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**PROJECT:**  
Proposed subdivision & consolidation for P Bruwer

**PROJEK:**

**DESCRIPTION:**  
Erf 29717, George

**BESKRYWING:**

**TITLE:**  
Subdivision plan

**TITEL:**

**NOTES:**  
Proposed subdivision and closure of Portion A of Erf 14739 and consolidation thereof with Erf 29717.

**NOTAS:**

A3 Scale:

1:500

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**DESIGNED:**  
DESIGNED: DV

**DRAWN:**  
GETEKEN: MV

**FILE PATH:** 1117/GEO/20/Tek/SKF  
**PLAN NO:** SUB3

**DATE:** FEBRUARY 2023  
**DATUM:**

**PLAN NAME:** ANNEXURE 7  
**PLAN NAAM:**



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**PROJECT:**  
Proposed subdivision & consolidation for P Bruwer

**PROJEK:**

**DESCRIPTION:**  
Erf 29717, George

**BESKRYWING:**

**TITLE:**  
Consolidation plan

**TITEL:**

**NOTES:**  
Proposed subdivision and closure of Portion A of Erf 14739 and consolidation thereof with Erf 29717.

**NOTAS:**

A3 Scale:

1:500

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DESIGNED: DV

**DRAWN:**  
GETEKEN: MV

**FILE PATH:** 1117/GEO/20/Tek/SKF  
**PLAN NO:** CONSOL1

**DATE:**  
DATUM: FEBRUARY 2023

**PLAN NAME:**  
PLAN NAAM: ANNEXURE 8

# GEORGE MUNICIPALITY



## 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: **1117/GEO/20**

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

Brief proposal: **Proposed subdivision application**

Property(ies) description: **Erf 6865, Dormehlsdrift, George**

Date: **16 November 2020**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilane Huyser	George Municipality	044 801 9550	ihuyser@george.gov.za
Pre-applicant	Delarey Viljoen	DELplan Consulting	044 873 4566	<a href="mailto:planning@delplan.co.za">planning@delplan.co.za</a>

The documentation provided for discussion:

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

1. **Proposed subdivision plan;**
2. **Title Deed;**
3. **Locality plan;**
4. **SG diagram;**

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).

<del>YES</del>	<b>NO</b>
----------------	-----------

A comprehensive overview of the proposal:

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law (2015) of Erf 6865, George into two portions, namely Remainder of Erf 6865, George ( $\pm 660\text{m}^2$ ) and Portion A ( $\pm 440\text{m}^2$ ). Possibly  $\pm 490\text{m}^2$  if servitude could be obtained.
- **Departure** in terms of Section 15(2)(e) of the George Municipality: Land Use Planning By-Law (2015) from the minimum erf size for Dormehlsdrift from  $500\text{m}^2$  to  $\pm 490\text{m}^2$ .

The owner of the property wishes to subdivide the property into two portions to be able to accommodate two dwellings units separate on each property.

Portion A is currently  $\pm 440\text{m}^2$  of which  $\pm 50\text{m}^2$  was (indicated as E, D, C on SG No. 6580/1975) proclaimed to construct the street, namely Belvedere Street. The street was constructed but the proclaimed portion  $\pm 50\text{m}^2$  was never developed upon.

According to the minimum erf size policy for Dormehlsdrift, the property cannot be smaller than  $500\text{m}^2$  (one dwelling). The owner proposes to buy the  $\pm 50\text{m}^2$  from Council and consolidate the property with Erf 6865, George. The subdivided portion will be  $\pm 490\text{m}^2$  of which the owner proposes to construct a  $\pm 141\text{m}^2$  dwelling.

Although the subdivided property is smaller than  $500\text{m}^2$ , the subject property is underutilised and it is located in the 500-meter intensification zone and activity corridor that is earmarked for restructuring and residential development that encompasses higher density developments. This intensification area is located along with the principle of public transport corridors, which will also perform the role of the Municipality's Restructuring Zone.

**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
	2(a)	rezoning of land;	R
	2(b)	A rezoning to subdivisional area;	R
	2(c)	a temporary departure to use the land for a purpose not provided for in the zoning scheme granted on a temporary basis;	R
	2(d)	a permanent departure from the development parameters of the zoning scheme;	R
√	2(e)	a subdivision of land that is not exempted in terms of section 25, including the registration of a servitude or lease agreement;	R 440.00
	2(f)	an amendment, suspension or removal of restrictive conditions in respect of a land unit;	R
	2(g)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(h)	an extension of the validity period of an approval;	R
	2(i)	a consent use in terms of the relevant zoning scheme regulations;	R
	2(j)	Amendment/cancellation of a general plan;	R
	2(k)	a phasing, amendment or cancellation of a plan of subdivision or a part thereof;	R
	2(l)	a contravention levy;	R
	2(m)	A determination of a zoning;	R
	2(n)	Closure of a public place or part thereof;	R
	2(o)	occasional use of land;	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
<b>TOTAL APPLICATION FEE*:</b>			<b>R 440.00 (VAT excluded)</b>

**PLEASE NOTE:** \* Application fees are estimated on the information discussed and are subject to change with submission of the formal application. **Application fees to be obtained prior to submission of application**

## 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?	<b>X</b>			<b>The GSDF (2019)</b>
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)]		<b>X</b>		<b>Conveyancer's Certificate will confirm this</b>
Any other Municipal by-law that may be relevant to application? (If yes, specify)		<b>X</b>		
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <b>George Municipality's Integrated Zoning Scheme By-Law</b> What is the current zoning of the property? <b>Single Residential Zone I</b> What is the proposed zoning of the property? <b>Single Residential Zone I</b> Does the proposal fall within the provisions/parameters of the zoning scheme? <b>Yes</b> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <b>No (To be confirmed due to the proposed subdivision)</b>				

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?	<b>X</b>			
Are any regional/district spatial plans relevant? If		<b>X</b>		

yes, is the proposal in line with the document/plans?				
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### **SECTION C:**

#### **CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

<b>QUESTIONS REGARDING CONSENT / COMMENT REQUIRED</b>	<b>YES</b>	<b>NO</b>	<b>TO BE DETERMINED</b>	<b>OBTAIN APPROVAL / CONSENT/ COMMENT FROM:</b>
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, Forestry and Fisheries (DAFF)
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 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) <del>(strikethrough irrelevant)</del>		X		National Department 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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT/ COMMENT FROM:
				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
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? ( <del>strikethrough irrelevant</del> )		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
Storm water:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services



Telecommunication services:			<b>X</b>	
Other services required? Please specify.			<b>X</b>	
Development charges:			<b>X</b>	

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

##### COMPULSORY INFORMATION REQUIRED:

<b>Y</b>	<b>N</b>	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	<b>Y</b>	<b>N</b>	S.G. noting sheet extract / Erf diagram / General Plan
<b>Y</b>	<b>N</b>	Motivation report / letter	<b>Y</b>	<b>N</b>	Full copy of the Title Deed
<b>Y</b>	<b>N</b>	Locality Plan	<b>Y</b>	<b>N</b>	Site Layout Plan
<b>Y</b>	<b>N</b>	Proof of payment of fees	<b>Y</b>	<b>N</b>	Bondholder's consent

##### MINIMUM AND ADDITIONAL REQUIREMENTS:

<b>Y</b>	<b>N</b>	Site Development Plan	<b>Y</b>	<b>N</b>	Conveyancer's Certificate
<b>Y</b>	<b>N</b>	Land Use Plan	<b>Y</b>	<b>N</b>	Proposed Zoning plan
<b>Y</b>	<b>N</b>	Phasing Plan	<b>Y</b>	<b>N</b>	Consolidation Plan
<b>Y</b>	<b>N</b>	Abutting owner's consent	<b>Y</b>	<b>N</b>	Landscaping / Tree Plan
<b>Y</b>	<b>N</b>	Proposed Subdivision Plan (including street names and numbers)	<b>Y</b>	<b>N</b>	Copy of original approval letter
<b>Y</b>	<b>N</b>	Services Report or indication of all municipal services / registered servitudes	<b>Y</b>	<b>N</b>	Home Owners' Association consent
<b>Y</b>	<b>N</b>	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) <del>(strikethrough irrelevant)</del>	<b>Y</b>	<b>N</b>	1 : 50 / 1:100 Flood line determination (plan / report)
<b>Y</b>	<b>N</b>	Other (specify)	<b>Y</b>	<b>N</b>	Required number of documentation copies <b>2 copies</b>

#### PART E: DISCUSSION

##### CES:

Portion of road reserve indicated is not required for future road upgrades as Belverdere street is constructed on a 13 m wide reserve. Application must be made to Donnie Gelderbloem to the purchase the said portion of road reserve.

##### Town Planning:

- Deviation from the minimum erf size is not a 15(2) application and the deviation merely need to be motivated as part of the applicant's memorandum.
- Application for the subdivision of Erf 6865, George may be made simultaneously with the application to purchase the said portion of road.
- Should the owner be able to purchase the said portion, the necessary applications required to consolidate the road portion with the subdivided portion, can be dealt with at that time.

OFFICIAL: \_\_\_\_\_ PRE-APPLICANT: \_\_\_\_\_  
(FULL NAME) (FULL NAME)



SIGNED: \_\_\_\_\_ SIGNED: \_\_\_\_\_

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

*\*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.*



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URBAN & REGIONAL PLANNERS

**Our Ref.: 1117/GEO/20**  
**Your Ref.: Erf 29727, George**

26 July 2023

The Municipal Manager  
George Municipality  
PO Box 19  
GEORGE  
6530

**ATTENTION: MR. CLINTON PETERSEN**

Dear Mr. Petersen,

**PROPOSED SUBDIVISION AND CLOSURE OF PORTION A OF ERF 14739 AND CONSOLIDATION THEREOF WITH ERF 29717, GEORGE MUNICIPALITY AND DIVISION**

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

Yours Faithfully  
**DELPLAN Urban & Regional Planning**

A handwritten signature in black ink, appearing to read 'D. Viljoen', is written over a light blue circular stamp.

**DELAREY VIJOEN Pr. Pln**

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2020/1117-GEO-20/2023/b1.doc>

**Cc: PIERRE BRUWER**

**PROPOSED SUBDIVISION AND CLOSURE OF PORTION A OF ERF 14739 AND  
CONSOLIDATION THEREOF WITH ERF 29717, GEORGE MUNICIPALITY AND  
DIVISION**



**FOR: PIERRE BRUWER**



URBAN & REGIONAL PLANNERS

DEVELOPMENT ENVIRONMENT LINK

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12. APPLICATION FORM

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## PROPOSED SUBDIVISION AND CLOSURE OF PORTION A OF ERF 14739 AND CONSOLIDATION THEREOF WITH ERF 29717, GEORGE MUNICIPALITY AND DIVISION

### 1. INTRODUCTION

The property owner of Erf 29717, George wishes to subdivide Erf 14739 (portion of Belvedere Road) in order to cut off Portion A and consolidate this portion with abutting Erf 29717 in order to construct a new dwelling on the erf. Proposed portion A is a small ( $\pm 50\text{m}^2$ ) portion bordering the subject property (Erf 29717) that was proclaimed to construct Belvedere Road. The road was constructed but the proclaimed portion was never developed, council has therefore given permission for proposed portion A to be sold to the owner of Erf 29717.

*DELPLAN Consulting* was appointed by the registered owner of Erf 29717, George, referred hereafter as the “**subject property**”, to prepare and submit the required land use application for the proposed development. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

#### 1.1 Title deed

The Title Deed (T57843/2017) refers to Erf 6865, George, registered in the name of **Pierre Bruwer**. This is the property from which Erf 29717 was subdivided. The approval letter for the subdivision is attached as **Annexure 2**. The title deed for the road reserve, Erf 14739, (T29540/92 owned by George Municipality) is attached herewith as **Annexure 3**, along with the title deed for Erf 6865. It is important to note that the title deed for Erf 29717 (formerly a portion of Erf 6865) is unavailable as the intent is to finalise the application to consolidate the erf with portion A of the road reserve (Erf 14739) and then submit the request for the final consolidated erf at the deeds office. The letter from Raubenheimers Attorneys confirming the intent to submit is attached as **Annexure 4** with a deed search, attached, also confirming the latter.

The SG Diagrams for Erven 29717 and 14739 are attached hereafter as **Annexure 5**. The Title Deed has been scrutinised and it contains no restrictions that will prohibit the proposed development. It is important to note that the Conveyancer Certificate (attached as **Annexure 6**) confirms the latter, and also provides confirmation that the bond registered over Erf 29717 (formerly Erf 6865) was cancelled.



## 1.2 Land Use Application

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality Land Use Planning By-law, 2023, to subdivide Erf 14739 into Remainder of Erf 14739 (RE/14739) and Portion A.
- **Closure of a public place** in terms of Section 15(2)(n) of the George Municipality Land Use Planning By-law, 2023, to close Portion A of Erf 14739 zoned “Transport Zone II” from public use to private.
- Note that Erf 14739, and Portion A, are public spaces and thus requires and **exemption application** in terms of section 24(1)(d) of the George Municipality Land Use Planning By-law, 2023, to allow consolidation of Portion A of Erf 14739 with Erf 29717 and allow automatic rezoning of Portion A, to the zoning of Erf 29717, George namely Single Residential Zone I.

## 2. CONTEXTUAL INFORMATION

### 2.1 The locality of the subject property

The property earmarked for the proposed development is situated on the western side of York Street on the corner of Palmiet Lane and Belvedere Road, within the suburb, Dormehlsdrift. Figure 1 indicates the subject property, in relation to the greater George area, figure 2 provides a closer look at the subject property with the surrounding area.



**Figure 1:** The location of the subject property in relation to George and major roads





**Figure 2:** The subject property and the immediate surrounding land uses.

No significant historic buildings, ruins, grave sites or any other heritage-related activities and objects are evident within the landscape. A locality plan is attached hereto as **Annexure 7**.

## 2.2 Existing Land Uses and Character of the Area

The subject property is currently undeveloped. The property is vacant and underutilised as seen in figure 3. The property has access from Belvedere Road and a portion of the street reserve is cut out of the property in the southern corner. The road reserve portion is also underutilised as it used for neither a road nor a residential property. The property is situated in Dormehlsdrift which is mostly a homogeneous residential area.



**Figure 3:** A photograph of the subject property taken towards Palmiet Lane

It is argued that the proposed consolidation, and future development of a dwelling house on the property, will retain the single residential character of the area as the acquisition of the proposed portion A will bring the total erf size to 481m<sup>2</sup> which is close to the actual minimum erf size for the area. There is, however, higher density residential development in Belvedere Road, closer to York Street which has significantly smaller erven.

## 2.3 Zoning

The zoning of the subject property according to the George Integrated Zoning Scheme By-Law is “*Single Residential Zone I*”, as can be seen in Figure 4. The zoning of the property will not be altered by the proposed consolidation of the property. The erf will remain Single Residential Zone I.

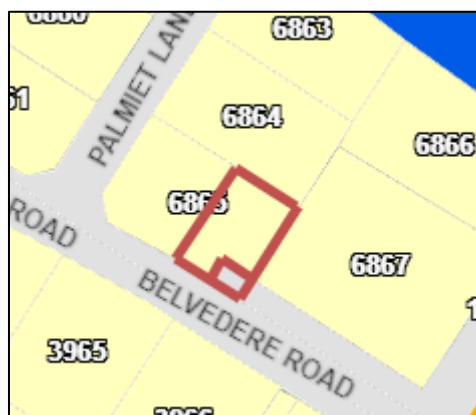


Figure 4: An illustration of the zoning for Erf 29717, George

Belvedere Road (Erf 14739), zoned “Transport Zone II”, can also be seen protruding into Erf 29717 which is the proposed Portion A to be cut off.

## 3. DEVELOPMENT PROPOSAL

### 3.1 Proposed Development

The property owner wishes to consolidate the subject property (Erf 29717) with portion A of Erf 14739. Proposed portion A is a small ( $\pm 50\text{m}^2$ ) portion bordering the subject property and was proclaimed to construct Belvedere Road. The street was constructed but the proclaimed portion was never developed, council has therefore given permission for proposed portion A to be sold to the owner of Erf 29717. The subject property will then measure 481m<sup>2</sup> in total. It was confirmed by the Roads Department that they would not need this portion and all indications are that the owner will be successful in purchasing and consolidating this portion. A Letter from the Municipal Council is attached herewith confirming the latter (**Annexure 8**). Refer to figures 5 and 6 indicating what this land use application entails.

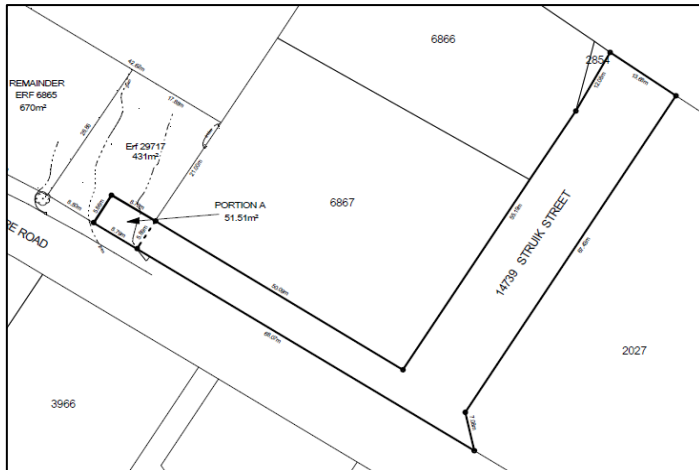


Figure 5: Subdivision

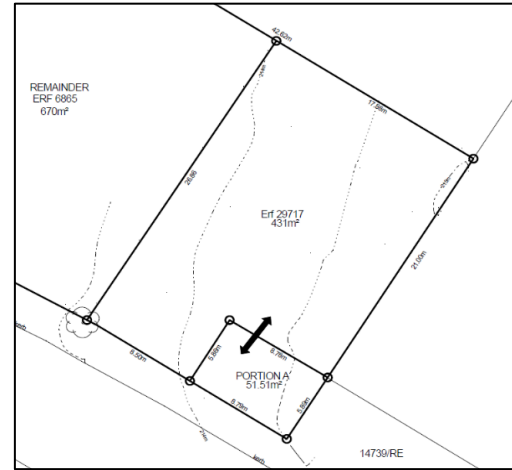


Figure 6: Consolidation

According to the minimum erf size policy for Dormehlsdrift, the property should not be smaller than 500m<sup>2</sup>. The final consolidated erf is smaller than the minimum erf size guideline. The addition of the ±50m<sup>2</sup> will increase the size of the portion to ± 481m<sup>2</sup> which is close to the 500m<sup>2</sup> minimum. The consolidation of portion A of the road (erf 14729) with the abutting erf would also mean that the property would be utilised optimally as proposed Portion A currently exists neither as a road nor a residential development.

It is important to note that the subdivided portion size is not the subject of this application as the subdivision of former Erf 6865 (now Erf 29717) was already approved.

The owner further wishes to develop a dwelling on the proposed portion A once the consolidation is approved.

The subdivision plan is attached as **Annexure 9** and the consolidation plan as **Annexure 10**.

### 3.2 Accessibility and Parking

The proposed dwelling on portion A will gain access off Belvedere Road. Sufficient parking will be provided for the new proposed dwelling and with the consolidation of the road reserve there will be ample space.

### 3.3 Engineering Services

The property is located in an already developed and serviced residential area. The property owner will be held financially responsible for the capital contributions.

### 3.4 Pre-Application

A Pre -application meeting was held on 18 November 2020 and the following comments were noted:

#### CES

- Portion of road reserve indicated is not required for future road upgrades as Belvedere Road is constructed on a 13m wide reserve. Application must be made to Donnie Gelderbloem to purchase the said portion of road reserve.

*Noted.*

#### Town Planning

- Deviation from the minimum erf size is not a 15(2) application and the deviation merely needs to be motivated as part of the applicant's memorandum.

*Noted, included as such.*

- Application for the subdivision of Erf 6865, George may be made simultaneously with the application to purchase the said portion of road.

*Noted.*

- Should the owner be able to purchase the said portion, the necessary applications required to consolidate the road portion with the subdivided portion, can be dealt with at that time.

*Noted.*

The Pre-application is attached as **Annexure 11**.

## 4. RELEVANT SPATIAL PLANNING POLICIES

### 4.1 Exiting Policy Frameworks

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

#### 4.1.1 George Municipal Spatial Development Framework (2023)

The GMSDF does not refer to the subject property specifically. The property does fall on the edge of the Medium-Term Business Development Edge as can be seen in figure 7. The property further also falls on the edge of the 500m catchment zone for intensification / Proposed



restructuring Zone along York Street as can be seen in figure 8. The property also falls within the green earmarked Residential Densification Zone.

The GMSDF (2023) created policies that will promote the objectives of the GMSDF. The policies that apply to this proposed development is: Policy C: *“Maintain a compact settlement form to achieve better efficiency in service delivery and resource use, and to facilitate inclusion and integration.”* This policy has subcategories that are applicable as well, namely:

Policy C1 that states that *“Within George city area, direct public investment (public facilities, amenities and services), commercial activity and residential densification, in particular affordable residential opportunities, towards consolidating and reinforcing the principal public transport/ activity corridors and in particular the priority nodal centres identified in Map 14 as civic and economic destination places.”*

These policy above are evidence that the proposed development is in line with the GMSDF as it promotes densification alongside a public corridor.

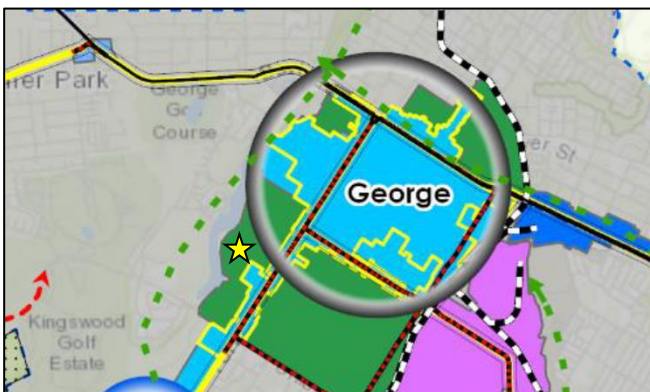


Figure 7: Nodal areas and precincts



Figure 8: Composite Map

#### 4.1.2 George Central Area Structure Plan (2012)

The above-mentioned structure plan supports the densification of residential areas. The document states that residential densification should be pursued as it would optimise the use of current infrastructure and land.

The George CBD Residential Densification Study indicated that properties in Dormehlsdrift should be densified through subdivisions and second dwelling units in order to retain the single residential function of the area. The proposed application therefore complies with this objective as the approval of this application will also retain the single residential character of the area. The application is not considered to be in conflict with the above-mentioned structure plan.

## 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)

Section 7 of SPLUMA lists the five development principles that apply to spatial planning, land use development and land use management namely (each of which to be elaborated on);

1. *Spatial justice* 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 proposed development will contribute to a more integrated urban environment and promote a more efficient use of land.*
  - *This development will also leave the character of the surrounding area unchanged.*
  - *The addition of a smaller housing typology could speak to creating a higher degree of market accessibility for a larger variety of income groups therefore promoting spatial justice. The consolidation of the road reserve Portion A with the abutting erf, has no influence on this principle.*
2. *Spatial sustainability* 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 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 development complies with the George Municipal Local Municipality's Spatial Development Framework (2023) as a tool to guide future development within George Local Municipality.*

- *The proposed subdivision supports densification within the urban edge thus limiting urban sprawl.*
  - *The development could also contribute to a more equitable land market as it the area would be more accessible. As proposed Portion A is not feasible as a road portion, the optimal use for this property is to join it with the abutting erf.*
3. *Efficiency* relates to the need for optimal use of existing resources and infrastructure, decision- making that minimizes negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.
- *The proposed development will optimize existing resources related to the subject property and will not have a negative financial, social, economic or environmental impact on surrounding properties or the area.*
  - *The development will make use of existing resources as it is located within the urban edge and within a services area.*
  - *The proposed development will contribute to the integration and densification of the residential area. As proposed Portion A is not feasible as a road portion, the optimal use for this property is to join it with the abutting erf.*
4. *Spatial resilience* 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 proposed development complies with the George Municipal Spatial Development Framework (2023) and George Municipality's land use management scheme.*
  - *The application has no negative impact on the livelihoods of any communities.*
5. *Good administration* refers to the obligation on all spheres of government to ensure implementation of the above efficiently, responsibly and transparently.
- *This principle has no direct bearing on the application. George Municipality should consider the application within the prescribed timeframes. Public participation must be transparent with regards policies and legislation.*

## 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) is, in essence, the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

### 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.”*

As addressed under Section 5, it is clear that the application is **compliant** with the spatial policies, specifically the George Municipality’s Spatial Development Framework (2023). The subject property falls within an area that is earmarked for residential densification and infill development.

### 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 development on land units concerned or the proposed consolidation of the property. This section expresses the desirability of the proposed consolidation, 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 the broader public interest. It is our view



that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The proposed development is in line with the GMSDF, as the development contributes to densification. The subject property is also located within the 500-meter restructuring zone for intensification of land use. Given the above, the proposed development is considered desirable according to the GMSDF (2023) and the George Municipality's Integrated Zoning Scheme (2017). The proposed consolidation will further not have a negative impact on the surrounding neighbours or the character of the area. The application is therefore considered to be desirable.

The "Need" for this development in terms of the subdivision of Proposed portion A from the road reserve and consolidation with the abutting erf and its role in being needed to maintain the basic operations and overall spatial vision of George cannot be directly motivated as a whole, however, the proposed development is located within the Residential Densification Zone for George, and the densification of this area would therefore align with the Spatial Vision (SDF) for the City of George. This development could therefore be seen as needed to promote the increased densification in accordance with the SDF.

## 6. CONCLUSION

We believe that the abovementioned principles, considerations and guidelines for this land use application for Portion A of Erf 14739 and 29717, George satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



**DELAREY VILJOEN Pr. Pln**

**July 2023**

EXTRACT FROM DRAFT MINUTES ORDINARY COUNCIL MEETING 27 OCTOBER 2022**7.2.4 APPLICATION TO PURCHASE A PORTION OF THE ROAD RESERVE IN DORMEHL'S DRIFT SITUATED NEXT TO ERF 6865 GEORGE [5.9.2]**

The proposal was unanimously accepted by Council.

**RESOLVED**

- (a) that Council **TAKE NOTE** of Section 7 of the Asset Transfer Regulations listed in the report;
- (b) that it **BE DECIDED** that the portion of the road reserve next to Erf 6865, George ( $\pm 51.51\text{m}^2$  in extent) 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);
- (c) that it **BE ACKNOWLEDGED** that the portion of the road reserve next to Erf 6865, George ( $\pm 51.51\text{m}^2$  in extent) be regarded as non-viable;
- (d) that the transfer of the portion of the road reserve next to Erf 6865, George ( $\pm 51.51\text{m}^2$  in extent) to the owner of Erf 6865, George at the market related amount of R15 600.00 or R300.00 per  $\text{m}^2$ , VAT inclusive, **BE APPROVED**;
- (e) that the intention of Council to transfer the portion of the road reserve next to Erf 6865, George ( $\pm 51.51\text{m}^2$  in extent) to the owner of Erf 6865, George **BE ADVERTISED** for public comments and representations;
- (f) that the portion of the road reserve next to Erf 6865, George ( $\pm 51.51\text{m}^2$  in extent) **BE CLOSED, SUBDIVIDED and CONSOLIDATED** with Erf 6865, George;
- (g) that the applicant **BE RESPONSIBLE** for all costs resulting from the transaction; and
- (h) that this approval is **SUBJECT THERETO**, that all administrative, technical and legal requirements are adhered to.

  
\_\_\_\_\_  
ACTING MANAGER: COMMITTEE SERVICES  
(MRS C JANSEN-JOUBERT)

  
\_\_\_\_\_  
ACTING DIRECTOR: CORPORATE SERVICES  
(MR E GANZA)



Marisa Arries  
Administrative Officer  
Directorate: Planning and Development  
Department: Planning  
E-mail: [marries@george.gov.za](mailto:marries@george.gov.za)  
Tel: +27 (0)44-801 9473

*Beplanning en Ontwikkeling  
Planning and Development*

**Collaborator No.:** 2005259  
**Reference / Verwysing:** Erf 6865, George  
**Date / Datum:** 06 June 2022  
**Enquiries / Navrae:** Marisa Arries

**Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)**

DELPLAN  
PO BOX 9956  
GEORGE  
6530

**APPLICATION FOR SUBDIVISION AND DEPARTURE: ERF 6865, 4 BELVERDERE STREET,  
DORMEHLSDRIFT, GEORGE**

Abovementioned application as well as the municipality's decision letter dated 13 May 2022 (copy attached) in this regard refers.

No appeal against the above decision has been received. The application is thus regarded as finalized and can be implemented as per abovementioned letter.

Yours faithfully

**C. PETERSEN**

**SENIOR MANAGER: TOWNPLANNING**

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**Collaborator No.:** 2005259  
**Reference / Verwysing:** Erf 6865, George  
**Date / Datum:** 13 May 2022  
**Enquiries / Navrae:** Marisa Arries

**Email:** [planning@delplan.co.za](mailto:planning@delplan.co.za)

DELPLAN  
PO BOX 9956  
GEORGE  
6530

**APPLICATION FOR SUBDIVISION AND DEPARTURE: ERF 6865, 4 BELVERDERE STREET,  
DORMEHLSDRIFT, GEORGE**

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that the following applications are applicable to Erf 6865, George:

- (a) Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality (2015) of Erf 6865, George into two portions, namely:
  - 1. Portion A ( $\pm 431\text{m}^2$ ); and
  - 2. Remainder of Erf 6865, George ( $\pm 670\text{m}^2$ );
- (b) Departure in terms of Section 15(2)(b) of the Land-Use Planning By-Law for George Municipality, 2015 for the following:
  - 1. Relaxation of the southern street boundary building line from 3m to 2m for the proposed dwelling house on Portion A of Erf 6865, George;
  - 2. Relaxation of the eastern side boundary building line from 2m to 1.5m for the existing dwelling house on the Remainder of Erf 6865, George;

**BE APPROVED** in terms of Section 60 of said Planning By-Law for the following reasons:

**REASONS:**

- a) The proposal promotes residential densification and intensification of land use in line with the spatial planning principles, objectives and guidelines applicable to the surrounding area.
- b) The proposed subdivision will not have an adverse impact on the character of the area or the environment.
- c) The proposed departures, with the necessary mitigations, will not have a negative impact on the neighbouring properties, the streetscape or traffic.
- d) The development will provide higher density living and therefore mitigate urban sprawl.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

#### **CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT**

1. That in terms of the Land Use Planning By-law for the George Municipality, 2015, the Subdivision and Departure approval shall lapse if not implemented within five (5) years from the date thereof.
2. This approval shall be taken to cover only the Subdivision and Departure applications as applied for and indicated on Subdivision Plan, drawn by Delplan Plan no. SUB1 dated April 2021 attached as “**Annexure A**” and the Departure Plan drawn by Arcplan & Associates cc Architects plan no. 2021/2021/4/543 dated 11/02/2021(1) attached as “**Annexure B**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. An as-built building plan must be submitted for the Remainder Portion in accordance with the National Building Regulations (NBR) for record purposes prior to the transfer of a portion;
4. Each subdivided portion shall be limited to 1 dwelling unit. This condition must be registered against the title of the property with the provision that the Municipality may permit a 2<sup>nd</sup> dwelling on the recalculation of and payment of the applicable development charges (as contemplated in Conditions 11 and 42 below.);
5. The 2m southern street boundary building line relaxation for Portion A will only be applicable to line DC as indicated on the site plan attached as Annexure B.
6. The garage on Portion A must be set back at least 5m from the street boundary line to make adequate provision for a parking bay / parking in front of the garage.
7. Building plans for Portion A be submitted for approval in accordance with the National Building Regulations (NBR) after approval of the SDP;
8. An approved Surveyor General diagram be submitted to the Directorate: Planning and Development for record purposes.
9. The approval will only be regarded as implemented on the approval of the SG Diagram by the Surveyor General as well as the registration of Portion A in terms of the Deeds Registries Act.

#### **CONDITIONS OF THE DIRECTORATES: CIVIL ENGINEERING SERVICES**

10. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to the clause above, with regards to the proposed development, the developer will be required to make a development contribution, as follows:
11. The amounts of the development contributions are reflected on the attached calculation sheet dated 01/012/2021 (attached as “Annexure C”) are as follows:

Roads R 7 386.35  
Sewer R 14 348.75  
Water R 9 080.21  
**Total: R 30 815.31 (VAT excluded)**

12. The total amount of the development charges of R30 815,31 (VAT excluded) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
13. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 11 above, which may lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
14. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R30 815.31 (VAT excluded) shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of condition 12 above.



15. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
16. All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
17. Any, and all, costs directly related to the development remain the developers' responsibility.
18. Only one connection is permitted per registered erf (Electrical, water and sewer connections). Condition 16 applies.
19. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf (condition 16 applicable).
20. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of
21. the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 16 applicable).
22. Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 15 applicable).
23. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
24. The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
25. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
26. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
27. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
28. The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
29. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
30. Municipal water is provided for potable use only. No irrigation water will be provided.
31. A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so, required by the Dir: CES.
32. The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
33. The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation

program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity.

34. The discharge of surface stormwater is to be addressed by the developer. Condition 15 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done online with the available stormwater master plans.
35. All proposed Public Open Spaces are to be landscaped and finished to the satisfaction of the Dir: Environmental Services and the Dir. CES where this falls within a road reserve.
36. Internal parking requirements (i.e. within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
37. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
38. No private parking will be allowed in the road reserve.
39. A dimensioned layout plan indicating the proposed accesses onto private / servitude roads, must be submitted to the relevant departments for approval. Condition 16 applies.
40. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
41. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.

#### **CONDITIONS OF THE DIRECTORATES: ELECTRICAL ENGINEERING SERVICES**

42. The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to the clause above, with regards to the proposed development, the developer will be required to make a development contribution, as follows:
43. The amounts of the development contributions are reflected on the attached calculation sheet dated 02/012/2021 (attached as "Annexure C") are as follows:

Electricity: R 9 581.21

Total: R **9 581.21** (VAT Excluded)

44. The total amount of the development charges of R9 581.21 (VAT excluded) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
45. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 42 above, which may lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
46. As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R9 581.21 (VAT excluded) shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of condition 43 above.
47. Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
48. All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by

a suitable qualified/registered electrical contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.

49. Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
50. Any, and all, costs directly related to the development remain the developers' responsibility.
51. Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 47 applies.
52. Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf (condition 47 applicable).
53. Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 47 applicable).
54. Any existing municipal or private service damaged during the development will be repaired at the developer's cost and to the satisfaction of the George Municipality. (condition 47 applicable).
55. Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
56. The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
57. Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
58. The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
59. Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
60. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
61. Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
62. The Developer is responsible to obtain the necessary approval / wayleaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
63. No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
64. Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
65. Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
66. The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) is installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
67. Installation of ripple relays is compulsory for all geysers with electrical elements
68. All LV work must be installed and be funded by the developer/customer
69. The Electricity DC charge excludes any MV/LV and LV network costs. The customer will be quoted separately for any upgrade work required.
70. Neither the Developer nor a property owner are allowed to distribute electricity across property boundaries.



71. A temporary municipal metered construction supply can be installed, at a cost to be determined, prior to construction to monitor electrical consumption during the construction phase. All costs, installation and consumption, will be for the cost of the developer. No electricity may be consumed without it being metered by a registered municipal electrical meter. The standard application process will apply. Temporary supplies will only be made available on full payment of the DCs for the whole development.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before **03 JUNE 2022**.
- An appeal that is not lodged within the set date or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the period for lodging an appeal has lapsed; any appeal has been finalised and you have been advised accordingly.

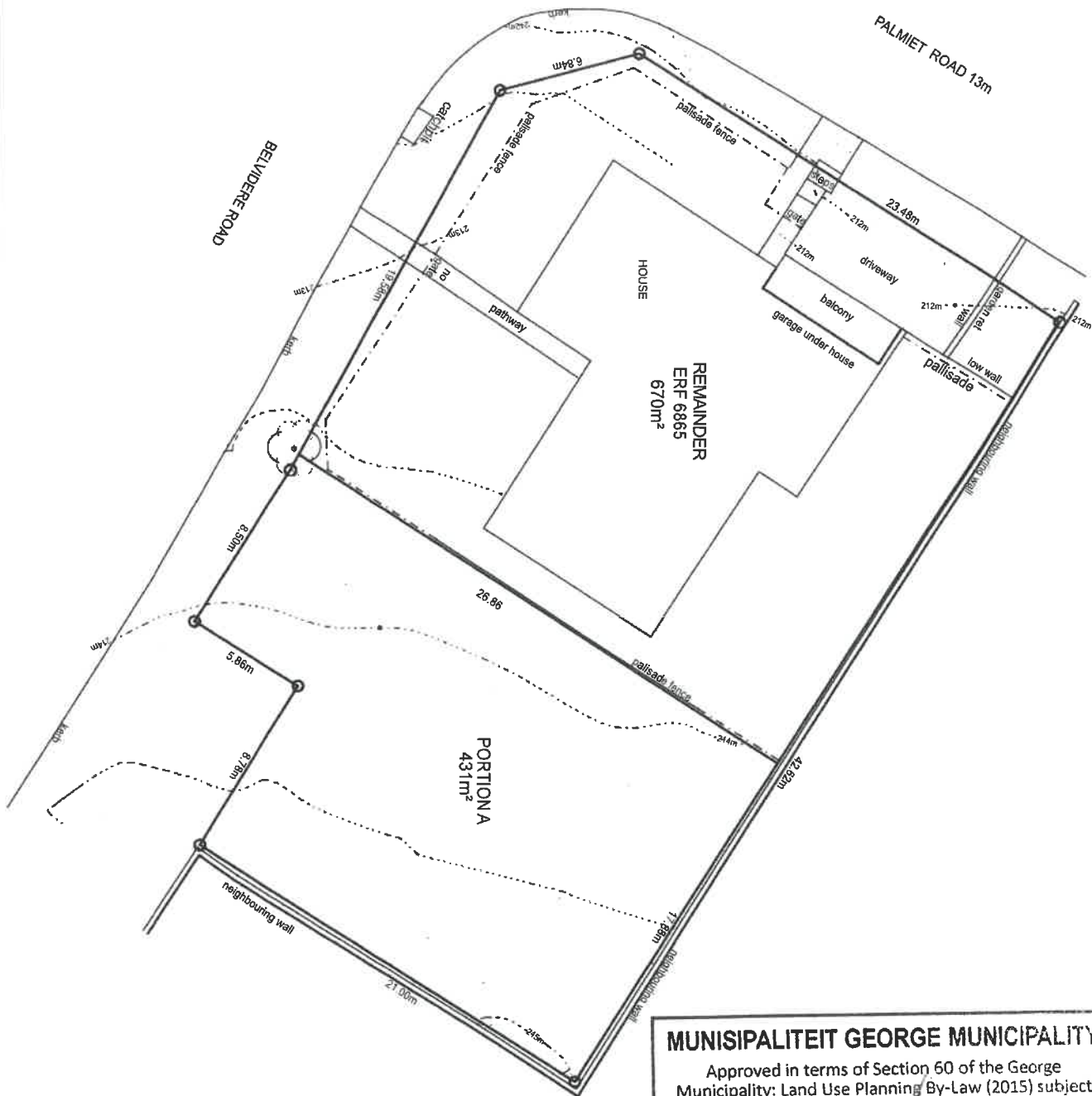
Yours faithfully



**C. PETERSEN**

**SENIOR MANAGER: PLANNING AND DEVELOPMENT**

C:\Marisa\Erf 6865, George(subdivision and departure\_approval)\delplan.docx



**MUNISIPALITEIT GEORGE MUNICIPALITY**

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

13/5/2021

DATE  
DATUM

DEPUTY DIRECTOR OF PLANNING  
ADJUNK DIREKTEUR DE PLANNING

**COPYRIGHT:** KOPIEREG:

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Die kopieë van hierdie tekening behoort aan Delplan Stad- & Streekplanning. Moenie daarvan afskaal nie, maar verwys na afmetings soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydigende moet asbalei daad-lik aan Delplan rapporteer word.

**PROJECT:** Proposed subdivision & departure for P Brower

**PROJEK:**

**DESCRIPTION:** BESKRYWING:

Erf 6865, George

**TITLE:** Subdivision plan

**TITEL:**

**NOTES:** NOTAS:

**A3 Scale:** 1:2500

Tel: 044 873 4566 • F: 044 873 4567  
Email: info@delplan.co.za  
delplan.co.za

**DELPLAN CONSULTING**

**DESIGNER:** DV

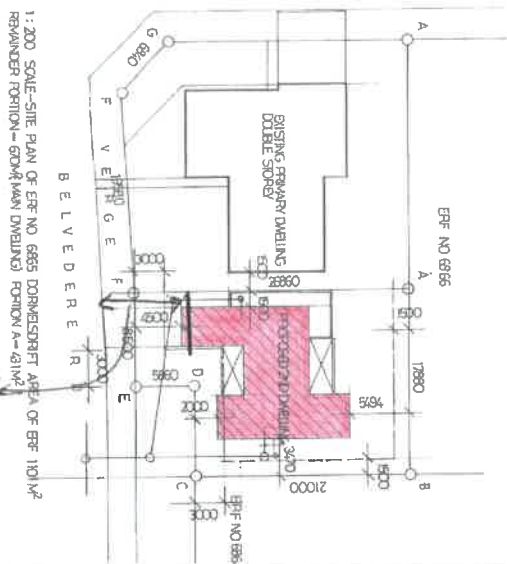
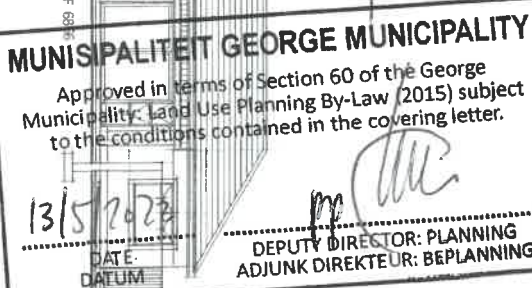
**DRAWN:** MV

**FILE PATH:** 1177/GEOR2017ANSIF

**PLAN NO:** 5185

**DATE:** APRIL 2021

**PLAN NAME:** ANNEXURE 5



business is to be successful, it's important to know your market. And that's why we've created a new business plan template that's designed to help you understand your market and your customers. It's a comprehensive guide that covers everything from market research to financial projections. And it's all in one place, so you can easily find the information you need. So if you're looking for a business plan template that's both comprehensive and easy to use, look no further than our new business plan template. It's the perfect tool for anyone who wants to start a business and succeed.

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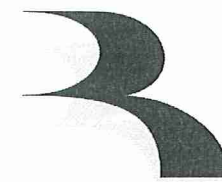
PROPOSED NEW SECOND DWELLING UNIT ON PORTION "A" OF ERF NO 6885 CORNER OF PALMET AND BELVEDERE ROAD DORMET, SDRIFT GEORGE EAST FOR MR E BRUNER.

PLAN, ELEVATIONS AND  
SECTIONS OF PROPOSED  
DWELLING UNIT.

2021/2021/4/54

**CONTRACT NOTICE**  
Complete Form 1042-ES

[illegible]



**raubenheimers** attorneys

60 Cathedral Street George 6529  
PO Box 21 George 6530  
South Africa  
Docex 1 George  
Tel: +27 (0)44 873 2043  
Fax: +27 (0)44 874 4516  
www.raubenheimers.co.za

DELPLAN CONSULTING

By e-mail: [richard@delplan.co.za](mailto:richard@delplan.co.za)

Your ref:

Our ref: AMC/mb/W65827

Date: 27 March 2023

Dear Sir

**SUBDIVISION: ERF 29717 (A PORTION OF ERF 6865) GEORGE**

1. We are attending to the subdivision of Erf 6865 George, to form Erf 29717 George and the Remainder of Erf 6865 George on behalf of the owner, Mr P Bruwer.
2. We are awaiting the Municipality of George's confirmation in terms of Section 28 that all the conditions of approval have been complied with. Upon receipt thereof, we will lodge the application for subdivision at the Deeds Office.
3. Upon registration of the subdivision in the Deeds Office, a new title deed for the subdivision will be issued. A copy of the draft, unregistered deed is attached hereto for information purposes.
4. We have been informed that application is being made to subdivide Erf 14739 George into Remainder Erf 14739 George and Portion A.
5. Our client intends to consolidate Portion A with his new subdivision (Erf 29717 George).
6. The consolidation in the Deeds Office will take place after the subdivision of Erf 29717 George and the subdivision of Erf 14739 George have been approved by the George Municipality and the new deeds for the subdivisions are available for lodgment at the Deeds Office.

Yours faithfully

**ANN COETZEE**

Tel. : 044 873 2043 Ext. 103  
E-mail : [acoetzeel@raubenheimers.co.za](mailto:acoetzeel@raubenheimers.co.za)

**Directors**

W M Luttig B Com LLB • A M Coetzee B Iur LLB • J Y Claasen B Proc • JJ Juma LLB  
K Smit B Iur LLB

**Executive consultants**

W V van Breda B Proc M Com D Com

**Associates**

D Du Plessis LLB • M H Nunns B Com LLB

**Office manager**

M Du Plessis

Founded 1907



Raubenheimers Inc  
Reg No: 1993 / 001742 / 21



# Deeds Office Property

GEORGE, 29717, 0, CAPE TOWN

Lexis® WinDeed



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

\*\* ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.

## SEARCH CRITERIA

Search Date	2023/07/13 08:59	Erf Number	29717
Reference	-	Portion Number	-
Report Print Date	2023/07/13 09:00	Township Remaining Extent	NO
Township	GEORGE	Search Source	Deeds Office
Deeds Office	Cape Town		

## PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T25148/2023
Township	GEORGE	Local Authority	GEORGE MUN
Erf Number	29717	Province	WESTERN CAPE
Portion Number	0	Remaining Extent	NO
Registration Division	GEORGE RD	Extent	431.0000SQM
Previous Description	-	LPI Code	-
Suburb / Town**	-	Co-ordinates (Lat/Long)**	-

## OWNER INFORMATION (1)

BRUWER PIERRE		Owner 1 of 1	
Company Type**	-	Document	T25148/2023
Registration Number	5809275073087	Microfilm / Scanned Date	-
Name	BRUWER PIERRE	Purchase Price (R)	CRT
Multiple Owners**	NO	Purchase Date	-
Multiple Properties**	NO	Registration Date	2023/06/26
Share (%)	-		

## ENDORSEMENTS (1)

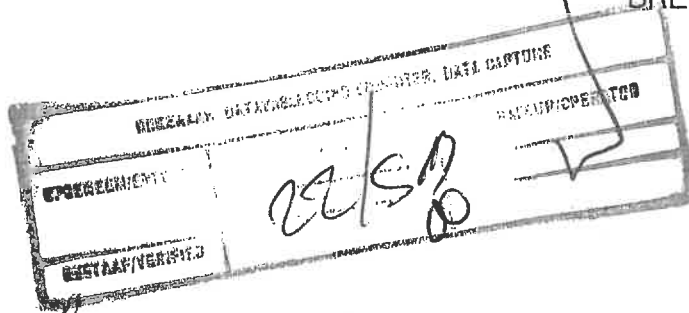
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	SUBDIVISION FROM	TOWN GEORGE ,ERF 6568 ,PRTN 0	-	-

### DISCLAIMER

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Opgestel deur my,

*M. M. M. M.*  
TRANSPORTBESORGER  
BREDELL P J F



*Hangsien Mannskateit van George van  
oot die verlaet is van gedagte van  
die dinge meidom kragten hi die  
alke versal voorwaarde B van Samesnelling*

*Akkantoor  
Kaapstad*

19.05.92

*Registateur van Aktes*

T 29540192

## TRANSPORTAKTE

Hierby word bekend gemaak:

**DAT JEAN BADENHORST**

voor my, Registrateur van Aktes

verskyn het te **KAAPSTAD**

Hy, die genoemde komparant synde behoorlik daartoe gemagtig deur 'n  
volmag aan hom verleen deur

**DIE TRUSTEES VAN GERHARD HOEPFNER KINDERS**  
**TRUST Nr. T969/1990**

gedateer die 12de dag van NOVEMBER 1991, en geteken te GEORGE

**AANGESIEN** aansoek gedoen is vir die hersonering van Erf 2027 GEORGE;

**EN AANGESIEN** dit 'n voorwaarde van goedkeuring van die hersonering is dat ondergenoemde eiendom vir straatdoeleindes oorgedra word aan die Munisipaliteit van George;

**en dat hy in sy voornoemde hoedanigheid hierby in volkome en vrye eiendom sedeer en transporteer aan en ten gunste van**

**MUNISIPALITEIT VAN GEORGE**

sy opvolgers in Titel

**ERF 14739 ('n gedeelte van Erf 2027) George, in die Munisipaliteit en Administratiewe Distrik van George;**

**GROOT: 1299 (EENDUISEND TWEEHONDERD NEGE EN NEGENTIG) vierkante meter;**

**SOOS AANGEDUI OP AANGEHEGTE KAART S.G. Nr. 7709-89**

**GEHOU KRAGTENS TRANSPORTAKTE Nr. T 7580/1991;**

- A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Sertifikaat van Eenvormige Titel Nr. 10125/1953.
- B. **ONDERHEWIG VERDER** wat betref die figuur F.G.H.P. op Kaart nr. 6281/1950 aan die volgende voorwaarde genoem in Transportakte Nr. 3055 gedateer 11 Maart 1953 opgelê deur die Munisipaliteit vir sy eie voordeel, naamlik:-

"The Transferor shall be entitled to construct, use and maintain across the above property, any pipeline for water leading, sewerage or drainage and any poles or structures for the conduct of any electric or other light or power."

Weshalwe/....

A handwritten signature, possibly 'WJ', is written next to a long, thin vertical line that extends from the signature area down towards the bottom of the page.

Weshalwe die Komparant afstand doen van al die regte en titel wat die TRANSPORTGEWER voorheen op genoemde eiendom gehad het en gevolglik ook erken dat die TRANSPORTGEWER geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde TRANSPORTNEMER

sy opvolgers in Titel tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die waarde van die eiendom die bedrag van R40 460,00 (VEERTIGDUISEND VIERHONDERD EN SESTIG RAND) bedra

Ten bewyse waarvan ek, genoemde Registrateur van Aktes tesame met die Komparant hierdie Akte onderteken en dit met die ampeël bekragtig het.

Aldus gedoen en verly ten Kantore van die Registrateur van Aktes

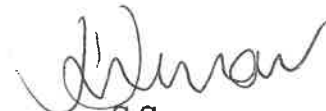
te **KAAPSTAD**

op 19<sup>e</sup> Mei

1992

In my teenwoordigheid

  
Registrateur van Aktes.

  
q.q..





### 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 29717 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT 431 (FOUR HUNDRED AND THIRTY ONE) SQUARE METRES

HELD BY CERTIFICATE OF REGISTERED TITLE T25148/2023

registered in the name of

PIERRE BRUWER  
IDENTITY NUMBER 580927 5073 08 7  
MARRIED OUT OF COMMUNITY OF PROPERTY

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

ERF 14739 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT: 1 299 (ONE THOUSAND TWO HUNDRED AND NINETY NINE)  
SQUARE METRES

HELD BY DEED OF TRANSFER T29540/1992

registered in the name of

THE MUNICIPALITY OF GEORGE

3. I have been advised that application will be made for the following:

- i the **subdivision** in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2015 of Erf 14739 George into Portion A of Erf 14739 George and the Remainder of Erf 14739;
- ii **closure of a public place** in terms of Section 15(2)(n) of the Land Use Planning By-Law for George Municipality, 2015, to close Portion A of Erf 14739 George zoned "Transport Zone II" from public to private use;

- iii **exemption** in terms of Section 24(1)(d) of the Land Use Planning By-Law for George Municipality, 2015, to allow consolidation of Portion A of Erf 14739 George with Erf 29717 George and allow automatic rezoning of Portion A to the zoning of Erf 29717 George, namely Single Residential Zone I.
4. there are no conditions contained in the abovementioned title deeds which restrict the contemplated land uses in terms of the proposed application.
5. there are no bonds registered over the properties.

Dated at GEORGE on 13 JULY 2023.



---

A M COETZEE  
CONVEYANCER - LPC no. 83392

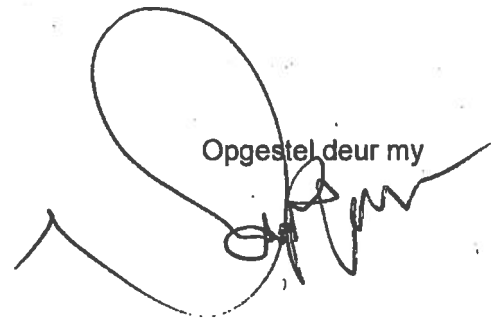
14

VANDERSPUY  
CAPE TOWN

CLAUDE REID INC.  
ST. ANDREW STRAAT 165  
BLOEMFONTEIN  
9301

Purchase price/price	R. 1 630 000,00	Office fee	R. 1050,00
Transfer duty/transfer duty			
R. 2000 exemption			

Opgestel deur my



TRANSPORTBESORGER  
FRANCOIS JACOBUS DAFFUE

VEREEND	MONTGAGE
VR FOR R. 1 467 000,00	
B 000025882 / 2017	
03 OCT 2017	REGISTRATEUR VAN AKTES

DATA / CAPTURE  
10 OCT 2017  
NANDIPHA KETILE

T 000057843 / 2017

## TRANSPORTAKTE

HIERBY WORD BEKEND GEMAAK DAT

### TASLEEMA RINQUEST

voor my verskyn het, REGISTRATEUR VAN AKTES te KAAPSTAD, hy die genoemde komparant synde behoorlik daartoe gemagtig kragtens 'n Volmag aan hom verleen deur

**ELIZABETH HENDRIEKA JANSE VAN RENSBURG**  
Identiteitsnommer 370217 0016 081  
Ongetroud

geteken te GEORGE op 6 JULIE 2017

DATA / VERIFY  
11 OCT 2017  
VAN DYK JENNY

GhostConvey 15.9.12.2

CERTIFIED COPY

fm

En genoemde Komparant het verklaar dat sy prinsipaal, op 2 Junie 2017, waarlik en wettiglik verkoop by Privaat ooreenkoms, en dat hy, in sy voorgenoemde hoedanigheid hierby sedêr en transporteer aan en ten gunste van

**PIERRE BRUWER**  
**Identiteitsnommer 580927 5073 087**  
**Ongetroud**

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, in volkome en vrye eiendom

**ERF 6865 GEORGE, IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE, WES-KAAP PROVINSIE**

**GROOT 1101 (EEN DUISEND EEN HONDERD EN EEN) Vierkante meter**

**AANVANKLIK oorgedra kragtens Transportakte T39080/1976 met Kaart No. 6580/1975 wat daarop betrekking het en gehou kragtens Transportakte No. T41981/1993**

A. **WAT BETREF** die figuur x.B.C.D. op genoemde Kaart No. 6850/1975:

1. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte No. T10127/1953.
2. **GEREGTIG** op die volgende voordele van die Serwituut waarna verwys word in die volgende endossement gedateer 29 Mei 1953 op Transportakte T10127/1953 naamlik:

By Deed of Transfer T7295/1958 registered this day Portion 1 of Lot Mas (Now Erf No. 2026 George) the property hereby transferred is entitled to the conditions set out in Annexure A hereto.

the abovementioned Annexure A reading as follows: -

**ANNEXURE "A"**

- (a) The Transferor and his successors in title as owners of Portion 2 of Lot M.A.S. situate in the Municipality and Division of George, held under the said Deed of Transfer No. 17253 dated 3<sup>rd</sup> November, 1953 and Portion 1 of Lot M.A.S. situate as above, held under Deed of Transfer No. 10127 dated 6<sup>th</sup> July, 1953 shall be entitled to construct, use and maintain a right of way 12.59 metres wide over the remaining extent of Lot M.A.S. hereby transferred which right of way is depicted on the Diagram of Lot M.A.S. No. 6281/1950 by the figure x.y.H.P.Z., which said Diagram No. 6281/1950 is annexed to Deed of Transfer No. 10125 dated 6<sup>th</sup> July 1953.
- (b) The right of construction, of such right of way shall include the right to erect a cattle grid or other type of gate at the expense of the Transferor and his successors in title, as well as the right to use such portions of the right of way as are not used as a traffic way for gardening and decorative purposes. Subject to the Transferee and his successors in title as owners of the property hereby transferred assuming responsibility for half of the cost of maintenance of the said right of way from time to

*GhostConvey 15.9.12.2*

CERTIFIED COPY

FW

time, the Transferee and his successors shall be entitled to require the use of the right of way for gardening and decorative purposes to cease and determine.

- (c) Save with the express permission of the Transferor and his successors in title as owner of Portion 1 of Lot M.A.S. held under the aforesaid Deed of Transfer No. T10127 dated 6<sup>th</sup>, July 1953, the Transferee and his successors in title shall not erect, raise, make or suffer to stand any dwelling, structure or thing whatsoever including fencing over the subject area (as hereinafter defined).

The subject area shall be that portion of the remainder of Lot M.A.S. hereby transferred as falls between a line drawn 22,38 metres from , of equal length and parallel to the line E.w. depicted on the said diagram of Lot M.A.S. No. 6281/1950 , and the line E.w. itself.

B. **WAT BETREF** die figure A.x.D.E.F.G.H. op genoemde Kaart No. 6580/1975:

1. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Sertifikaat van Eenvormige Titel Nr. T10125/1953.
2. **ONDERHEWIG VERDER** (wat betref figuur BGH op Kaart Nr. 6237/1953) aan die volgende voorwaarde vervat in Grondbrief gedateer 15 Junie 1922 (George Erfpagte Volume 15 No. 15 naamlik:

"That all existing roads and thoroughfares shall remain free and uninterrupted and that the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question".

3. **GEREGTIG** verder op die voordele van die Serwituut waarna verwys word in die volgende endossement gedateer 29 Desember 1938 op Grondbrief gedateer 15 Junie 1922 (George Erfpagte Volume 15 No. 15 naamlik:

"By Deed of Transfer No. 13615 29/12/38 the owner and his successors in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory as will more fully appear or reference to said Deed of Transfer".

4. **GEREGTIG VERDER** op die volgende spesiale voorwaarde vervat in Transportakte T3055/1953 opgelê deur die Munisipaliteit vir sy voordeel, naamlik:

"The Transferor shall be entitled to construct, use and maintain across the above property, any pipeline for water leading, sewerage or drainage and any poles or structures for the conduct of any electric or other light or power".

5. **GEREGTIG VERDER** op die voordele van die Serwituut soos verwys in die volgende endossement gedateer 29 Mei 1958 op Transportakte T17253/1953 naamlik:

"By Deed of Transfer T7295/1958 registered this day the property under Para 1 herein Portion 2 of Lot M.A.S (now Erf 2029 George) is entitled to the conditions as set out in Annexure A hereto".

The abovementioned Annexure A reading as is more fully set out in Condition A.2 (a) and (b) above.

**C. WAT BETREF die geheel van Erf No. 6865:-**

**ONDERHEWIG** aan die endossement gedateer 27 Augustus 1976 op Sertifikaat van Verenigde Titel Nr. T26665/1976 wat as volg lees:

"By Deed of Transfer T26665/1976 dated this day the Remainder of within property is made subject to the following conditions imposed by the Administrator in terms of Ordinance No. 33/1934 when approving of this subdivision:

1. The owner of this erf shall without compensation, be obliged to allow electricity, telephone and television cables and or wires and main and/or other waterpipes and the sewage and drainage, including storm water of any other erf or erven to be conveyed across this erf, 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.
2. 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 fully 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 satisfaction of and within a period to be determined by the local authority".

WESHALWE die komparant afstand doen van al die regte en titel wat

**ELIZABETH HENDRIEKA JANSE VAN RENSBURG , Ongetroud**

voorheen op genoemde eiendom gehad het, en gevolglik ook erken het dat sy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie akte, bogenoemde

**PIERRE BRUWER , Ongetroud**

sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes, tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die verkoopprijs die bedrag van R1 630 000,00 (EEN MILJOEN SES HONDERD EN DERTIG DUISEND RAND) beloop.

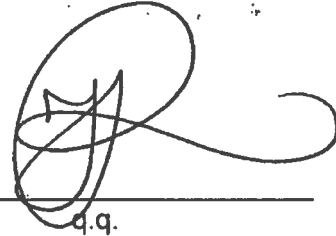
  
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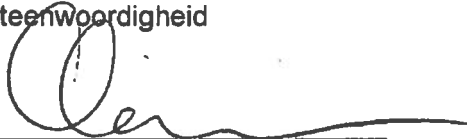
TEN BEWYSE WAARVAN ek, genoemde Registrateur, tesame met die Komparant hierdie Akte onderteken en dit met die Ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die Kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD op hede die

03 OCT 2017

  
d.q.

In my teenwoordigheid



REGISTRATEUR VAN AKTES

14  
MARIE & VENNOTE  
KELLNERSTRAAT 100  
VANDERSPRUIT  
WESTDENE  
CAPE TOWN  
BLOEMFONTEIN  
9301

1-5  
1

Opgestel deur my

TRANSPORTBESORGER  
FRANCOIS JACOBUS DAFFUE

## VOLMAG OM TRANSPORT TE GEE

Ek, die ondergetekende

**ELIZABETH HENDRIKA JANSE VAN RENSBURG**  
Identiteitsnommer 370217 0016 081  
Ongetroud

benoem hiermee JOHN VAN BRED A LOUW / LESTER ELEAZAR KLUE / FUAD DE VRIES /  
TASLEEMA RINQUEST

met mag van substitusie om as my ware en wettige Gemagtigde en Agent te verskyn voor die  
REGISTRATEUR VAN AKTES te KAAPSTAD, en daar en dan namens my transport uit te maak aan

**PIERRE BRUWER**  
Identiteitsnommer 580927 5073 087  
Ongetroud

van die volgende eiendom

**ERF 6865 GEORGE GELEë IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE WES-  
KAAP PROVINSIE**

**GROOT: 1101 (EEN DUISEND EEN HONDERD EN EEN) Vierkante meter**

**GEHOU KRAGTENS Transportakte Nommer T41981/1993**

wat verkoop is aan die koper deur die verkoper op 2 Junie 2017, vir die bedrag van R1 630 000,00 (Een  
Miljoen Ses Honderd en Dertig Duisend Rand).

Wat behoorlik betaal of verseker is, en in die algemeen, ten einde voorgenoemde doeleindes uit te voer  
of te laat doen as wat nodig is, net so volmaak en doeltreffend asof ekself teenwoordig was en hierin  
gehandel het, en hiermee word bekragtigt en toegestaan en word belowe en ooreengekom om te  
bekragtigt en toe te staan, alles en wat ook genoemde Prokureur en Agent kragtens hierdie akte wettiglik

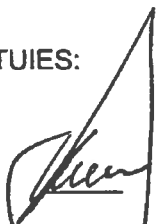
Handwritten signature and initials in the bottom right corner.

doen en laat doen.

GETEKEN TE **GEORGE** op 6 Julie 2017.  
in die teenwoordigheid van die ondergetekende getuies.

AS GETUIES:

1.



2.

  
ELIZABETH HENDRIEKA JANSE VAN  
RENSBURG

GhostConvey 15.9.12.2

**Transfer Duty  
Declaration**

**TDREP**

**Reference Details**

Transfer Duty Reference Number: TDE024715A

<b>Details</b>			
<b>Details of Seller / Transferor / Time Share Company</b>			
Surname / Registered Name	JANSE VAN RENSBURG	Full Name	ELIZABETH HENDRIEKA
ID Number	3702170016081	Date of Birth (CCYYMMDD)	1937-02-17
Company / CC / Trust Reg No.		Marital Status	NOT MARRIED
<b>Details of Purchaser / Transferee</b>			
Full Name	PIERRE	Surname / Registered Name	BRUWER
Date of Birth (CCYYMMDD)	1958-09-27	ID Number	5809275073087
Marital Status	NOT MARRIED	Spouse Initials	
<b>Details of the Property</b>			
Date of Transaction/Acquisition (CCYYMMDD)	2017-08-02	Total Consideration	R 1630000.00
Total Fair Value	R 1630000.00		
<b>Calculation of Duty and Penalty / Interest</b>			
Transfer Duty Payable on Natural Person	R 1630000.00		
<b>Property Description</b>			
1 ERF 8865 GEORGE GELEE IN DIE MUNISIPALITEIT EN AFDELING VAN GEORGE WES-KAAP PROVINSIE GROOT 1101 (EENDUISEND EN EEN) VIERKANTE METER			

<b>Receipt</b>	
<b>Receipt Details</b>	
Transfer Duty Reference Number	TDE024715A
Receipt No.	1200501242
Receipt Amount	R 33300.00

<b>Declaration by Conveyancer / Attorney</b>	
<p>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.</p>	<p>XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX</p> <p>Please ensure you sign over the 2 lines of 'X's above</p> <p>58dbe1d860c38f63c4de2 9552e03648b0b7384fe</p>
<p>Date (CCYYMMDD)</p> <p>20170904</p>	<p>For enquiries go to www.sars.gov.za or call 0800 00 SARS (7277)</p>

**Francois Jacobus Daffue**

*FM*



GEORGE LOCAL MUNICIPALITY

3

ANDERSON  
CAPE TOWN

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): Patience

Erven: 6865

Portion: 0

Extension: GEORGE

Zoning:

Registration division / Administrative District:

Suburb:

Town: GEORGE

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: ELIZABETH HENDRIKA JANSE VAN RENSBURG (3702170016081)

Name and Identity/ Registration Number of all purchaser/s: PIERRE BRUWER (5809275073087)

This Certificate is valid until: 15/12/2017

Given under my hand at GEORGE on 17/08/2017

Digitally signed by George Municipality  
Signee: Cheryl Langeveldt  
Sign date: 17/08/2017 04:32:00  
Expiration date: 10/05/2019 04:06:49

MUNICIPAL MANAGER  
George Local Municipality

Date issued: 17/08/2017

Authorised Officer: Cheryl Langeveldt

Certificate By Conveyancer:

I Fransien Jacobus Daffner (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

17 August 2017

21 Digit Code (or Municipal Reference Number): Patience

Page 1 of 1

Certificate number: 10904558

CERTIFIED COPY

## **AKTEBESORGERSERTIFIKAAT**

Ek die ondergetekende,

**FRANCOIS JACOBUS DAFFUE**

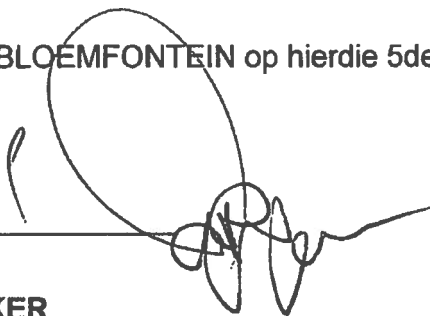
Akteutmaker praktiserende te Bloemfontein in die Provinsie Vrystaat

sertifiseer dat wat betref die uitklaringsertifikaat met betrekking tot Erf 6865 George uitgereik deur George Munisipaliteit ten opsigte van die Transportgewer se naam dat die korrekte beskrywing van die Verkoper se tweede naam Hendrieka is

GETEKEN te BLOEMFONTEIN op hierdie 5de dag van September 2017.

---

**FJ DAFFUE**  
**AKTEUITMAKER**

A handwritten signature in black ink, consisting of a large loop followed by several smaller loops and a trailing line.



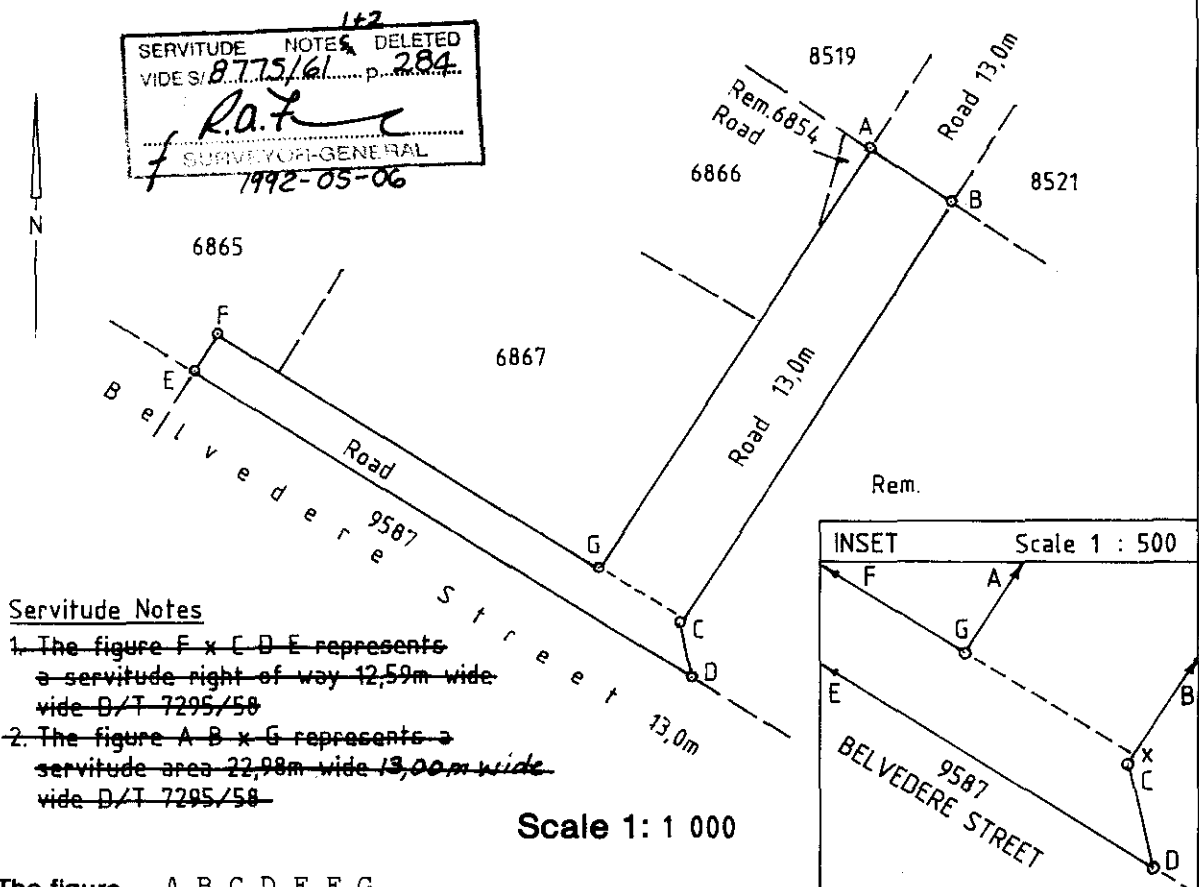
SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES System Lo.23			S.G. No.  7709-89  Approved <i>Ra.F.</i> f Surveyor-General 1991.08.20
			Y		X	
		Constants		+ 0,00	+3700000,00	
AB	13,01	304 28 50	A	+ 50 976,49	+ 59 953,90	
BC	67,43	32 19 10	B	+ 50 965,77	+ 59 961,26	
CD	7,07	347 17 50	C	+ 51 001,82	+ 60 018,25	
DE	76,78	122 16 20	D	+ 51 000,27	+ 60 025,15	
EF	5,85	212 05 20	E	+ 51 065,19	+ 59 984,15	
FG	58,81	302 22 00	F	+ 51 062,08	+ 59 979,19	
GA	67,18	212 19 10	G	+ 51 012,41	+ 60 010,67	
		92P4	⊕	+ 50 824,09	+ 59 957,70	
		93P4	⊕	+ 50 959,57	+ 60 168,01	

## Description of beacons

A.G..... Iron standard.

B.E..... 16mm iron peg.

C.D.F... 12mm iron peg.



The figure A B C D E F G

represents 1 299 square metres

of land, being

Erf 14739 (a ptn. of Erf 2027) George

situate in the Municipality and

Administrative District of George

Province of Cape of Good Hope.

Surveyed in September 1989

by me

Land Surveyor

This diagram is annexed to

The original diagram is

File No. S.8775/61

No.  
dated  
i.f.o.

29540/92

No. 6281/1950

S.R. No. 2626/89

Annexed to Transfer

Comp. BL-7DD/X32(1749)

No.1953. 203. 10125

BL 7DD/X34(1750)

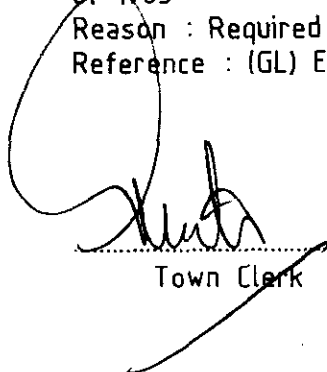
Beacon A is established.

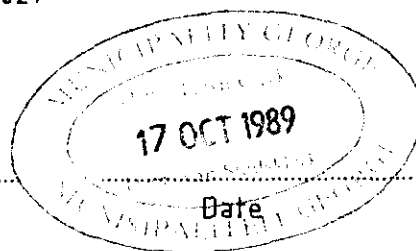
Registrar of Deeds

This subdivision is exempt from the Provisions of  
Chapter III in terms of Section 23 (1) of Ordinance 15  
of 1985

Reason : Required for Road purposes

Reference : (GL) Erf 2027

  
Town Clerk



EXEMPT FROM PROVISIONS OF  
CHAPTER III OF ORD. 15/1985  
*ROAD PURPOSES.*

