

T: +27 (0) 44 874 5315
E: +27 (0) 44 874 5345



BAILEY & LE ROUX
PROFESSIONAL LAND SURVEYORS
PROFESIONELE LANDMETERS

A: 88 Meade Street, POBox 9583, GEORGE 6530

Your ref
Our ref KRM/BE/2405

The Municipal Manager
Municipality of George
P O Box 19
GEORGE
6530

5 March 2024

Dear Sir

**LAND USE PLANNING ACT (NO 3 OF 2014) GEORGE PLANNING BY-LAW
PROPOSED CONSOLIDATION OF ERVEN 3922 AND 3923 BLANCO**

In terms of Section 15 of the above By-Law we hereby submit for your consideration under Council's delegated powers -

1. The application form duly completed for the consolidation
2. The locality plan
3. The Planning Motivation
4. Diagram of Erven 3922 and 3923 Blanco
5. Deeds of transfer T10778/2019 and T55695/2023
6. Power of attorney signed by the owner of Erven 3922 and 3923 Blanco
7. Company Resolution signed by the owner of erven 3922 and 3923 Blanco
8. Conveyancers certificate
9. Application plan for the consolidation of erven 3922 and 3923 Blanco
10. Fancourt Master Home Owners Association letter
11. George zoning scheme map extract

Please advise us of the application fee payable.

Yours sincerely

Bailey & le Roux
Professional Land Surveyors

per J H Bailey

J H BAILEY Pr L (SA) B.Sc. Land Surveying UCT PLS 0019D - H W LE ROUX Pr L (SA) B. Landmeetkunde UP PLS 1055D



BAILEY & LE ROUX
PROFESSIONAL LAND SURVEYORS
PROFESIONELE LANDMETERS

GEORGE MUNICIPALITY



APPLICATION FORM FOR APPLICATION SUBMITTED IN TERMS OF THE LAND-USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY

NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	John				
Surname	Bailey				
SACPLAN Reg No. (if applicable)					
Company name (if applicable)	BAILEY & LE ROUX				
Postal Address	P.O.Box 9583				
	GEORGE			Postal Code	6530
Email	john@blrland.co.za				
Tel	044 8745315	Fax	044 8745345	Cell	828921759

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

Registered owner	Fan Ridge Investments (Pty) Ltd				
Address	P O Box 235				
	Rivonia			Postal code	2128
E-mail	kuhrmeier@t-online.de				
Tel		Fax		Cell	

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erven 3922 and 3923 Blanco
--	----------------------------

Physical Address	3922 Links Road, Fancourt Estate											
GPS Coordinates	Y+55200 X +3757280				Town/City		Blanco					
Current Zoning	Single Residential Zone II			Extent		6561 and 6587 m ²		Are there existing buildings?		Y	<input checked="" type="checkbox"/>	
Current Land Use	Vacant land and Residential purposes											
Title Deed number & date	T55695/2023,T10778/2019											
Any restrictive conditions prohibiting application?	<input checked="" type="checkbox"/>	N		If Yes, list condition number(s).								
Are the restrictive conditions in favour of a third party(ies)?	<input checked="" type="checkbox"/>	N		If Yes, list the party(ies).								
Is the property encumbered by a bond?	<input checked="" type="checkbox"/>	N		If Yes, list Bondholder(s)?								
Has the Municipality already decided on the application(s)?	<input checked="" type="checkbox"/>	N		If yes, list reference number(s)?								
Any existing unauthorized buildings and/or land use on the subject property(ies)?						<input checked="" type="checkbox"/>	N		If yes, is this application to legalize the building / land use?		Y	N
Are there any pending court case / order relating to the subject property(ies)?						<input checked="" type="checkbox"/>	N		Are there any land claim(s) registered on the subject property(ies)?		<input checked="" type="checkbox"/>	N
PART D: PRE-APPLICATION CONSULTATION												
Has there been any pre-application consultation?				<input checked="" type="checkbox"/>	N		If Yes, please complete the information below and attach the minutes.					
Official's name				Reference number				Date of consultation				
PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE												
<p>*Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.</p>												

BANKING DETAILSName: **George Municipality**Bank: **ABSA**Branch no.: **632005**Account no.: **01022220981**Type: **Cheque**Swift Code: **ABSAZAJCPE-SORTCODE 632005**VAT Registration Nr: **4630193664**E-MAIL: **ronel@george.org.za*****Payment reference:** GRG.....or Erf nr:**PART F: DETAILS OF PROPOSAL****Brief description of proposed development / intent of application:****The intent of the application is to consolidate Erven 3922 and 3923 Blanco.****Both properties are zoned for single residential zone II purposes in terms of the George Municipality zoning scheme.****PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS****Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.**

Is the following compulsory information attached?

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

Minimum and additional requirements:

Y	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Conveyancer's Certificate		Y	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use Plan / Zoning plan
Y	<input checked="" type="checkbox"/>	N/A	Proposed Subdivision Plan (including street names and numbers)		Y	<input checked="" type="checkbox"/>	N/A	Phasing Plan
Y	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Consolidation Plan		Y	N	N/A	Copy of original approval letter (if applicable)

¥	N	N/A	Site Development Plan		¥	N	N/A	Landscaping / Tree Plan
¥	N	N/A	Abutting owner's consent		¥	N	N/A	Home Owners' Association consent
¥	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)		¥	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
¥	N	N/A	Services Report or indication of all municipal services / registered servitudes		Y	N	N/A	Required number of documentation copies
¥	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes		¥	N	N/A	Other (specify)

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

¥	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)				Specific Environmental Management Act(s) (SEMA)
¥	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
¥	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)		¥	N/A	National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
¥	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
¥	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	Other (specify)
¥	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.				
¥	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?				

SECTION I: DECLARATION

I hereby wish to confirm the following :

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

Applicant's signature:



Date:

4/03/2024

Full name:

John Henry Bailey

Professional capacity:

Professional Land Surveyor

SACPLAN Reg. Nr:

FOR OFFICE USE ONLY

Date received:

--

Received by:

--

Receipt number:

--

Date application
complete

--

ANNEXURES

Please do not submit these Annexure exemplars with the application form.

Annexure A: Exemplar of locality plan (consult guidelines for precise requirements)

Annexure B: Application submission checklist

Annexure C: Exemplar of typical layout plan (consult guidelines for precise requirements)

Scale 1:10000



88 Meade Street
P.O.Box 9583
George
6530

Tel 044-8745315
Fax 044-8745345
Cell 082-8921759

PROPOSED CONSOLIDATION OF ERVEN 3922 AND 3923 BLANCO
SITUATE IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF GEORGE

1 Type of Application

The purpose of the application is to consolidate erven 3922 and 3923 Blanco in terms of section 15(2)(e) of the George Municipality Land Use Planning By-Law

2 Property details

Erf 3922 Blanco :

Owner : Fan Ridge Investments (Pty) Ltd.

Size : 6561 square metres.

Deed : T55695/2023.

Zoning : Single Residential Zone II.

Erf 3923 Blanco :

Owner : Fan Ridge Investments (Pty) Ltd.

Size : 6587 Square metres.

Deed : T10778/2019.

Zoning : Single Residential Zone II.

3 Title Deed conditions

The deeds contain no conditions that may prevent the properties from being consolidated. A conveyancers certificate is attached which confirms this.

4 Locality

Erven 3922 and 3923 are located within the Blanco allotment area in the Fancourt Links Estate. This estate lies in the south western part of Blanco and is bound on its western boundary by open land to its north and south by vacant Erven 3921 and 3924 respectively and east by Erf 3537 being part of the open space commonage within the estate.

The area has a typical estate residential character. The erven are large, there is an abundance of open space and the urban fabric aesthetics is enhanced by an uninterrupted view of the Outeniqua Mountains.

6 Proposed development

Erven 3921 and 3922 were intended to be consolidated by the original owner of these erven for the purposes of the development of a large estate dwelling.

Extensive earth excavation was undertaken which has left these erven in a very compromised degraded condition.

The owner of Erf 3923 has consequently purchased Erf 3922 in order to restore the property for the purpose of extending the landscaped area of the garden and to extend the existing dwelling on Erf 3923.



View of the excavation of Erven 3921 and 3922 from the south at the 3922/3923 boundary

7 Desirability

In terms of the George integrated zoning scheme by-law, erven 3922 and 3923 are zoned for Single Residential Zone II purposes.

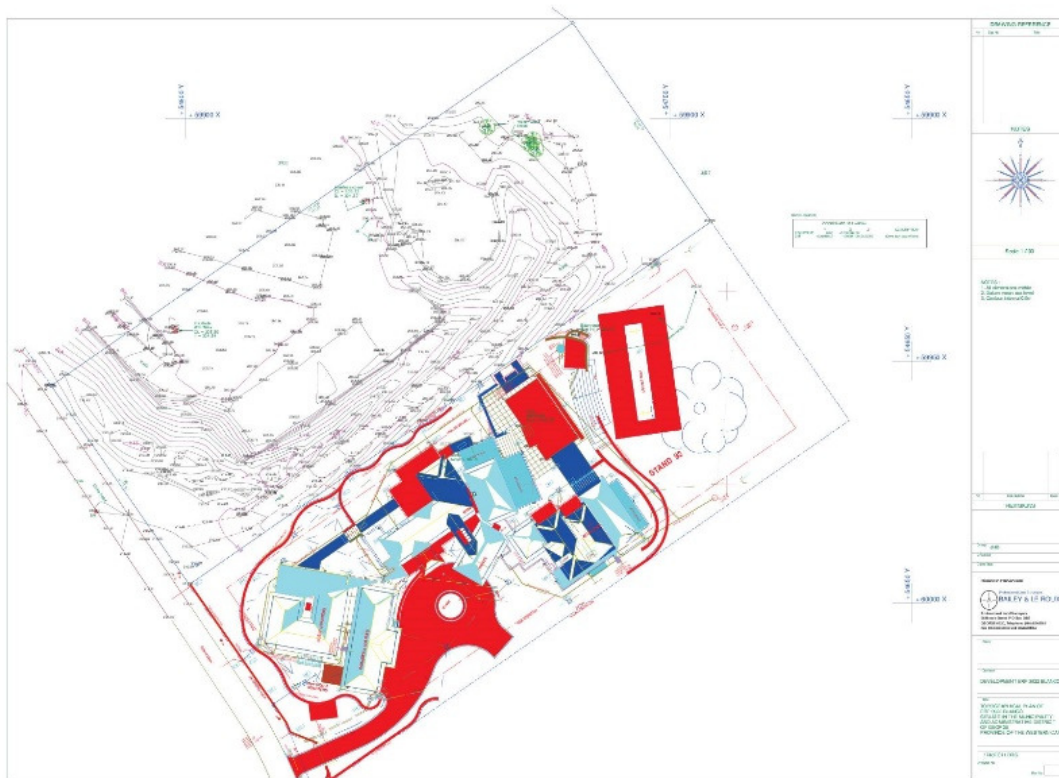
This zone has a primary use of estate housing located in residential estates governed by a home owners association.

The prime reason and purpose of the consolidation is to enable the new owner of Erf 3922 to rehabilitate the very unsightly condition of this property. It is evident that the previous owner of Erven 3921 and 3922 had the intention of developing a large homestead and had undertaken the earthworks for the construction to be able to proceed.

This compromised condition of the property is distasteful and out of line with the upmarket fabric of the Fancourt Estate.

To emphasize this aspect of the application, the following is a contour plan of Erf 3922 that has recently been prepared. The purposes of the contour survey is to enable the architect to design extensions to the dwelling on Erf 3923 and also for the design of a landscaping terrain rehabilitation plan.

The contour plan shows an excavation of almost 6 metres in depth. This very disturbed terrain will require careful design and engineering to restore the land to a more acceptable appearance.



The consolidation will thus enable the owner to develop over the common boundary between erven 3922 and 3923 and landscape the property suitably for the envisaged development. The proposed consolidation is not in conflict with the planning policies for the Blanco area. The existing building located on Erf 3922 falls within the HOA prescribed building lines of 6m from the road boundary and 5m from a lateral boundary. No departure application is required.

8 Land Use Planning Principles

a) Spatial justice :

This principle address spatial injustices of the past and the effect of the use of land on its occupants. The proposed consolidation will not change the designated use of the property and will thus not compromise land values or the welfare of the residents of the estate.

b) Spatial sustainability

No impact on the environment or threat to agricultural land is possible. The consolidation will not require any additional municipal services.

c) The principles of efficiency, good administration and spatial resilience also are not applicable to this application.

10 Other

a) Access :

Access to the consolidated property will remain unchanged from the internal private road Links Drive, leading from the security gate.

b) Services :

There will be no additional demand on the services infrastructure.

c) Title deeds T10778/2019 and T55695/2023

The deeds have no conditions that prevent the properties from being consolidated. A conveyancers certificate has been prepared and is attached to this application.

d) A letter from the Fancourt Master Home Owners Association is attached which grants the owner permission to consolidate Erven 3922 and 3923 Blanco. These erven were formerly known as Portions 91 and 92 of the Farm Modder Rivier No 209 respectively.

e) George Zoning Scheme Plan:

The George Zoning Scheme plan designates the property for single residential II purposes. See the attached extract from the Zoning Scheme map.

11 Spatial Development Policies:

a) The George Integrated Development Plan 2023 – 2027 (IDP):

The strategic focus of the IDP and its spatial alignment with the MSDF while being applicable to broad based planning, do not have relevance to this application.

The subject property falls within ward 26. A review of the strategic focus and alignment of the IDP and MSDF has concluded that there is no conflict with the principals of the IDP.

b) **George Spatial Development Framework 2023**
Blanco Local Spatial Development Framework 2015

The subject property falls within the urban edge.

The strategies and alignment of these documents define the objectives of spatial planning which have holistic relevance to the establishment of residential layouts. On a micro scale such policies do not apply to this application.

12 Statutes:

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

b) Western Cape Land Use Planning Act, 2014 No. 3 of 2014:

This application is governed by this legislation. However the scale of this application, being of a minor nature, implies that the planning principles regulated by Chapter XI of Act 3 of 2014, being the principles of spatial justice, spatial sustainability, efficiency, good administration and spatial resilience are not applicable. See 8 above. This application must be regarded as being compliant with the relevant spatial development framework in terms of section 19 of the act which states 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 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 is not in 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 structure plan.”

c) The National Heritage Resources Act 1999 (Act 25 of 1999) is not applicable.

d) The National Environmental Management Act 1998 (Act 107 of 1998) is not applicable as the application does not trigger any of the listed activities.

12 Conclusion

No negative impact on the environment, agricultural land or adjoining property values will result from this proposed consolidation.

The application is supported by the Fancourt Master Home Owners Association.

The application is recommended for approval.



February 2024

J H BAILEY
Professional Land Surveyor

G S SAVAGE & ASSOCIATES

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 23° X		
		Constant:	±	0,00	+3700 000,00
AB	131,20	235 10 20	A	+ 54 827,67	+ 59 955,08
BC	50,00	325 10 20	B	+ 54 719,97	+ 59 880,15
CD	131,23	55 10 20	C	+ 54 691,42	+ 59 921,20
DA	50,00	145 12 30	D	+ 54 799,14	+ 59 996,14
Indicator Data					
EB	18,37	235 10 20	E	+ 54 735,05	+ 59 890,64
		14CD19	⊕	+ 54 535,36	+ 58 262,64
		15CD19	⊕	+ 54 139,97	+ 58 253,09

S.G. No.

5726/2000

Approved

Shan Shung
for
Surveyor-General
2000-11-22

Description of Beacons

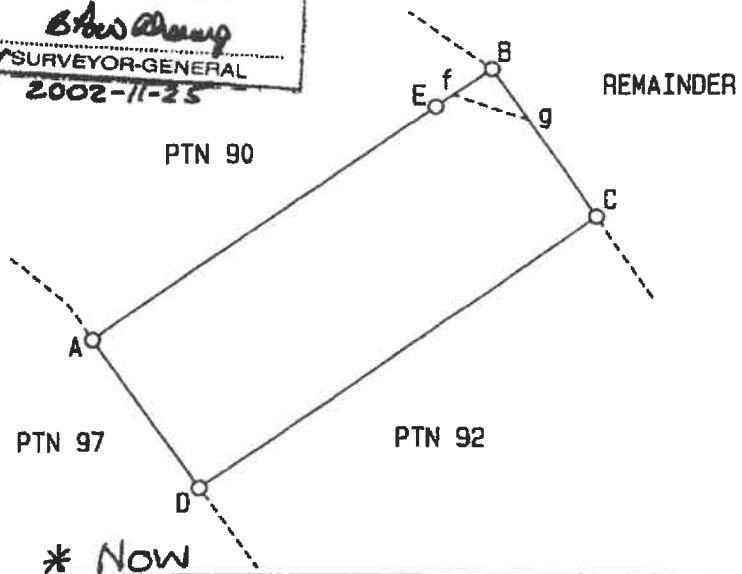
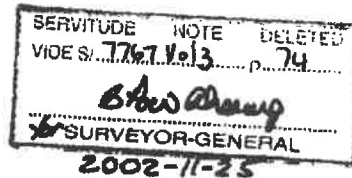
A C D E : 12mm iron peg
B : not beaconed

Servitude Note

~~The figure fBg represents a
servitude area of water storage
vide Dgm No 2365/1991
Deed No K951/1991S~~



Scale 1: 2000



The figure A B C D

represents 6561 square metres of land, being

* **PORTION 91** a portion of portion 86 of the farm
MODDER RIVIER No 209

situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in April 2000
by me

Professional Land Surveyor
G S Savage PLS 0543

This diagram is annexed to

No. 1100177/2007
Dated
i.f.o.

Registrar of Deeds

The original diagram is

No. 6243/1999

annexed to Transfer

No. 4816/2000

File No. GEOR 209

S.R. No. E 2499/2000

Comp. BL-7DD/W2 (1740)

BL-7DDA (4132)

LPI C0270001

201/21
3922

APPROVED IN TERMS OF SECT. 25
OF ORD. 18/1985
Geot 17+28 Place
REF. 470001/11-11-2007
DATE 2000-10-17

S

G S SAVAGE & ASSOCIATES

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System WG 23° X		
		Constant:	±	0, 00 +3 700 000, 00
AB 131, 23	235 10 20	A	+	54 799, 14 + 59 996, 14
BC 50, 00	325 10 20	B	+	54 691, 42 + 59 921, 20
CD 134, 49	55 10 20	C	+	54 662, 86 + 59 962, 24
DE 15, 48	157 16 00	D	+	54 773, 27 + 60 039, 05
EA 34, 86	145 12 30	E	+	54 779, 25 + 60 024, 77
Indicatory Data				
FC 30, 09	235 10 20	F	+	54 687, 56 + 59 979, 42
	14CD19	⊕	+	54 535, 36 + 58 262, 64
	15CD19	⊕	+	54 139, 97 + 58 253, 09

S.G. No.

5727/2000

Approved

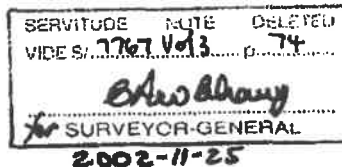
Blanco
for
Surveyor-General
2000-11-22

Description of Beacons

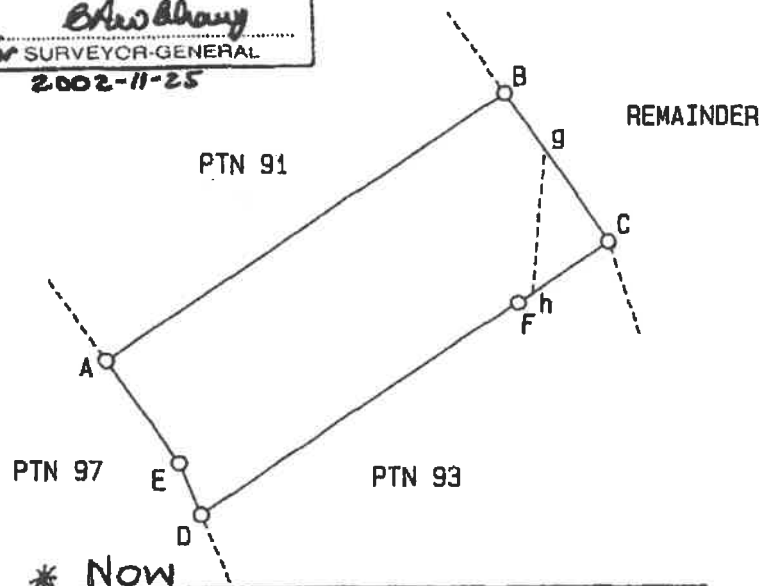
A B D E F : 12mm iron peg
C : not beaconed

Servitude Note

The figure gch represents a
servitude area of water storage
vide Dgm No 2365/1994
Deed No K954/1994S



Scale 1:2000



The figure A B C D E
represents 6587 square metres of land, being

* **PORTION 92 a portion of portion 86 of the farm
MODDER RIVIER No 209**

Municipality and
situate in the Administrative District of George
Province of the Western Cape
Surveyed in April 2000
by me

Blanco
Professional Land Surveyor
G S Savage PLS 0543

This diagram is annexed to

No. 163357/2007
Dated
i.f.o.

Registrar of Deeds

The original diagram is

No. 6243/1999
annexed to Transfer
No. 48196/2000

File No. GEOR 209

S/1767
S.R. No. 2499/2000

Comp. BL-7DD/W2 (1740)
BL-7DDA (4132)

LPI C0670001

20/11/22
3923

APPROVED IN TERMS OF SECT. 25
OF ORD. 15/1985
Ged. 17+28 Please
REF. Modder Rivier No 209
DATE 2000-10-17

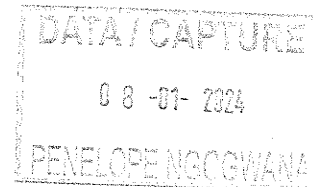
222

MILTONS MATSEMELA OOSTHUIZEN
71 MONTAGU STREET
MOSSEL BAY
6500

Prepared by me

CONVEYANCER
YOLANDA MINNIE (95870)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 15 237 500,00	R. 4863,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....



T 000055695 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

CARMEN LOUISE DEN HAAN
LPCM 95665

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

BARROWS FANCOURT PROPRIETARY LIMITED
Registration number 1997/000006/07

which said Power of Attorney was signed at **DURBAN** on **8 NOVEMBER 2023**.

And the appearer declared that his/her said principal had, on 17 October 2023, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

FAN RIDGE INVESTMENTS PROPRIETARY LIMITED
Registration Number 2018/640751/07

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

ERF 3922 BLANCO
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 6561 (SIX THOUSAND FIVE HUNDRED AND SIXTY ONE)
Square metres

FIRST TRANSFERRED and still held by Deed of Transfer Number T100177/2007 with Diagram S.G. 5726/2000 relating thereto.

- A. Subject to the conditions referred to in Certificate of Amended Title No. T8087/1924.
- B. By Notarial Deed of Servitude Number K552/1997 the property hereby transferred is entitled to:-
 1. Servitudes of access for vehicles and pedestrians over the servitude areas on the Remainder of Erf 1720 Blanco measuring 108,6893 hectares held by Deed of Transfer Number T48948/1997 which servitude areas are indicated on servitude diagram SG Number 5074/1996 annexed to the said Notarial Deed and marked:-
 - 1.1 A B C D E;
 - 1.2 F G H J K L;
 - 1.3 M N P Q;
 - 1.4 R S T U;
 - 1.5 V W X Y;
 - 1.6 Z A¹ B¹ C¹ D¹ E¹ F¹ G¹ H¹ J¹ K¹ L¹ M¹; and
 - 1.7 the circular servitude area having a radius of 31 metres measured from the centre point N¹.
 2. Temporary servitudes of access for vehicles and pedestrians over the servitude areas on the said Remainder of Erf 1720 Blanco indicated:
 - 2.1 by the line Q¹ middle of road R¹ on diagram SG Number 5075/1996 annexed to CRT No. 48942/1997; and
 - 2.2 by the line S¹ middle of road T¹ on diagram SG Number 5078/1996 annexed to CRT No. T48945/1997;

3. Access to and use of the golf course and other facilities situated on the said Remainder of Erf 1720 Blanco subject to such rules as may be imposed from time to time by Plattner Estates (Proprietary) Limited and its successors in title as owners of the said golf course and facilities relating to the times and conditions of use, including the payment of green fees and other charges which will remain market related in keeping similar resorts of the same standard;
4. Servitude rights of access over the said Remainder of Erf 1720 Blanco by way of the servitude rights of way represented by the figures t¹ B C D E F G H J and W³ s t u v w x y z a¹ b¹ c¹ d¹ R³ e¹ f¹ g¹ h¹ j¹ k¹ l¹ m¹ n¹ S³ T³ U³ V³ on plan SG No. 5107/1996 annexed to CCT No. T67273/1996;
5. A temporary servitude of right of way four (4) metres wide over the said Remainder of Erf 1720 Blanco represented by the line r¹ middle of road s¹ on said plan SG No. 5107/1996;
6. A servitude of right of way four (4) metres wide over the said Remainder of Erf 1720 Blanco represented by the line C¹ middle of road r¹ on said plan SG No. 5107/1996;
7. A servitude right of way over Erf 1512 Blanco measuring 2,6635 hectares held by Deed of Transfer Number T48948/1997 represented by the figures a E b d e f g h j k l m n q r s J t u v w x y z a¹ b¹ d¹ e¹ A f¹ g¹ h¹ j¹ k¹ on diagram SG No. 7031/1990 annexed to CRT No. T55937/1991;

as will more fully appear on reference to the said Notarial Deed.

- C. Subject further to the following conditions contained in Deed of Transfer Number T100177/2007 imposed at the instance of the Municipality of George when the Municipality approved the subdivision of Portion 86 of the farm Modder Rivier No. 209 in terms of Ordinance 15/1985, namely:-

1. The property hereby transferred shall not be sold or alienated (which term shall not include "mortgaged") in any manner or transferred without the written consent of the Fancourt Master Homeowners' Association, (which consent shall not be unreasonably withheld), of which the within transferee and each of his successors in title shall be obliged to be a member and bound by its Constitution for so long as he is the registered owner of the property.
2. The owner of this erf shall, without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewerage and drainage, including stormwater, of any other erf of erven to be conveyed across this erf in such manner and in such position as the Fancourt Master Homeowners' Association may reasonably require from time to time. This shall include the right of access to the erf at any reasonable time for the purpose of construction, altering, removing or inspecting any works connected with the above.



- D. Subject further to the following condition contained in Deed of Transfer Number T100177/2007 imposed by the Transferor, PLATTNER GOLF (PROPRIETARY) LIMITED, for its benefit:-

The owner and his successors in title of the property hereby transferred shall not in any way alienate (which term shall not include "mortgage") the property unless they shall first, in writing, have offered it for sale to Plattner Golf (Pty) Ltd who for a period of fourteen (14) days calculated from the date of receipt of the offer, shall have the right to purchase the property upon the terms and conditions offered to it and shall have the further rights set out in the Articles of the Fancourt Master Homeowners' Association.

A handwritten signature, possibly reading 'M', is located at the bottom right of the page.

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

BARROWS FANCOURT PROPRIETARY LIMITED
Registration number 1997/000006/07

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


FAN RIDGE INVESTMENTS PROPRIETARY LIMITED
Registration Number 2018/640751/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R15 237 500,00 (FIFTEEN MILLION TWO HUNDRED AND THIRTY SEVEN THOUSAND FIVE HUNDRED RAND) .

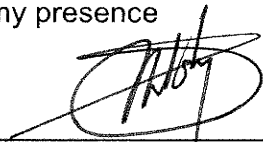
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

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

18 DEC 2023


q.q.

In my presence



REGISTRAR OF DEEDS

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. 28 000 000.00	R. 4890.00
Reason for exemption	Category Exemption	Exemption i to. Sec/Reg..... Act/Proc.....

DATA / VERIFY

22 MAR 2019

LINDA NCAPAI

T 000010778 / 2019

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

THE GIBSON FAMILY TRUST
Registration number IT1193/2007

which said Power of Attorney was signed at
2019

GEORGE 8 FEBRUARY
22 MAR 2019
JENNY VAN WYK

And the appearer declared that his/her said principal had, on 14 January 2019, truly and legally sold by , 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:

FAN RIDGE INVESTMENTS PROPRIETARY LIMITED
Registration Number 2018/640751/07

or its Successors in Title or assigns,

PORTION 92 (PORTION OF PORTION 86) OF THE FARM MODDER RIVIER
NUMBER 209
SITUATED IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 6587 (SIX THOUSAND FIVE HUNDRED AND EIGHTY SEVEN)
Square metres

FIRST TRANSFERRED AND STILL HELD BY Deed of Transfer number T63357/2007
with Diagram S.G 5727/2000 annexed thereto

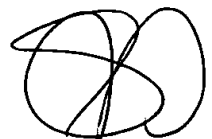
- A. Subject to the conditions referred to in Certificate of Amended Title No. T8087/1924.
- B. By Notarial Deed of Servitude No. K552/1997 the property hereby transferred is entitled to: -
 1. Servitudes of access for vehicles and pedestrians over the servitude areas on the Remainder of Erf 1720 Blanco measuring 108,6893 hectares held by Deed of Transfer No. T48948/97 which servitude areas are indicated on servitude diagram SG No. 5074/1996 annexed to the said Notarial Deed and marked: -
 - 1.1 A B C D E;
 - 1.2 F G H J K L;
 - 1.3 M N P Q;
 - 1.4 R S T U;
 - 1.5 V W X Y;
 - 1.6 Z A¹ B¹ C¹ D¹ E¹ F¹ G¹ H¹ J¹ K¹ L¹ M¹; and
 - 1.7 the circular servitude area having a radius of 31 metres measured from the centre point N¹.
 2. Temporary servitudes of access for vehicles and pedestrians over the servitude areas on the said Remainder of Erf 1720 Blanco indicated:
 - 2.1 by the line Q¹ middle of road R¹ on diagram SG No. 5075/1996 annexed to CRT No. 48942/1997; and



- 2.2 by the line S¹ middle of road T¹ on diagram SG No. 5078/1996 annexed to CRT No. T48945/1997;
3. Access to and use of the golf course and other facilities situated on the said Remainder of Erf 1720 Blanco subject to such rules as may be imposed from time to time by Plattner Estates (Proprietary) Limited and its successors in title as owners of the said gold course and facilities relating to the times and conditions of use, including the payment of green fees and other charges which will remain market related in keeping with similar resorts of the same standard;
4. Servitude of rights of access over the said Remainder of Erf 1720 Blanco by way of the servitude rights of way represented by the figures t¹ B C D E F G H J and W³ s t u v w x y z a¹ b¹ c¹ d¹ R³ e¹ f¹ g¹ h¹ j¹ k¹ l¹ m¹ n¹ S³ T³ U³ V³ on plan SG No. 5107/1996 annexed to CCT No. T67273/1996;
5. A temporary servitude of right of way four (4) metres wide over the said Remainder of Erf 1720 Blanco represented by line r¹ middle of road s¹ on said plan SG No. 5107/1996;
6. A servitude of right of way four (4) metres wide over the said Remainder of Erf 1720 Blanco represented by C¹ middle of road r¹ on said plan SG No. 5107/1996;
7. A servitude right of way over Erf 1512 Blanco measuring 2,6635 hectares held by Deed of Transfer No. T48948/1997 represented by the figures a E b d e f g h j k l m n q r s J t u v w x y z a¹ b¹ d¹ e¹ A f¹ g¹ h¹ j¹ k¹ on diagram SG No. 7031/1990 annexed to CRT No. T55937/1991;

as will more fully appear on reference to the said Notarial Deed.

- C. Subject further to the following conditions imposed at the instance of the Municipality of George when the Municipality approved the subdivision of Portion 86 of the farm Modder Rivier No.209 in terms of Ordinance 15/1985, created in Deed Of Transfer Number T63357/2007 namely:-
 1. The property hereby transferred shall not be sold or alienated in any manner or transferred without the written consent (which shall not be unreasonably withheld) of the Fancourt Master Home Owners' Association, of which the within transferee and each of his successors in title shall be obliged to be a member for so long as he is the registered owner of the property.
 2. No improvements of any nature whatsoever shall be erected on the property, nor shall any exterior alterations, renovations or extensions to any building/s or other structures erected or to be erected on the property be made without the prior written consent approval of the Fancourt Master Home Owners' Association, which consent shall not be unreasonably withheld.



3. The owner of this erf shall further, upon thirty (30) days notice in writing prior to the commencement of any work, without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf in such a manner and in position as the Transferor or the Fancourt Master Home Owners' Association may reasonably require from time to time and surface installations such mini-substations, meter kiosks and service pillars to be erected in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
 4. The owner of the property hereby transferred and his successors in title shall, without compensation, be obliged to receive such material or permit such excavation on the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing the difference between the level of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the transferor and/or the Fancourt Master Home Owners' Association.
- D. Subject further to the following condition imposed by the Transferor, PLATTNER GOLF PROPRIETARY LIMITED, created in Deed of Transfer number T63357/2007 for its benefit: -

The owner and his successors in title of the property hereby transferred shall not in any way alienate the property unless they shall first, in writing, have offered it for sale to PLATTNER GOLF PROPRIETARY LIMITED, who, for a period of fourteen (14) days calculated from the date of receipt of the offer, shall have the right to purchase the property upon terms and conditions offered to it and shall have the further rights set out in the Articles of Association of the Fancourt Master Home Owners' Association.



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

THE GIBSON FAMILY TRUST
Registration number IT1193/2007

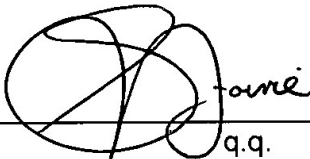
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

FAN RIDGE INVESTMENTS PROPRIETARY LIMITED
Registration Number 2018/640751/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R28 000 000,00 (TWENTY EIGHT MILLION 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 20 March 2019


q.q.

In my presence


REGISTRAR OF DEEDS

SPECIAL POWER OF ATTORNEY

I, Roswitha Anna Elisabeth Kuhrmeier

the undersigned,

do hereby nominate, constitute and appoint :

BAILEY & LE ROUX

with Power of Substitution, to be my lawful Attorney and Agent in my name, place and stead, in order to make application to

CONSOLIDATE PORTIONS 91 AND 92 OF FARM MODDER RIVIER NO 209

and generally for affecting the purposes aforesaid to do or cause to be done whatsoever shall be requisite as fully and effectually for all intents and purposes as I might or could do if personally present and acting herein – hereby ratifying allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these presents

Signed at Fancourt, George this 19 day of February 2024

in the presence of the undersigned witnesses.

AS WITNESSES

1 *Ch. Kuhrmeier*

2 *Jan*

Roswitha Kuhrmeier

SIGNATURE -GRANTOR

COMPANY RESOLUTION

CERTIFIED EXTRACT FROM THE MINUTES OF A MEETING OF THE DIRECTORS OF FAN RIDGE INVESTMENTS (PTY) LTD

I, **Roswitha Anna Elisabeth Kuhrmeier**, the undersigned, do hereby certify the following to be a true and correct extract of the minutes of a meeting of the Directors of the aforesaid company held at **Fancourt** on the **19** day of **February** 2024 namely

THAT WHEREAS :

The company is the owner of certain immovable property being

PORTIONS 91 AND 92 OF FARM MODDER RIVIER NO 209

situate in the Municipality & Administrative District of George, Province of the Western Cape

IT WAS RESOLVED :

- 1) That application be made in terms of Act 3 of 2014 in order that Portions 91 and 92 may be consolidated
- 2) that **R A E Kuhrmeier** is hereby authorised to sign Powers of Attorney and any other necessary documents in connection therewith

CERTIFIED TRUE EXTRACT


DIRECTOR

CONVEYANCER'S CERTIFICATE

I, Zunaïd Rawoot, from Z Rawoot Inc, Office 202A Pine Park, Cnr Glen Roy and Forest Drive, Pinelands, tel: 021 6705800

(conveyancer's name and address)

Hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town regarding the following property

ERF 3922 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE

Held by Deed of Transfer T55695/2023

ERF 3923 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE

Formerly PORTION 92 (PORTION OF PORTION 86) OF THE FARM MODDER RIVIER NUMBER 209, IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE

Held by Deed of Transfer T10778/2019

(property description(s))

In respect of which it was found that there are no restrictive conditions registered against such property(ies) prohibiting it from being utilised / developed for the following purposes (as elaborated on in more detail in the accompanying application):

Consolidation of the above properties

(proposed use / development / zoning of property)

(*please delete whichever not applicable)

LIST OF RESTRICTIVE TITLE CONDITIONS (if applicable)

Deed no.	Clause no.	Description
		NOT APPLICABLE

PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

(please tick appropriate box)

Removal / suspension / amendment of restrictions in terms of Act 84/1967 (Submit separate application)	Notarial Deed of Cancellation (Submit copy of signed agreement)	Consent (Submit copy of signed consent)	Expungement by means of 'rule nisi' application to High Court (Submit copy of Court order)
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Signed at Cape Town on this 21 February 2024

Signature

Kindly endorse certificate by affixing firm's official stamp here and initialling it.

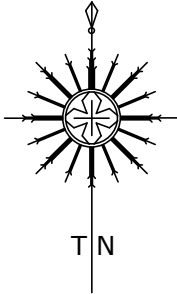
ZUNAID RAWOOT
COMMISSIONER OF OATHS
PRACTISING ATTORNEY
104, PINE PARK
CNR GLEN ROY AND FOREST DRIVE
PINELANDS, 7405

OFFICIAL REF.

CONSOLIDATION PLAN

FRAMED IN TERMS OF SECTION 35 OF ACT 3 OF 2014
AND SECTION 15 OF THE GEORGE MUNICIPALITY
LAND USE PLANNING BY-LAW

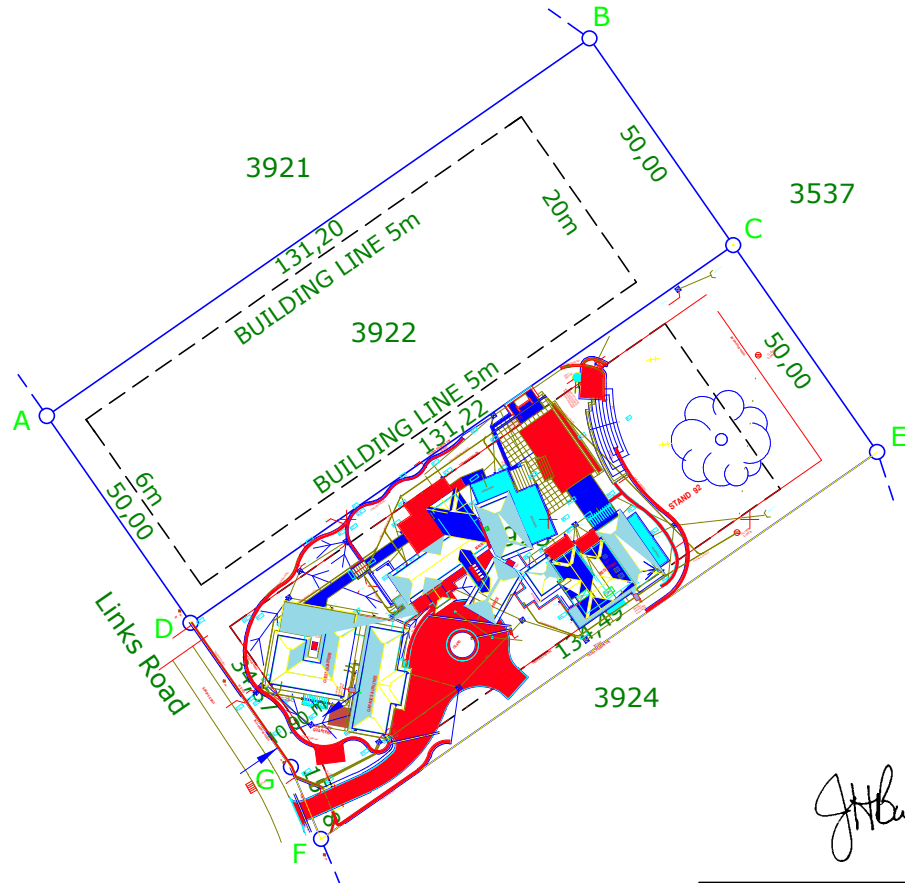
SCALE 1 : 1500



Proposal:

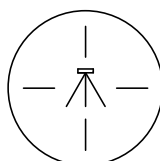
- 1) The figure A B C D represents 6561 Square metres of land, being Erf 3922 Blanco,
- 2) The figure D C E F G represents 6587 Square metres of land, being Erf 3923 Blanco

Situate in the Municipality and Administrative District
of George, Province of the Western Cape.
It is proposed to consolidate Erven 3922 and 3923 Blanco



Land Surveyor

Prepared by me
in February 2024



Bailey & le Roux
Professional Land Surveyors

88 Meade Street
P.O.Box 9583
George
6530

Tel 044-8745315

Cell 082-8921759



FANCOURT
MASTER HOMEOWNERS
ASSOCIATION

23-02-2024

The Municipal Manager
George Local Municipality
George

Dear Sir,

RE: CONSILADATION OF ERF 3922 (PTN91) AND ERF 3923 (PTN 92): LINKS AVENUE - FANCOURT.

We hereby confirm that Fancourt Master Homeowners Association has agreed to the consolidation of erf 3922 (Ptn91) and erf 3923 (Ptn92): Links Avenue.

For any enquiries to the above, please feel free to contact the undersigned.

Kind regards,

Meredy Gibbs
Estate Manager

DISCLAIMER

No approval, permission, certificate or act granted, issued or performed by the Fancourt Master Homeowners Association in connection with a building or the design, erection or alteration thereof shall have the effect that Fancourt Master Homeowners Association or any of its office-bearers or employees (as a stipulation for their benefit) shall be liable to any person for any loss, damage, injury or death resulting from or arising out of or in any way connected with the manner in which such building was designed, erected or altered or the material used for purposes thereof.

ERVEN 3922 AND 3923 BLANCO

Integrated Zoning Scheme

-  Estate Housing
-  Non conforming use
-  Agricultural Zone I
-  Agricultural Zone II
-  Agriculture Zone III
-  Business Zone I
-  Business Zone II
-  Business Zone III
-  Business Zone IV
-  Business Zone V
-  Business Zone VI
-  Community Zone I
-  Community Zone II
-  Community Zone III
-  General Residential Zone I
-  General Residential Zone II
-  General Residential Zone III
-  General Residential Zone IV
-  General Residential Zone V
-  General Residential Zone VI
-  Industrial Zone I
-  Industrial Zone II
-  Industrial Zone III
-  Industrial Zone IV
-  Open Space Zone I
-  Open Space Zone II
-  Open Space Zone III
-  Open Space Zone IV
-  Resort Zone
-  Single Residential Zone I
-  Single Residential Zone II
-  Single Residential Zone III
-  Special Planning Area Overlay Zone
-  Subdivisional Area Overlay Zone
-  Transport Usage Zone II
-  Transport Zone I
-  Transport Zone II
-  Transport Zone III
-  Undetermined Use Zone
-  Utility Zone



0 0.05 0.1 0.2 km

Date: 3/1/2024 10:29 AM

Scale: 1:2,839



Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied. Persons relying on this information do so entirely at their own risk.

George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.