

**APPLICATION FOR CONSOLIDATION AND REMOVAL OF TITLE DEED  
CONDITIONS:**

**OUTENIQUA HOSTEL**

**ERVEN 1187, 1188, 1189, 1190, 1213 & 3292 GEORGE**

**headland**

town planners

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**APPLICATION FOR CONSOLIDATION AND REMOVAL OF TITLE DEED CONDITIONS:  
OUTENIQUA HOSTEL  
ERVEN 1187, 1188, 1189, 1190, 1213 & 3292 GEORGE**

**1. INTRODUCTION**

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The Western Cape Government owns Outeniqua Hostel which exists over 6 erven. We have been tasked with consolidating the erven that make up the hostel in order for the Western Cape Government to hold it under 1 title deed as opposed to multiple title deeds. There will not be any physical / material changes to the sites. No new structures are being proposed and no renovations to any existing structures are being proposed as part of this application. 5 erven are being held by a title deed which contains a restrictive condition limiting the use on these erven to residential purposes. The Municipal Town Planners advised that this condition be removed as part of this application process.

**2. APPLICATIONS**

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The following applications are required in terms of the George Municipality Land Use Planning By-law, 2015 (as amended):

- **Application for consolidation** of erven 1187, 1188, 1189, 1190, 1213 & 3292 George in terms of **section 15(2)(e)**.
- **Application for removal of title deed condition** 1(2) on erven 1187, 1188, 1189, 1190 & 1213 held by title deed T15088/1952 in terms of **section 15(2)(f)**.

**3. LOCALITY AND CADASTRAL INFORMATION**

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The hostel is located in George at the corner of Stander Street and Derby Street and consists of 6 properties, outlined in red on figures 1 and 2. Further property information is detailed in section 2.3.



**Figure 1:** Extract of aerial imagery of erven making up Outeniqua Hostel (Image source: George Public Viewer)



### 3.1. Underlying Zoning

All the properties that form Outeniqua Hostel are zoned Community Zone I (Place of instruction) (see figure 2) which, as the zoning category states, permits a place of instruction as of right.

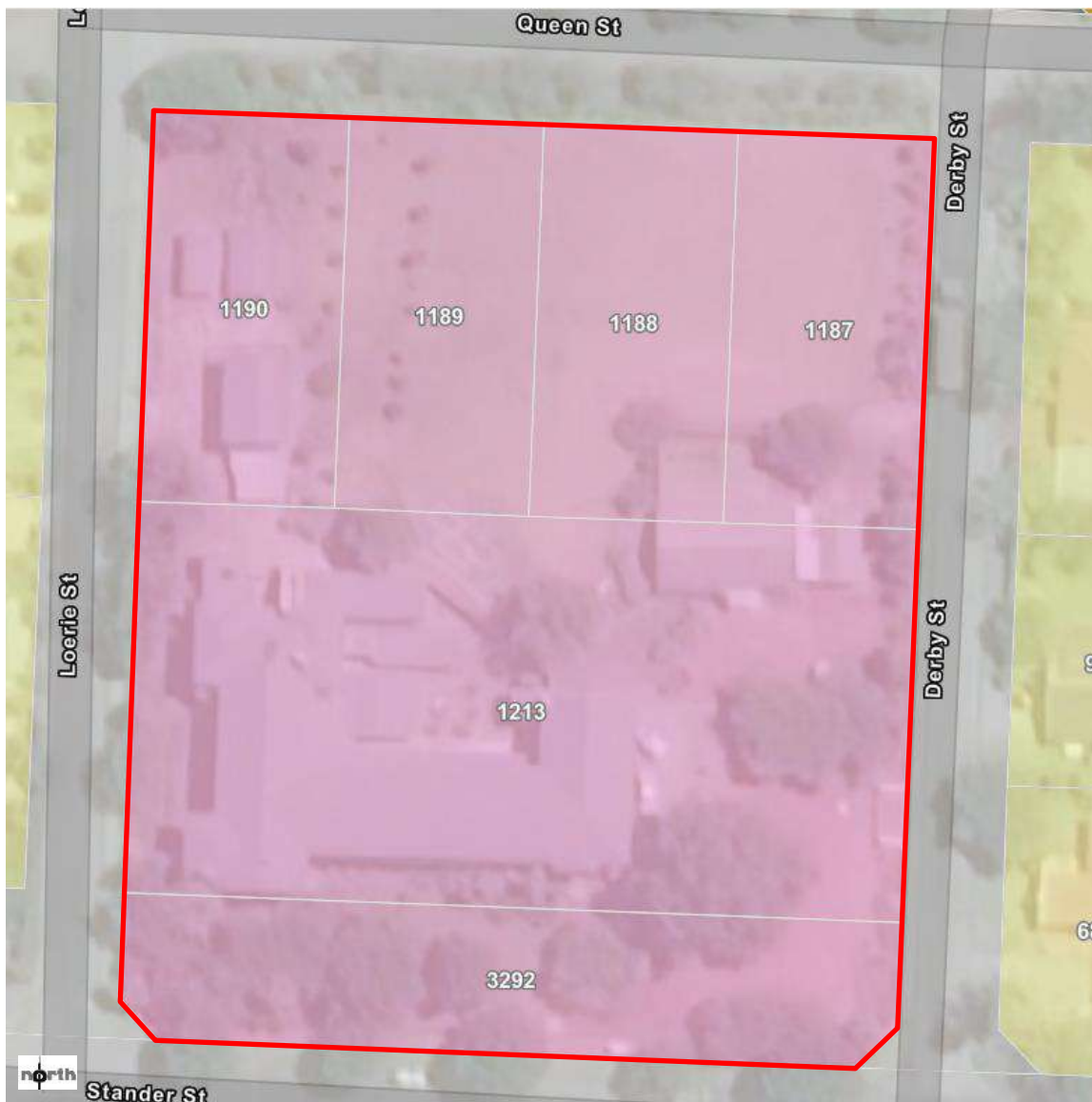


Figure 2: Extract of zoning of erven making up Outeniqua Hostel (Image source: George Public Viewer)

### 3.2. Property Data

**Table 1:** Property information per erf making up the hostel

Property Numbers	Extents	Property Diagrams	Title Deed Numbers	Title Deed Conditions	Servitudes	Registered Owner
Erf 1187 George	1 028m <sup>2</sup>	2154/1858	T15088/1952	1. The erf shall not be subdivided 2. The erf shall be used for residential purposes only	None	Provincial Government of the Western Cape
Erf 1188 George	1 028m <sup>2</sup>	2155/1858	T15088/1952	1. The erf shall not be subdivided 2. The erf shall be used for residential purposes only	None	
Erf 1189 George	1 027m <sup>2</sup>	9281/1950	T15088/1952	1. The erf shall not be subdivided 2. The erf shall be used for residential purposes only	None	
Erf 1190 George	1 028m <sup>2</sup>	2158/1858	T15088/1952	1. The erf shall not be subdivided 2. The erf shall be used for residential purposes only	None	
Erf 1213 George	4 110m <sup>2</sup>	9288/1950	T15088/1952	1. The erf shall not be subdivided 2. The erf shall be used for residential purposes only	None	
Erf 3292 George (closed public road)	1 503m <sup>2</sup>	8073/1957	T11894/1958	None	None	

## 4. PROPOSAL

### 4.1. Application for Consolidation

The intention of this application is to consolidate the hostel erven into one property as illustrated in figure 3.



Figure 3: Extract of proposed consolidation plan

### 4.2. Application for Removal of Title Deed Condition

The following restrictive title deed conditions are required to be removed.

#### 4.2.1. Erven 1187, 1188, 1189, 1190 & 1213 held by title deed T15088/1952

Condition 1(1) "The erf shall be used for residential purposes only."

This condition is required to be removed because the use of the subject erven is for school hostel purposes. It is clear that this condition may have been historically imposed when the use of the properties may have been intended for residential dwellings.

## **5. MOTIVATION AND DESIRABILITY**

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### **5.1. Impact of the proposed land development on municipal engineering services (George Municipality Land Use Planning By-law (GMLUPB) section 65(h))**

The proposal has no impact on municipal services as the consolidation only serves to adjust the cadastral boundaries and the title deed condition removal will have no physical impact.

### **5.2. Consistency with Integrated Development Plan and the Municipal Spatial Development Framework (GMLUPB section 65(i))**

Complies – the hostel has existed on the property for many years.

### **5.3. Consistency with integrated development plan of the district municipality including its spatial development framework, where applicable (GMLUPB section 65(j))**

Complies – the hostel has existed on the property for many years.

### **5.4. Compliance with the applicable local spatial development frameworks adopted by Municipality (GMLUPB section 65(k))**

Complies – the hostel has existed on the property for many years.

### **5.5. Compliance with any applicable policies of the Municipality that guide decision making (GMLUPB section 65(l))**

Due to the negligible impact of the proposal, no policies are applicable.

### **5.6. Compliance with the provincial spatial development framework (GMLUPB section 65(m))**

Not applicable. This application is for consolidation and removal of a restrictive title deed condition on properties making up the existing school hostel. It does not require consideration of the provincial development framework as it is purely an administrative process aimed at merging the hostel's property boundaries and removing a restrictive title deed condition.

### **5.7. Compliance with regional spatial development framework contemplated in section 18 of the Spatial Planning and Land Use Management Act and provincial regional spatial development framework (GMLUPB section 65(n))**

Not applicable. This application is for consolidation and removal of a restrictive title deed condition on properties making up the existing school hostel. It does not require consideration of the regional spatial development framework, the Land Use Management Act or the provincial regional spatial development framework as it is purely an administrative process aimed at merging the hostel's property boundaries and removing a restrictive title deed condition.

### **5.8. Consistency with policies, principles and the planning and development norms and criteria set by the national and provincial government (GMLUPB section 65(o))**

The application is fully consistent.

### **5.9. Consistency with the matters referred to in section 42 of the Spatial Planning and Land Use Management Act Other Considerations Prescribed in Relevant National or Provincial Legislation (GMLUPB section 65(p))**

#### **5.9.1. Compliance with Development Principles in SPLUMA and LUPA**

Not applicable as the application merely involves the merging of the school erven into a single consolidated property which supports efficient property management and administration in the future. No new rights are being created.

#### 5.9.2. Section 39(5) of the Land Use Planning Act (LUPA), 2014

This section of the Act states that a municipality should have regard to the following factors when considering the “removal, suspension or amendment of a restrictive condition”. The factors are noted below (in bold text) and include responses (in normal text) motivating the application’s consideration of each.

**The financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;**

The removal of the afore-mentioned condition does not amount to any financial value as the recipient of the condition is the Western Cape Government (WCG), who own the school. It is clear that the condition was mostly imposed on properties prior to their use as a school hostel, when such properties may have been envisaged for residential use (in terms of residential dwelling use).

**The personal benefits which accrue to the holder of rights in terms of the restrictive condition;**

There is no personal benefit to the holder of the restrictive condition as firstly, the holder is the school and secondly, the condition limits the use for residential purposes when it is clear that the actual use that has taken place over the properties has been a school hostel.

**The personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is removed, suspended or amended;**

The personal benefit is that the school will no longer be tied to a historically imposed condition.

**The social benefit of the restrictive condition remaining in place in its existing form;**

None. There is no social benefit to the condition remaining in place because the category of residential use is currently a school hostel and not a residential dwelling as was likely the intent of the condition.

**The social benefit of the removal, suspension or amendment of the restrictive condition;**

The social benefit of removing the restrictive condition is that the school will no longer be tied to a restrictive title deed condition.

**Whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.**

The beneficiary of the restrictive condition is the school hostel and given that the condition limits the use to residential purposes, it is clear that the school does not benefit from these rights.

#### 5.9.3. Section 47 of Spatial Planning and Land Use Management Act (SPLUMA), 2013

This section of the Act states that the City must have regard for this section of the Act when considering the removal suspension or amendment of a restrictive condition. With regards to these considerations, it is affirmed that the proposed removal does not deprive any person of property as contemplated in Section 25 of the Constitution.

**5.10. Compliance with the requirements of Section 42(2) of SPLUMA, supported by- (a) the final report for environmental authorisation for activities listed in the Environmental Impact Assessment Regulations Listing Notices (GMLUPB section 65(q))**

Not applicable. The application has no impact on the natural environment and does not trigger any listed activities in the NEMA.

**5.11. Compliance with the requirements of Section 42(2) of SPLUMA, supported by- (b) specialist environmental report as may be required during preapplication consultation (GMLUPB section 65(q))**

Not applicable. The proposal has no impact on the natural environment.

**5.12. Compliance with the principles referred to in Chapter VI of the Land Use Planning Act (GMLUPB section 65(r))**

Not applicable as the application merely involves the merging of the school erven into a single consolidated property which supports efficient property management and administration in the future. No new rights are being created.

**5.13. Compliance with the applicable provisions of the zoning scheme (GMLUPB section 65(s))**

The application is fully compliant. The properties are suitably zoned for the existing use.

**5.14. Compliance with any restrictive condition applicable to the land concerned (GMLUPB section 65(t))**

A restrictive condition, limiting the use of the properties to residential purposes only, was found in the title deed holding erven 1187, 1188, 1189, 1190 & 1213. This condition is being applied to be removed as part of this application (as advised by the Municipal Planners).

**6. CONCLUSION**

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The Provincial Government of the Western Cape owns and have been operating the Outeniqua Hostel on erven 1187, 1188, 1189, 1190, 1213 & 3292 George. In order to simplify their land holdings, they are intent on consolidating the hostel erven into 1 property, which is the main purpose of this application. In addition to the consolidation, a restrictive title deed condition identified in the title deed holding erven 1187, 1188, 1189, 1190 & 1213 is being removed. This application is purely administrative in nature and there are no material changes to the long-standing use of the site for a hostel.

WCG\_ Outeniqua Hostel  
February 2024

HEADLAND  
TOWN PLANNERS

## POWER OF ATTORNEY

1. I, the undersigned, **Shane Hindley**, in my capacity as **Head of Component: Immovable Asset Management** in the **Department of Infrastructure** and duly authorised thereto, assign special power of attorney to **Claus Mischker of Headland Planners (Pty) Ltd (2008/002387/07)** to act for and on behalf of the **Western Cape Government**, as the registered owner of the properties listed below (the property), as its lawful agent with full power and authority and in its name and benefits in fulfilling the following:
  - 1.1 To act as Agent in the name of the Western Cape Government as the owner, regarding the submission of a Land Use Applications for consolidation, rezoning, subdivision, removal of title deed restrictions and any other applicable land use application in terms of the **George Municipality** Land Use Planning By-law, generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as we might or could do if personally present and acting herein.
    - **Outeniqua High School Hostel George comprising of erven 1187, 1188, 1189, 1190, 1213 and 3292 George**
2. Any cost incurred from the actions identified in Clause 1.1 above, will be for the account of the Agent.
3. Furthermore, the Agent has free and full access to the property to attain the actions identified in Clause 1.1 above.
4. This Power of Attorney may, in the sole and unfettered discretion of the Western Cape Government, be withdrawn at any time.
5. I further validate and ratify everything the Agent shall do or purport by virtue of this Power of Attorney on behalf of the Western Cape Government.

Signed at **CAPE TOWN** on this 27th day of November 2023, in the presence of the undersigned witnesses.

**FOR THE WESTERN CAPE GOVERNMENT**



**S HINDLEY**

**HEAD OF COMPONENT: IMMOVABLE ASSET MANAGEMENT**

**AS WITNESSES**

1. 

2. \_\_\_\_\_





# Locality Plan - Outeniqua Hostel

## Legend

- Registered Properties (Deeds Office)
- Sectional Schemes



0 0.03 0.06 0.12 km

Date: 10/9/2023 6:53 PM

Scale: 1:1,645



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.



8-9-19

15088

**JAN S. DE VILLIERS & SON.**

"S.A.N.L.A.M." BUILDINGS, . .  
c/o WALE AND BURG STREETS.  
CAPE TOWN.

*Faintrecht*

100

112215



For endorsements see page 9

**15088**

1952

HS/Aler.  
ORIGINAL  
OORSPRONKE  
STAMP  
GESEEL

Prepared by me

*J. H. T. H.*  
Conveyancer.

DUTY  
SEELREG 2  
FCS  
F/31  
THUSSEN DUTY  
HERNIGTE 2

(BY VIRTUE OF A POWER OF ATTORNEY)

Be it hereby made known.

CHAS. EDGAR DRYDEN TUDHOPE (Conveyancer) appeared before me, Registrar of Deeds at Cape Town, he being duly authorised thereto by a Power of Attorney signed at GRAAFF-REINET on the 2nd August, 1952, and at KIMBERLEY

on the 6th day of August, 1952, by

DR. AAN HENDRIKUS STANDER, born on 10th June, 1881, and HENDRIKUS JOHANNES STANDER, born on 23rd October, 1885, individually, and also as the Agents acting for and on behalf of the following persons under and by virtue of a Power of Attorney signed:-

- (a) at GEORGE on the 11th April, 1950, by MARIA CATHARINA RETIEF, born Stander on 5th July, 1882, widow, and LEA JACOBA DE VILLIERS, born Stander on 30th August, 1888, widow;
- (b) at VERENIGING on the 5th April, 1950, by JACOBUS JOHANNES STANDER, born on 17th July, 1887;
- (c) at GEORGE on 27th April, 1950, by BLANCHE STANDER, born on 4th August, 1890, Spinster, and by ETHEL DE VILLIERS, born Stander on 4th August, 1890, widow, and by CONSTANCE DE VILLIERS, born Stander on 21st January, 1892, married without community of property to Francois de Villiers.

And the said Appearer declared that on the 6th March, 1950, by Private Treaty.....

George (12)

WJH

Treaty, his Principals had truly and legally sold, and that he, the said Appearer, in his aforesaid capacity did, in consequence by these presents, cede and transfer in full and free property unto and on behalf of

THE PROVINCIAL SECRETARY, THE SUPERINTENDENT-GENERAL OF EDUCATION AND THE CHAIRMAN OF THE SCHOOL BOARD OF THE SCHOOL DISTRICT OF GEORGE BEING THE EDUCATIONAL TRUSTEES DESIGNATED BY ORDINANCE NO.5 of 1921 FOR THE SCHOOL DISTRICT OF GEORGE AND TO THEIR RESPECTIVE SUCCESSORS IN OFFICE,

~~Its Successors in Title or Assigns;~~

1. CERTAIN piece of land, being

LOT 81, NIEPOTHS DALE,

situate in the Municipality and Division of GEORGE, transferred to A. van der Lith by Deed of Grant dated 15th January, 1919 (George Quitrents Volume 3 Part 1 No.1), and lastly held by the Appearer's Principals and the six others aforementioned by Deed of Transfer dated 2nd July, 1947, No.12265;

MEASURING Ten thousand Three hundred and sixty-eight (10,368) square feet;

AS will more fully appear from the annexed diagram No.9821/50;

SUBJECT to the conditions referred to in Deed of Transfer dated 19th May, 1993, No.2639;

SUBJECT FURTHER to the following special conditions which have been imposed by the owners of the remaining erven in Niepoths Dale held under Deed of Transfer dated 2nd July, 1947, No.12265, and the said conditions shall be enforceable by the Transferors and their successors in title and shall also be the conditions subject to which each and every erf (already surveyed or to be surveyed in the future) in Niepoths Dale, shall be transferred, namely:-

1. The erf shall not be subdivided.
2. The erf shall be used for residential purposes only.
3. The owner of the erf shall without compensation be obliged to allow the electricity and water mains and the sewage and drainage including stormwater of any other erf or erven within or without this subdivision to be conveyed across the erf, if deemed necessary by the local authority, and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.
4. This erf or any portion thereof shall not be transferred, leased or in any other manner assigned or disposed of to any Asiatic, African Native, Cape Malay, or any person who is manifestly a "coloured" person, as also any partnership or Company (whether incorporated or otherwise) in which the management or control is

directly.....

directly or indirectly held or vested in any such person, nor may any such person other than the domestic servants of the registered owner or his tenant reside on the erf or in any other manner occupy the same.

5. The owner of the erf and his successors in title shall be obliged to erect a residence thereon which has an area of at least 1400 square feet. If a proposed dwelling is 2000 square feet or more in area, two adjoining erven may be used on which to erect such a residence.
6. Every person owning any Erf in Niepoths Dale or any portion of the remainder of the land held by the Transferors under the aforesaid Deed of Transfer No.12265 dated 2nd July, 1947, shall have the right singly or in conjunction with other owners to an action for redress and for relief against any owner, subject to similar conditions, not obeying or breaking any of the conditions numbered 1 to 5 inclusive, which shall operate in perpetuity as servitudes for the reciprocal benefit of the owner of the said erf or portion of the remainder of the said land and the owner of the remaining erven in Niepoths Dale and the remainder of the said land now held by the Transferors by Deed of Transfer No.12265 dated 2nd July, 1947, and their respective successors in title as owners of such erven and/or portion of the remainder of the said land or any part thereof.

2. CERTAIN piece of land, being

LOTS 112-115, NIEPOTHS DALE,

situate in the Municipality and Division of GEORGE, transferred to A. van der Lith by Deed of Grant dated 15th January, 1819 (George Quitrents Volume 3 Part 1 No. 1) and lastly held by the Appearer's Principals and the six others aforementioned by Deed of Transfer dated 2nd July, 1947, No.12265;

MEASURING Forty-one thousand Four hundred and seventy-two (41,472) square feet;

AS will more fully appear from the annexed diagram No.9822/50;

SUBJECT to the conditions referred to in Deed of Transfer dated 19th May, 1893, No.2639;

SUBJECT FURTHER to the special conditions which have been imposed by the owners of the remaining  
erven.....

erven in Niepoths Dale held under Deed of Transfer dated 2nd July, 1947, No.12265, and the said conditions shall be enforceable by the Transferors and their successors in title and shall also be the conditions subject to which each and every erf (already surveyed or to be surveyed in the future) in Niepoths Dale, shall be transferred, which conditions are more fully set out at the end of paragraph 1 above.

3. CERTAIN piece of land, being

LOT 79, NIEPOTHS DALE,

situate in the Municipality and Division of GEORGE;

MEASURING Seventy-two (72) square roods;

EXTENDING as the Deed of Transfer dated 22nd October, 1858, No. 215, with a diagram annexed, made in favour of J.Cohen, and subsequent Deeds of Transfer the last of which dated 2nd July, 1947, No.12265, made in favour of the Appellants' Principals and the six others aforementioned, will more fully point out;

SUBJECT to the conditions referred to in Deed of Transfer dated 23rd December, 1908, No. 9194;

SUBJECT FURTHER to the special conditions which have been imposed by the owners of the remaining erven in Niepoths Dale held under Deed of Transfer dated 2nd July, 1947, No.12265, and the said conditions shall be enforceable by the Transferors and their successors in title and shall also be the conditions subject to which each and every erf (already surveyed or to be surveyed in the future) in Niepoths Dale, shall be transferred, which conditions are more fully set out at the end of paragraph 1 above.

4. CERTAIN piece of land, being

LOT 80, NIEPOTHS DALE,

situate in the Municipality and Division of GEORGE;

MEASURING Seventy-two (72) square roods;

EXTENDING.....

EXTENDING as the Deed of Transfer dated 22nd October, 1858, No. 316, with a diagram annexed, made in favour of J. Cohen, and subsequent Deeds of Transfer the last of which dated 2nd July, 1947, No. 12265, made in favour of the Appearer's Principals and the six others aforementioned, will more fully point out;

SUBJECT to the conditions referred to in Deed of Transfer dated 23rd December, 1908, No. 9194;

SUBJECT FURTHER to the special conditions which have been imposed by the owners of the remaining erven in Niepoths Dale held under Deed of Transfer dated 2nd July, 1947, No. 12265, and the said conditions shall be enforceable by the Transferors and their successors in title and shall also be the conditions subject to which each and every erf (already surveyed or to be surveyed in the future) in Niepoths Dale, shall be transferred, which conditions are more fully set out at the end of paragraph 1 above.

5. CERTAIN piece of land, being

LOT 82, NIEPOTHS DALE,

situate in the Municipality and Division of GEORGE;

MEASURING Seventy-two (72) square roods;

EXTENDING as the Deed of Transfer dated 22nd October, 1858, No. 319, with a diagram annexed, made in favour of R. Keringa, and subsequent Deeds of Transfer the last of which dated 2nd July, 1947, No. 12265, made in favour of the Appearer's Principals and the six others aforementioned will more fully point out;

SUBJECT to the conditions referred to in Deed of Transfer dated 23rd December, 1908, No. 9194;

SUBJECT FURTHER to the special conditions which have been imposed by the owners of the remaining erven in Niepoths Dale held under Deed of Transfer dated 2nd July, 1947, No. 12265, and the said conditions shall be enforceable by the Transferors and their successors in title and shall also be the conditions subject to which each and every erf (already surveyed or to be surveyed in the future) in Niepoths Dale, shall be transferred, which conditions are more fully set out at the end of paragraph 1 above.

6. CERTAIN piece of land, being

LOTS 34 and 60, NIEPOTHS DALE,

situate in the Municipality and Division of GEORGE, transferred to A. van der Lith by Deed of Grant dated 15th January, 1819 (George Quittrents Volume 3 Part 1 No. 1), and lastly held by the Appearer's Principals and the six others aforementioned by Deed of Transfer dated 2nd July, 1947, No. 12265;

MEASURING Twenty thousand Seven hundred and Thirty-six (20,736) square feet;

AS will more fully appear from the annexed diagram No. 9817/50;

SUBJECT.....

SUBJECT to the conditions referred to in Deed of Transfer dated 19th May, 1893, No. 2639;

SUBJECT FURTHER to the special conditions which have been imposed by the owners of the remaining erven in Niepoths Dale held under Deed of Transfer dated 2nd July, 1947, No. 12265, and the said conditions shall be enforceable by the Transferor and their successors in title and shall also be the conditions subject to which each and every erf (already surveyed or to be surveyed in the future) in Niepoths Dale, shall be transferred, which conditions are more fully set out at the end of paragraph 1 above.

7. CERTAIN piece of land, being

LOT 32, NIEPOTHS DALE,

situate in the Municipality and Division of GEORGE;

MEASURING Seventy-two (72) square roods;

EXTENDING as the Deed of Transfer dated 22nd October, 1858, No. 324, with a diagram annexed, made in favour of A. Peters, and subsequent Deeds of Transfer the last of which dated 2nd July, 1947, No. 12265, made in favour of the Appearer's Principals and the six others aforementioned, will more fully point out;

SUBJECT to the conditions referred to in Deed of Transfer dated 23rd December, 1908, No. 9194;

SUBJECT FURTHER to the special conditions which have been imposed by the owners of the remaining erven in Niepoths Dale held under Deed of Transfer dated 2nd July, 1947, No. 12265, and the said conditions shall be enforceable by the Transferors and their successors in title and shall also be the conditions subject to which each and every erf (already surveyed or to be surveyed in the future) in Niepoths Dale, shall be transferred, which conditions are more fully set out at the end of paragraph 1 above.

8. CERTAIN piece of land, being

LOT 33, NIEPOTHS DALE,

situate in the Municipality and Division of GEORGE;

MEASURING Seventy-two (72) square roods;

EXTENDING as the Deed of Transfer dated 22nd October, 1858, No. 325, with a diagram annexed made in favour of A. Peterse, and subsequent Deeds of Transfer the last of which dated 2nd July, 1947, No. 12265, made in favour of the Appearer's Principals and the six others aforementioned, will more fully point out;

SUBJECT to the conditions referred to in Deed of Transfer dated 23rd December, 1908, No. 9194;

SUBJECT:.....

SUBJECT FURTHER to the special conditions which have been imposed by the owners of the remaining erven in Niepoths Dale held under Deed of Transfer dated 2nd July, 1947, No.12265, and the said conditions shall be enforceable by the Transferors and their successors in title and shall also be the conditions subject to which each and every erf (already surveyed or to be surveyed in the future) in Niepoths Dale, shall be transferred, which conditions are more fully set out at the end of paragraph 1 above.

9. CERTAIN piece of land, being

LOT 35, NIEPOTHS DALE,

situate in the Municipality and Division of GEORGE;

MEASURING Seventy-two (72) square rods;

EXTENDING as the Deed of Transfer dated 30th September, 1859, No.573, with a diagram annexed, made in favour of Jan Camsanka, and subsequent Deeds of Transfer the last of which dated 2nd July, 1947, No.12265, made in favour of the Appearer's Principals and the six others aforementioned, will more fully point out;

SUBJECT to the conditions referred to in Deed of Transfer dated 19th June, 1855, No.264, and in the Government Proclamation of the 6th August, 1813;

SUBJECT FURTHER to the special conditions which have been imposed by the owners of the remaining erven in Niepoths Dale held under Deed of Transfer dated 2nd July, 1947, No.12265, and the said conditions shall be enforceable by the Transferors and their successors in title and shall also be the conditions subject to which each and every erf (already surveyed or to be surveyed in the future) in Niepoths Dale, shall be transferred, which conditions are more fully set out at the end of paragraph 1 above.

10. CERTAIN piece of land, being

LOT 39, NIEPOTHS DALE,

situate in the Municipality and Division of GEORGE;

MEASURING Seventy-two (72) square rods;

EXTENDING as the Deed of Transfer dated 22nd October, 1858, No.318, with a diagram annexed, made in favour of Robert Keringa, and subsequent Deeds of Transfer the last of which dated 2nd July, 1947, No.12265, made in favour of the Appearer's Principal and the six others aforementioned, will more fully point out;

SUBJECT to the conditions referred to in Deed of Transfer dated 19th June, 1855, No.264, and in the Government Proclamation of the 6th August, 1813;

SUBJECT.....



SUBJECT FURTHER to the special conditions which have been imposed by the owners of the remaining erven in the Township of Niepoths Dale held under Deed of Transfer dated 2nd July, 1947, No.12265, and the said conditions shall be enforceable by the Transferors and their successors in title and shall also be the conditions subject to which each and every erf (already surveyed or to be surveyed in the future) in Niepoths Dale, shall be transferred, which conditions are more fully set out at the end of paragraph 1 above.

11. CERTAIN piece of land, being

LOT 61, NIEPOTHS DALE,

situate in the Municipality and Division of GEORGE;

MEASURING Seventy-two (72) square rods;

EXTENDING as the Deed of Transfer dated 30th September, 1859, No.574, with a diagram annexed, made in favour of Philip Portland, and subsequent Deeds of Transfer the last of which dated 2nd July, 1947, No.12265, made in favour of the Appearer's Principals and the six others aforementioned, will more fully point out;

SUBJECT to the conditions referred to in Deed of Transfer dated 29th June, 1855, No.264, and in the Government Proclamation of the 6th August, 1813;

SUBJECT FURTHER to the special conditions which have been imposed by the owners of the remaining erven in Niepoths Dale held under Deed of Transfer dated 2nd July, 1947, No.12265, and the said conditions shall be enforceable by the Transferors and their successors in title and shall also be the conditions subject to which each and every erf (already surveyed or to be surveyed in the future) in Niepoths Dale, shall be transferred, which conditions are more fully set out at the end of paragraph 1 above.

12. CERTAIN piece of land, being

LOT 62, NIEPOTHS DALE,

situate in the Municipality and Division of GEORGE;

MEASURING Seventy-two (72) square rods;

EXTENDING as the Deed of Transfer dated 30th September, 1859, No.575, with a diagram annexed, made in favour of Philip Portland, and subsequent Deeds of Transfer the last of which dated 2nd July, 1947, No.12265, made in favour of the Appearer's Principals and the six others aforementioned, will more fully point out;

SUBJECT.....

SUBJECT to the conditions referred to in Deed of Transfer dated 19th June, 1855, No.264, and in the Government Proclamation of the 6th August, 1813;

SUBJECT FURTHER to the special conditions which have been imposed by the owners of the remaining erven in Niepoths Dale held under Deed of Transfer dated 2nd July, 1947, No. 12265, and the said conditions shall be enforceable by the Transferors and their successors in title and shall also be the conditions subject to which each and every erf (already surveyed or to be surveyed in the future) in Niepoths Dale, shall be transferred, which conditions are more fully set out at the end of paragraph 1 above.

Die grond ~~described~~ *described* *in* *the* *order*  
The Land *is* *registered* *in* *the* *order*  
is registered in deed in the order is described as  
as Erf No. 1189 George *Para 1*  
Erf No. 1213 George *Para 2*  
1187 George *Para 3*  
1188 George *Para 4*  
1190 George *Para 5*  
1158 George *Para 6*  
1154 George *Para 7*  
1155 George *Para 8*  
1159 George *Para 9*  
1181 George *Para 10*  
1156 George *Para 11*  
1157 George *Para 12*

*W. J. van der Merwe*  
Hoof Registrars-Comptroller,  
Cape Town.  
56  
19

R 11

Wherefore the Appearer, renouncing all the Right and Title

ADRIAAN HENDRIKUS STANDER AND THE SEVEN  
OTHERS AFOREMENTIONED,

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

PROVINCIAL SECRETARY, THE SUPERINTENDENT-GENERAL OF  
EDUCATION AND THE CHAIRMAN OF THE SCHOOL BOARD OF THE  
SCHOOL DISTRICT OF GEORGE BEING THE EDUCATIONAL  
TRUSTEES DESIGNATED BY ORDINANCE NO.5 of 1921 FOR THE  
SCHOOL DISTRICT OF GEORGE AND TO THEIR RESPECTIVE  
SUCCESSORS IN OFFICE,

now is and henceforth shall be entitled thereto, conformably to local custom; Government,  
however, reserving its rights:—and finally acknowledging the purchase price  
to be the sum of

ONE THOUSAND NINE HUNDRED AND  
FIFTEEN POUNDS (£1915. 0. 0.).

In Witness whereof I, the said Registrar of Deeds, together with the Appearer,  
q.q., 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, in Cape  
Town, Cape Province, on the 16<sup>th</sup>  
Day of the month of September  
in the year of our Lord, One Thousand Nine Hundred and Fifty-two  
(1952).

*[Signature]*  
(Conveyancer)  
q.q. his Principal

In my presence,

*[Signature]*  
Registrar of Deeds.

Registered in the Register of

*[Signature]*

Book

Folio

NOTES CONTAINED ON SEPARATE SHEET WITHIN.  
NOTES VERBODEN OF ASSOCIATION VEL HIERBINNE.

ANC Ref 438/37 m P E A

ANC ETC de vltim 169 2/36 m P E A

© N.P. 26423/2/52

For precedent  
Deed vide

Tf. 9099/52 M

Special power of attorney  
authorizing signatures  
with T. 18322/1950

*[Signature]*  
Clerk.

BLADSY/PAGE

11

ENDOSSEMENT OP  
ENDORSEMENT ON T15088/52

EIENDOM/PROPERTY If 1189

George

Paras 6, 7, 8, 9, 10, 11, 12

Certificate of Consolidated Title No. T29563/12  
Sertifikaat van Konsolideerde Titel No. 29563/12  
Bect. 47/37 in respect of the  
Art. 47/37 in respect of the  
Within 180 days from 6-12 now known  
as If 8070 George Man 2, 8395 HA.  
Remainder  
Restant  
DEEDS OFFICE  
AKTESKANTOR  
CAPE TOWN/KAAPSTAD  
20-11-1978  
C. C. SMIT  
ASST. REGISTRAR  
ASST. REGISTRATEUR

DE GROOTTE VAN BINNEGEMELD EIGENDOM  
THE EXTENT OF THE WITHINMENTIONED PROP-  
ERTY CONVERTED TO METRIC MEASURES IS  
Paras 1, 3, 4, 5 102, 50  
Paras 2 411, 111 METERS\*  
C. C. SMIT  
ASST. REGISTRAR OF DEEDS  
20-11-1978  
\* SKIMP WAAR NOE TOEGELIJD WERE REEKENARY.

Endorsement i.t.o. Sects 192(4) Ordinance 20/56

By virtue of the provisions of Sect 192(4) Ordinance 20/56 the within parties vest in the Provincial Secretary and the Director of Education who have been appointed as the Educational Trustees i.t.o. Sects 193 and 20/56 vide application filed with BC 24249/78.

Deeds Office  
Cape Town

20-11-1978

C. C. SMIT

ASST. REGISTRATEUR VAN AKTES  
ASST. REGISTRAR OF DEEDS

**SUB-DIVISIONAL DIAGRAM,  
Sect. 24 (D), Act No. 9 of 1927.**

Deducted from Plan N/12

SIDES Cape Feet		ANGLES OF DIRECTION		SYSTEM OF CO-ORDINATES	
				y	x
AB	72.00	A	90.0.0		
BC	144.00	B	90.0.0		
CD	72.00	C	90.0.0		
DA	144.00	D	90.0.0		

No. 9821/50

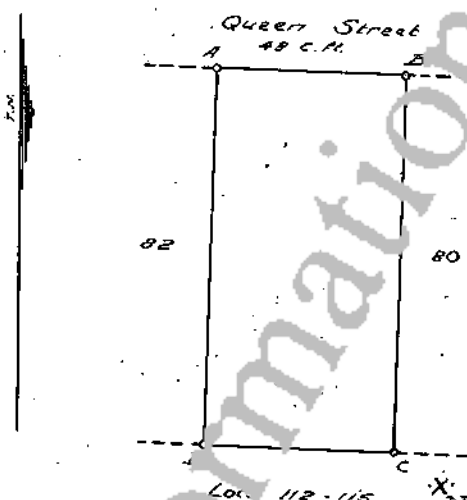
Approved

*Canon de Kink*  
Surveyor-General.

1951

Beacons.

A, B, C, D 1/2" x 18" iron pegs flush.



Lot 112-115

Now Erf 1189  
**GEORGE**

Scale 1:750.

The figure A B C D A

represents 10368 square feet. of land being

Lot 81 Niepoth's Dale

Municipality and  
in the Division of George.

Province of Cape of Good Hope.

Surveyed in Jan, Feb. 1950 by me

*[Signature]*  
Land Surveyor.

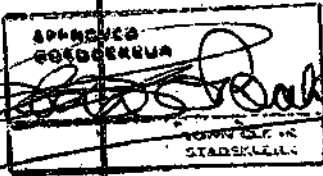
This diagram is annexed to  
Deed of Tef No. 15088  
dated 16 SEP 1952  
J. G. F. du Toit  
For the Surveyor-General of George  
*[Signature]*  
Registrar of Deeds.

The original diagram is  
No. 228/1814 annexed to  
D/G. Geo. Q-3-1

File No. 5/8775/86  
S.R. No. E. 1263/50  
General Plan N/12,  
George Sht. 1,  
Geo. L. 14-28,  
Portfolio No. 188

NTG 841700 8 SEP 1951

W. 51/NS



For Information Only

**SUB-DIVISIONAL DIAGRAM,  
Sect. 24 (v), Act No. 9 of 1927.**

Deducted from Plan N-12

SIDES Cape Feet		ANGLES OF DIRECTION		SYSTEM OF CO-ORDINATES	
AB	288.00	A	90.0.0		
BC	144.00	B	90.0.0		
CD	288.00	C	90.0.0		
DA	144.00	D	90.0.0		

No. 9822/50

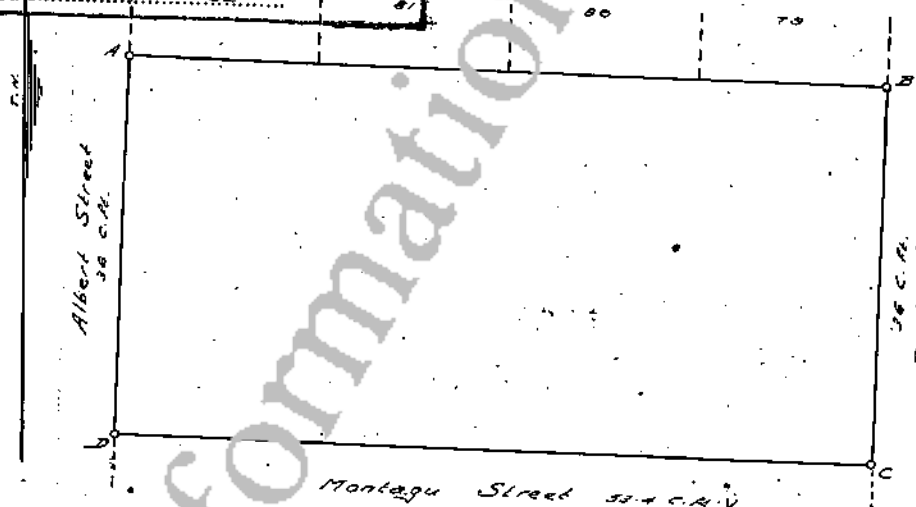
Approved

*E. S. S. S.*  
Surveyor-General.  
- 8 NOV 1951

Read entered/along Eddy. CD.....  
closed. Vids Adm. Cert. dd. 28/5/1957.....  
File S/8775/86.....  
*E. S. S. S.*  
Surveyor-General.  
19/6/57.  
Date.....

Beacons.

A, B, C, D - 1/2" x 18" iron pegs flush.



Scale 1:750.

Now Erf 1213  
GEORGE

The figure

A B C D A

represents

41472 square feet of land being

X

Lots 112-116 Napier's Dale

Municipality, and  
situate in the Division of George.

Province of Cape of Good Hope.

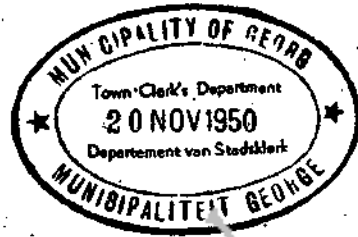
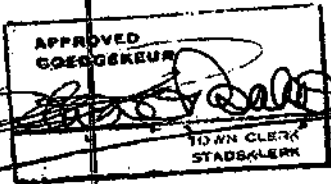
Surveyed in Jan., Feb. 1950 by me

*E. S. S. S.*  
Land Surveyors.

This diagram is annexed to Deed of  
Transfer No. 15088  
dated 16 SEP 1952  
of the Educational Trust  
for the School District of  
George  
*E. S. S. S.*  
Registrar of Deeds.

The original diagram is  
No. 228/1814 annexed to  
D/G. Geo Q. 3-1

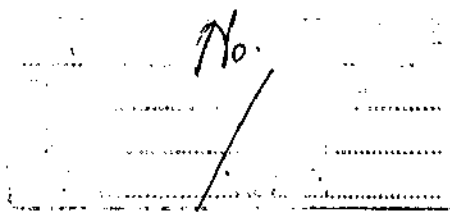
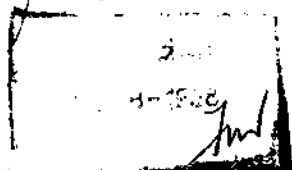
File No. 5/8775/86  
S.R. No. E. 1263/50  
General Plan N-12  
George Sht. 1  
Geo. L. 14.28  
Portfolio No 188  
NTS. BL-700  
BL 700W.53  
W422451



For Information Only

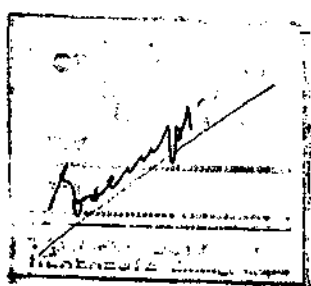


4



11894

*Sanctioned  
Trustee*



*7507/585*

11894

1953

# Deed of Transfer,

BY VIRTUE OF A POWER OF ATTORNEY.

BISSET, BOEHMKE, & McBLAIN,  
ATTORNEYS, NOTARIES & CONVEYANCERS,  
CAPE TIMES BUILDING,  
ST. GEORGE'S STREET,  
CAPE TOWN.

Prepared by

*Boehmke*  
Conveyancers

Know all Men whom it may concern,

THAT ALFRED CEDRIC CRONWRIGHT appeared before me, Registrar of Deeds,  
at Cape Town, Cape Province, he, the said Appearer, being duly authorised thereto by a power of  
attorney dated at GEORGE  
on the 1<sup>st</sup> July, 1958 granted to him by

PETRUS JOHANNES BOUWER and JOHANNES BERNARDUS SWART, in their  
respective capacities as Mayor and Town Clerk of the Municipality  
of George and as such representing and acting for and on behalf  
of the said Municipality

- White Group -

which said power of attorney, duly witnessed in accordance  
with law, has been lodged with me;—and the Appearer declared that.

Whereas .....

*George E 3292*

WHEREAS the hereinafter mentioned Transferees acquired the hereinafter mentioned property on 13th June, 1957 by prescription and are accordingly entitled to receive transfer thereof;

NOW, THEREFORE, he the said prearar in his capacity aforesaid, do by these presents ed and transfer in full and free property to and on behalf of:-

The Provincial Secretary and the Superintendent General of Education being the EDUCATIONAL TRUSTEES designated by Section 193 of Ordinance 20 of 1956.

146  
- ~~White Group~~ -

their successors in office or assigns;

CERTAIN piece of abolished quitrent land situate in the Municipality and Division of George, being Erf No. 3292, George;

MEASURING: Fifteen thousand One hundred and Sixty (15,160) Square feet;

EXTENDING as the Deed of Transfer with Diagram No. 8073/57 annexed thereto made in favour of the Municipality of George on 3rd June, 1958, No. 7507 will more fully point out;

SUBJECT to the conditions referred to in the Deed of Transfer dated 19th May, 1893, No. 2639.

WHEREFORE...../

Wherefore the Appearer, renouncing all the right and title the said Municipality

heretofore had to the premises, on behalf as aforesaid, did, in consequence, also acknowledge the said

Municipality

to be entirely dispossessed of, and disentitled to the same; and that, by virtue of these presents, the said

Transferees

their successors in office ~~and assigns~~ or assigns now are and hereafter shall be entitled thereto, conformably to local custom; Government, however, reserving its rights;

In Witness whereof, I, the said Registrar, together with the Appearer, q.q., 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, in Cape Town, Cape of Good Hope, on the 19th day of the month of August in the year of our Lord, One thousand nine hundred and fifty eight (1958).

In my presence,

Registrar of Deeds.

Registered in the

George. even

Register Book

Folio

3292

(2)

Clerk in Charge.

Sold exempting for op & sp. duty claimed

2 FEDERAL, C.T.

RECEIVED  
NOTES

## CONVEYANCER'S CERTIFICATE

I, the undersigned,

MICHÈLE MARAIS (LPCM79002)

a duly qualified and admitted Conveyancer, practising at Leon Frank & Partners, Cedar House, Fairways Office Park, 5 Niblick Way, Somerset West, hereby certify that:

ERF 1187 GEORGE  
IN THE GEORGE MUNICIPALITY  
DIVISION OF GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT: 1028 (ONE THOUSAND AND TWENTY EIGHT) SQUARE METRES

Held by Deed of Transfer No T15088/1952

vests in

### **THE GOVERNMENT OF THE WESTERN CAPE**

2. I have perused the following title Deed(s) and conducted a search behind the pivot of said deed(s) at the office of the Registrar of Deeds at Cape Town:

T15088/1952  
T12265/1947  
T9194/1908  
T315/1858

3. There are no conditions in the Title Deed that restrict or prohibit the consolidation with another erf or erven.
4. There are no bonds registered over the property.
5. The following restrictive development conditions contained in Deed of Transfer no. T15088/1952 apply to the property, as contained in paragraph 3 thereof:
- "1. The erf shall not be subdivided.
  - 2. The erf shall be used for residential purposes only."

THUS DONE AND SIGNED AT SOMERSET WEST THIS 13<sup>th</sup> DAY OF DECEMBER 2023.



MICHÈLE MARAIS  
CONVEYANCER

## CONVEYANCER'S CERTIFICATE

I, the undersigned,

MICHÈLE MARAIS (LPCM79002)

a duly qualified and admitted Conveyancer, practising at Leon Frank & Partners, Cedar House, Fairways Office Park, 5 Niblick Way, Somerset West, hereby certify that:

ERF 1188 GEORGE  
IN THE GEORGE MUNICIPALITY  
DIVISION OF GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT: 1028 (ONE THOUSAND AND TWENTY EIGHT) SQUARE METRES

Held by Deed of Transfer No T15088/1952

vests in

### **THE GOVERNMENT OF THE WESTERN CAPE**

2. I have perused the following title Deed(s) and conducted a search behind the pivot of said deed(s) at the office of the Registrar of Deeds at Cape Town:

T15088/1952  
T12265/1947  
T9194/1908  
T316/1858

3. There are no conditions in the Title Deed that restrict or prohibit the consolidation with another erf or erven.
4. There are no bonds registered over the property.
5. The following restrictive development conditions contained in Deed of Transfer no. T15088/1952 apply to the property, as contained in paragraph 4 thereof:
- "1. The erf shall not be subdivided.
  - 2. The erf shall be used for residential purposes only."

THUS DONE AND SIGNED AT SOMERSET WEST THIS 13<sup>th</sup> DAY OF DECEMBER 2023.



MICHÈLE MARAIS  
CONVEYANCER

## CONVEYANCER'S CERTIFICATE

I, the undersigned,

MICHÈLE MARAIS (LPCM79002)

a duly qualified and admitted Conveyancer, practising at Leon Frank & Partners, Cedar House, Fairways Office Park, 5 Niblick Way, Somerset West, hereby certify that:

ERF 1189 GEORGE  
IN THE GEORGE MUNICIPALITY  
DIVISION OF GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT: 1027 (ONE THOUSAND AND TWENTY SEVEN) SQUARE METRES

Held by Deed of Transfer No T15088/1952

vests in

### **THE GOVERNMENT OF THE WESTERN CAPE**

2. I have perused the following title Deed(s) and conducted a search behind the pivot of said deed(s) at the office of the Registrar of Deeds at Cape Town:

T15088/1952  
T12265/1947  
T2639/1893

3. There are no conditions in the Title Deed that restrict or prohibit the consolidation with another erf or erven.
4. There are no bonds registered over the property.
5. The following restrictive development conditions contained in Deed of Transfer no. T15088/1952 apply to the property, as contained in paragraph 1 thereof:
- "1. The erf shall not be subdivided.
  - 2. The erf shall be used for residential purposes only."

THUS DONE AND SIGNED AT SOMERSET WEST THIS 13<sup>th</sup> DAY OF DECEMBER 2023.



MICHÈLE MARAIS  
CONVEYANCER

## CONVEYANCER'S CERTIFICATE

I, the undersigned,

MICHÈLE MARAIS (LPCM79002)

a duly qualified and admitted Conveyancer, practising at Leon Frank & Partners, Cedar House, Fairways Office Park, 5 Niblick Way, Somerset West, hereby certify that:

ERF 1190 GEORGE  
IN THE GEORGE MUNICIPALITY  
DIVISION OF GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT: 1028 (ONE THOUSAND AND TWENTY EIGHT) SQUARE METRES

Held by Deed of Transfer No T15088/1952

vests in

### **THE GOVERNMENT OF THE WESTERN CAPE**

2. I have perused the following title Deed(s) and conducted a search behind the pivot of said deed(s) at the office of the Registrar of Deeds at Cape Town:

T15088/1952  
T12265/1947  
T9194/1908  
T319/1858

3. There are no conditions in the Title Deed that restrict or prohibit the consolidation with another erf or erven.
4. There are no bonds registered over the property.
5. The following restrictive development conditions contained in Deed of Transfer no. T15088/1952 apply to the property, as contained in paragraph 5 thereof:
- "1. The erf shall not be subdivided.
  - 2. The erf shall be used for residential purposes only."

THUS DONE AND SIGNED AT SOMERSET WEST THIS 13<sup>th</sup> DAY OF DECEMBER 2023.



MICHÈLE MARAIS  
CONVEYANCER

**CONVEYANCER'S CERTIFICATE**

I, the undersigned,

MICHÈLE MARAIS (LPCM79002)

a duly qualified and admitted Conveyancer, practising at Leon Frank & Partners, Cedar House, Fairways Office Park, 5 Niblick Way, Somerset West, hereby certify that:

ERF 1213 GEORGE  
IN THE GEORGE MUNICIPALITY  
DIVISION OF GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT: 4110 (FOUR THOUSAND ONE HUNDRED AND TEN) SQUARE METRES

Held by Deed of Transfer No T15088/1952

vests in

**THE GOVERNMENT OF THE WESTERN CAPE**

2. I have perused the following title Deed(s) and conducted a search behind the pivot of said deed(s) at the office of the Registrar of Deeds at Cape Town:

T15088/1952  
T12265/1947  
T2639/1893

3. There are no conditions in the Title Deed that restrict or prohibit the consolidation with another erf or erven.
4. There are no bonds registered over the property.
5. The following restrictive development conditions contained in Deed of Transfer no. T15088/1952 apply to the property, as contained in paragraph 2 thereof:
- "1. The erf shall not be subdivided.
  - 2. The erf shall be used for residential purposes only."

THUS DONE AND SIGNED AT SOMERSET WEST THIS 13<sup>th</sup> DAY OF DECEMBER 2023.



MICHÈLE MARAIS  
CONVEYANCER



**CONVEYANCER'S CERTIFICATE**

I, the undersigned,

MICHÈLE MARAIS (LPCM79002)

a duly qualified and admitted Conveyancer, practising at Leon Frank & Partners, Cedar House, Fairways Office Park, 5 Niblick Way, Somerset West, hereby certify that:

ERF 3292 GEORGE  
IN THE GEORGE MUNICIPALITY  
DIVISION OF GEORGE  
WESTERN CAPE PROVINCE

IN EXTENT: 1503 (ONE THOUSAND FIVE HUNDRED AND THREE) SQUARE METRES

Held by Deed of Transfer No T11894/1958

vests in

**THE GOVERNMENT OF THE WESTERN CAPE**

2. I have perused the following title Deed(s) and conducted a search behind the pivot of said deed(s) at the office of the Registrar of Deeds at Cape Town:

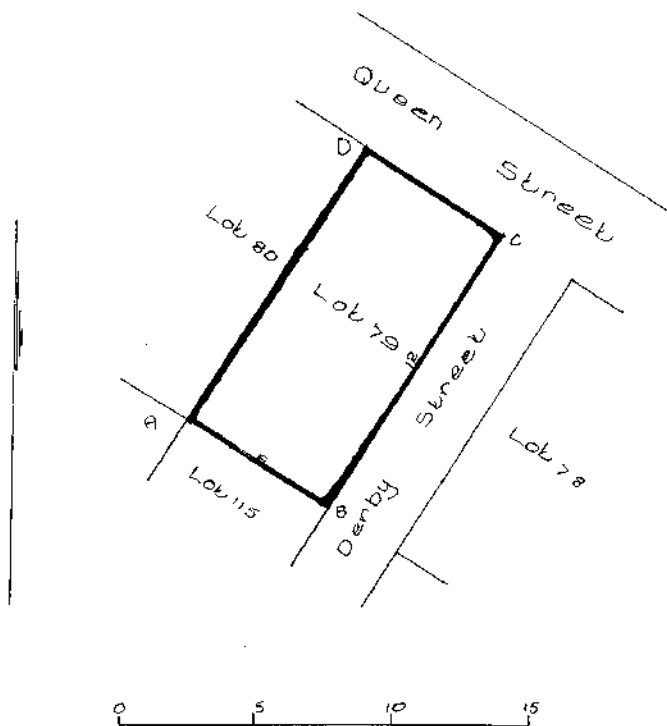
T11894/1958  
T2639/1893

3. There are no conditions in the Title Deed that restrict or prohibit the consolidation with another erf or erven.
4. There are no encumbrances or restrictive development conditions applicable to the property.

THUS DONE AND SIGNED AT SOMERSET WEST THIS 13<sup>th</sup> DAY OF DECEMBER 2023.



MICHÈLE MARAIS  
CONVEYANCER



Rynal. Roads.

\*NOW ERF NO. 1187 GEORGE.

The above Diagram A B C D represents Lot No. 79 containing 72 Square Roods of Ground, being part of the divided property belonging to G. W. Dutton, situated adjacent to the Dutch Church Ground, George Town.

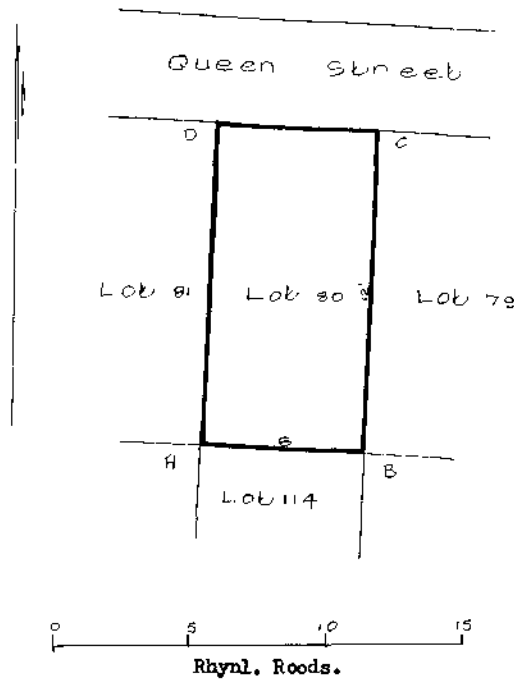
Bounded N by Queen Street.  
S " Lot 115.  
E " Derby Street, and  
W " Lot 80.

Surveyed by me,  
(Sgd) Sam. Melvill.  
Swn. Surveyor.

Conceded from the right of the State to	
Transfer	315
date 22/10/1858. in favour of	
J. Cohen.	
<i>[Signature]</i>	
for SURVEYOR GENERAL	
18/6/1957.	CAPE TOWN.

MTG. BL - 7 DE  
W. 51

H. de K. 1187



\*NOW ERF NO. 1188 GEORGE.

The above Diagram A B C D represents Lot No. 80 containing 72 Sq. Rods of Ground, being part of the divided property belonging to G. W. Dutton, situated adjacent to the Dutch Church Ground George Town.

Bounded N by Queen Street.  
S " Lot 114.  
E " Lot 79 and  
W " Lot 81.

Surveyed by me,  
(Sgd) Sam. Melvill.  
Swn. Surveyor.

Extracted from the diagram relating to  
Transfer of the land No. 316  
22/10/1858.  
J. Cohen.  
*[Signature]*  
18/6/1957.

MTG. BL - 7 DD  
W. 51

*[Handwritten signature]*

S C

B

H. de K. 1188

**SUB-DIVISIONAL DIAGRAM,**  
 Sect. 12, 13, 14, 15, 16, 17, 18, 19 of 1927.

Deducted from Plan N. 12

	SIDES Cape Feet	ANGLES OF DIRECTION	SYSTEM LP CO-ORDINATES	
			Y	X
AB	72.00	A 90° 0' 0"		
BC	144.00	B 90° 0' 0"		
CD	72.00	C 90° 0' 0"		
DA	144.00	D 90° 0' 0"		

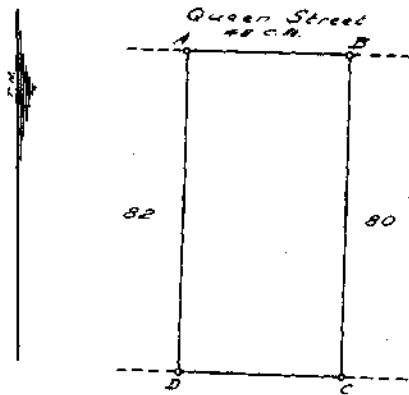
No. 9821/50

Approved

*E. van der Merwe*  
 Surveyor-General.

**Beacons.**

(A, B, C, D - 5" x 10" iron pipe black)



Now Erf 1189  
**GEORGE**

Scale 1:750.

The figure *A B C D A*  
 represents 10368 square feet of land being

\*  
*Lot 81 Niepoth's Dale*

Municipality and  
 situate in the Division of George.

Province of Cape of Good Hope.

Surveyed in Jan, Feb. 1950 by me

*E. van der Merwe*  
 Land Surveyors.

This diagram is annexed to

D/T 13089, 52  
 d d. 15/9, 52

Registrar of Deeds.

The original diagram is

No 229/1814 annexed to  
 D/o Geo A 3-1

File No. 5/8775/36

S.R. No. R. 1262/50

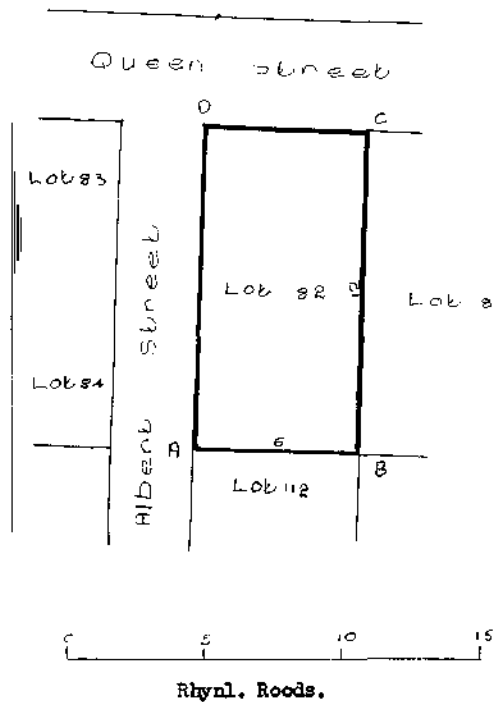
General, 140 N-12.

George S.H. 15

Geo. L. 14-28

Partially N-12

NTU, BL-**B**  
 W. 51



\*NOW ERF NO. 1190 GEORGE.

The above Diagram A B C D represents Lot No. 82 containing 72 Square Rods of Ground being part of the divided property belonging to G. W. Dutton, situated adjacent to the Dutch Church Ground George Town..

Bounded N by Queen Street.  
S " Lot 112.  
E " Lot 81 and  
W " Albert Street.

Surveyed by me,  
(Sgd) Sam. Melvill.  
Swn. Surveyor.

13/7/60

... from the ... relating to  
Transfer ... Deed No. 319  
22/10/1858. In favour of  
R. Karinga.  
18/6/1957.

MTG. BL - 7 DD  
W.42

C

S

H. de K. 1190

SUB-DIVISIONAL DIAGRAM,  
Sect. 24 (b), Act No. 9 of 1927.

OFFICE COPY.

Reduced from Plan N. 12

SIDES Cape Feet		ANGLES OF DIRECTION		SYSTEM OF CO-ORDINATES	
				y	c
AB	288.00	A	50.0.0		
BC	144.00	B	90.0.0		
CD	288.00	C	90.0.0		
DA	144.00	D	90.0.0		

No. 9822/50

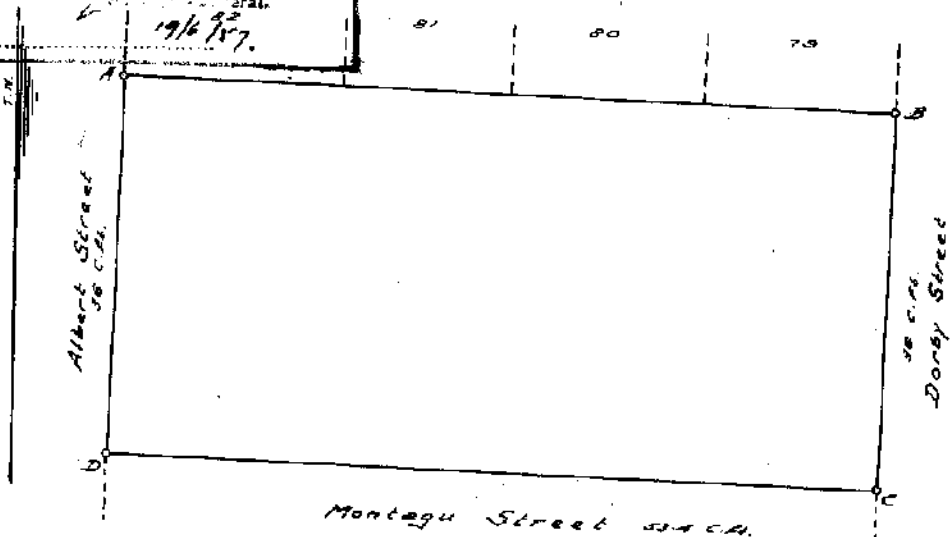
Approved

*Conrad Smith*  
Surveyor-General.

Read letter *CD*  
closed. *28.5.1957*  
File S. *5775/86*  
Date *19/6/57*

Beacons.

*A, B, C, D - 1/2" x 18" iron pipe flush.*



Montagu Street 50 c.h.

Scale 1:750.

The figure

A B C D A

represents

41472 square feet

of land being

*\* Lots 112 - 115 Niepoths Dale*

*Municipality and*  
situate in the Division of George.

Province of Cape of Good Hope.

Surveyed in Jan, Feb 1950 by *us*

*J. J. Thasual*  
Land Surveyor.

This diagram is annexed to

*D/T 5088/52*  
*4.4.13.9.52*

Registrar of Deeds.

The original diagram is

No. 228/1814 annexed to

D/G. Geo. Q. 3-1

File No. *5/8775/86*

S.R. No. E. 1263/50

General Plan N. 12.

George St. 1.

Geo. L. 11 28

Portfolio No 188

NTQ. BL-7DD

W. 53

RECUPTED FROM PLAN N12<sup>(S)</sup>  
AFGETREK VAN PLAN

OFFICE COPY.

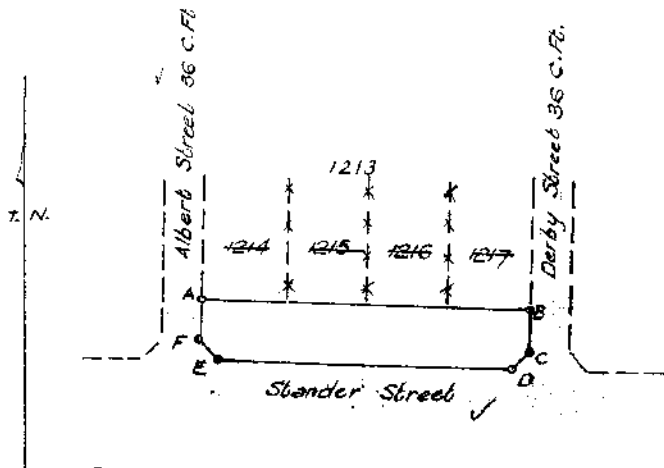
8073/57

SIDES Cape Feet	ANGLES OF DIRECTION	SYSTEM I <sup>o</sup> CO-ORDINATES	
		y	x
AB 288.00	271.53.50		
BC 38.42	1.53.50		
CD 21.21	46.53.50		
DE 258.00	91.53.50		
EF 21.21	136.53.50		
FA 38.42	181.53.50		

S.G. No.

Approved

Surveyor-General.



Beacons:-

A.B.C.D.E & F, iron pegs 18" long & 1/2" dia.

Scale 1: 1500.

The figure ABCDEF

represents

15160 Sq. Feet

of land being:

Erf 3292 George

Municipality and  
Situate in the Division of GEORGE, Province of Cape of Good Hope.

Surveyed in Jan-Feb. 1950

by

T. Hasenual

Land Surveyors

This diagram is annexed to

D.T. 1358/7007

The original diagram is

No. annexed to

S. G. File No. 9/8775/88

S. R. No. E. 1263/50

Registrar of Deeds.

BL 700/W53

ALPHABETICAL  
GENERAL PLAN N12<sup>(S)</sup>



# GEORGE ALLOTMENT AREA.

SG 3120/1860

## \*NIEPOTHS DALE-N12<sup>S</sup>

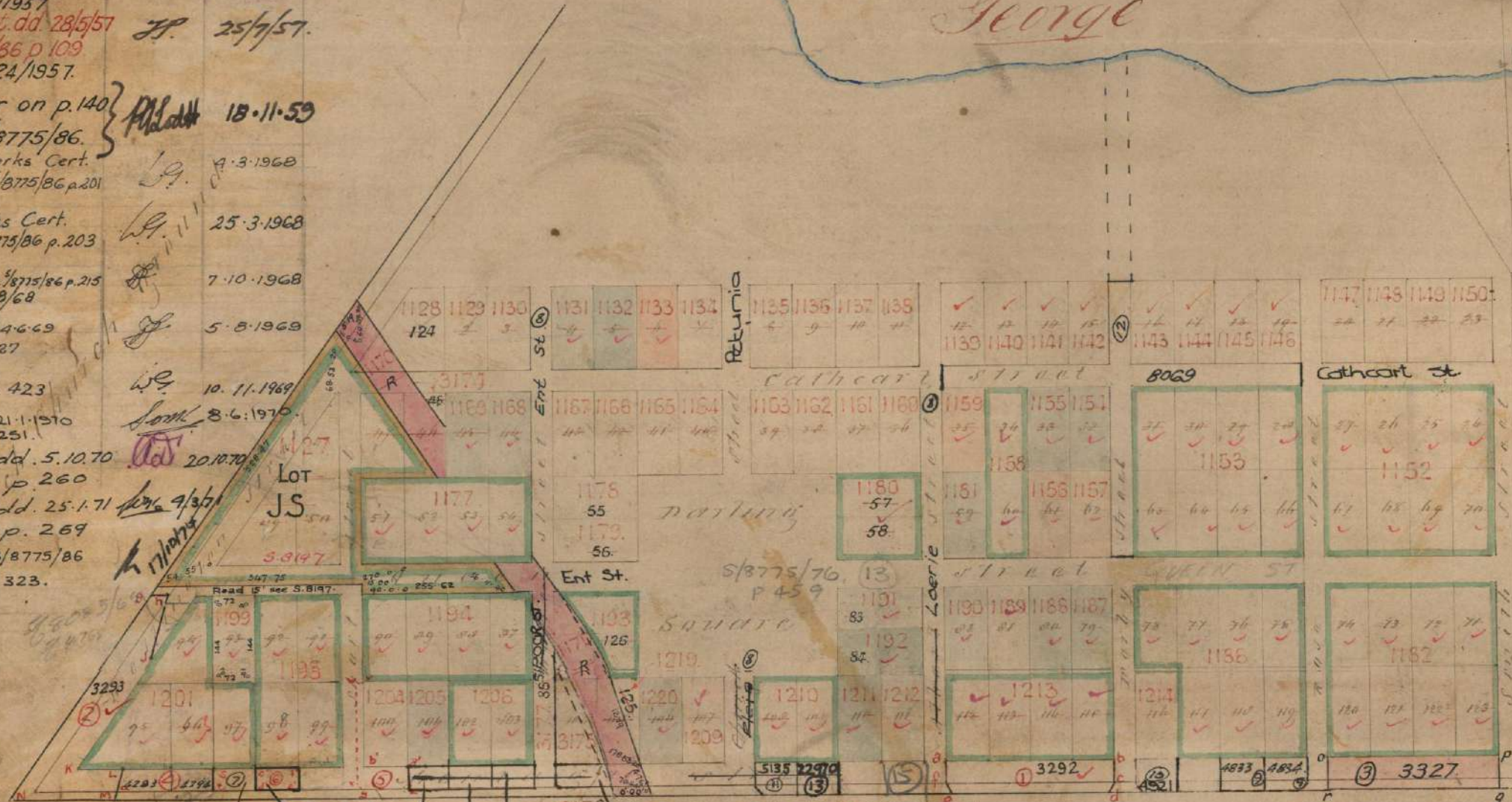
Village in the Out. of George

Vide Grant on Prop. Luitrent  
into A. v. d. L. 15.1.1819.  
George Outlines (L). Vol. 1. fol. 28

GEO. Q. 3.1

- ① Road lettered 'abcde' closed Erf 3292
- ② Road lettered 'ghijklmn' closed Erf 3233
- ③ Road lettered 'opqr' closed Erf 3327
- ④ Road lettered 'stuv' closed
- ⑤ Road lettered 'vwxyzab' closed
- ⑥ Road lettered 'c'd'e' closed Erf 4341
- ⑦ Road lettered 's't'u' closed Erf 4589
- ⑧ Street names added
- ⑨ Ptn. of road closed Erf 4921
- ⑩ Ptn. of Rd. closed
- ⑪ Ptn. of Rds. closed Erf 8069

Vide Adm. Cert. dd. 28/5/57 on file 8775/86 p. 110  
Dign. 8073/1957  
Vide Adm. Cert. dd. 28/5/57 on file 8775/86 p. 109  
Dign. No. 11524/1957  
Vide letter on p. 140 of file 8775/86  
Vide Town Clerks' Cert. dd. 23.2.1968 8775/86 p. 201  
Vide Town Clerks' Cert. dd. 14.3.1968 8775/86 p. 203  
T/C Cert. dd. 20.9.68 8775/86 p. 215  
Dign. 6438/68  
T/C Cert. dd. 24.6.69 8775/86 p. 227  
S/8775/74 p. 423  
T/C's Cert. dd. 21.1.1970 8775/86 p. 251  
T/C's Cert. dd. 5.10.70 8775/86 p. 260  
T/C's Cert. dd. 25.1.71 8775/86 p. 269  
T/C's Notice 8775/86 dd. 20.9.74 p. 325



DOSSEMENTE -- ENDOUSEMENTEN		REPARAAR. INTD.		ONTW. DATE.	
Nr.	Art.	Nr.	Art.	Nr.	Art.
13	Portion of closed.	Road	Erf 22970	T/C Cert dd. 2006-03-31 S/8775/86 v2. p. 486A	
14	Portion of closed	Road	Erf 28637-40	T/C dated 25.06.2019 S/8775/86 v.3 p. 5-29	
15	portion of Road closed				

NOTE: For reductions from this Plan, refer to Portfolio 188.

Last C.R.E. N<sup>o</sup> 61/59 Plan of Allotments of the Property belonging to J. H. Durrant Esq. situated adjacent to the Dutch Church Ground

Chief from J. H. Durrant's Plan for the use of the Court Office. by Mr. W. R. Durrant

Noting Plan BL-7DD, Shts. W-42 and W-51.  
for Surveyor-General.  
29. 11. 1955

5/8775/86

Portfolio No. 188

Allotment Area file: 8775/74  
Noting Plan: BL-7DD: W-42: W-51  
Degree Sheet: BL-7DD  
Portfolio N<sup>o</sup> 188  
George Erf Schedule.

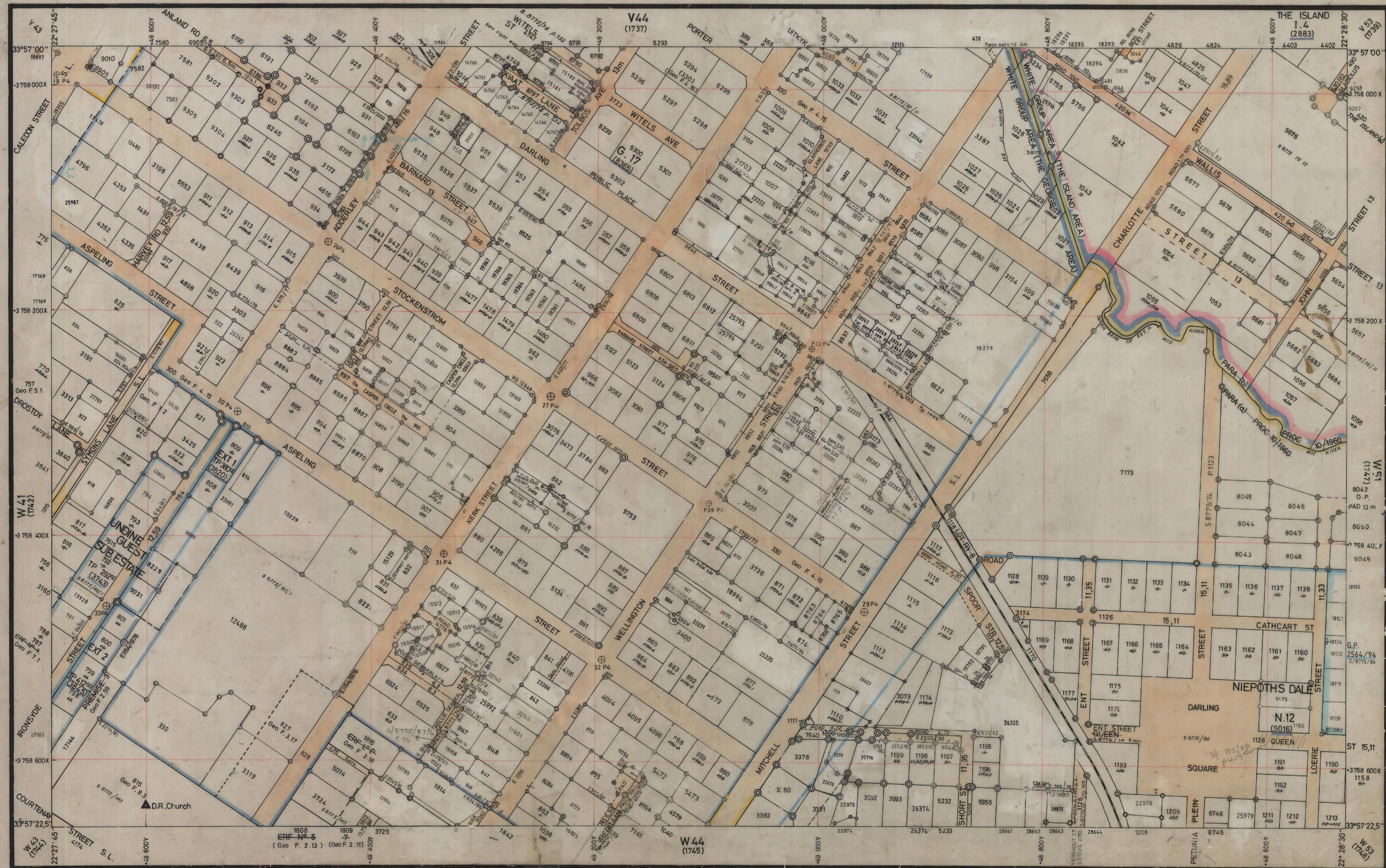
BARCO NEGATIVE FILED  
DATE: 7.12.65

5016A

5076

B







1:1250

GUIDE PLAN AREA G.N. 2565 / 1982

GEORGE MUNICIPALITY PROC. 104 / 1995

BL-7DD  
W44



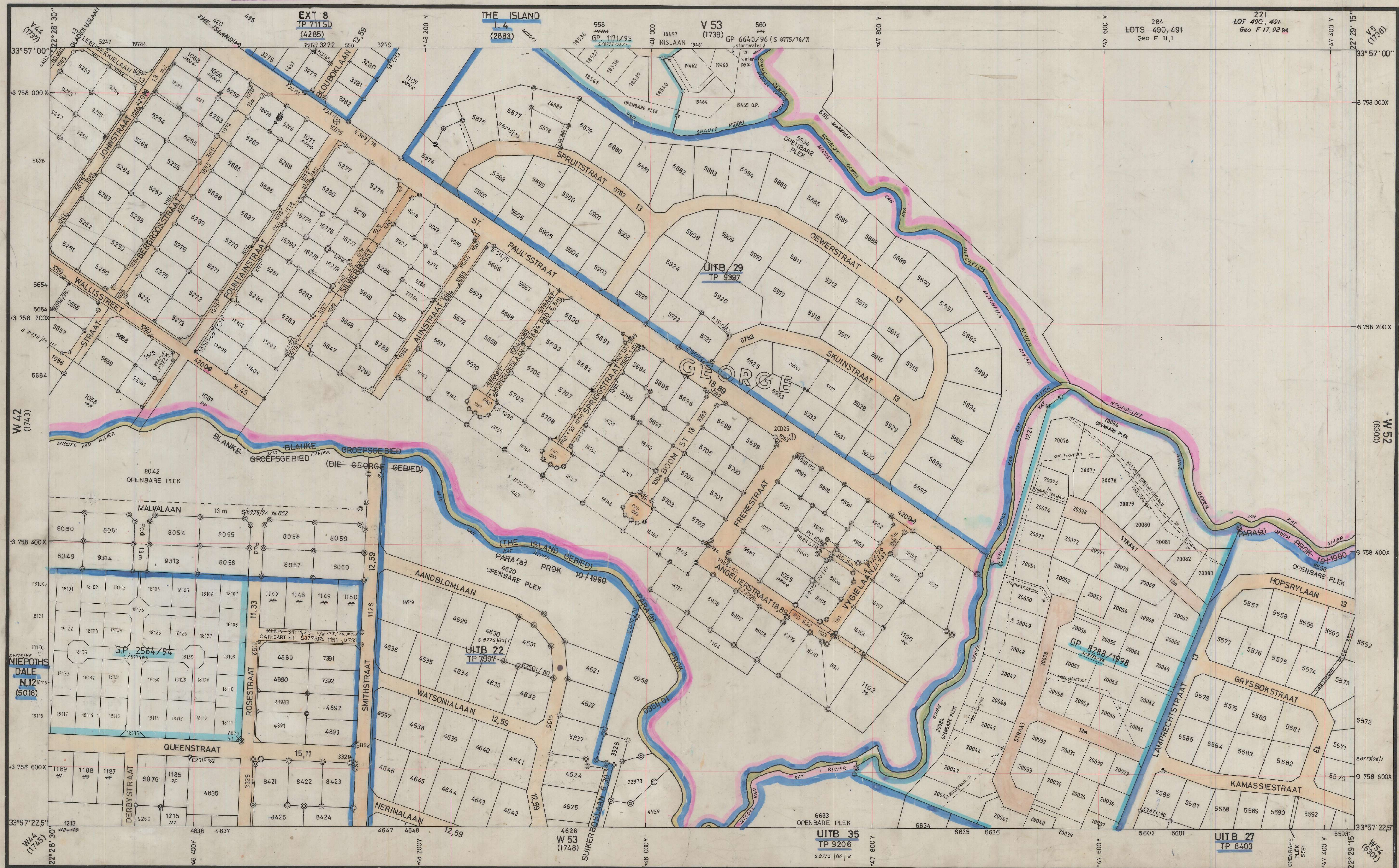
S

BL-7DD  
W44

1745



GUIDE PLAN AREA G. N. 2565 / 1982



Saamgestel in die kantoor van die Landmeter generaal Kaapstad deur G J du Plessis Augustus 1976  
Driehoeksmetingvel No 94 Geteken deur *P. S. de f. d.* Augustus 1976

KOP'EREG



BL-7DD  
W 51

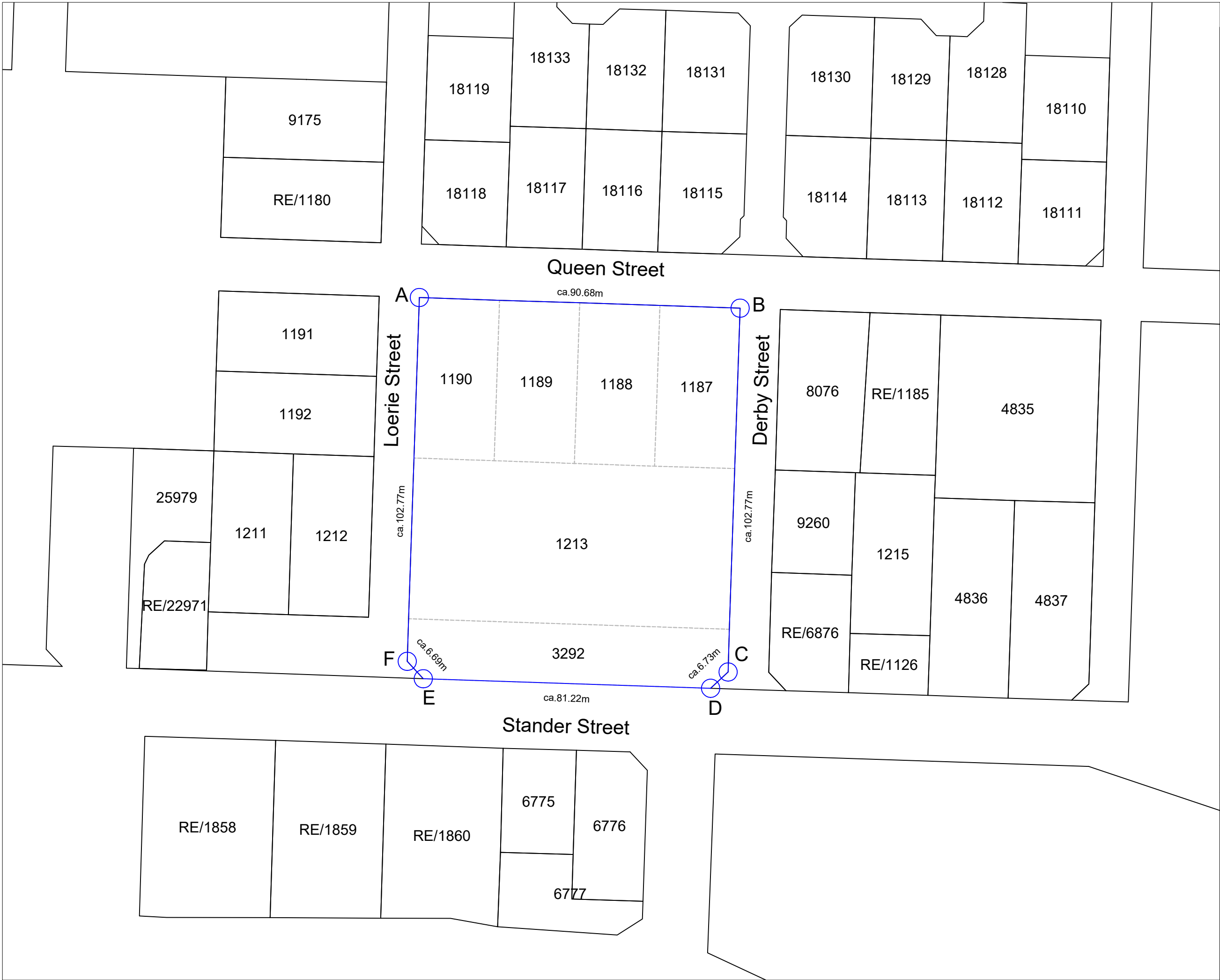


BL-7DD  
W 53

~~C. 201/~~ 104 / 1995







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Figure ABCDEF represents a 9724m<sup>2</sup> consolidation of the following erven, all George

Erf	Extent
1187	1 028m <sup>2</sup>
1188	1 028m <sup>2</sup>
1189	1 027m <sup>2</sup>
1190	1 028m <sup>2</sup>
1213	4 110m <sup>2</sup>
3292	1 503m <sup>2</sup>

Notes:..

amendments	date	figure
	19/01/2024	OH.CONSOL.01

Consolidation:  
Various Erven, George

Outeniqua Hostel  
Consolidation Plan

Western Cape Government

noting	figure
—	OH.CONSOL.01

authority	file
George Muni.	Afroteq Schools

date	scale
19/01/2024	1 : 1000 (A3)

north

headland  
town planners

**Our Ref:** HM/ VARIOUS WESTERN CAPE GOVERNMENT SCHOOLS  
**Case No.:** N/A  
**Enquiries:** Waseefa Dhansay  
**E-mail:** waseefa.dhansay@westerncape.gov.za  
**Tel** 021 483 5959



**Prashila Zavery**  
**HEADLAND TOWN PLANNERS**  
[prashila@headland.co.za](mailto:prashila@headland.co.za)

**REQUEST FOR COMMENT: CONSOLIDATION OF ERVEN COMPRISING SCHOOL SITES IN THE WESTERN CAPE**  
**In terms of Section 38(1) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003**

Heritage Western Cape is in receipt of the letter dated 16 November 2023 requesting for comment on the proposed consolidation of various Erven for the following schools under ownership of the Western Cape Government:

1. Laerskool Sedgfield Primary - 28 Swallow Drive, Knysna
2. Bartolomeu Dias Museum Complex - Market Street, Mossel Bay
3. Augsburg Agricultural Gymnasium - 1 President Brandt Street, Clanwilliam
4. Charlie Hofmeyer High School - 17 Van Riebeeck Street, Ceres
5. Riebeeck Vallei Spesiale Skool & Koshuis - Van Riebeeck Street, Malmesbury
6. George -Suid Laerskool - Laing Street, George
7. De Rust Sekondêre Skool - Skool Street, Oudtshoorn
8. Laêrskool Gansbaai - 23 Church Street, Hermanus
9. Oudtshoorn Hoërskool - Jan Van Riebeeck Road, Oudtshoorn
10. Gericke Primary School - Owen Street, Ceres
11. Bredasdorp Hoërskool - Bond Street, Bredasdorp
12. York High School - 15 Meade Street, George
13. Zwartberg Hoërskool - Pastorie Street, Prince Albert
14. Outeniqua Hoërskool - Courtney Street, George
15. Philadelphia Primary School - Church Square, Malmesbury
16. Franschhoek High School - Akademie Street, Paarl
17. Langenhoven Hoërskool - 4 Le Roux Street, Riversdal
18. Velddrif Hoër Skool - Voortrekker Road, Vredenburg
19. La Rochelle Girls Primary School - Faure Street, Paarl
20. A.F. Louw Laerskool - La Colline Way, Stellenbosch
21. Van Reede Primary School - High Street, Oudtshoorn
22. Paarl Gimnasium Primary School - Main Street, Paarl
23. Noord Eind Laerskool Paarl - Botha Street, Paarl
24. Lamberts Bay Clinic - Burrell Street, Clanwilliam
25. Graafwater High School Hostel Huis Volhard - 93a Van Der Stel Street, Clanwilliam
26. Klein Karoo Skool - Senior Kampus - 66 Oostelike Road, Oudtshoorn
27. Ladismith Hoerskool - Vrede Avenue, Ladismith
28. Windsor High School - 5 Smuts Road, Lansdowne, Cape Town
29. La Rochelle Girl'S High School - Faure Street, Paarl
30. Courtraï Primary School - Montreux Street, Paarl
31. Wesbank Primary School - Oudtshoorn - 30 Vrede Street, Oudtshoorn
32. Robertson Preparatory School - Reitz Street, Robertson
33. Bonnievale Hoërskool - Van Der Merwe Street, Swellendam
34. Outeniqua Hostel George - Lorie Street, George
35. Hoërskool Porterville - Basson Street, Piketberg
36. Goudini High School - 39 Van Riebeeck Street, Worcester
37. Knysna High School Play Ground - 8 Long Street, Knysna
38. Bastiaanse Sekondêre Skool - Langstraat, Beaufort West
39. Okkie Smuts Laerskool - 17 Kerkstraat, Hermanus
40. Kleinmond Laerskool - Sixth Avenue, Caledon
41. Oudtshoorn North Primary School - 7 Hope Street, Oudtshoorn
42. Milkwood Primary & Pre Primary Schools - Muir Street, Mossel Bay
43. Nuwerus High School - Kalossie Street, Vanrhynsdorp

[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)

**Street Address:** Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000  
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

**Straatadres:** Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000  
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

**Idilesi yendawo:** kumgangatho 3, kwisakhiwo iprotea Assurance, Green Market Square, eKapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Iinombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za

**Page 2 of 2**

**Our Ref:** HM/ VARIOUS WESTERN CAPE GOVERNMENT SCHOOLS  
**Case No.:** N/A  
**Enquiries:** Waseefa Dhansay  
**E-mail:** waseefa.dhansay@westerncape.gov.za  
**Tel** 021 483 5959



- 44. Kretzenshoop Primary School - John Kretzener Street, George
- 45. Piketberg Hoërskool & Leliehof Koshuis - Berg Road, Piketberg
- 46. Little Elephants Pre Primary School - Church Street, Knysna
- 47. Knysna Primary School – Long Street, Knysna
- 48. Knysna Primary School – Sportsfields - Cove Street, Knysna

It is confirmed that the proposed consolidation does not affect heritage resources and no further action in terms of the National Heritage Resources Act (25 of 1999) is applicable. This comment is related to the consolidation of the Erven and any other proposed activities which may trigger the National Heritage Resources Act will be applicable.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above.

**Waseefa Dhansay** Digitally signed by Waseefa  
Dhansay  
Date: 2023.11.16 20:02:07 +02'00'  
.....  
Waseefa Dhansay  
**Assistant Director: Professional Services**

[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)

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**LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM**

**PLEASE NOTE:**

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

**PART A: PARTICULARS**

**Reference number:** Collab no. 3026737

**Purpose of consultation:** REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS ON ERVEN 1187, 1188, 1189, 1190 & 1213 GEORGE

**Brief proposal:** APPLICATION FOR CONSOLIDATION OF ERVEN 1187, 1188, 1189, 1190, 1213 & 3292 GEORGE AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS ON ERVEN 1187, 1188, 1189, 1190 & 1213 GEORGE

**Property(ies) description:** ERVEN 1187, 1188, 1189, 1190, 1213 & 3292 GEORGE

**Date:** 30 JANUARY 2024

**Attendees:**

	Name & Surname	Organisation	Contact Number	E-mail
Official	Robert Janse van Renburg	GEORGE MUNICIPALITY	044 801 9477	<a href="mailto:rhjansevanrensburg@george.gov">rhjansevanrensburg@george.gov</a>
Official	IlaneHuyser	GEORGE MUNICIPALITY	044 801 9477	<a href="mailto:ihuyser@george.gov.za">ihuyser@george.gov.za</a>
Pre-applicant	PRASHILA ZAVERY	HEADLAND TOWN PLANNERS	083 785 9258	<a href="mailto:prashila@headland.co.za">prashila@headland.co.za</a>

**Documentation provided for discussion:**



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

CONVEYANCER'S CERTIFICATES AND TITLE DEEDS.

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)? NO

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

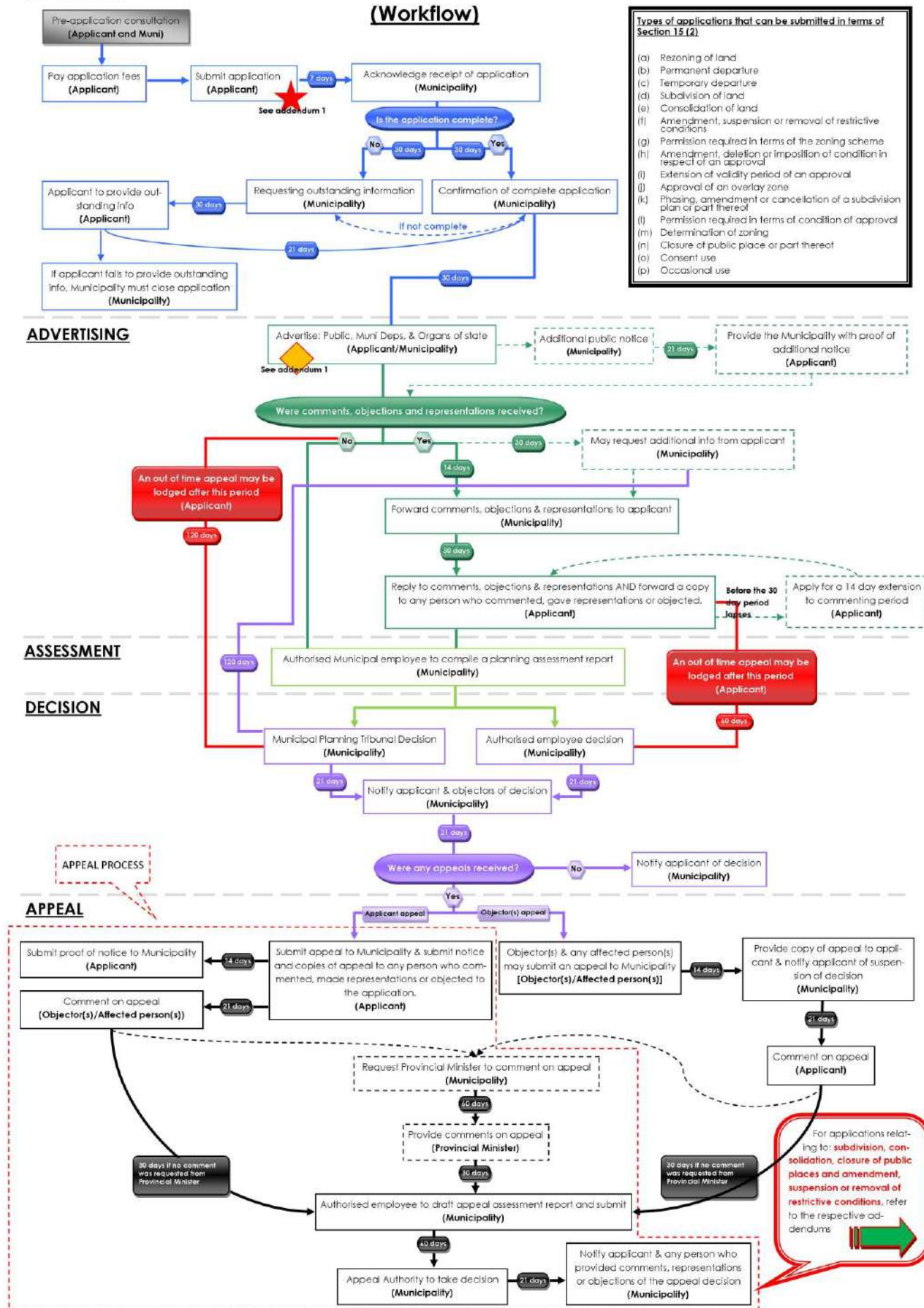
**Comprehensive overview of proposal:**

APPLICATION FOR CONSOLIDATION OF ERVEN 1187, 1188, 1189, 1190, 1213 & 3292 GEORGE  
AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS ON ERVEN 1187, 1188, 1189, 1190 & 1213 GEORGE

YES	NO
-----	----

**(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)**

**(Workflow)**



**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)	a rezoning of land;	R
	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
✓	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
✓	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R

Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
<b>TOTAL APPLICATION FEE* (VAT excluded):</b>			To be determined

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

### **SECTION B:**

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			✓	
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)]	✓		Paragraph 3	As per Conveyancer Certificate
Any other Municipal by-law that may be relevant to application? (If yes, specify)			✓	
<b>Zoning Scheme Regulation considerations:</b>  Which zoning scheme regulations apply to this site? GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2017  What is the current zoning of the property? COMMUNITY ZONE I  What is the proposed zoning of the property? COMMUNITY ZONE I (ZONING TO REMAIN UNCHANGED)  Does the proposal fall within the provisions/parameters of the zoning scheme? YES  Are additional applications required to deviate from the zoning scheme? (if yes, specify) NO				

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?			✓	
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			✓	

**SECTION C:**

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		✓		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		✓		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		✓		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) (strikethrough irrelevant)		✓		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)?		✓		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)?		✓		South African Heritage Resources Agency (SAHRA) & Heritage Western

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
				Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		✓		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		✓		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		✓		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		✓		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		✓		Transnet
Is the property subject to a land / restitution claims?		✓		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		✓		SANParks / CapeNature
Will the proposal require comments from DEFF?		✓		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		✓		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> )		✓		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)
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Electricity supply:			✓	Directorate: Electro-technical Services
Water supply:			✓	Directorate: Civil Engineering Services
Sewerage and waste water:			✓	Directorate: Civil Engineering Services
Stormwater:			✓	Directorate: Civil Engineering Services
Road network:			✓	Directorate: Civil Engineering Services
Telecommunication services:			✓	
Other services required? Please specify.			✓	
Development charges:			✓	

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

##### COMPULSORY INFORMATION REQUIRED:

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

##### MINIMUM AND ADDITIONAL REQUIREMENTS:

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

#### PART E: DISCUSSION

The Pre-Application meeting dated 31 January 2024 refers.

## Town Planning

- A Removal of Restrictive condition will be required as per the Conveyancer Certificate provided.
- To motivate the application in terms of MSDF 2023, Zoning SCHEME etc.
- The removal of Restrictive conditions must be motivated in terms of Section 33(4) of the George Land Use Planning By-Law 2023.
- Applicable mandates will be required from the relevant landowners.

## **PART F: SUMMARY / WAY FORWARD**

- Refer to Comments in Section E. Application may be submitted for consideration.

OFFICIAL: **Robert Janse van Rensburg**

Town Planner

PRE-APPLICANT: PRASHILA ZAVERY

(FULL NAME)



SIGNED:

\_\_\_\_\_



SIGNED:

DATE: \_\_\_\_\_07/02/2024\_\_\_\_\_

DATE: 30/01/2024

OFFICIAL: **Ilane Huyser**

(Senior Town Planner)



SIGNED:

DATE: \_\_2024.02.08\_\_\_\_\_

*\*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.*