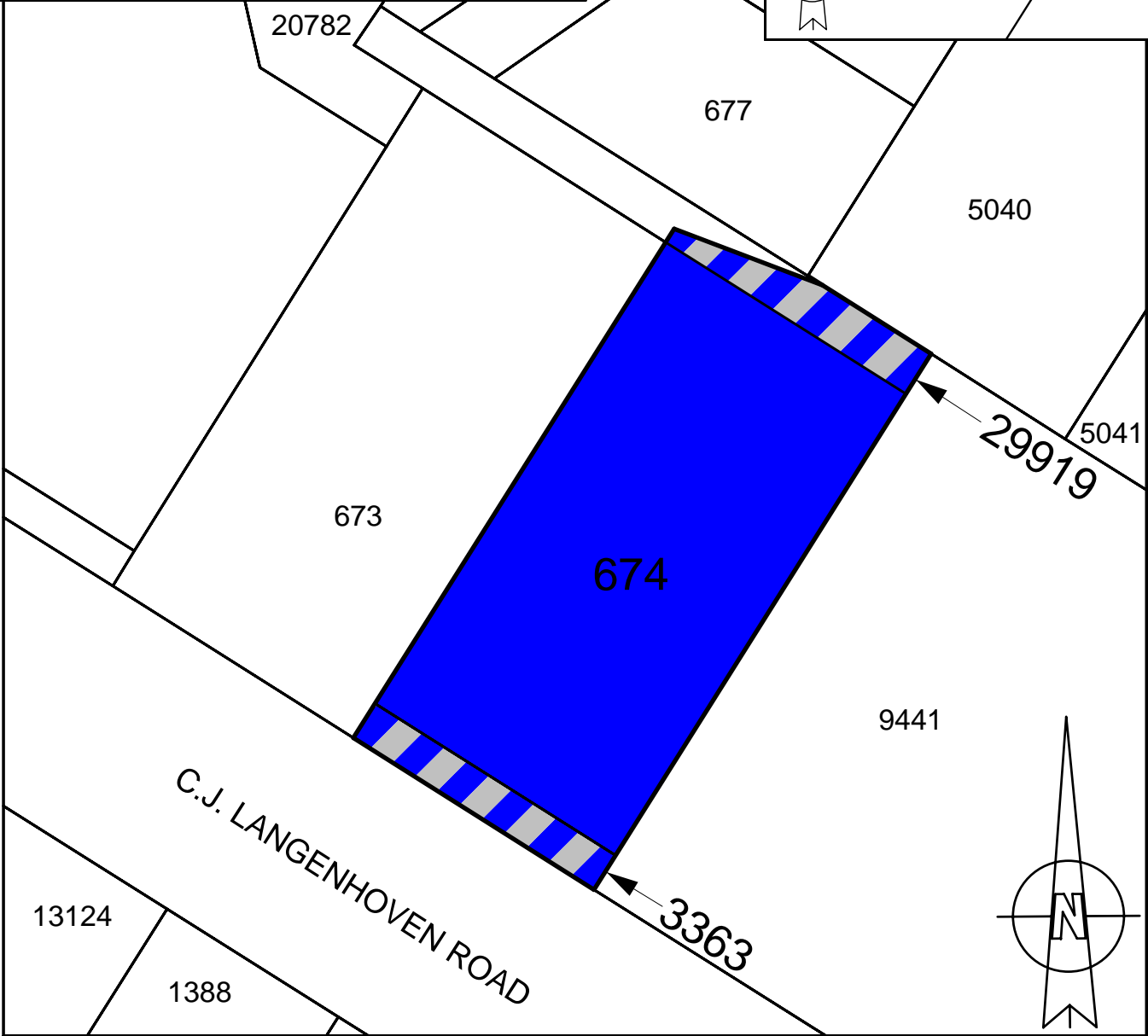
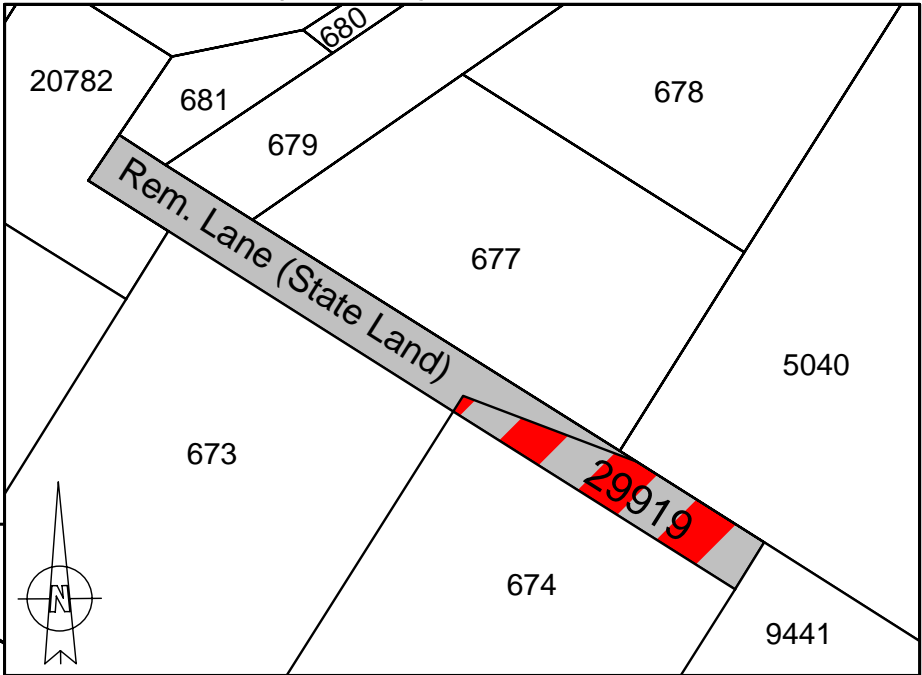


LOCALITY MAP: (True to scale)



INSERT 1: (1:400)



SUBDIVISION, CLOSURE OF A PUBLIC PLACE, REZONING, COSOLIDATION AND PERMANENT DEPARTURES OF REGISTERED ERVEN 674, 3363 AND ERF '29919' (unregistered)

Application is being made for the following in terms of Section 15 of the By-Law on Municipal Land Use Planning of George Municipality, 2023:

1. Subdivision of a portion of a Lane (State Land) as per Comp. BL-DD/W41(1742) by Goosen Clough and Louw Land Surveyors to create Erf 29919 in terms of Section 15.(2)(d) as shown on Insert 1;
2. Closure of a Public Place (Erf 29919) in terms of Section 15.(2)(n) as shown on Insert 1;
3. Rezoning of Erf 29919 and Erf 3363 from Transport Zone II to Business Zone I in terms of Section 15.(2)(a) as shown on plan; and
4. Consolidation of Erven 674, 3363 and 29919 in terms of Section 15.(2)(e) as shown on plan.
5. The following Permanent Departures in terms of Section 15.(2)(b) and as shown on attached SDP-03:
 - 5.1 Relaxation of the minimum width of a combined entrance and exit way crossing from 5,0m to $\pm 4,7$ m as stipulated in Par. (4) of Section 45. (Site Access and Exits) of the Integrated Zoning Scheme By-Law of George Municipality, 2017; and
 - 5.2 Departure from the Zoning Scheme's parking requirements for Normal Areas in order to provide parking for Erf 674 in accordance with PT1 Areas.

Remarks:

1. Erf 29919 is a newly created erf which formed part of State Land according to Comp. BL-DD/W41(1742). Goosen Clough and Louw Land Surveyors surveyed the relevant portion for the purpose of compiling a diagram in order to render an 'identity' to this land unit.
2. The notice of the proposed closure of the public road (Erf 29929) adjoining erven 674, 5040 and 9441, George, is referenced as follows by the Surveyor General: S/8775/62 p.863.
3. Erf 3363 is not closed like 'Erf29919' as the Status Report of the Surveyor General indicates that Erf 3363 is an ordinary erf and not a public road, although it is zoned Transport Zone II.

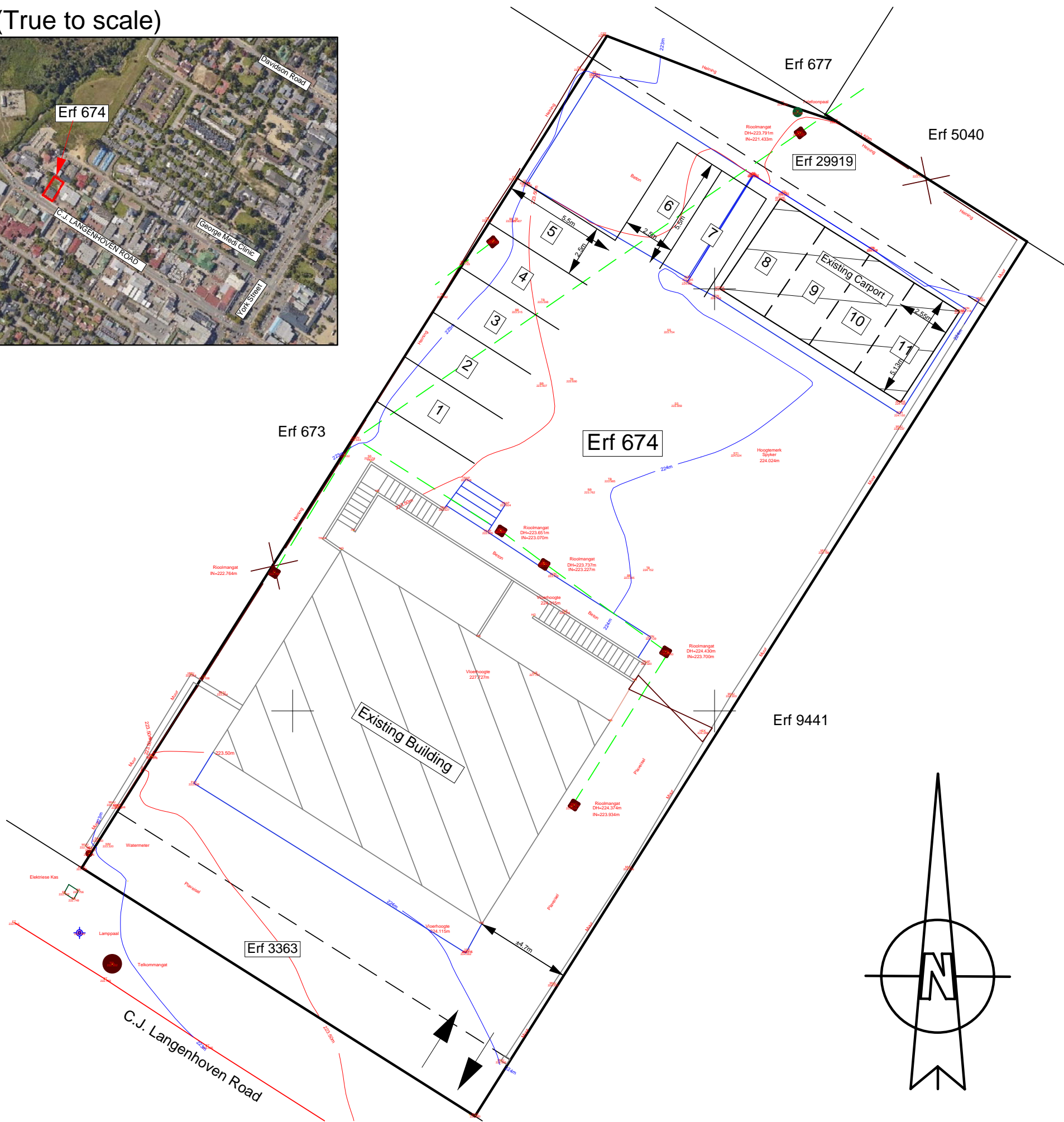
ERVEN 674, 3363 and '29919'
C.J. LANGENHOVEN ROAD
GEORGE



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SKAAL		1:500 (A3)		SCALE	
BEPLAN PLANNED	D.N.	PLAN NO	G/DGK/200-4		
GETEKEN DRAWN	A.H.				
DATUM DATE		August 2023			
KOPIEREG VOORBEHOUD / COPYRIGHT RESERVED					

LOCALITY MAP: (True to scale)



SITE DEVELOPMENT PLAN OF ERF 674, GEORGE

Remarks:

1. This plan should be read with Plan No. G/DGK/200-4; and
2. A Go George Bus stop is situated approx. 10m from Erf 674. Therefore, parking is calculated for PT1 areas.

Parking Schedule

	Required	Provided
Shop (175m² GLA)	PT1 Areas: 4 bays per 100m² GLA = 7	7 Provided (1-7)
2 Flats above Ground Floor	PT1 Areas: 1.25 bays per dwelling + 0.25 bays/unit for visitors = 3	4 covered parking bays provided (8-11)

Notes:

1. Survey compiled by Monte Jacobs of Jacobs Opmetings.
2. Contour intervals = 0.5m.
3. Locality Map obtained from CapeFarmMapper.

ERF 674,
C.J. LANGENHOVEN ROAD
GEORGE



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SKAAL		1:200 (A3)		SCALE	
BEPLAN PLANNED	D.N.	PLAN NO	SDP-03		
GETEKEN DRAWN	A.H.				
DATUM DATE	August 2023				
KOPIEREG VOORBEHOUD / COPYRIGHT RESERVED					

MOTIVATION REPORT

PROPOSED CLOSURE OF A PUBLIC PLACE, REZONING,
CONSOLIDATION and PERMANENT DEPARTURES
OF
ERF 674, SITUATED IN THE MUNICIPALITY AND DIVISION
OF GEORGE
FOR
THE TRUSTEES for the Time Being of N H TRUST
Registration No: IT 3786/2006.



Stads- en Streekbeplanners
Town and Regional Planners

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1. APPLICATION

Application is being made for the following in terms of the relevant sections of the Land Use Planning By-Law for George Municipality, 2023:

1. Subdivision of a portion of a Lane (State Land) as per Comp. BL - 7DD/W41(1742) by Goosen Clough & Louw Land Surveyors into Erf 29919 in terms of Section 15.(2)(d);
2. Closure of a Public Place (Erf 29919) in terms of Section 15.(2)(n);
3. Rezoning of Erf 29919 and Erf 3363 from Transport Zone II to Business Zone I in terms of Section 15.(2)(a);
4. Consolidation of Erven 674, 3363 and 29919 in terms of Section 15.(2)(e); and
5. The following permanent departures in terms of Section 15.(2)(b):
 - 5.1 Relaxation of the minimum width of a combined entrance and exit way crossing from 5,0m to $\pm 4,7$ m as stipulated in Par. (4) of Section 45. (Site Access and Exits) of the Integrated Zoning Scheme By-law of George Municipality, 2017; and
 - 5.2 Departure from the Zoning Scheme's parking requirements for Normal Areas in order to provide parking for Erf 674 in accordance with PT1 Areas.

Remarks:

1. Erf 29919 is a newly created erf which formed part of State Land according to Comp. BL – 7DD/W41(1742). Goosen, Clough and Louw Land Surveyors surveyed the relevant portion for the purpose of compiling a diagram in order to render an 'identity' to this land unit.
2. The notice of the closure of a public road (Erf 29919) adjoining erven 674, 5040 and 9441, George, is referenced as follows by the Surveyor General: S/8775/62 p863, dd. 24/10/2022.
3. Erf 3363 is not closed as the above 'Erf 29919' as the Status report of the Surveyor General indicates Erf 3363 as an ordinary erf and not a public road.

2. BACKGROUND

Erf 674 is currently zoned Business Zone I (Business Premises) with a hair salon on the ground floor and two flats on the first floor. Both land uses are associated with the current zoning of the property i.e., Business Zone I, which is in line with the development parameters of the Integrated Zonings Scheme By-Law of George Municipality, 2017.

The portion of land now referred to as Erf 29919 is a newly created erf which formed part of an unused Lane (State Land) according to Comp. BL – 7DD/W41(1742), prepared by Goosen Clough and Louw Land Surveyors.

Erf 3363 is a portion of land previously forming part of the street reserve. Through previous applications small strips of land, $\pm 3\text{m}$ wide, were consolidated with properties abutting C.J. Langenhoven Road through a prescriptive claims process. In a letter dated 05 May 2022 George Municipality granted the owner of Erf 674 the opportunity to subdivide a portion of a Lane (State Land), now referred to as Erf 29919, rezone the said portion of the Lane and Erf 3363 from Transport Zone II to Business Zone I and consolidate Erven 674, 3363 and 29919. In the above-mentioned letter attached as Annexure 8, the Municipality acknowledged that erven 29919 and 3363 are not viable and not required for the minimum level of basic service delivery in terms of Section 14(2) of the Municipal Finance Act 2003, (Act 56 of 2003). The Municipal letter dd. 5 May 2022 wrongfully referred to the portion of the lane as remainder Erf 9077 and the Municipality rectified the naming of the portion of lane in a letter dd. 1 June 2023, attached as Annexure 8.

3. PURPOSE

The purpose of this application is to subdivide a portion of a Lane "State Land", rezone this portion of land (now referred to as Erf 29919) and Erf 3363 from Transport Zone II to Business Zone I, consolidate Erven 674, 3363 and 29919 and to obtain approval for permanent departures for parking and access.

4. MOTIVATION

4.1 NEED

The owner of Erf 674 wishes to purchase a portion of a Lane, which is State Land, (now referred to as Erf 29919), rezone the above-mentioned portion from Transport Zone II to Business Zone I in order to consolidate it with his property. The Lane abutting Erf 674 is a vacant piece of land and overgrown by weeds. The owner wishes to subdivide a piece of the Lane which abuts his property and consolidate the vacant unutilised portion of land to his property in order to ensure this portion of land is maintained and utilised. The vacant overgrown land is a security threat to Erf 674 as the owner of Erf 674 cannot control access to the Lane as it is not his property.

Erf 3363 was created through historical prescriptive claims process whereby small portions of road abutting properties along C.J. Langenhoven Road were consolidated to the relevant abutting erven. This road portion was legally claimed by a predecessor of the present owner, but it was as an oversight never rezoned and consolidated by his consultants. Therefore, this application is an effort to rectify the situation. Erf 3363 is a result thereof and now the owner of Erf 674 wishes to buy Erf 3363 from the Municipality as Erf 3363 is according to the Municipality not required for the minimum level of basic Municipal Service delivery in terms of Section 14(2) of the Municipal Finance Act 2003, (Act 56 of 2003). Before consolidation of Erven 674 and Erf 3363 can take place, Erf 3363 should be rezoned from Transport Zone II to Business Zone I. According to George Municipality GIS Viewer, the current zoning of

Erf 3363 is Transport Zone II, but will not be closed through a formal process as the above-mentioned Erf 29919 as the Status Report of the Surveyor General indicates that Erf 3363 is an ordinary Erf and not a public road.

The width of the entrance and exit way of the property is determined by the positioning of the existing building on the property. The available space between the existing building and the property's lateral cadastral boundary is $\pm 4,7\text{m}$ which is a fait accompli. Therefore, application is made for the relaxation of the minimum width of the combined entrance and exit way of the property from $5,0\text{m}$ to $\pm 4,7\text{m}$ over a distance of approximately only 14m . The owner of the property will ensure that adequate measures are implemented in order to ensure safe access for vehicles entering and exiting the property.

The need to apply for a departure from the Zoning Scheme's parking requirements from Normal Areas to PT1 Areas sprouts from feedback the applicant received from CES. CES informed the applicant that the existing parking bays of the business abutting C.J. Langenhoven Road will not be supported with this application and that additional parking be provided for the land use elsewhere on the property. The property complies with the requirements for PT1 Areas, as confirmed by CES, as a Go George Bus Stop is situated roughly 10m from Erf 674. For the purpose of providing the required number of parking bays at the back of the property, this application also provides for a departure from the parking requirements from Normal Areas to PT1 Areas.

4.2 DESIRABILITY

PHYSICAL CONDITION:

4.2.1 TOPOGRAPHY

The topography of Erven 674, 3363 and 29919 is relatively flat with a gradual fall of roughly 1m over a distance of 15m . This application does not propose any development at this stage and therefore topography which is a crucial factor in construction is not relevant with this application although the gradual slope does not pose any construction challenges.

4.2.2 BOTTOM CONDITIONS

The bottom conditions of Erf 674 are stable and the current owners of the erf has not experienced any trouble when it comes to bottom conditions since they took ownership of the property in 2020. Therefore, it is foreseen that Erf 3363 and Erf 29919, which abuts Erf 674, will also have stable bottom conditions.

4.2.3 VEGETATION

Erf 674 is a developed Business Zone I erf within the urban edge of George. Therefore, no conservation worthy vegetation can be found on the property. There is no vegetation on Erf 3363 as it was historically a portion of road and is currently covered by brick paving and is utilised as parking. Erf 29919 is overgrown by weeds and grass. Therefore, there are no protected vegetation on either erf which will impinge this application.

4.2.4 FLOOD LINES

There are roughly 5m difference in height between the Camfersdrift River and the lowest part of properties relevant to this application. Furthermore, there are three properties between the Camfersdrift River and Erven 674, 3363 and 29919. The current owners of Erf 674 have not reported any concerns with regard to flood lines, therefore it is foreseeable that the properties relevant to this application will not be negatively affected by flood lines.

4.2.5 SENSITIVITIES

The three properties relevant to this application are situated within the Garden Route Biosphere Reserve. The Ecosystem commonly found within the Garden Route Biosphere Reserve is the Garden Route Shale Fynbos which is classified as Endangered by a study on Cape Farm Mapper. The properties are situated within a built-up area of George within a business sub-node. Therefore, no sensitive vegetation can be found on the properties. Approval of this application will therefore have no impact on sensitivities.

4.2.6 WATER TABLE

The properties are situated roughly 5m above the Camfersdrift River and does not currently experience any problems with regards to a high water table. Consequently, the water table will not have any effect on development which already took place on this property or which may take place in the future as a result of this application.

4.2.7 DRAINAGE PATTERN

The design of the existing building on the property took drainage into consideration and no problems have been encountered with regards to drainage. Application is made for the consolidation of Erven 674, 3363 and 29919, while no new construction is applied for at this point in time. Therefore, the drainage pattern will remain exactly the same than what is currently experienced and should any new construction take

place in the future it will be dealt with in accordance with standard design parameters.

4.2.8 FILLINGS AND EXCAVATIONS

As mentioned earlier in this report, this application will not lead to additional construction but merely the consolidation of Erven 674, 3363 and 29919. Prior to any construction property owners have to submit buildings plans to the Municipality for approval.

4.3 EXISTING PLANNING AND LEGISLATION

4.3.1 SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013, (S.P.L.U.M.A.)

4.3.1.1 SPATIAL JUSTICE

- **Past spatial and other development imbalances must be redressed through improved access to and use of land.**

The property which relates to this application is in extent 930m² and was made available on the free market when the owners acquired the property in 2020. This application poses to not be adequate to address this principle of access to and use of land due to its limited size.

- **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.**

Due to considerations discussed above, this objective is not achievable with this application.

- **Spatial Planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.**

As discussed above, the limited size of the land unit does not lend itself to the compliance of this objective. The provision of additional jobs that the business generate does, however, contribute to the employment of individuals from disadvantaged communities in George.

- **Land use management systems must include all areas of a Municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas.**

A pragmatic approach to the management of land use systems to follow flexible and appropriate processes to facilitate housing for the disadvantaged community is indispensable.

- **Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas.**

This aspect has already been discussed above.

- **A Municipal Planning Tribunal considering an application before it, may not be implemented or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.**

This provision does not apply to the development proposal.

4.3.1.2 PRICIPLE OF SPATIAL SUSTAINABILITY

- **Promote land development that is within the fiscal, institutional and administrative means of the Republic.**

The land units applicable to this application are situated within an established neighbourhood of George. This application is done with private funding and therefore the fiscal, institutional and administrative capacity of government agencies are not relevant to this application.

- **Ensure that special consideration is given to the protection of prime and unique agricultural land.**

The property forming the focus of this application is currently Zoned Business Zone I while Erf 3363 and Erf 29919 are zoned Transport Zone II. The erven are situated within a developed neighbourhood of George which is included within the Urban Edge. Therefore, the protection of prime and unique agricultural land is not relevant to this application as none of the properties is zoned for agricultural purposes.

- **Uphold consistency of land use measures in accordance with the environmental management instruments.**

The proposed development is not accompanied by any activities that require special environmental management measures.

- **Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.**

Approval of this application will not incur any costs with regards to infrastructure and social services as no new construction is proposed with this application, but merely the consolidation of two unutilised erven (Erf 3363 and Erf 29919) and Erf 674 in order to create a more functional land unit.

- **Promote land development in locations that are sustainable and limit urban sprawl.**

The erven relevant to this application is situated within a developed neighbourhood of George. Therefore, this application promotes the sustainable use of land within the developable area of George minimising the need / demand for Urban Sprawl.

- **Result in communities that are viable.**

The proposed application will result in the utilisation of unutilised land which serves no purpose at the current moment. Therefore, approval of this application will strengthen the viability of a community.

4.3.1.3 PRINCIPLE OF EFFICIENCY

- **Land development optimises the use of existing resources and infrastructure.**

This application is in line with the principle of efficiency as no new development is proposed which will require additional resources or infrastructure and therefore the existing resources and infrastructure will be used optimally.

- **Decision-making procedures are designed to minimise negative financial, social, economic, or environmental impacts.**

As a privately funded project, sensible decision making to have minimal negative consequences are indispensable for the successful implementation of the project. As already discussed, it will have no negative social, economic and environmental impact, but will result in the optimal use of unutilised land.

- **Development applications procedures are efficient and streamlined and timeframes are adhered to by all parties.**

Adherence to prescribed timeframes vest in the Municipality and therefore the applicant does not have any control over it.

4.3.1.4 PRINCIPLE OF SPATIAL RESILIENCE

This application does not directly involve any vulnerable community but may in the future indirectly have a positive impact in terms of the job opportunities it creates for residents of informal areas of George.

4.3.1.5 PRINCIPLE OF GOOD ADMINISTRATION

- **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.**

The only authority involved in this application is the George Municipality and therefore there is no other authority with which an integrated approach needs to be followed. The various departments of the Municipality involved function as an integrated team.

- **Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.**

Procedures for this application will be adhered to as prescribed, while a public participation process will commence once the applicant is instructed to start with this process.

4.3.2 LAND USE PLANNING ACT, 2014, (L.U.P.A.)

As far as the proposed development is concerned, there is a great deal of overlap between the principles of spatial justice, sustainability, good administration and resilience that are pursued under this legislation, but which have already been discussed in par 4.3.1 above. To avoid duplication, these principles will not be discussed again.

4.3.3 PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (P.S.D.F.)

National, Provincial and Local Government policies sets out and put in place coherent policies and frameworks to support municipalities fulfil their municipal planning mandate in line with the national and provincial agendas. Application is made in terms of Section 15.(2) of the Land Use Planning By- Law for George Municipality, 2023. Therefore, the local policies and frameworks of the municipality took into consideration the policies and frameworks of National and Provincial government and only the George Municipal Spatial Development Framework, 2023 (GSDF) will be discussed for the purpose of this application.

4.3.4 George SPATIAL DEVELOPMENT FRAMEWORK, 2023 (G.S.D.F.)

The George Spatial Development Framework, 2023 (G.S.D.F.) sets out policies through which developments should be considered. The policies do not mention or refer to Erf 674, Erf 3363 and Erf 29919, but the following policies are relevant to this application:

Policy A: Prioritise infrastructure that invests in people and their socio-economic mobility and resilience.

Policy A1: Maintain, improve and expand basic engineering services:

- **b) Promote service provision to support densification and infill (residential, social and economic).**

Approval of this application will result in the optimal utilisation of unutilised state land within the urban edge which will result in the owner being taxed accordingly, therefore approval of this application will generate additional income for the Municipality which will aid the authority with the maintenance, improvement and expansion of basic services.

Policy C2.4: Restructure settlement patterns through infill development of vacant and underutilised land in the settlements (urban areas) in the George Municipal Area.

- **a) Uptake of latent rights to be encouraged.**
Although this application does not propose development on Erven 3363 and 29919, the current building on Erf 674 has two flats above ground floor which is in line with this policy which promotes the development of residential units above ground floor in the CBD.
- **b) Strategic vacant or under-utilised land parcels suitable in the short to medium term are identified in the MSDF.**
This application is in line with this policy as approval of this application will lead to the utilisation of unutilised state land. This can in turn result in infill development which can relate to more effective use of land and infrastructure.

4.3.5 INTEGRATED DEVELOPMENT PLAN (I.D.P.)

The I.D.P. sets out and put in place coherent objectives and goals to support Municipalities to fulfil their municipal planning mandate in line with national and provincial agendas. As this for the most part is a municipal function which the applicant has no control over it will not be discussed further in this motivation report.

4.3.6 LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY, 2023.

4.3.6.1 According to Section 38(1), the following documents are required in support of the application:

4.3.6.1.1 Annexure 1, Application form fully completed and signed;

4.3.6.1.2 **Annexure 2**, Power of Attorney to Nel & de Kock Town and Regional Planners by the authorised representative to prepare and submit this application;

4.3.6.1.3 **Annexure 3**, Trust Resolution is attached to this application;

4.3.6.1.4 **Annexure 4**, Trust Membership is attached to this application;

4.3.6.1.5 There are no bonds registered on the property;

4.3.6.1.6 **Annexure 5**, Motivation Report by Nel & de Kock Town and Regional Planners;

4.3.6.1.7 **Annexure 6**, Copy of the Surveyor General Plan No. 5119/51 is attached to this application;

4.3.6.1.8 **Annexure 7**, A Locality Map with Plan No. G/DGK/200-3 is attached to this application;

4.3.6.1.9 **Annexure 8**, SDP with Plan No. SDP-02 is attached to this application;

4.3.6.1.10 **Annexure 9**, Letters by George Municipality relating to the purchase of Erf 3363 and a portion of the unnamed lane at the back of Erf 674, dd. 5 May 2022 and 1 June 2023, respectively;

4.3.6.1.11 **Annexure 10**, Status Report: Closure of Public Road adjoining Erf 674, 5040 and 9441, George, with Reference No. S/8775/62 p863, dd. 27/09/2022 is attached to this application;

4.3.6.1.12 **Annexure 11**, Status Report: Erf 3363, George, with Reference No. S/8775/62, dd. 8/11/2022 is attached to this application;

4.3.6.1.13 **Annexure 12**, Final Certificate: Closure of Public Road adjoining Erf 674, 5040 and 9441, George, with Reference No. S/8775/62 p863, dd. 24/10/2022 is attached to this application;

4.3.6.1.14 **Annexure 13**, Comp. BL-7DD/W41(1742) by Goosen Clough & Louw Land Surveyors is attached to this application;

4.3.6.1.15 **Annexure 14**, Proof of Payment will be provided in due course as it is made available to the applicant;

4.3.6.1.16 **Annexure 15**, Copy of Title Deed No. T10631/2020 is attached to this application;

4.3.6.1.17 **Annexure 16**, Conveyancer certificate by Gerrit Petrus Fourie of Fourie Pretorius Inc. is attached to this application; and

4.3.6.1.18 **Annexure 17**, Minutes of Pre-Application, dd. 02/02/2023 is attached to this application.

4.3.6.2 Current and proposed development controls (Development Parameters):

Normally when application is made for a permanent departure from the Development Parameters of the Zoning Scheme the current and proposed development controls are discussed in depth. In this instance application does not have to be made for a departure from the development parameters of the property, but application is made for a departure from the minimum width of a combined access and exit way from 5,0m to $\pm 4,7$ m. Furthermore, application is also made for a departure from the parking requirements in order to allow parking to be provided in accordance with PT1 Areas. Therefore, as this application does not entail a new development proposal, the existing structures on the property will not be discussed and elaborated as it was approved by the Municipality in the past.

4.3.7 TITLE DEED

The Trustees for the Time Being of N H Trust Registration number: IT 3786/2006 are the registered owners of Erf 674, George, with Deed of Transfer No. T000010631/2020. Conveyancer certificate by Gerrit Petrus Fourie of Fourie Pretorius Inc. is attached as Annexure 15, states that the above deed of Transfer does not contain any conditions which will impinge this application.

4.4 CHARACTER OF THE ENVIRONMENT

The properties relevant to this application abuts C.J. Langenhoven Road, which is situated within a business sub-node of George. The proposed closure, subdivision, rezoning, consolidation and permanent departures of the applicable erven does not pose to alter the character of the properties. Therefore, approval of this application will benefit the environment it is situated within as unutilised erven will be maintained and utilised by the registered owner of Erf 674. Approval of this application will furthermore also address the parking issue raised in the Pre-Application dd. 13/02/2023, which will result in safer parking for anyone visiting either the business or the flats on Erf 674.

4.5 POTENTIAL OF THE PROPERTY

4.5.1 AGRICULTURE

As mentioned earlier in this report, Erf 674 is situated within an urban environment of George within the Urban Edge and is currently zoned Business Zone I. Therefore, the property has no Agricultural potential and no further elaboration will be made in this regard.

4.5.2 CONSERVATION

The subject property is an existing developed erf within the urban edge of George with no conservation worthy vegetation. Erven 3363 and 29919 also pose to have no conservation worthy vegetation. Therefore, approval of this application will not have a detrimental effect on conservation.

4.5.3 MINING

As of date no exploitable materials have been found on the property which could lead to any mining activities taking place on the property.

4.5.4 RECREATION

The zoning of Erf 674 is Business Zone I and the proposed new zonings of Erven 3363 and 29919 are also Business Zone I. Therefore, the proposed land use of the property is for business and no recreational activity is proposed. Therefore, no further elaboration will be made with regard to recreation.

4.5.5 RESIDENTIAL

Erf 674 currently has two flats above the ground floor. Therefore, this land unit makes provision for a residential component in a business-sub node in accordance with George Municipality's Integrated Zoning Scheme By-Law, 2017. Therefore, approval of this application is in line with the SDF's policy of densification and the promotion of residential units above ground floor in the CBD as stipulated in Policy C2.4: PG a.

4.6 LOCATION AND ACCESSIBILITY

The erven relevant to this application is situated at 33°57'23.40"S, 22°27'10.02"E and can be accessed from 36 C.J. Langenhoven Road. During the Pre-Application it was pointed out that the parking does not conform to George Municipality's

Integrated Zoning Scheme By-Law, 2017. It is unclear what exactly is referred to by the non-conforming remark, nevertheless the existing parking bays get direct access from C.J. Langenhoven Road. This format of parking can be found everywhere in George, while it should also be pointed out that no accidents which took place here have been recorded. The parking is furthermore situated closer than 10m to the street boundary of C.J. Langenhoven Road and therefore application is made as set out in Par. 1 above, for a permanent departure to allow the parking to be situated closer than 10m to the street boundary. The proposed Site Development Plan provides for parking as required for PT1 areas as there is a Go George Bus stop only 10m from Erf 674. Subsequently the parking issues are addressed as shown on the attached Site Development Plan, Annexure 7.

4.7 PROVISION OF SERVICES

The erf is serviced by the Municipality and this application will not alter the current services rendered to the property.

4.7.1 WATER

The property receives water from the Municipality. This application will not alter the water usage of the erf as the uses will remain in place as it is currently.

4.7.2 SEWERAGE

Sewerage generated on the property is disposed of through the municipal sewerage system. This application does not propose any additional construction, therefore the sewerage generated on the property will remain the same.

4.7.3 ELECTRICITY

The property receives electricity from the Municipality. Approval of this application will not place a bigger demand on the current electricity usage of the property as the land uses will remain exactly the same.

4.7.4 STORM WATER

Storm water is managed accordingly, while this application does not propose any additional construction which will alter the current storm water management.

4.7.5 REFUSE REMOVAL

Refuse removal is a service the owners receive from the Municipality. Approval of this application will not alter the current demand for refuse removal as the land uses will remain in place as what can currently be found on the property.

4.8 CONSTRUCTION PHASE

Prior to any construction, a registered owner should submit building plans of the proposed construction to the Municipality for approval. However, no new construction is proposed with this application, therefore it is irrelevant to elaborate further on this subject.

5. CONCLUSION

On the strength of the rationalisation followed in this report, it is evident that there is a substantial benefit not only for the owners of the property, but also to the Municipality in order to grant approval for the closure of a public place, subdivision, rezoning and consolidation of unutilised State Land to Erf 674. This will result in the utilisation of unutilised state land situated within the urban edge.

Nel & de Kock Town and Regional Planners
Per: Deon Nel Pr. Pln A/520/1987

August 2023



Enquiry: Mr DM Gelderbloem
 Head: Properties
 Planning and Development
 E-mail: dm gelderbloem@george.gov.za
 Tel: +27 (0)44 801 9073

Planning and Development
Beplanning en Ontwikkeling

Our Ref.: Erf 674, George
 Collaborator Ref.: 2153042
 05 May 2022

Nel De Kock Town Planners
 P.O. Box 1186
GEORGE
 6530

Per email: Nel & De Kock <neldek@mweb.co.za>

Dear Mr De Kock

**RE: APPLICATION TO PURCHASE ERF 3363, GEORGE AND A PORTION OF THE
 REMAINDER OF ERF 9077, GEORGE SITUATED IN LANGENHOVEN STREET NEXT TO ERF
 674, GEORGE**

The above application refers.

At the Ordinary Council Meeting held on 25 March 2022 the following resolution was taken:

"RESOLVED

- (a) that it **BE DECIDED** that Erf 3363 and the portion of the remainder of Erf 9077, George ($\pm 69\text{m}^2$ and 80m^2 in extent respectively) is not required for the minimum level of basic Municipal service delivery in terms of Section 14(2) of the Municipal Finance Act 2003, (Act 56 of 2003);
- (b) that it **BE ACKNOWLEDGED** that Erf 3363 and the portion of the remainder of Erf 9077, George ($\pm 69\text{m}^2$ and 80m^2 in extent respectively) be regarded as non-viable;
- (c) that Council **TAKE NOTE** of the historical subdivision of Erf 3363, George;
- (d) that the transfer of Erf 3363 and the portion of the remainder of Erf 9077, George ($\pm 69\text{m}^2$ and 80m^2 in extent respectively) to the owner of Erf 674, George at a nominal amount of R100.00 plus VAT and R1000.00 plus VAT respectively, **BE APPROVED**;
- (e) that Erf 3363, George ($\pm 69\text{m}^2$ in extent) **BE CONSOLIDATED** with Erf 674, George;



- (f) that the portion of the remainder of Erf 9077, George ($\pm 80\text{m}^2$ in extent) **BE CLOSED, SUBDIVIDED** and be **CONSOLIDATED** with Erf 674, George;
- (g) that the intention of Council to transfer Erf 3363 and the portion of the remainder of Erf 9077, George ($\pm 69\text{m}^2$ and 80m^2 in extent respectively) to the owner of Erf 674, George **BE ADVERTISED** for comments and representations;
- (h) that the transfer of the portion of the remainder of Erf 9077, George ($\pm 80\text{m}^2$ in extent) **BE SUBJECT** thereto that no valid objections are received; and
- (i) that the applicant **BE RESPONSIBLE** for all costs resulting from the transaction."

You are therefore required to put the required procedures in place to enable the transfer of the subject portions of land that must be consolidated with Erf 674, George.

We trust you find the aforementioned in order.

Yours faithfully,



DM GELDERBLOEM
MANAGER: PROPERTIES

S:\Properties\2020 & Beyond\5.Council Resolutions\2022\March 2022\Erf 674, George.docx

DIRECTORATE: HUMAN SETTLEMENTS, PLANNING & DEVELOPMENT
DIREKTORAAT: MENSLIKE NEDERSETTINGS, BEPLANNING & ONTWIKKELING

Reference number: 1929712
Erf nr: Erven 3363 & 9077 George
Date: 2023-06-01
Enquiries: 044 801 9472

NEL DE KOCK TOWN PLANNERS
PO Box 1186
GEORGE
6530

neldek@mweb.co.za

RE: RECTIFICATION OF A COUNCIL RESOLUTION TAKEN ON AN APPLICATION TO PURCHASE ERF 3363 GEORGE AND A PORTION OF THE REMAINDER OF ERF 9077 GEORGE SITUATED IN LANGENHOVEN STREET NEXT TO ERF 674 GEORGE

The abovementioned matter has reference.

Attached hereto please find a copy of the signed Council Resolution taken on the 25 May 2023 for your record purposes.

Kindly indicate in writing whether you accept the conditions as stipulated in the resolution.

Yours faithfully,



DM GELDERBLOEM
MANAGER: PROPERTY MANAGEMENT

<https://Documents/P drive/Collaborator letters/Erf 674 George.docx>



EXTRACT FROM THE DRAFT MINUTES: ORDINARY COUNCIL MEETING HELD ON 25 MAY 2023

8.3 **RECTIFICATION OF A COUNCIL RESOLUTION TAKEN ON AN APPLICATION TO PURCHASE ERF 3363 GEORGE AND A PORTION OF THE REMAINDER OF ERF 9077 GEORGE SITUATED IN LANGENHOVEN STREET NEXT TO ERF 674 GEORGE** *(continue on following page)*

Proposed by Councillor Wessels and seconded by Councillor R Figland, it was

RESOLVED

that the following decision taken at the Ordinary e-Council meeting held on 25 March 2022 **BE REVOKED**:

- (a) that it **BE DECIDED** that Erf 3363 and the portion of the remainder of Erf 9077, George ($\pm 69\text{m}^2$ and 80m^2 in extent respectively) is not required for the minimum level of basic Municipal service delivery in terms of Section 14(2) of the Municipal Finance Act 2003, (Act 56 of 2003);
- (b) that it **BE ACKNOWLEDGED** that Erf 3363 and the portion of the remainder of Erf 9077, George ($\pm 69\text{m}^2$ and 80m^2 in extent respectively) be regarded as non-viable;
- (c) that Council **TAKE NOTE** of the historical subdivision of Erf 3363, George;
- (d) that the transfer of Erf 3363 and the portion of the remainder of Erf 9077, George ($\pm 69\text{m}^2$ and 80m^2 in extent respectively) to the owner of Erf 674, George at a nominal amount of R100.00 plus VAT and R1000.00 plus VAT respectively, **BE APPROVED**;
- (e) that Erf 3363, George ($\pm 69\text{m}^2$ in extent) **BE CONSOLIDATED** with Erf 674, George;
- (f) that the portion of the remainder of Erf 9077, George ($\pm 80\text{m}^2$ in extent) **BE CLOSED, SUBDIVIDED** and be **CONSOLIDATED** with Erf 674, George;
- (g) that the intention of Council to transfer Erf 3363 and the portion of the remainder of Erf 9077, George ($\pm 69\text{m}^2$ and 80m^2 in extent respectively) to the owner of Erf 674, George **BE ADVERTISED** for comments and representations;



EXTRACT FROM THE DRAFT MINUTES: ORDINARY COUNCIL MEETING HELD ON 25 MAY 2023

8.3 RECTIFICATION OF A COUNCIL RESOLUTION TAKEN ON AN APPLICATION TO PURCHASE ERF 3363 GEORGE AND A PORTION OF THE REMAINDER OF ERF 9077 GEORGE SITUATED IN LANGENHOVEN STREET NEXT TO ERF 674 GEORGE (continue from previous page)

- (h) that the transfer of the portion of the remainder of Erf 9077, George ($\pm 80\text{m}^2$ in extent) **BE SUBJECT** thereto that no valid objections are received; and
- (i) that the applicant **BE RESPONSIBLE** for all costs resulting from the transaction."

and **BE REPLACED** with the following:

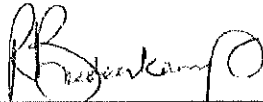
- (a) That it **BE DECIDED** that Erf 3363 and the portion of the unnamed lane at the back of Erf 674 George ($\pm 69\text{m}^2$ and 80m^2 in extent respectively) is not required for the minimum level of basic Municipal service delivery in terms of Section 14(2) of the Municipal Finance Act 2003, (Act 56 of 2003);
- (b) That it **BE ACKNOWLEDGED** that Erf 3363 and the portion of the unnamed lane at the back of Erf 674 George ($\pm 69\text{m}^2$ and 80m^2 in extent respectively) be regarded as non-viable;
- (c) That Council **TAKE NOTE** of the historical subdivision of Erf 3363 George;
- (d) That the transfer of Erf 3363 and the portion of the unnamed lane at the back of Erf 674 George ($\pm 69\text{m}^2$ and 80m^2 in extent respectively) to the owner of Erf 674 George, at a nominal amount of R100.00 plus VAT and R1000.00 plus VAT respectively, **BE APPROVED**;
- (e) That Erf 3363 George ($\pm 69\text{m}^2$ in extent) **BE CONSOLIDATED** with Erf 674 George;
- (f) That the portion of the unnamed lane at the back of Erf 674 George ($\pm 80\text{m}^2$ in extent) **BE CLOSED, SUBDIVIDED** and be **CONSOLIDATED** with Erf 674 George;
- (g) That the transfer of the portion of the unnamed lane at the back of Erf 674 George ($\pm 80\text{m}^2$ in extent) **BE SUBJECT** thereto that no valid objections are received; and



EXTRACT FROM THE DRAFT MINUTES: ORDINARY COUNCIL MEETING HELD ON 25 MAY 2023

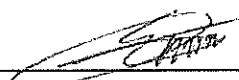
8.3 RECTIFICATION OF A COUNCIL RESOLUTION TAKEN ON AN APPLICATION TO PURCHASE ERF 3363 GEORGE AND A PORTION OF THE REMAINDER OF ERF 9077 GEORGE SITUATED IN LANGENHOVEN STREET NEXT TO ERF 674 GEORGE (continue from previous page)

- (h) That the applicant **BE RESPONSIBLE** for all costs resulting from the transaction.




Date: 25/05/2023

Manager: Committee Support (Miss R Bredenkamp)



Date: 26/5/2023

Deputy Director: Corporate Services (Admin) (Mr E Ganza)



Date: 26/5/23

Director: Corporate Services (Mrs K Moodley)

POWER OF ATTORNEY

I, the undersigned,

Norman Reinach

In my capacity as authorised representative of the N.H. Trust (Registration Number: IT
3786/2006).

And duly authorised as such in terms of Resolution

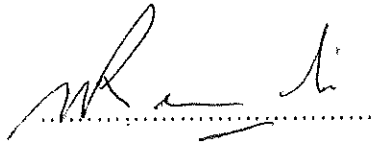
hereby nominate and appoint:

DEON NEL of the firm

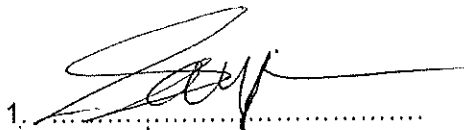
NEL & DE KOCK TOWN & REGIONAL PLANNERS

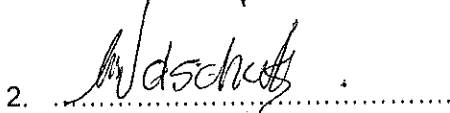
With power of substitution, to be our true and lawful Agent in our name, place and stead, to apply to the George Municipality for a **Subdivision, Closure of a Public Place, Rezoning, Consolidation and Permanent Departures of Erf 674, George** and I hereby ratify, allow and confirm, and promise and agree to ratify, allow and confirm all and whatsoever our said Agent shall lawfully do or cause to be done by virtue of these presents.

SIGNED at **George** on this 4 July 2023 in the presence of the under mentioned witnesses.



AS WITNESSES:

1. 

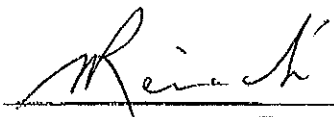
2. 

R E S O L U S I E *

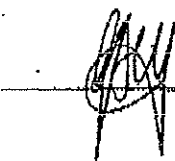
Die trustees van die N. H. TRUST besluit hiermee soos volg:

In terme van paragrawe 7.4.1 en 18.8 van die Trustakte word dit hiermee besluit deur ons die trustees van die N.H. TRUST om **NORMAN REINACH** te magtig om alle dokumente namens die trustees te teken ten opsigte van die administrasie van die trust en vir die uitvoering van enige transaksies met betrekking tot die aangeleenthede van die trust, asook met betrekking tot enige bankrekening in die naam van die trust.

ALDUS GEDOEN en GETEKEN te GEORGE hierdie 6de dag van November 2007.



ALDUS GEDOEN en GETEKEN te GEORGE hierdie 6de dag van November 2007.





DEPARTEMENT VAN JUSTISIE
REPUBLIEK VAN SUID-AFRIKA

MAGTIGINGSBRIEF

Ingevolge artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)

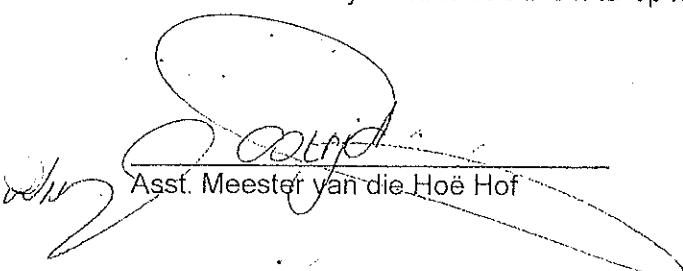
No: IT3786/2006

Hiermee word gesertifiseer dat NORMAN REINACH en
JOHAN WESSEL BELL

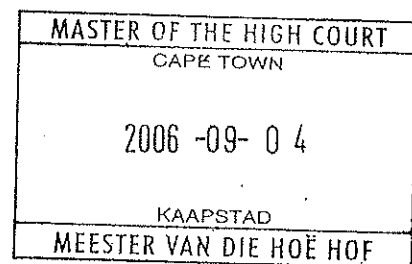
gemagtig word om as trustees van die N H TRUST

op te tree.

GEGEE onder my hand te KAAPSTAD op hede die 4 dag van SEPTEMBER 2006


Asst. Meester van die Hoë Hof

a/b



70

Haycock Attorneys
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me



CONVEYANCER
GERRIT PETRUS FOURIE

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 29500000	R. 1588,00
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Act/Proc.....

T000010631 / 2020

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

GERRIT PETRUS FOURIE

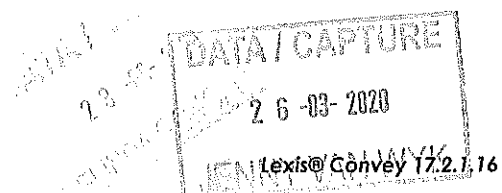
appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

ANASTASIA DIANA GRAVES

Identity Number 400808 0026 08 0

Married, which marriage is governed by the laws of ENGLAND and duly assisted herein by her spouse AUSTIN PERCIVAL GRAVES Identity Number 400315 5053 101 insofar as needs be

which said Power of Attorney was signed at George on 17 January 2020



And the appearer declared that his/her said principal had, on 15 January 2020, 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:

The Trustees for the Time Being of N H TRUST
Registration number IT 3786/2006

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

REMAINDER ERF 674 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 930 (NINE HUNDRED AND THIRTY) Square metres

FIRST REGISTERED by Certificate of Registered Title Number T17023/1958
with Diagram Number 5119/1951 relating thereto and HELD by Deed of
Transfer Number T67201/1989

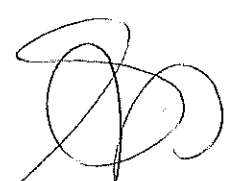
- A. INsofar as the figure A e F D on said Diagram Number 5119/1951 is concerned:

SUBJECT to the conditions referred to in Deed of Transfer No. T5177 dated 20th August 1900.

- B. INsofar as the figure e B C F on said Diagram Number 5119/1951 is concerned:

SUBJECT to the conditions referred to in Deed of Transfer No. T10506 dated 18th October 1928.

Uf



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

ANASTASIA DIANA GRAVES, Married as aforesaid

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

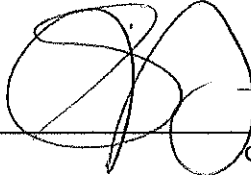
Trustees of the Time Being of N H TRUST
Registration number IT 3786/2006

its Successors in Office 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 R2 950 000,00 (TWO MILLION NINE 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

23 March 2020



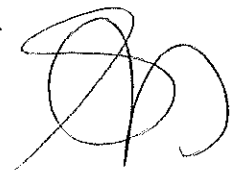
q.q.

In my presence



REGISTRAR OF DEEDS

N



CONVEYANCER CERTIFICATE**IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW****APPLICATION DETAILS:**

Subdivision ,Closure of Public Place,Rezoning and Consolidation in respect of Remainder Erf 674 George ,Erf 3363 George and resulting in consequent Erf 29919 George

Permanent Departures

Date of Application: February 2023 by Nel De Kock Town Planners set out on Draft Plan Number G/DGK/200-1 and Draft Plan Number G/DGK/200-3

I, the undersigned

GERRIT PETRUS FOURIE LPC 83877

a duly qualified and admitted Conveyancer, practicing at:

FOURIE PRETORIUS INC 21 ON BLAAUWBERG ROAD TABLE VIEW CAPE TOWN

[Firm name and Address],

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:

Deed of Transfer T 10631/2020 and Deed of Transfer T 17024/1958 together with Pivot Deeds and Accessory Deeds referred to in the said Deed of Transfer

In respect of:

**1) REMAINDER ERF 674 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**



IN EXTENT 930 (NINE HUNDRED AND THIRTY)

SQUARE METERS

HELD BY DEED OF TRANSFER NUMBER T 10631/2020

REGISTERED in the name of

THE TRUSTEES FOR THE TIME BEING OF NH TRUST

REGISTRATION NUMBER IT 3786/2006

2)ERF 3363(A PORTION OF ERF 674)GEORGE

IN THE MUNICIPALITY AND DIVISION GEORGE

WESTERN CAPE PROVINCE

IN EXTENT 69(SIXTY NINE)SQUARE METRES

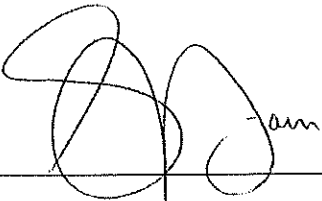
HELD BY DEED OF TRANSFER NUMBER T17024/1958

REGISTERED in the name of

MUNICIPALITY OF GEORGE

2. I have appraised myself with the details of the abovementioned Application and related Draft Diagrams.
3. The abovementioned Title Deed/s contains no conditions restricting the contemplated Applications.

SIGNED at CAPE TOWN on this 21 day of JULY 2023

A handwritten signature in black ink, consisting of several loops and a trailing 'am', is written over a horizontal line.

CONVEYANCER

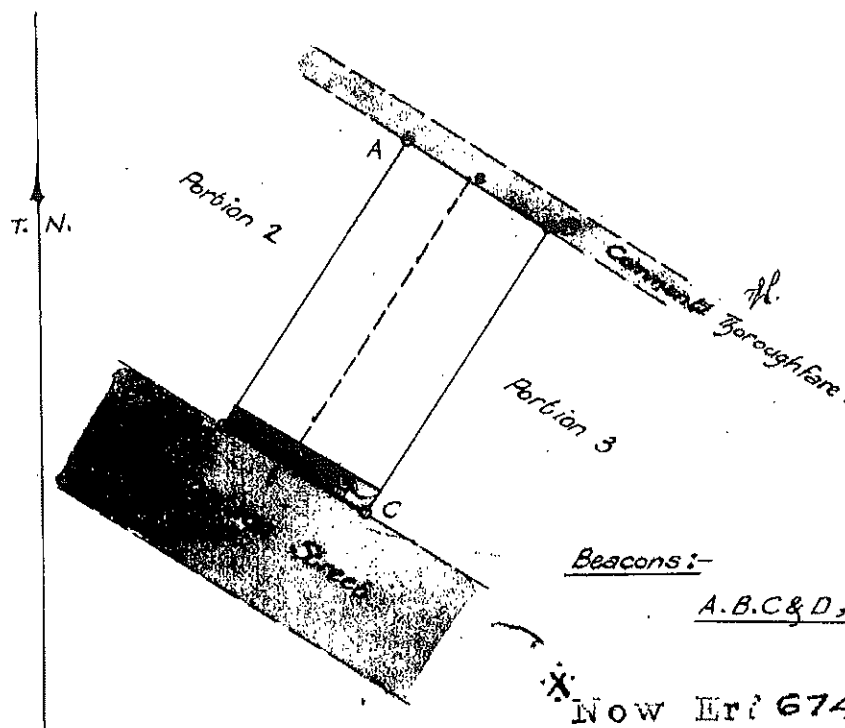
GERRIT PETRUS FOURIE

SIDES Cape Feet		ANGLES OF DEPRESSION		SYSTEM L ⁹ CO-ORDINATES	
AB	70	A	90		
BC	144	B	90		
CD	70	C	90		
DA	144	D	90		

No. 5119/51

Approved

Samuel D. Smith
Surveyor-General.



Beacons:-

A.B.C & D, iron pegs 18" long
and $\frac{1}{2}$ dia.

Now Erf 674
GEORGE

Scale 1 : 1000

The figure ABCDrepresents 10080 Sq. Feet of land being

Portion 1 of Lot Venter

Municipality and
situate in the Division of George Province of Cape of Good Hope.

Surveyed in June 1951 by me

J. Samuel

Land Surveyor.

This diagram is annexed to

D.T. 17023/1958

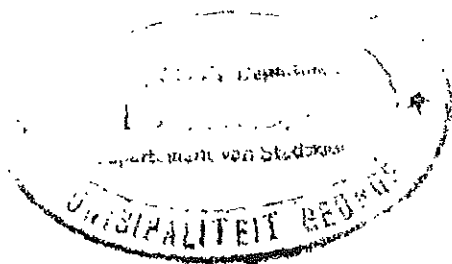
Registrar of Deeds.

The original diagrams is
No. 5118/51 annexed to
me a Cert. of
Consolidated Title

File No. 5/8775/62
S.R. No. E. 1354/51
Geo. Sht. 1.

NTQ. BL-700

W. 41 D



oprijs a. land

edg.

E 1372/58 5790/58 Erf 3363.

699

V7024/1958



agriculture, land reform
& rural development

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

Tel: (021) 467 4800

Fax: (021) 465 7358

SURVEYOR GENERAL'S OFFICE- WC
PRIVATE BAG X9028
CAPE TOWN
8000

2022/10/24

NEL & DE KOCK
TOWN AND REGIONAL PLANNERS
PO BOX 1186
GEORGE
6530

MY REF:S/8775/62 p863

Your ref: Email
Dated: 2021-10-04

ATTENTION: Deon Nel

Sir

FINAL CERTIFICATE

CLOSURE OF PUBLIC ROAD ADJOINING ERVEN 674, 5040 AND 9441 GEORGE

It is hereby certified that all my requirements in regard to the above have been met.

NB:

When submitting the final closure notice in terms of Section 43(1)(f) of LUPA ACT 3/2014 OR Section 45(1)(f) of the George Municipality Land Use Planning By-Law 2015 to the Director of Local Government, it must be accompanied by a copy of this certificate. Failure to do so, will lead to the refusal by the Director to publish the notice.

To expedite this matter please notify me after the final notice of closure has appeared in the Official Gazette or has been advertised in the local media.

The wording must be strictly in accordance with the above heading.

Yours faithfully

T HEATH
For SURVEYOR-GENERAL: WESTERN CAPE

NB: The Surveyor-General's reference must be quoted in the Notice of closure in the Official Gazette or in the advertisement in the local media.



**agriculture, land reform
& rural development**

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

SURVEYOR-GENERAL: WESTERN CAPE

90 Plein Street / Private Bag X9028, CAPE TOWN, 8000; Tel: 021 467 4800; Fax: 021 4653008; Email: sgdatawc@dalrrd.gov.za

**NEL & DE KOCK
PROFESSIONAL LAND SURVEYORS
PO BOX 1186
GEORGE
6530**

*Enquiries: T Heath
My Reference: S/8775/62*

Your Reference: e mail

08-11-2022

Attention: Deon Nel

Madam/Sir

STATUS REPORT: ERF 3363 GEORGE

I refer to your letter dated 2022-10-04

According to my records, the land shown marked green on the attached sketch plan represents:

Erf 3363 George Vide SG Dgm No 5790/1958 annexed to D/G 1958.000.17024

It is shown as ordinary erf in our records

Yours Faithfully.

**T Heath
For Surveyor General Office – Western Cape.**

Tel: (021) 4657358

Fax: (021) 465 3008

THE SURVEYOR-GENERAL- WC
PRIVATE BAG X9028
CAPE TOWN
8000

Nel & De Kock
Town and Regional Planners
PO Box 1186
George
6530

2022.09.27

MY REF: S/8775/62 p863

Your ref: email

Dated: 2022.09.08

Note: THIS STATUS REPORT
IS VALID FOR 3 YEARS.

ATTENTION: Deon Nel

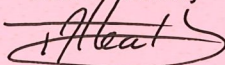
**STATUS REPORT: CLOSURE OF PUBLIC ROAD ADJOINING ERF 674, 5040 AND
9441 GEORGE**

1. The proposed closure of land as shown in red on your attached represents: **A PORTION OF UNALIENATED STATE LAND.**

It is shown as **Public Place** in my records.

2. **FOR OFFICE USE:** The following properties will be endorsed: **ERVEN 674, 5040 AND 9441 GEORGE**
3. Endorsement fees amount to: **R1185.00 (Received p862)**
4. I require a copy of a diagram suitable for registration purposes, surveyed and framed by a land surveyor, of the following: **The portion of closed public road (unalienated state land)**
5. A written notification/consent to amend a general plan is required in terms of **Section ----- of the ----- bylaw on municipal land use planning -----** for the amendment of **GENERAL PLAN NO: N/A**

Yours faithfully



T. Heath

For **SURVEYOR-GENERAL: WESTERN CAPE**

FOR OFFICE USE

CERTIFICATE p
GAZETTE No
DATED

p