

BAILEY & LE ROUX
PROFESSIONAL LAND SURVEYORS
PROFESSIONELE LANDMETERS

Sectional Title - Topographical Surveys - Township Planning
Deeltitel - Topografiese Opmetings - Dorpsbeplanning

88 Meade Street
P O Box 9583
GEORGE
6530

e-mail : survey@blrland.co.za

TEL 044-8745315
FAX 044-8745345

Meadestraat 88
Posbus 9583
GEORGE
6530

Your ref / U verw
Our ref / Ons verw : SAA/PE/9811
The Directorate : Planning and Development
Municipality of George
P O Box 19
GEORGE
6530

24 February 2025

Dear Sir

LAND USE PLANNING ACT (NO 3 OF 2014)
PROPOSED SUBDIVISION OF ERF 246 AND ERF 321 PACALTSDORP
PROPOSED DEPARTURE
GEORGE MUNICIPALITY LAND USE PLANNING BY-LAW

In terms of Section 15(2)(d) and 15(2)(b) of the above By-Law we hereby submit for your consideration under Council's delegated powers -

- 1 The application form duly completed for the subdivision
- 2 The sketch plan illustrating the proposal
- 3 The locality plan
- 4 The planning motivation
- 5 The diagram of Erf 246, 321 and 8446 Pacaltsdorp
- 6 The deed of transfer T82352/99 and conveyancers certificate
- 7 Land Use Planning Ordinance 1985 (No 15 of 1985) approval dated 27 November 2008
- 8 Power of Attorney duly signed by the owners of the property
- 9 Municipal letter dated 10 May 2013 amending the conditions of approval
- 10 George Municipality Public viewer plan
- 11 George Municipality letter dated 11 December 2024 acknowledging the prescriptive claim

Please do not hesitate to telephone the undersigned to arrange a site inspection if deemed necessary or if any further information or assistance is required.

Yours faithfully

BAILEY & LE ROUX
Professional Land Surveyors

per:

J H BAILEY



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)	John				
Surname	Bailey				
SACPLAN Reg No. (if applicable)					
Company name (if applicable)	Bailey & le Roux, Professional Land Surveyors				
Postal Address	P.O.Box 9583				
	GEORGE	Postal Code	6530		
Email	john@blrland.co.za				
Tel	044 874 5315	Fax	044 874 5345	Cell	0828921759

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

Registered owner	Derrick Donald Fredericks and Ursula Fredericks				
Address	Cnr of Beukes and Back Street, Pacaltsdorp				
		Postal code			
E-mail					
Tel		Fax		Cell	

PART C: PROPERTY DETAILS (in accordance with Title Deed)					
Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 321 Pacaltsdorp				
Physical Address	Cnr of Beukes and Back Street, Pacaltsdorp				
GPS Coordinates	-34.0114207 S 22.2731557 E		Town/City	Pacaltsdorp	
Current Zoning	Single Residential Zone I	Extent	1254 Square metres	Are there existing buildings?	Y N
Current Land Use	Residential				
Title Deed number & date	T82352/99				
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		Reference number		Date of consultation	
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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: FIRZAJJ
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:

The application for the subdivision of Erf 321 Pacaltsdorp entails the following:
 Approval for the subdivision of Erf 321 was issued on 27 November 2008. This application has lapsed which requires a new application in terms of the George Municipality Land Use Planning By-Law to be submitted.

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
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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)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)				National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A				

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>
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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: 7
January 2025*

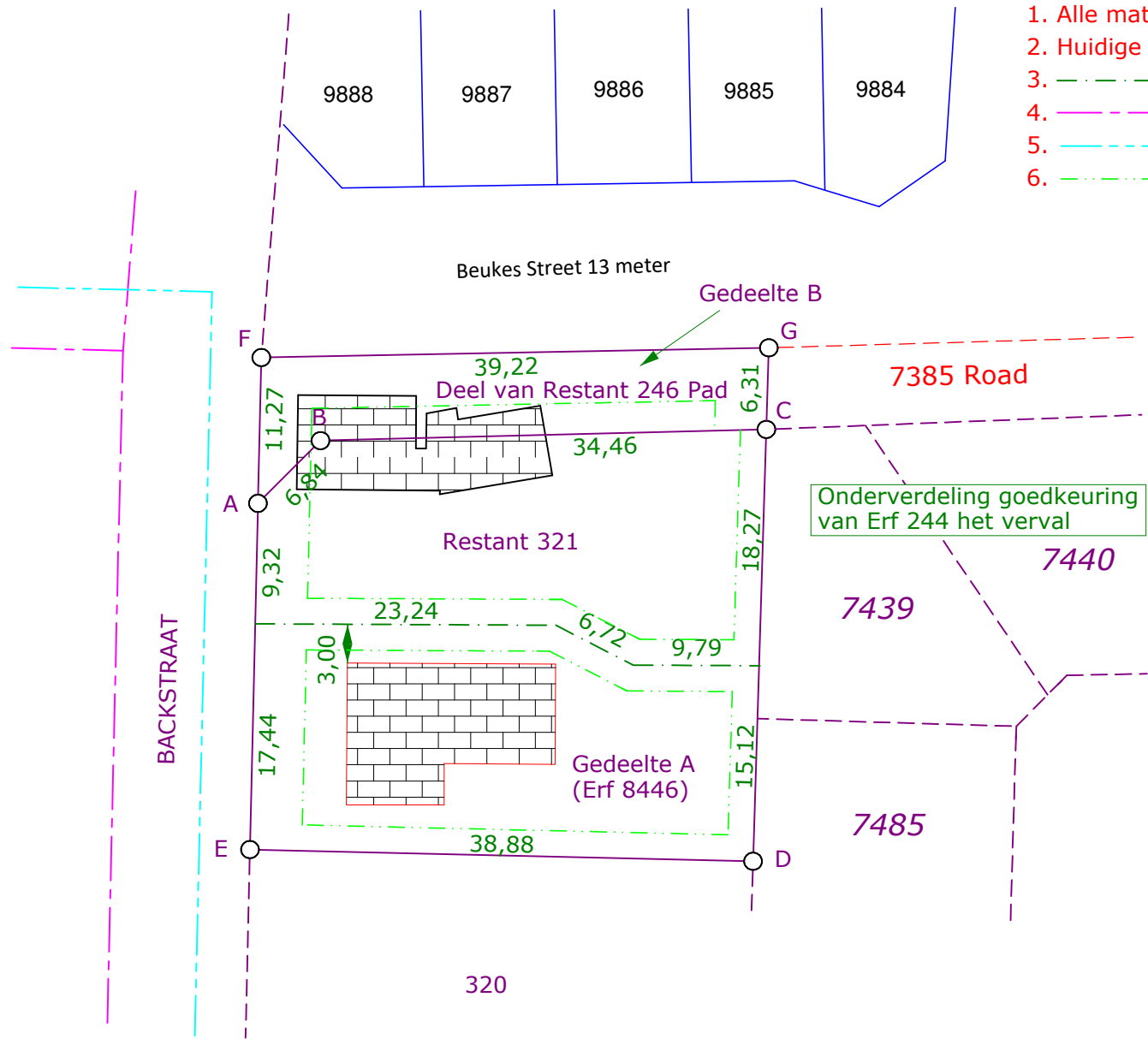
Full name:

John Henry Bailey

Professional capacity:

Professional Land Surveyor

SACPLAN Reg. Nr:

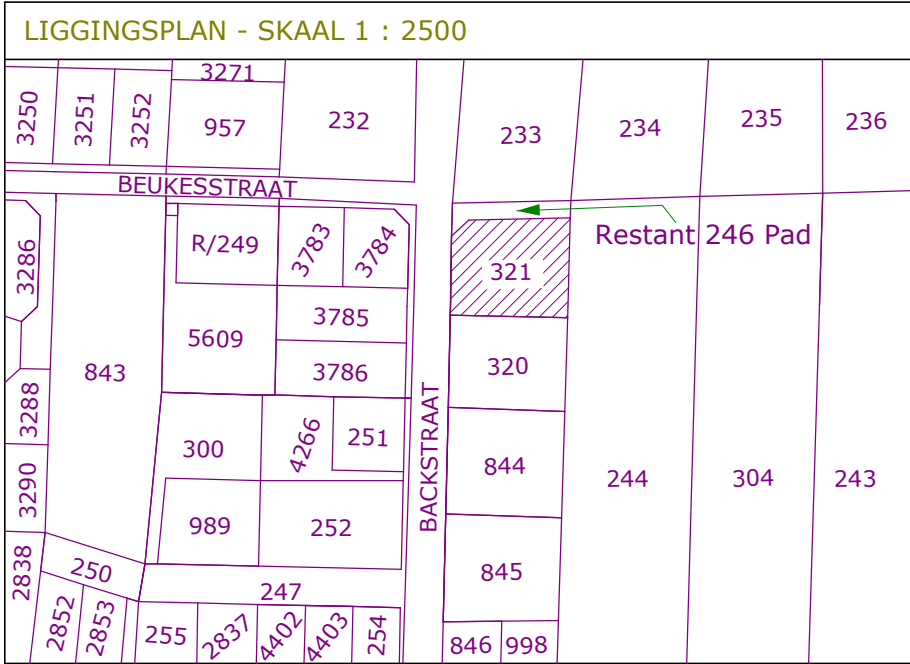


- NOTAS :
- 1. Alle mates metries
 - 2. Huidige sonering : ENKELWONINGSONE I
 - 3. - - - - - = beoogde onderverdelingsgrense
 - 4. - - - - - stel voor die waterpypylyne.
 - 5. - - - - - stel voor die rioolpypylyne.
 - 6. - - - - - stel voor die boulyne.



VOORSTEL:

Die figuur A B C D E stel voor 1254 vierkante meter grond synde Erf 321 PACALTSDORP geleë in die Munisipaliteit en Administratiewe Distrik van GEORGE, Provinsie Wes-Kaap. Daar word voorgestel om Erf 321 onder te verdeel in Gedeelte A (Erf 8446) en restant van 654 en 600 vk meter onderskeidelik Die figuur FGCB A stel voor 263 vk meter grond synde gedeelte B van Erf 246 Pacaltsdorp wat deur verjaring geeis word. Gedeelte B sal gekonsolideer word met restant Erf 321



AMPTELIKE VERW.

AANSOEK OM ONDERVERDELING

I.T.V. ARTIKEL 15 VAN DIE GEORGE MUNISIPALITEIT

GROND GEBRUIK VERORDENING

SKAAL 1 : 500

EIENDOM: Erf 321 PACALTSDORP

EIENAAR: DERRICK DONALD FREDERICKS & URSULA FREDERICKS

KAART: 6566/1967

TRANSPORT: 1969.673.33646

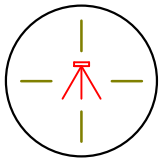
NOTERING: ALNC-1272 (M4469)

C ref./verw. 4469/SA

ENDOSSEMENTE :

DATUM	WYSIGING	No.

Vorberei deur my in Mei 2024



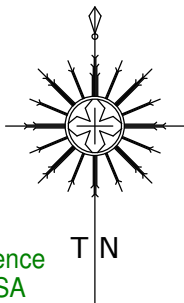
JB Bailey
BAILEY & LE ROUX

Professionele Landmeters
Meadestraat 88 ,Posbus 9583
GEORGE 6530, Telefoon (044) 8745315
Faks (044) 8745345

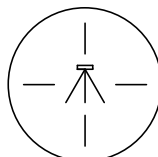
PLAN No. 4469SA3

Scale 1:2500

PROPOSED SUBDIVISION OF ERF 321 PACALTSDORP

Reference
4469/SA

Date
July 2024



Bailey & le Roux
Professional Land Surveyors

88 Meade Street
P.O.Box 9583
George
6530

Land Surveyor

Tel 044-8745315

Cell 082-8921759

PLANNING MOTIVATION

PROPOSED SUBDIVISION OF ERF 246 AND ERF 321 PACALTSDORP

SITUATE IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF GEORGE

1 TYPE OF APPLICATION

The purpose of the application is to :-

- a) subdivide Erf 321 Pacaltsdorp in terms of section 15(2)(d) into Portion A and Remainder
- b) subdivide the portion of Erf 246 claimed by prescription in terms of section 24(1)(i), into Portion B and Remainder
- c) relax the building lines along boundaries AF and FG from 4 metres to 2,5 metres in terms of a departure application in terms of section 15(2)(b) and
- d) consolidate Remainder Erf 321 with Portion B of Erf 246, claimed by prescription in terms of section 24(1)(i)

of the George Municipality Land Use Planning By-Law

2 PROPERTY DETAILS ERF 321:

Owner : Derrick Donald Fredericks and Ursula Fredericks

Size : 1254 square metres.

Deed : T82352/99.

Zoning : Single Residential Zone I.

ERF 246:

Owner : Catharina Saaiman (Remainder Erf 246 is vested in the name of the George Municipality)

Size : 311 square metres.

Deed : T33647/1969.

Zoning : Transport Zone II.

3 TITLE DEED CONDITIONS

The deeds of Erven 246 and 321 contain no conditions that may prevent the properties from being subdivided.

See the conveyancers certificate attached to the application with respect to Erf 321.

4 LOCALITY

The property is located in Pacaltsdorp at the intersection of Beukes Road and Back Street.

5 AREA CHARACTER

The area has a typical mature and established residential character with medium sized properties.

6 PROPOSED DEVELOPMENT

The purpose of the application is to apply for the subdivision of Erf 321 Pacaltsdorp into the proposed Portion A of 600 square metres and Remainder of 654 square metres, as shown on the subdivision plan 4469SA3, in terms of section 15(2)(d) of the George Municipality Land Use Planning By-Law.

Part of the Remainder of Erf 246 has been successfully claimed by prescription in terms of the Prescriptive Claim Act 1969 (Act 68 of 1969). Please see the George Municipality letter dated 11 December 2024 which acknowledges the claim.

This portion of Erf 246 (Portion B) is to be consolidated with the Remainder of Erf 321.

In terms of section 24(1)(i) of the By-Law the subdivision and consolidation of a prescriptive claim portion is exempt from section 15 of the By-Law.

Furthermore, the existing dwelling located partially within Erf 321 and partially within Erf 246, encroaches over the 4 metre street building line. A departure application in terms of section 15(2)(b) of the By-Law for the relaxation of the street building line from 4 metres to 2,5 metres along boundaries AF and FG is also being applied for.

7 DESIRABILITY

In terms of the George integrated zoning scheme by-law, Erf 321 is zoned for Single Residential Zone I purposes.

The primary use in this zone is a dwelling house for a single family and limited additional accommodation provided the purpose of the use of the property remains residential.

The prime reason for the application is that there are two dwelling units located on the property which are occupied by independent persons who wish to have their immovable property separated.

On 27 November 2008 approval was granted for the subdivision of Erf 321 (see attached approval). The subdivision survey was undertaken and the diagram of Erf 8446 Pacaltsdorp was approved by the Surveyor-General.

A condition of the approval was that the northern dwelling had to be demolished.

Subsequently the Municipality approved an amendment to the conditions of approval by allowing the northern dwelling, which is located on the boundary of Erf 321 and Erf 246, to remain, until the death of the original owner. See attached letter dated 10 May 2013.

It has subsequently been acknowledged that the northern building that is located on Erven 321 and 246 must not be demolished. It serves as a dwelling to the occupant and is in a good state of repair.

In order to accommodate the location of the northern building in the future development of this residential precinct, the intended mid-block access road has been re-aligned northwards. This re-alignment was accommodated with the subdivision of erven 233 and 234 Pacaltsdorp by introducing the extension of Beukes Street, with a width of 13 metres, to the north of Erf 246. Please see the application and locality plans in this regard.

The George Municipality has acknowledged the prescriptive claim of this portion of unmade Public Road Erf 246.

This application thus resolves the encroachment of the northern dwelling onto remainder Erf 246 Pacaltsdorp and together with the building line departure application, will legalize the title of the owner of this dwelling.

GEORGE INTEGRATED DEVELOPMENT PLAN (IDP) 2023 – 2027

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

The subject property falls within ward 27. A review of the strategic focus and alignment of the IDP and MSDF has concluded that there is no conflict with the principals of the IDP.

GEORGE SPATIAL DEVELOPMENT FRAMEWORK (SDF) 2023

The subject property falls within the urban edge.

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

Policy C3 of the George 2019 SDF states that settlement patterns in the George City urban areas must be restructured through densification to reduce land consumption, deliver services and facilities to households more effectively and to foster population dependency on Public Transport systems.

National and provincial government have set municipalities the target for densification of 25 dwelling units per hectare.

The proposed subdivision of Erf 321 is in full compliance with this objective. The proposed portion A (Erf 8446) and remainder have areas that adhere to the minimum requirements of single residential units in Pacaltsdorp.

PACALTSDORP LOCAL SPATIAL DEVELOPMENT FRAMEWORK 2015

The development principles of the George SDF have been integrated into the Pacaltsdorp LSDF and are thus aligned in terms of policy.

STATUTES:

a) SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013

b) WESTERN CAPE LAND USE PLANNING ACT, 2014 NO. 3 OF 2014:

Section 19 of act 3 of 2014 which states the following:

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

The proposal for the subdivision of Erf 321 Pacaltsdorp is consistent with the policy of densification as provided for in the George IDP and the SDF and specifically to attain the target of 25 units per hectare.

A defacto subdivision already exists and it is essentially an application to separate the title of the two dwelling units located on Erf 246 and Erf 321.

The proposed subdivision of Erf 321 will not change the status quo of the built environment.

Consequently this subdivision is desirable as it complies with the policies of:-

a) The Western Cape Land Use Planning Act 2014(Act 3 of 2014)

b) The George IDP 2023 – 2027 and

c) The George 2023 SDF

8 LAND USE PLANNING PRINCIPLES

a) Spatial justice :

This principle is primarily concerned with access to land by people who were previously excluded from the planning process with the emphasis on informal settlements. This principle is not applicable to this application.

b) Spatial sustainability

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

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

9 HYPOTHEC

The property is not encumbered by a bond.

10 GEORGE INTEGRATED PUBLIC TRANSPORT NETWORK (GIPTN)

The GoGeorge public transport service operates in close proximity to Erf 321, being operational in Beach, Mission and Heather Streets. Pedestrian access to the transport routes is within walking distance.

11 OTHER

a) Access :

Access to the proposed Portion A and the remainder exist from Back Street.

b) Services :

There will be no additional demand on the services infrastructure.

c) George Zoning Scheme Plan:

The zoning plan reflects Erf 321 to be zoned for Single Residential Zone I and Erf 246 for Transport Zone II purposes. The zoning scheme regulations prescribe a building line of 4 metres from a road boundary and 2 metres on all other boundaries for erven larger than 500 and less than 1000 square metres in extent.

On the southern side of the southern dwelling an area adjacent to the dwelling has been covered for weather protection purposes. No building plan approval has been obtained for this covered area.

The property is located within the Urban edge as shown on the SDF.

12 CONCLUSION

This application makes provision for the subdivision of Erf 321 into a Portion A and remainder. The remainder is to be consolidated with Portion B of Erf 246. The encroachment of the building line along the street boundary of the northern dwelling unit is also addressed in the application.

The application complies with the policies of the George 2023 – 2027 IDP and the George 2023 SDF.

No threat to the values of surrounding properties is anticipated.

The application is recommended for approval.



January 2025

J H BAILEY
Professional Land Surveyor

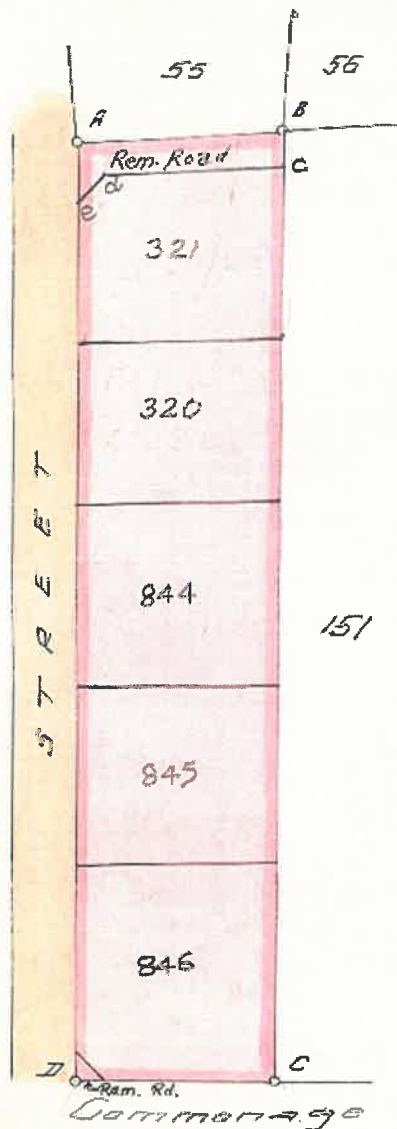
Deduction N: 1034

Apr. 21. 1913

(Sgd) W. P. Murray.

For Surveyor General

True North



Angles			Sides	
	"	'	Feet	
A	92	50	AB	124.16
B	86	57	BC	578.61
C	90	1	CD	132.00
D	90	10	DA	572.01

Fig ABcde
S/110/16 p95

* Now Er-F N: 246. Pacalisdorp

The above Diagram A. B. C. D. represents 491 Square Roads 63 Square Feet of Land, situate in the Village of Pacalisdorp. Division of George being * Lot 150 granted to the Village Management Board of Pacalisdorp on 20th August 1908.

Bounded. N by Lot 55
S " Commemorative
E " Lot 151
W " Street

Surveyed and beaconed by me according to regulations.

Copied from the diagram relating to
Transfer ~~the~~ Doc No. 3306.
dated 9th May 1913. in favour of
Joseph Saiman. (Senior).
M. S. Handwick
107 SURVEYOR-GENERAL
CAPE TOWN
9.5.1944

(Sgd) Wilson Greathead.
Government Land Surveyor.
March. 1907.

M 44689 C
M 4472
FOR ENDORSEMENTS
SEE BACK OF DGM
AL-181/14/11
246
W.L.

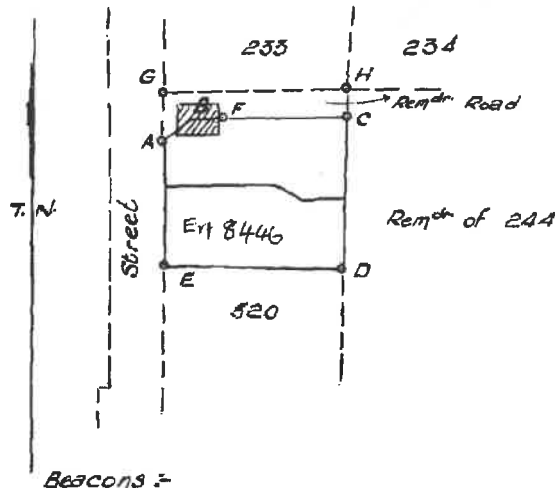
CHECKED
DATE 1960
R.

OFFICE COPY
KANTOOR AFSKRIF

S.G. No.
6566/67
Approved.

SIDES Cape Feet	DIRECTIONS	CO-ORDINATES		OFF. DESIG.
		Sides y	System z	
AB 21.75	224.56.40	6.84 12		
BC 109.44	268.33.10	3.4 46		
CD 106.04	1.45.40	33 39		
DE 128.50	91.20.0	28 88		
EA 85.00	181.20.0	26 76		
FC 85.00	268.33.10			
GA 35.78	1.20.0			
HC 20.03	1.45.40			

H. van der Merwe
Surveyor-General.
9-1-1968



Beacons:-

A, C, D, E & F, iron peg 10" long 8 1/2" dia.
B, no beacon here.
G, planted stone 10"x5" app. 15"
H, " 10"x8" flush with ground.

Scale 1: 1250

The figure A B C D E

represents 12650 Sq. Feet ——— margin of land, being

—— Erf 321 portion of Erf 246 Paarltsdorp ———

situate in the Village Management Board Area of Paarltsdorp,

Administrative District of George ——— Province of Cape of Good Hope

Surveyed in Oct. 1962

by me

H. van der Merwe

Land Surveyor.

This diagram is annexed to

D/T. No.

dated 33646/69

i.f.o.

Registrar of Deeds.

The original diagram is

No. 758/1963

Transfer/Grant

No. 1913-49-3306

File No. S/110/16

S.R. No. E 1941/62

Comp. AL-108/WA


Gen. Plan

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

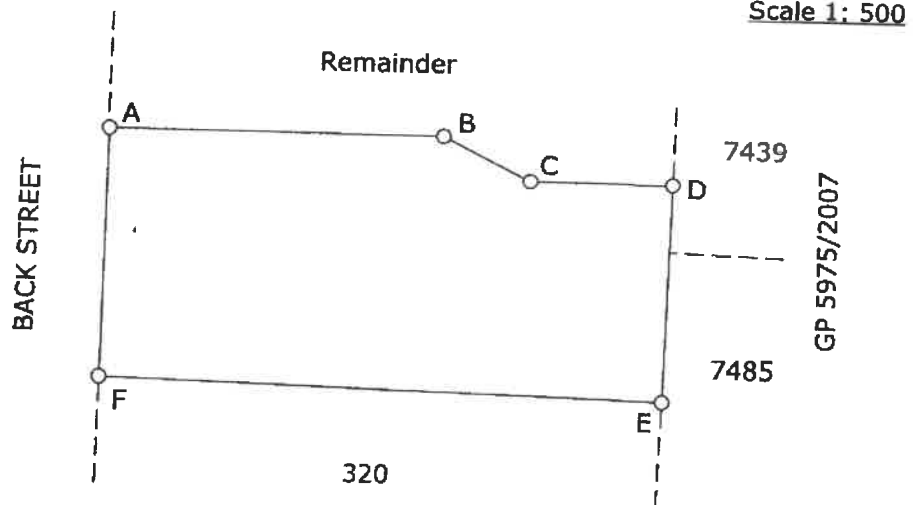
S

C

B

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 23° X			S.G. No. 2014/2009
AB	23,24	270.16.30	A	0,00	+3 700 000,00	Approved  for Surveyor-General 2009-05-13
BC	6,72	297.14.40	B	+50 011,86	+66 076,03	
CD	9,73	270.16.40	C	+49 988,62	+66 076,14	
DE	15,13	1.43.10	D	+49 982,64	+66 079,22	
EF	38,91	91.25.30	E	+49 972,91	+66 079,26	
FA	17,39	181.18.30	F	+49 973,36	+66 094,38	
				+50 012,26	+66 093,42	
Pacaltsdorp WT 432			Δ	+50 807,49	+65 121,55	
Zandkraal South 433			Δ	+45 791,29	+67 137,02	

Beacon Descriptions:
A,B,C,D,E,F 12mm iron pegs



EXEMPT FROM PROVISIONS OF ACT
70 OF 1970
SECTION 112

The figure A B C D E F
represents 654 square metres of land, being
Erf 8446 (a portion of Erf 321) Pacaltsdorp

Situate in the Municipality and
Administrative District of George
Province of the Western Cape
Surveyed in April 2009
by me



J.H. Bailey (PLS0019)
Professional Land Surveyor

This diagram is annexed to
No.
dated
i.f.o.

The original diagram is
SG. No. 6566/1967
annexed to Transfer
No. 1969.673.33646

File No. S/110/16
S.R. No.E757/2009
Comp. ALNC-1272(M4469)
LPIC0270007

Registrar of Deeds

Erf 8446 Pacaltsdorp

8446

APPROVED IN TERMS OF SECT. 25
OF ORD. 15/1985
REF. Erf 21 Pacaltsdorp
DATE 27 November 2008

CONVEYANCER'S 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 T82352/99 in respect of Erf 321 Pacaltsdorp in the George Municipality and Division of George, Western Cape Province IN EXTENT 1254 square metres registered in the name of

DERRICK DONALD FREDERICKS

Identity Number 530109 5103088

and

URSULA FREDERICKS

Identity Number 580912 0146 088

Married in community of property

2. No bond is registered on the property.
3. To the best of my knowledge there are no restrictive conditions of title in the said Deed of Transfer which prohibit subdivision of the erf.

Signed at GEORGE on this 11th day of MARCH 2024



MADELEINE GOLDIE

14

VAN DER SPUY
ED VENNOTE

DEELREG DUTY	R.....
FOOI FEE	R. 45

Opgestel deur my,


TRANSPORTBESORGER
BIERMANN C F J

T 82352199

TRANSPORTAKTE

Hierby word bekend gemaak:

DAT

DE WAAL ESTERHUYSE

REKENAAR, DATAVASLEGGING/COMPUTER DATA CAPTURE		
	DATUM/DATE	OPERATEUR/OPERATOR
OPGECOMMENTEERD	15/10	
GESTAMP/VERIFIED		

voor my, Registrateur van Aktes verskyn het te KAAPSTAD hy, die genoemde komparant synde behoorlik daartoe gemagtig deur 'n volmag aan hom verleen deur

JOHN SAAYMAN

IDENTITEITSNOMMER: 561122 5087 08 8

EN HARRIET CHARLOTTE SAAYMAN

IDENTITEITSNOMMER: 561008 0165 01 3

GETROUD BINNE GEMEENSKAP VAN GOEDERE MET MEKAAR

gedateer die 22e dag van FEBRUARIE 1999, en geteken te GEORGE



En genoemde Komparant het verklaar dat sy voorsegde prinsipaal werklik en wettiglik verkoop het op 17 DESEMBER 1997

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

DERRICK DONALD FREDERICKS

IDENTITEITSNOMMER: 530109 5103 08 8

EN URSULA FREDERICKS

IDENTITEITSNOMMER: 580912 0146 08 8

GETROUD BINNE GEMEENSKAP VAN GOEDERE MET MEKAAR

HULLE Erfgename, Eksekuteurs, Administrateurs of Regverkrygendes

ERF 321 PACALTS DORP, in die Munisipaliteit en Afdeling van George, Provinsie Wes-Kaap;

GROOT: 1 254 (EENDUISEND TWEEHONDERD VIER EN VYFTIG) VIERKANTE METER;

AANVANKLIK OORGEDRA kragtens Akte van Transport Nr. T33646/1969 met Kaart nr 6566/67 wat daarop betrekking het en gehou kragtens Akte van Transport Nr. T37407/96.

ONDERHEWIG aan die voorwaardes waarna verwys word in gesegde Transportakte Nr 3306 gedateer 9 Mei 1913

0

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

HULLE 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 gehele koopskat R40 000,00 (VEERTIGDUISEND RAND) bedra


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

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

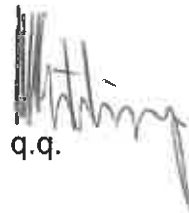
op 12 Oktober

1999.

In my teenwoordigheid,



Registrateur van Aktes.



q.q.



ERF 321, PACALTS DORP, P:0 (CAPE TOWN)

Deeds Office Property Erf

2 Waterford Mews, Century City, Cape Town, 7441
Tel: +27 86 034 0000 - NCR Reg No: NCRCB30
Website: <https://www.searchworks.co.za>

SEARCH INFORMATION

Summary

Search Type	DEEDS OFFICE PROPERTY ERF
Search Description	ERF 321, PACALTS DORP, P:0 (CAPE TOWN)
Reference	JENNIFER
Date	20/11/2023

ERF INFORMATION

Summary

Deeds Office	CAPE TOWN
Property Type	ERF
Township	PACALTS DORP
Erf Number	321
Portion Number	0
Remainder	NO
Previous Description	PTN OF 246
Registration Division	GEORGE RD
Municipality	PACALTS DORP MUN
Province	WESTERN CAPE
Diagram Deed	T33646/1969
Size	1254.0000 SQM
LPI Code	C02700070000032100000
Street Address	-

OWNER SUMMARY

Owner Name	ID / Reg. Number	Purchase Price	Purchase Date
FREDERICKS DERRICK DONALD	5301095103088	R40000.00	17/12/1997
FREDERICKS URSULA	5809120146088	R40000.00	17/12/1997

OWNER INFORMATION

Owner 1 of 2

Owner Name	FREDERICKS DERRICK DONALD
ID / Reg. Number	5301095103088
Owner Type	PERSON
Title Deed	T82352/1999
Purchase Date	17/12/1997
Registration Date	12/10/1999
Purchase Price	R40000.00
Multiple Owners	YES
Multiple Properties	-
Share	-

OWNER INFORMATION

Microfilm Reference No. 1999 063 2 :17:47

OWNER INFORMATION (CONTINUED)

Owner 2 of 2

Owner Name FREDERICKS URSULA
ID / Reg. Number 5809120146088
Owner Type PERSON
Title Deed T82352/1999
Purchase Date 17/12/1997
Registration Date 12/10/1999
Purchase Price R40000.00
Multiple Owners YES
Multiple Properties -
Share -
Microfilm Reference No. 1999 063 2 :17:47

ENDORSEMENT(S)

Document Number	Microfilm Reference Number	Institution	Value
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No information available.

HISTORY INFORMATION

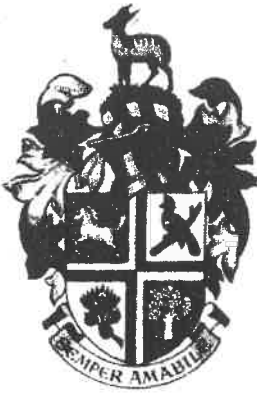
Document Number	Microfilm Reference Number	Owner	Value
T33646/1969	20220917 23:48:44	SAAIMAN JOHANNES	UNKNOWN
T7602/1989	1990 107 7 :00:60	SAAIMAN JAN P & S M/I C/ORDER	C/ORDER
T41744/1990	1996 041 8 :50:22	SAAIMAN SOPHY ESTATE	ESTATE
T37407/1996	1999 063 2 :17:44	SAAYMAN JOHN	R30 000,00
T37407/1996	1999 063 2 :17:44	SAAYMAN HARRIET CHARLOTTE	R30 000,00

REPORT INFORMATION

Date of Information 20/11/2023 09:34
Print Date 20/11/2023 09:34
Generated By JENNIFER JUNIES
Reference JENNIFER
Report Type DEEDS OFFICE PROPERTY ERF



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G E O R G E

MUNISIPALITEIT
Wes Kaap

UMASIPALA WASE
Intshona - Koloni

MUNICIPALITY
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

VERW/REF

NAVRAE:
ENQUIRIES:

TEL:
Ms M Joseph

044 - 801 9171

E-pos: stadsbeplanning@george.org.za
Erf 321, Pacaltsdorp

27 November 2008

Bailey & Le Roux
P O Box 9583
GEORGE
6530

REGISTERED MAIL

Sirs

PROPOSED SUBDIVISION: ERF 321, BACK STREET, PACALTSDORP

Approval is hereby granted in terms of section 25(1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) for the subdivision of the abovementioned property into 2 portions (Portion A = 654m² and a Remainder = 600m²) as indicated on the attached plan which bears the Council's stamp, subject to the conditions contained in annexure "A" as well as the following conditions imposed in terms of Section 42 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985), namely:

A. DEPARTMENT: PLANNING AND HOUSING

1. The existing dwelling on the remainder must be demolished.

B. DEPARTMENT: CIVIL ENGINEERING SERVICES

1. Capital contributions are payable for each new equivalent portion created as per standard tariffs for Pacaltsdorp, applicable on transfer of a portion or the approval of building plans, whichever occurs first.
2. An additional amount of R1050-00 (excl VAT) is payable, per incident, should any road surface need to be repaired during the provision of a municipal connection. This amount is subject to annual escalation.
3. Any, and all, costs directly related to the development remain the developers' responsibility.

4. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with the Guidelines for Human Settlement and Design and Council specifications. All drawings and plans are to be submitted to the Department: Civil Engineering Services (hard copy and electronically) for approval prior to any construction work taking place.
5. A bulk meter must be installed by the developer at commencement of construction to monitor water usage during the construction phase. The Department: Civil Engineering Services (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications
6. The discharge of surface stormwater is to be addressed by the developer. Condition (4) applies. All costs related is for the developer.
7. A layout indicating the proposed stormwater drainage must be submitted to the Department: Civil Engineering Services for approval. Condition (4) applies
8. The accommodation of stormwater over low lying erven must be negotiated between the affected owners. All costs related is for the developer.
9. No development may take place on slopes steeper than 1:4.
10. A dimensioned layout indicating the proposed accesses for Remainder A onto Back Street must be submitted to the Department: Civil Engineering Services for approval. Condition (4) applies
11. The minimum width of the access road onto development to be in accordions with condition (4).
12. Adequate parking with a hardened surface must be provided on the premises of the proposed development.
13. No parking is allowed in the road reserve.
14. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required. Entrances to properties are to be positioned so that no street trees need to be removed. Should it be necessary to remove a street tree, a permit is to be obtained from Department: Water Affairs and Forestry (indigenous trees) or Parks and Gardens (other planted trees).
15. The developer is to adhere to the requirements of the OHS Act at all times, as well as all conditions stipulated by any other authority whose approval was required and obtained for this development.

C. DEPARTMENT: ELECTROTECHNICAL SERVICES

1. Capital contributions are payable by the applicant for electricity for each new equivalent portion created as per standard tariffs for George applicable at the time of transfer or a portion or approval of building plans, whichever occurs first.
2. Any, and all, costs directly related to the development remain the developers' responsibility.
3. Each portion must have a separate electrical connection.
4. The electrical connection to Portion A may not cross the remainder.

PLEASE NOTE: Should a second dwelling be erected on any of these properties, it may not be alienated by Sectional Title.

Notwithstanding Council's decision you have the right of appeal against the conditions of approval in terms of Section 44 of Ordinance 15 of 1985, which right must be exercised and submitted in writing within 21 days from date of registration (date stamp on envelope) of this letter. The appeal must be directed to **The Director: Land Development Planning, Private Bag X9086, Cape Town, 8000** with a copy endorsed and submitted in writing to the George Municipality within the aforementioned time.

Yours faithfully



S.B. ERASMUS

SENIOR MANAGER: PLANNING AND HOUSING

G:\Michelle\Paul\Briewe\erf926_Pacs(Subdivision-Approval).doc

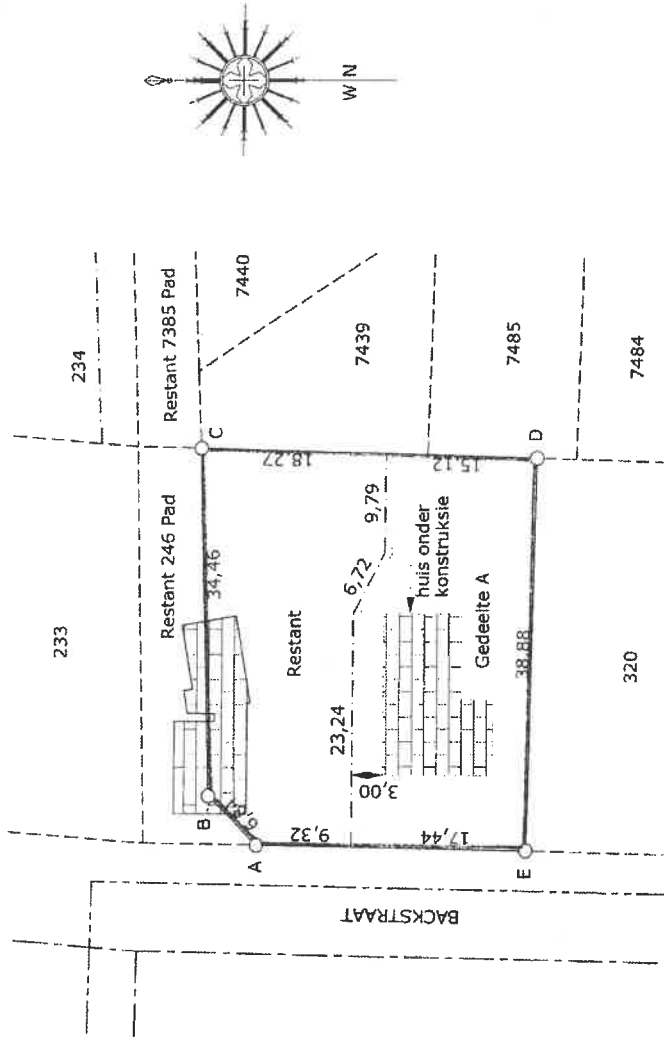
ANNEXURE "A"

SUBDIVISION OF ERF 321, PACALTS DORP

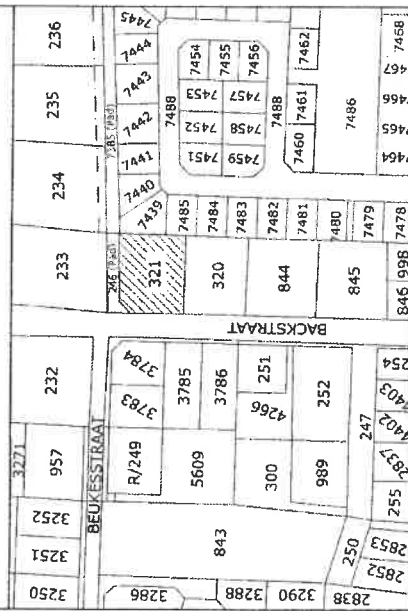
1. The developer is responsible for the provision of all services to all erven resulting from this subdivision. Such services must be provided in accordance with the provision of the "Guidelines for the Provision of Engineering Services in Residential Townships" prepared by the Department of Community Development as may be amended from time to time.
 2. Before commencement with the provision of services, an agreement with regard to the financing, installation and the standard thereof must be entered into with the Municipality. The appointment of cost for the provision of such services shall take place in terms of the recommendations contained in the report of the Commission of Enquiry to Township Establishments and Related Matters. (The Venter Commission).
-

NOTAS :

1. Alle mates metries
2. Huidige sonering : ENKELWONINGSONE
3. --- = beoogde onderverdelingsgrense
4. - - - - - stel voor die waterpylyne.
5. - - - - - stel voor die rioolpylyne.



LIGGINGSPLAN - SKAAL 1 : 2500



VOORSTEL:

Die blou omlynde figuur A B C D E stel voor 1254 vierkante meter grond synde Erf 321 PACALTSDORP, gelee in die Munisipaliteit en Administratiewe Distrik van GEORGE, Provinsie Wes-Kaap.

Daar word voorgestel om die Erf 321 onder te verdeel in Gedeelte A van 654 vk meter en Restant van 600 vk meter.

AMPTELIKE VERW.

AANSOEK OM ONDERVERDELING

I.T.V. ARTIKEL 24 VAN ORDONNANSIE 15 VAN 1985

SKAAL 1 : 500

EIENDOM: Erf 321 PACALTSDORP
EIGENAAR: DERRICK DONALD FREDERICKS & URSULA FREDERICKS
KAART: 6566/1967
TRANSPORT: 1969.673.33646
NOTERING: ALNC-1272 (M4469)

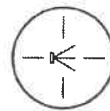
C ref./verw. 4469/SA

ENDOSSEMENTE : *[Handwritten signature]*



DATUM WYSIGING No.

Voorberei deur my in September 2006



BAILEY & LE ROUX

Professionele Landmeters
Meadestraat 88, Posbus 9583
GEORGE 6530, Telefoon (044) 8745315
Faks (044) 8745345

PLAN No. 4469SA1-PPSD

SPECIAL POWER OF ATTORNEY

We, **DERRICK DONALD FREDERICKS AND URSULA FREDERICKS**

the undersigned,

do hereby nominate, constitute and appoint :

BAILEY & LE ROUX

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

SUBDIVISION OF ERF 321 PACALTSDORP

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

Signed at George this 10th day of March 2024

in the presence of the undersigned witnesses.

AS WITNESSES

1 [Signature]
2 [Signature]

[Signature]

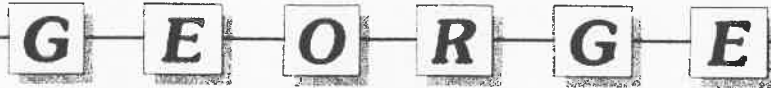
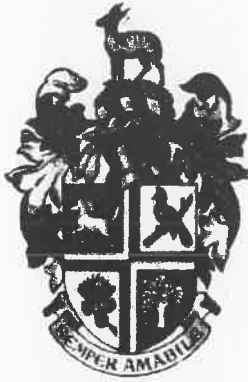
SIGNATURE – D D FREDERICKS

AS WITNESSES

1 [Signature]
2 [Signature]

[Signature]

SIGNATURE – U FREDERICKS



MUNISIPALITEIT
Wes Kaap

UMASIPALA WASE
Intshona - Koloni

MUNICIPALITY
Western Cape

Posbus / P.O. Box 19 George 6530 Tel: 044 8019111 Fax: 044 8733776

**BEPLANNING, GRONDSAKE EN MENSLIKE NEDERSETTINGS
PLANNING, LAND AFFAIRS AND HUMAN SETTLEMENTS**

EMAIL/EPOS: keith@george.org.za
REF/VERW: Erf 321, Pacaltsdorp
ENQUIRIES/NAVRAE: Keith Meyer
TEL: 044 – 801 9435
FAX: 086 529 9985
DATUM/DATE: 10 May 2013

REGISTERED MAIL

L Maart Attorneys
P O Box 54506
Strandfontein
7788

AMENDMENT OF CONDITIONS : ERF 321, BACK STREET, PACALTSDORP

Your letter dated 29 November 2012 (ref. L. MAART) in the above regard refers.

Approval is herewith granted for the amendment of condition A(1). of our approval letter dated 27 November 2008 to read as follows:

"The existing dwelling on the remainder must be demolished on the death of the original owner (Sophia Saaiman) or whenever the municipality requires the land for the construction of the public road, whichever shall occurs first"

Please note that the other conditions as imposed in the approval letter dated 27 November 2008 must still be adhered to.

Yours faithfully

**T BOTHA
MUNICIPAL MANAGER**

G:\KEITH\Briewe\erf321\pacs(amendedapproval).doc

CC: Director: Planning and Housing (Me P Nako)
Director: Financial Services (Me A Scheepers)
Director: Civil Engineering Services (Jackie)
Director: Electrotechnical Services
Surveyor General, Private Bag X9028, Cape Town, 8000

Erf 321 PAcaltsdorp



0 0.03 0.05 0.1 km

Date: 7/30/2024 11:53 AM

Scale: 1:1,269



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Persons relying on this information do so entirely at their own risk.

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

DIRECTORATE: HUMAN SETTLEMENTS, PLANNING & DEVELOPMENT
DIREKTORAAT: MENSLIKE NEDERSETTINGS, BEPLANNING & ONTWIKKELING

Reference Number: 3506637
Enquiries: DM Gelderbloem
Erf no: Remainder of Erf 246 Pacaltsdorp
Date: 11 December 2024

BAILEY & LE ROUX LAND SURVEYORS
PO Box 9583
GEORGE
6530

survey@blrland.co.za

Dear Mr. Bailey

**RE: PRESCRIPTIVE CLAIM TO TRANSFER THE REMAINDER OF ERF 246
PACALTSDORP TO THE ADJACENT OWNER OF THE RESIDENTIAL ERF 321
PACALTSDORP**

The abovementioned matter refers.

Your application was discussed at a Council Meeting held on the 5 December 2024.
Please find attached a copy of the signed Council Resolution for your record purposes.

Yours faithfully



DM GELDERBLOEM
MANAGER: PROPERTY MANAGEMENT

S:\Properties\2020 & Beyond\17.RENE\LETTERS\COUNCIL RESOLUTION LETTERS\PRESCRIPTIVE CLAIM-ERF 246
PACALTSDORP.docx



EXTRACT DRAFT MINUTES: ORDINARY e-COUNCIL MEETING HELD ON 05 DECEMBER 2024

8.1.6 **PREScriptive CLAIM TO TRANSFER THE REMAINDER OF ERF 246 PACALTSdORP TO THE ADJACENT OWNER OF THE RESIDENTIAL ERF 321 PACALTSdORP [6.3.1]**

Proposed by Councillor M Barnardt and seconded by Councillor M Kleynhans, it was

RESOLVED

- (a) That it **BE DECIDED** that Erf 246 Pacaltsdorp ($\pm 311\text{m}^2$ in extent) is not required for the minimum level of basic municipal service delivery in terms of Section 14 of the Municipal Finance Management Act, 2003 (Act 56 of 2003);
- (b) That all previous decisions that are in conflict of this decision **BE RESCINDED**;
- (c) That the prescriptive claim in respect of Erf 246 Pacaltsdorp situated adjacent to Erf 321, Pacaltsdorp ($\pm 311\text{m}^2$ in extent) **BE ACKNOWLEDGED**;
- (d) That the adjacent owners of Erf 321 Pacaltsdorp **BE INFORMED** of Councils' intention to alienate Erf 246 Pacaltsdorp situated adjacent to Erf 321 Pacaltsdorp ($\pm 311\text{m}^2$ in extent) by means of prescription to the owner of Erf 321 Pacaltsdorp;
- (e) That the Erf 246, Pacaltsdorp **BE CLOSED, REZONED AND CONSOLIDATED** with Erf 321 Pacaltsdorp;
- (f) That, upon the consolidation of Erven 321 and 246 Pacaltsdorp a revised subdivision application for the newly created erf **BE SUBMITTED**; and
- (g) That this approval is **SUBJECT THERETO**, that all administrative, technical and legal requirements are adhered to by the applicant.


 6/12/2024



EXTRACT DRAFT MINUTES: ORDINARY e-COUNCIL MEETING HELD ON 05 DECEMBER 2024

 Date: 6/12/2024

Manager: Committee Support (Miss R Bredenkamp)

 Date: 6/12/2024

Deputy Director: Corporate Services (ADMIN) (Mr E Ganza)

 Date: 6/12/24

Director: Corporate Services (Mr B Ellman)