

Our Ref.: 1416/GEO/24
Your Ref.: Erf 14733, Glenwood

26 February 2025

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MS. ILANÉ HUYSER

Dear Ms. Huyser,

**PROPOSED SUBDIVISION AND DEPARTURES ON ERF 14733, 3 GLENWOOD AVENUE, GLENWOOD,
GEORGE MUNICIPALITY AND DIVISION**

1. The above matter refers.
2. Attached hereto find the following:
 - A copy of the required documentation;
 - Pre-application form, application form and motivation report;
 - Power of Attorney, Title Deed, Bondholder's consent and SG Plans;
 - Locality plan, previously approved building plans, proposed building plan;
3. We hope that you will be able to process the application as soon as possible.

Yours faithfully
DELPLAN Consulting



DELAREY VILJOEN Pr. Pln

N:\PROJECTS\2019\1021-GEO-19\Korrespondensie\APPLICATION\1b.doc

Cc: ABBY HILL DEVELOPMENT (PTY) LTD

PROPOSED SUBDIVISION AND DEPARTURES ON ERF 14733, 3 GLENWOOD AVENUE, GLENWOOD, GEORGE MUNICIPALITY AND DIVISION



FOR: ABBY HILL DEVELOPMENTS (PTY) LTD



URBAN & REGIONAL PLANNERS

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PROPOSED SUBDIVISION AND DEPARTURES ON ERF 14733, 3 GLENWOOD AVENUE, GLENWOOD, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

Erf 14733, George is currently developed with a main dwelling, horse stable and sheep stall. The property owner wishes to subdivide the property, departures are also required as a result of this subdivision. *DELPLAN Consulting* was appointed by the registered owner of Erf 14733, George, referred hereafter as the “subject property”, to prepare and submit the required subdivision application. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

1.1 Title deed

The property is currently registered to Abby Hill Developments Proprietary Limited according to the Title Deed 42797/2021 and is hereby attached as **Annexure 2**. The title deed describes the property as 1ha. The SG Diagram is attached hereafter as **Annexure 3**. The title deed has been examined, and it contains no restrictions that will prohibit the proposed development. A Conveyancer Certificate is attached as **Annexure 4**.

1.2 Land Use Application

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 14733, George into a Portion A ($\pm 5000\text{m}^2$) and a Remainder ($\pm 5000\text{m}^2$).
- **Departure** in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to relax the 10m common boundary line between the proposed subdivision to 8.9m & 9.6m for the existing undercover stoep.

2. CONTEXTUAL INFORMATION

2.1 The locality of the subject property

The subject property is situated in the Glenwood in Ward 22 at 3 Glenwood Avenue. Figure 1 indicates the subject property in relation to the surrounding neighbourhoods. Figure 2 provides a closer view of the property and its immediate surroundings. No significant historic

buildings, ruins, grave sites or any other heritage-related activities and objects are evident within the landscape. A locality plan is attached hereto as **Annexure 5**.



Figure 1: The location of the subject property in relation to the Knysna Road (N9) and the surrounding neighbourhoods.



Figure 2: Satellite imagery extract of the subject property together with the immediately surrounding land uses

2.2 Existing Land Uses and Character of the Area

The Subject property is currently developed with a dwelling house as well as a horse stable and a sheep stall. The main dwelling is situated on the south side of the subject property, the sheep stall is located on the eastern side of the subject property and the horse stable is located on the northwestern side of the subject property, all of which feature on approved building plans. The subject area is predominantly characterised by small-scale agricultural activities as the subject property is located within the semi agriculture zone (smallholdings). The use of the property as well as the access remains unchanged. The approved building plans are attached as **Annexure 6**.

The owner wishes to subdivide the property into two portions: portion A ($\pm 5000\text{m}^2$) and the remainder ($\pm 5000\text{m}^2$). It is not foreseen that the proposed subdivision will have any negative impact on the streetscape or the character of the area as several properties in the area have been subdivided. Furthermore, departures are also being applied for in this application, it is unlikely that the departure will have an impact on the neighbouring properties or the character of the area as the departures are marginal and between the common boundary of only the new subdivided portions. No external neighbours are therefore influenced by the departure.

2.3 Zoning



Figure 3: Zoning for Erf 14733

The zoning of the subject property according to the George Integrated Zoning Scheme By-Law is “Agriculture II”. Figure 3 indicates the zoning of the subject property as well as its immediate surroundings.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The Subject property is currently developed with a dwelling house as well as a horse stable and a sheep stall as per the approved plans in **Annexure 6**. The property owner wishes to subdivide the into two portions namely, Portion A and the Remainder of Erf 14733 (RE14733) as seen in Figure 4 and the Subdivision Plan in **Annexure 7**. Portion A will measure $\pm 5000\text{m}^2$ and the remainder will measure $\pm 5000\text{m}^2$. The subject property currently gains access off Glenwood Avenue. No additional developments are being proposed, but the steep encroaches on the new proposed common boundary building line and therefore requires a building line relaxation to 8.9m & 9.6m. Coverage currently is 2.69% (as per approved plans) and would only be 5.4% on the new subdivided erf containing the existing dwelling.

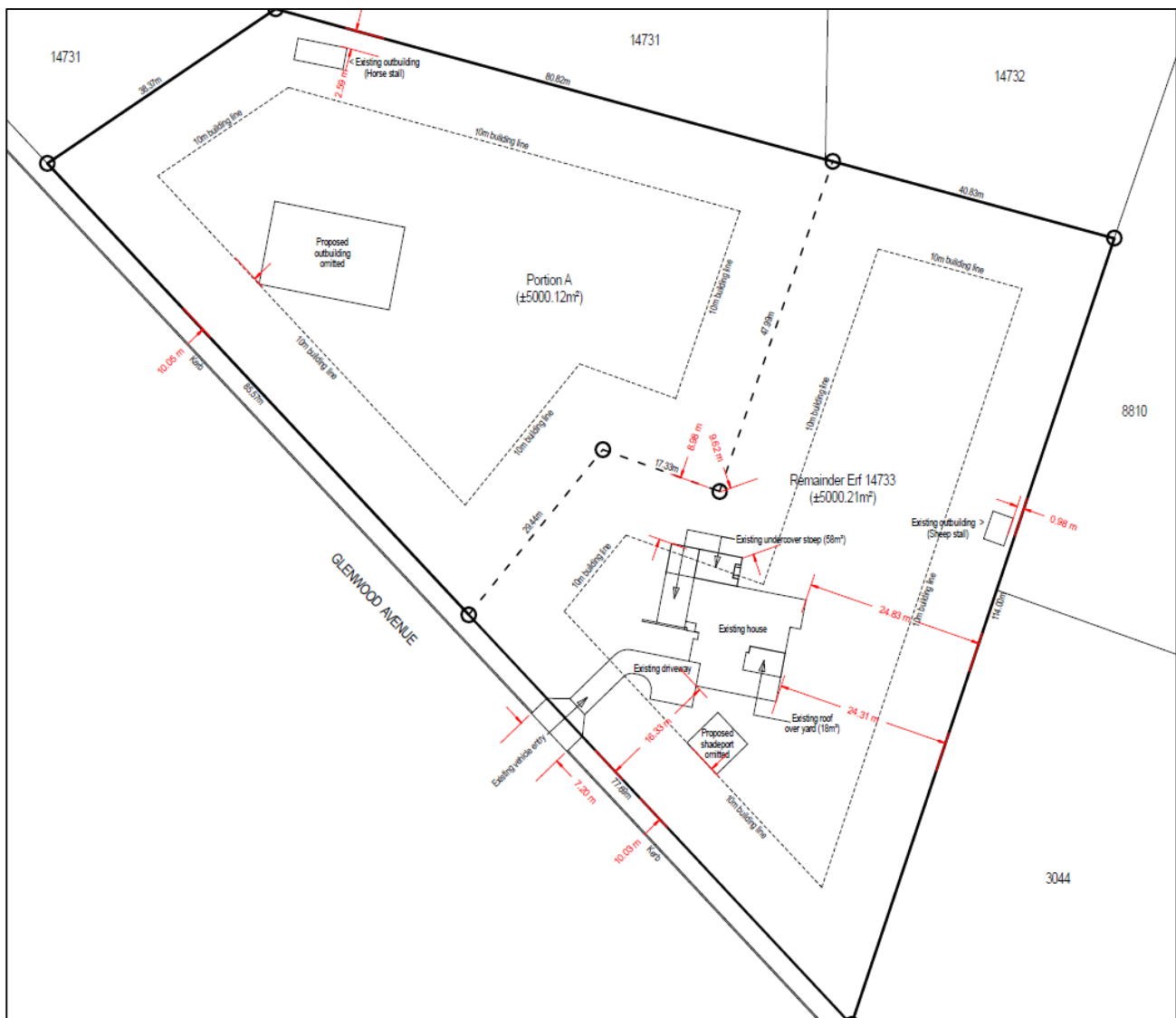


Figure 4: Proposed subdivision extraction

The approval of the proposed application will allow for the creation of a new residential property located within the urban edge and the densification zone. Furthermore, the area is already serviced by municipal engineering services as a result, the approval of the proposed subdivision will optimise the use of the municipal services.

3.2 Accessibility and Parking

Access to the subject property is gained via Glenwood Avenue on the southern side of the property as seen in figure 5. The access is located at a sufficient distance from any intersections, thus not influencing the traffic in any manner. No new structures are being proposed and therefore having no additional influence on the streetscape of the property. Sufficient parking is provided on-site.



Figure 5: Access off Glenwood Avenue

3.3 Engineering Services

The property is located in an already developed and serviced area. The approval of this application will optimise the use of the municipal services. The property owner will be held financially responsible for the capital contributions with regard to the newly subdivided portion.

4. RELEVANT SPATIAL PLANNING POLICIES

4.1 Exiting Policy Frameworks

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

4.1.1 George Municipal Spatial Development Framework (2023)

The spatial document does not address Erf 14733 specifically or subdivisions relating to this application. The GMSDF, however, states that densification should be promoted. The following is stated in the above-mentioned document:

“Densification is promoted in all urban areas with a specific focus on areas surrounding primary transport corridors and identified nodes.”

Densification is encouraged along main transport routes. In this case, the subject property is close to a primary transport node and within the densification zone. The property has access to public transport as well (north-west from the subject property). Furthermore, the municipality does not support the subdivision of small holdings outside the designated area, but in this case, the subject property falls within the urban edge. It can be argued that the proposed subdivision does not conflict with the SDF.

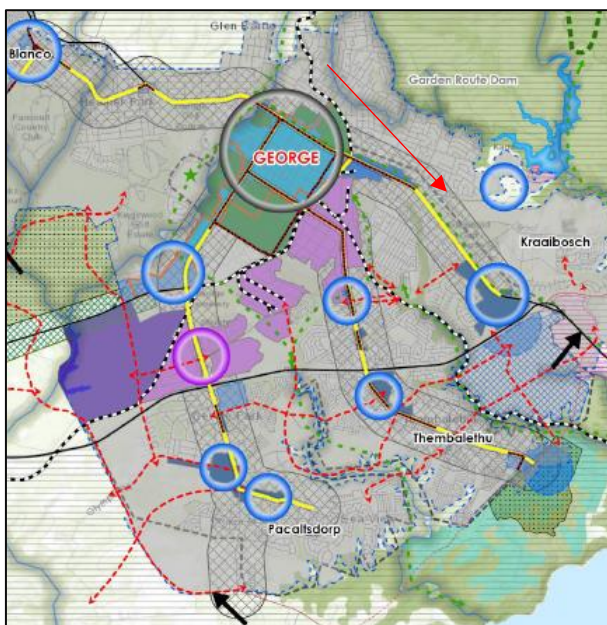


Figure 6: MSDF extract

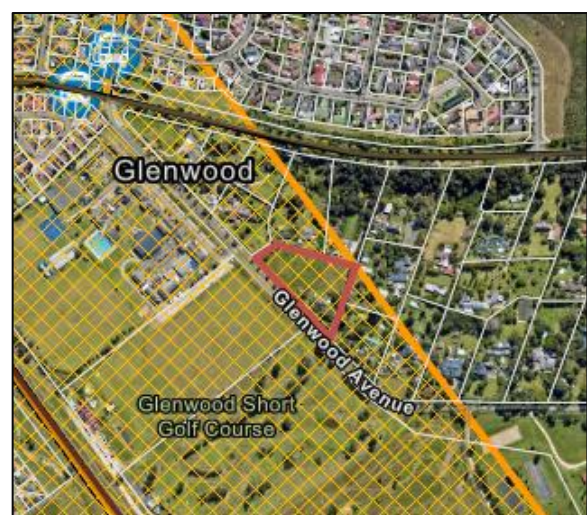


Figure 7: Densification area

The red arrow in the MSDF extraction (figure 6) illustrates the proximate arrow of the subject property. Figure 7 provides a closer view of the subject property. As mentioned previously the subject property has access to public transport. Furthermore, as seen in the figures the property falls within the densification zone.

5. STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa, and consequently the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land-use planning application. Below are a set of principles and ethical conventions related to this application.

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

The nature of this land use application does not directly affect the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Therefore, these principles are not discussed in detail in this motivational report. Only relevant aspects are addressed below.

5.1.1 Development Principles

1) Spatial Justice

This principle refers to the need for improved access and use of land in order to readdress past spatial - and development imbalances as well as the need for SDFs and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *No reference is made to the property in the MSDF. The subdivision could, however, make it more accessible for different income groups to stay in the area as opposed to single residential on the large erf, as with many areas in Glenwood. This provides a better opportunity for more equal land access.*

2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/equitable land markets, whilst considering the cost implications of future development

on infrastructure and social services as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime - or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in an already developed area and will not negatively affect the efficient and equitable functioning of land markets. Though this is a smallholding area, the property falls within the urban edge.*
- *The proposed development will have a limited impact on the provision of infrastructure and will not require any additional social services outside the development itself. Relevant engineering services will be accounted for.*
- *The subject property is situated within the urban edge and will allow for the optimal utilisation of the subject property.*

3) Spatial Efficiency

This principle relates to the need for optimal use of existing resources and infrastructure as well as decision-making that minimises negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

- *As mentioned above, the proposed development is situated in an already serviced area. The proposed development will therefore utilise the existing resources and infrastructure available whilst promoting the optimal use of an underutilised site.*
- *Capital contributions will also be paid, and it is not anticipated that the proposed application will have negative financial, social, economic or environmental impacts.*

4) Spatial Resilience

This principle refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- *The development proposal does not undermine the aim of any relevant spatial plan. The addition of a smaller erf could speak to a higher degree of income inclusiveness in the area that is more flexible. Other aspects of spatial resilience are, however, not considered relevant to this application.*

5) Good Administration

This principle refers to the obligation of all spheres of government to ensure the implementation of the above as efficiently, responsibly, and transparently as possible.

- *The application as set forth, aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and efficiently follow due process. Public participation must – and will be transparent regarding the relevant policies and legislation as procedures should be clear to inform and empower members of the public regarding new developments.*

5.1.2 Public Interest



Figure 8: Boundary hedge and neighbouring property

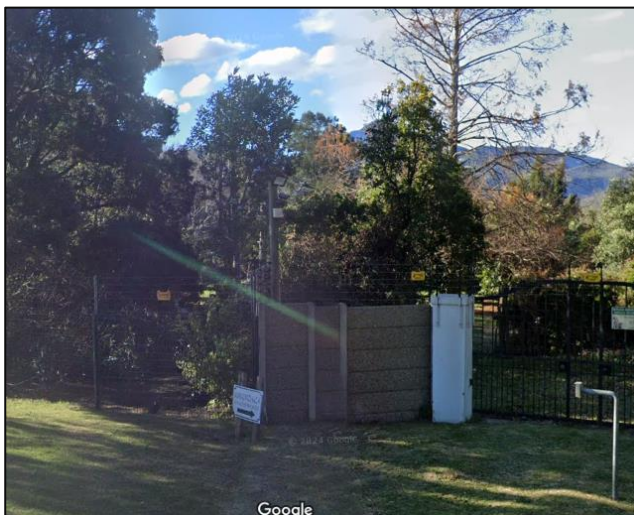


Figure 9: Vegetation along the western neighbour boundary



Figure 5: Vegetation along the proposed subdivision building line

The approval of this application will not just allow the owner to subdivide the property into different portions, but it will create an opportunity to create a new residential dwelling within the urban edge and the densification zone. No new structure is being proposed; therefore, the new proposal will not have any negative effect on the streetscape or the character of the area. As seen in figure 8 the subject property has a fence between the neighbouring property with a bit of vegetation between the properties. Figure 9 indicates the neighbouring property on the eastern side, as can be seen, the property has a fence and vegetation between the properties. As a result, privacy is secured between the properties. Figure 10 illustrates the proposed subdivision boundary line. It can be seen that the property is separated by vegetation as well as a fence.

The neighbouring properties to the north will not be impacted by the proposed subdivision because the properties are a significant distance from the existing structures. As mentioned previously, the neighbours on the eastern side will not be impacted because there is a fence as well as vegetation that secures privacy, and the vegetation helps with reducing the noise. The properties on the south and west will not be influenced because it is vacant. The building line departure has no influence on the surrounding neighbours as the relaxation is only between the new common boundary for the newly subdivided portion. All other buildings such as the horse- and sheep stalls already feature on approved plans.

5.1.3 Environmental Legislation

No listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA) are triggered by this application.

5.2 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and set out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

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

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

5.3 Compliance/Consistency with Spatial Policy Directives

Section 19(1) and (2) of LUPA states that the following:

“(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan;

(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structured plan.”

Given the nature of this land use application and its location within George, this proposal is consistent with LUPA.

5.4 George Integrated Zoning Scheme By-Law (2023)

According to the George Zoning Regulations, the subject property is zoned as “Agriculture Zone II” The approval of the proposed subdivision will create two portions. The existing outside structure is encroaching on the existing designed building line and, therefore requires building line relaxation.

6. DESIRABILITY

The concept of “*desirability*” in the land use planning context may be defined as the degree of acceptability of a proposed development on the land units concerned or the proposed subdivision of a property. This section expresses the desirability of the proposed subdivision taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may

be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

It is not foreseen that the proposed application will have a negative impact on the surrounding neighbours, as the subject property is surrounded by a fence and vegetation. No new structures are proposed, the proposed subdivision and departure would not impact the streetscape, or the character more than the existing structures do. Furthermore, it is not anticipated that the approval of the application will have any negative impact on the aesthetic appearance of the property from the street view, given that the existing dwelling is already constructed and fit with the residential character. The required departures are limited to the common boundary between the newly subdivided properties only. The development is not *needed* to realise a specific spatial goal of the SDF, but the SDF does promote densification and given the fact that the subject Erf is within the densification zone, the development is therefore *desirable*.

The approval of the application will allow for the creation of a new agriculture property located within the urban edge and within an area that is already serviced by municipal engineering services. The property falls within the densification zone, and it will optimise the use of the municipal services. Densification is also important around public transport points, such as in this case.

7. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the subdivision of Erf 14733, Glenwood, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln

MARCH 2025

ANNEXURE 1

POWER OF ATTORNEY

I, **Frans Ignatius Rossel**, the undersigned and authorised representative of **ABBY HILL DEVELOPMENTS (PTY) LTD**, the registered owner of 14733, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.



Frans Ignatius Rossel

Date: 25/02/2025

Witnesses:

1.



2.



COMPANY RESOLUTION

ABBY HILL DEVELOPMENTS (PTY) LTD

RESOLUTION PASSED ON 14/02/2025

It was resolved that **Frans Ignatius Rossel** be appointed as representative for the above entity and can sign documentation on behalf of the company.

This decision was approved by all parties concerned.



Frans Ignatius Rossel



Nicole Lydia Rossel

I, **Frans Ignatius Rossel**, hereby accept my appointment as representative of the above entity without any objections.



F I Rossel

COR14.3: Registration Certificate

Registration Number: **2021 / 742352 / 07**
Enterprise Name: **ABBY HILL DEVELOPMENTS**

ENTERPRISE INFORMATION

Registration Number **2021 / 742352 / 07**
Enterprise Name **ABBY HILL DEVELOPMENTS**
Registration Date **12/07/2021**
Business Start Date **12/07/2021**
Enterprise Type **Private Company**
Enterprise Status **In Business**
Financial Year End **February**
TAX Number **9413493207**

Addresses	<u>POSTAL ADDRESS</u>	<u>ADDRESS OF REGISTERED OFFICE</u>
	17 BOB BOUWERSINGEL BAYVIEW HARTENBOS WESTERN CAPE 6520	17 BOB BOUWERSINGEL BAYVIEW HARTENBOS WESTERN CAPE 6520

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Appointment Date	Addresses
ROSSEL, FRANS IGNATIUS	Director	8108075248081	12/07/2021	Postal: 17 BOB BOUWERSINGEL, BAY VIEW, HARTENBOS, WESTERN CAPE, 6520 Residential: 17 BOB BOUWERSINGEL, BAY VIEW, HARTENBOS, WESTERN CAPE, 6520
ROSSEL, NICOLE LYDIA	Director	8110060070082	12/07/2021	Postal: 17 BOB BOUWERSINGEL, BAYVIEW, HARTENBOS, WESTERN CAPE, 6520 Residential: 17 BOB BOUWERSINGEL, BAYVIEW, HARTENBOS, WESTERN CAPE, 6520

ANNEXURE 2

BLC Attorneys
4 Cape Road
Central
Port Elizabeth
6000

Prepared by me



CONVEYANCER
PETER GERARD BOWES (LPCM Number
M78488)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 5300 000 00 2157,00	R.
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T 000042797 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

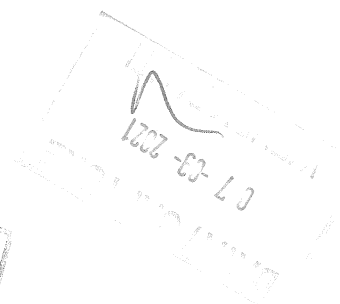
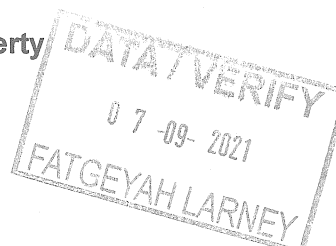
SHAMEEMAH NAIDOO-BRENNER

LPCM 91986



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

- PETER WILLIAM ENNIS**
Identity Number 530425 5151 08 7
Unmarried
- SANITA ENNIS-BRANFORD**
Identity Number 600915 0052 08 7
Married out of community of property



which said Power of Attorney was signed at CAPE TOWN on 29 JULY 2021 and at GEORGE on 5 AUGUST 2021

And the appearer declared that his/her said principal had, on 11 July 2021, 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:

ABBY HILL DEVELOPMENTS PROPRIETARY LIMITED
Registration Number 2021/742352/07

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

ERF 14733 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1,0000 (ONE THOUSAND COMMA ZERO ZERO ZERO ZERO)
Hectares

FIRST TRANSFERRED by Deed of Transfer Number T7564/1990 with
Diagram Number 6397/1989 relating thereto and held by Deed of Transfer
Number T49596/2019

- A. SUBJECT to the conditions referred to in Certificate of Uniform Title Number T7113/1939.
- B. SUBJECT FURTHER to the conditions contained in Certificate of Uniform Title Number T7113/1939 imposed by the Minister, namely:

"1.

2.

3. That the Republic shall at all times have the right of resuming a portion or the whole of the land if required for public purposes without payment of compensation to the proprietor, but in the event of improvements existing on the land to be resumed, such compensation as may be mutually agreed upon, or failing such agreement, as may be determined by arbitration, will be payable in respect of such improvements.
4. That in the event of the owner undertaking planting operations on the land, a clear space of ground, in no way less than 50 yards in width, must always be left between the boundary of any State forests and plantations, and the external row of trees of the Municipal plantations, in order that such burning and clearing of vegetation may be carried out as may be considered necessary for the protection of the State Forests and Plantations, and the State shall have the right, free of any compensation, to carry out such clearing and burning operations. The State shall further have the right free of compensation to make such roads on the land as may be reasonably necessary for the working of any State Forest or Railway Plantations as adjoin the land, provided that the location of such roads shall be determined by full agreement between both parties, and failing such agreement, by arbitration in the manner as provided for by Act No. 6/1882 (Cape). All such roads are to be

maintained by the State and the public of George to have the right to the reasonable use of such roads.

C.

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h

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

1. **PETER WILLIAM ENNIS, Unmarried**
2. **SANITA ENNIS-BRANFORD, Married as aforesaid**

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

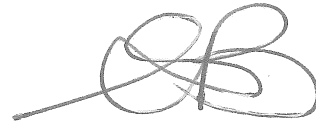
ABBY HILL DEVELOPMENTS PROPRIETARY LIMITED
Registration Number 2021/742352/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R5 300 000,00 (FIVE MILLION THREE HUNDRED 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

03 SEP 2021



q.q.

In my presence

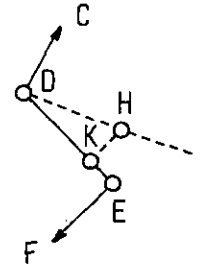

REGISTRAR OF DEEDS

ANNEXURE 3

SYE Meter	RIGTINGS -HOEKE	KOÖRDINATE			L.G. Nr.
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	Konstante		+	0,00	+3 700 000,00
AB	23,91	287 44 10	A	+ 46 938,66	+ 59 940,38
BC	104,33	283 08 50	B	+ 46 915,88	+ 59 947,67
CD	31,75	28 21 20	C	+ 46 814,29	+ 59 971,39
DE	8,58	316 06 40	D	+ 46 829,36	+ 59 999,33
EF	51,41	45 50 40	E	+ 46 823,42	+ 60 005,52
FG	123,83	136 22 20	F	+ 46 860,30	+ 60 041,33
GA	13,35	212 03 20	G	+ 46 945,74	+ 59 951,70
SERWITUUTGEGEWENS					
DH	6,95	291 24 10	H	+ 46 822,89	+ 60 001,87
HJ	53,82	289 25 40	J	+ 46 772,14	+ 60 019,77
DK	6,43	316 06 40	K	+ 46 824,91	+ 60 003,97
KH	2,91	223 50 30	K	+ 46 824,91	+ 60 003,97
		⊕ 7CD25	+	46 885,57	+ 59 517,48
		⊕ 8CD25	+	46 787,50	+ 59 541,57

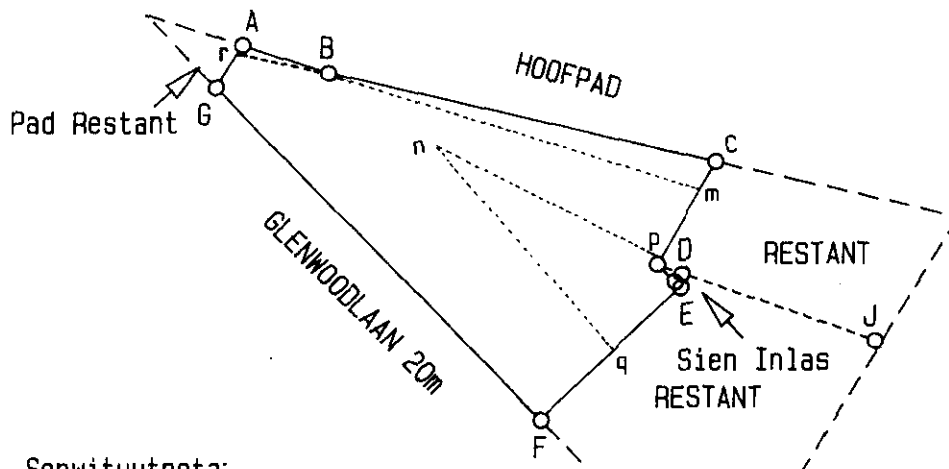
Goedgekeur
[Signature]
Landmeter-Generaal
1996-01-09

INLAS SKAAL 1: 500



BAKENBESKRYWING:

Alle bakens is 12mm ysterpen



Serwituutnota:

Die lyne D H J en K H stel voor die middellyn van n vuilrioolserwituut 2,00 meter wyd oor die Restant

SKAAL 1 : 2 000

Die figuur A B C D E F G
stel voor 6100 vierkante meter grond synde
ERF 19056 n GEDEELTE VAN ERF 13050, GEORGE

geleë in die Munisipaliteit en
Administratiewe Distrik George Provinsie van die Wes Kaap
Opgemeet in November 1995

deur my

A.LOUW (PLS0356) Professionele Landmeter

Hierdie kaart is geheg aan

Nr. *117446/1996*
gedateer
t.g.v.

Registrateur van Aktes

Die oorspronklike kaart is

Nr. 6380/86
Transport/Grondbrief
Nr. 1988 - - 26424

Leër Nr. S/8775/55

M.S. Nr. E 3469/95
Komp. BL-7DD/X5 (1755)

GOEDGEKEUR KRAGTENS ART. 25
VAN ORD. 15/1993

VERWYSING ERF 13050

DATUM 1995-10-20

ANNEXURE 4

CONVEYANCER CERTIFICATE

I, the undersigned, **DAVID ERASMUS ROUX**, in my capacity as Conveyancer, practising at Cape Town, certify herewith that I had on 12 March 2025, investigated the Deeds Office records and that I have ascertained the following:

ABBY HILL DEVELOPMENTS PROPRIETARY LIMITED
REGISTRATION NUMBER 2021/742352/07

is the registered owner of the following property, namely:

**ERF 14733 GEORGE, IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE;**

IN EXTENT: 1,000 (ONE COMMA ZERO ZERO ZERO ZERO) HECTARES

HELD BY DEED OF TRANSFER NO. T42797/2021

1. No bonds are registered over the above property.
- 2.1 There are no restrictive conditions contained in the current or any of the previous title deeds that prohibit the subdivision of the property.
- 2.2 There are also no restrictive conditions contained in the current or any of the previous title deeds that prohibit the relaxation of the common boundary line.
3. There are no interdicts recorded against the said property.

The findings contained in this certificate is based on the perusal of the following deeds only and the information contained therein: namely:

- (a) Deed of Transfer No. T42797/2021;
- (b) Deed of Transfer No. T49596/2019;
- (c) Deed of Transfer No. T7564/1990;
- (d) Certificate of Consolidated Title No. T37760/1981;
- (e) Deed of Transfer No. T37759/1981;
- (f) Deed of Transfer No. T19684/1980;
- (g) Deed of Transfer No. T29063/1976;
- (h) Deed of Transfer No. T5114/1962;
- (i) Deed of Transfer No. T15901 dated 17/9/1946;
- (j) Deed of Transfer No. T5113/1946;
- (k) Deed of Transfer No. T7113/1939;
- (l) Deed of Transfer No. T217 dated 28/11/1932; and
- (m) Deed of Transfer No. T1439 dated 27/2/1914.

Signed at Cape Town on 24 April 2025

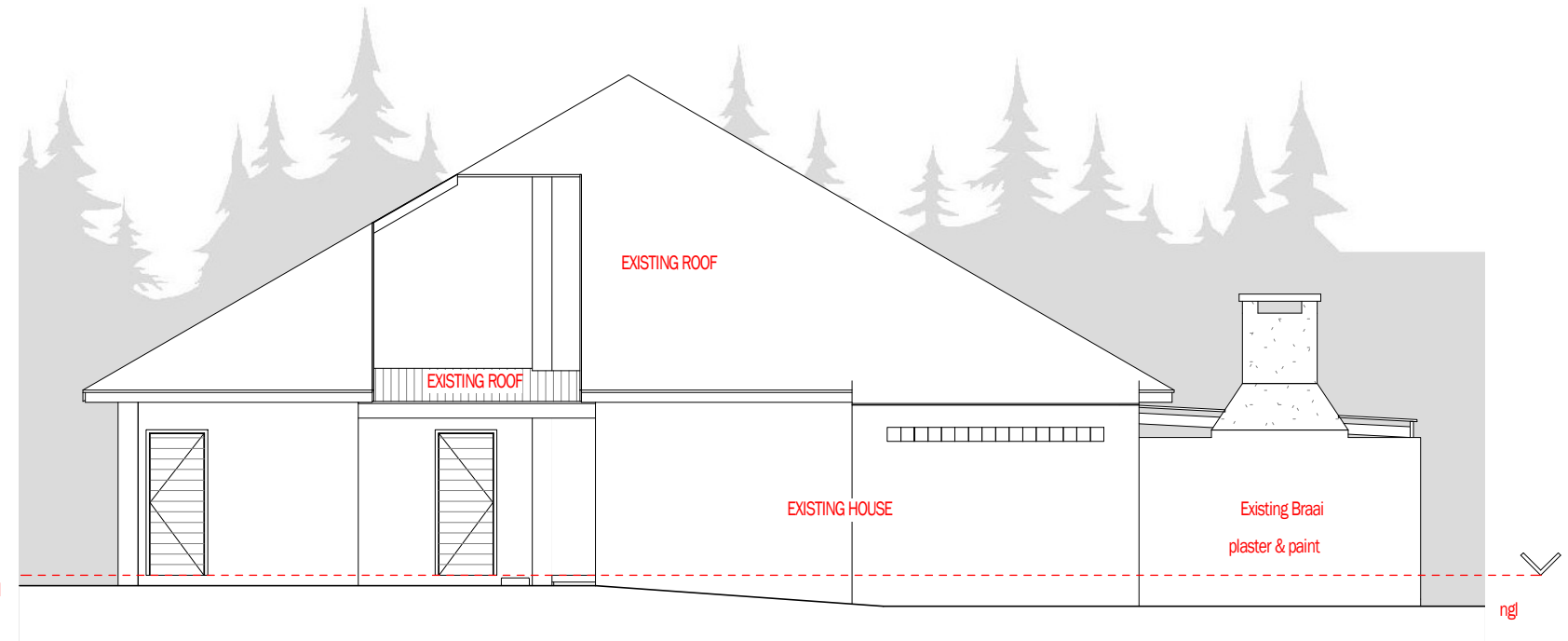


Conveyancer
DE ROUX

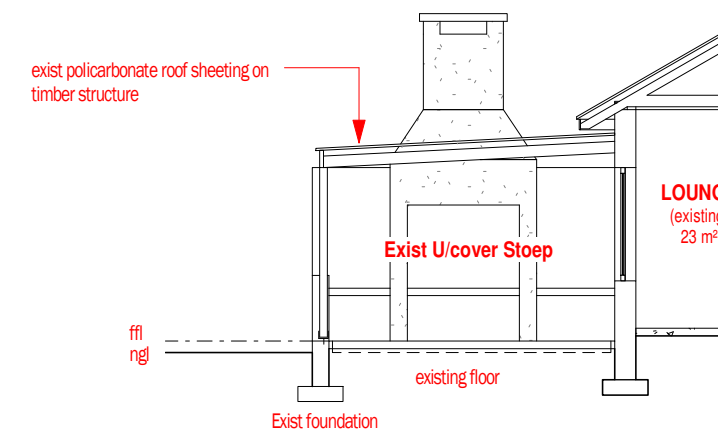
ANNEXURE 5

ANNEXURE 6

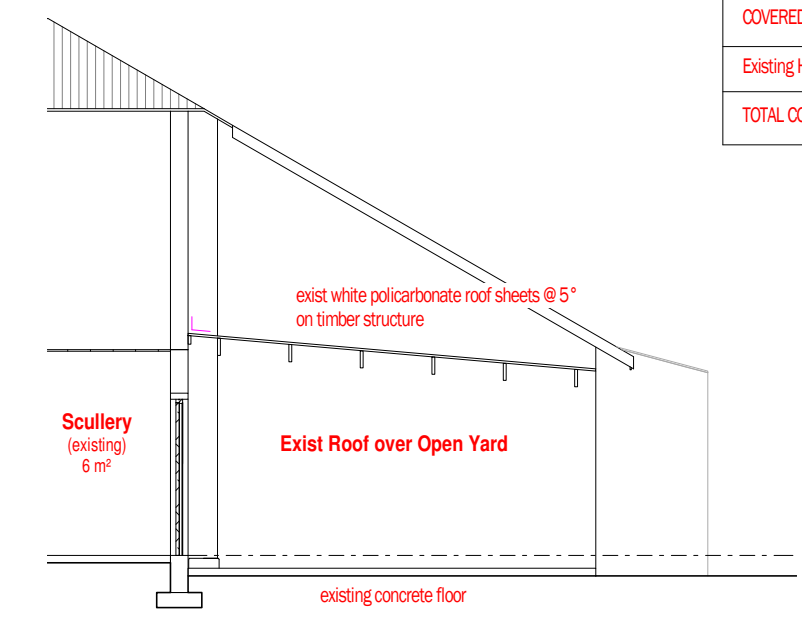
3 NORTH ELEVATION
1 : 100



4 EAST ELEVATION
1 : 100

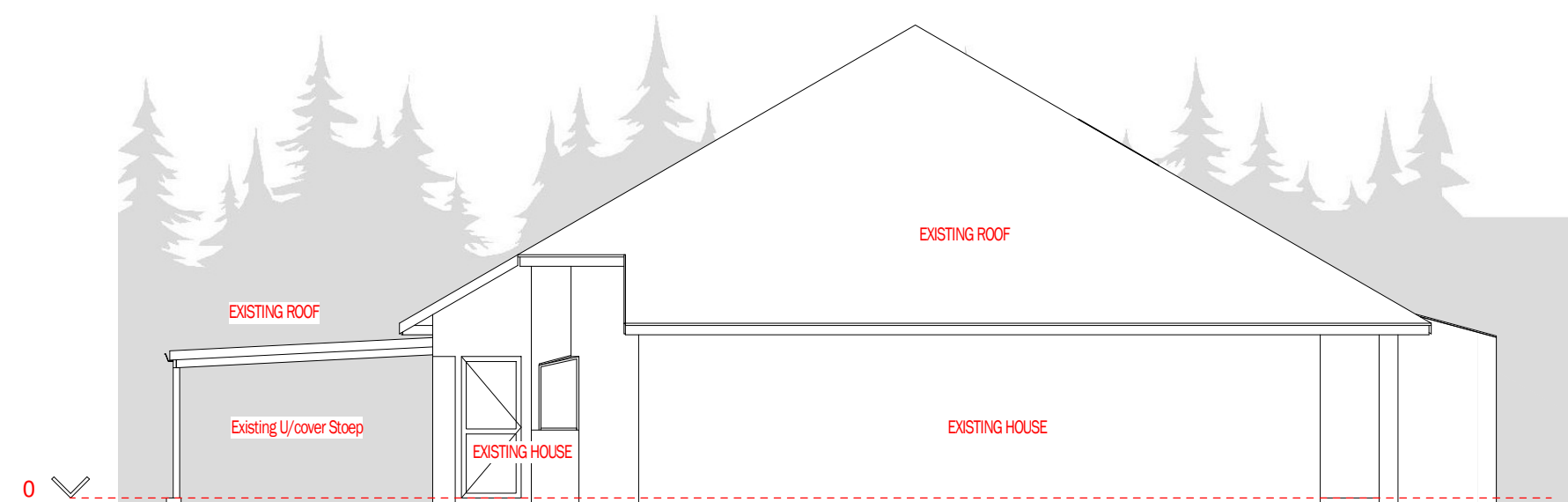


7 SECTION A
1 : 100

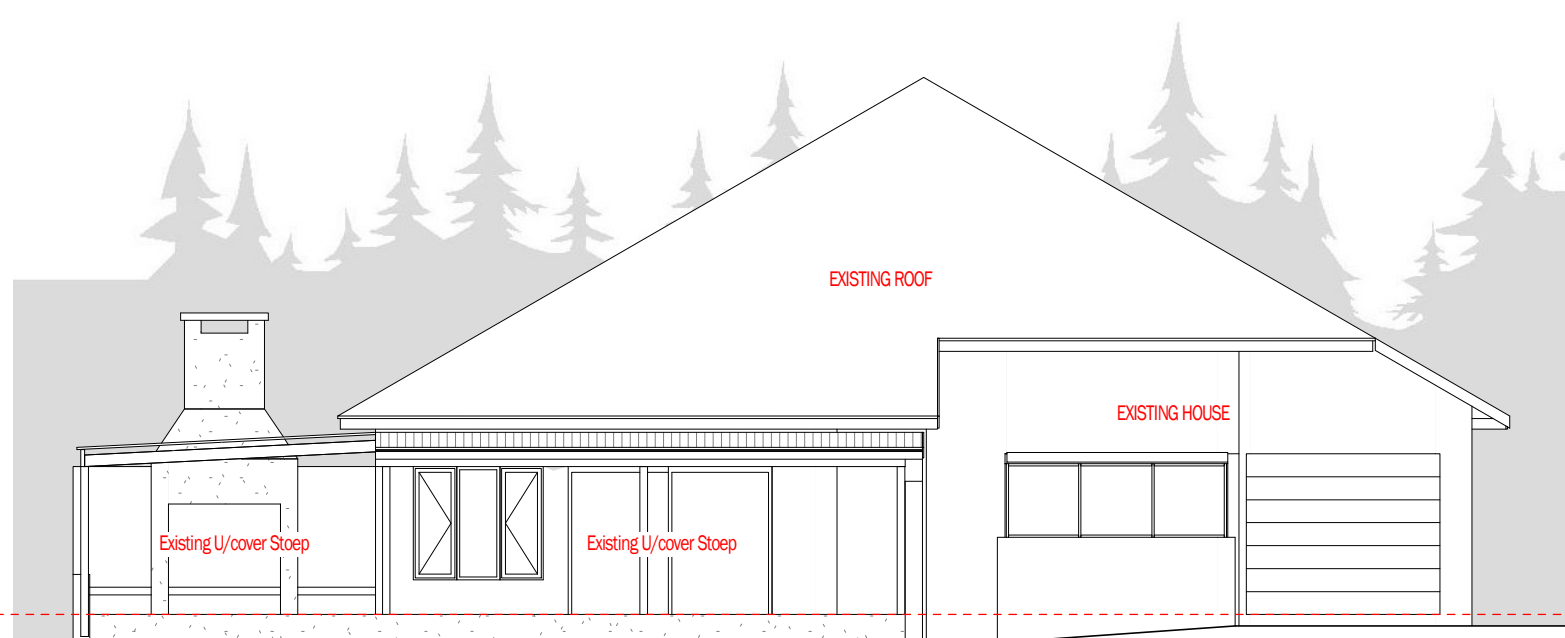


8 SECTION B
1 : 100

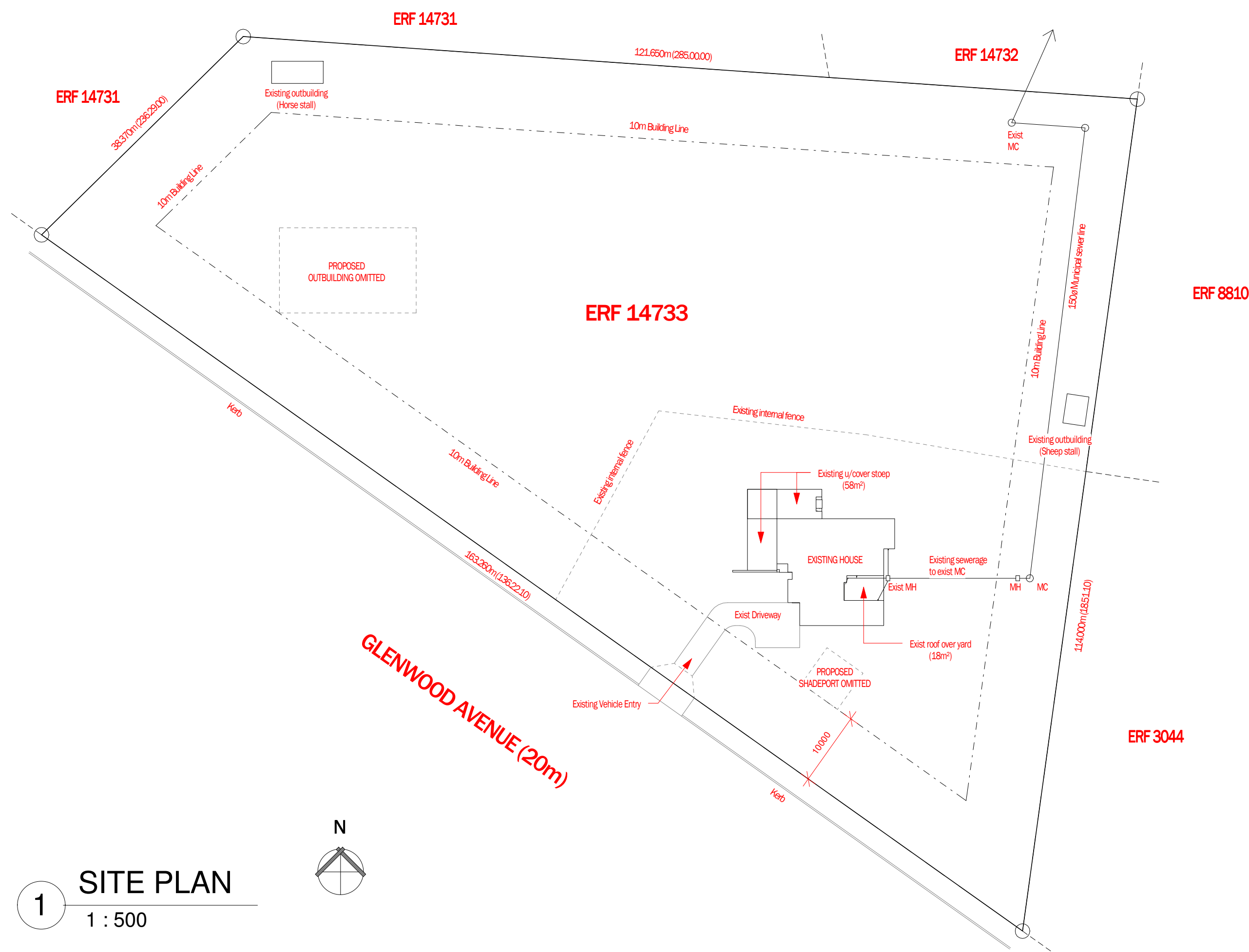
AREA SCHEDULE:	
ERF: 14733, George, ERF SIZE: 10 000m²	
COVERED AREA:	
Existing House:	269m²
TOTAL COVERAGE:	2.69%



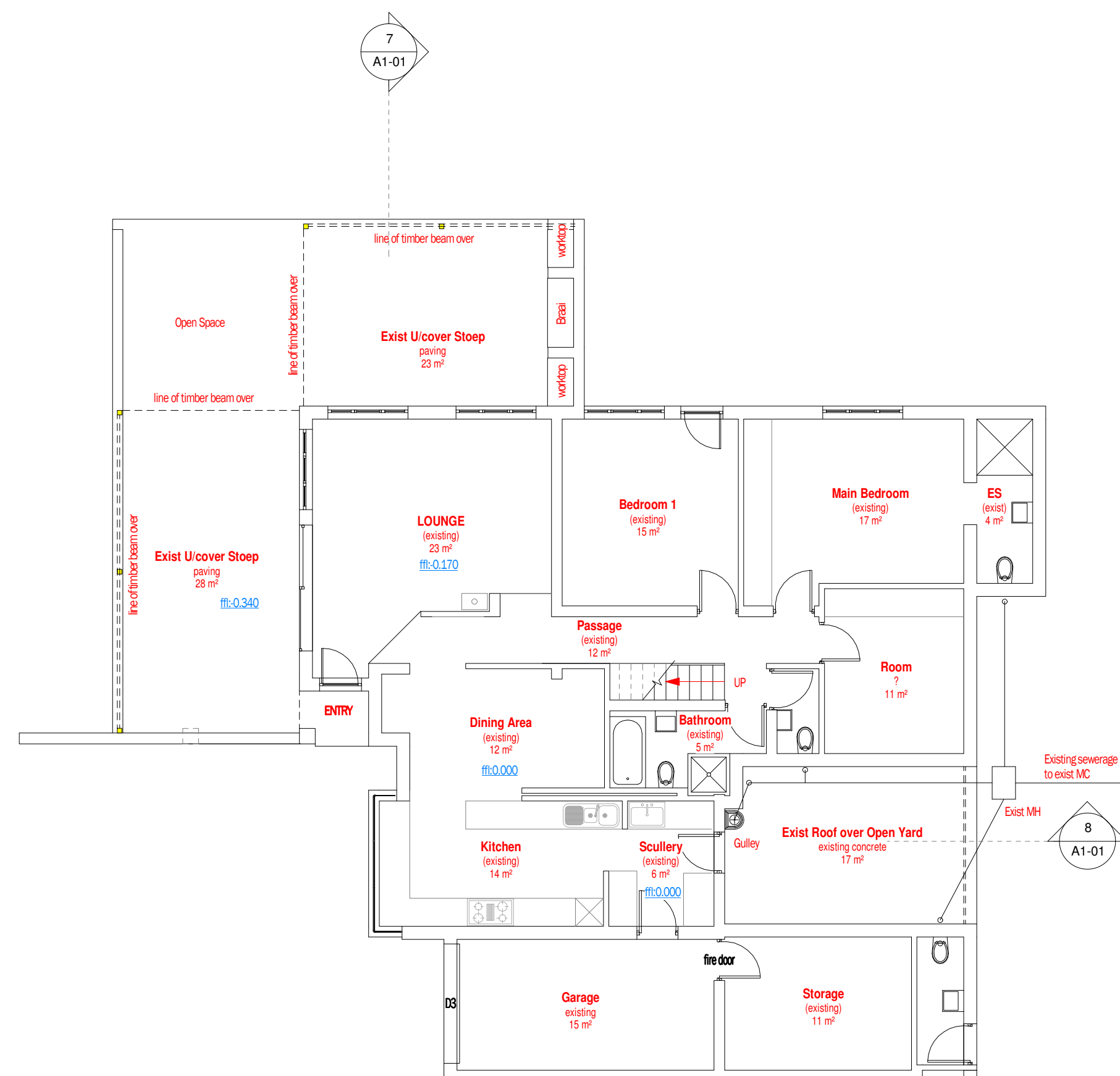
5 SOUTH ELEVATION
1 : 100



6 WEST ELEVATION
1 : 100



1 SITE PLAN
1 : 500



2 GROUND FLOOR
1 : 100

Specifications: (All existing)

FOUNDATIONS AND FLOORS

House Stoep:
* Continuous Concrete strip foundation by engineer. Min 10Mpa @ 28 days.
Min 200x600mm, all according to SANS10400-H.

* Existing paving removed and replaced with new 100mm concrete slab by engineer, on 250 micron Green Polyethilene waterproofing membrane (SABS 952) with 600mm sealed overlaps as per manufacturer, on 50mm sand layer, on approved filling in max 150mm layers.

Garage / Store Area:
 * RC raft foundation as per engineer, on on 250 micron Green Polyethilene waterproofing membrane (SABS 952) with 600mm sealed overlaps as per manufacturer, on 50mm sand layer, on approved filling in max 150mm layers

WALLS:
 * 270mm clay brick cavity walls.
 Exterior: Smooth Plaster and paint. Color: As per owner
 Interior: Plastered smooth & painted. (As per owner)
 BRICKFORCE every 5th layer in walls. Every 3rd layer in foundation walls
 and every layer above windows and doors.

ROOF: (House Stoep)

* S-profile Polycarbonate roof sheets as per owner on 76x50 SAP purlins at 1050 c/c, on 228x50 SS-SAP rafters @ 600 c/c, on 228x50 SS-SAP beam, on timber column ex 2x114x50 SS-SAP beams bolted together with 10mm galvanised threaded rod & bolts @ 500c/c. Rafters fixed to wall with galvanis truss hangers. Column spacing as per engineer.

ROOF: (House Yard)
 * Roof pitch at 5° and 100mm overhang.
 * S-profile Polycarbonate roof sheets as per owner on 152x50 SAP purlins at 600 c/c, on 228x50 S5-SAP beam fixed into wall on both sides with galvanised truss hangers.

RAINWATER GOODS:
 * 12x225mm NUTEC fascias and 12x275mm NUTEC barge boards.
 Color: Charcoal to match roof sheets.
 * 75mm "ogee" profile Seamless aluminium gutters & downpipes.
 Colour: Charcoal to match roof sheets.

DOORS, WINDOWS & BALUSTRADES:
 * Windows & Exterior Doors: Epoxy coated aluminium. Color: Charcoal.
 * Garage Door: Epoxy coated aluminium roll-up type door. Color: Charcoal

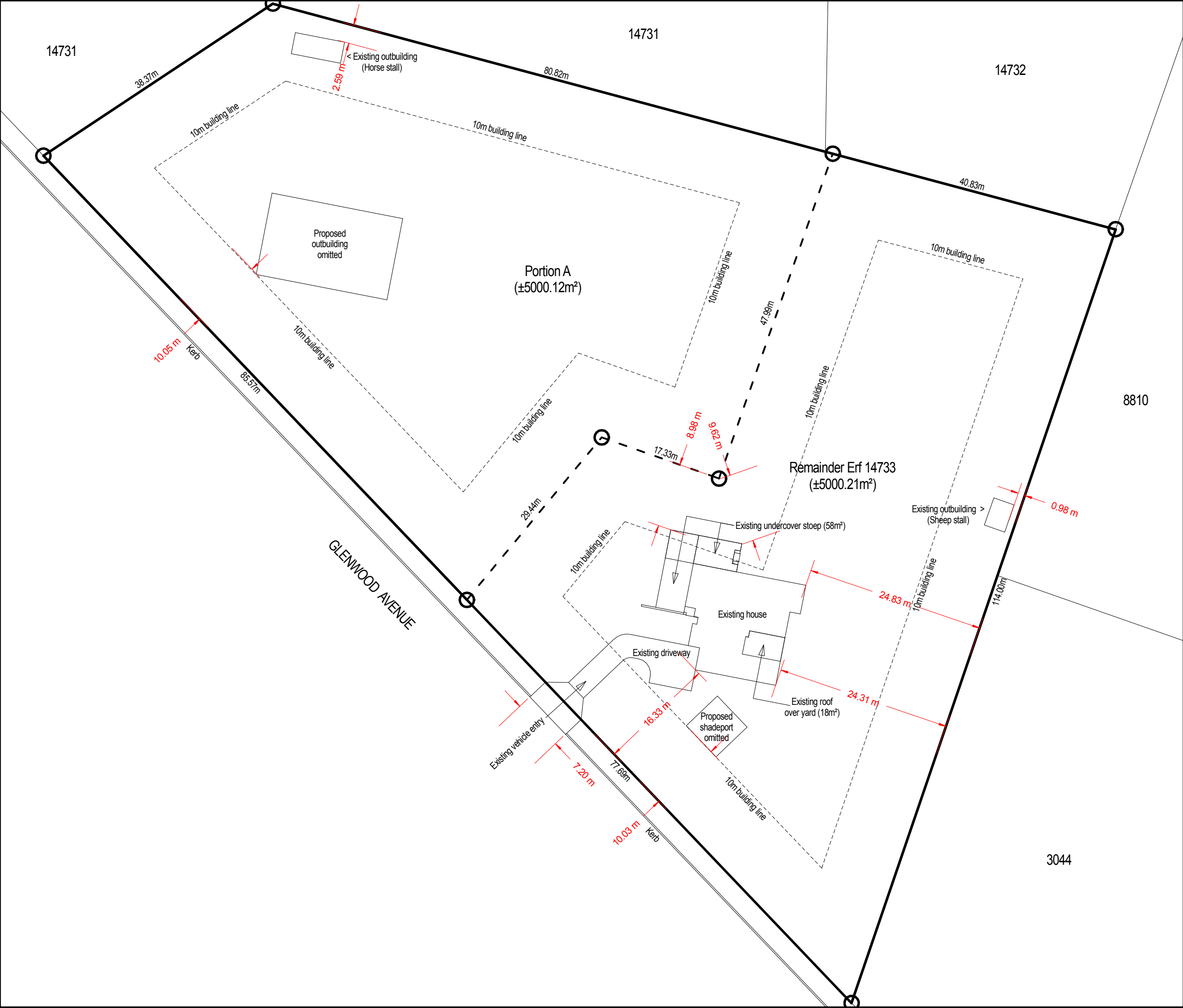
WINDOW SILLS:
 * Brick on side, plastered & painted. COLOR: To match wall color.

* As per client on 50mm sand layer, on approved compacted filling

GENERAL:

 	
owner	designer
	
LONGHOUSE STUDIO	
2 Seventh Ave, Decwood, Georgia, 6529 chrisgerman@redmail.com 066 819 3298	
SACAP PA2020191 / SABID 00412 / SAUAT 92886	
client	Abby Hill Developments Prop Ltd
project	REVISD AS-BUILT Plan for new additions to existing house on Erf 14733, George.
issue	Municipal submission (not for construction)
drawing name SITE PLAN, FLOORPLAN, ELEVATIONS, SECTIONS	
date / datum	sheet
04.06.2024	A-01

ANNEXURE 7



COPYRIGHT: This drawing is the copyright of DELplan Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPlan immediately.

KOPIEREG: Die kopiereg van hierdie tekening behoort aan DELplan Stads- & Streekbeplanning. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

PROJECT: Proposed subdivision
for Abby Hill Developments (Pty) Ltd

PROJEK:

DESCRIPTION: Erf 14733, George


BESKRYWING:

TITLE: Subdivision plan

TITEL:

NOTES: Subdivision of Erf 14733 into:
Portion A: ±5000.12m², and
Remainder: ±5000.21m²

NOTAS:

A3 Scale:  1:500

Tel: 044 873 4566 • Email: planning@delplan.co.za
www.delplan.co.za


DELPLAN
CONSULTING
URBAN & REGIONAL PLANNERS

DESIGNED: DV
DESIGNED:

DRAWN: MV
GETEKEN:

FILE PATH: 1416/GEO/24/Tek/SKF
PLAN NO: SUB1

DATE: FEBRUARY 2025
DATUM:

PLAN NAME: ANNEXURE
PLAN NAAM:

ANNEXURE 8



Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

NOTE: Please complete this form by using: Font: Calibri; Size: 11

PART A: APPLICANT DETAILS

First name(s)	DELAREY		
Surname	VILJOEN		
SACPLAN Reg No. (if applicable)	A/1021/1998		
Company name (if applicable)	DELPLAN CONSULTING		
Postal Address	PO BOX 9956		
	George	Postal Code	6530
Email	planning@delplan.co.za		
Tel	044 873 4566	Fax	044 873 4568
		Cell	082 808 9624

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

Registered owner	Abby Hill Development (PTY)LTD		
Address	3 Glenwood Avenue		
	George	Postal code	6529
E-mail	fransrossel@outlook.com		
Tel		Fax	
		Cell	083 375 3457

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

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 14733						
Physical Address	3 Glenwood Avenue Glenwood						
GPS Coordinates	33.970583°S 22.494618°E			Town/City		George	
Current Zoning	Agriculture II		Extent	1ha		Are there existing buildings?	Y N
Current Land Use	Small Holding						
Title Deed number & date	T42797/2021						
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).				
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).				
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?				
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?				
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?			Y	N
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N
PART D: PRE-APPLICATION CONSULTATION							
Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.				

Official's name	Ilané Huyser	Reference number	3502905	Date of consultation	25 November 2024
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PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

Name: **George Municipality**
 Bank: **First National Bank (FNB)**
 Branch no.: **210554**
 Account no.: **62869623150**
 Type: **Public Sector Cheque Account**
 Swift Code: **FIRNZAJJ**
 VAT Registration Nr: **4630193664**
 E-MAIL: **msbrits@george.gov.za**
 *Payment reference: Erven ____, George/Wilderness/Hoekwil...

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 14733, George into a Portion A ($\pm 5000\text{m}^2$) and a Remainder ($\pm 5000\text{m}^2$).
- **Departure** in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to relax the 10m common boundary line between the proposed subdivision to 8.9m & 9.6m for the existing undercover stoep.

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

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

Minimum and additional requirements:									
Y	N	N/A	Conveyancer's Certificate		Y	N	N/A	Land Use Plan / Zoning plan	
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)		Y	N	N/A	Phasing Plan	
Y	N	N/A	Consolidation Plan		Y	N	N/A	Copy of original approval letter (if applicable)	
Y	N	N/A	Site Development Plan		Y	N	N/A	Landscaping / Tree Plan	
Y	N	N/A	Abutting owner's consent		Y	N	N/A	Home Owners' Association consent	
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)		Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)	
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes		Y	N	N/A	Required number of documentation copies 2 copies	
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)		
PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION									
Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)			
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)							
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)							
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)							
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations							
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	Other (specify)			

Y	N	<i>If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A</i>
Y	N	<i>If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?</i>

SECTION I: DECLARATION

I hereby wish to confirm the following:

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



Applicant's signature:

Date:

25/02/2025

Full name:

Delarey Viljoen

Professional capacity:

PROFESSIONAL PLANNER

SACPLAN Reg. Nr:

11/12/2024