



**Home Loans**  
Sales and Service Enablement

9 Lothbury Road  
Auckland Park, 2092  
Private Bag 72007  
Cresta, 2118  
South Africa

T 0860 111 007  
Swift address: ABSAZAJJ  
absa.co.za

19.07.2022

**Private/Confidential**

**MR YF HAVENGA  
STANDERSTREET 22  
BERGSIG  
6529**

Dear Sir / Madam

**REQUEST RECEIVED FOR: SPECIAL CONSENT**

Mortgage loan account number: 58927333

Property description: ERF 1212 GEORGE

We refer to the above account and agree to the consent for rezoning from Single Residential Zone I (dwelling house) to Community Zone III (institution), Permanent departure (Relaxation of the boundary lines), Amendment of an approved diagram and Closure of a part of a public place, the above mentioned property.

According to your mortgage loan agreement it is your responsibility to ensure that you have sufficient property insurance. If you are insured with Absa, please phone 0860 100 876.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Wahl".

Property Control  
Our ref: Nadine Wahl  
Tel: 011 846 5471

## CONVEYANCER CERTIFICATE

I, the undersigned

**MADELEINE GOLDIE**

Conveyancer of Millers Incorporated, Beacon House, 123 Meade Street, George hereby certify as follows:

1. That I have perused Deed of Transfer No T21897/1991 in respect of Erf 1212 GEORGE in the George Municipality and Division of George, Western Cape Province IN EXTENT 1028 square metres registered in the name of

FRANCOIS YAACOV HAVENGA

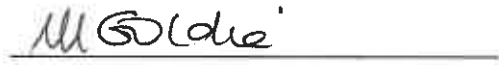
Identity Number 641220 5018 089

Married out of community of property

2. The following bonds are registered over the property:  
B85422/2007, B64220/2004, B23345/1991, B15295/1998 & B11091/2021, all in favour of Absa Bank Limited
3. To the best of my knowledge there are no restrictive conditions of title in the said Deed of Transfer which prohibit:
  - Rezoning in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-law (2015) from Single Residential Zone I (dwelling house) to Community Zone III (institution).
  - Permanent departure in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2015) for the following:
    - Relaxation of the western side boundary building line from 5.0m to 0.0m and 3.5m respectively for the existing structure;
    - Relaxation of the southern street boundary building line from 5.0m to 3.0m for the existing structure;
    - Relaxation of the eastern street boundary building line from 5.0m to 0.0m for an existing carport, storage and kitchen area;
    - Relaxation of the northern side boundary building line from 5.0m to 3.0m for existing staff accommodation

4. Par. B (2) of the title deed states that the property may only be used for residential purposes. As the use of the property remains residential (for elderly people), in my opinion, this paragraph is not in conflict with the proposed land use application.

Signed at GEORGE on this 11<sup>th</sup> of JULY 2022

  
\_\_\_\_\_

**CONVEYANCER**

**MADELEINE GOLDIE**

83 MILLER CRUSS KATZ & TRAUB  
Tel. 21-4980

Opgestel deur my,

*Bredeell*  
TRANSPORTBESORGER

BREDELL P J F

Van en Voorletters.

B 23345191

VERBIND MORTGAGED
vir for
R 86 297 15 04 91
<i>[Signature]</i>
Aktekantoor Deeds Office Kaapstad. Cape Town.

VIR VERDERE ENFORSEMENTE SIE  
FOR FURTHER ENFORCEMENTS SEE.....

MILLERS INGELYF  
GEORGE

20  
T 21897191

PB/jvr

# Transportakte

Hierby word bekendgemaak:

DAT JEAN BADENHORST

voor my, Registrateur van Aktes

verskyn het te KAAPSTAD

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

GLJSBERTA ALIDA MARIA MOSTERT

Identiteitsnommer 140707 0045 00 6

Weduwee

gedateer die

19de

dag van

Maart 1991

, en geteken

te GEORGE

En/...

En genoemde Komparant het verklaar dat sy voornoemde Prinsipaal werklik en wettiglik verkoop het op 4 Maart 1991

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

JACOBUS FRANCOIS HAVENGA  
Identiteitsnommer 641220 5018 00 6  
Getroud buite gemeenskap van goedere

BLANKE GROEP

Sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes

ERF 1212 GEORGE  
in die Munisipaliteit en Afdeling van George

GROOT: 1028 (EENDUISEND AGT EN TWINTIG) Vierkante Meter

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T323 gedateer 22 Oktober 1858 met Kaart wat daarop betrekking het en GEHOU kragtens Transportakte Nr. T61774/1988.

WHITE GROUP  
BLANKE GROEP

A. ONDERHEWIG aan die voorwaardes waarna verwys word in gesegde Transportakte Nr. T323 gedateer 22 Oktober 1858.

B. ONDERHEWIG VERDER aan die spesiale voorwaardes vervat in Transportakte Nr. T18322/1950, opgelê deur die eienaars van die oorblywende erwe in die Dorp van Niepoths Dale, gehou deur Transportakte Nr. T12265 gedateer 2 Julie 1947, welke voorwaardes deur die eienaars en opvolgers in titel van toepassing is in terme van gesegde Transportakte, naamlik:-

"1. The erf shall not be subdivided.

2. The/...

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.
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 139 square metres. If a proposed dwelling is 198 square metres or more in area, two adjoining erven may be used on which to erect such a residence.
6. Any 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. T12265 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. T12265 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."

WESHALWE/...

Weshalwe die Komparant afstand doen van al die regte en titel wat die Transportgewer

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

Sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die koopsom ten bedrae van R85 000,00 (VYF EN TAGTIGDUISEND RAND) behoorlik betaal of verseker is.

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

Aldus gedoen en verly op die kantoor van die Registrateur van Aktes

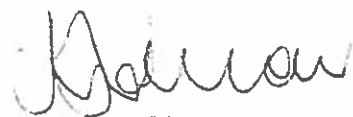
te Kaapstad

op 15 April

1991.

In my teenwoordigheid,

  
Registrateur van Aktes.

  
q.q.

1. Hereregte Kwitansie Nr. \_\_\_\_\_  
OF Vrystelling Sertifikaat\*. Uitgereik  
te \_\_\_\_\_  
op \_\_\_\_\_ vir  
R \_\_\_\_\_

2. Belasting Uitklaring Sertifikaat uitgereik deur  
(i) \_\_\_\_\_  
geldig tot \_\_\_\_\_  
(ii) \_\_\_\_\_  
geldig tot \_\_\_\_\_

Nagesien: 1. \_\_\_\_\_

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

\*Skrap wat nie van toepassing is nie.

Indien nodig, voeg by 'n Registrasieklousule ens, deur die Registrateur goedgekeur.

**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: 2612022

Purpose of consultation: **To obtain approval in principle for the rezoning of erf 1212, George.**

Brief proposal: **Rezoning of erf 1212 Stander Street to Community Zone III, subject to the acquisition and consolidation of the adjacent portion of Stander Street.**

Property description: **Erf 1212 George**

Date: **17 April 2023**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Jeanne Muller	George Mun.	044 801 9138	<a href="mailto:jmuller@george.gov.za">jmuller@george.gov.za</a>
	Martin Botha	George Mun.	044 801 9191	<a href="mailto:pmbbotha@george.gov.za">pmbbotha@george.gov.za</a>
Pre-applicant	W de Kock	WM de Kock Associates	0823370285	<a href="mailto:wmdek@lantic.net">wmdek@lantic.net</a>
	Y F Havenga	Owner	0846276602	<a href="mailto:Francoishavenga777@gmail.com">Francoishavenga777@gmail.com</a>
	G Havenga	Owner / manager of Pre Life	0844323819	<a href="mailto:prelife@gmail.com">prelife@gmail.com</a>



**Documentation provided for discussion:**

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

- a) Memorandum on proposal
- b) Preliminary site plans
- c) Copy of Title Deed
- d) Conveyancer's Certificate
- e) Diagram
- f) Power of Attorney

YES <b>X</b>	NO
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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:**

The PreLife care center has operated on the premises for more than 10 years. The property is zoned Single Residential with the frail care use for which permission was granted, as temporary departure. The latter has lapsed and it was agreed, after discussions with the municipal officials, that the most suitable zoning would be Community Use III which is now applied for.

The proposal is for a maximum of 14 beds, which, among the other parameters, implies that 14 parking bays must be provided. No new buildings are proposed and the existing buildings will be utilised as at present – see the site development plan on which the internal layout and usage of the buildings are shown.

As the buildings are existing, they will encroach on the required 5m building lines for an institutional building. Departures for the building lines are applied for as per the memorandum attached.

A portion of Stander Street has been used as part of the premises for many years. This portion has to be acquired and consolidated with erf 1212 to provide some of the parking bays that is required. The acquisition of this portion forms a separate process that has commenced.

## PART B: APPLICATION PROCESS

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

### SUBMISSION

### Draft By-Law on Municipal Land Use Planning

#### (Workflow)

Types of applications that can be submitted in terms of Section 15 (2)

- (a) Rezoning of land
- (b) Permanent departure
- (c) Temporary departure
- (d) Subdivision of land
- (e) Consolidation of land
- (f) Amendment, suspension or removal of restrictive conditions
- (g) Permission required in terms of the zoning scheme
- (h) Amendment, deletion or imposition of condition in respect of an approval
- (i) Extension of validity period of an approval
- (j) Approval of an overlay zone
- (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
- (l) Permission required in terms of condition of approval
- (m) Determination of zoning
- (n) Closure of public place or part thereof
- (o) Consent use
- (p) Occasional use

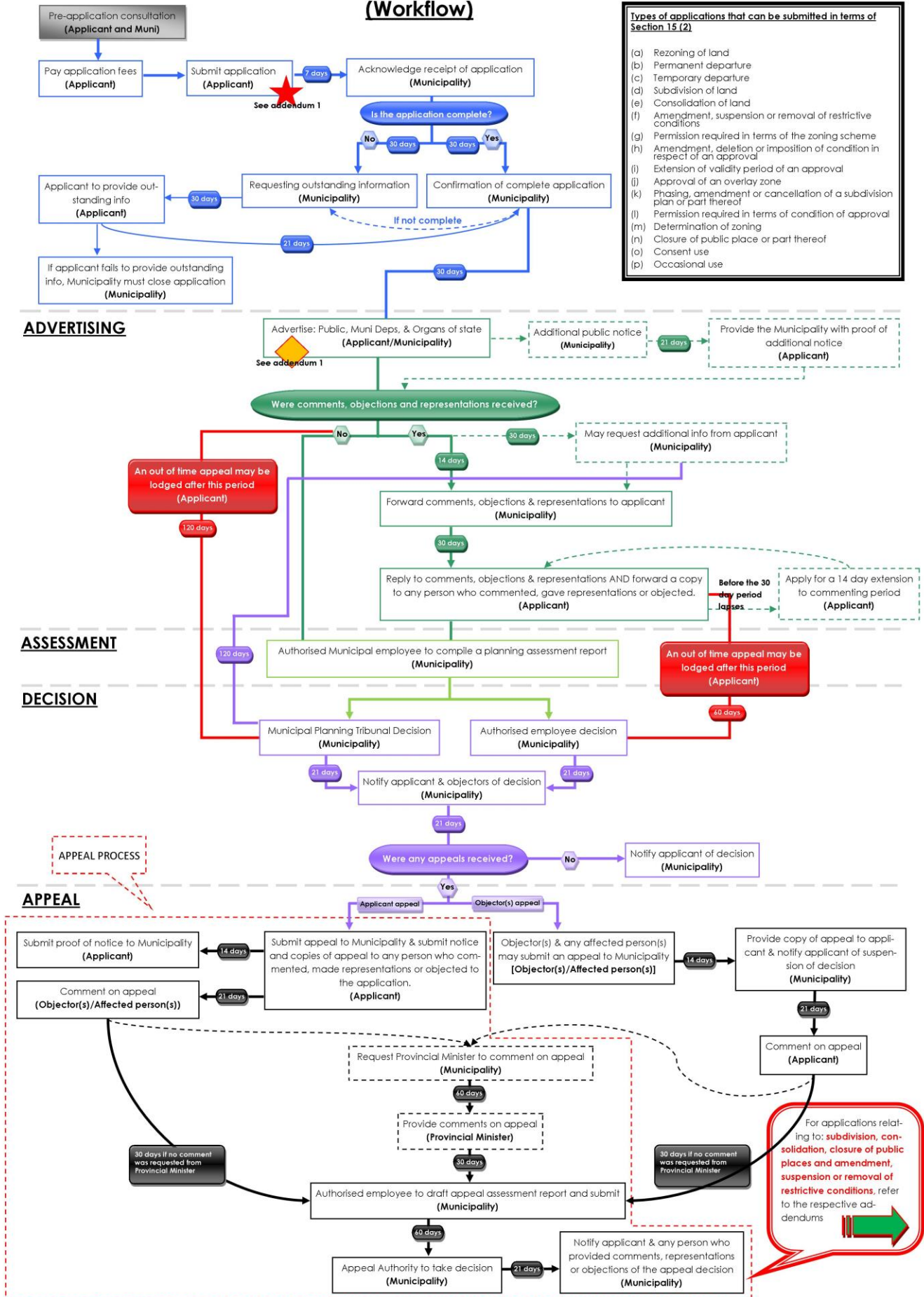
### ADVERTISING

### ASSESSMENT

### DECISION

### APPEAL PROCESS

### APPEAL



**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
X	2(a)	a rezoning of land;	R7 290
X	2(b)	a permanent departure from the development parameters of the zoning scheme;	R2 905
	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;	
	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
TOTAL APPLICATION FEE* (VAT excluded):			TBC following submission of application

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

### SECTION B:

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Submit Conveyancer's Certificate.
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <b>Integrated Zoning Scheme Bylaw</b> What is the current zoning of the property? <b>Single Residential Zone I</b> What is the proposed zoning of the property? <b>Community Zone III</b> Does the proposal fall within the provisions/parameters of the zoning scheme? <b>Yes, except for building line encroachments by existing buildings</b> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <b>Yes, departures from building lines are applied for with this application</b>				

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

**SECTION C:**

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

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) ( <del>strikethrough irrelevant</del> )		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of		X		South African

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
the National Heritage Resources Act, 1999 (Act 25 of 1999)?				Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DEFF?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? ( <del>strikethrough irrelevant</del> )		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

**SECTION D:**  
**SERVICE REQUIREMENTS**

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

**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	Y	N	1 : 50 / 1:100 Flood line determination (plan / report)



		Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) ( <del>strikethrough irrelevant</del> )			
Y	N	Other (specify)		Y	N Required number of documentation copies

## PART E: DISCUSSION

### Town Planning:

The attached documents and plan below, were discussed.



- The site is located to the immediate west of Loerie Street. Stander Street abuts the southern boundary of the site.
- It was confirmed by the applicant that 14 beds are provided within the frail care facility. In this regard, a parking ratio of 1 bay per bed applies. Parking relaxation might be required in the interim.
- The applicant confirmed that the owner is in process of obtaining a portion of the Stander Street road reserve to the south, from the municipality. However, this application (i.e. the rezoning and building line relaxation) is submitted for Erf 1212, George, only, and therefore, the site plan should be based on the subject property (i.e. the portion to the south to be obtained should not be shown as part of the site).
- Following discussion, it was advised that subsequent to the acquisition of the portion of Stander Street, same should be consolidated or notorially tied with Erf 1212, George.



- Should the application for rezoning be approved, there may be condition of approval which states that a Site Development Plan (in terms of Section 23 of the George Integrated Zoning Scheme By-law, 2017), will have to be submitted for consideration.

**CES:**

- Normal development conditions will apply.
- Erf 1126, George, must be consolidated or notarially tied to accommodate required parking.
- All parking must be provided in terms of the clause 42.


**PART F: SUMMARY / WAY FORWARD**

See Part E above.

OFFICIAL:    Martin Botha     
(FULL NAME)

PRE-APPLICANT: **W M de Kock**  
(FULL NAME)

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

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

DATE:    19 April 2023   

DATE: **17 April 2023**

OFFICIAL: **Jeanne Fourie (Muller)**  
(FULL NAME)

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

DATE: **20 April 2023**

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

## CONVEYANCER CERTIFICATE

I, the undersigned

**MADELEINE GOLDIE**

Conveyancer of Millers Incorporated, Beacon House, 123 Meade Street, George hereby certify as follows:

1. That I have perused Deed of Transfer No T21897/1991 in respect of Erf 1212 GEORGE in the George Municipality and Division of George, Western Cape Province IN EXTENT 1028 square metres registered in the name of

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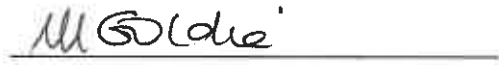
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Married out of community of property

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    - Relaxation of the western side boundary building line from 5.0m to 0.0m and 3.5m respectively for the existing structure;
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    - Relaxation of the eastern street boundary building line from 5.0m to 0.0m for an existing carport, storage and kitchen area;
    - Relaxation of the northern side boundary building line from 5.0m to 3.0m for existing staff accommodation

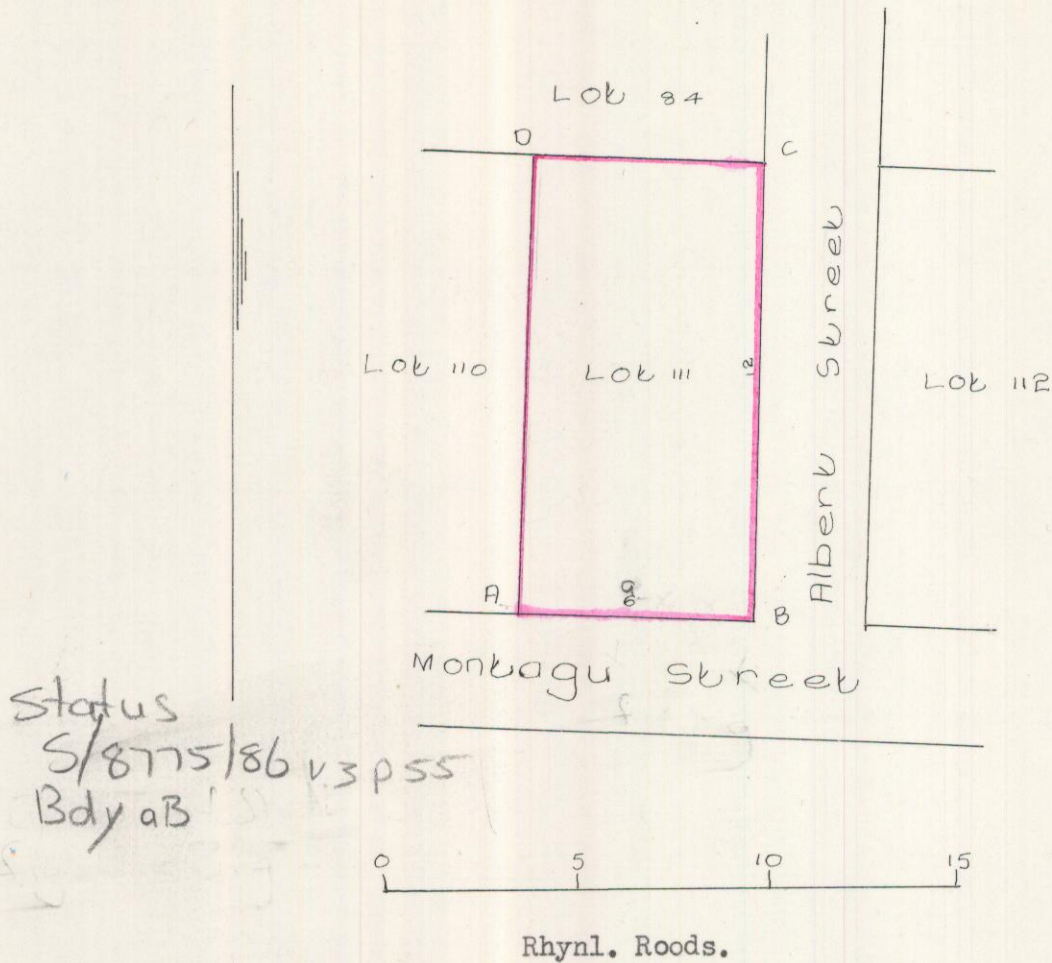
4. Par. B (2) of the title deed states that the property may only be used for residential purposes. As the use of the property remains residential (for elderly people), in my opinion, this paragraph is not in conflict with the proposed land use application.

Signed at GEORGE on this 11<sup>th</sup> of JULY 2022

  
\_\_\_\_\_

**CONVEYANCER**

**MADELEINE GOLDIE**



\*NOW ERF NO. 1212 GEORGE.

The above Diagram A B C D represents\* Lot No.111 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 Lot 84.  
S " Montagu Street.  
E " Albert Street, and  
W " Lot 110.

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

CHECKED  
DATA CHECKED *B 14/60*

NTG. BL - 7 DD  
W.42

Copied from the diagram relating to  
Transfer ~~the~~ Deed No. 323  
dated 22/10/1858. in favour of  
J. Widdoms.  
*J. Widdoms*  
for SURVEYOR-GENERAL,  
CAPE TOWN.  
19/6/1957.

Vol. 42 - 1858

*B S C*

H.de K.

1212



5016

GEORGE ALLOTMENT AREA.

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

SG 3120/1860

Village in the Wm. of George

Vide Grant on Prop. Luitbert  
into A. W. d. L. H. 15.1.1819.  
George Outline (L). Vol. 1. fol. 28

GEO. Q. 3.1

- ① Road lettered abcd' closed Erf 3292
- ② Road lettered ghijklmn Erf 3233
- ③ Road lettered opqr Erf 3327
- ④ Road lettered Latiu closed.
- ⑤ Road lettered vwyza'b closed
- ⑥ Road lettered c'd'e' closed Erf 4341
- ⑦ Road lettered s't'd'c' 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  
Dgn. 8073/1957

Vide Adm. Cert. dd. 28.5.57  
on file 8775/86 p. 109  
Dgn. 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  
Dgn. 6439/68

T/c Cert. dd. 24.6.69  
8775/86 p. 227

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. 323.



DOSSEMENTE -- ENDORSEMENT

NO.	DESCRIPTION	REMARKS
13	Portion of closed.	
14	closure of ptn of Rd erf 1126	

Road Erf 22970  
T/c Cert dd. 2006-03-31  
S/8775/86 v2.  
p 486A

NOTE: For suggestions from this Plan, refer to Portfolio 1288

Last C.R.E. N° 64/59 Plan of Allotments  
of the Property belonging to S. W. Quattrone Esq. situated adjacent to the Dutch Church Ground

This plan is to S. Quattrone's Plan for the use of the Board Office. Date 11/11/59

Noting Plan BL-7DD, Shets W-42 and W-51.

for Surveyor-General  
29.11.1955

8775/86

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

BARCO NEGATIVE  
FILED  
1-12-65

5016A

5016

B



(RSA)

Tel: (021) 467 4800

Fax: (021) 465 3008

SURVEYOR GENERAL-WESTERN CAPE  
PRIVATE BAG X9028  
CAPE TOWN  
8000

2022-06-23

C DE JAGER  
PROFESSIONAL LAND SURVEYOR  
PO BOX 10128  
DANA BAY  
651

**MY REF: S/8775/86 v3 p55**

Your ref: email

Dated: 2022-06-12

**Note:** THIS STATUS REPORT IS  
VALID FOR 3 YEARS.

**STATUS REPORT: CLOSURE OF PORTION OF MONTAGU STREET ADJOINING  
ERF 1212 GEORGE.**

1. The proposed closure of land as shown on your attached plan **HATCHED RED**  
**represents: A PORTION OF ERF 1126 AS SHOWN ON GENERAL PLAN NO: N12<sup>S</sup>**  
**(5016A) NIEPOTHS DALE VILLAGE, GEORGE**  
It is shown as **PUBLIC STREET** in my records.
2. **FOR OFFICE USE** The following properties will be endorsed: **ERF 1212 GEORGE AND**  
**GENERAL PLAN N12<sup>S</sup> (516A)**
3. Endorsement fees amount to: **R 445 (Received) p54**
4. I require a copy of a diagram suitable for registration purposes, surveyed by a land  
surveyor, of the following: **PORTION OF MONTAGU STREET TO BE CLOSED.**
5. A written consent/notification (accompanied by a sketch) is required in **terms of Section**  
**23(1) of the George's Municipal Planning By-Law 2015** for the amendment of:  
**GENERAL PLAN NO: N12<sup>S</sup> (5016A)**

**SEE REVERSE SIDE, EXAMPLE A**

Yours faithfully



**T HEATH**  
**For SURVEYOR-GENERAL: WESTERN CAPE**

**FOR OFFICE USE**

Certificate:  
Gazette No.:  
Date:

p

(R S A)

**TYPICAL EXAMPLES OF WRITTEN CONSENTS REQUIRED BY LOCAL AUTHORITIES.**

The following must be used.

**A    WHERE A PORTION OF ROAD IS CLOSED.**

Consent is hereby given in terms of Section 23(1) of the George's Municipality By-law 2015 for the amendment of **General Plan No N12<sup>s</sup> (5016A)** by the addition of the portion of road to be closed, shown **Hatched Red** on your attached sketch, as one additional erf [with/without] conditions.

[with/without] **Please specify conditios**





**SITE PLAN**

**Annexure 6**



83 MILLER CRUSS KATZ & TRAUB  
Tel. 21-4980

Opgestel deur my,

*Bredeell*  
TRANSPORTBESORGER

BREDELL P J F

Van en Voorletters.

B 23345191

VERBIND MORTGAGED
Vir for
R 86 297 15 04 91
<i>[Signature]</i>
Aktekantoor Deeds Office Kaapstad. Cape Town.

VIR VERDERE ENFORSEMENTE SIE  
FOR FURTHER ENFORCEMENTS SEE.....

MILLERS INGELYF  
GEORGE

20  
T 21897191

PB/jvr

# Transportakte

Hierby word bekendgemaak:

DAT JEAN BADENHORST

voor my, Registrateur van Aktes

verskyn het te KAAPSTAD

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

GLJSBERTA ALIDA MARIA MOSTERT

Identiteitsnommer 140707 0045 00 6

Weduwee

gedateer die

19de

dag van

Maart 1991

, en geteken

te GEORGE

En/...

En genoemde Komparant het verklaar dat sy voornoemde Prinsipaal werklik en wettiglik verkoop het op 4 Maart 1991

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

JACOBUS FRANCOIS HAVENGA  
Identiteitsnommer 641220 5018 00 6  
Getroud buite gemeenskap van goedere

BLANKE GROEP

Sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes

ERF 1212 GEORGE  
in die Munisipaliteit en Afdeling van George

GROOT: 1028 (EENDUISEND AGT EN TWINTIG) Vierkante Meter

AANVANKLIK OORGEDRA kragtens Transportakte Nr. T323 gedateer 22 Oktober 1858 met Kaart wat daarop betrekking het en GEHOU kragtens Transportakte Nr. T61774/1988.

WHITE GROUP  
BLANKE GROEP

A. ONDERHEWIG aan die voorwaardes waarna verwys word in gesegde Transportakte Nr. T323 gedateer 22 Oktober 1858.

B. ONDERHEWIG VERDER aan die spesiale voorwaardes vervat in Transportakte Nr. T18322/1950, opgelê deur die eienaars van die oorblywende erwe in die Dorp van Niepoths Dale, gehou deur Transportakte Nr. T12265 gedateer 2 Julie 1947, welke voorwaardes deur die eienaars en opvolgers in titel van toepassing is in terme van gesegde Transportakte, naamlik:-

"1. The erf shall not be subdivided.

2. The/...

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.
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 139 square metres. If a proposed dwelling is 198 square metres or more in area, two adjoining erven may be used on which to erect such a residence.
6. Any 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. T12265 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. T12265 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."

WESHALWE/...

Weshalwe die Komparant afstand doen van al die regte en titel wat die Transportgewer

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

Sy Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes tans en voortaan daartoe geregtig is, ooreenkomstig plaaslike gebruik, behoudens die regte van die Staat en ten slotte erken hy dat die koopsom ten bedrae van R85 000,00 (VYF EN TAGTIGDUISEND RAND) behoorlik betaal of verseker is.

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

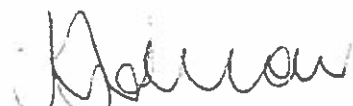
Aldus gedoen en verly op die kantoor van die Registrateur van Aktes

te Kaapstad

op 15 April 1991.

In my teenwoordigheid,

  
Registrateur van Aktes.

  
q.q.

1. Hereregte Kwitansie Nr. \_\_\_\_\_  
OF Vrystelling Sertifikaat\*. Uitgereik  
te \_\_\_\_\_  
op \_\_\_\_\_ vir  
R \_\_\_\_\_

2. Belasting Uitklaring Sertifikaat uitgereik deur  
(i) \_\_\_\_\_  
geldig tot \_\_\_\_\_  
(ii) \_\_\_\_\_  
geldig tot \_\_\_\_\_

Nagesien: 1. \_\_\_\_\_

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

\*Skrap wat nie van toepassing is nie.

Indien nodig, voeg by 'n Registrasieklousule ens, deur die Registrateur goedgekeur.

# VOLMAG

=====

Ek die ondergetekende,

**Y F HAVENGA**

in my hoedanigheid as eienaar van erf 1212, George munisipale gebied, gee hiermee volmag aan

W M DE KOCK van WM DE KOCK ASSOCIATE, STADSBEPLANNERS, om namens my die nodige aansoek voor te berei en in te handig ten einde:

Erf 1212 te hersoneer na Gemeenskapsone III en om enige handeling te verrig wat nodig is ten einde die hersonering en onderverdeling te finaliseer.

Geteken te George op hierdie 14de dag van April 2023.

**AS GETUIES:**

1. Havenga

2. Havenga

Havenga  
Y F Havenga



## REZONING OF ERF 1212 GEORGE (PRELIFE CENTRE)

### SHORT MEMORANDUM FOR PRE-APPLICATION PURPOSES

#### 1. APPLICATION

Application is made for the following:

- Rezoning in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-law (2015) from Single Residential Zone I (dwelling house) to Community Zone III (Institution).
- Permanent departure in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2015) for the following:
  - Relaxation of the western side boundary building line from 5.0m to 0.0m and 3.5m respectively for the existing structure;
  - Relaxation of the southern street boundary building line from 5.0m to 3.0m for the existing structure;
  - Relaxation of the eastern street boundary building line from 5.0m to 0.0m for an existing carport, storage and kitchen area;
  - Relaxation of the northern side boundary building line from 5.0m to 3.0m for existing staff accommodation.

The outcome of the rezoning is subject to the acquisition of the adjoining street portion and the rezoning and consolidation thereof with erf 1212.

#### 2. BACKGROUND

The PreLife care center has operated on the premises for more than 10 years. The property is zoned Single Residential with the frail care use for which permission was granted, as a temporary departure. The latter has lapsed and it was agreed, after discussions with the municipal officials, that the most suitable zoning would be Community Use III which is now applied for.

#### 3. FURTHER EXPLANATION

In the Zoning Scheme Bylaw, the land use is categorized as a frail care center under the land use defined as an Institution.

The proposal is for a maximum of 14 beds, which, among the other parameters, implies that 14 parking bays must be provided. These bays can be provided on the site as shown on the site development plan, but the adjacent street portion will have to be used for this purpose as well.

No new buildings are proposed and the existing buildings will be utilised as at present – see the site development plan on which the internal layout and usage of the buildings are shown. As the buildings are existing, they will encroach on the required 5m building lines for an institutional building. Departures for the building lines are applied for as set out above.

#### 4. IMPLEMENTATION

A portion of Stander Street has been used as part of the premises for many years. This portion has to be acquired and consolidated with erf 1212 to provide some of the parking bays that are required.

The acquisition of this portion forms a separate process that has already commenced. After this process is concluded, the portion has to be rezoned to Community Zone III and consolidated with erf 1212.

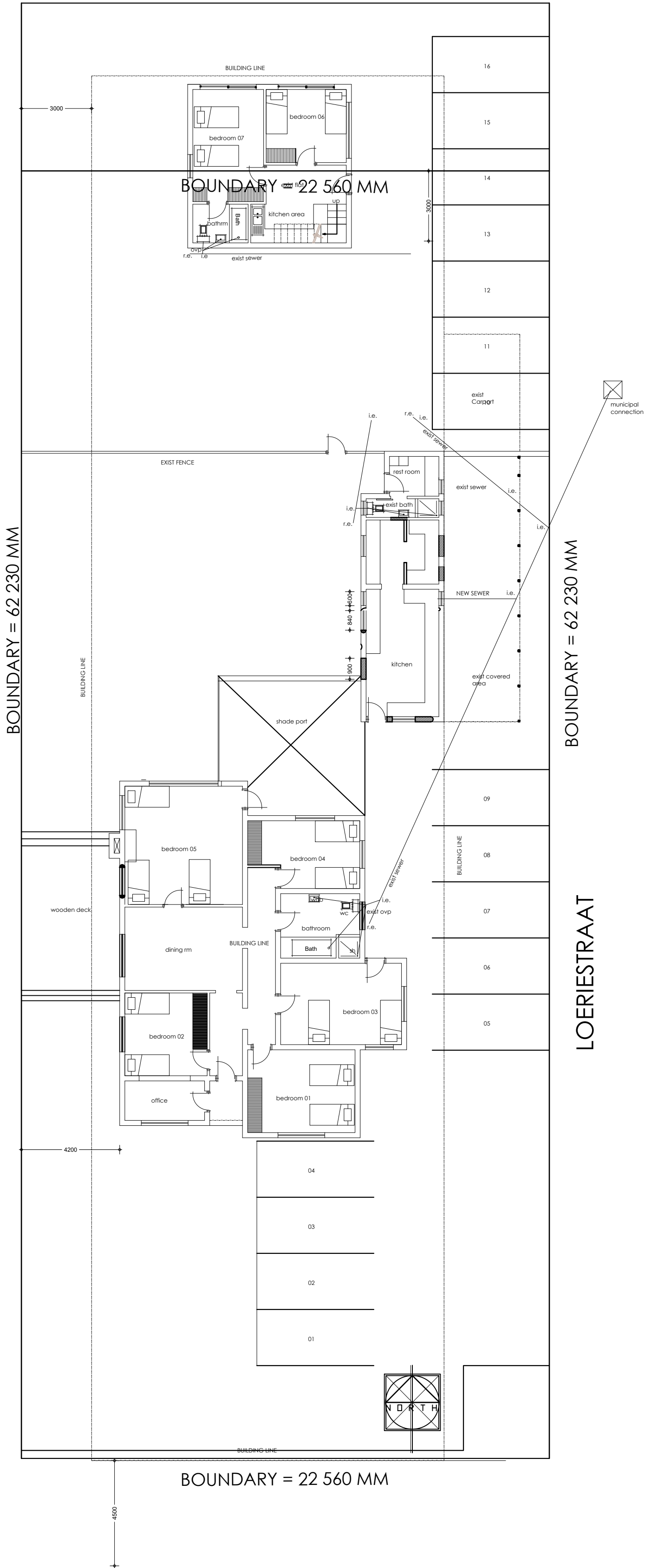
The approval of the rezoning of erf 1212 will therefore be subject to the rezoning and consolidation of the relevant street portion.

**W M de Kock**  
**Professional Planner No A111/1985**

**17 April 2023**



BOUNDARY = 22 560 MM



STANDER STREET

OPTION 2