



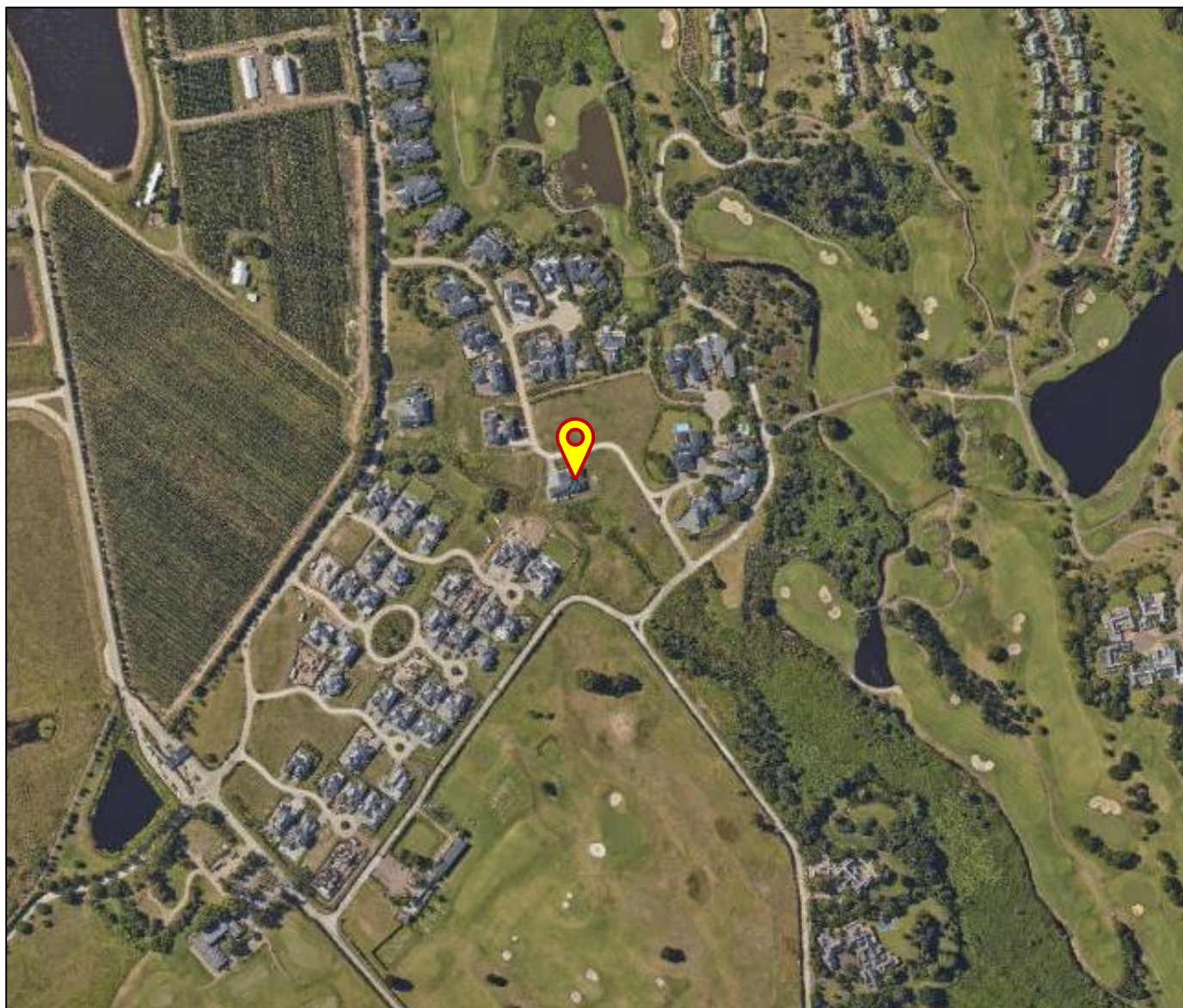
MARLIZE DE BRUYN PLANNING
Consulting Town & Regional Planning

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PO Box 2359, George, 6530
PO Box 540, Mossel Bay 6500

PROPOSED PERMANENT DEPARTURE FOR EXBUSCON CC

**ERF 3974, MONTAGU RIDGE DRIVE, FANCOURT, BLANCO
GEORGE MUNICIPALITY & DIVISION**



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- 8. Fancourt Master Homeowners' Association (FMHOA)**

Authors of this report:

M. de Bruyn (eds)	Professional Planner A/1477/2011	B. Art. et. Scien. Planning
D. Janse van Rensburg	Candidate Planner C/9531/2021	BSc. Urban and Regional Planning

Aerial images:

<https://gis.elenburg.com/apps/cfm/#>

<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

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PROPOSED PERMANENT DEPARTURE: ERF 3974, MONTAGU RIDGE DRIVE , FANCOURT, BLANCO GEORGE MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION

Erf 3974 Blanco is a developed residential property located in Fancourt, a gated estate suburb on the western edge of the George urban area, in Blanco. The subject property is zoned Single Residential Zone I (dwelling house). The property owner intends to add a covered patio of about 27m² to the house along the southern side.

Marlize de Bruyn Planning was appointed to address the land use requirements so that building plans for the proposed patio can be approved. The power of attorney attached as **Annexure 1** to this report.

2. APPLICATION

This land use application in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for Erf 3974 Blanco entails the following:

- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the relaxation of the southern rear boundary building line from 3.0m to 1.06m for a covered patio.

3. PROPERTY DETAILS

The table below includes relevant information regarding Erf 3974 Blanco.

Property Description:	Erf 3974 Blanco
Physical Address:	Montagu Ridge Drive, Fancourt, Blanco, George
Owner:	Exbuscon CC
Title Deed No:	T12038/2021 (Annexure 2)
Bond:	Nedbank (Annexure 3)
Size of the property:	1000m ²
SG Diagrams	377/2018 (Annexure 3)
Zoning	Single Residential Zone I

The attached conveyancer's certificate (**Annexure 5**) confirms that the title deed includes no restrictions regarding the land use application proposed for Erf 3974 Blanco. There are no registered servitudes over Erf 3974 Blanco and the property is basically level. According to the George Integrated Zoning Scheme By-law 2023 (GIZS) the property has 3m building lines on its side and rear boundaries and a 5m street building line.

4. LOCALITY & CHARACTER OF THE AREA

Erf 3974 Blanco is a developed property located in the gated residential estate, Fancourt. The property is located in the western section of Fancourt about 160m east of the estate boundary. Erf 3974 Blanco has a gradual downward topography from north to south and overlooks the golf course to the south-east.



The property is zoned Single Residential Zone I and developed accordingly with a dwelling house. The dwelling house has a footprint of $\pm 425\text{m}^2$. The property abuts another SRZI property to the east (3973), a private open space to the south and west, and Montagu Ridge Drive to the north. Access to the property is from Montagu Ridge Drive in the north. The zoning and land use of the subject property will not change following this land use application. A locality map is attached hereto as **Annexure 6**.



5. DEVELOPMENT PROPOSAL & MOTIVATION

The property intends to obtain building plan approval for a new covered patio addition to the southern side of the existing house. As the house is already 3m from the rear boundary, any additional structure would encroach on the building line. A permanent departure is thus required to relax the 3m rear building line from 3.0m to 1.06m for the proposed patio.

The property borders an open space to the rear. The closest properties to the south are Erven 3981 & 3982, approximately 50m away. The patio is planned for the southern side of the house to functionally integrate with the existing living area (lounge, dining room, braai area, kitchen) and offer a view over the golf course to the south and south-east. The kitchen yard is also located just west of the proposed patio. This side of the property is therefore also actively used by the property owner.

The proposed patio will not cause inconvenience or overlooking onto neighbouring properties. The eastern property, is currently vacant, extends beyond the subject property, and may even develop partly into the view of Erf 3974. The nearest southern properties are 50m away and cannot be affected. The site and floor plans are attached hereto as **Annexure 7**. Properties to the north or west won't be impacted either. Consent has been obtained from the Fancourt Master Homeowners Association (FMHOA) who consulted with all possibly affected property owners. No objection was received. See **Annexure 8**. This annexure also includes an earlier letter from the FMHOA confirming their approval for the building plans.



6. NATURAL ENVIRONMENT

Erf 3974 Blanco is an already developed residential property. The proposed permanent departure to accommodate a new patio on an urban property will have no negative environmental impact. The area where the patio is proposed is already landscaped and cleared of any former natural vegetation.

7. MUNICIPAL ENGINEERING SERVICES, ACCESS, TRAFFIC & PEDESTRIAN MOVEMENT

The municipal engineering services provided to this property will continue to be used as at present. The vehicular access from Montagu Ridge Drive will continue to be used and no new access points are proposed.

8. IMPACT ON NEIGHBOURING PROPERTIES

Surrounding properties will not be negatively affected by this proposal. The proposed patio is proposed on the southern side of the house where no residential properties abut. The Fancourt Master HOA did submit the proposal for comment to all possible affected property owners with no objection received. See the confirmation form the FMHOA attached hereto as **Annexure 8**.

9. NEED & DESIRABILITY

Need and desirability is the balancing of various factors.

Need depends on the nature of a development proposal and is based on the principle of sustainability. This motivation report has shown that the new patio on Erf 3974 Blanco will respond to the character of the property with no negative impact on surrounding properties, visual impacts, or the environment. Most importantly it fulfils the need for the property owner to create a functional new space to their home.

Desirability, from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the property, existing planning in the area, character of the area, the locality and accessibility of the property as well as the provision of services.

Physical characteristics of the properties

No physical characteristics of the property will be changed or affected by the proposed permanent departure for the patio. The area where the patio is proposed is already cleared.

Existing planning in the area

As indicated later in this motivation report, this land use application is not in conflict with the George Municipal Spatial Development Framework (GMSDF).

Character of the area

As discussed, and shown earlier in this motivation report, the proposed development will not have a negative impact on the character of the area.

Provision of services

Municipal engineering services are already available on the property and will be used accordingly.

Economic impact

No negative economic impact is expected as the proposed covered patio can increase value.

Direct impact on surrounding properties

No neighbour will be overshadowed or disturbed.

It is our view that the need and desirability of the proposed permanent departure for Erf 3974 Blanco, showed no negative impacts.

10. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

10.1 SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure and open space requirements;
- Compliance with environmental legislation.

Relevant aspects not addressed in the earlier paragraphs of this motivation report, are addressed below:

10.1.1. Five development principles

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant for permanent departure on a developed property as follows:

- The proposed building line relaxation holds no expected negative environmental impact.
- The effective and equitable functioning of land markets is not negatively affected by this land use application.
- It is stated that all current and future costs to all parties for the provision of infrastructure and social services in land developments must be considered. This is not directly relevant with this land use application.
- No negative impacts are expected on surrounding properties. See previous paragraphs and **Annexure 8**.

Efficiency as described in Section 7(c) of SPLUMA is not directly relevant for this application.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erf 3974 Blanco supports the relevant development principles of SPLUMA.

10.2 WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs.

Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 3974 Blanco, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

10.3 GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this motivation report as relevant.

10.4 GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

Erf 3974 Blanco is zoned Single Residential Zone I (Dwelling house) (estate housing) in terms of the George Integrated Zoning Scheme By-law (GIZS) (2023). The zoning of the property will not change following the approval of this land use application for the permanent departure to allow a covered patio. The proposed patio is suggested to encroach 2m into the southern rear building line space. This location is deemed the most practical for a covered patio on the property considering how it links with the internal living spaces. All other relevant development parameters are complied with.

10.5 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 3974 Blanco is not addressed specifically in the GMSDF. It is located within the urban edge and in a demarcated residential area. This land use application and the nature thereof is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

11. CONCLUDING

Based on this report, we believe that the proposed land use application for Erf 3974 Blanco aligns with the relevant considerations outlined in the planning legislation. It does not contradict the overall spatial objectives for the area. The proposal entails adding a new patio to an already developed property, necessitating a relaxation of the building line to accommodate construction on the most practical space available on the property.

**MARLIZE DE BRUYN Pr. Pln****February 2024**

Resolution & Power of Attorney

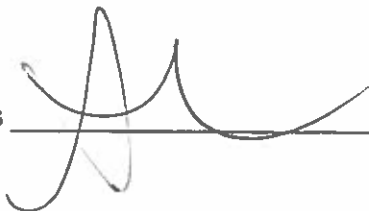
Exbuscon CC, the registered owner of *Erf 3974 Blanco, George Municipality & Division* hereby resolves to authorise *Marlize de Bruyn and Denise Janse van Rensburg* from *Marlize de Bruyn Planning* to submit the required land use application in terms of Section 15 (2) of George Municipality: Land Use Planning By-law (2023) for the property.

Signed at Bellville on 30th January 2024.



D. Welgemoed
(7003055159088)

Witness



Certificate issued by the Registrar of Companies & Close Corporations on Friday, December 12, 2014 08:13
Certificate of Amended Founding Statement



Registration Number 2005 / 024071 / 23
 Enterprise Name **EXBUSCON**
 Enterprise Shortened Name None provided.
 Enterprise Translated Name None provided.
 Registration Date 23/02/2005
 Business Start Date 23/02/2005
 Enterprise Type **Close Corporation**
 Enterprise Status **In Business**
 Financial Year End **February**
 Tax Number 9819744146
 Number of Members 1
 Aggregate Members' Contribution R 100.00
 Description of Principal Business **PROPERTY HOLDING AS PRINCIPAL**
 Postal Address **PO BOX 1185
BRACKENFELL
7561**
 Address of Registered Office **8 VREDEKLOOF WAY
VREDEKLOOF
7560**

Accounting Officer

Name **ROELF SWANEPOEL & ASSOCIATES**
 Postal Address **PO BOX 3767
TYGER VALLEY
7536**

Profession **The South African Institute of Chartered Accountants (SAICA)**
 Membership/Practice No **4885211**

Active Members

Surname and first names	ID number or date of birth	Contrib. (R)	Interest (%)	Appoint-ment date	Addresses
WELGEMOED, DEON	7003055159088	100.00	100.00	18/05/2005	Postal: PO BOX 1185, BRACKENFELL, BRACKENFELL, WESTERN CAPE, 7561 Residential: KLEINBRON LANDGOED, GREYVILLE STREET 10, VREDEKLOOF, WESTERN CAPE, 7560



COMPANIES AND INTELLECTUAL PROPERTY REGISTRATION OFFICE

Registrar of Companies & Close Corporations

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa Docex 258, PRETORIA

Call Centre Tel 086 184 3384, Website www.cipro.co.za, WAP www.cipro.co.za/mobile



A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore / deeltitels: Simuls with other registries / sectional titles:

	Kode/Code	Firma / Firm	Eiendom / Property	Kantoor / Office
1				
2				
3				
4				

(b) Klient afskrifte van aktes permanent in Atekantoor geliasseer:
Client copies of deeds filed permanently in Deeds Office:

Aard en nommer van akte / Nature and number of deed	Cover No. / Omslag Nr.	Parawe van ondersoeker Initials of Examiners

(c) Notas / Notes:

B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

Interdikte nagesien Interdicts checked		Opmerkings / Remarks	Paraaf Initials
Datum / Date	Paraaf Initials	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	
		(2) Begiftigingserwe Endowment erven	
		(3) Begiftiging Endowment	
		(4) Voorwaardes Conditions	
		(5) Mikro Micro	
		(6) Algemene Plan General Plan	
		(7) Titellakte Title Deed	
		(8) Verbands teen dorpsitel Bonds against township title	
		(9) Datum nagesien Date checked	

Kantoor instruksies/Office instructions:-

Seksie/Section

Deeds Reg A/C No:
CTN

1083

Akte Kant Rek. Nr.

GREYVENSTEINS

Tel: (021) 941 7600 - Cell: 072 025 6701

**EXECUTION/
UITVOERING**

Ref No / Verw. Nr 116684

A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:

Datum van indiening / Date of lodgement

12 MAR 2021

LODGED

04-03-2021

INGEDIEN

PC/M/03/2

Undersoekeers / Examiners	Kamers Rooms	Skakeling / Linking	Rejec Verwerp	Passeer Pass
1 A. Mgqobele	114	2		
2 T. MNGAYANA				
3				

B. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:

Aard van Akte / Nature of Deed TEF

Platnee golf PTY LTD

t.g.v. / i.f.o. Exbuscon BK

T 000012038 / 2021

Skakeling / Linking	Titellaktes / Title deeds within
2	1 T36270/2018 in CC 6279

GELYKTYDIGES / SIMULS

No. in stel batch	Kode / Code	Name van Partye / Names of Parties	Naam van Firma / Name of Firm	Firma Firm No.
1	T	Platnee Golf	Greyvensteins	1083
2	B	Exbuscon Nedbank	Herold	63
3				
4		NO X written		
5				
6				
7				
8				
9				
10				
11				
12				

INGRID MARÉ
(LPC NUMBER 97215)

Registrasie versoek deur /
Registration requested by:

Datum /
Date: 15 MAR 2021

080007503667

(Kort beskrywing van eiendom (slegs para 1 in Akte) / Brief description of property (merely para 1 in Deed)

Ref 3974 Blanco

Prepared by me



CONVEYANCER
CHRISTO PHILIP NÖTHNAGEL
(LPC NUMBER 85286)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 15 500 000,00	R 120,00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg. Act/Proc.

VERBODEN TOEGANG

R 15 500 000,00

000007197/2021

15 MAR 2021

[Signature]

DATA / VERIFY
16-03-2021
WENDY FANT

T 000012038 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT **INGRID MARÉ**
(LPC NUMBER 97215)

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

PLATTNER GOLF PROPRIETARY LIMITED
Registration Number 1994/002617/07

which said Power of Attorney was signed at GEORGE on 19 AUGUST 2020

And the appearer declared that his/her said principal had, on 28 July 2020, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

EXBUSCON CC
Registration Number 2005/024071/23

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

ERF 3974 BLANCO
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1000 (ONE THOUSAND) Square metres

AS WILL APPEAR from General Plan SG No. 377/2018 and held by Certificate of Consolidated Title No. T36270/2018.

- A. SUBJECT to the conditions referred to in Deed of Transfer No. T1173/1934.
- B. SUBJECT to the following conditions imposed by PLATTNER GOLF PROPRIETARY LIMITED, Registration Number 1994/002617/07 as Transferor, in favour of itself and FANCOURT MASTER HOMEOWNERS' ASSOCIATION, NPC Registration Number 1991/005224/08, established in terms of Section 29 of Ordinance 15 of 1985, namely:
1. The Property hereby transferred shall not be transferred or alienated without the written consent of the Fancourt Master Homeowners' Association, (NPC Registration Number 1991/005224/08) ("the Homeowners' Association");
 2. The Property hereby transferred may not be subdivided.
 3. The owner and his successors in title of the Property hereby transferred shall not in any way alienate (which term shall not include "mortgage") the Property unless they shall first, in writing, have offered it for sale to Plattner Golf Proprietary Limited who, for a period of fourteen (14) days calculated from the date of receipt of the offer, shall have the right to purchase the Property upon the terms and conditions offered to it and shall have the further rights set out in the Memorandum of Incorporation of the Homeowners' Association.

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

PLATTNER GOLF PROPRIETARY LIMITED
Registration Number 1994/002617/07

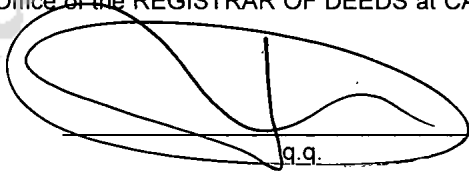
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

EXBUSCON CC
Registration Number 2005/024071/23

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 550 000,00 (ONE MILLION FIVE HUNDRED AND FIFTY THOUSAND RAND) .

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 15 MAR 2021


g.g.

In my presence



REGISTRAR OF DEEDS

Prepared by me

CONVEYANCER
REINETTE LAMPRECHT

CLPC Number 84717

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

JOALITHA VAN ZYL

duly authorised hereto by a resolution of the Directors of
PLATTNER GOLF PROPRIETARY LIMITED
Registration Number 1994/002617/07

do hereby nominate and appoint HENNO NÖTHNAGEL and/or CHRISTO PHILIP NÖTHNAGEL and/or EMILE GREYVENSTEIN and/or MICHELLE SMIT and/or ARNO WATSON and/or LYNNE BOTHA and/or INGRID MARÉ and/or ALLAN JOHN ROBERT BAKER and/or CLARE WENDY FARIA and/or HANS WERNER MENNEN and/or TANIA VAN TOORN

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at CAPE TOWN or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

EXBUSCON CC

Registration Number 2005/024071/23

the property described as:

ERF 3974 BLANCO
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1000 (ONE THOUSAND) Square metres

HELD BY Certificate of Consolidated Title Number T36270/2018

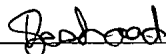
SUBJECT TO THE CONDITIONS CONTAINED IN ANNEXURE "A" HERETO


the said property having been sold by me on 28 July 2020, to the said transferee/s for the sum of R1 550 000,00 (One Million Five Hundred and Fifty Thousand Rand);

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at George ✓ on 19 August 2020 ✓
in the presence of the undersigned witnesses.


AS WITNESSES :

1.  ✓

2.  ✓


On behalf of PLATTNER GOLF
PROPRIETARY LIMITED

Signed on behalf of FANCOURT MASTER HOMEOWNERS' ASSOCIATION (NPC Registration Number 1991/005224/08) to accept the benefit of the conditions imposed in its favour and contained in Annexure A hereto

 ✓

Meredith Gibbs ✓
(full name) duly authorized by Resolution
of the Trustees of the FANCOURT MASTER
HOMEOWNERS' ASSOCIATION
(NPC Registration Number 1991/005224/08)

ANNEXURE "A"

- A. SUBJECT to the following conditions imposed by PLATTNER GOLF PROPRIETARY LIMITED, Registration Number 1994/002617/07 as Transferor, in favour of itself and FANCOURT MASTER HOMEOWNERS' ASSOCIATION, NPC Registration Number 1991/005224/08, established in terms of Section 29 of Ordinance 15 of 1985, namely:
1. The Property hereby transferred shall not be transferred or alienated without the written consent of the Fancourt Master Homeowners' Association, (NPC Registration Number 1991/005224/08) ("the Homeowners' Association");
 2. The Property hereby transferred may not be subdivided.
 3. The owner and his successors in title of the Property hereby transferred shall not in any way alienate (which term shall not include "mortgage") the Property unless they shall first, in writing, have offered it for sale to Plattner Golf Proprietary Limited who, for a period of fourteen (14) days calculated from the date of receipt of the offer, shall have the right to purchase the Property upon the terms and conditions offered to it and shall have the further rights set out in the Memorandum of Incorporation of the Homeowners' Association.





Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE03EAD88

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name PLATTNER GOLF PROPRIETARY LIMITED
Company / CC / Trust Reg No. 1994/0261707

Full Name
Marital Status

Details of Purchaser / Transferee

Full Name
Company / CC / Trust Reg No. 2005/2407123

Surname / Registered Name EXBUSCON CC
Marital Notes if applicable

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2020-07-28

Total Fair Value R 1550000.00

Total Consideration R 1550000.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 0.00

Property Description

1 ERF 3974 BLANCO IN THE MUNICIPALITY AND DIVISION OF GEORGE PROVINCE OF THE WESTERN CAPE IN EXTENT 1000 (ONE THOUSAND) SQUARE METRES SUBJECT TO A RESTRICTIVE CONDITION IN FAVOUR OF TRANSFEROR RELATING TO SUBDIVISION AND A RIGHT OF PRE-EMPTION

Exemption Certificate

Exemption Certificate Details

Transfer Duty Reference No. TDE03EAD88

Exempt in terms of Section 9 of the Transfer Duty Act OTHER

Exemptions allowed by another Act SECTION 9(15)

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Please ensure you sign over the 2 lines of 'X's above

8aa7d34cf6904afb4a096
09a9e12bdd3b0a3272

Date (CCYYMMDD) 20201123

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)



32

Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE03EADEF

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name PLATTNER GOLF PROPRIETARY LIMITED
Company / CC / Trust Reg No. 1994/0261707

Full Name
Marital Status

Details of Purchaser / Transferee

Full Name
Company / CC / Trust Reg No. 199100522408

Surname / Registered Name FANCOURT MASTER HOMEOWNERS ASSOCIATION
Marital Notes if applicable

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)

2020-08-19

Total Fair Value

R

0.00

Total Consideration

R

0.00

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person

R

0.00

Property Description

1 RESTRICTIVE CONDITION RELATING TO SALE, ALIENATION AND SUBDIVISION OVER ERF 3974 BLANCO, IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE IN EXTENT 100 (ONE THOUSAND) SQUARE METRES

Receipt

Receipt Details

Transfer Duty Reference Number TDE03EADEF
Receipt Amount R 0

Receipt No.

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

Reinette Lamprecht

Please ensure you sign over the 2 lines of 'X's above

39f2c161e6b9a7bcd4a2
4c1732b0ede190a9c89

Date (CCYYMMDD)

20201123

For enquiries go to:
www.sars.gov.za or call:
0800 00 SARS (7277)3



GEORGE LOCAL MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY GEORGE LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to George Local Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number):

PATIENCE

Erven:

3974

Portion:

0

Extension:

BLANCO

Zoning:

Registration division / Administrative District:

Suburb:

Town:

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner:

PLATTNER GOLF PROPRIETARY LIMITED

(1994/002617/07)

Name and Identity/ Registration Number of all purchaser/s: EXBUSCON CC (2005/024071/23)

This Certificate is valid until:

17/03/2021

Given under my hand at

GEORGE

on

16/01/2021

Digitally signed by George Municipality

Signee: Miquette Sass

Sign date: 16/01/2021 04:01:56,577 PM

Expiration date: 26/02/2022 11:49:06 AM

MUNICIPAL MANAGER

George Local Municipality

Date issued: 16/01/2021

Authorised Officer: Miquette Sass

Certificate By Conveyancer:

I Renette Lamprecht

(full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the George Local Municipality.

Conveyancer

Date

16/01/2021

21 Digit Code (or Municipal Reference Number): PATIENCE

Page 1 of 1

Certificate number: 11682471



M Welman
Administrator, Town Planning Department
Planning and Development
E-mail: mhwelman@george.gov.za
Tel: +27 (0)44 – 801 9171

OUR REF: Erf 3974, Blanco
ENQUIRIES: M Welman
DATE: 14 February 2020

BY HAND

Marais Lamprecht Attorneys
PO Box 433
GEORGE
6530

CERTIFICATE TO TRANSFER: ERF 3974, BLANCO

1. It is hereby confirmed that you have complied with all requirements as set out in Section 28(3)(a)-(c) of the George Municipality's By-Law on Municipal Land Use Planning and permission is granted to transfer the abovementioned property.
2. Should you have any queries please contact enquiries as displayed above during office hours.

Yours faithfully



T BOTHA
MUNICIPAL MANAGER

S:\SHARED TEGNIES\MARINA TRANSFERS\Erf 3974B (Certificate to Transfer)\Marais Lamprecht.docx



CONVEYANCER'S CERTIFICATE

I the undersigned, CHRISTO PHILIP NOTHNAGEL,

a Conveyancer of the firm Greyvensteins, practising at Parc du Cap, Ground Floor, Building No 3, Mispel Road, Tygervally.

do hereby certify and confirm that the whole of Erf 3974 Blanco is situate in
Component I.A of Certificate of Consolidated Title Number T36270/2018.

SIGNED AT BELLVILLE on 25 FEBRAURY 2021



CONVEYANCER
CHRISTO PHILIP NOTHNAGEL

TRACK NUMBER : 88897583667

BLACK-BOOKING ENQUIRY ON NAME - PLATTNER GOLF PTY LTD
ID NUMBER - 199488261787
BIRTH DATE - 8
MARITAL STATUS -
MAIDEN NAME -
TYPE OF PERSON - COMPANY

PERSON NAME AND ID

CONTRACTS/INTERDICTS

NOTED ON SCAN/MICRO REF

PLATTNER GOLF PTY LTD

199488261787	EC183/2013-T63470/2008	20138812 20148716874831
199488261787	VA2861/2005-B32881/1997	20050414-2005 1353 2003
199488261787	VA3621/2017-T48947/1997	20170516 20170713100013
199488261787	VA3622/2017-T74854/2003	20170516 20170713100055
199488261787	VA3678/2018-T24470/2008	20180611 20180625882336
199488261787	VA5751/2019-T27917/2007	20190814 20190826084720
199488261787	VA5750/2019-T4647/2005	20190814 20190826084536
199488261787	VA6157/2014-T40658/2002	20148820 20148828124042

** PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

END OF REPORT

IKHE E: /XARRA /

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN

DATE : 20210304 TIME : 12:31:33.2 PAGE : 1

PREPARED BY : DRS00050 - VUYELWA LAMANI

TRACK NUMBER : 80007503667

*** ENQUIRY ON PROPERTY ***

PORTION NUMBER
ERF NUMBER
TOWN NAME

- 0003974
- BLANCO

TOWN NAME OR ERF NUMBER OR ERF PORTION DOES NOT EXIST

*** END OF REPORT ***

PROPERTY DETAILS PRINT FOR PORTION 0 (R/E)
ERF NO 3690
TOWNSHIP BLANCO
REG DIV GEORGE RD

PROVINCE WESTERN CAPE
PREV DESCRIPTION
DIAGRAM DEED NO T36278/2018
EXTENT 5.7250 H
CLEARANCE GEORGE MUN
DO PLAN NUMBER 4821/2868

FIRM NR : 999
FIRM NAME : AKTEKANTOOR KAAPSTAD
FILE NR : PREP
FEE AMOUNT: R .00

ORIGIN REASON
CONSOLIDATE FROM
CONSOLIDATE FROM
CONSOLIDATE FROM
CONSOLIDATE FROM
CONSOLIDATE FROM
CONSOLIDATE FROM
CONSOLIDATE FROM
CONSOLIDATE FROM
CONSOLIDATE FROM
CONSOLIDATE FROM
NO INTERDICTS

ORIGIN PROPERTY
BLANCO , 3683 , 0
BLANCO , 3545 , 0
BLANCO , 3546 , 0
BLANCO , 3547 , 0
BLANCO , 3548 , 0
BLANCO , 3549 , 0
BLANCO , 3550 , 0
BLANCO , 3551 , 0
BLANCO , 4825 , 0

DOCUMENTS
GENERAL PLAN-BC38139/2018

HOLDER
ERVEN 3967-4824 GP377/2018

AMOUNT

O/P/A

SCAN/MICRO REF

MDD
0886

OWNER DETAILS

FULL NAME & SHARE
PLATTNER GOLF PTY LTD

PURCH DATE AMOUNT/REASON O/P/A IDENTITY
CCT 199408261787

TITLE DEED
T36278/2018

MDD
0882

SCAN/MICRO REF
28208212142623

* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

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*** END OF REPORT ***

IK E: /XARRA /IK E



Mr D Welgemoed
Email: deon@dewelfinserve.co.za

23 February 2024

Your ref: Deon Welgemoed

Our ref: Theona Hilder

Dear Sir/Madam

HOME LOAN IN THE NAME OF : Exbuscon CC
ACCOUNT NUMBER : 8004434016201
SECURITY DESCRIPTION : Erf 3974 Blanco

We refer to your request dated 2 February 2024 and advise as follows:

We have no objection to the permanent departure for the relaxation of the southern rear boundary building line from 3.0m to 1.06m for a covered patio, subject to:-

- Local municipality approval
- All building work must be done by a recognised builder registered with the NHBRC
- Client needs to contact Nedbank Group Insurance on 0860 333 111 to update insurance on the property.

If you have any further questions regarding this matter, kindly contact Theona Hilder on 010 234 7719.

Yours faithfully

T. Hilder

THEONA HILDER
Administrator
Administrations
Gauteng Home Loans

cc

Home Loans | Gauteng

16 Constantia Boulevard Constantia Kloof Roodepoort 1709 PO Box 1144 Johannesburg 2000 South Africa
T 0860 555 111 F 011 495 9161

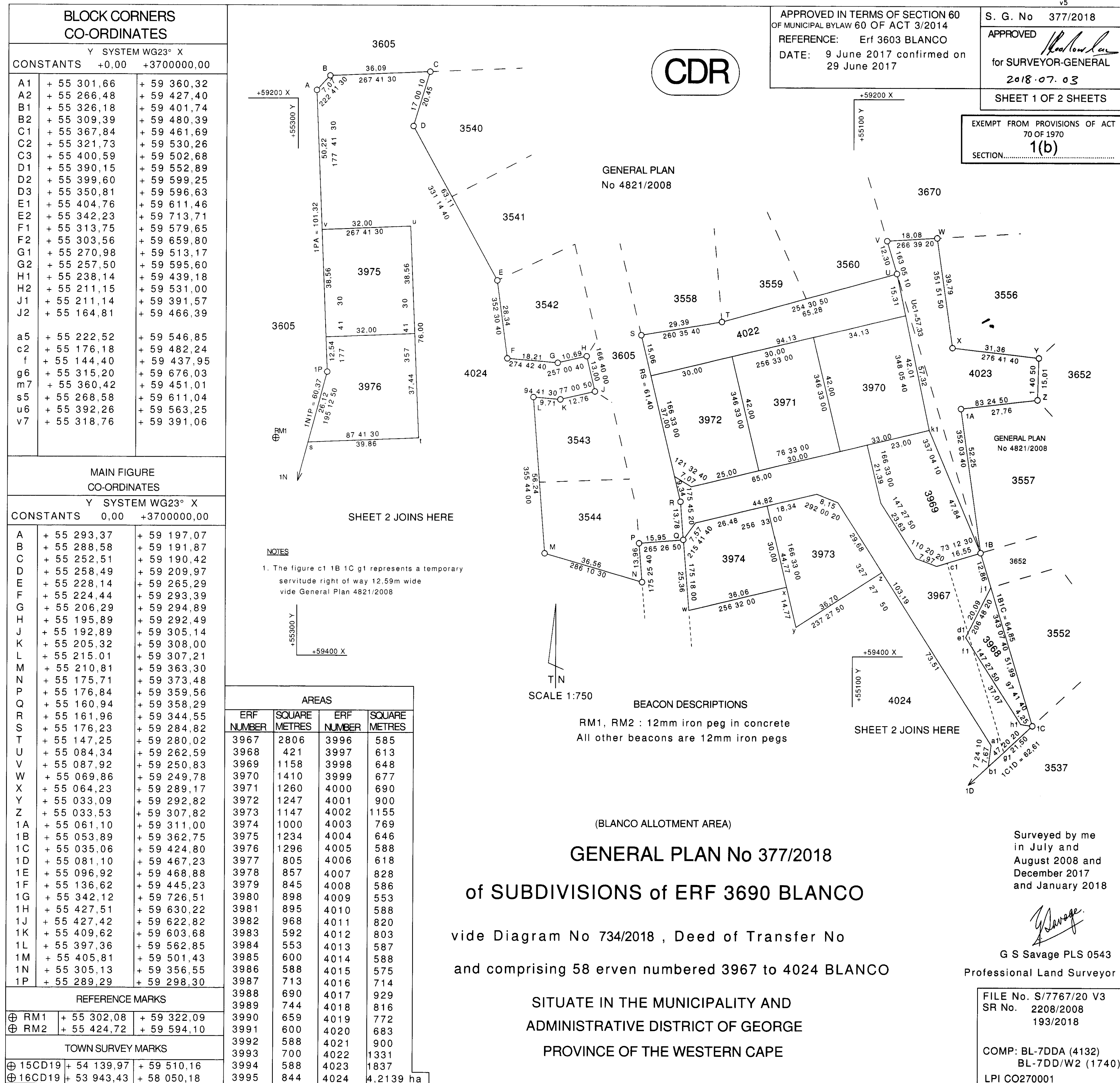
Directors: AD Mminele (Chairperson) MWT Brown (Chief Executive) HR Brody (Lead Independent Director) BA Dames MH Davis (Chief Financial Officer) NP Dongwana EM Kruger P Langeni
RAG Leith L Makalima MC Nkuhlu (Chief Operating Officer) Dr TM Nombembe S Subramoney
Company Secretary: J Katzin 01.01.2024.

www.nedbank.co.za

NEDBANK

377/2018 SHT 1

v5



ENDORSEMENTS

No	AMENDMENT	ADDITION	AUTHORITY	INTD.	DATE

S G OFFICE NOTES

† Erf 3980, beacon replaced lit.o Reg 10(2) see SR 193/2018

FILE No. S/7767/20 V3
SR No. 2208/2008
193/2018

COMP: BL-7DDA (4132)
BL-7DD/W2 (1740)

LPI CO270001

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 T12038/2021 in respect of Erf 3974 BLANCO in the George Municipality and Division of George, Western Cape Province IN EXTENT 1000 (one thousand) square metres registered in the name of

EXBUSCON CC

Registration Number 2005/024071/23

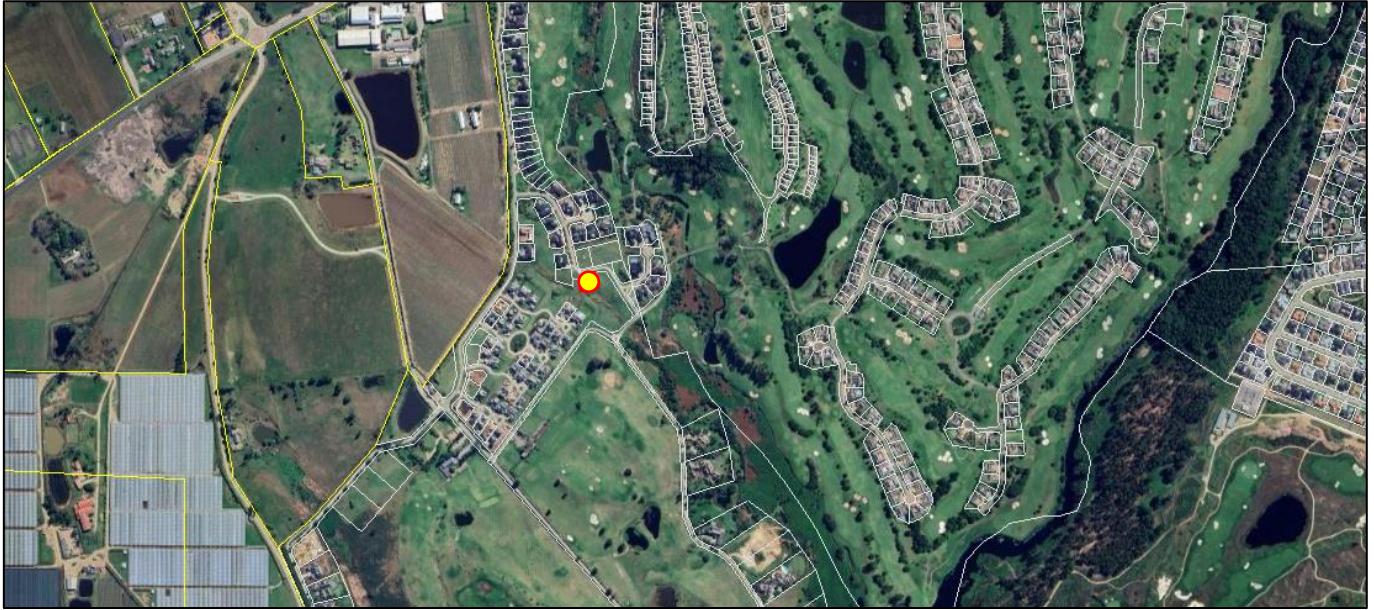
2. Bond B7197/2021 is registered on the property in favour of Nedbank Ltd.
3. To the best of my knowledge there are no restrictive conditions of title in the said Deed of Transfer which prohibit:
 - Permanent departure in terms of section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the following:
 - Relaxation of the southern rear boundary building line from 3.0 m to 1.06 m for a covered patio

Signed at GEORGE on this 6th of FEBRUARY 2024

M Goldie

MADELEINE GOLDIE

LOCALITY PLAN



Copyright ©

ERF 3974 BLANCO
MONTAGU RIDGE DRIVE, FANCOURT
GEORGE MUNICIPALITY & DIVISION

For scale refer to figured dimensions. Measurements always
to be checked by Professional Land Surveyor.



FANCOURT
MASTER HOMEOWNERS
ASSOCIATION

5 February 2024

The Municipal Manager
George Local Municipality
George

Dear Sir,

PROPOSED MINOR ALTERATION ON ERF 3974 – FANCOURT, BLANCO

This serves to record the Association's approval of the Proposed covered Patio at erf 3974 encroaching over the rear building line. The Montagu Ridge Guidelines note the following: Where individual variations are permitted, these are due to specific site conditions which may prevail and are not to be considered to be general or permanent amendments to the architectural Design Guidelines. They do not create any precedent.

All affected neighbours / property owners were contacted and no objections were received.

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

Kind regards,

Meredy Gibbs
Estate Manager

DISCLAIMER

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



FANCOURT
MASTER HOMEOWNERS
ASSOCIATION

31 July 2023

The Municipal Manager
George Local Municipality
George

Dear Sir,

PROPOSED MINOR ALTERATION ON ERF 3974 – FANCOURT, BLANCO

This serves to record the Association's approval of the attached drawings (23/07/DW) 001: Site Plan; 002: Floor Plan, Elevations & Sections by Huneberg Viljoen Architects and stamped and signed by myself today.

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

Kind regards,

Meredy Gibbs
Estate Manager

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