

LAND USE PLANNING REPORT

APPLICATION FOR REZONING AND SUBDIVISION ON ERF 1641, TYOLORA

Reference number	3696511	Application submission date	22 May 2025	Date report finalized	28 August 2025
Delegation: 4.17.1.17 of 24 April 2025 Sub delegation: LUP1.1 - AO: Category C5 _ A(b) - MPT					
PART A: AUTHOR DETAILS					
First name(s)	Lindokuhle				
Surname	Mahlaba				
Job title	Town Planning Intern				
SACPLAN registration no.	C/8385/2017				
Directorate/ Department	Planning and Development				
Contact details	lmahlaba@george.gov.za or 044 801 9235				
PART B: APPLICANT DETAILS					
First name(s)	Mpilenhle				
Surname	Ngcobo				
Company name	George Municipality				
SACPLAN registration no.	C/9806/2024	Is the applicant authorized to submit this application?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	
Registered owner(s)	George Municipality				
PART C: PROPERTY DETAILS					
Property description (in accordance with Title Deed)	Erf 1641, Tyolora				
Physical address	1641 Ntaka Street	Town/City	Thembaletu, George		
Current zoning	Single Residential Zone III	Extent(m ² /ha)	6957m ²	Are there existing buildings on the properties?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Applicable Zoning Scheme	George Integrated Zoning Scheme By-law, 2023 (hereafter referred to as "Zoning Scheme")				
Legislation, Spatial Plans and Policies	1. Land-use Planning By-Law for George Municipality, 2023 (hereafter referred to as "Planning By-Law");				

	2. George Municipal Spatial Development Framework, 2023 (hereafter referred to as the "SDF") 3. Thembaletu Precinct Plan, 2015 (hereafter referred to as the "LSDF")						
Current Land Use	Residential dwellings		Title Deed number & date	T19821/2010 Find deed slip and council resolution attached as Annexures F and G			
Any restrictive title conditions applicable?	Y	N	If yes, list condition number(s)	N/A			
Any third-party conditions applicable?	Y	N	If Yes, specify	N/A			
Any unauthorised land use/building work?	Y	N	If Yes, explain	N/A			
PART D: PRE-APPLICATION CONSULTATION (ATTACH MINUTES)							
Has pre-application consultation been undertaken?	Y		N				
Reference Number	#3695784		Date of consultation	14 May 2025	Official's name I. Huyser F. Vava		
<i>Refer to the Pre Consultation Application as Annexure E.</i>							
PART E: LIST OF APPLICATIONS (TICK APPLICABLE)							
a. Rezoning	x	b. Permanent departure		c. Temporary departure			
e. Consolidation		f. Amendment, suspension or deletion of restrictive conditions		g. Permissions required in terms of the zoning scheme			
i. Extension of validity period		j. Approval of an overlay zone		k. Phasing, amendment or cancellation of subdivision plan			
m. Determination of zoning		n. Closure of public place		o. Consent use			
q. Establishment of a Homeowners Association		r. Rectify Beach of Homeowners Association		s. Reconstruct building of non-conforming use			
				Other			
PART F: APPLICATION DESCRIPTION							
Consideration of the following applications applicable to Erf 1641, Tyolora:							
1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 1641, Tyolora from Single Residential Zone III to a Subdivisional Area comprising of 2x Single Residential Zone III erven and 1x Open Space Zone I erf.							

2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of the Subdivisional Area on Erf 1641, Tyolora into:
- (a) Portion A (approx. 775m²): Single Residential Zone III
 - (b) Portion B (approx. 775m²): Single Residential Zone III
 - (c) Remainder of Erf 1641, Tyolora (approx. 5 407m²): Open Space Zone I

PART G: LOCATION

Erf 1641, Tyolora is located on 1641 Ntaka Street in the low income residential township known as Themba lethu, south of the N2.



PART H: BACKGROUND AND HISTORY

- Erf 1641, Tyolora is presently zoned Single Residential Zone III in terms of the Zoning Scheme, 2023.
- Erf 1641, Tyolora is currently developed with two dwelling houses, each inhabited by individuals with longstanding occupation.
- Erf 1641, Tyolora was officially transferred from the Western Cape Provincial Government to the George Municipality on 30 April 2010.
- Transfer of the respective homes/erven need to take place, simultaneously the back portion must be rezoned for 'public park' purposes as it is an environmentally sensitive area and should not be open for residential development.
- There are no restrictive title deed conditions contained in title deed (T19821/2010) of the property.
- On 17 February 2025, the Executive Mayor-in-Committee took the following decision:

**AGENDA MAYORAL COMMITTEE MEETING 17 FEBRUARY 2025
MINUTES PLANNING AND DEVELOPMENT COMMITTEE (HUMAN SETTLEMENTS) MEETING 04 DECEMBER 2024**

**7.4.7 ALLOCATION OF PROPERTY: ERF 1641 TYOLORA (1641 NTAKA STREET, TYOLORA)
[4.11]**

Proposed by Councillor T Jeyi and seconded by Councillor B Adams, it was

RESOLVED

- (a) That Erf 1641, Tyolora be subdivided into three portions as per the layout plan attached to the agenda;
- (b) That each dwelling house should receive their own equal portion that included their outbuildings and structures on site as follows:
 - a. Erf 1641 (1) allocated to Rolene Ferris;
 - b. Erf 1641 (2) allocated to Xolani Nkomipela and Sylvia Nkomipela
- (c) That the piece at the back should be retained by the George Municipality to protect the natural area, thus Erf 1641 (3) remains Municipal property;
- (d) That Regina Mvo as well as Xolani and Sylvia Nkomipela be responsible for payment of all outstanding debt in respect of their property, should it not be possible for the debt to be written off in terms of the Indigent Policy;
- (e) That the required land use application cost and the subdivision cost be covered by the George Municipality;
- (f) That any persons who are not satisfied with the resolution are given the opportunity to lodge a written appeal within 21 days from the written communication of the resolution.

- The above applications are thus submitted in accordance with the above resolution.

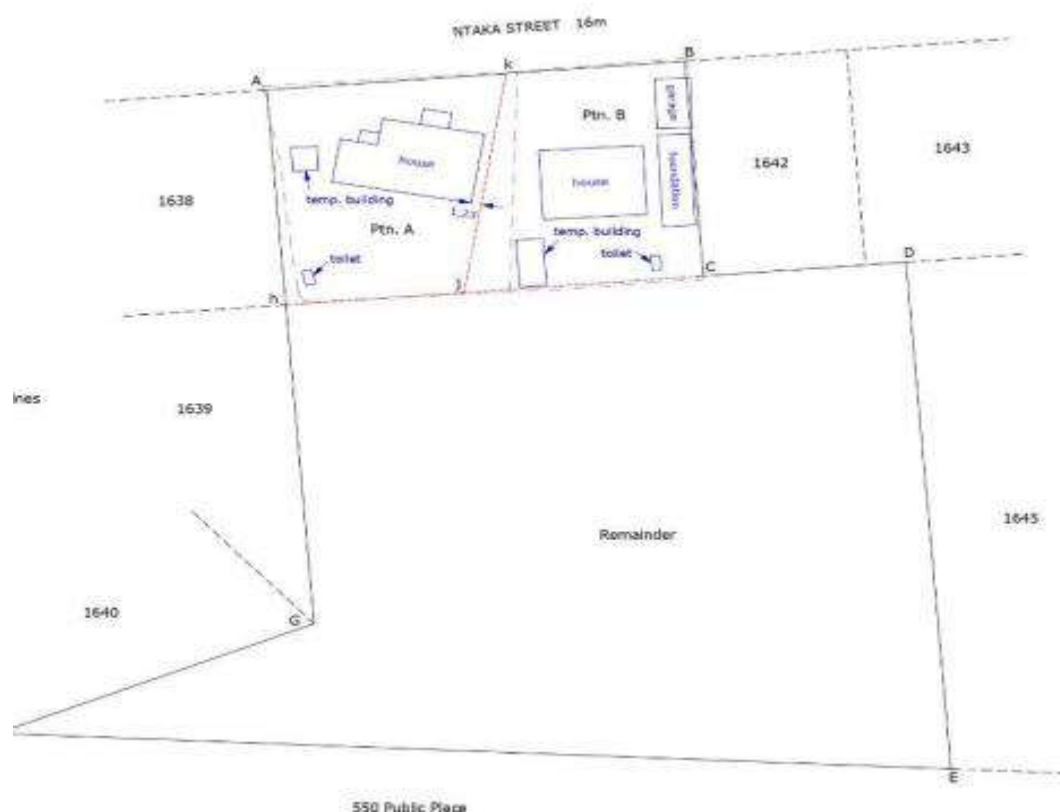
Note: resolution (e) above requires the George Municipality to cover all costs of subdivision. The Municipality's respective engineering departments imposed development charges as conditions of subdivision. The Human Settlements Department will need to discuss the payment of these DCs with their sister departments or submit an item to Council to exempt the paying these costs.

PART I: SUMMARY OF APPLICANTS MOTIVATION

Development Proposal

The applicant seeks to formalize the ownership of the two dwelling units located on Erf 1641 along Ntaka Street in Tyolora, thus requiring a subdivision of the erf into two portions (Portion A and Portion B) and a rezoning from Single Residential Zone III to Open Space Zone I on the remainder portion of the property as shown in the figures below.





- The property has been informally occupied for extended periods without any formal ownership of said occupants or land use rights recorded.
- The subdivision will create two residential portions (775m² per portion) corresponding to the existing dwellings, which will allow for potential transfer of ownership to qualifying occupants. The remainder of the erf, on which no development is foreseen, will be rezoned to Open Space Zone I (5 407m²).
- This open space area will form part of the existing natural corridor contributing to ecological preservation, stormwater management, and community green space.
- The two residential units on Erf 1641, Tyolora will be accessed via Ntaka Street, a local road that connects the property to the broader Thembaletu road network.
- The proposal complies with all the SPLUMA principles, viz. spatial justice, spatial sustainability, spatial efficiency, spatial resilience and good administration.
- The proposed development will fit in with the character of the area.

Municipal engineering services and access

- Erf 1641, Tyolora is located in an already developed and serviced residential area and the existing houses already have services.
- The subdivided properties will gain access via Ntaka Street.

Character of the Area and Streetscape

- The subdivision and rezoning application will not compromise the character or streetscape of the area.

Refer to the applicant's motivating memorandum as Annexure D.

PART J: SUMMARY OF PUBLIC PARTICIPATION

Methods of advertising				Date published	Closing date for objections
Press	Y	N	N/A	19 June 2025	20 July 2025
Gazette	Y	N	N/A		
Notices	Y	N	N/A	21 June 2025	21 July 2025

Website	Y	N	N/A	19 June 2025	20 July 2025
Ward councillor	Y	N	N/A	19 June 2025	20 July 2025
On-site display	Y	N	N/A	18 June 2025	20 July 2025
Community organisation(s)	Y	N	N/A	19 June 2025	20 July 2025
Public meeting	Y	N	N/A		
Third parties	Y	N			
Other	Y	N	If yes, specify		
Total valid objections	0				Total objections invalid and petitions 0
Valid petition(s)	Y	N	If yes, number of signatures	N/A	
Community organisation(s) response	Y	N	N/A	Ward councillor response	Y N N/A
Total letters of support	None				
Was the minimum requirement for public participation undertaken in accordance with relevant By-Law on Municipal Land Use Planning and any applicable Council Policy					Y N
<i>Please note that Erven 1828, 2194 and 1642 were unavailable when neighbours consents were being signed. Applicant left notices at these properties' home (photo proof provided) to notify them of the proposed application.</i>					
PART K: SUMMARY OF COMMENTS DURING PUBLIC PARTICIPATION					
No comments or objections were received.					
PART L: SUMMARY OF COMMENTS FROM INTERNAL DEPARTMENTS AND/OR ORGANS OF STATE COMMENTS					
Name of Department	Date		Summary of comments		
Civil Engineering Services	07/08/2025		In Order. DCs and Conditions attached		
Civil Engineering Services (traffic)	07/08/2025		In Order.		
Electrotechnical Services	24/06/2025		In Order. DCs and Conditions attached.		
Environmental Management	07/08/2025		In Order.		
Parks	07/08/2025		In Order. Application is supported. The applicant is responsible for any removal of alien vegetation on the property.		
PART M: MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)					
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA? (can be elaborated further below)					Y N
Is the proposal consistent with the principles referred to in Chapter VI of LUPA? (can be elaborated further below)					Y N
<u>(In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (Section 65 of the Planning By-Law)</u>					
The consistency of the application with the principles of SPLUMA and LUPA as read with Section 65 of the Planning By-Law was evaluated as follows:					

No	Evaluation checklist	Yes	No	N/A
	Section 65			
65(a)	Does the application submitted comply with the provisions of the Land Use Planning By-law for George Municipality, 2023?	X		
65(b)	Has the motivation submitted been considered?	X		
	Were the correct procedures followed in processing the application? (see land use application process checklist)	X		
	Was a condonation required and granted with regards to the process followed? (<i>see land use application process checklist</i>)			X
65(c)	Have the desirability guidelines as issued by the provincial minister to utilise land for the proposed land uses been considered? (<i>not yet applicable</i>)			X
65(d)	Have the comments received from the respondents, any organs of state and the provincial minister been considered? (<i>s. 45 of LUPA</i>)			X
65(e)	Have the comments received from the applicant been considered?			X
65(f)	Have investigations carried out in terms of other laws which are relevant to the application been considered?			X
65(g)	Was the application assessed by a registered town planner? (<i>see land use application process checklist</i>)	X		
65(h)	Has the impact of the proposed development on municipal engineering services been considered?	X		
65(i)	Is the application in line, consistent and/or compatible with the IDP of the Municipality?	X		
	Is the application in line, consistent and/or compatible with the Municipality's SDF?	X		
65(j)	Is the application in line, consistent and/or compatible with the IDP of the district Municipality including its SDF?			X
	Is the application in line, consistent and/or compatible with the district Municipality's SDF?			X
65(k)	Is the application in line, consistent and/or compatible with the applicable local SDF?			X
65(l)	Is the application in line, consistent and/or compatible with the applicable policies of the Municipality that guide decision making?			X
65(m)	Is the application in line, consistent and/or compatible with the provincial SDF?			X
65(n)	Is the application in line, consistent and/or compatible with the regional SDF (<i>SPLUMA</i>) or provincial regional SDF (<i>LUPA</i>)?	X		
65(o)	Is the application in line, consistent and/or compatible with the applicable policies, guidelines, standards, principles, norms, or criteria set by national and/or provincial government?			X
65(p)	Is the application in line, consistent and/or compatible with the matters referred to in Section 42 of SPLUMA?	X		
65(q)	Does the application comply with the requirements of Section 42(2) of SPLUMA, supported by the relevant environmental reports.	X		
65(r)	Is the application in line or consistent and/or compatible with the following principles as contained in Sections 7 of SPLUMA and 59 of LUPA:			
	1. The redress of spatial and other development imbalances of the past through improved access to, and use of land?	X		
	2. Address the inclusion of persons and areas previously excluded in the past, specifically informal settlements and areas characterised by wide-spread poverty and deprivation?	X		
	3. Enable the redress of access to land by disadvantaged communities and persons?	X		
	4. Support access to / facilitate the obtaining of security of tenure and/or incremental informal settlement upgrading?			X
	5. Has the potential impact of the development proposal on the value of the affected land /properties been considered?	X		
	6. Has the impact of the application on the existing rights of the surrounding owners been recognised?	X		
	7. Does the application promote spatially compact, resource frugal development form?	X		
	8. Can the development be accommodated within the existing fiscal (budget), institutional and administrative means of the Municipality? (<i>e.g. Infrastructure upgrades required – when, budgeted for, etc.</i>)	X		
	9. Has the protection of prime, unique, and/or high potential agricultural land been considered?			X

	10.	Is the application consistent with the land use measures applicable to / contained in environmental management instruments?	X		
	11.	Does the application promote and stimulate the equitable and effective functioning of land markets?	X		
	12.	Have all current and future costs to all parties for the provision of infrastructure and social services been considered?	X		
	13.	Does the application promote development that is sustainable, discourages urban sprawl, encourages residential densification, and promotes a more compact urban form?	X		
	14.	Will the development result in / promote the establishment of viable communities?	X		
	15.	Does the development strive to ensure that the basic needs of all the citizens are met in an affordable way?	X		
	16.	Will the development sustain and/or protect natural habitats, ecological corridors, and areas of high bio-diversity importance?	X		
	17.	Will the development sustain and/or protect provincial heritage and tourism resources?		X	
	18.	Will the development sustain and/or protect areas unsuitable for development including flood plains, steep slopes, wetlands, areas with a high-water table, and landscapes and features of cultural significance?	X		
	19.	Will the development sustain and/or protect the economic potential of the relevant area or region?	X		
	20.	Has provision been made in the development to mitigate against the potential impacts of climate change?			X
	21.	Does the development include measures to reduce consumption / conserve water and energy resources? (<i>renewable energy, energy saving, water saving, etc.</i>)			X
	*22	Does the development consider sea-level rise, flooding, storm surges, fire hazards?			X
	23	Does the development consider geological formations and topographical (soil and slope) conditions?	X		
	24.	Will the development discourage illegal land occupation – w.r.t. Informal land development practices?	X		
	25.	Benefits the long-term social, economic, and environmental priorities for the area (<i>sustained job opportunities, sustained income, integrated open space network, etc.</i>) over any short-term benefits (<i>job creation during construction, short term economic injection, etc.</i>)?			X
	26.	Contributes towards the optimal use of existing resources, infrastructure, agriculture, land, minerals, and/or facilities?	X		
	27.	Contributes towards social, economic, institutional, and physical integration aspects of land use planning?	X		
	28.	Promotes and supports the inter-relationships between rural and urban development?			X
	29.	Promotes the availability of employment and residential opportunities in close proximity to each other or the integration thereof?			X
	30.	Promotes the establishment of a diverse combination of land uses?	X		
	31.	Contributes towards the correction of distorted spatial patterns of settlements within the town / city / village?	X		
	32.	Contributes towards and / or promotes the creation of a quality and functional open spatial environment?	X		
	33.	Will the development allow the area or town to be more spatially resilient that can ensure a sustainable livelihood for the affected community most likely to be affected by economic and environmental shocks?	X		
65(s)		Is the application in line with the applicable provisions contained in the applicable zoning scheme regulations (By-law)? (e.g. Definitions, land use description and development parameters)	X		
*65(t)		Is the application in conflict with any restrictive condition applicable to the land concerned?		X	

Comments:

*1(s). The proposal complies with all the development parameters as prescribed in the Zoning Scheme.

Outcomes of investigations/applications i.t.o other laws

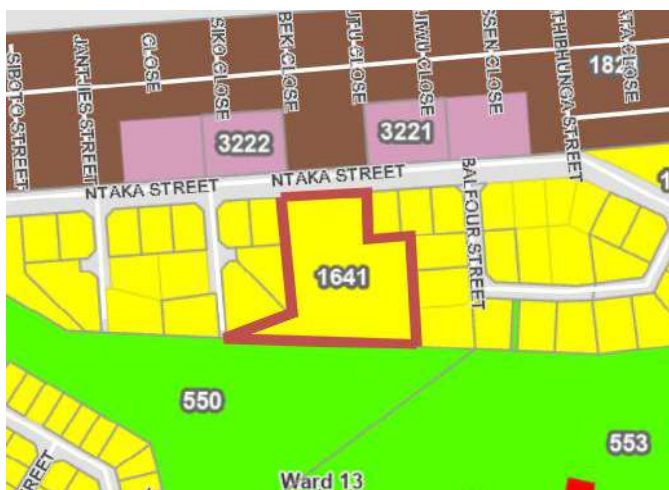
The proposal does not trigger any development activities listed in terms of the National Environmental Management Act (NEMA) or the National Heritage Resources Act (NHRA). Accordingly, no further environmental or heritage authorisations are required for this application.

The remainder portion located south of the property has been identified as a Critical Biodiversity Area (CBA 1) in terms of the Western Cape Biodiversity Spatial Plan. As such, no development may take place on this portion. The subdivision layout therefore retains this area as an open space, ensuring that its biodiversity value is protected and that the proposal does not conflict with environmental policy objective.

Existing and proposed zoning comparisons and considerations

The current zoning of the subject property according to the George Integrated Zoning Scheme By-Law is "Single Residential Zone III". Zoning particulars of surrounding properties include Single Residential Zone III, Community Zone II, Open Space Zone I and undetermined zone, as pictured in the figure below. Portions A and B's zoning will remain unchanged, and the remainder will be public open space which aligns with the zoning adjacent to the said site to the south.

The proposed zonings will not detract from the zonings in the surrounding area.



(In)consistency with the IDP/Various levels of SDF's/Applicable policies

Western Cape Provincial Spatial Development Framework (WCSDF)

The Western Cape Spatial Development Framework (WCSDF) guides growth and land use within the province and municipality. This framework emphasises the following key principles:

- **Urban Edge Management** – Growth should be contained within defined urban edges to protect agricultural land, sensitive environmental areas, and open space.
- **Infill and Redevelopment** – Priority is given to the efficient use of existing serviced land through infill development and the redevelopment of under-utilised areas.
- **Compact Urban Form** – New development should support higher residential densities in well-located areas to optimise service delivery, reduce urban sprawl, and improve access to amenities and public transport.
- **Integration and Accessibility** – Development should promote integration within existing communities and improve accessibility to social, economic, and transport infrastructure.

The proposed rezoning and subdivision are consistent with guidelines set in the WCSDF as it formalises existing dwellings, creates clearly defined residential portions, and promotes a compact, well-integrated urban form within the existing settlement footprint. The existing municipal services are utilised and infrastructure, thus eliminating the need for new service extensions.

George Municipal Spatial Development Framework (MSDF) (2023)

- The MSDF actively supports and prioritizes the upgrading and formalization of tenure.
- The MSDF emphasizes the importance of formalizing land tenure to enhance security and promote sustainable development. The proposed subdivision of Erf 1641 would facilitate the legal transfer of property to qualifying long-term occupants, thereby formalizing their tenure and aligning with the GMSDF's objectives.

- The MSDF serves as the spatial representation of the municipality's IDP, which outlines long-term development goals. The subdivision supports these goals by addressing housing needs, promoting social equity, and ensuring that development is inclusive and sustainable.
- Policy theme **C2.1: PG a)**: states that the growth of urban settlements in George needs to be managed to ensure the optimum and effective use of existing infrastructure and resources and in return secure the Municipality's fiscal sustainability and resilience while preventing further loss of natural assets.
- The subject property is situated in a residential area where erven typically range between 630m² and 850m². The proposed subdivision, limited to the residential portion of the property, will create two erven of approximately 750m² each, consistent with the cadastral character of the area
- The subdivision will allow for individual property ownership while also supporting ecological preservation, effective stormwater management, and the enhancement of community green space.

Thembaletu Precinct Plan (LSDF) (2015)

- The Thembaletu Precinct Plan promotes densification along key internal streets such as Bellair Street, which feeds into Nelson Mandela Boulevard.
- Bellair Street falls within a densification and secondary activity corridor in the Thembaletu Precinct Plan, thus the subject property is located inside a planned intensification corridor.
- The Thembaletu Precinct Plan calls for infill development on under-utilised land and increased densities.
- Smaller subdivided portions enable formal housing and reduce the spread of informal settlements, which aligns with the precinct plan.
- It can be concluded that the proposed development is consistent with the Thembaletu Precinct Plans objectives for the area. The proposed development will not have a detrimental impact on the natural environment or the character of the area.

The need and desirability of the proposal

The need and desirability for the proposed development have been considered in terms of the following factors:

	General considerations	Y	N	N/A
1	Will the natural environment and/or open space systems be negatively affected?		X	
2	Will application result in trees/indigenous vegetation being removed on site or in the road reserve?		X	
3	Does the application have any negative impact on heritage resources?		X	
4	Will the character of the surrounding area be negatively affected?		X	
5	Will the architectural character of the streetscape be negatively affected?		X	
6	Will there be any negative impact on vehicle traffic and pedestrian safety?		X	
7	Will there be a negative impact on traffic movement / vehicle sight distances?		X	
8	Are there adequate on-site parking / loading facilities provided?	X		
9	Is there adequate vehicle access / egress to the property?	X		
10	Will the application result in overshadowing onto neighbours' properties?		X	
11	Will the neighbours' amenity to privacy / enjoyment of their property / views / sunlight be negatively affected?		X	
12	Will the proposal have a negative impact on scenic vistas or intrude on the skyline?		X	
13	Will the intended land use have a negative impact on adjoining uses?		X	

14	Will the land use pose a potential danger to life or property in terms of fire risks, air pollution or smells or compromise a person's right to a safe and secure environment?		X	
15	Will the application result in a nuisance, noise nuisance, and disturbance to neighbours?		X	
16	Will there be a negative impact on property values?		X	
17	Will adequate open space and/or recreational space be provided (for residential developments)?			X
18	Will approval of the application set a precedent?		X	

PART N: SUMMARY OF EVALUATION**a) Application overview**

- Rezoning and subdivision of the property to create 2x residential- and 1x open space erven.

b) Legislative Context

- The proposal is in line with National and Provincial legislation and in line with the guidelines and principles as set in the MSDP and the Thembaletu LSDP.
- The proposal actively supports and prioritizes the upgrading and formalization of tenure while also supporting ecological preservation, effective stormwater management, and the enhancement of community green space.

c) Character of the area

- The proposal aligns with the character of the area, as the subdivided portions are consistent with prevailing property sizes, while the proposed open space will connect to the existing open space and strengthen the broader open space network in Thembaletu.
- The proposal will not have a negative impact on neighbouring property owners' rights and amenity in terms of views, privacy and overshadowing.

d) Engineering services

- Both houses, located on the 2 respective residential erven are already connected to municipal engineering services.
- Accesses are existing and will remain unchanged.

e) Conclusion

The proposed subdivision and rezoning of the Remainder of Erf 1641, Tyolora, represents a strategic intervention that supports spatial transformation, tenure security, and sustainable community development. The subdivision will enable the formalization of long-term residential occupation, facilitating the potential transfer of ownership to qualifying occupants and addressing a historical lack of legal tenure.

Thus, on the balance of all considerations, the proposal submitted cannot be considered to be undesirable as contemplated in Section 65 of the Land Use Planning Bylaw, 2023 and is therefore **SUPPORTED**.

PART O: RECOMMENDATION

That the following applications applicable to Erf 1641, Tyolora for:

1. Rezoning in terms of Section 15(2)(a) of the Land Use Planning By-Law for George Municipality, 2023 of Erf 1641, Tyolora from Single Residential Zone III to a Subdivisional Area comprising of 2x Single Residential Zone III erven and 1x Open Space Zone I erf; and
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 of the Subdivisional Area on Erf 1641, Tyolora into:
 - (a) Portion A (approx. 775m²): Single Residential Zone III;
 - (b) Portion B (approx. 775m²): Single Residential Zone III; and
 - (c) Remainder of Erf 1641, Tyolora (approx. 5 407m²): Open Space Zone I;

BE APPROVED in terms of Section 60 of said By-law for the following reasons:

REASONS FOR DECISION

- (i) The proposal will not have a negative impact on the surrounding built environment, neighbours' rights and amenities in terms of views, privacy and overshadowing.
- (ii) The proposal will support and prioritize the upgrading and formalization of tenure.
- (iii) The proposal will not have an adverse impact on the streetscape or natural environment.
- (iv) The proposal aligns with the immediate character of the surrounding area.
- (v) The proposal is consistent with the spatial planning development objectives and guidelines.
- (vi) No negative comments or objections were received.

Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023 the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the rezoning and subdivision applications as applied for and as indicated on the zoning and subdivision plan, plan no TUE1641-SP drawn by Bailey & LeRoux attached hereto as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. The subdivision approval will only be regarded as implemented on the submission of the approved SG Diagrams by the Surveyor General as well as the registration of at least one portion in terms of the Deeds Registries Act.

Notes:

- (a) *As-built building plans must be submitted for approval on the respective erven in accordance with the National Building Regulations.*
- (b) *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- (c) *All illegal structures/uses not on building plans must be demolished/converted and the fence of the property to be realigned with the property's correct cadastral boundary.*
- (d) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:

4. The conditions imposed by the Directorate Civil Engineering Services are attached as '**Annexure B**' dated 07/08/2025, must be adhered to.
5. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

The amounts of the development contributions are reflected on the attached calculation sheet dated 07/06/2025 and are as follows:

Roads: R7 459.20

Sewer: -

Water: -

Total: R 7 459.20 (Excluding VAT)

5. The total amount of the development charges of **R7 459.20** (excluding VAT) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.

6. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 4 above, which may lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval

Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. The Human Settlements Department will need to discuss the payment of these DCs with their sister departments or submit an item to Council to exempt the paying these costs.

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES:

7. The conditions imposed by the Directorate Electrotechnical Services are attached as '**Annexure C**' dated 07/08/2025, be adhered to.
8. As stipulated in the attached conditions imposed by the Directorate Electrotechnical Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:

The amounts of the development contributions are reflected on the attached calculation sheet dated 24/06/2025 and are as follows:




Electricity: R11 522.33 (excluding VAT)

9. The total amount of the development charges of **R11 522.33** (excluding VAT) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
10. Any amendments or additions to the approved development parameters which may lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. The Human Settlements Department will need to discuss the payment of these DCs with their sister departments or submit an item to Council to exempt the paying these costs.

PART R: ANNEXURES

Annexure A	Rezoning and Subdivision Plan
Annexure B	CES Development Charges
Annexure C	ETS Development Charges
Annexure D	Motivational Report
Annexure E	Pre Application
Annexure F	Title Deed
Annexure G	Council Resolution


 <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> L. MAHLABA (C/8385/2017) TOWN PLANNING INTERN	02 /09/2025 <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> DATE
RECOMMENDED / NOT RECOMMENDED <div style="height: 100px; position: relative;">  </div>	
<hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> ILANÉ HUYSER (A/1644/2013) SENIOR TOWN PLANNER	<hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> 05/09/2025 <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> DATE
RECOMMENDED / NOT RECOMMENDED <div style="height: 100px; position: relative;">  </div>	
<hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> CLINTON PETERSEN (B/8336/2016) SENIOR MANAGER: TOWN PLANNING	<hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> 14.09.2025 <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> DATE

REZONING AND SUBDIVISION APPLICABLE TO ERF 1641, TYOLORA (L.MAHLABA)**PAJA**

NO	PROCESS CHECK	YES	NO	N/A
1.	Has this application been assessed/ evaluated by a registered town planner as required in terms of section 65 of the by-law?	X		
2.	Was the report submitted by the town planner a fair and objective reflection of the relevant information available and have all relevant information been attached to the report?	X		
3.	Did the town planner exercise due diligence in evaluating the application, is the report balanced (does not show any unfair prejudice) and were the conclusions reached reasonable and rationally linked to the relevant information available?	X		
4.	Was the town planner empowered in terms of the municipality's system of delegations to evaluate the application?	X		
5.	Was the decision maker empowered in terms of the municipality's system of delegations to decide on the application?	X		
6.	Was adequate information available for the decision maker to make a fair, reasonable and objective decision on the application?	X		
7.	If not, can it be demonstrated that the necessary attempts were made to obtain this information before the decision was taken?			X
8.	Was all the available information which impacts on the application made available to the decision maker?	X		
9.	Was all relevant information taken into account when making the decision?	X		
10.	Was all irrelevant information noted in the town planners report and reasons given as to why it should be disregarded when making the decision stated in the report?			X
11.	Was the town planner's evaluation, to the best of the decision makers knowledge, potentially influenced by an error of law?		X	
12.	Is the decision taken logical, clear, concise, and fair?	X		
13.	Can the decision be justified – i.e. rationally and reasonably linked to the information provided (critical information available) and relevant facts contained in the report?	X		

14.	Were written reasons given for the decision taken?	X		
15.	Can these reasons be reasonably and rationally linked to the relevant facts and the decision taken?	X		
16.	Were conditions of approval imposed with the decision?	X		
17.	Can these conditions be lawfully imposed as contemplated by Section 66 of the by-law?	X		
18.	Are these conditions fair and can they be reasonably and rationally linked to the development proposal submitted, the relevant facts contained in the town planners report, the decision taken and the reasons for such decision?	X		

~~APPROVED IN PART AS RECOMMENDED/ REFUSED/ REFER BACK TO APPLICANT/ REFER TO TRIBUNAL~~



D. POWER (A/1973/2014)
DEPUTY DIRECTOR: DEVELOPMENT AND ENVIRONMENTAL PLANNING/ AUTHORISED OFFICIAL

06 OCTOBER 2025
DATE

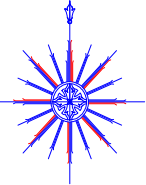
Annexure A

AREA SCHEDULE: (square metres)	
Ptn. No.	Area
Ptn. A (A k j h)	775
Ptn. B (k B C j)	775
Remainder (h D E F G)	5407

Zoning
Portion A - Single Residential Zone III
Portion B- Single Residential Zone III
Remainder - Open Space Zone I

SKETCH PLAN
ERF 1641
TYOLORA

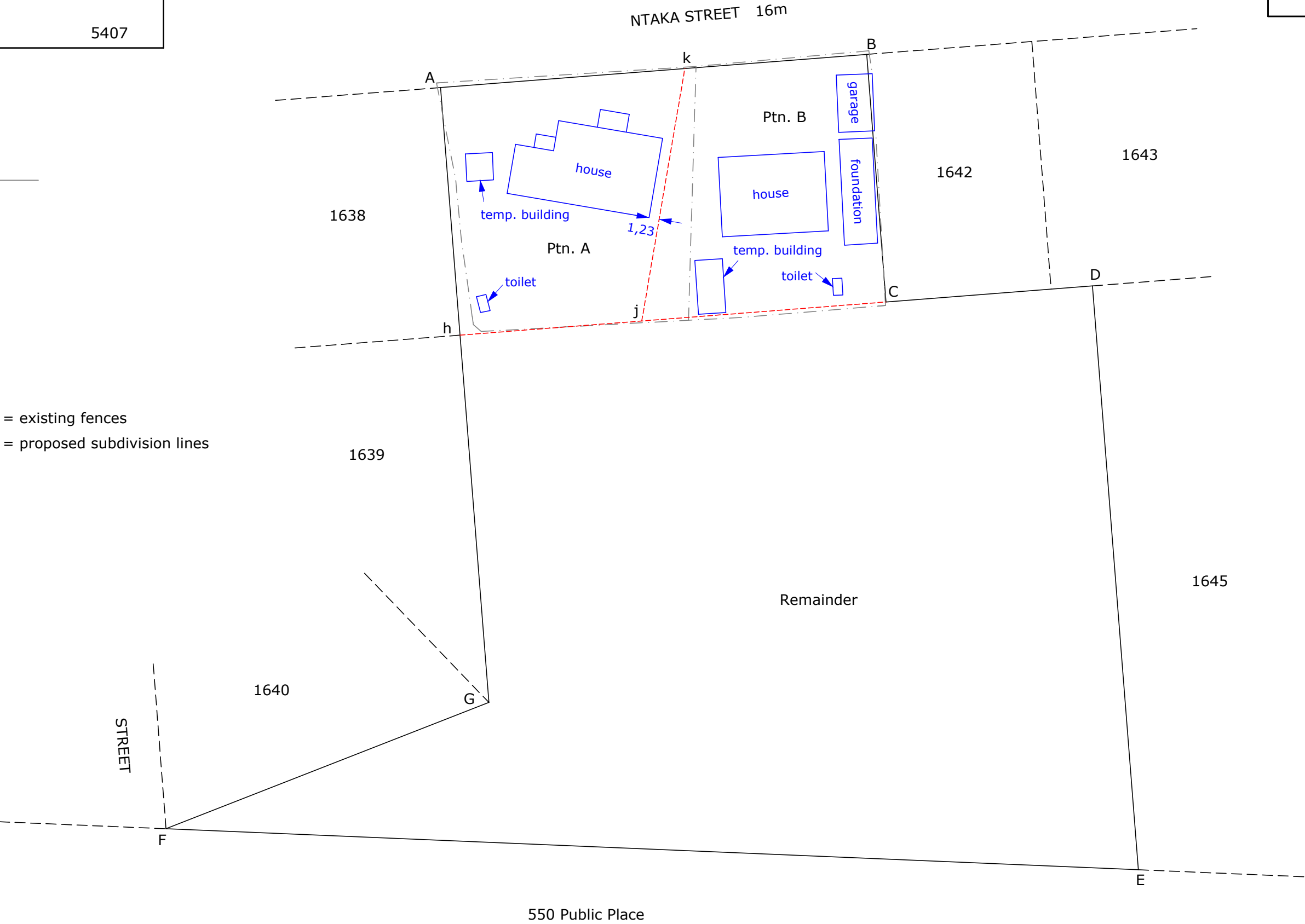
SCALE 1:500 PLAN No. TUE1641-SP




BAILEY & LE ROUX
Professional Land Surveyors
88 Meade Street, P O Box 9583
GEORGE 6530, Tel (044) 8745315



--- = existing fences
- - - = proposed subdivision lines



Annexure B

GEORGE DC CALCULATION MODEL		Version 1.00	31 August 2021
For Internal information use only (Not to publish)			
	Erf Number *	1641	
	Allotment area *	Thembaletu	
	Water & Sewer System *	George System	
	Road network *	Thembaletu	
	Developer/Owner *	George Municipality	
	Erf Size (ha) *	6 957,00	
	Date (YYYY/MM/DD) *	2025-06-07	
	Current Financial Year	2024/2025	
Collaborator Application Reference		3696511	

Application:

Rezoning & Subdivision

Service applicable	Description
Roads	Service available, access via Ntaka Street (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

Conditions

General conditions

- The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - The amounts of the development charges are reflected on the attached calculation sheet dated 07/06/2025 and are as follows:

Roads:	R	7 459,20	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	7 459,20	Total Excluding VAT
 - The total amount of the development charges of R7 459,20 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R7 459,20 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 14 Note, the developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
- 15 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 16 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 17 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 18 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 19 The association shall see to it that the officials and contractors of the Municipality shall at all times have access to any portion of the development that may otherwise not be generally accessible to the general public due to security measures, including guarded entrances, electronic gates or booms. For the avoidance of doubt, it is agreed that this requirement relates to the Municipality's emergency services, entry for normal maintenance and replacement, meter reading and inspection and refuse removal. If access to the development is denied to the Municipality or a contractor appointed by the Municipality, the developer and the association will jointly and severally be liable for the full cost of the municipal infrastructure repairs and any damages the Municipality may suffer as a result thereof and will be billed for any water losses or loss in electrical sales from the system.
- 20 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 21 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 22 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 23 Municipal water is provided for potable use only. No irrigation water will be provided.
- 24 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 25 The developer / erf owner is to apply to the George Municipality for the installation of an individual erf water meter prior to any building work commencing on an erf.
- 26 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 27 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 28 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 29 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 30 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 31 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 32 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 33 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
- 34 Site access to conform to the George Integrated Zoning Scheme 2023.


Signed on behalf of Dept: CES

07 Jun 25

CES Development Charges Calculator				Version 3.02 (Mar 2024)				
<div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <small>GM 2023 Development Charges policy</small> </div> <div style="text-align: center;"> <small>GM 2023 Integrated Zoning Scheme By-law</small> </div> <div style="text-align: center;"> <small>GM 2024/25 Tariffs</small> </div> <div style="text-align: center;"> <small>Civil Engineering Service</small> </div> <div style="text-align: center;"> <small>Electro-Technical Service</small> </div> </div>				<div style="display: flex; justify-content: space-between;"> <div> Erf Number * 1641 Allotment area * Thembaletu Water & Sewer System * George System Road network * Thembaletu Developer/Owner * George Municipality Erf Size (ha) * 6 957,00 Date (YYYY/MM/DD) * 2025-06-07 Current Financial Year 2024/2025 Collaborator Application Reference 3696511 </div> </div>				
Code	Land Use	Unit	Total Existing Right		Total New Right			
RESIDENTIAL			Units		Units			
	Residential housing (500-1 000m²) Erf	Unit					2	
	Residential housing (>2 000m²) Erf	Unit		1				
	Second/Additional Dwelling (>200 m²) unit	unit		1				
GENERAL BUSINESS			m² Erf	FAR	m² GLA	m² Erf	FAR	m² GLA
Is the development located within Public Transport (PT1) zone?			Please select Yes					
Calculation of bulk engineering services component of Development Charge								
Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total		
	trips/day	1,19	R 5 967,36	R 7 086,24	R 1 062,94	R 8 149,18		
	trips/day	0,06	R 5 967,36	R 372,96	R 55,94	R 428,90		
	kl/day	0,00	R 44 760,00	R 0,00	R 0,00	R 0,00		
	kl/day	0,00	R 45 340,00	R 0,00	R 0,00	R 0,00		
Total bulk engineering services component of Development Charge payable				R 7 459,20	R 1 118,88	R 8 578,08		
Link engineering services component of Development Charge								
Total Development Charge Payable								
City of George <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> Calculated (CES): Signature : _____ Date : </div> <div> JM Fivaz June 7, 2025 </div> </div>								
NOTES : <div style="margin-left: 20px;"> 1. In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month 2. Please note the calculation above only serves as a pro-forma calculation. Once confirmation of the calculation is received, a VAT invoice can be requested from the Municipal Finance department. In this regard, you can contact Werner Joubert on email at wjoubert@george.gov.za or telephone on 044 801 1333 </div>								
Departmental Notes:								

For the internal use of Finance only

Service	Financial code/Key number	Total
Roads	20220703048977	R 8 149,18
Public Transport		R 428,90
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 0,00
		R 8 578,08

Annexure C

GEORGE ELECTRICITY DC CALCULATION MODEL		Version 1.00	2024/06/10
For Internal information use only (Not to publish)			



Erf Number * 1641
 Allotment area * Thembaletu/Tyolora
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * George Municipality
 Erf Size (ha) * 0,7
 Date (YYYY/MM/DD) * 24 06 2025
 Current Financial Year 2024/2025
 Collaborator Application Reference 3696511

Application:

Development Charges

Comments:

0

Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)


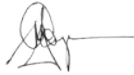
Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
2	The amounts of the development contributions are reflected on the attached calculation sheet dated 24/06/2025 and are as follows: Electricity: R 11 522,33 Excluding VAT
3	The total amount of the development charges of R11 522, Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
4	Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
5	As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R11 522, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	Any, and all, costs directly related to the development remain the developers' responsibility.
8	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
9	Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)
10	Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
11	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
12	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
13	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
14	Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
15	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
16	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
17	The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
18	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
Electro Technical	
19	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
20	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
21	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.

22	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
23	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
24	Installation of ripple relays are compulsory for all geysers with electrical elements.



Singed on behalf of Dept: ETS

24 Jun 25

Development Charges Calculator				Version 1.00		2024/06/10	
				Erf Number	1641		
				Allotment area	Thembaletu/Tyolora		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	George Municipality		
				Erf Size (ha)	0,7		
				Date (YYYY/MM/DD)	2025-06-24		
				Current Financial Year	2024/2025		
				Collaborator Application Reference	3696511		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL			Units	Units	Units		
	Single Res > 1000m² Erf (Upmarket)	unit	1			1	
	Single Res > 650m² Erf (Normal)	unit				2	
	Single Res > 350m² Erf (Small)	unit	2				
OTHERS			kVA		kVA		
Is the development located within Public Transport (PT1) zone?			Please select Yes				
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	13,00	14,45	R 7 974,49	R 11 522,33	R 1 728,35	R 13 250,68
Total bulk engineering services component of Development Charge payable					R 11 522,33	R 1 728,35	R 13 250,68
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS): 							
Signature : _____							
Date : June 24, 2025							
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes:							

For the internal use of Finance only

Service	Financial code\Key number	Total
Electricity	20160623 021336	R 13 250,68
		R 13 250,68

Annexure D

PROPOSED SUBDIVISION AND REZONING ON: ERF 1641, TYLORA

NTAKA STREET, THEMBALETHU



MPILENHLE NGCOBO (C/9806/2024)

HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

GEORGE MUNICIPALITY

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ANNEXURES

1. Deed Search
2. Surveyor General Diagram
3. Locality Plan
4. Subdivisional Layout Plan

1.) INTRODUCTION

1.1) Background

Erf 1641 Tyolora, measuring approximately 6957m², is one of the erven included in an older zoning scheme within the Tyolora area. Erf 1641 has remained unsubdivided and continues to be used for residential purposes, despite the lack of formal ownership arrangements.

On 30 April 2010, Erf 1641 was officially transferred from the Provincial Government: Western Cape to the George Municipality. Since then, the property has remained registered in the name of George Municipality. There is no record of a Deed of Sale or any formal transfer of ownership to the current occupants. Despite long-term occupation, no legal subdivision or transfer of individual portions has been undertaken to enable formal ownership by the residents.

Investigations reveal that the property contains two main dwelling units, each occupied by individuals who have been residing on the property for more than two decades. Due to the absence of legal subdivision and formalized tenure, the current occupants have no formal ownership rights. Formal subdivision of Erf 1641 will be necessary to facilitate the potential transfer of ownership to qualifying long-term occupants.



Figure 1: Detailed view of the subject property

1.2 Title Deed

The subject property is registered in the name of George Municipality according to the copy of the Deed Search attached as **Annexure 1**. The property measures 5.0052 ha in extent. The accompanying SG diagram is attached as **Annexure 2**. There are no title deed restrictions prohibiting the proposed application.

1.3 Land Use Application

This land use application entails the following:

1. **Rezoning** of Erf 1641, Tyolora in terms of Section 15(2)(a) of the said by-law from Single Residential Zone III to Subdivisional Area.
2. **Subdivision** of Erf 1641, Tyolora in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 into three portions as shown on the attached Plan no. TUE1641-SP;
 - 2.1 Portion A (775m²) Single Residential Zone III
 - 2.2 Portion B (775m²) Single Residential Zone III
 - 2.3 Remainder of Erf 1641, Tyolora (5 407m²) Open Space Zone I

2. CONTEXTUAL INFORMATION

2.1 The Locality of the Subject Property

Erf 1641, Tyolora is situated in the vibrant township of Thembaletu, George, offering convenient access to essential amenities and transport routes. Located near the N2 highway, it provides seamless connectivity to the broader George area and surrounding towns. Figure 2 on the following page/below illustrates the subject property in relation to other surrounding properties and the rest of the George Area. For a more detailed view, please refer to figure 3 and the locality plan attached hereto as Annexure 3.



Figure 2: The location of the subject property in relation to surrounding land uses



Figure 3: Detailed view of subject property and immediate surrounding land uses

2.2 Existing Land Uses and Character of the Area

The subject property currently contains two main dwellings as shown in figure 4. Opposite the street, mainly community developments can be found as can be seen in figures 5 and 6. The application for the proposed subdivision and rezoning would maintain the character or streetscape of the area as it incorporates the current uses and only formalises the existing developments. The subdivision and rezoning application on the property will, therefore, not compromise the character or streetscape of the area.



Figure 4: Existing main dwellings



Figure 5: Character of the area (towards Africa Skills)



Figure 6: Character of the area (towards Thembaletu Mall)

2.3 Zoning

As can be seen in figure 7 on the following page, the current zoning of the subject property according to the George Integrated Zoning Scheme By-Law is “*Single Residential Zone III*”. Zoning particulars of surrounding properties include Single Residential Zone III, Community Zone II, Open Space Zone I and undetermined zoning. The zoning scheme sets out specific parameters relevant to the proposed subdivision and rezoning, of which all parameters are met.



Figure 7: An illustration of the zoning for Erf 1641, Tyolora demarcated with red.

3. DEVELOPMENT PROPOSAL

3.1 Development proposal

This proposal seeks to initiate the subdivision of Erf 1641, Tyolora (6957m²), currently registered in the name of George Municipality, to formalize existing residential use and align land use with the spatial development goals of the area. The property has been informally occupied for extended periods—approximately 30 years by Mr. Xolani Nkomipela and 21 years by Mrs. Nomute Mvo—without any formal ownership or land use rights recorded. Given the long-term occupation and investment by these individuals, there is a clear need to subdivide the land to regularize tenure. Figure 8 below shows the subdivisional layout plan.

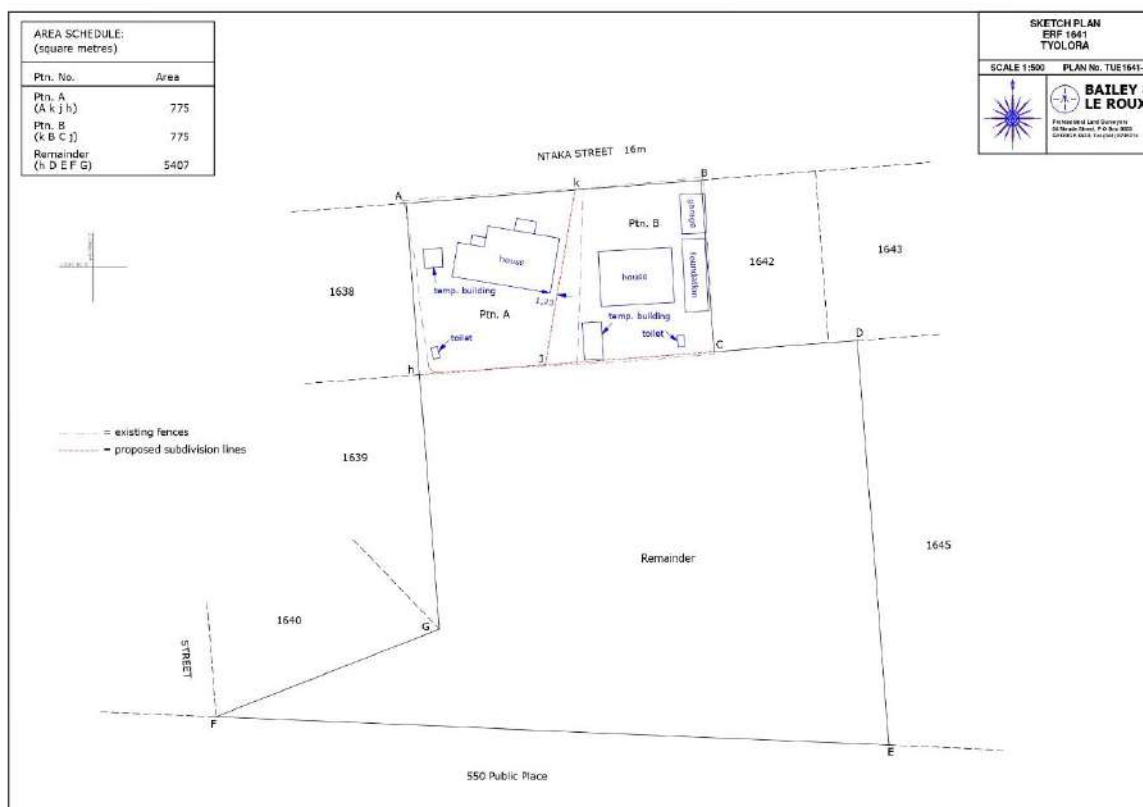


Figure 8: Subdivisional Layout Plan

The subdivision will create two residential portions corresponding to the existing dwellings, which will allow for potential transfer of ownership to qualifying occupants or their nominated heirs. The remainder of the erf, on which no development is foreseen, will be rezoned to Open Space Zone I. This area will form part of the existing natural corridor contributing to ecological preservation, stormwater management, and community green space. This approach balances the need for formal housing security with sustainable land use planning.

3.2 Accessibility

The two existing dwelling units on Erf 1641, Tyolora, currently obtain direct access via Ntaka Street, a local road that connects the property to the broader Thembaletu road network. This access route ensures that the residents are well-connected to nearby amenities, including schools, public transport routes, and Thembaletu Mall. The property's close proximity to the N2 highway further enhances regional accessibility, linking it efficiently to central George and surrounding areas. The established access via Ntaka Street will be maintained in the proposed subdivision, ensuring continuity of use and

minimal disruption to current occupants. Figure 9 below illustrates the existing dwellings' individual accesses via Ntaka Street.



Figure 9: Existing accesses to Erf 1641, Tyolora

3.3 Engineering Services

The property is located in an already developed and serviced area thus, all services are in place.

3.3.1 Electrical

There are existing service connections on the site and in the surrounding area to support the proposed development.

3.3.2 Water and Sewage

There are existing service connections on the site and in the surrounding area to support the proposed development.

4. RELEVANT SPATIAL PLANNING POLICIES

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

4.1 George Municipal Spatial Development Framework (GMSDF) (2023)

This spatial document does not specifically address the subject property, however the Municipal Spatial Development Framework 2023, for the period May 2023 to May 2027, guides spatial growth and development in George. The MSDF provides clarity in respect of the manner in which land-use, development, and investment will be supported to build a spatial form which facilitates the vision and strategic objectives of the Municipality.

Building on the George Municipality's IDP vision of **"A city for a sustainable future"** the supporting Spatial Planning Vision to guide the George MSDF remains to **"Develop George as a resilient regional development anchor of excellence for prosperity, inclusive-and smart growth"**. The MSDF informs land development and service provision decisions made by the municipal departments and decision makers in other tiers of government but does not confer, or take away, land use rights. The purpose of the MSDF, as set out in the Spatial Planning & Land Use Management Act (2013) (SPLUMA), is to:

- Interpret and represent the spatial development vision of the municipality.
- Guide planning and development decisions across all sectors of government and specifically the municipality and provincial government in its spatial planning and land use management decisions.
- Contribute to a coherent, planned approach to spatial development across the spheres of government.
- Provide clear and accessible information to the public and private sector and provide direction for investment purposes.
- Include previously disadvantaged areas, rural areas, informal settlements, slums and landholdings of state-owned enterprises and government agencies and address their inclusion and integration into the spatial, economic, social, and environmental objectives of the relevant sphere.
- Address historic spatial imbalances in development
- Identify the long-term risks of spatial patterns of growth and development and the policies and strategies necessary to mitigate those risks.

-
- Provide direction for strategic developments, infrastructure investment, promote efficient, sustainable, and planned investments by all sectors and indicate priority areas for investment inland development.
 - Promote a rational and predictable land development environment to create trust and stimulate investment.
 - Assist in integrating, coordinating, aligning, and expressing development policies and plans emanating from the various sectors of the spheres of government as they apply within the municipal area, specifically as it relates to environmental management, and
 - Outline specific arrangements for prioritising, mobilizing, sequencing, and implementing public and private infrastructural and land development investment in the priority spatial structuring areas identified. (SPLUMA, 2013).
 - Provide residential ownership
 - Protecting sensitive environmental area by means of rezoning.

The nature of this land use application only partially affects the principles of the GMSDF. Only the most relevant aspects are addressed below.

1. Promotion of Formal Tenure and Ownership

The GMSDF emphasizes the importance of formalizing land tenure to enhance security and promote sustainable development. The proposed subdivision of Erf 1641 would facilitate the legal transfer of property to qualifying long-term occupants, thereby formalizing their tenure and aligning with the GMSDF's objectives.

2. Alignment with Integrated Development Plan (IDP) Goals

The GMSDF serves as the spatial representation of the municipality's IDP, which outlines long-term development goals. The subdivision supports these goals by addressing housing needs, promoting social equity, and ensuring that development is inclusive and sustainable.

3. Alignment with the Hierarchy of Open Space and Green Infrastructure

The GMSDF outlines a vision for a network of open spaces across George Municipality that serve ecological, recreational, and social functions. Rezoning the remainder of Erf 1641 to Open Space I:

- Contributes to the local open space system.
- Enhances biodiversity and drainage capacity in urban settings.
- Aligns with objectives to maintain green buffers.

4. Sustainable Settlement Development and Densification Principles

While the GMSDF supports infill development and densification, it also stresses balancing density with access to open space. The proposed rezoning:

- Ensures that the formalization of residential plots does not come at the expense of community well-being.
- Provides shared, non-commercialized land for communal use, particularly important in dense, lower-income areas.

5. SATUTORY FRAMEWORK

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. Set out 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 only partially affects the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Only the most 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 SDF's and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *“The proposed subdivision and rezoning of Erf 1641 Tyolora promotes spatial justice by formalizing long-standing informal occupation and enabling secure tenure for historically disadvantaged residents who have lived on the land for decades without legal recognition.”*

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.*

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.*

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 and is in line with the prospects of the SDF. 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 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 follow due process in an efficient manner. 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

As there are no significant public interests currently vested in this site, the proposed subdivision and rezoning will have little impact on such interests. The site is already used for the current lands uses; the application entails the formalisation of the application. The proposed development will adhere to all relevant frameworks and parameters to ensure that surrounding properties are minimally influenced, should development occur.

5.1.3 Environmental Legislation

As the site falls within the urban edge, an already serviced area that is not utilised for any agricultural purposes and no relevant vegetation such as existing trees or critical biodiversity exists, 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 sets 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. Spatial resilience and - justice have very few associations with this application. The principles of sustainability, efficiency and good administration all have relative bearing with regards to this application and have been included in the framework analysis under subsection 5.1.1.

5.2.1 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.”

In view of the nature of this land use application and its location within George, this proposal **complies with** the GSDF.

5.2.2 Need and Desirability

The concept of “desirability” in the land use planning context may be defined as the degree of acceptability of a proposed land use development. This section expresses the desirability of the proposed consent use 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.

6. CONCLUSION

The proposed subdivision and rezoning of the Remainder of Erf 1641, Tyolora, represent a strategic intervention that supports spatial transformation, tenure security, and sustainable community development. The subdivision will enable the formalization of long-term residential occupation, facilitating the potential transfer of ownership to qualifying occupants and addressing a historical lack of legal tenure.

Considering the above, the application is considered to be desirable, appropriate, and in the public interest, and it is therefore recommended for approval.

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **3695784**

Purpose of consultation: **To discuss application**

Brief proposal: **Proposed Subdivision and Rezoning**

Property(ies) description: **Erf 1641, Tyolora**

Date: **14 May 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Municipality	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Municipality	044 801 9477	fvava@george.gov.za
Pre-applicant	M. Ngcobo	George Municipality	044 801 9234	mngcobo@george.gov.za

Documentation provided for discussion:

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

Deed Search

Subdivisional Layout Plan

Locality Plan

SG Diagram

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

YES

NO

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

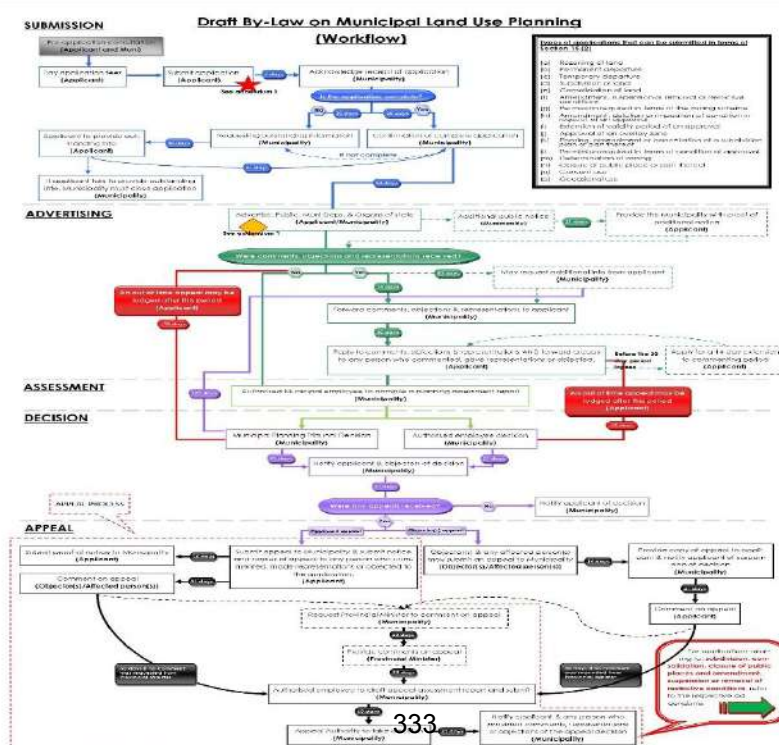
Comprehensive overview of proposal:

Erf 1641, Tyolora, is a 6,957m² property situated within an older zoning scheme in the Tyolora area. Though officially transferred from the Western Cape Provincial Government to the George Municipality on 30 April 2010, the property has remained unsubdivided and is still municipally owned. The land has been used for residential purposes for over two decades by long-term occupants, despite the absence of any formal ownership arrangements, title deeds, or subdivision of the land.

Current investigations show that two main dwelling units exist on the erf, each inhabited by individuals with longstanding occupation. However, no legal mechanism has been implemented to enable these residents to claim ownership. The proposed land use application seeks to formalize the subdivision of Erf 1641, which is a necessary step toward enabling legal tenure and potential transfer of ownership to qualifying long-term occupants. The remainder will be rezoned to Open Space Zone I to form part of the existing natural corridor.

PART B: APPLICATION PROCESS

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



PART C: QUESTIONNAIRES
SECTION A:
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

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

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

SECTION B:
PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	✓			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		✓		
Any other Municipal by-law that may be relevant to application? (If yes, specify)		✓		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme, 2023 What is the proposed zoning of the property? Single Rez III and Open Space Zone I Are additional applications required to deviate from the zoning scheme? (if yes, specify) No				
QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	✓			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		✓		

SECTION C:
CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		✓		Western Cape Provincial

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
				Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		✓		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		✓		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (striketrough irrelevant)		✓		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		✓		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		✓		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		✓		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		✓		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		✓		Eskom

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal affect any Telkom owned land and/or servitudes?		✓		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		✓		Transnet
Is the property subject to a land / restitution claims?		✓		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		✓		SANParks / CapeNature
Will the proposal require comments from DEFF?		✓		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		✓		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		✓		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:
SERVICE REQUIREMENTS

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

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

COMPULSORY INFORMATION REQUIRED:

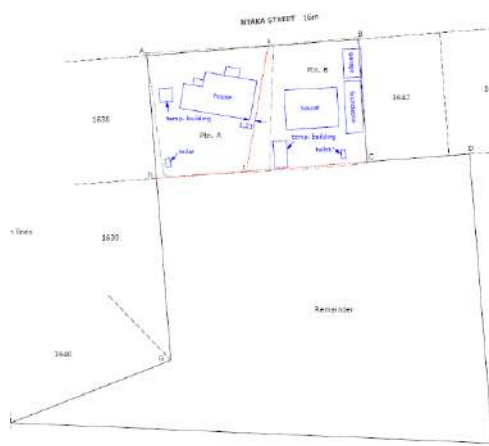
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent

MINIMUM AND ADDITIONAL REQUIREMENTS:

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

PART E: DISCUSSION

Pre-application as discussed 14 May 2025 for proposed rezoning and subdivision of Erf 1641, Tyolora to subdivisinal area comprising of 2 single residential zone III and a public open space portion as remainder. The following site layout plan was presented for discussion:



Town planning comments

- Applicant to take note that a rezoning to subdivisinal area will be required as the proposal entails two separate zonings for the subdivided portions.

- A full copy of the title deed to be submitted with the application (no conveyance certificate required)
- The relevant department(s) (Property Section, Human Settlements, and/or Environmental) must outline the measures that will be taken to address the existing illegal occupation on the proposed remainder portion of the open space. These measures must be addressed as part of the land use application.
- The applicant is reminded to ensure that the applicant aligns with the applicable spatial planning policies.
- The department responsible for the remainder of the open space must note that this area contains critical biodiversity. The principle of “duty of care” must be applied in its ongoing management.

CES comments

- Access may be restricted to Ntaka Street
- No additional access will be permitted.
- Access is permitted in accordance with the George Integrated Zoning Scheme (GIZS) 2023 regulations.
- All parking must be provided on-site, in compliance with the GIZS 2023 parking requirements.
- No parking is allowed within the road reserve, and the owner may be held liable for any costs incurred in prevent unauthorized parking in this area.
- All movability should be done on site.
- Normal Development Charges (DCs), if applicable, will be levied in accordance with the DC policy and the applicable By-law and or policy.
- Water & Sewer is available, subject to the confirmation of capacity. The developer may be required to upgrade the network to provide for sufficient water.
- The developer must ensure full compliance with the relevant stormwater By-law.

PART F: SUMMARY / WAY FORWARD

Refer to comments above.

OFFICIAL:  _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: Mpilenhle Siyamthanda Ngcobo

(FULL NAME)

SIGNED:  _____

Ilan  Huyser (Senior Town Planner)

SIGNED:  _____

DATE: 2025.05.20

DATE: 08 May 2025

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



SEARCH INFORMATION

Summary

Search Type	DATABASE PROPERTY ERF
Search Description	TYOLORA 1641 (CAPE TOWN)
Reference	PETRO
Date	29/04/2025

ERF INFORMATION

Summary

Deeds Office	CAPE TOWN
Property Type	ERF
Township	TYOLORA
Erf Number	1641
Portion Number	0
Remainder	NO
Registration Division	GEORGE RD
Municipality	K P A
Province	WESTERN CAPE
Diagram Deed	T19820/2010
Size (Registered)	6957 m²
Size (Cadastral)	6957
Registration Date	30/04/2010
Last Sale Date	-
Last Sale Price	R0,00
LPI Code	C0270010000001641000000
Street Address	1641 NTAKA

ENDORSEMENT(S)

Bond Number	Institution	Reg. Date	Amount
SUBDIVISION FROM	TOWN TYOLORA,ERF 1828,PRTN 0	-	R0,00

OWNER INFORMATION

Owner 1 of 1

Owner Name	MUN GEORGE
Owner Type	UNKNOWN
ID / Reg. Number	-
Title Deed	T19821/2010
Share	0

REPORT INFORMATION

Date of Information	29/04/2025 09:27	
Print Date	29/04/2025 09:27	
Generated By	PETRO BOTHA	
Reference	PETRO	
Report Type	DATABASE PROPERTY ERF	

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Annexure G



**AGENDA MAYORAL COMMITTEE MEETING 17 FEBRUARY 2025
MINUTES PLANNING AND DEVELOPMENT COMMITTEE (HUMAN SETTLEMENTS) MEETING 04 DECEMBER 2024**

**7.4.7 ALLOCATION OF PROPERTY: ERF 1641 TYOLORA (1641 NTAKA STREET, TYOLORA)
[4.11]**

Proposed by Councillor T Jeyi and seconded by Councillor B Adams, it was

RESOLVED

- (a) That Erf 1641, Tyolora be subdivided into three portions as per the layout plan attached to the agenda;
- (b) That each dwelling house should receive their own equal portion that included their outbuildings and structures on site as follows:
 - a. Erf 1641 (1) allocated to Rolene Ferris;
 - b. Erf 1641 (2) allocated to Xolani Nkomipela and Sylvia Nkomipela
- (c) That the piece at the back should be retained by the George Municipality to protect the natural area, thus Erf 1641 (3) remains Municipal property;
- (d) That Regina Mvo as well as Xolani and Sylvia Nkomipela be responsible for payment of all outstanding debt in respect of their property, should it not be possible for the debt to be written off in terms of the Indigent Policy;
- (e) That the required land use application cost and the subdivision cost be covered by the George Municipality;
- (f) That any persons who are not satisfied with the resolution are given the opportunity to lodge a written appeal within 21 days from the written communication of the resolution.

7.5 REPORTS FROM THE SOCIAL HOUSING COMMITTEE 18 SEPTEMBER 2024

7.5.1 ALLOCATION OF PROPERTY: ERF 17906 GEORGE (17906 BLOUKOPKOGGELMANDER STREET, BALLOTSVIEW) [4.1]

Proposed by Councillor T Qatana and seconded by Councillor E Figland, it was

RESOLVED

- (a) That the property situated at Erf 17906 George (17906 Bloukopkoggelmander Street, Ballotsview) be allocated to Paul James and Filicia James;



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0 3 6m

LAND USE PLANNING REPORT

APPLICATION FOR SUBDIVISION, CLOSURE OF A PUBLIC PLACE AND CONSOLIDATION – ERF 3169 GEORGE, PORTION OF REMAINDER ERF 464 AND ERF 19890, GEORGE

Reference number	3635117	Application submission date	28 March 2025	Date report finalized	22 July 2025
Delegation: 4.16.18.1 Sub delegation: LUP1.1 - AO: Category C5.N - MPT					
PART A: AUTHOR DETAILS					
First name(s)	Fakazile				
Surname	Vava				
Job title	Town Planner				
SACPLAN registration no.	B/8439/2021				
Directorate/ Department	Planning and Development				
Contact details	fvava@george.gov.za or 044 801 9477				
PART B: APPLICANT DETAILS					
First name(s)	Delarey				
Surname	Viljoen				
Company name	DelPlan Consulting				
SACPLAN registration no.	A/1021/1998	Is the applicant authorized to submit this application?	Y	N	
Registered owner(s)	George Municipality and Heather Park Properties George (Pty) Ltd				
PART C: PROPERTY DETAILS					
Property description (in accordance with Title Deed)	Erf 3169, George Portion of Remainder 464, George and Erf 19890, George				
Physical address	Corner of Witfontein and CJ Langenhoven Road	Town/City	Heather Park, George		
Current zoning	Erf 3169, George – Open Space Zone I;	Extent (m ² / ha)	Erf3169, George – 2755.07m ²	Are there existing buildings on the property?	Y N

	Portion of Rem/464, George – Transport Zone I		Rem/464 is unknown.		Y	N	
	Erf 19890, George – Business Zone II		Erf 19890, George – 5681m ²		Y	N	
Applicable Zoning Scheme	George Integrated Zoning Scheme By-law, 2023 (hereafter referred to as “Zoning Scheme”);						
Legislation	1. Land-use Planning By-Law for George Municipality, 2023 (hereafter referred to as “Planning By-Law”); 2. George Municipal Spatial Development Framework, 2023 (hereafter referred to as “GMSDF”);						
Current Land Use	Erf 19890 – gym and smaller restaurant area. Erf 3169 and Rem Erf 464 – open field.		Title Deed number & date	T5511/1978; T9803/2023; & Crown Grant (G42)			
Any restrictive title conditions applicable?	Y	N	If Yes, list condition number(s)	N/A			
Any third-party conditions applicable?	Y	N	If Yes, specify	N/A			
Any unauthorised land use/building work?	Y	N	If Yes, explain	N/A			
PART D: PRE-APPLICATION CONSULTATION (ATTACH MINUTES)							
Has pre-application consultation been undertaken?	Y	N	Annexure B				
Reference Number	Collab ref: # 3133224		Date of consultation	17 April 2024	Official's name	F. Vava I. Huyser	
PART E: LIST OF APPLICATIONS (TICK APPLICABLE)							
a. Rezoning		b. Permanent departure		c. Temporary departure		d. Subdivision	x
e. Consolidation		f. Amendment, suspension or deletion of restrictive conditions		g. Permissions required in terms of the zoning scheme		h. Amendment, deletion or additional conditions in respect of existing approval	
i. Extension of validity period		j. Approval of an overlay zone		k. Phasing, amendment or cancellation of subdivision plan		l. Permissions required in terms of conditions of approval	
m. Determination of zoning		n. Closure of public place	x	o. Consent use		p. Disestablishment of an HOA	
q. Rectify Breach of an HOA		r. Reconstruct building of non-conforming use		Other (specify)			
PART F: APPLICATION DESCRIPTION							
Consideration of the following applications applicable to Erf 3169, George, a Portion of Remainder 464, George and Erf 19890, George:							

1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Erf 3169, George into a Portion A and a Remainder (RE/3169);
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Remainder Erf 464, George into a Portion B and a Remainder;
3. Closure in terms of Section 15(2)(n) of the Land Use Planning By-law for George Municipality, 2023 of public places – Portion A (zoned “Open Space Zone I”) and Portion B (zoned “Transport Zone II”);
4. Exemption in terms of section 24(1)(d) of the Land Use Planning By-law for George Municipality, 2023 to allow for closed portions Portion A and B to be consolidated with Erf 19890, George;

Note in terms of Section 14 of the George Integrated Zoning Scheme By-Law, 2023 the zoning of the land that was previously a public place and that is closed is determined by the zone the properties are consolidated with. Portions A and B will thus adopt the same zoning as Erf 19890, George viz. Business Zone II.

PART G: LOCATION

Erven 3169, George, Rem/464, George and Erf 19890, George are situated along the first circle in George when travelling from or to Oudtshoorn, within the suburb of Heather Park. The subject properties border onto Witfontein Road and CJ Langenhoven Road, opposite the Engen Garage as you enter into George from Oudtshoorn. Refer to the locality Map below.



PART H: BACKGROUND AND HISTORY

Following the submission of building plans on Erf 19890, George for shopfitting for the new Planet Fitness gym and restaurant, it was established that the property did not have sufficient parking and thus, the owners of the property approached the municipality to buy portions of the road and open space situated in front of the subject property. The said municipal owned land was referred to Council for a resolution, and a decision to sell off the said portions was issued on 30 November 2023. It must be noted that the municipal owned land in question is Erven 3169, George and Rem/464, George.

The Council resolution refers to Erf 80, George instead of Rem/464, George. The mistake was realised when the vesting transfer for Erf 80, George had to take place and it was discovered that the GIS system wrongfully marked this portion as Erf 80 instead of Rem/Erf 464, George. A status report was obtained and confirmed that proposed Portion B was indeed part of Rem/464, George and not Erf 80, George.

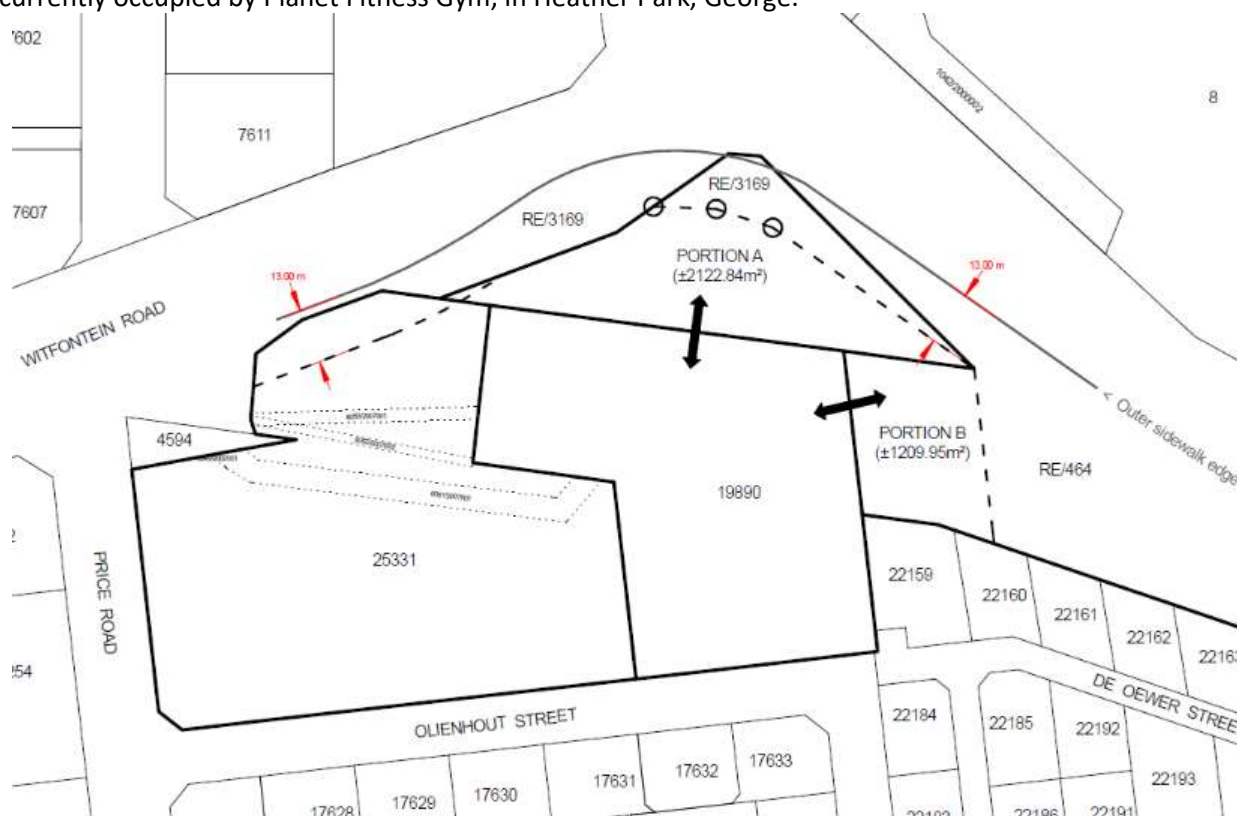
There are no restrictive title deed conditions which restrict the proposed subdivision and consolidation of the said portions with Erf 19890, George.

PART I: SUMMARY OF APPLICANT'S MOTIVATION (Annexure D)

The sections in italic did not form part of the applicant motivating memorandum and is merely for information purposes.

Application Overview

The application proposes a land-use adjustment to expand the parking capacity of Erf 19890, George which is currently occupied by Planet Fitness Gym, in Heather Park, George.



These adjustments are in response to a critical shortage of on-site parking for an already operational fitness centre, and the proposal aims to formalise and legalise additional parking space using underutilised adjoining municipal land.

Land use Motivation

The two adjoining municipal properties are currently underutilised, and their development for structured parking will not compromise public access, urban safety, or aesthetics. The proposal ensures the 13m landscaped buffer between the road and the parking area is retained, as required by the Civil and Electrical Services (CES) department.

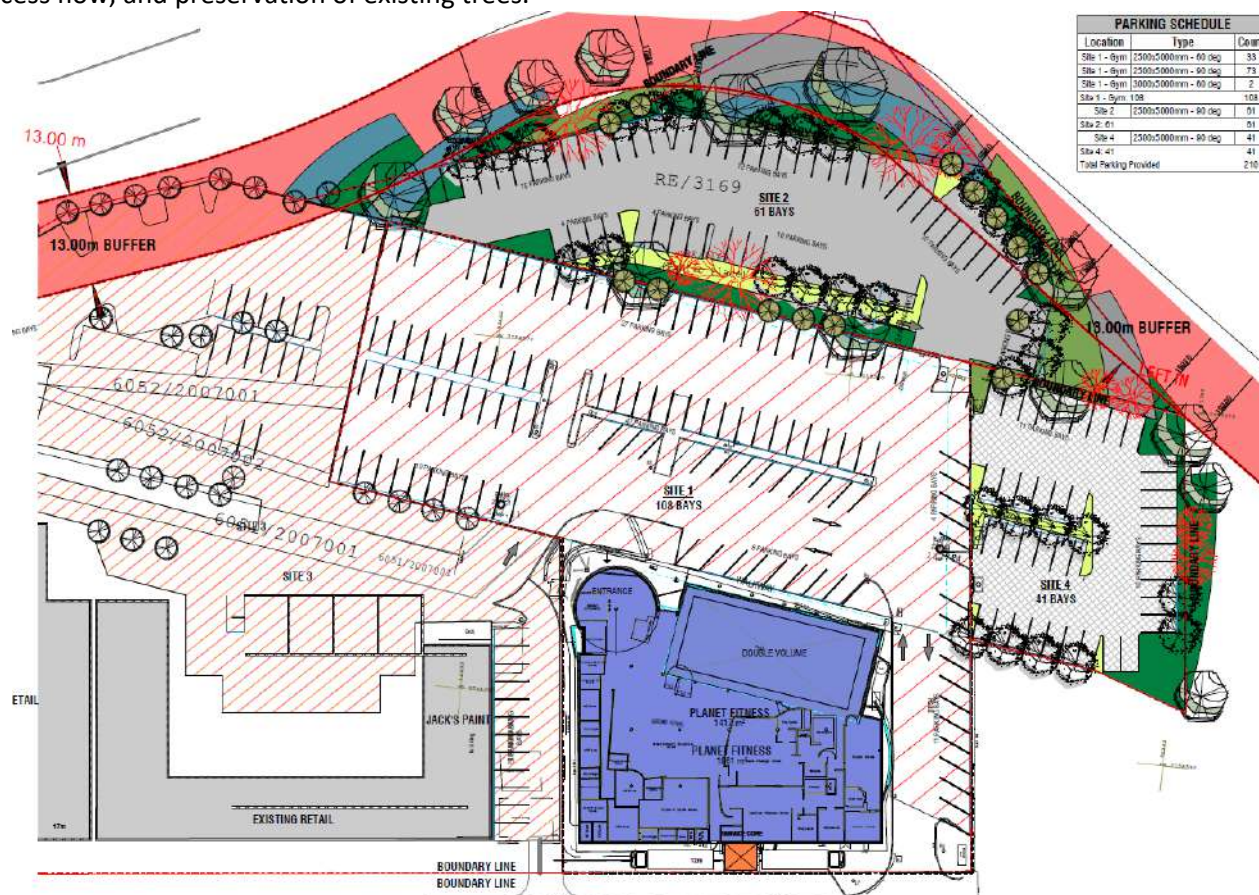
The consolidated property will remain Business Zone II, and the use will be strictly limited to surface-level parking, with no buildings or structures proposed.

**Note: a condition will in any event be imposed in this regard, which will have to be endorsed against the Title Deed.*

Development Details and Technical ConsiderationsParking & Access:

No changes to existing access points are proposed. Additional parking will improve functionality and user experience for the fitness centre without affecting adjacent land uses.

A formal Site Development Plan (SDP) and landscaping plan have been prepared, indicating clear boundaries, access flow, and preservation of existing trees.



**Note: a condition will be added that a formal SDP be submitted for consideration.*

Engineering Services:

The site lies within a fully serviced urban area. No new bulk services are required. Stormwater management will be integrated with the existing site design.

Environmental & Visual Impact:

No structures are proposed, limiting the impact on views and on local character. Existing mature trees will be retained. The proposed landscaping measures will soften the interface with the public realm and maintain visual continuity.

**Note: The applicant mentioned in several documents that no trees will be removed but some may need to be removed to accommodate the parking area. A condition will be imposed that the SDP indicate all the existing trees and illustrated which ones will be moved and where. The condition will also be included that all trees to be moved must remain on the consolidated site and cannot be moved elsewhere.*

Statutory and Policy Alignment

The application aligns with the following:

George Municipal Spatial Development Framework (GMSDF, 2023):

Though the subject properties are not specifically designated for parking, the consolidation falls within the urban edge and densification zone and does not conflict with municipal objectives.

SPLUMA (Act 16 of 2013):

The application upholds the principles of spatial justice, efficiency, sustainability, and resilience, as it improves land use without expanding infrastructure demands.

LUPA (Western Cape Act 3 of 2014):

The application is consistent with relevant frameworks and reflects a desirable and appropriate land use decision, especially considering the limited impact and the public-private benefit achieved.

Conclusion

This application offers a rational and context-sensitive solution to a parking shortage on a busy commercial property. The proposal meets all the statutory and municipal requirements. The intention is to utilise underused municipal land without compromising broader spatial planning objectives. The proposal achieves this by enhancing site efficiency and functionality and preserves the environmental and visual character of the area.

PART J: SUMMARY OF PUBLIC PARTICIPATION

Methods of advertising				Date published		Closing date for objections				
Press		Y	N	N/A	17 April 2025		19 May 2025			
Gazette		Y	N	N/A						
Notices to surrounding property owners		Y	N	N/A	17 April 2025 to Erven 7608, 7609, 7610, 7611, 25331, 17631, 17632, 17633, 22184, 22185, 22159, 22160, 22161, 8, 30561 and 13044, George		19 May 2025			
Website		Y	N	N/A	17 April 2025		19 May 2025			
Ward councillor		Y	N	N/A	17 April 2025 (Cllr. EL Brown)		19 May 2025			
On-site display		Y	N	N/A	17 April 2025		19 May 2025			
Community organisation(s)		Y	N	N/A						
Public meeting		Y	N	N/A						
Third parties		Y	N	N/A						
Other	Y	N	If yes, specify							
Total valid objections				0			Total invalid objections and petitions		0	
Valid petition(s)		Y	N	If yes, number of signatures						
Community organisation(s) response		Y	N	N/A				Y	N	N/A
Total letters of support		None								
Was the minimum requirement for public participation undertaken in accordance with relevant By-Law on Municipal Land Use Planning and any applicable Council Policy								Y	N	

PART K: SUMMARY OF COMMENTS DURING PUBLIC PARTICIPATION

No objections were received during the public participation process. There were however two (2) comments/enquiries posed to the applicant received via email, as summarised below.

1. Anthony Stokes (Erf 22185, George)

- This affected property owner was unclear on what the subdivision portions would be used for.

- He asks if the owners of Erf 19890, George will close off the entrance abutting Erf 22159, George.
 - He stated that he does not believe that the process is necessary as the parking for Erf 19890, George is never fully occupied.
 - He further states that the encroachment over the green belt is a pity.
2. Bill Nieuwoudt (Die Oewer)
- The owner is worried that the parking lot is going to be elevated and that it will infringe on their privacy.
 - He further requested how their privacy will be protected.

PART L: SUMMARY OF APPLICANT'S REPLY TO OBJECTIONS

The applicant responded to both persons explaining the scope of the proposal. No further feedback was received. The applicant's reply to the comments can be summarised as follows:

1. Anthony Stokes (Erf 22185, George)
- Nothing changes on Erf 22159, George. The access will stay the same.
 - There is no site layout plan indicating any proposals other than parking for the proposed sections which are being subdivided off.
 - Only a part of this open space will be used for parking purposes (See Portion A) and there will be a 13m buffer between the subject property and the road.
 - None of the trees will be removed, they may be moved but not removed.
 - The area in question will only be used for parking.
2. Bill Nieuwoudt (Die Oewer)
- The parking area will not be elevated and will be built as close as possible to the NGL.
 - The layout plan illustrated that trees will be planted to ensure and protect the privacy of the owners in Die Oewer.

PART M: SUMMARY OF COMMENTS FROM INTERNAL DEPARTMENTS AND/OR ORGANS OF STATE COMMENTS

Name of Department	Date	Summary of comments	Recommendation
CES	06/05/2025	(Layout) to be amended. Parking is not allowed within the 13 m buffer area. Developer to take note of the existing water main across the development.	Applicant stated that there is no parking proposed within the 13m buffer. The Site Layout Plan indicates a piece of paving that falls within the green buffer zone. This will be addressed on SDP submission. A note will be added in this regard.
CES (traffic)	05/05/2025	In order	Supported.
ETS	23/11/2023	In order. It is recommended that the proposed parking bays abutting the residential erven along Oewer Steet be set back by 2m to provide for access to the existing 11kV cable running along the same area.	Applicant noted the request. Applicant requests ETS to provide a plan indicating the cable position so that this can be addressed on SDP submission. A condition will be added in this regard.

PART N: MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

Is the proposal consistent with the principles referred to in chapter 2 of SPLUMA? (can be elaborated further below)	Y	N
Is the proposal consistent with the principles referred to in chapter VI of LUPA? (can be elaborated further below)	Y	N

(In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (Section 65 of the Planning By-Law)

The consistency of the application with the principles of SPLUMA and LUPA as read with Section 65 of the Planning By-Law was evaluated as follows:

No	Evaluation checklist (s. 65)	Yes	No	N/A
1(a)	Does the application submitted comply with the provisions of this by-Law?	X		
	Has the motivation submitted been considered?	X		
1(b)	Were the correct procedures followed in processing the application? (see land use application process checklist)	X		
	Was a condonation required and granted with regards to the process followed? (<i>see land use application process checklist</i>)			X
1(c)	Have the desirability guidelines as issued by the provincial minister to the utilise land for the proposed land uses been considered? (<i>not yet applicable</i>)			X
1(d)	Have the comments received from the respondents, any organs of state and the provincial minister been considered? (<i>s. 45 of LUPA</i>)	X		
1(e)	Have the comments received from the applicant been considered?	X		
1(f)	Have investigations carried out in terms of other laws and that are relevant to the application being considered?			X
1(g)	Was the application assessed by a registered town planner? (<i>see land use application process checklist</i>)	X		
1(h)	Has the impact of the proposed development on municipal engineering services been considered?	X		
1(i)	Is the application in line, consistent and/or compatible with the IDP of the Municipality?	X		
	Is the application in line, consistent and/or compatible with the municipal SDF?	X		
1(j)	Is the application in line, consistent and/or compatible with the IDP of the district Municipality including its SDF?			X
1(k)	Is the application in line, consistent and/or compatible with the structure plan applicable to the area?			X
1(l)	Is the application in line, consistent and/or compatible with the local SDF applicable to the area?			X
1(m)	Is the application in line, consistent and/or compatible with any other municipal policy or By-Law applicable to the proposed land use?			X
1(n)	Is the application in line, consistent and/or compatible with the provincial SDF?			X
1(o)	Is the application in line, consistent and/or compatible with the regional SDF (<i>SPLUMA</i>) or provincial regional SDF (<i>LUPA</i>)?			X
1(p)	Is the application in line, consistent and/or compatible with the applicable guidelines, standards, principles, norms or criteria set by national and/or provincial government?	X		
1(r)	Is the application in line the consistent and/or compatible with the following principles as contained in section 7 of SPLUMA / 59 of LUPA:			
	1. The redress spatial and other development imbalances of the past through improved access to and use of land?			X
	2. Address the inclusion of persons and areas previously excluded in the past, specifically informal settlements and areas characterised by wide-spread poverty and deprivation?			X
	3. Enable the redress of access to land by disadvantaged communities and persons?			X
	4. Does the application support access to / facilitate the obtaining of security of tenure and/or incremental informal settlement upgrading?			X
	5. Has the potential impact of the development proposal on the value of the affected land /properties been considered?	X		
	6. The impact of the application on the existing rights of the surrounding owners been recognised?	X		
	7. Does the application promote spatially compact, resource frugal development form?	X		

	8.	Can the development be accommodated within the existing fiscal (budget), institutional and administrative means of the Municipality? (e.g. <i>Infrastructure upgrades required – when, budgeted for, etc.</i>)	X		
	9.	Has the protection of prime, unique and/or high potential agricultural land been considered?			X
	10.	Is the application consistent with the land use measures applicable to / contained in environmental management instruments?			X
	11.	Does the application promote and stimulate the equitable and effective functioning of land markets?			X
	12.	Have all current and future costs to all parties for the provision of infrastructure and social services been considered?	X		
	13.	Does the application promote development that is sustainable, discourages urban sprawl, encourages residential densification and promotes a more compact urban form?			X
	14.	Will the development result in / promote the establishment of viable communities?			X
	15.	Does the development strive to ensure that the basic needs of all the citizens are met in an affordable way?			X
	16.	Will the development sustain and/or protect natural habitats, ecological corridors and areas of high bio-diversity importance?			X
	17.	Will the development sustain and/or protect provincial heritage and tourism resources?			X
	18.	Will the development sustain and/or protect areas unsuitable for development including floodplains, steep slopes, wetlands, areas with a high-water table, and landscapes and features of cultural significance?	X		
	19.	Will the development sustain and/or protect the economic potential of the relevant area or region?	X		
	20.	Has provision been made in the development to mitigate against the potential impacts of climate change?			X
	21.	Does the development include measures to reduce consumption / conserve water and energy resources? (<i>renewable energy, energy saving, water saving, etc.</i>)			X
	22.	Does the development take into account sea-level rise, flooding, storm surges, fire hazards?			X
	23.	Does the development take into account geological formations and topographical (soil and slope) conditions?			X
	24.	Will the development discourage illegal land occupation – w.r.t. Informal land development practices?			X
	25.	Does the development benefit the long term social, economic and environmental priorities for the area (<i>sustained job opportunities, sustained income, integrated open space network, etc.</i>) over any short-term benefits (<i>job creation during construction, short term economic injection, etc.</i>)?			X
	26.	Does the development contribute towards the optimal use of existing resources, infrastructure, agriculture, land, minerals and/or facilities?	X		
	27.	Does the development contribute towards social, economic, institutional and physical integration aspects of land use planning?			X
	28.	Promotes and supports the inter-relationships between rural and urban development?			X
	29.	Does the development promote the availability of employment and residential opportunities in close proximity to each other or the integration thereof?			X
	30.	Does the development promote the establishment of a diverse combination of land uses?			X
	31.	Does the development contribute towards the correction of distorted spatial patterns of settlements within the town/city/village?			X
	32.	Does the development contribute towards and /or promote the creation of a quality and functional open spatial environment?			X
	33.	Will the development allow the area or town to be more spatially resilient that can ensure a sustainable livelihood for the affected community most likely to be affected by economic and environmental shocks?	X		
1(s)		Is the application in line with the applicable provisions contained in the applicable zoning scheme regulations (By-Law)? (e.g., Definitions, land use description and development parameters)	X		

Comments:

The proposal is in line with the applicable planning legislation (SPLUMA and LUPA). Submission of the application aims to facilitate the expansion of an existing parking area on Erf 19890, George. The use is existing, however requires additional parking space. The proposal is found to comply with the spatial planning frameworks that are applicable to this area. The subdivided Portions A and B adjacent to the subject property are presently vacant. Council has seen it fit to sell these portions for the intended use.

The Council Resolution of 29 June 2023 confirms that a portion of Erf 3169, George and Erf 80, George (note that the correct property reference is Remainder 464, George) making up a size of $\pm 3200\text{m}^2$ can be disposed of for the purposes of parking for the development on Erf 19890, George. The resolution was issued with conditions.

- (i) that the applicant be informed that the approval for the alienation of portion of the remainder of Erf 3169 and Erf 80 George ($\pm 3200\text{m}^2$ in extent), is dependent on the outcome of the Land Use Application;
- (ii) that it is a condition of sale that must be registered against the title deed of the property that this land can only be developed for ground level parking and that no other developments are permitted.
- (iii) that a development condition be included in the deed of sale that there will be no infill elevations close to the HOA estate.

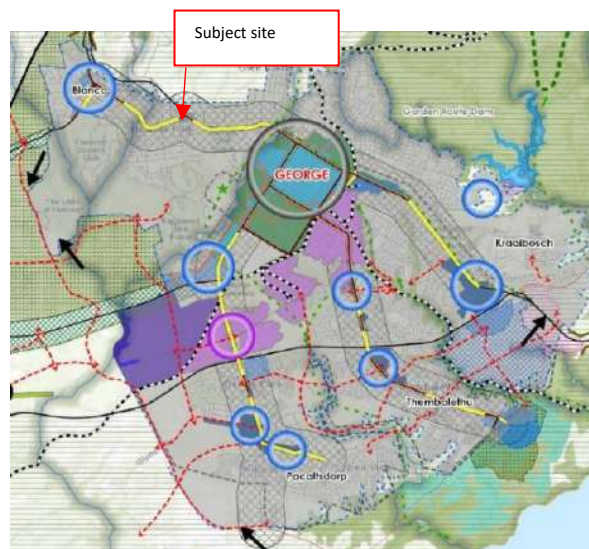
The said conditions in the Council Resolution will be incorporated as part of the conditions of approval.

(In)consistency with the IDP/Various levels of SDF's/Applicable policies

The **George Municipal Spatial Development Framework, 2023** supports the allocation of available serviced land for purposes of improving liveability and related services.

The subject property is situated within Heather Park, in a service node and within the intensification area as demarcated in terms of the MSDF. Refer to snippet below.

The MSDF supports precinct/nodal development. The Heather Park Node is an important commercial area for the north western side of George and other areas such as Blanco. The MSDF states that, "nodes are areas where a higher intensity of land uses, and activities are supported and promoted.



Typically, any given municipal area would accommodate a hierarchy of nodes that indicate the relative intensity of development anticipated for the various nodes, their varying sizes and their dominant nature". By improving the parking situation on Erf 19890, George, this node is by implication improved, ensuring that there is no unnecessary pressure on other areas within Heather Park and surrounding residential areas to provide additional parking for this node. It is duly noted that the parking area is targeted at one business, however, the activities within this area are already sharing parking as advocated by the spatial and land use management policies within George. From the above, it can therefore be reasoned that the proposal to extend the parking area is in line with the MSDF.

(In)consistency with guidelines prepared by the Provincial Minister

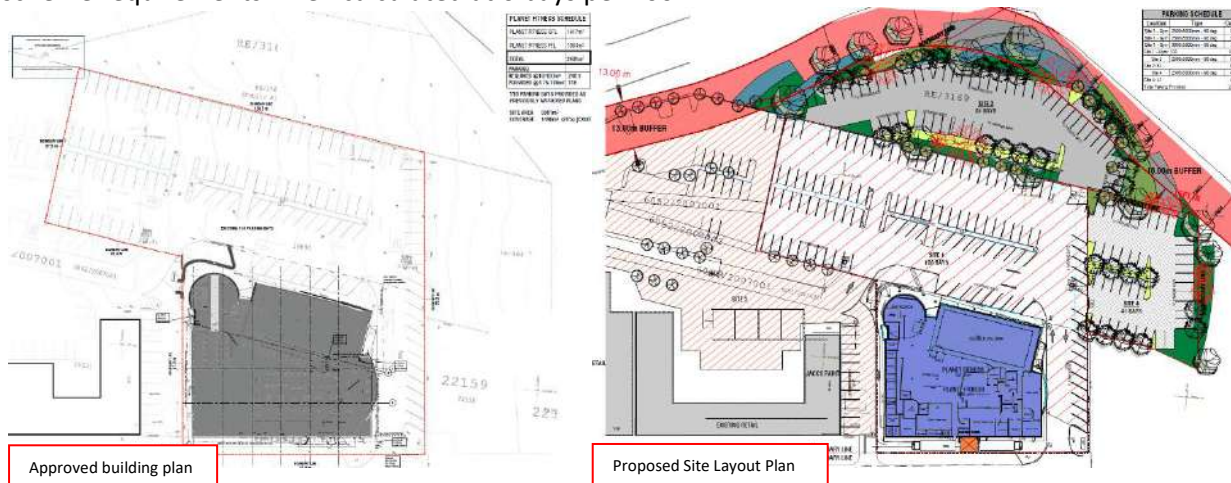
N/A

Outcomes of investigations/applications i.t.o other laws

A Council Resolution in relation to the disposal of a Portion of Erf 3169, George and a Portion of Erf 464, George in term of Section 14 of the Municipal Finance Management Act, 2003 as well as the George Municipalities Immovable Property Management Policy, 2010 (amended in 2021) was issued on 29 June 2023. (refer to council resolution attached as Annexure C).

Existing and proposed zoning comparisons and considerations.

- In terms of Section 14 of the George Integrated Zoning Scheme By-Law, 2023 the zoning of the land that was previously a public place and that is closed is determined by the zone the properties are consolidated with. Portions A and B will thus adopt the same zoning as Erf 19890, George viz. Business Zone II.
- According to the approved building plans, Erf 19890 is utilised as gym (Planet Fitness) with a small restaurant area. The land use is in line with the zoning of the property. The property measures a size of 5 681m² with an existing building which covers an area of approximately 1490m².
- According to the applicant's depiction, the property has a GLA of 2478m² spread over 2 floors which translates to approximately 149 parking bays being required.
- The approved building plans indicate **118 available parking bays** which is insufficient in terms of the zoning scheme requirements when calculated at 6 bays per 100m².



- The additional portions which are to be consolidated with Erf 19890, George make up a size of approximately 3200m² as per the Council Resolution. According to the applicant's site layout plan as depicted above, the additional portions will yield an amount of **102 parking bays** which will bring the total amount of parking bays provided to approximately **220 bays**.
- Development conditions will be imposed to limit any form of incremental planning on the consolidated site and that no structures may be developed on Portions A and B.

The need and desirability of the proposal

The need and desirability for the proposed development has been considered in terms of the following factors:

No.	Evaluation check list	Yes	No	N/A
1	Will the natural environment and/or open space systems be negatively affected?		X	
2*	Will application result in trees/indigenous vegetation being removed on site or in the road reserve?	X		
3	Does the application have any negative impact on heritage resources?		X	
4	Will the character of the surrounding area be negatively affected?		X	
5	Will the architectural character of the streetscape be negatively affected?		X	
6	Will there be any negative impact on vehicle traffic and pedestrian safety?		X	
7	Will there be a negative impact on traffic movement?		X	
8	Will there be a negative impact on vehicle sight distances?		X	
9	Are there adequate on-site parking / loading facilities provided?	X		
10	Are there adequate vehicle access/ egress to the property?	X		
11	Will the neighbour's amenity to sunlight be negatively affected?		X	
12	Will the application result in overshadowing onto neighbours' properties?		X	

13	Will the neighbour's amenity to privacy / enjoyment of their property / views be negatively affected?		X	
14	Will the proposal have a negative impact on scenic vistas or intrude on the skyline		X	
15	Will the intended land use have a negative impact on adjoining uses?		X	
16	Will the land use pose a potential danger to life or property in terms of fire risks, air pollution or smells or compromise a person's right to a safe and secure environment?		X	
17	Will there be a negative impact on property values?		X	
18	Will the application result in a nuisance, noise nuisance, and disturbance to neighbours?		X	
19	Will adequate open space and/or recreational space be provided (for residential developments)?			X
20	Will approval of the application set a precedent?		X	

Comments

2* - The proposed subdivision and closure application together with the site layout plan clearly depicts that some trees will be removed to accommodate the proposed parking expansion on Erf 19890, George. As a measure to alleviate against potential negative impacts caused by the removal of the trees, it will be conditioned that the trees be placed somewhere else on this property. The owner will be obligated to identify the trees to be removed and indicate their new position on the SDP.

The applicant is also required to ensure that a suitable buffer between the parking area and the road reserve is maintained. The application is found to not pose any visual impact to the area and character of the area.

Assessment of objections/comments

The comments received during public participation from the owner of Erf 22185, George and Die Oewer HOA are considered fully addressed by the applicant. The necessary conditions will be imposed to ensure all statements/ promises are met.

PART O: ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

N/A

PART P: SUMMARY OF EVALUATION**Application overview**

It is the intention of the owner of Erf 19890, George to expand the parking area of the site. Additional parking space is proposed on a subdivided portions of Erf 3169, George and Rem/Erf 464, George. The subdivided portions will be closed and consolidated with Erf 19890, George.

Subdivision and sale

The subdivision of the properties has been mandated by the municipality as per Council Resolution dated 29 June 2023. The resolution was issued with a set of conditions which will be addressed as part this decision.

Compliance with applicable spatial planning policies

As confirmed in this report, the proposal is consistent with the municipality's spatial planning objectives. The proposal seeks to improve a well-established node which plays a crucial role in providing a service to the residents in north-west part of George.

Comments received

As detailed in the report, two comments were received from affected property owners. The comments were fully addressed by the applicant, and the necessary mitigation measures will form part of the decision.

Conclusion

The proposed development aligns with spatial planning objectives for this area. The proposal aims to provide for additional parking at the planet fitness precinct. The proposed development does not aim to create any new structures which may adversely impact on privacy of the surrounding residential properties. With sufficient design mechanisms and use of a landscaping, the proposal will not negatively affect nor change the aesthetical character of the area. The node's sense of place will be preserved.

Thus, on the balance of all considerations in terms of Section 65 of the Land-Use Planning By-Law for George Municipality, 2023, it is found that the application for the subdivision and closure of portions of Erven 3169, George and Rem/464, George cannot be considered undesirable and is therefore **SUPPORTED**.

PART Q: RECOMMENDATION

A. That the following applications applicable to Erf 3169, George, a Portion of Remainder 464, George and Erf 19890, George:

1. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Erf 3169, George into a Portion A and a Remainder (RE/3169);
2. Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023 of Remainder Erf 464, George into a Portion B and a Remainder;
3. Closure in terms of Section 15(2)(n) of the Land Use Planning By-law for George Municipality, 2023 of public places – Portion A (zoned “Open Space Zone I”) and Portion B (zoned “Transport Zone II”);

BE APPROVED in terms of Section 60 of said By-law for the following reasons:

REASONS FOR DECISION

- (i). The proposal is in line with the Council Resolution dated 29 June 2023 and consistent with the goals and objectives set out in the George MSDF.
- (ii). The change in land use will not have an adverse impact on the surrounding built- or natural environment and is considered compatible with the existing urban fabric.
- (iii). Appropriate conditions of approval will ensure that no permanent structures are permitted on the subject portions (Portions A and B) and that adequate landscaping is implemented. This will mitigate potential visual intrusion and protect the privacy and amenity of adjacent residential erven.
- (iv). With sufficient design mechanism and appropriate landscaping, the proposal will preserve the aesthetical character of the area and not detract its visual quality.

Subject to the following conditions imposed in terms of Section 66 of the said Planning By-Law:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

General conditions

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date it comes into operation.
2. This approval shall be taken to cover only the subdivision, closure and consolidation applied for and as indicated on the subdivision and consolidation plans, Plan No. SUB1 dated April 2024 & CONSOL1 dated July 2024 drawn by Delplan Consulting attached hereto as “**Annexure A**” which bear Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. Portions A and B must be consolidated with Erf 19890, George.

Implementation conditions

4. Portions A and B shall be restricted to surface-level parking only. No permanent structures shall be permitted on these portions, except those required for landscaping and/or engineering purposes. This restriction must be endorsed against the consolidated title deed in accordance with the Council Resolution.
5. A site development plan for the consolidated property together with a detailed landscaping plan must be submitted to the Directorate: Planning and Development in terms of Section 23 of the George Integrated Zoning Scheme Bylaw, 2023 for consideration prior to the submission of as-built building plans.
6. A complete tree survey must be provided on the Site Development Plan (SDP), identifying all existing trees on the property. The SDP must clearly indicate which trees are to be removed and which are to be relocated. Any trees designated for relocation must be transplanted within the boundaries of the consolidated property and maintained by the applicant.

7. The proposed parking bays abutting the residential erven along Oewer Steet be set back by at least 2m to provide for access to the existing 11kV cable running along the same area. The latter condition to be addressed in collaboration with the Directorate Electrotechnical Services and indicated on the SDP.
8. Proper landscaping to be implemented along the area abutting the erven on De Oewer residential development to ensure and protect their privacy. The latter landscaping must not impact on the cable as contemplated in Condition 6.
9. In addition, the applicant shall be responsible for introducing and maintaining appropriate landscaping within the proposed buffer area adjacent to the national road reserve. Said landscaping must be included on the landscaping plan.
10. No infill shall be permitted adjacent to the De Oewer residential development, and the parking area must be designed to follow the natural ground level as closely as possible.
11. The subdivision, closure of public place and consolidation will only be regarded as implemented on the registration of the consolidated erf in terms of the Deeds Registries Act.

Notes

- (i). *Building plans to be submitted for approval in accordance with the National Building Regulations (NBR).*
- (ii). *Parking is not allowed within the 13m buffer area and developer to take note of the existing water main across the development.*
- (iii). *The develop to consider using permeable hard lawn pavers (or similar) for the parking area which will contribute to stormwater management and create a visual impression of a 'park'/green space.*
- (iv). *Applicant/Developer to note that the said portions to be subdivision and consolidated with Erf 19890, George will be limited to an area $\pm 3200\text{m}^2$ as per the Council resolution.*
- (v). *Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion measures must be addressed on the building plans.*
- (vi). *An approved Surveyor General diagram be submitted to the Directorate: Planning and Development for record purposes that also reflects the closure of the public places.*
- (vii). *Proof that Portions A and B have been registered at the Deeds Office and consolidated with Erf 19890, George should be submitted with the building plans.*
- (viii). *In terms of Section 14 of the George Integrated Zoning Scheme By-Law, 2023, the zoning of the closed public places Portions A and B will adopt the same zoning as Erf 19890, George viz. Business Zone II.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

12. The conditions imposed by the Directorate Civil Engineering Services are attached as 'Annexure B' dated 2025.05.06, must be adhered to.
13. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
The amounts of the development contributions are reflected on the attached calculation sheet dated 2025.05.06 and are as follows:
Roads: R0.00; Sewer: R0.00; Water: R0.00
Total: R0.00
14. The total amount of the development charges of R0.00 (excluding VAT) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
15. Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in condition 11 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

B. The Senior Manager: Town Planning in terms of Delegation number 4.1.17.3.12 of 24 April 2025 hereby APPROVES the request for Exemption in terms of Section 24(1)(d) of the Land Use Planning By-law for George Municipality, 2023 to allow for the consolidation of closed public places being: Portion A (a portion of Erf 3169, George) and Portion B (a portion of Rem/Erf 464, George) with Erf 19890, George, as indicated on the subdivision and consolidation plans, Plan No. SUB1 dated April 2024 & CONSOL1 dated July 2024 drawn by Delplan Consulting attached hereto as "**Annexure A**" which bear Council's stamp.

Reason:

The above exemption is required for the execution of a Council resolution and to implement a closure of public place and subdivision approval.



18/09/2025

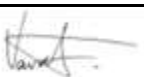
C. PETERSEN (B/8336/2016)

DATE

SENIOR MANAGER: TOWN PLANNING

PART R: ANNEXURES

Annexure A	Subdivision Plan, Consolidation Plan
Annexure B	CES conditions
Annexure C	Pre-application Minutes
Annexure D	Council Resolution
Annexure E	Motivation Report
Annexure F	Title Deeds
Annexure G	SG Diagram

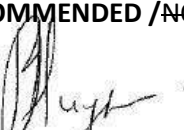


08/08/2028

F. VAVA (B/8439/2021)

DATE

TOWN PLANNER

RECOMMENDED /NOT RECOMMENDED


15 SEPTEMBER 2025

I. HUYSER (A/1664/2013)

DATE

ACTING SENIOR MANAGER: TOWN PLANNING

RECOMMENDED/ NOT RECOMMENDED


18/09/2025


C. PETERSEN (B/8336/2016)

DATE

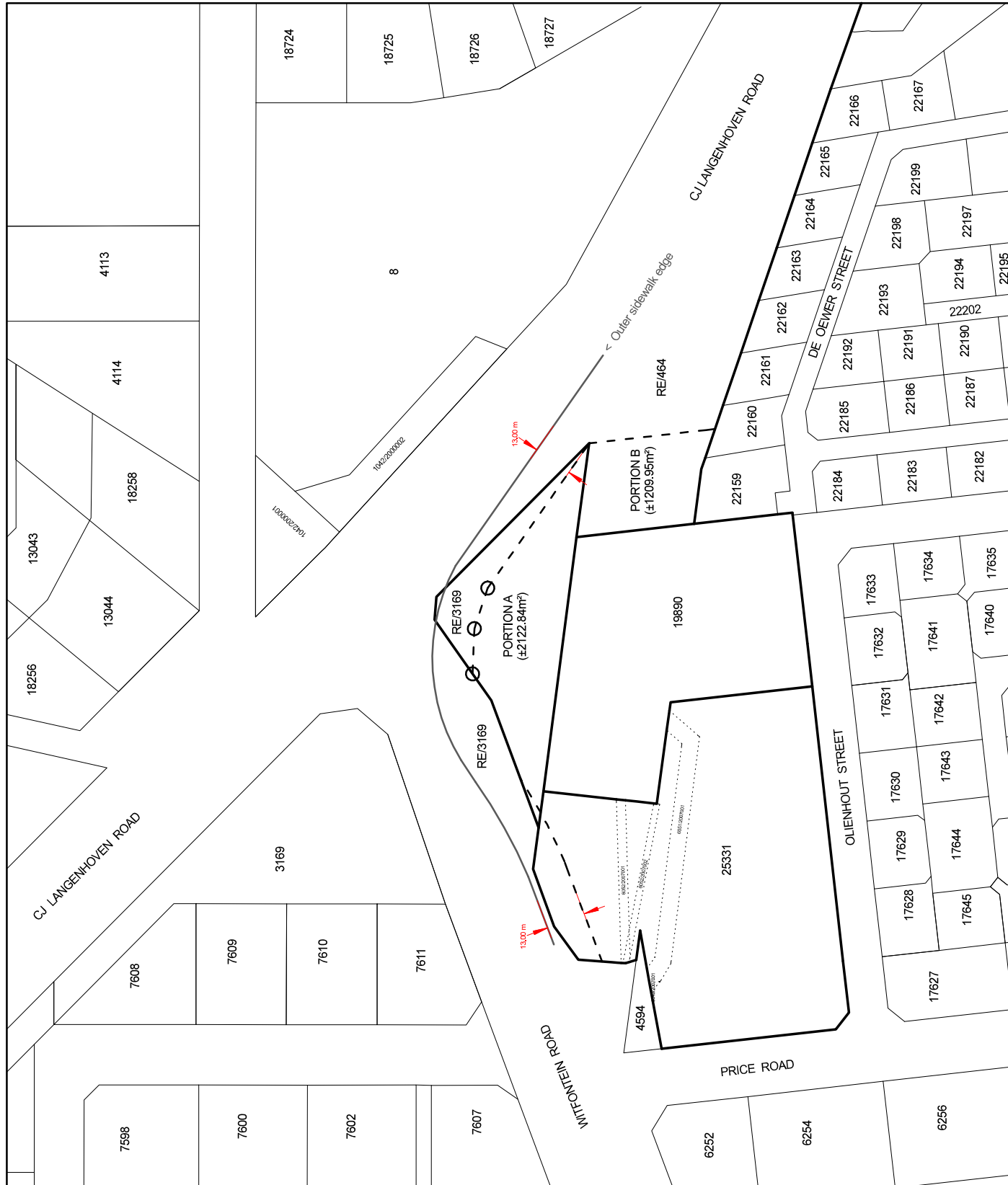
SENIOR MANAGER: TOWN PLANNING

APPLICATION FOR SUBDIVISION AND CLOSURE OF PUBLIC PLACE APPLICABLE TO ERF 3169, GEORGE, REMAINDER ERF 464, GEORGE AND ERF 19890, GEORGE (F. VAVA)**PAJA**

NO	PROCESS CHECK	YES	NO	N/A
1.	Has this application been assessed/ evaluated by a registered town planner as required in terms of section 64(g) of the by-law?	X		
2.	Was the report submitted by the town planner a fair and objective reflection of the relevant information available and have all relevant information been attached to the report?	X		
3.	Did the town planner exercise due diligence in evaluating the application, is the report balanced (does not show any unfair prejudice) and were the conclusions reached reasonable and rationally linked to the relevant information available?	X		
4.	Was the town planner empowered in terms of the Municipality's system of delegations to evaluate the application?	X		
5.	Was the decision maker empowered in terms of the Municipality's system of delegations to decide on the application?	X		
6.	Was adequate information available for the decision maker to make a fair, reasonable and objective decision on the application?	X		
7.	If not, can it be demonstrated that the necessary attempts were made to obtain this information before the decision was taken?			X
8.	Was all the available information which impacts on the application made available to the decision maker?	X		
9.	Was all relevant information taken into account when making the decision?	X		
10.	Was all irrelevant information noted in the town planners report and reasons given as to why it should be disregarded when making the decision stated in the report?			X
11.	Was the town planner's evaluation, to the best of the decision makers knowledge, potentially influenced by an error of law?		X	
12.	Is the decision taken logical, clear, concise, and fair?	X		
13.	Can the decision be justified – i.e. rationally and reasonably linked to the information provided (critical information available) and relevant facts contained in the report?	X		
14.	Were written reasons given for the decision taken?	X		
15.	Can these reasons be reasonably and rationally linked to the relevant facts and the decision taken?	X		
16.	Were conditions of approval imposed with the decision?	X		
17.	Can these conditions be lawfully imposed as contemplated by Sections 66 of the Planning By-law?	X		
18.	Are these conditions fair and can they be reasonably and rationally linked to the development proposal submitted, the relevant facts contained in the town planners report, the decision taken and the reasons for such decision?	X		

APPROVED/ REFUSED/ REFER BACK TO APPLICANT/ REFER TO TRIBUNAL

D. POWER (A/1973/2014)**DEPUTY DIRECTOR: DEVELOPMENT AND****ENVIRONMENTAL PLANNING/ AUTHORISED OFFICIAL****06 OCTOBER 2025****DATE**

Annexure A - Subdivision Plan, Consolidation Plan and Site Layout Plan



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PROJECT:

PROJECT: Proposed subdivision
for Lynx Real Estate

DESCRIPTION

DESCRIPTION: Erven RE/464 & 3169, Heather Park, George

TITLE:

TITLE:	TITLE:
Subdivision plan	

NOTES:

NOTES: **NOTAS:**
1. Proposed subdivision of Erf 3169, George into:

Portion A: $\pm 212.84\text{m}^2$ and remainder.

2. Proposed subdivision of Erf RE/464,

George into:

Portion B: $\pm 1209.95\text{m}^2$ and remainder.

A3 Scale:



1:1200

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



DELPLAN
CONSULTING

URBAN & REGIONAL PLANNERS




DESIGNED: DA /

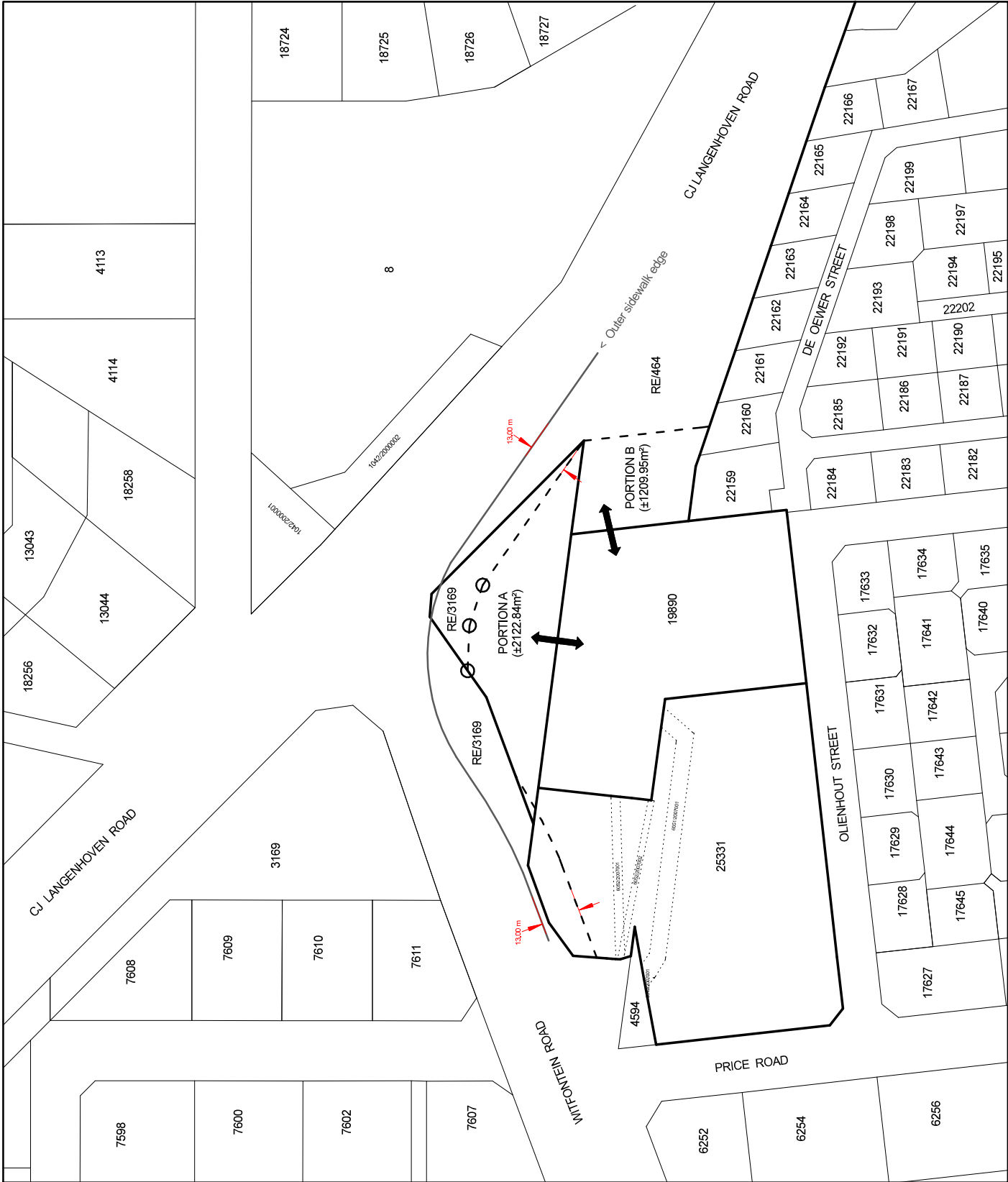
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FILE PATH: 1189/GEOR21/Tek/SKF

DATE: APRIL 2024

PLAN NAME: ANNEXURE
PLAN NAAM:

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PROJECT: Proposed subdivision for Lynx Real Estate	PROJEK: Proposed subdivision for Lynx Real Estate
DESCRIPTION: Evenen 19890, 3169 & RE/464, Heather Park, George	BESKRYWING: Evenen 19890, 3169 & RE/464, Heather Park, George
TITLE: Consolidation plan	TITEL: Consolidation plan
NOTES: 1. Proposed consolidation of Erf 19890, George with: Portion A: ±2122.84m². 2. Proposed consolidation of Erf 19890, George, with: Portion B: ±1209.95m².	NOTAS: 1. Proposed consolidation of Erf 19890, George with: Portion A: ±2122.84m². 2. Proposed consolidation of Erf 19890, George, with: Portion B: ±1209.95m².
A3 Scale:  1:1200	 1:1200
Tel: 044 873 4566 • Email: planning@delplan.co.za www.delplan.co.za	
 URBAN & REGIONAL PLANNERS	
DESIGNED: DV	DRAWN: MV
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PLAN NO: CONSOL1	
DATE: JULY 2024	
PLAN NAME: ANNEXURE	



GEORGE DC CALCULATION MODEL	Version 1.00	31 August 2021
For Internal information use only (Not to publish)		
	Erf Number *	3169 & Re 464
	Allotment area *	George
	Water & Sewer System *	George System
	Road network *	George
	Developer/Owner *	Heather Park Properties George (Pty) Ltd
	Erf Size (ha) *	642,07
	Date (YYYY/MM/DD) *	2025-05-06
	Current Financial Year	2024/2025
Collaborator Application Reference	3635117	

Application: Subdivision

Service applicable	Description
Roads	Service available, access via Internal road (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

Conditions
General conditions

- 1 The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - 2 The amounts of the development charges are reflected on the attached calculation sheet dated 06/05/2025 and are as follows:

Roads:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	-	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	-	Total Excluding VAT
 - 3 The total amount of the development charges of R0 000,00 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - 4 Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- 5 As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R0 000,00 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - 6 Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - 7 All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - 8 Any, and all, costs directly related to the development remain the developers' responsibility.
 - 9 Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 10 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 11 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 12 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 13 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 14 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 15 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 16 Municipal water is provided for potable use only. No irrigation water will be provided.
- 17 The private roads and the associated stormwater and private open spaces are to be registered as private and transferred to the HOA/BC, or other relevant governing or controlling body. Public roads must be transferred to the George Municipality.
- 18 If required, the developer is to have a Traffic Impact Assessment (TIA) conducted by a registered traffic engineer. The terms of reference of the TIA are to be finalised with the Dir. CES together with any other approving authority, and who must also approve the TIA. All recommendations stipulated in the TIA report and as approved by the Dir. CES and/or relevant authority are to be implemented by the developer. All costs involved will be for the developer.
- 19 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 20 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 21 No private parking will be allowed in the road reserve, including the required 13m buffer area. The developer will be required at own cost to install preventative measures to insure compliance.
- 22 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 23 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 24 Site access to conform to the George Integrated Zoning Scheme 2023.

GM 2023
Development
Charges policy

GM 2023
Integrated Zoning
Scheme By-law

GM 2023
Tariffs

Civil Engineering
Service

Electro-Technical
Service

Erf Number ***3169 & Re 464**
Allotment area ***George**
Water & Sewer System ***George System**
Road network ***George**
Developer/Owner ***Heather Park Properties George (Pty) Ltd**
Erf Size (ha) ***642,07**
Date (YYYY/MM/DD) ***2025-05-06**
Current Financial Year ***2024/2025**
Collaborator Application Reference ***3635117**

Code	Land Use	Unit	Total Exiting Righth			Total New Right		
RESIDENTIAL			Units			Units		
	Residential housing (500-1 000m²) Erf	Unit						
	Second/Additional Dwelling (<100 m²) unit	unit						

Please select
Yes

Calculation of bulk engineering services component of Development Charge

Service	Units	Additional Demand	Unit Cost	Amount	VAT	Total
	trips/day	0,00	R 0,00	R 0,00	R 0,00	R 0,00
	trips/day	0,00	R 0,00	R 0,00	R 0,00	R 0,00
	kl/day	0,00	R 44 760,00	R 0,00	R 0,00	R 0,00
	kl/day	0,00	R 45 340,00	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable				R 0,00	R 0,00	R 0,00

Link engineering services component of Development Charge
Total Development Charge Payable

City of George
Calculated (CES): JM Fivaz
Signature : _____
Date : May 6, 2025

NOTES :

- In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month
- Pleasde note the calculation above only surfse as a pro-forma calculation. Once confirmation of the calulation is revised can a VAT invoice be requested from the Municipal Finacial department. In this regard you can contact Werner Joubert on email at wcjoubert@george.gov.za or telephone on 044 801 1333

Departmental Notes:

For the internal use of Finance only

Service	Financial codeUKey number	Total
Roads	20220703048977	R 0,00
Public Transport		R 0,00
Sewerage	20220703048978	R 0,00
Water	20220703048981	R 0,00
		R 0,00



LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: **3133224**

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development.**

Brief proposal: **Subdivision of Portion A and B from Erven 3169 and 80, George as well as consolidation of these portions with abutting Erf 19890, George.**

Property(ies) description: **Public Place Erven 3169 & 80, George as well as Erf 19890**

Date: **17 April 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	lhuyser@george.gov.za
Official	Fakazile Vava	George Mun.	044 801 9477	fvava@george.gov.za
Pre-applicant	Delarey Viljoen	DELPLAN Consulting	044 873 4566	planning@delplan.co.za

Documentation provided for discussion:

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

1. Locality plan (In text)
2. Title deed
3. SG
4. Council Approvals

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

YES	NO
-----	----

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

Comprehensive overview of proposal:

The subject properties are located on the corner of the Witfontein Road and CJ Langenhoven Road intersection. The properties measure different sizes with Erf 19890 measuring 5681m² in extent, all parking is provided on-site.



Figure 1: Locality

The Municipal Council has given approval for a portion of Erf 80 and Erf 3169 to be acquired by the owners of abutting Erf 19890, George to expand the parking lot as the current parking space is not sufficient, the decision is attached herewith. Erf 19890 is currently zoned for *Business Zone II* use as can be seen in figure 2. Erf 80 is zoned *Transport Zone II* (Public Street) and Erf 3169 is zoned *Open Space Zone I* (Public Open Space). These public spaces will need to be closed in order to be utilised for private uses.



Figure 2: Zoning of the subject property and surrounds

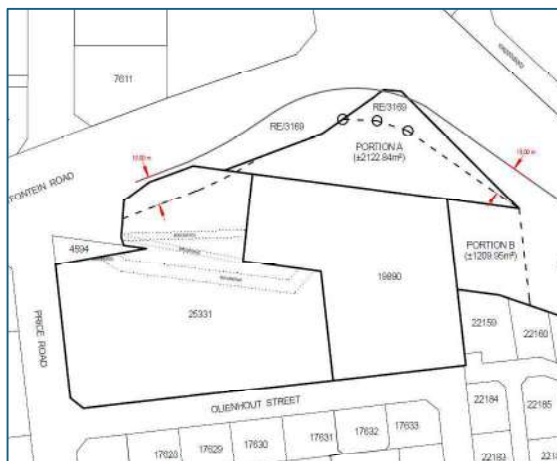


Figure 3: Subdivision Plan

The subdivision plan extract can be seen in figure 3. As can be seen, a 13m distance from the curb will be maintained to ensure that safety from road users does not become a liability. This was a condition of the sale. A new parking layout and SDP/Landscaping plan will be submitted.

Currently the application entails one of **two proposals**.

The **first** includes the subdivision of Portion A from Erf 3169 (Public Open Space) and Portion B from Erf 80 (Public street). These portions will then be closed as public spaces and consolidated with Erf 19890 and automatically rezone to the zoning of his erf by means of an exemption application (in terms of 24(1)(d) of the GM By-law).

The **second** option is to formally rezone Portion A and B to *Transport Zone III* (Private Parking) instead of doing an exemption application in terms of section 24(1)(d) of the GM By-law.

The application thus entails the following:

1. **Subdivision** in terms of Section 15(2) (d) of the George Municipality: Land Use Planning By-Law, 2023 of:
 - Erf 3169 into Portion A and Remainder of Erf 3169 (RE/3169)
 - Erf 80 into Portion B and Remainder of Erf 80 (RE/80)
2. **Consolidation** in terms of Section 15(2) (e) of the George Municipality: Land Use Planning By-Law, 2023, of Portion A and B with Erf 19890.
3. **Closure of a public place** in terms of Section 15(2)(n) of the George Municipality Zoning Scheme By-law, 2023, to close Portion A zoned "*Transport Zone II*" and Portion B zoned "*Open Space Zone I*" from public use to private.
4. **Exemption application** in terms of section 24(1)(d) of the George Municipality By-law on Municipal Land Use Planning, 2023 to allow subdivided portion A and B to take on the zoning of abutting Erf 19890, namely *Business Zone II*.

OR

- ~~5. **Rezoning** in terms of Section 15(2)(a) of the George Municipality Zoning Scheme By-law, 2023, of Subdivided Portion A and Portion B to "*Transport Zone III*" for private parking.~~

PART C: QUESTIONNAIRES
SECTION A:
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

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

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

SECTION B:**PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES**

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		X		
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? GIZS By-law What is the current zoning of the property? Erf 3169 (Open space Zone I) / Erf 80 (Transport Zone II) / Erf 19890 (Business Zone II) What is the proposed zoning of the property? Business Zone II OR Transport Zone III Does the proposal fall within the provisions/parameters of the zoning scheme? Yes Are additional applications required to deviate from the zoning scheme? (if yes, specify) No				
QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?			X	National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)

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

SECTION D:

SERVICE REQUIREMENTS

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

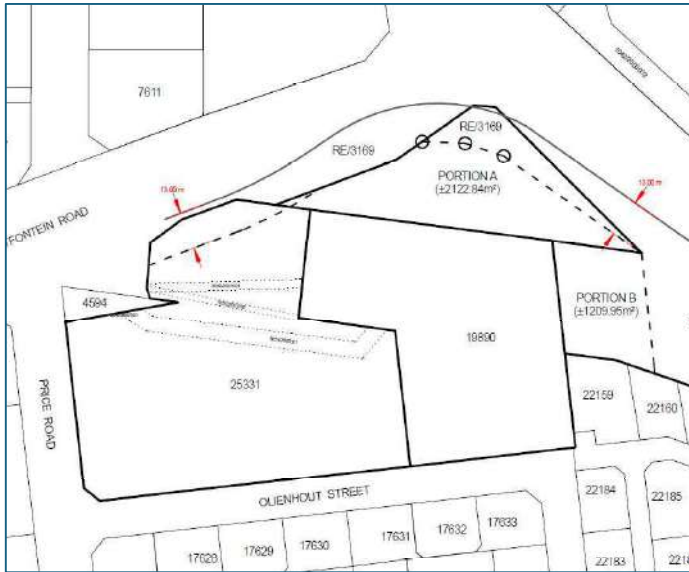
Telecommunication services:			X	
Other services required? Please specify.			X	
Development charges:			X	

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

COMPULSORY INFORMATION REQUIRED:						
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)		Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter		Y	N	Full copy of the Title Deed
Y	N	Locality Plan		Y	N	Site Layout Plan
Y	N	Proof of payment of fees		Y	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:						
Y	N	Site Development Plan		Y	N	Conveyancer's Certificate
Y	N	Land Use Plan		Y	N	Proposed Zoning plan
Y	N	Phasing Plan		Y	N	Consolidation Plan
Y	N	Abutting owner's consent			N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)		Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes		Y	N	Home Owners' Association consent
Y	N	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)		Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)		Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 17 April 2024 for the subdivision, consolidation and closure of public street for the purposes of increasing parking space on Erf 19890, George. Applicant provided the following plan as presented on the pre-app meeting.



Town Planning comments:

- Applicant to follow Option A as mentioned above (subd. + consolidation and closure of public str.)
- It is noted that a Council Resolution has been issued by the George Municipality. To be submitted with the applications.
- It is noted that the 13m buffer between the subject site and the Road will not be utilised for parking or any other structures as instituted by CES and also mentioned in the resolution. This buffer will need to be clearly indicated on the Site Development Plan.
- It must be noted that these portions acquired from council may only be used for parking purposes and must be clearly indicated as such on the SDP.
- Noted that a new parking together with a landscaping plan must be prepared and submitted. The SDP may be submitted simultaneously with the land use applications.
- Applicant must apply measures to retain the existing mature trees on site. Note – no trees may be removed without the necessary approvals from the competent authority.
- It is noted that the GLA of the development will not be increased. It is also noted that the parking is proposed to be open, with no covering structures/carports.
- Existing engineering services passing over Erven 19890, 3169 and 80, George will need to be taken into account (to be addressed directly with CES and ETS).
- The design of the parking space must allow “in and out” movement of vehicles (better flow of traffic) – consider a different layout. All accesses, dimensions and manoeuvring space to be indicated on the SDP.
- Applicant to submit agreements for “shared parking” between neighbouring property, should it be applicable.

CES Comments

- Access will be restricted to the existing one.
- All parking, including required movability must be provided on the property in terms of the zoning scheme by-law.
- The developer will be responsible for the protection and/or relocation of services during the construction. It must be noted that the municipality will not take responsibility for the cost of repairing of any parking areas, as a result of repairing/upgrading of existing services.

ETS comments

- Applicant to take into account the existing underground electrical cables within close proximity to the properties. Decision on what is to be done to these services to be taken once the development plans become available.

PART F: SUMMARY / WAY FORWARD



OFFICIAL: _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: **Delarey Viljoen**

(FULL NAME)



SIGNED: _____

Ilan  Huyser (Senior Town Planner)



SIGNED: _____

DATE: 26.04.2024 _____

DATE: **15 April 2024**

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



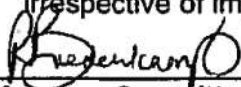
EXTRACT MINUTES: ORDINARY COUNCIL MEETING HELD ON 30 NOVEMBER 2023

11.7 FINAL APPROVAL FOR AN APPLICATION TO PURCHASE PORTIONS OF REMAINDER ERVEN 3169 AND 80 GEORGE, SITUATED ON THE CORNER OF CJ LANGENHOVEN ROAD AND WITFONTEIN ROAD

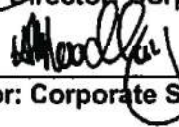
Proposed by Councillor Von Brandis and seconded by Councillor Brown, it was

RESOLVED

- (a) That **COUNCIL** take note that no counter proposals were received against the proposed alienation of the portions of the remainder of Erf 3169 and Erf 80 George ($\pm 3200\text{m}^2$ in extent);
- (b) That **COUNCIL** take note of the 2 (two) objections received against the proposed alienation of the portions of the remainder of Erf 3169 and Erf 80 George ($\pm 3200\text{m}^2$ in extent);
- (c) That the objectors **BE INFORMED** that their objections will be dealt with the Land Use Application to be submitted to utilise the land for parking purpose.
- (d) That **FINAL APPROVAL BE GRANTED** for the sale of the portions of the remainder of Erf 3169 and Erf 80 George ($\pm 3200\text{m}^2$ in extent) at the amount of R750.00 per m^2 plus VAT to the owner of Erf 19890 George for the development of overflow parking, subject to the conditions as approved by Council on 29 June 2023 and further subject to the following conditions:
 - (i) that the applicant be informed that the approval for the alienation of portion of the remainder of Erf 3169 and Erf 80 George ($\pm 3200\text{m}^2$ in extent), is dependent on the outcome of the Land Use Application;
 - (ii) that it is a condition of sale that must be registered against the title deed of the property that this land can only be developed for ground level parking and that no other developments are permitted.
 - (iii) that a development condition be included in the deed of sale that there will be no infill elevations close to the HOA estate.
- (e) That **FINAL APPROVAL BE GRANTED** for the alienation of the portions of the remainder of Erf 3169 and Erf 80 George ($\pm 3200\text{m}^2$ in extent) on the basis that a condition be included in the Deed of Sale that the purchaser will be compelled to ensure that the property be developed for the purpose intended within a period of 5 years, failing which Council reserves the right to reclaim the site, irrespective of improvements.


Manager: Committee Support (Miss R Bredenkamp) Date: 1/12/2023


Deputy Director: Corporate Services (Admin) (Mr E Ganza) Date: 5/12/2023


Director: Corporate Services (Mrs K Moodley) Date: 12/12/23

R Hendricks
Investment Properties
Human Settlements, Planning and Development
Email: rehendricks@george.gov.za
Tel: +27 (0) 44 801 9472

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

Collaborator number: 2065039
Reference number: Portions of the Remainder of Erven 3169 & 80 George
Enquiries: DM Gelderbloem
Date: 4 July 2023

DELPLAN CONSULTING
P.O.Box 9956
GEORGE
6530

PER E-MAIL: delarey@delplan.co.za

**APPLICATION TO PURCHASE PORTIONS OF THE REMAINDER OF ERVEN 3169
AND 80 GEORGE, SITUATED ON THE CORNER OF CJ LANGENHOVEN ROAD AND
WITFONTEIN ROAD**

The above application refers.

Your application was approved in principle at an Ordinary Council Meeting held on 29 June 2023. Attached please find a copy of the signed Council Resolution for record purposes.

The intention of Council to alienate the Portions of the Remainder of Erven 3169 and 80 George (±3200 hectares in extent) for the purpose of developing overflow parking, will be advertised for counter proposals, public comments, and representations.

An invoice for the advertisement will be send to you for payment as soon as we received the quotation from the newspaper.

Hope you find the abovementioned in order.

Yours faithfully



DM GELDERBLOEM
MANAGER: INVESTMENT PROPERTIES



MUNISIPALITEIT

GEORGE

MUNICIPALITY

EXTRACT FROM DRAFT MINUTES ORDINARY COUNCIL MEETING 29 JUNE 2023

8.1.8 APPLICATION TO PURCHASE OF PORTIONS OF REMAINDER ERVEN 3169 AND 80 GEORGE, SITUATED ON THE CORNER OF CJ LANGENHOVEN ROAD AND WITFONTEIN ROAD (continue on the following page)

Proposed by Councillor R Figland and seconded by Councillor Niehaus, it was

RESOLVED

- (a) That Council revoke and rescind the previous resolution taken on 29 November 2017 regarding an application to buy a portion of Erf 3169 George;
- (b) That Council **TAKE NOTE** of Section 7 of the Asset Transfer Regulations listed in the report;
- (c) That it **BE DECIDED** that the portion of the remainder of Erf 3169 and Erf 80 George ($\pm 3200\text{m}^2$ in extent) is not required for the minimum level of basic municipal service delivery in terms of Section 14(2) of the Municipal Finance Act 2003, (Act 56 of 2003);
- (d) That Council **IN PRINCIPAL GRANT APPROVAL** to the sale of the portion of the remainder of Erf 3169 and Erf 80 George ($\pm 3200\text{m}^2$ in extent) to the owner of Erf 19890 George at the amount of R750.00 per m^2 plus VAT, subject to:
 - a.2 that Council take note of that the transaction will be exceptionally beneficial to the Municipality or the community which would not be realised if competitive tender processes were to be followed;
 - a.3 that the intention of Council to alienate the portion of the remainder of Erf 3169 and Erf 80 George ($\pm 3200\text{m}^2$ in extent) for the purpose of developing overflow parking, **BE ADVERTISED**, inviting counter proposals and public comments and representations;
 - a.4 that the alienation of the land **BE SUBJECT THERETO** that no counter proposals are received to the proposed alienation of the land for this purpose provided that the submission of a counter proposal must be accompanied by confirmation of physical access secured to the site at the cost of the proposer;
 - a.5 that this approval be considered as **FINAL APPROVAL** should no counter proposals be received;
 - a.6 that Council record the reasons for the disposal.

EXTRACT FROM DRAFT MINUTES ORDINARY COUNCIL MEETING 29 JUNE 2023**8.1.8 APPLICATION TO PURCHASE OF PORTIONS OF REMAINDER ERVEN 3169 AND 80 GEORGE, SITUATED ON THE CORNER OF CJ LANGENHOVEN ROAD AND WITFONTEIN ROAD** (continue on the following page)

- (e) That, should any counter proposals **BE RECEIVED** for the purpose of developing a parking area in line with the current conditions be received, the disposal process continue in terms of the relevant legislation and policies without taking the matter back to Council;
- (f) That the applicant **BE INFORMED** that the approval for the alienation of portion of the remainder of Erf 3169 and Erf 80 George ($\pm 3200\text{m}^2$ in extent), depending on the outcome of the public participation process, is subject to the following:
 - (i) a condition will be included in the Deed of Sale that the purchaser will be compelled to ensure that the property is developed for the intended purposes within a period of five years, failing which Council reserves the right to reclaim the site, irrespective of improvements;
 - (ii) the subject portions of land will have to be closed, subdivided, consolidated and rezoned for business purposes.
 - (iii) the required landscaping must be done by the developer and the existing trees on the property must be incorporated in the parking layout.
 - (iv) the final cadastral of the portions that are to be transferred must be approved by the Town Planning Department.
 - (v) access to the property will be restricted from the existing Witfontein and Pine Road circle.
 - (vi) at least a 13m clear zone from the existing outer sidewalk edge be retained from both CJ Langenhoven and Witfontein Roads. This is for future widening of the 1,5m sidewalk, possible road widening and space for services.
 - (vii) all municipal services to be relocated outside of the existing and future parking area at the developers' cost. Services to comply with minimum Civil Engineering Services standards.
 - (viii) a stormwater management and accommodation plan must be submitted for acceptance by Civil Engineering Services. The addition of hardened areas and principles of Sustainable Urban Drainage Systems must be applied.
 - (ix) a revisionary clause will be registered against the title deed of the property that the land may only be used for the overflow parking and that no buildings may be constructed thereon.
- (g) That the final conditions for the development of the site **WILL BE CONSIDERED** by the authorised official upon submission of the site development plan; and



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EXTRACT FROM DRAFT MINUTES ORDINARY COUNCIL MEETING 29 JUNE 2023

8.1.8 APPLICATION TO PURCHASE OF PORTIONS OF REMAINDER ERVEN 3169 AND 80 GEORGE, SITUATED ON THE CORNER OF CJ LANGENHOVEN ROAD AND WITFONTEIN ROAD (continue from the previous page)


- (h) That this approval is **SUBJECT THERETO**, that all administrative, technical and legal requirements are adhered to by the applicant.

 03/07/2023

ACTING MANAGER: COMMITTEE SERVICES
(MRS C JANSEN- JOUBERT)

 3/7/2023

DEPUTY DIRECTOR: CORPORATE SERVICES (ADMIN)
(MR E GANZA)



DIRECTOR: CORPORATE SERVICES
(MRS K MOODLEY)



044 873 4566

044 873 4568

PO Box 9956 George 6530

79 Victoria Street George 6529

planning@delplan.co.za

delplan.co.za

URBAN & REGIONAL PLANNERS

Our Ref.: 1189/GEO/21

Your Ref.: Erven 19890, 464 & 3169, George

28 March 2025

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MS HUYSER

BY HAND

Dear Ms. Huyser,

PROPOSED SUBDIVISION AND CLOSURE OF PORTION A OF ERF 3169 & PORTION B OF RE/464 AND CONSOLIDATION THEREOF WITH ERF 19890, GEORGE MUNICIPALITY AND DIVISION

1. The above matter refers.
2. Attached hereto find the following:
 - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours Faithfully
DELPLAN Consulting

A handwritten signature in black ink, appearing to read 'D. Viljoen', is written over a light blue circular stamp.

DELAREY VILJOEN Pr. Pln

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2021/1189-GEO-21/Korrespondensie/b1.docx>

Cc: HEATHER PARK PROPERTIES GEORGE (PTY) LTD / GEORGE MUNICIPALITY

**PROPOSED SUBDIVISION AND CLOSURE OF PORTION A OF ERF 3169 & PORTION
B OF RE/464 AND CONSOLIDATION THEREOF WITH ERF 19890, GEORGE
MUNICIPALITY AND DIVISION**



FOR: HEATHER PARK PROPERTIES GEORGE (PTY) LTD / GEORGE MUNICIPALITY



URBAN & REGIONAL PLANNERS

D E V E L O P M E N T E N V I R O N M E N T L I N K

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7. STATUS REPORT
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9. CONSOLIDATION PLAN
10. SITE PLAN
11. PRE-APPLICATION FORM
12. APPLICATION FORM

PROPOSED SUBDIVISION AND CLOSURE OF PORTION A OF ERF 3169 & PORTION B OF RE/464 AND CONSOLIDATION THEREOF WITH ERF 19890, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

The property owner wishes to enlarge the parking lot area of the business on Erf 19890 (currently Planet Fitness). This will entail the addition of portions of abutting Municipal land (portion A of Erf 3169 & Portion B of RE/464) which will then be consolidated with this property to enlarge the parking lot area. Council has therefore given permission for proposed portions to be sold to the owner of Erf 19890. The Council decision to sell the portions of the Municipal land is also attached herewith as **Annexure 1. Notable here is that the council decision still refers to Erf 80, which will now be referred to as Erf 464. This document will be amended to reflect the new erf number only, no other changes are required.** It was confirmed that the current land use application would still be allowed to continue.

DELPLAN Consulting was appointed by the registered owner of Erf 19890, George, referred hereafter as the “**subject property**”, as well as the representative of the Municipal erven to prepare and submit the required land use application for the proposed development. A copy of the Power of Attorney from both owners to submit this land use application is attached as **Annexure 2.**

1.1 Title deed

The Title Deed (T9803/2023) refers to Erf 19890, George, registered in the name of Heather Park Properties George (Pty) Ltd. The title deed for the road reserve, RE/464, is included as crown grant (date stamped 14 September 1964) and is owned by George Municipality as well as Erf 3169 (T5511/1978 owned by George Municipality) is attached herewith as **Annexure 3.**

The SG Diagrams for all the relevant properties are attached hereafter as **Annexure 4.** The Title Deed has been scrutinized and it contains no restrictions that will prohibit the proposed development. A Conveyancer Certificate is attached as **Annexure 5.** No conveyancer certificate is further required, noting that that the conveyancer certificate refers to Erf 80, which is now changed to Erf 464.

1.2 Land Use Application

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality Zoning Scheme By-law, 2023, to subdivide Erf 3169 into Remainder of Erf 3169 (RE/3169) and Portion A as well as the subdivision of RE/464 into Remainder and Portion B.

- **Closure of a public place** in terms of Section 15(2)(n) of the George Municipality Zoning Scheme By-law, 2023, to close Portion A Zoned “Open Space Zone I” and Portion B zoned “Transport Zone II” from public use to private.
- Note that Portions A and B are currently zoned as public spaces and thus requires an **exemption application** in terms of section 24(1)(d) of the George Municipality By-law on Municipal Land Use Planning 2023 to allow the subdivided of portion A and B to take on the zoning of abutting Erf 19890, namely *Business Zone II*.

2. CONTEXTUAL INFORMATION

2.1 The locality of the subject property

The subject property is situated at the first major circle in George when travelling from Oudtshoorn, within the suburb, Heather Park in ward 3. Figure 1 below indicates the subject property, in relation to the greater George area, figure 2 provides a closer look at the subject property with the surrounding area.



Figure 1: The location of the subject property in relation to George and major roads



Figure 2: The subject property and the immediate surrounding public open spaces.

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 6**.

2.2 Existing Land Uses and Character of the Area

The subject property currently contains Planet Fitness Gym with a large parking lot portion. Unfortunately, the parking on the property is insufficient and additional parking is required, constituting the current land use application. The southeast direction contains a group housing site with a filling station located across the street. The proposed portion A & B to be cut off the municipal land is from the abutting public open space and a portion of a large road reserve. These portions are severely underutilised as the buffer along the road (seen in figure 3) is more than sufficient to address aesthetics and safety concerns.

None of the existing surrounding land utilises are at all influenced by the current land use proposal, in fact it will bring about many positive effects as it will greatly improve the parking availability for the business in this area.

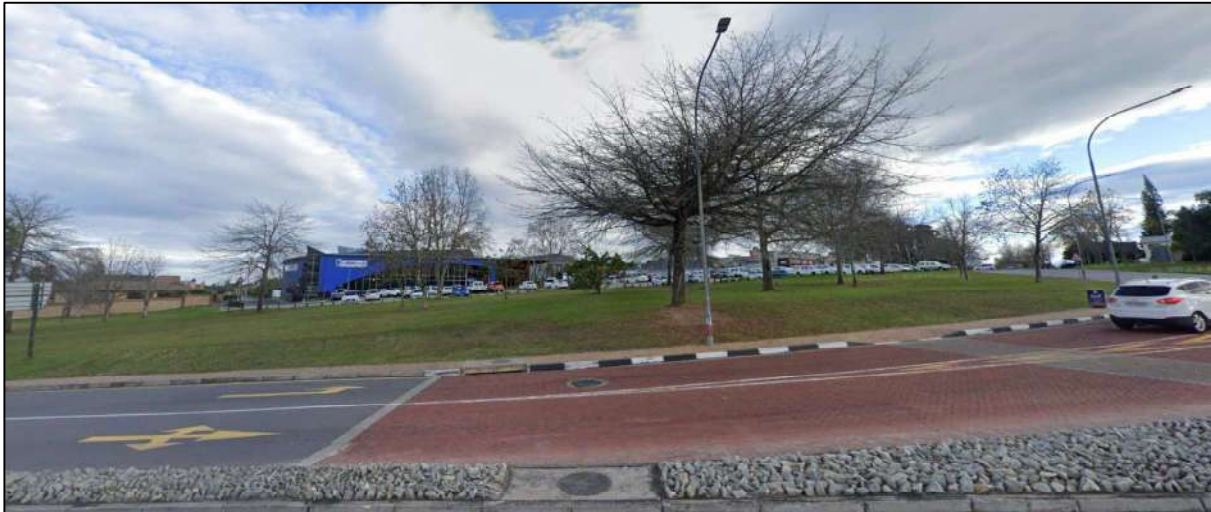


Figure 3: A photograph of the current land use with the large road reserve and public open space

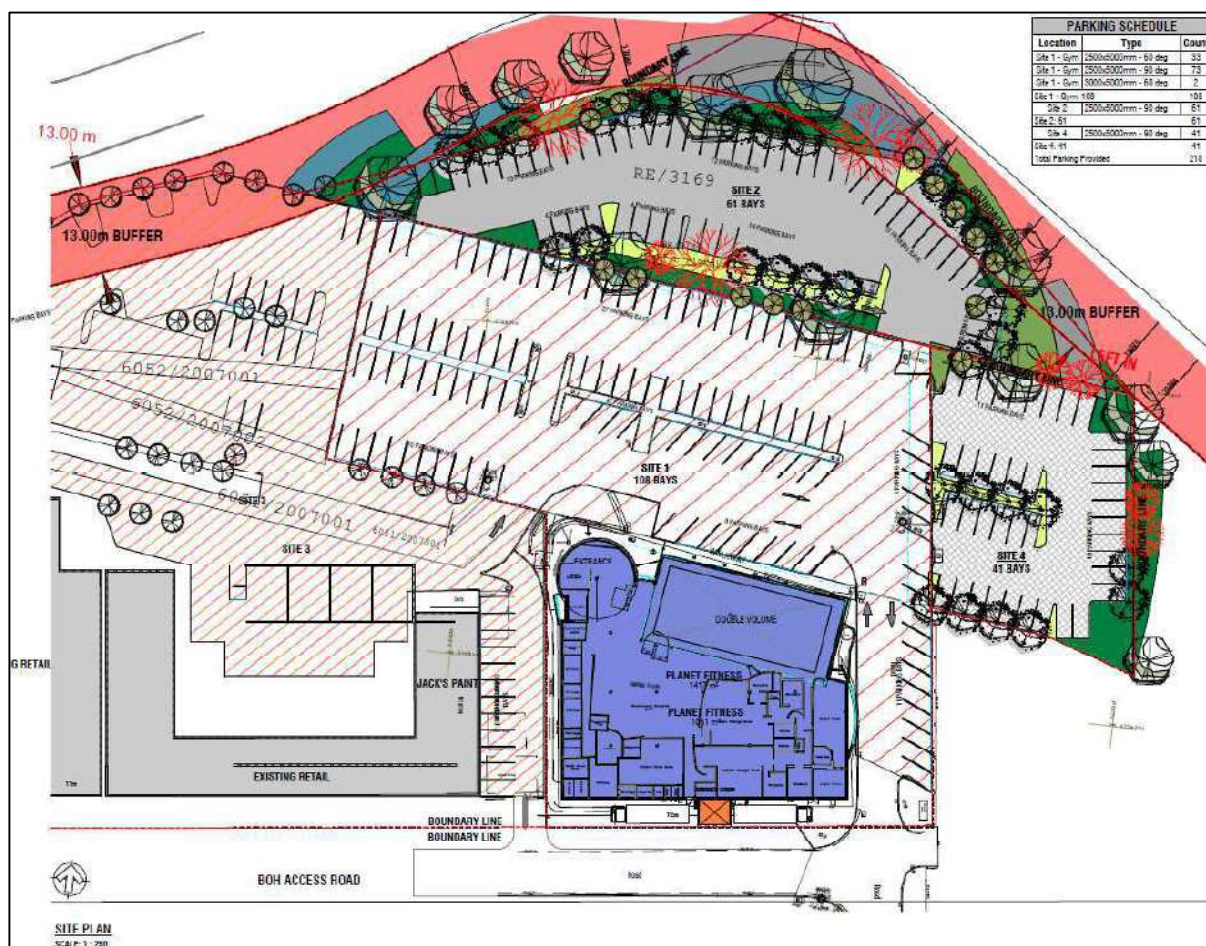
2.3 Zoning

The zoning of the subject property according to the George Integrated Zoning Scheme By-Law is “*Business Zone II*”, as can be seen in Figure 4. The zoning of the subject property will not be altered by the proposed consolidation of the property. The zonings of the Municipal erven can also be seen and is confirmed as public places in the status report, attached as **Annexure 7**.



Figure 4: An illustration of the zoning for Erf 29717, George

Erf 3169 is zoned as “*Open Space Zone I*” (Public Open Space) with RE/464 being zoned as “*Transport Zone II*” (Public Street). Portions A and B being cut-off from these properties will automatically take on the zoning of the abutting Erf 19890.



As can be seen in the Site Plan in figure 6, the existing trees are retained, and parking requirements are being adhered to. The Site Plan can be found in **Annexure 10**.

3.2 Accessibility and Parking

The access to the property remains the same. The new additional parking bays will significantly increase the available on-site parking and bring about significant positive effects. Adequate landscaping towards the road will be maintained and the effect on the surrounding area is minimal at best.

3.3 Engineering Services

The property is located in an already developed and serviced residential area. No additional services are required for the parking lot. Planning for stormwater management will be incorporated with the rest of the existing development.

3.4 Pre-Application

A Pre -application meeting was held on 17/04/2024 and the following comments were noted:

Town Planning comments:

- Applicant to follow Option A as mentioned above (subd. + consolidation and closure of public str.)

Noted, done as such.

- It is noted that a Council Resolution has been issued by the George Municipality. To be submitted with the applications.
- It is noted that the 13m buffer between the subject site and the Road will not be utilised for parking or any other structures as instituted by CES and also mentioned in the resolution. This buffer will need to be clearly indicated on the Site Development Plan.

Noted, done/indicated as such.

- It must be noted that these portions acquired from council may only be used for parking purposes and must be clearly indicated as such on the SDP.

Noted, indicated as such.

- Noted that a new parking together with a landscaping plan must be prepared and submitted. The SDP may be submitted simultaneously with the land use applications.

Noted, included as such.

- Applicant must apply measures to retain the existing mature trees on site. Note – no trees may be removed without the necessary approvals from the competent authority.

Noted, included as such.

- It is noted that the GLA of the development will not be increased. It is also noted that the parking is proposed to be open, with no covering structures/carports.

Noted.

- Existing engineering services passing over Erven 19890, 3169 and 80, George will need to be taken into account (to be addressed directly with CES and ETS).

Noted, included as such. Noting that erf 80 has changed to Erf 464.

- The design of the parking space must allow “in and out” movement of vehicles (better flow of traffic) – consider a different layout. All accesses, dimensions and manoeuvring space to be indicated on the SDP.

Noted, included as such.

- Applicant to submit agreements for “shared parking” between neighbouring property, should it be applicable.

Not applicable.

CES Comments

- Access will be restricted to the existing one.

Noted, indicated as such.

- All parking, including required movability must be provided on the property in terms of the zoning scheme by-law.

Noted, indicated as such.

- The developer will be responsible for the protection and/or relocation of services during the construction. It must be noted that the municipality will not take responsibility for the cost of repairing of any parking areas, as a result of repairing/upgrading of existing services.

Noted, indicated as such.

ETS comments

- Applicant to take into account the existing underground electrical cables within close proximity to the properties. Decision on what is to be done to these services to be taken once the development plans become available.

Noted, included as such.

The Pre-application is attached as **Annexure 11**.

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 its applicability to this proposed development. These include:

4.1.1 George Municipal Spatial Development Framework (2023)

The GMSDF does not refer to the subject property (blue arrow in figure 7) specifically. The property does however fall within the densification zone. The development proposal does not include an increased densification but does include a larger development footprint of the parking lot area, no buildings are proposed.

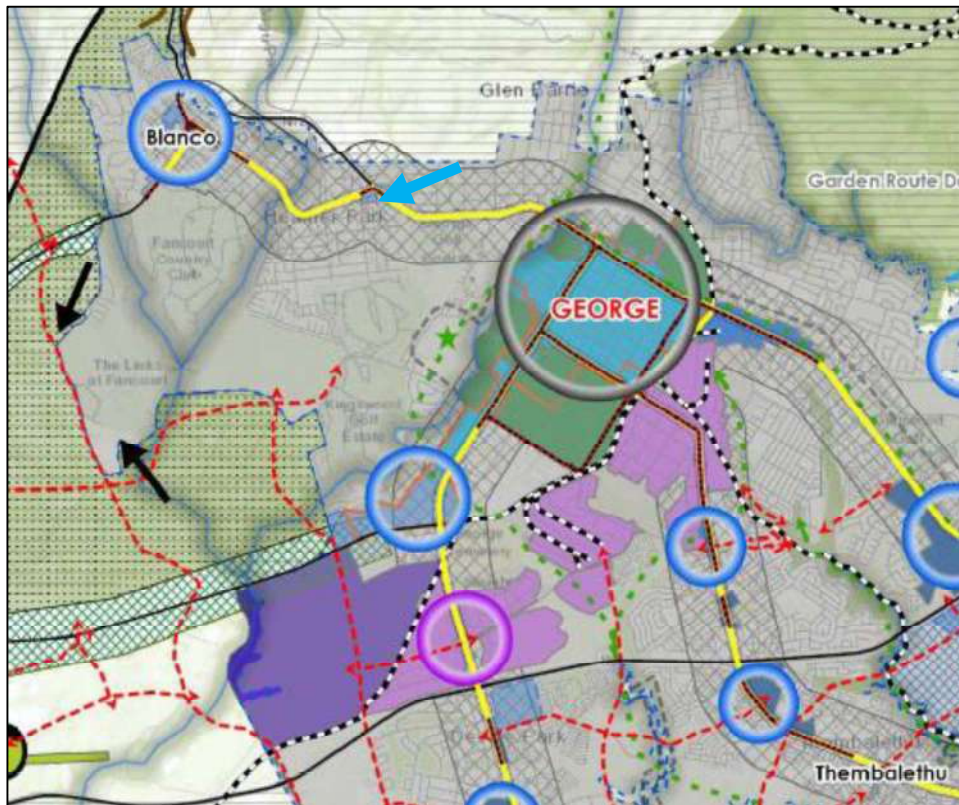


Figure 7: SDF extract

The necessity for the increased footprint is already motivated and the Municipal Council has already agreed to sell the relevant portions to the client. The proposal ensures that spatially, very little changes or negative effects are foreseen. The effect on the spatial vision of the Municipality is therefore unchanged as no buildings are proposed, only additional parking.

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. Set out 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)

Section 7 of SPLUMA lists the five development principles that apply to spatial planning, land use development and land use management namely (each of which to be elaborated on);

1. *Spatial justice* 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 SDF's and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.
 - *The proposed development will increase the improved use of land and will leave the character of the surrounding area unchanged. Neither the gain, nor the loss of the road reserve or public open space will bring about any effect to this principle.*
2. *Spatial sustainability* 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 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 development complies with the George Municipal Local Municipality's Spatial Development Framework (2023) as a tool to guide future development within George Local Municipality. None of the aspects around spatial sustainability are affected.*
3. *Efficiency* relates to the need for optimal use of existing resources and infrastructure, decision- making that minimizes negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

- *The proposed development will increase the efficiency of use on the subject property by enabling sufficient parking provision surrounding the development on the site. The environment is minimally influenced, sufficient landscaping will be done to maintain the current “natural” look from the N2 and CJ Langenhoven Road.*
 - *The development will require very little resources as it is located within the urban edge and within a serviced area. The proposal is only for the additional gain in the parking lot size, no buildings are proposed on these portions.*
4. *Spatial resilience* 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 proposed development complies with the George Municipal Spatial Development Framework (2023).*
 - *The application has no negative impact on the livelihoods of any communities.*
5. *Good administration* refers to the obligation on all spheres of government to ensure implementation of the above efficiently, responsibly and transparently.
- *This principle has no direct bearing on the application. George Municipality should consider the application within the prescribed timeframes. Public participation must be transparent with policies and legislation. Procedures should be clear to inform and empower members of the public.*

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 sets 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) is, in essence, the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

5.2.1 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.”*

As addressed under Section 5, it is clear that the application is **consistent** with the spatial policies of George Municipality.

5.2.2 Need and Desirability

The “*need*” for the proposed development is centred around the shortage of parking opportunities on the current site. Additional parking would allow the site to be optimally utilised. The development is not needed in terms of any specific spatial goal as set forth by the MSDF.

The concept “*desirability*” in the land use planning context may be defined as the degree of acceptability of a proposed development on land units concerned or the proposed application. This section expresses the desirability of the proposed subdivisions and consolidation, 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 the broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The application would benefit the business on the subject property but will hold no further negative effects on the surrounding neighbours or the character of the area as only parking will be allowed on these portions, thus no buildings that could have any negative effects on views will be relevant. It is desirable to have development here that has minimal impact on the views from the main road as well as addressing safety concerns. The application has very little effect on the beforementioned factors and is therefore considered to be desirable.

6. CONCLUSION

We believe that the abovementioned principles, considerations and guidelines for this land use application to enlarge the parking lot area of the business on Erf 19890 (currently Planet Fitness) by subdividing portions of abutting Municipal land (portion A of Erf 3169 & Portion B of RE/464) and consolidating it with Erf 19890 satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



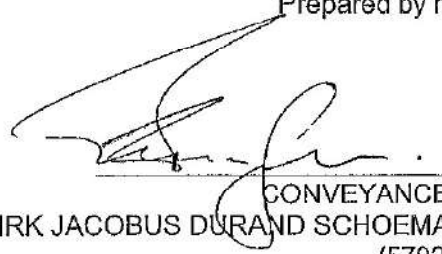
DELAREY VILJOEN Pr. Pln

MARCH 2025

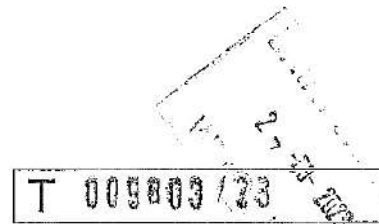
222

MILTONS MATSEMELA OOSTHUIZEN
1 CALEDON STREET
GEORGE
6529

Prepared by me


CONVEYANCER
DIRK JACOBUS DURAND SCHOEMAN
(57922)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 15 000 000,00	R. 6 111,00
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Act/Proc.....

**DEED OF TRANSFER**

BE IT HEREBY MADE KNOWN THAT

ROBBYN DANAÉ FRANK
LPCM 97770

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

SMOKEY MOUNTAIN TRADING 145 PROPRIETARY LIMITED
Registration number 2016/542896/07

which said Power of Attorney was signed at GEORGE on 19 MAY 2022.

And the appearer declared that his/her said principal had, on 8 April 2022, 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:

HEATHER PARK PROPERTIES GEORGE PROPRIETARY LIMITED
Registration Number 2022/258406/07

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

ERF 19890 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
WESTERN CAPE PROVINCE

IN EXTENT 5681 (FIVE THOUSAND SIX HUNDRED AND EIGHTY ONE)
Square metres

FIRST REGISTERED BY CERTIFICATE OF CONSOLIDATED TITLE
NUMBER T59111/1999 WITH DIAGRAM SG NUMBER 8193/1998 RELATING
THERETO AND HELD BY DEED OF TRANSFER NUMBER T43135/2019.

I. WITH REGARD TO the figure A B m E on Diagram S.G Number 8193/1998:

A. **SUBJECT** to the conditions referred to in Deed of Grant dated 15 June 1922 (George Quitrents Volume 15 Number 15).

B. **SUBJECT FURTHER** to the following conditions contained in Deed of Grant dated 15 June 1922 (George Quitrents Volume 15 Number 15) namely:-

(2) That all existing roads and throughfares shall remain free and uninterrupted and that the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question.

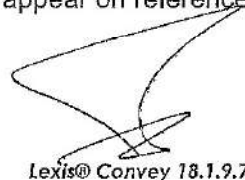
C. **ENTITLED** to the benefits of the servitude referred to in the following endorsement dated 7 June 1977 on Deed of Grant dated 15 June 1922 (George Quitrents Volume 15 Number 15), namely:

"By Deed of Transfer Number T13615 dated 29th December 1938, the owner and his successors in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufacturers connected with the timber factory as will more fully appear on reference to the said Deed of Transfer."

D. **SUBJECT FURTHER** to the conditions of the servitude referred to in the following endorsement dated 7 June 1977 on Deed of Grant 15 June 1922 (George Quitrents Volume 15 Number 15), namely:

"Registration of servitude

Within described land is subject to a servitude with regard to apportionment of water in terms of an order of the Water Court (Water Court District Number W10/76 dated 5 June 1977 as will more fully appear on reference to the copy of said order filed as K493/77S"


Lexis® Convey 18.1.9.7

- E. **SUBJECT FURTHER** as contained in Deed of Transfer Number T59708/1999 to an electric powerline and water pipeline servitude 4 (four) metres wide, imposed in favour of the GEORGE MUNICIPALITY, the centre line of which is represented by the figures E F on Diagram S.G Number 8189/1998. (which servitude's centre line is now represented by the figures G H on attached Diagram S.G Number 8193/1998.)

II. **AS REGARDS** the figure E k j D on Diagram S.G Number 8193/1998:

- A. **SUBJECT** to the conditions referred to in Deed of Transfer Number T42080/1984.
- B. **SUBJECT FURTHER** to the following conditions in Deed of Transfer Number T7974/1936, namely:

"The Transferor reserves the right to construct, use and maintain across the above properties any pipe line for water leading, sewerage and drainage and any poles or structures for the conduct of any electric or other light of power"

III. **AS REGARDS** the figures k m C j on Diagram S.G Number 8193/1998:

- A. **SUBJECT** to the conditions referred to in Deed of Transfer Number T42080/1984.
- B. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer Number T7974/1936, namely:

"The Transferor reserves the right to construct, use and maintain across the above properties any pipe line for water leading, sewerage and drainage and any poles or structures for the conduct of any electric or other light of power"

IV. **AS REGARDS** to the whole property on Diagram S.G Number 8193/1998:

- A. By virtue of Notarial Deed of Servitude Number K738/99S dated 11 March 1999 :

"the within mentioned property is (a) subject to a servitude right of way of 5 metres wide in favour of remainder Erf 17626 George, measuring 5318 square metres, (b) it is further entitled to a servitude right of way of 5 metres wide over remainder Erf 17626 George.

The route will be determined by the parties."

As will more fully appear from the mentioned Notarial Deed.

- B. By virtue of Notarial Deed of Servitude Number K517/2008S the conditions of Notarial Deed of Servitude Number K738/1999S in favour of Erf 17626 George, has been amended to read as follows:

The within mentioned property is ENTITLED to a servitude road 5,5 (Five comma five) metres wide, the centre line of which servitude is now indicated by the line ABCD on Diagram SG Number 6051/2007, annexed to aforesaid Notarial Deed, over:



REAMINDER ERF 17626 GEORGE, in the Municipality and Division of George, Province of the Western Cape, in extent 5318 square metres, held by Deed of Transfer Number T25659/2003."

As will more fully appear from the mentioned Notarial Deed.



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

SMOKEY MOUNTAIN TRADING 145 PROPRIETARY LIMITED
Registration number 2016/542896/07

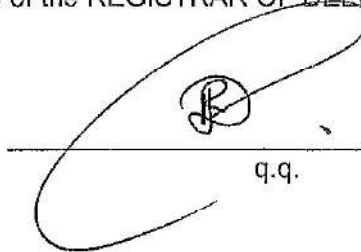
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

HEATHER PARK PROPERTIES GEORGE PROPRIETARY LIMITED
Registration Number 2022/258406/07

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 R40 000 000,00 (FORTY MILLION 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 16 MAR 2023

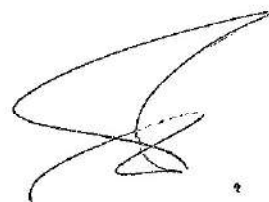

q.q.

In my presence



REGISTRAR OF DEEDS





15-6-22

George Quitrents Vol. 15 No. 15

1/15: Original of plan of
as for map of Apr 14
in common & plan of
on map of Apr. 14
Hic.

XEROX COPY ONLY

 Mr. Is
Hic
Ghi

CROWN GRANT

Certified a true copy of the affidavit of William
Cesar Hunter in which he said that the defendant
had been in the City of Cape Town in order to
obtain a passport for the purpose of leaving the
Republic of South Africa for the purpose of
studying at the University of London in the City of
London, England. That the said defendant
has been in the City of Cape Town in the
City of Cape Town in the City of Cape Town
and in the City of Cape Town in the City of Cape Town.

Deeds Registry, Western Cape,
Cape Town Registered.

14 SEP 1964

Evans

Deeds Registry, Western Cape,
Cape Town Registered.

14 SEP 1964

Ivan Kovaly

For deductions see Gen. Plan, 937 G42, G43, G44

Right of presumption waived in respect of
 Lot H A F (576303 approx) as per Survey print A and
 area lettered A B C D on Survey print B (approx 1 acre)
 in interest of Ex. Co. may 41 ad 28 Apr 1930
 Survey prints A & B are filed D8/1920.
 Registration 2

Right of redemption waived in respect of
 Policy No. 48 (236 add 1057) in terms of
 Ex. Co. Min. 281 ad. 11 Mar 1920 filed 28/10/20.

Ex. C. in 3136 of 20. 9. 1928 amended as to item 2
by the addition thereto of the correct extent of 11 Morgan
95835 ft. in place of approximately 6 Morgan.
W. L. C. in 637 ad. det. 3. 1928 and copy of diagram
attached filed D8/1928
for Registrar of Deeds.

For further comments see page 4.



C R O W N G R A N T

Grant under Section 10,
Act No. 15, 1887.

IN THE NAME AND ON BEHALF OF HIS MAJESTY
GEORGE THE FIFTH, BY THE GRACE OF GOD OF
THE UNITED KINGDOM OF GREAT BRITAIN AND
IRELAND, AND OF THE BRITISH DOMINIONS BE-
YOND THE SEAS KING, DEFENDER OF THE FAITH,
EMPEROR OF INDIA:

WHEREAS under and by virtue of the provisions contained in Section 10 of the Act No. 15 of 1887 of the Cape of Good Hope, entitled an "Act for regulating the manner in which the Crown Lands of the Colony shall be disposed of", grants or reserves of Crown Lands within the limits of a Municipality may be made by the Governor-General for the benefit of the inhabitants of the Municipality:

AND WHEREAS the grant in favour of the COUNCIL OF THE
MUNICIPALITY OF GEORGE of a certain piece of land
situate in the DIVISION OF GEORGE, Province of the
Cape of Good Hope, has been duly authorised:

404
NOW, THEREFORE, THESE PRESENTS WITNESS that there is here-

TY OF GEORGE the said piece of land named THE GEORGE TOWN COMMONAGE, measuring Three thousand Seven hundred and eighty-nine morgen two hundred and thirteen square roods, one hundred and thirteen square feet (3789 Mor: 213 Sq. Rds: 113 Sq.Ft) situated as aforesaid and represented and described in the diagram hereunto annexed, framed by Surveyor R.E. Dumbleton, dated August, 1919, with full power and authority henceforth to possess the same in ~~per~~petuity, subject to the following conditions:-

- (1) That the Governor-General shall have the right at all times of taking such portions of the land so granted as may be needed for public purposes only (which shall not include land required for Forestry purposes) without paying compensation, provided, however, that in the event of any land being required for such public purposes on which improvements shall have been effected, then, in that case payment of compensation shall be made for such land in such sum of money as may be mutually agreed upon by the parties concerned, or failing such agreement, as may be awarded by three appraisers, one to be appointed by each side, and a third to be chosen by the two others before proceeding to act, or any two of them shall award:
- (2) That all existing roads and thoroughfares shall remain free and uninterrupted, and that the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question:
- (3) That all rights to minerals, mineral products, mineral oils, and precious stones, precious or base metals on or under the land hereby granted are expressly reserved to the Crown, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The land is subject to such further rights as the public or the Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining, or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or under the land hereby granted, which rights shall not be impaired or in any way affected by the title deed.

connection with the establishment and maintenance of a rifle range, including the right of building and maintaining the necessary butts, fire points, excavations, shelters, sheds, huts, and other structures, of effecting and maintaining the necessary clearings upon the said range, and of fencing such parts of range as may be necessary, provided that the whole area to be fenced shall not exceed 100 by 150 yards:

- (5) In the event of the Municipality undertaking planting operations on the Commonage, a clear space of ground, in no part less than 50 yards in width must always be left between the boundary of any Government Forests or Plantations and the external rows of trees of the Municipal Plantations in order that such clearing and burning of vegetation may be carried out as may be considered necessary for the protection of the Government Forests or Plantations and the Government shall have the right, free of compensation, to carry out such clearing and burning operations as may be considered necessary:

✓ The Government shall further have the right, free of compensation, to make such roads on the commonage as may be reasonably necessary for the working of any Crown Forests or Railway Plantations as adjoin the commonage, provided that the location of such roads shall be determined by full agreement between both parties and failing such agreement by arbitration in manner as provided for in Clause 1 of the conditions annexed to this Deed of Grant. All such roads to be maintained by the Government, and the public of George to have the right to the reasonable use of such roads:

THUS DONE and signed by the Secretary for Lands at CAPE TOWN on the 15th day of June 1922, duly authorised thereto in that behalf by the Governor-General, in terms of the Crown Land Disposal (Execution of Deeds) Act, 1911.

J. Somerville

SECRETARY FOR LANDS.

IN TERMS of the Executive Council Minute No. 77 of the 11th January 1939, and filed as No. 3/1939 the Condition lettered (1) appearing herein, has been cancelled and the following

" That the Governor-General shall have the right at all times of resuming for public purposes (which shall not include land required for Forestry purposes), such portion or portions of the land hereby granted as may not have been alienated by the Town Council.

In the event of resumption as aforesaid no compensation shall be payable by the Government except in respect of substantial improvements of a permanent nature erected or made on the land resumed whether by the Town Council or by any other person or body acting under the express authority of the said Council"

substituted therefor.

Deeds Registry
CAPE TOWN
9 MAR 1939

W.R. Bezuidenhout
for REGISTRAR OF DEEDS.

1st of Resumption entered in 7000 in East Extension and N.W. Extension on Township of 27 Town as annexed to Town Council No 2892 dtd. 30.10.1923. 136787 dtd. 5.11.1923. & refers inter alia deducted under General Plan 570. ? 8/11/1923

10 sq. rds. Transferred 17/1/1923 (No 3656.1) to Union Government. (Railways & Harbours)

5 Mar. 225 sq. rds. 559 ft. Transferred 22.4.1924

*3 " 5 " 108 " }
11 " 269 " }
e. Dist. of George*

8 Aug. 362 sq. rds. 8559 ft. re. 5.6.1925 No 1999. General's Farm Properties.

n. 290 sq. rds. 3059 ft. re. 18.6.1925. No 5747. 54 rds. under

183 sq. rds. 3059 ft. referred 18.6.1925. No 5747. Standen.

Further endorsements see Page 5.

to M.A. Jorlingham
328 5/8 ad. 5 Sept Transfr. 176.1925 No 5713
to C.T.E. van Nieuwe

wh. of re-emption was in respect of
5 portions of Town Communage or
pieces at Rosewood - approximately 1/4 of
of land called the George Town Communage
of land south west of - adjoining the
of Dept. Saw Mill Site, South-east of
Town, approximately 1/4 of the
Ex Co. minute No C 5957/2 ad 29.9.25. (D.S.)
1925. 3/4

min. 316 of 20.9.28 amplified by addition
'et alia' - two of such portions being described
- D.R.C. p.ltr. of part E of the George Town
onade in extent 1/4 of the, and the Roman
Church Mission School site p.ltr. of p.ltr. E
George Town Communage in extent 1/4 of p.ltr. E
Ex Co. min. 2913 ad. 28.9.29. (D.S.)

C of Re-emption was in respect of
and D.S. situate North and South of the
line and adjoining Neepothvale
of the Communage. Vide Copy to Co.
No. 1061 ad. 7.1.1925 forwarded by hands Dept.
No C 5957/3 dated 2 May 1925. (min. D.S.)
(V.D.) B.L.
14/25

For further endorsements see Page 6

of land measuring 5 morgen approx. 1/4 of the 1/4 of
George Communage or 1/4. Vide Ex Co. min. 2020 ad 24/2/27
Ex Co. min. C 5957/2 ad. 10.1.1927 (D.S.)

Lot 88 = 5 morgen 362 5/8 ad. 85 5/8
TRANSFERRED 5.3.1925. (No 1999)
to the Governor General's Land Department

Lot 90 = 276 5/8 ad. 15 5/8
TRANSFERRED 24.10.1927 No 10594
to J.A. Macle

Lot 91 = 420 5/8 ad. 40 5/8
TRANSFERRED 24.10.1927 No 10595
to A. E. Davis.

Lot 92 = 315 5/8 ad. 129 5/8
TRANSFERRED 24.10.1927 No 10596
to J.W.C. Davies

Lot 93 = 204 5/8 ad. 535 5/8 ad. 120 5/8
TRANSFERRED 24.10.1927 No 10597
to A. Boote, resident

Lot 94 = 4 morgen 521 5/8 ad. 105 5/8
TRANSFERRED 5.12.1927 No 12208
to J.J. Stander.

Lot 95 = 4 morgen 521 5/8 ad. 105 5/8
TRANSFERRED 5.12.1927 No 12208
to J.J. Stander.
Lot 96 = 4 morgen 521 5/8 ad. 105 5/8
Lot 97 = 4 morgen 521 5/8 ad. 105 5/8
TRANSFERRED 13.8.1929 No 5026
to the Gov. of the Union of South Africa in
its Railways & Harbours Administration.

(of (a) Ex. Co. Min. 375/1932

No. 1 herein has been waived in so far as an approximately 600 sq. ft. adjoining the Roman Church Mission school site Extension as shown sketch with Ex. Co. Min. 275 ad. 9. 2. 1932. Ex. Co. Min. No 276/1932 as before, in so Morgan adjoining Railway Property as appears sketch with Ex. Co. Min. No 276 ad 9. 2. 1932 D.S. 1932.

Presumption waived in respect of Loc 18. Vire Ex. Co. Min. 2355-44 ad. 9. 1930 Min. filed D.S. 1930.

Presumption waived in respect of a certain of the land hereby granted (approximately 200 sq. ft.) adjoining Loc. No 18. Vire Ex. Co. Min. 2709 ad. 16. 10. 1931 with sum attached. filed D.S. 1931 and Reg of Records.

Residence, Side 192 375/1932

FERRED 25. 5. 1930 to Government of Union of South Africa.

Min of Land D.

635-29. feet 3. 10. 1930 to Ka. Francis, Widow. No 5307.

38 59/115. 59. ft.

FERRED 5-10-1930 to J. Jan (Anderson).

FERRED 5-12-1930 to Govt. of Union of South Africa. (Anderson)

LOT B of Part D = 14753. 59 ft.

TRANSFERRED 16. 7. 1931 to Govt. of the Union of South Africa. Railway Harbours (Cape)

LOT 1 EOA of Part E

= 1 Morgan. 42360 59 ft.

TRANSFERRED 7. 8. 1931 to R. M. 15 ad.

LOT 18 A of Part A

= 43493 59 ft.

TRANSFERRED 18. 4. 1932 to J. T. Bolger.

LOT P H No 2 17 Part E

= 1. 0271 Morgan.

TRANSFERRED 18. 6. 1932 to the Postmaster General. No 5095. Hodges Plantations (Cape)

A Certificate of Registered Title has,

in accordance with Section....., Act of 19

been submitted for this Deed in respect of.....

George Industrial Township. 2077/1932. 14. 6. 1932

= 39. 7925 sq. ft.

Position RY 2 of Part E.

= 5. 9810 sq. ft.

TRANSFERRED
GENERAL REGISTER

to the Government of the Union of South Africa in its Railway Harbours (Cape)

PTA. 58 = 1. 0701 sq. ft.

25. 8. 1948 to G. Mc Ewan M.O.C.P.

No 19200.

Deeded 3/2/1949
 1417 to Louis Est. A. J. and H.E. asenth
 (one another)
 Deed of Part E
 57 feet
 26.9.1948 to R.A. St. Leger
 No 8459.

LEASED TO George J. J. Council of
 Europeans and Africans.
 FOR 15 years as by deed of lease
 dated 6-3-1946, signed as
 Lease No 6/1946 registered
 this 26th day of July 1946
 Deeds Registry 1946) RALPH MANN
 Cape Town. In 1957 REGISTRAR

Portion 63 of Part E 4500 Sq. ft.
 LEASED TO the Rector and of the
 Dutch Reformed Mission Church
 FOR 15 years BY DEED OF
 LEASE DATED 27/1/48
 FILED AS LEASE 27/1/48
 REGISTERED THIS 27th DAY OF
 September 1948. REGISTRAR
 Deeds Registry
 Cape Town. In 1957 REGISTRAR

Wherefore Title has,
 of 19
 of this Deed in respect of...
 1948

G 7 FR Folio 111
 40
 1948
 Deeds Registry

is of Part E
 Prefect Apostolic of Central
 for 15 years by notarial
 deed 9 May 1933.
 4/4/1933
 This 21st day of July 1933
 Deeds Registry
 Cape Town. In 1957 REGISTRAR

1953
 1406 Deed = 147415. 1948
 29/12/1933 (No 13615) R.A. ST. LEGER

LOT 8 EXTENSION 14. Area of Part E = 1.2748 morgen
TRANSFERRED
 19.4.1937 to HLT
 (No 3796) REGISTRAR
 Roman Catholic Church
 Mission School Site No 3 = 1.0256 morgen
TRANSFERRED 4.5.1937
 (No 4221)
 To Prefect Apostolic Central District of
 the Cape of Good Hope

LOT D.M.B. = 1.6650 morgen
TRANSFERRED 28.7.1937 (No 7839) to Dr. Brecher married

Jewish Cemetery Site = 4.3617 sq. ft.
TRANSFERRED 28/10/1935 to Trustees of George Kuhn's Corporation
 (No 11096)

Presbyterian Cemetery Site = 4.2950 sq. ft.
TRANSFERRED 20.1.1939 (No 712) to Trustees of Port Elizabeth of
 the Presbyterian Church of S.A.

Lot 7 = 1.0073 morgen
TRANSFERRED 21/3/1940 to SEM. FLEGER
 (No 2612)

STATION OF SERVICE.

No 13615 dated 29.12.1938 the owner of the property hereby transferred to carry out any trade or business in any part of the island and certain premises and a timber plantation.

1941 H. BEZUIDENHOUT

Resumption awarded in respect of the land hereby granted to the State 2519 ad. 11/10/1937.

1938 ad. 22.57/1938 filed in the Registrar of Deeds.

1941 H. BEZUIDENHOUT

1941 H. BEZUIDENHOUT

1941 H. BEZUIDENHOUT

No 55 first F = 83035 39/41

17/1949 to H. B. Bennett

1941 H. BEZUIDENHOUT

1941 H. BEZUIDENHOUT

1941 H. BEZUIDENHOUT

1941 H. BEZUIDENHOUT

1941 H. BEZUIDENHOUT

1941 H. BEZUIDENHOUT

1941 H. BEZUIDENHOUT

1941 H. BEZUIDENHOUT

Annex to P.T.D. Pass Pt F = 2.3166 m.org

579/1912 Ann. H. Dornrecht

579/1912 Ann. H. Dornrecht

579/1912 Ann. H. Dornrecht

579/1912 Ann. H. Dornrecht

579/1912 Ann. H. Dornrecht

579/1912 Ann. H. Dornrecht

579/1912 Ann. H. Dornrecht

579/1912 Ann. H. Dornrecht

643206 = 1.7204 mgn

GETRANSPORTER 21. 5. 1963, Antares 21. 5. 1963
TRANSFERRED To: *Chesterfield*
No. 1/51
Remainder: A. C. G. HUTCHINGS
Asst. Registrar
Asst. Reg. Staff

643228 = 54.400 mgn

GETRANSPORTER 21/5/1963, Antares 21/5/1963
TRANSFERRED To: *Chesterfield*
No. 1/51
Remainder: A. C. G. HUTCHINGS
Asst. Registrar
Asst. Reg. Staff

64371 (Antares) = 314.7101 mgn

GETRANSPORTER 12. 6. 1963, Antares 12. 6. 1963
TRANSFERRED To: *Chesterfield*
No. 8556
Remainder: (M) F. BRUNT
Asst. Registrar
Asst. Reg. Staff

64387 = 1.0794 mgn

GETRANSPORTER 12. 9. 1963, Antares 12. 9. 1963
TRANSFERRED To: *Chesterfield*
No. 13036
Remainder: (M) F. BRUNT
Asst. Registrar
Asst. Reg. Staff

64388 = 1.0794 mgn

GETRANSPORTER 12. 9. 1963, Antares 12. 9. 1963
TRANSFERRED To: *Chesterfield*
No. 13036
Remainder: (M) F. BRUNT
Asst. Registrar
Asst. Reg. Staff

64389 = 1.0794 mgn

GETRANSPORTER 12/9/1963, Antares 12/9/1963
TRANSFERRED To: *Chesterfield*
No. 13036
Remainder: (M) F. BRUNT
Asst. Registrar
Asst. Reg. Staff

64390 = 25801 mgn

GETRANSPORTER 5/5/1961, Antares 5/5/1961
TRANSFERRED To: *Chesterfield*
No. 1/51
Remainder: (M) F. BRUNT
Asst. Registrar
Asst. Reg. Staff

64392 = 46590 mgn

GETRANSPORTER 7/6/1961, Antares 7/6/1961
TRANSFERRED To: *Chesterfield*
No. 1/51
Remainder: (M) F. BRUNT
Asst. Registrar
Asst. Reg. Staff

64396 = 3.6638 mgn

GETRANSPORTER 18/5/1961, Antares 18/5/1961
TRANSFERRED To: *Chesterfield*
No. 1/51
Remainder: (M) F. BRUNT
Asst. Registrar
Asst. Reg. Staff

64399 = 36894 mgn

GETRANSPORTER 19/4/1961, Antares 19/4/1961
TRANSFERRED To: *Chesterfield*
No. 1/51
Remainder: (M) F. BRUNT
Asst. Registrar
Asst. Reg. Staff

64344 = 1.4291 mgn

GETRANSPORTER 10/5/1961, Antares 10/5/1961
TRANSFERRED To: *Chesterfield*
No. 1/51
Remainder: (M) F. BRUNT
Asst. Registrar
Asst. Reg. Staff

64345 = 1.4291 mgn

GETRANSPORTER 10/5/1961, Antares 10/5/1961
TRANSFERRED To: *Chesterfield*
No. 1/51
Remainder: (M) F. BRUNT
Asst. Registrar
Asst. Reg. Staff

64346 = 1.4291 mgn

GETRANSPORTER 10/5/1961, Antares 10/5/1961
TRANSFERRED To: *Chesterfield*
No. 1/51
Remainder: (M) F. BRUNT
Asst. Registrar
Asst. Reg. Staff

64347 = 1.4291 mgn

GETRANSPORTER 10/5/1961, Antares 10/5/1961
TRANSFERRED To: *Chesterfield*
No. 1/51
Remainder: (M) F. BRUNT
Asst. Registrar
Asst. Reg. Staff

64348 = 1.4291 mgn

GETRANSPORTER 10/5/1961, Antares 10/5/1961
TRANSFERRED To: *Chesterfield*
No. 1/51
Remainder: (M) F. BRUNT
Asst. Registrar
Asst. Reg. Staff

= 7.964 m-vel
 30-11-1965
 Republika van
 Aan.
 To
 Bestand.
 Remittent.
 Assn-Registratur.
 Assn-Recist. at.

Certificatie of Registered Title No. 30205/ issued in terms of
 Gertifikaat van Geregistreerde Titel No. uitgerelk kragtens
 Sect. 23 Act No. 47/1927 in respect of the
 Art. 37, 48 GROO1- ten opsigte van
 ERF 37, 48 GROO1- 24-12-37 MJS
 Remalinder
 Restant
 DEEDS OFFICE
 AKTESKANTOOR
 CAPE TOWN/KAAPSTAD.
 30-1-1938
 19

ERF 3448 = 65.20064222.

VERHUUR aan GEORGE GOLF CLUB
LEASED to.....
vir 25 years from 1 7 1957
for.....
deur Huurkontrak gedateer 12 June 1957
by Deed of Lease dated.....
weegsel Land d.o. 1949/1065
filed as.....
Gerregistreer hierdie 30 - 1 - 1959 g van
Registered this..... day of
in the Land Deed Register
Vol 130 116
19
AKTERENBOOR
DEEDS REGISTRY,
KARFSTAD.
CAPE TOWN.

ERF 4160 - 1-2886 M.S.N.
 GETRANSPORTEER... 12-2-1968.
 TRANSFERRED
 No. 2416
 A.M.A. D. N. 2097
 TO BERN POLICE
 12.2.68
 Bickelberg
 Bstant
 Remainder

~~VERNIUPT~~
LEAVED TO.....
vir
for.....
deur Huurkontrak gedateer
Ly Decd of Lease daled..... 19.....
wargelg
filed at.....
Geregistree.....
Registered 1st day of..... 19.....
[Signature]
ASSISTANT REGISTRAR.
ASST. REGISTRAR.

Frank Judd

1-17 (b) (UNCLASSIFIED)

[illegible]

has been extensively used in the past and is now being used in the future.

is obtained from the following equation:

kraftens	68372
Vide Notice of est.	68372

vide Order of Review of AT
 filed as exprop. claim 605/67
 Release of AT 605/67

[illegible]

 REGISTER OF
 DEEDS OF THE
 COUNTY OF KANE,
 ARIZONA
 CAPETOWN

① From the Registrar of

$$\text{From Residue Rule } = R + \frac{0.530 \text{ M}}{4}$$

Good. Result. — H. R.

Engr. J. W. S. 1967

0 1
2 6
3 0
4 0
5 0
6 0
7 0
8 0
9 0
10 0
11 0
12 0
13 0
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97 0
98 0
99 0

Resolving
the world.

25-1-17

CHARTERED
ADDRESSES

12-2-1968

ET TRANSPORTE 4-7-1968

TRANSFERRED..... 1000
2014.4.11
J. H. H. H.

Residual

[Signature]

Set-Registrator/Asst. Reg.

Annexure to Crown Grant George Outenb.

(10)

Vol. 15 No. 15

20229/69

By reason of the transfer this day No. 198
As gevolg van transport hede gedateer Nr.

of 17329
van 17329
In extent 17329
groot 17329
to 17329
aan 17329
the endorsement dated 17329
is endorsement gedateer 17329

has been superseded.
uitgewis.
Deeds Office,
Aktekantoor,
Cape Town,
Kaapstad,

5 - 9 - 1969

Eng 1441 = 80000 000

GETRANSPORTEER 14 - 1 - 1970	Aan 14. 1. 1970
TRANSFERRED	To 14. 1. 1970
No. 5558	Postant 14. 1. 1970
	Remainder 14. 1. 1970
	Asst. Registrateur/Asst. Registrar.

Eng 14250 = 1.000 000

GETRANSPORTEER 14 - 1 - 1970	Aan 14. 1. 1970
TRANSFERRED	To 14. 1. 1970
No. 3444-22	Postant 14. 1. 1970
	Remainder 14. 1. 1970
	Asst. Registrateur/Asst. Registrar.

VIR VERREKEN ENDOORSIGTING OOR
FOR FURTHER ENDORSEMENTS SEE

2183 Square Feet	Aan 14. 1. 1970
8 - 4 - 1969	To 14. 1. 1970
	Postant 14. 1. 1970
	Remainder 14. 1. 1970
	Asst. Registrateur/Asst. Registrar.

2183 Square Feet	Aan 14. 1. 1970
8 - 4 - 1969	To 14. 1. 1970
	Postant 14. 1. 1970
	Remainder 14. 1. 1970
	Asst. Registrateur/Asst. Registrar.

415

12 = 5.0770 water	Aan 14. 1. 1970
29 - 7 - 1969	To 14. 1. 1970
	Postant 14. 1. 1970
	Remainder 14. 1. 1970
	Asst. Registrateur/Asst. Registrar.

17 = 7322 water	Aan 14. 1. 1970
5 - 9 - 1969	To 14. 1. 1970
	Postant 14. 1. 1970
	Remainder 14. 1. 1970
	Asst. Registrateur/Asst. Registrar.

L596 Aansiening 9466 ad. met toe

ORTEER 17-6-1970
HED 0758
Aan Registrateur
T. 17-6-1970
Restant
Remainder
Aan Registrateur/Aant. Registrateur.

L599 groot 1.2270 hektaer

TEER 6-8-1970
D. 1015
Aan Republiek van Zuid-Afrika
Restant
Remainder
Aan Registrateur/Aant. Registrateur.

L25 groot 1870 24 hektaer
TEER 3-8-1970
D. 116
Aan Appostolus Kerk
T. 3-8-1970
Restant
Remainder
Aan Registrateur/Aant. Registrateur.

4567 = 8.5653 Hekt.

23-9-1970
D. 2724
Aan Republiek van Ouders en
T. 23-9-1970
Restant
Remainder
Aan Registrateur/Aant. Registrateur.

L5427 = 112359 m

GETRANSPORTEERD
TRANSFERRED
No. 25246
Aan Registrateur/Aant. Registrateur.

L5428 = 1424 59 m
L5429 = 33469 Hektaer

GETRANSPORTEERD
TRANSFERRED
No. 2455
Aan Registrateur/Aant. Registrateur.

L5431 = 14104 59 Hektaer

GETRANSPORTEERD
TRANSFERRED
No. 2457
Aan Registrateur/Aant. Registrateur.

(George)
Proprietary
Limited

L5432 = 1424 59 m
GETRANSPORTEERD
TRANSFERRED
No. 2458
Aan Registrateur/Aant. Registrateur.

45117 = 17726 m

L5117 = 17726 m
GETRANSPORTEERD
TRANSFERRED
No. 2459
Aan Registrateur/Aant. Registrateur.

ANNEXURE "D" TO GEORGE QUITRENTS

VOL 15 No 15

(12)

1. ERF 4936 means 4122 sq. metres
2. ERF 4937 " 4104 " " "

GET TRANSPORTED
TRANSFERRED
No. 32786
C.A. ROBERTSON
Proprietary

ERF 4935 means 4122 sq. metres

GET TRANSPORTED
TRANSFERRED
No. 32787
GILBERT (PROPRIETARY)
LIMITED
Proprietary

1. ERF 4942 means 4104 sq. metres
2. ERF 4943 " 4122 " " "

GET TRANSPORTED
TRANSFERRED
No. 32788
THE REPUBLIC
OF SOUTH AFRICA
Proprietary

ERF 4938 means 4104 sq. metres

GET TRANSPORTED
TRANSFERRED
No. 32789
NEW YORK MOTORS (PROPRIETARY)
LIMITED
Proprietary

1. 5139 means 4400 sq. metres

GET TRANSPORTED
TRANSFERRED
No. 32790
R.H. MORRIS (P.P.)
(PROPRIETARY) LIMITED
Proprietary

ERF 4975 means 4275 sq. metres

GET TRANSPORTED
TRANSFERRED
No. 32791
E.M. BUXMANN
Proprietary

ERF 4938 means 4122 sq. metres

GET TRANSPORTED
TRANSFERRED
No. 32792
P.S. LIVANOS
Proprietary

ERF 4922 means 4292 sq. metres

ERF 4923 " 4075 " " "

GET TRANSPORTED
TRANSFERRED
No. 32793
KURLINK (PROPRIETARY)
LIMITED
Proprietary

IF: 14946 new 4104' 59' 21.00m

TRANSPORTER 10-3-1972 UNITED DAIRIES
TRANSFERRED..... CO-OPERATIVE LIMITED.

III 5387

W. H. C. C.

Director, Asst. Registrar,

FRF 5314 meiq. 8217 sp. n. det. no.

TRANSPORTER AND EVERITE LIMITED.

832787

Abbott

Asst. E. - Interpreter/Asst. Registrar.

41 E~~2~~F 4947 meas. 4122 sq. metres

TRANSPOORTEER
ANSFERRID.....
#9-10-17
C.V. G. BEUKES

Restant	06032790
Totaalbedrag	

BB Smith

Resistant

ERF	5310	means	8024	Sq. inches
"	5311	"	8010	Sq. inches
"	5312	"	7885	" " "

TRANSPORTER 140 -12-58 PLATE 6-1488 PROPERTIES
ANSFORD 140 140 140 (GEORGE) (PROPRIETARY)
TO 140 TO 140 TO 140

X 113279/10-1011

Attest: Registrar.

100

ERT 5318 Insects. 8358 sq. - altered

TRANSPORTER
FRANKEFELD
E7-12-Will pay and take
property

XIII 32792

W. L. L. L.

[illegible]

Leased area = 8251 sq. meters

George R. Smith

16-9-77

Pivarte Lane. 39/72

12-5-1972

[Signature]

11

ERF 53% means 3,2777 Hecks

Q31233-10X750

8875

1

1777 max 621

[illegible]

[illegible]

87 4042 = 44,000 399 MLET

GETTRANSPORTER.....
TRANSFERRED
2903d.
No.....
Postamt.....
Remainder.....

Aan..... To
J K 214232

[Signature]

Post. Administration
1-1-1936

[illegible]

654 4542 1237 2000 1237 2000
 27-04-1942
 GETHANSPORTEER
 TRANSFERRED
 No. 10447
 Prisoner
 Membership
 A. W. P. K. J. J.
 T.
 Ass. Registrar.
 Ass. Registrar.

ERF 5971 MEAS 30441 Sq. METERS.
 TRANSPORTER 21-07-1974 ^{aan}AFRICAN OXYGEN Limited.
 TRANSFERRED 20018
 to..... Recitant
 Remainder.....
 Asst.-Registrar/Asst. Registrar.

1) ERZ 5307 MARS 7558 S. METER
 2) ERZ 5308 MARS 7003 S. METER
 TRANSFERRED
 TO: SALSAPROPERTIES (Pty) LTD
 07-1973
 20020 Restant
 Remainder
 Asst.-Registerateur-Assst. Registrar.

OVERLIFE

STANFORD TO STOLBE
JUNE 15/15

14

8 MARS 7003 Sq METERS
 Asst. Registrar/Asst. Registrar.
 Restant
 Remainder

14 MARS 1457 Sq METERS
 R 31-07-1973 R. E. J. S. A.
 To
 Restant
 Remainder
 Asst. Registrar/Asst. Registrar.

9 MARS 4123 Sq METERS
 R 31-07-1973 R. E. J. S. A.
 To
 Restant
 Remainder
 Asst. Registrar/Asst. Registrar.

5796 = 14559 Sq METERS
 Asst. Registrar/Asst. Registrar.
 Restant
 Remainder

5564 = 2638 Sq METERS
 R 19-04-1974 R. E. J. S. A.
 To
 Restant
 Remainder
 Asst. Registrar/Asst. Registrar.

4948 = 17237 Sq METERS
 R 28-6-1973 R. E. J. S. A.
 To
 Restant
 Remainder
 Asst. Registrar/Asst. Registrar.

15

ERI- 3203 mens 1,279 iteltares

GETA-IMPORTED 10-3-1972

SHELL SOUTH AFRICA
(PROPRIETARY) LIMITED

V5387

CS

[Signature]

ERF 4934 mens 4104 Sy meter

GETA-IMPORTED 10-3-1972

V F KONSTRUKSIE
(EENDOMS) BEPERK

V15380

CS

[Signature]

ERF 4945 mens 4254 Sy meter

GETA-IMPORTED 10-3-1972

B SAUERMANN
AND ANOTHER

1271

CS

[Signature]

ERF 5306 mens

GETA-IMPORTED 10-3-1

TRANSPORTED

CS

ERF 5137 mens

GETA-IMPORTED 12-5-

70625


\$

ERF 5140 mens


GETA-IMPORTED 12-5-

10626

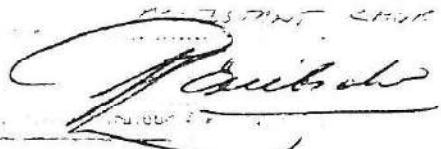
\$

ERF 5135 mens 4440 Sq. Metres
 12-5-1972 THE FRUIT (GERKE
 106274 LIMITED


ERF 5340=
 GET TRANSPORTER... 20-0-1
 No. 14935 Postant...
 Remains

ERF 4924 mens 4292 Sq. Metres
 12-5-1972 J. C. SKRYNWERKERS
 10628 (EIGENDOM BEPERK)


ERF 4924=
 GET TRANSPORTER... 85
 No. 22917 Postant...
 Remains

ERF 4428 mens 1592 Sq. Metres
 6-6-1972 THE TRUSTEES OF THE COLONY
 12774 SECURED ASSEMBLY OF
 THE PENITENTIARY


ERF 5546
 GET TRANSPORTER... 15
 No. 22918 Postant...
 Remains



Plan showing land acquired and to be expropriated by the Railway Administration, from the present (voor gekende) station west of the Sportwegadministratie station moet word synde

portion of Remander of
a gedeelte van Restant van Erf 464 George

I take in the Municipality and Administrative District of GEORGE
 twelve in the Municipality in Administrative District
 Promise of Cape of Good Hope.
 Promise keep die Goede Hoop.

Owner
Etienda
Municipality of George
Munisipaliteit van

Title, *George Quits* 15 15
Title No *George keeps*

Diagram
Kaart No *B 1293/1920*

Drawn by	Geertman deur	CS-100
Checked by	Nageng deur	HJS
Approved by	Geertman deur	
Amended/Geewysig		

Area (Approximately) 2.44 hectares
 Crodote (ingaveer) heliour
 Compiled from ODN 133 C.1059 and Diagram data
 Salmagastel ul en Koorloggers

Date Dated 17-6-1971

Noted in Director's Office
The attached letter was received.

Agencies
Key Notes
Land Surveyor
Landmeter

71

Leaf 6586 = 12,8484 Aukt beer

11-03-1974 Die Hospital Trustees

No. 1974
6117
[Signature]

78(1)
Engagement in terms of Sec 45(1) of Act 47/1937

By reason of expiration of time, Lease
No. 4/1948 DATED 5 June 1948 and registered on
3 September 1948 HEREIN, HAS ~~been~~ terminated
Application filed with WISC. 196/74

Deeds Registry
Cape Town

[Signature]
Asst. Registrar of Deeds

ER 5309 = 7673 nr. motor

RETRANSFERRED
3-04-1974 am J. J. Watson
0191
Folio of
[Signature]
Asst. Registrar

174

REG. 7

Assist. Registrar/Asst. Registrar

5317 East 1765th Ave.

GETRANSPORTEER 5-06-1974 Aan Ouderlingse Bollen
 TRANSFERRED TO (Voorzitter) Luntse.
 No. 15967 / 134. Registrar.
 Assl. Registrar/Asst. Registrar.

615541 near 7448 s.m.

GETRANSPORTEER 8-08-1974 Aan 9834-Post (1/16) Met.
 TRANSFERRED TO
 No. 1 29181 / 134. Registrar.
 Assl. Registrar/Asst. Registrar.

5313 near 8432 N2

GETRANSPORTEER 8-11-1974 Aan Blue Tint Ink
 TRANSFERRED TO
 No. 140174 / 134. Registrar.
 Assl. Registrar/Asst. Registrar.

Vide onderhavige kennisgeving van 16/9/74
 hierin is opgenomen, dat de in de onderhavige kennisgeving
 bedoelde akte, ingevolge de wet van 1944, is
 ingetrokken.
 DEEDS OFFICE
 AFTREKANTOOR, 8-10-1944
 CAPE TOWN.
 REGISTRAR OF DEEDS
 KAAPSTAD.

43765 =

Certificate of Registered Title No. T 124 Issued in terms of
 Bepaling van die Gereguleerde Titel No. 124 in terms of
 Sect. 43 Act No. 47/37 in respect of the
 Art. 43 Wet No. 47/37 ten opzichte van
 26473 groot 17,290 H.P.
 Remainder
 Restant
 DEEDS OFFICE
 AFTREKANTOOR
 KAAPSTAD.
 27-12-1974
 ASST. REGISTRAR
 REGISTRAR

In terms of the provisions of section
 48 of the provisions of section
 No. 48/64 restrictions contained in condition(s)
 is die restriksies vervat in voorwaarde(s)
 have ceased to apply to the property herein described.
 nie meer van toepassing op die eiendom hierin genoem nle.
 Minister's consent filed with
 Minister se toestemming gelaas by
 DEEDS OFFICE
 AFTREKANTOOR
 27-12-1974
 REGISTRAR OF DEEDS
 REGISTRAR VAN AKTES.
 DELETE WHAT IS NOT NECESSARY.
 HAAL DEUR WAT NIE NODIG IS NIE.

No. Remainder
Ass. Registrar
 Ass. Registrar

38771

Certificate of Registered Title No. 195 Issued in terms of
 Sertifikat van Geregistreerde Titel No. uitgereik Kraaiens
 Sect. 43 Act No. 47/37 in respect of the
 Art. Wet No. ten opsigte van
 RA 5845 MEAS 48, 4961 H. 18.
 Remainder
 Restant
 DEEDS OFFICE
 AKTESKANTOOR
 CAPE TOWN, KAAPSTAD.
h. B. Steyn
 ASST. REGISTRAR
 ASST. REGISTRAR
 9-12-1975

48 6474 groot 5027 rka m

DETRANSPORTEER 19-11-75 Aan die Ophangende
 TRANSEERRED. 13...
 No. 135905 / 175 Restant
 Remainder
h. B. Steyn
 Ass. Registrar/Ass. Registrar

Charitable Home - Lening.

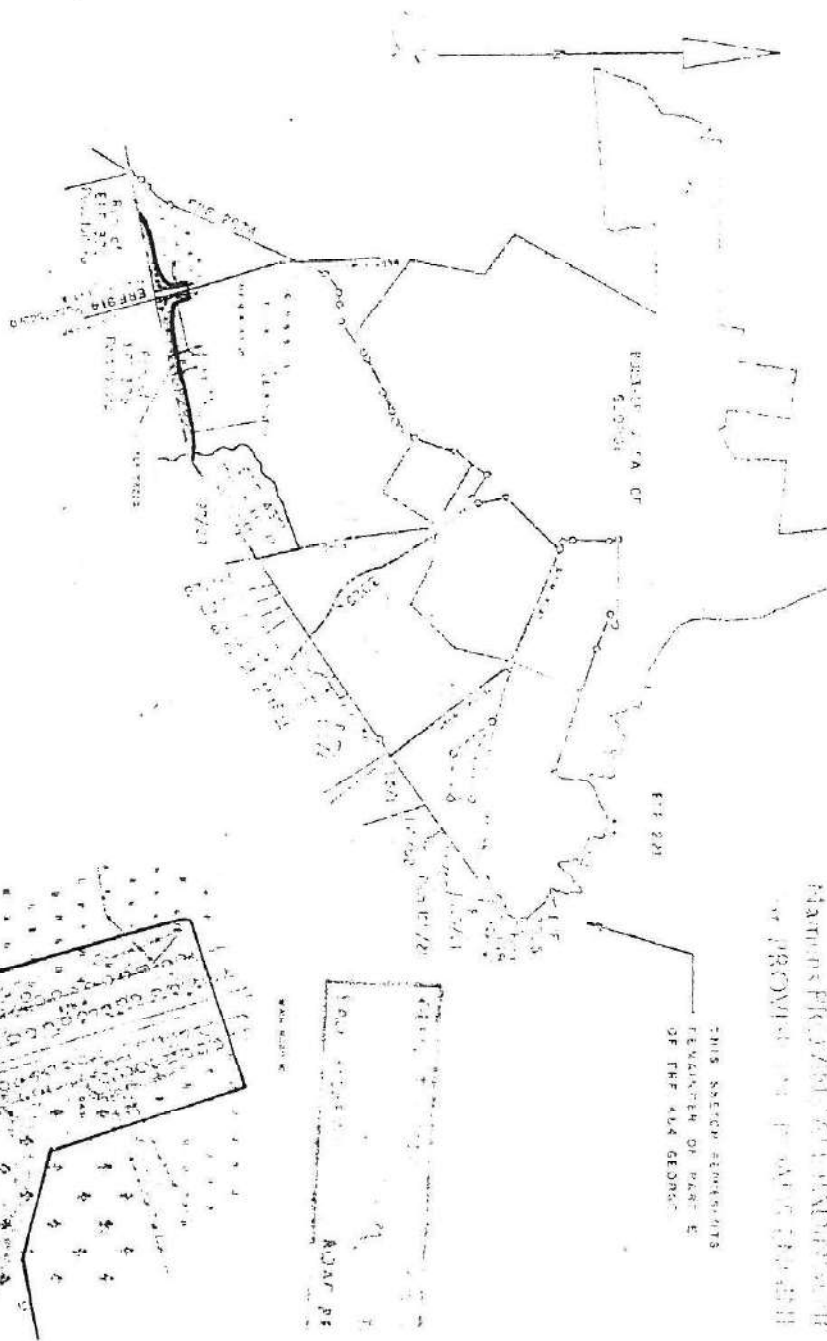
646290

2154 dkl

DETRANSPORTEER 19-3-1976 Aan HC Barnard
 TRANSEERRED. T.
 No. 1609596 Restant
 Remainder
h. B. Steyn
 Ass. Registrar/Ass. Registrar

MAP OF THE AREA AROUND THE PROPOSED SITE

THIS MAP REPRESENTS
THE REMAINING OF PART E
OF THE AREA GEORGIA



SKAL / SCALE 1:70

4/12/73

SENTINEL REPORT
von Aktas Wert 100000
Bewertung der Anlage
von der ersten bis zur letzten
die letzten Prognose der Anlage
Kontrollen

31 JUL 1974

[Handwritten signature]

SKAL / SCALE 1:7000

INSET

48/61

MISC. 1108 1975

9-12-1975

W. J. Martin

RECEIVED W. J. MARTIN

MAILED 10 1975

67-7362. 9000 1506 4th.

STANDARD

NO. 3441

3441

TO: M. L. K. Smith

ASSISTANT

W. J. Martin

FOR FURTHER ENDORSEMENTS SEE Page 25

VIA VENDOR'S ENDORSEMENT SIGN

in view as it affects FH 7419 George, have
been cancelled.

Consent filed as BC 10680.

1977

Deeds Registry

Cape Town

Assistant-Registrar of
Deeds.

The following endorsement dated 7-6-77
appears on the docket foregoing

Registration of Servitude/Regsistrasie van Servituut

The within described land is subject to a servitude with regard to
apportionment of water in terms of an Order of the Water Court
(Waterverdeling van water in terme van 'n Orde van die Waterhof)
(Water Court District No. 10 of 1964) 5-6-37 as will more
fully appear on reference to the copy of said Order annexed hereto
versteek sal blyk uit gemelde bevel, waaraan afskrif hieraan gelêk is
Leds. Jansz/v. Almkantoor.
Cape Town, Kaapstad.
18 1977
for REGISTRAR/ namens REGISTRAR: E. J. van der Merwe 493/77S

VIR ENDOSSEMENTE KON BLADSY 26
FOR ENDORSEMENTS SEE PAGE 26 FT. 59.

Certificate of Registered Title No. Issued in terms of
 Bepoortings van Geregistreerde Titel No. uitgereik kragtens
 Sect. 43 Act No. 4/1937 in respect of the
 Wet No. 4/1937 ten opsigte van
 6878 Aet 3, 554, 1, 1111
 Remander
 DEEDS OFFICE
 AKTESKANTOOR
 CAPE TOWN/KAAPSTAD
 7-07-1977
 ASST. REGISTRAR.
 ASST.-REGISTRATEUR.

Certificate of Registered Title
 Bepoortings van Geregistreerde Titel T 15917 1977
 issued in terms of sect. 43 Act 4/1937
 uitgereik kragtens art. 43 Wet 4/1937
 in respect of the 6878 Aet 3, 554, 1, 1111
 ten opsigte van 6878 Aet 3, 554, 1, 1111
 Remander
 DEEDS OFFICE
 AKTESKANTOOR
 CAPE TOWN/KAAPSTAD
 30-06-1977
 ASST. REGISTRAR
 ASST.-REGISTRATEUR

VIR ENDOSSEMENTE KYK BLADSY
 FOR ENDORSEMENTS SEE PAGE 27 ET SEQ.

Cassat Filed as 82-12245 11477

20-06-1977

ASS: ~~RECORD OF DEEDS~~

[illegible]

Certificate of Registered Title
Sertifikat van Geëgisteerde Titel T

Issued by terms of sect.
uitgereik volgens art.

in respect of the
ten opzichte van

43 Act 47/1937 Wel.

16673-1977

Act 47/1937 Wel.

Reminder _____
Resistant.

DEEDS OFFICE
AKTESKANTOOR
CAPE TOWN/KAAPSTAD

Asst. Registrar
Ass.-registraateur

19

VIR ENDOSSEMENTE KVM BLADY
FOR ENDORCEMENTS SEE PAGE.....ET SEQ.

... to apply to the property herein described. " nie meer van toepassing op die etenden hierin genoem nle.

Minister's consent filed with Minister se toestemming getuienaar by

18-08-1977

DEEDS REGISTRY, AKTEKANTOOR

RECHTER VAN AKTES, REGISTRAR VAN AKTES.

18-08-1977

DELETE WHAT IS NOT NECESSARY. HAAL OORF WAT NIE NODIG IS NIE.

28-11-79 nees 1657 29 meters

GETRANSPORTIEER 18-08-1977

TO: (Pre-liminary) limited

TRANSFERRED

20862

Requester

Asst. Registrar

6231 GROT : 9112 m.

GETRANSPORTIEER TRANSFERRED

Aan Die HOSPITAAL TRUSTEES.

177 Restant

Remainder

Asst. Registrar/Asst. Registrar.

FOR FURTHER ENDORSEMENTS SEE 1000 21
VIR VERDERE ENDORSEMENTS SIE 1000 21

ALL OTHER ENDORSEMENTS SEE
PAGE 20.

Agreement of 1891 (1891) (1891) (1891)
The signature of the Government of the
Ministers of Agricultural Affairs (1891)
in terms of the said provision
of the Act then approved that the
condition (1891) (1891) (1891)
they affect but 1891 (1891) (1891)
Municipality of George have been
cancelled.

Government of 1891 1891

Deeds Register Post-Register of 1891.
Type 1891.

Meneer

OPHEFFING VAN DIE STAAT SE HERNEMINGSREG TEN OPSIGTE VAN DIE
RESTANT VAN DIE MEENTGROND (ERF 464) GEORGE : U 10/6/4

Die ontvangs van u skrywe van 20 April 1988 tesame met u tjek vir die
bedrag van R46 245,00 word hiermee erken. Ingevolge sertifikaat van
restant 14/1988 wat sedertdien vanaf die landmeter-generaal : Kaap ontvang
is, is die grootte van die restant van die meentgrond (Erf 464) 1803,1227
hektar soos op 11 Maart 1988 waarby Erf 13387, gedeelte van Erf 464,
groot 10,2000 hektar, wat vir die doeleindes van die Outeniqua proefplaas
herneem is maar nog in naam van die Staat geregistreer staan te word,
ingesluit is. Die restant van die meentgrond ten opsigte waarvan die
Staat se hernemingsreg gevolglik rojaar moet word beloop dus 1792,9227 hektar
en bereken teen R5,00 per hektar of gedeelte daarvan is die vergoedingsbedrag
slegs R8965,00. 'n Skakelorder vir R7280,00 te veel betaal gaan derhalwe
hiermee saam.

Die nodige toestemming vir die opheffing van die Staat se hernemingsreg
oor die restant van die meentgrond is ook aangeleg.

Die uwe

Handwritten signature
DIREKTEUR-GENERAAL
OPENBARE WERKE EN GRONDSAKE

MUNISIPALITEIT GEORGE	
ONTVANG	125 MAY 1988
ONT EEREN	10
ANTWOORD	

1. Stem hiermee toe kragtens artikel 2A(1) van die Wet op die Beskikking oor Staatsgrond, 1961 (Wet 48 van 1961), tot die rojering van voorwaardes 1 en 5 soos vervat in grondbrief gedateer 15 Junie 1922 (George Erfpakte volume 15 no 15) ten opsigte van:

Die restant van Erf 464 George, geleë in die munisipaliteit en administratiewe distrik George, groot as sodanig 1803,1227 hektaar met die uitsluiting van Erf 13387 gedeelte van Erf 464 George geleë in die munisipaliteit en administratiewe distrik van George, groot 10,2000 hektaar soos voorgestel en omskryf op kaart L G 516/87 wat nog geregistreer staan te word.

2. Magtig hierby die Registrateur van Aktes, Kaapstad kragtens artikel 2A(2) van voornoemde Wet om die rojering op die titelbewys aan te teken.

ALDUS GEDOEN en GETEKEN te PRETORIA op hierdie 10^{de} dag van Mei 1988.

P.P. MINISTER VAN MANNEKRAG EN VAN
OPENBARE WERKE EN GRONDSAAK

(Volmag : Item C.4(1) van Bylae 2)

REGISTRATEUR VAN AKTES
KAAPSTAD



Geagte Meneer

MUNISIPALE TITELAKTES

Jare gelede is reëlings met die Akteskantoor getref om 'n toonbank lêer Nr.662 oop te maak ten opsigte van sekere van die Munisipaliteit se titelaktes.

Die doel van 'n toonbank lêer is dat dit nie nodig is om die Munisipaliteit se titelakte met elke transport van 'n stuk grond daaruit met daardie transport in te dien nie maar daar word net verwys na die toonbank lêer. Op dié manier word transporte van die Munisipale titelakte bespoedig.

Die Akteskantoor het egter nou besluit om alle toonbank lêers te sluit en ons stuur u hiermee die betrokke toonbank lê Nr 662 wat die volgende inhoud het:-

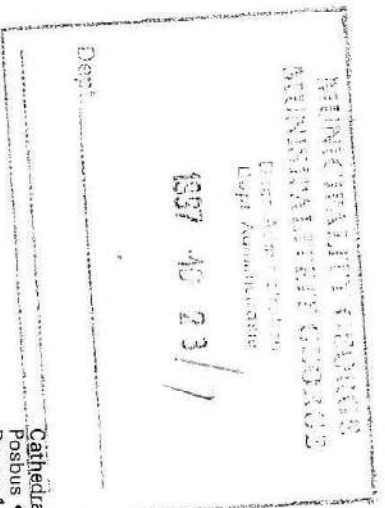
1. Gesertifiseerde afskrif van George Erfpagte Nr 15; — (1)
2. Transportakte Nr 6712/1941;
3. Transportakte Nr T1005/1938.

Geliewe veilige ontvangs te erken op die aangehegte afskrif van hierdie skrywe.

Die uwe
RAUBENHEIMERS ING

Per:

Wm
TIM BYRNE



Gestig • Established 1907
Raubenheims Ing / Inc • Reg No 93/01742/21

Direkteure / Directors T S Byrne • T J Nel BA 8 Jur • W M Luttig B Comm LLB •
C G Pienaar B Jur LLB LLM • R Engelbrecht BA LLB
Konsultant / Consultant J N Raubenheimer BA LLB

Cathedralstraat 60 Cathedral Street
Postbus • PO Box 21 George 6630
Docex 1 George
Suid-Afrika / South Africa
☎ (044) 873 2043
FAX (044) 874 4516
Ma ure • After hours 082 490 2966/7
Internet <http://www.george.co.za/rh>
e-Mail raubenheimers@pixie.co.za

COPY

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 5 ET SEQ.

COVER 1090



MICRO FILM OVERFILM	
DATE-DATUM	EX-OPERATEUR
..4-1978	

DATE-DATUM	EX-OPERATEUR
5/4/78	

T. 5511	1978
---------	------

Bisset Boehmke & McBlain,
Prokureurs, Notarisse &
Aktebesorgers,
Fairbairngebou 301,
St. Georgesstraat 140,
KAAPSTAD

.. Opgestel deur my,

[Signature]
Aktebesorger.

SERTIFIKAAT VAN GEREGISTREERDE TITEL

Uitgereik kragtens die bepalings van artikel
drie-en-veertig van die Registrasie van Aktes
Wet, 1937 (No. 47 van 1937).

NADEMAAL

JOHANNES STEPHANUS BASSON in sy hoedanigheid
as die Waarnemende Stadsklerk van die
MUNISIPALITEIT VAN GEORGE

aansoek gedoen het om die uitreiking aan hom van 'n Sertifikaat van
Geregistreerde Titel kragtens Artikel drie-en-veertig van die
Registrasie van Aktes Wet, 1937, ten opsigte van die hierondergenoemde
grond, synde gedeelte van die grond geregistreer op sy naam deur
Grondbrief gedateer 15 Junie 1922 (George Erfpagbriewe Boekdeel 15
Nr. 15);

2/.....SO/.....

BLADSY/PAGE 5
ENDOSSEMENT OF 5511 /1978
ENDORSEMENT ON

EIENDOM/PROPERTY
Erf 3169 George

Erf 7603 = 2505 m²

GETRANSPORTEER. TRANSFERRED	hede	Aan. To	NC. Ferreira
No. <u>5512</u>	Restant. Remainder	<u>4/1</u>	<u>8512 HA</u>
			<i>[Signature]</i> Aste. Registrateur. Ass. Registrar.

Erf 7597 meas 1299 m²

GETRANSPORTEER. TRANSFERRED	hede	Aan. To	G. UERVAET EN N. ANDER
No. <u>5513</u>	Restant. Remainder	<u>4/1</u>	<u>213 Ha</u>
			<i>[Signature]</i> Aste. Registrateur. Ass. Registrar.

WIDE-FOOT-OPERATOR
DATE-DATUM
<u>1982-10-07</u>

FOR FURTHER ENDORSEMENTS SEE
VIR VERDERE ENDOSSEMENTE SIEN. 196

SO IS DIT dat ingevolge die bepalings van genoemde Wet, ek die Registrateur van Aktes, te Kaapstad, hierby sertifiseer dat voornoemde

MUNISIPALITEIT VAN GEORGE

-BLANKE GROEP-

of regverkrygendes,
die geregistreeerde eienaar is van :-

SEKER stuk grond toegeken
kragtens die bepalings van
Artikel 10 van Wet Nr. 15/1887,
synde Erf No. 3169 ('n gedeelte
van Erf 464) George, geleë in
die Munisipaliteit en
Administratiewe Distrik van
George; gehou deur die
Munisipaliteit van George . .
kragtens Grondbrief gedateer 15
Junie 1922 (George Erfpagbriewe
Boekdeel 15 Nr. 15);

GROOT: 5,1017 (Vyf komma een
nul een sewe) Hektaar.

SOOS meer volledig sal blyk uit die aangehegte
Kaart Nr. 3690/77.

(A) ONDERHEWIG aan die voorwaardes waarna verwys word in
George Erfpagbriewe Boekdeel 15 Nr. 15. *gedateer 15 Junie 1922*

(B) ONDERHEWIG VERDER aan die volgende voorwaardes vervat
in die gemelde Grondbrief (George Erfpagbriewe Boekdeel 15 Nr. 15)
naamlik :-

"(2) That all existing roads and thoroughfares
shall remain free and uninterrupted, and
that the Government or other competent
authority shall have the right when necess-
ary at any time to make further roads over
the land in question;

WHITE GROUP
BLANKE GROEP

6
BLADSY/PAGE

ENDOSSEMENT OP
ENDORSEMENT ON T 5511 / 1978

EIENDOM/PROPERTY Erf 3169

George

- 1) Erf 7599 meas: 1242 m²
2) Erf 7596 meas: 1120 m²

GETRANSPORTEER TRANSFERRED	Aan To	B.W.D. Moodie
No. T	Restant Remainder	4 4851 ha
15596		<i>[Signature]</i> Asst.-Registrateur Asst. Registrar

- 1) Erf 7608 meas: 1086 m²
2) " 7609 " 1200 m²

GETRANSPORTEER TRANSFERRED	Aan To	J.A.v/Niekerk Swart
No. T	Restant Remainder	4 2565 ha
15597		<i>[Signature]</i> Asst.-Registrateur Asst. Registrar

MIDEL H. 111 - MIKROFILM	
DATE-DATUM	OPERATED-OPERATEUR
1966-10-07	<i>[Signature]</i>

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE

7

BLADSY/PAGE 7.
 ENDOSSEMENT OP T 5511
 ENDOSSEMENT ON 1/1978
 EIENDOM/PROPERTY g/
3169 George

g/ 7611 - groot 1172 m²

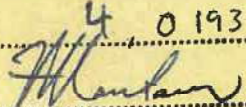
GETRANSPORTEER TRANSFERRED	Adm To <u>O. J. van Albo</u>
No. T. <u>25480/1081</u>	Remainder <u>4 1393 Ha</u>
<u>[Signature]</u> Asst.-Registrateur Asst. Registrar	

MICRO FILMED—MIKROVERFILM	
DATE—DATUM	OPERATOR—OPERATEUR
<u>24.6.1981</u>	<u>JD</u>

FOR FURTHER ENDOSSEMENTS SEE 8.
 VIR VERDERE ENDOSSEMENTS GIEK

BLADSY/PAGE A-8
 ENDOSSEMENT OP
 ENDORSEMENT ON T. 5511 / 1978
 EIENDOM/PROPERTY rem. of 3169
George

Est 7610 meas: 1200m² ✓

GETRANSPORTEER TRANSFERRED.....	23-09-1981	Aan To.....	A. J. de Swardt
No. T.....	/1981	Restant Remainder.....	4,0193ha ✓
41613		 Asst.-Registrateur Asst. Registrar	


- ① Erf 7591 meas 1132 m²
 ② Erf 7592 meas 1133 m²

GETRANSPORTEER TRANSFERRED.....	30-09-1981	Aan To.....	SEMPER PRIMA BOUEAS
No. T.....	/1981	Restant Remainder.....	3,7928 Ha (Eiendoms)
55174		 t.-Registrateur Registrar	

BEPERK

3,7928
 1242
 36686
 1120
 35566

3,7928
 1120
 3,6808

MICRO FILM	
DATE-DATUM	OPERATEUR
9-0-80-7861	

9
BLADSY/PAGE.....
ENDOSSEMENT OP 15511 / 18
ENDORSEMENT ON.....
EIENDOM/PROPERTY.....
EEF 3169
GEORGIE d-.

EEF 7600 = 1242 m

GETRANSPORTEER TRANSFERRED.....	Van A F. FOUAIE
No.....	To.....
Not proceeded	Remainder 31656 Qd
Asst.-registrator/Asst. Registrar	

FOR FURTHER ENDOSSEMENTS SEE
VIR VERDERE ENDOSSEMENTE SIEN..... b1.10

BLADSY/PAGE.....10.
ENDOSSEMENT OP
ENDORSEMENT ON T 5511 | 1978
EIENDOM/PROPERTY Kf 3169
George
Im-ge

ERF 7589 c groot: 1120 v.k.m.

GETRANSPORTEER TRANSFERRED.....	Aan To.....
No. <u>T.10147</u> /1982 Restant	<u>3, 5566</u> Hu.
Remainder.....	
<u>19-3-1982</u>	<u>W. S. DEACON</u> registrateur/ Registrar

Er/ 7600 meter 1242, sy m

GETRANSPORTEER TRANSFERRED.....	Aan To.....
No. <u>9768</u> /1982 Restant	<u>3, 6686</u> La
Remainder.....	
	<u>F. F. F. F.</u> Asst.-registrateur/Asst. Registrar

MICRO FILMED—MIKROVERFILM	
DATE—DATUM	OPERATOR—OPERATEUR
<u>1982-08-06</u>	<u>10</u>

BLADSY/PAGE 11
 ENDOSSEMENT OP 5511 1128
 ENDORSEMENT ON
 EIENDOM/PROPERTY 3169 George

Off 7601 *muas* 1242 *q/m*
Off 7602 *muas* 1242 *q/m*

GETRANSPORTEER		Aan	<i>AF Jaurie</i>
TRANSFERRED		To	
No	30856	Reserve	<i>1198 3.4202 ha</i>
		Remainder	
		<i>George</i>	
		Asst.-registraieur/Asst. Registrar	

1982-08-20

MICRO FILM	
DATE-DATUM	OPERATOR-OPERATEUR
1982-08-06	<i>D</i>

VIR ENDOSSEMENTE KYK BLADSY
 FOR ENDORSEMENTS SEE PAGE 12 ET SEQ.

12
BLADSY/PAGE

ENDOSSEMENT OP T5511 1/1978
ENDORSEMENT ON

EIENDOM/PROPERTY RESTANT ERF 3169
GEORGE.

1) ERF 7590 MEAS. 1120 m²
2) ERF 7598 MEAS. 1299 m²

GETRANSPORTEER TRANSFERRED	1982-10-01	Aan To	H.H. DE WET
No. T	1982	Restant Remainder	3,1783 Ha
36511			<i>[Signature]</i> Asst.-Registrateur Asst. Registrar

1120
1299
3619

3,4202
2419

3,1783

1982-10-07
DATE
TEUR

13
 BLADSY/PAGE.....
 ENDOSSEMENT OP T 5511 / 11978
 ENDORSEMENT ON.....
 EIENDOM/PROPERTY.....
George

- ① *erf* 7606 groot 1340 m²
- ② *erf* 7594 groot 1133 m²

1340
 1133
 2473

GETRANSPORTEER TRANSFERRED.....		Aan To.....
No. T...../1982		Restant Remainder.....
44250		2,9310
		<i>Willems</i>
		t-Registrateur Registrar

2,1783
 2473
 2,9310
 1132

VIR ENDOSSEMENTE KYK BLADSY
 FOR ENDORSEMENTS SEE PAGE

BLADSY/PAGE 14
ENDOSSEMENT OP
ENDORSEMENT ON 551 1978
EIENDOM/PROPERTY Rdr E J 3169
George

EN 7593 Meas 1/32 Sq M

GETRANSPORTEER TRANSFERRED	<u>1982-12-2</u>	aan to	<u>A.F. Fourie</u>
No.	<u>48068</u>	Residue Remainder	<u>2,8178 Ha</u>
		registrateur/	<u>W. J. J. J. J.</u> Registrar

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 75 ET SEQ.

15
BLADSY/PAGE

ENDOSSEMENT OP
ENDORSEMENT ON 75511 / 1978

EIENDOM/PROPERTY

Remor EJ 3169

Gage.

1) EJ 7595 = 1118 m²
2) EJ 7604 = 1925 m²
3) EJ 7605 = 1240 m²
4) EJ 7607 = 1141 m²

GETRANSPORTEER
TRANSFERRED

1983-09-13

Aan
To

A.F. FOURIE.

No. T

37974

1983.

Restant
Remainder.

Rem 2 2754 Ha.

Asst.-Registrar
Asst. Registrar

3690/77

SIDES Cape Feet Metres		ANGLES OF DIRECTION	CO-ORDINATES System $L^{\circ} 23^{\circ}$	
			Y	X
	<i>Constants</i>			
AB	208,65	270 · 3 · 20	A + 52 000,00	+ 3 757 000,00
BC	251,39	314 · 50 · 10	B + 640,90	+ 827,49
CD	208,01	97 · 39 · 30	C + 432,25	+ 827,69
DE	192,93	69 · 36 · 10	D + 253,98	+ 1004,94
EA	216,97	180 · 1 · 0	E + 460,13	+ 977,22
			E + 640,96	+ 1044,46
Geo. 8 Δ			+ 53 363,11	+ 3 759 042,94
Geo. 9 Δ			+ 50 788,27	+ 3 755 472,47

The figure ABCDE _____
represents 5,1017 Ha. _____ of land, being
— Erf 3169 portion of Erf 464 George —
situate in the Municipality and _____ Administrative District
of George, _____ Province of Cape of Good Hope.
Surveyed in Feb'y March 1977
by me. T. J. Pascual.

Land Surveyor

This diagram is annexed to
Cert. of Registered TitleNo. dated 25511 /78
25-03-1978
i.f.o. George Municipality

Registrar of Deeds

The original diagram is

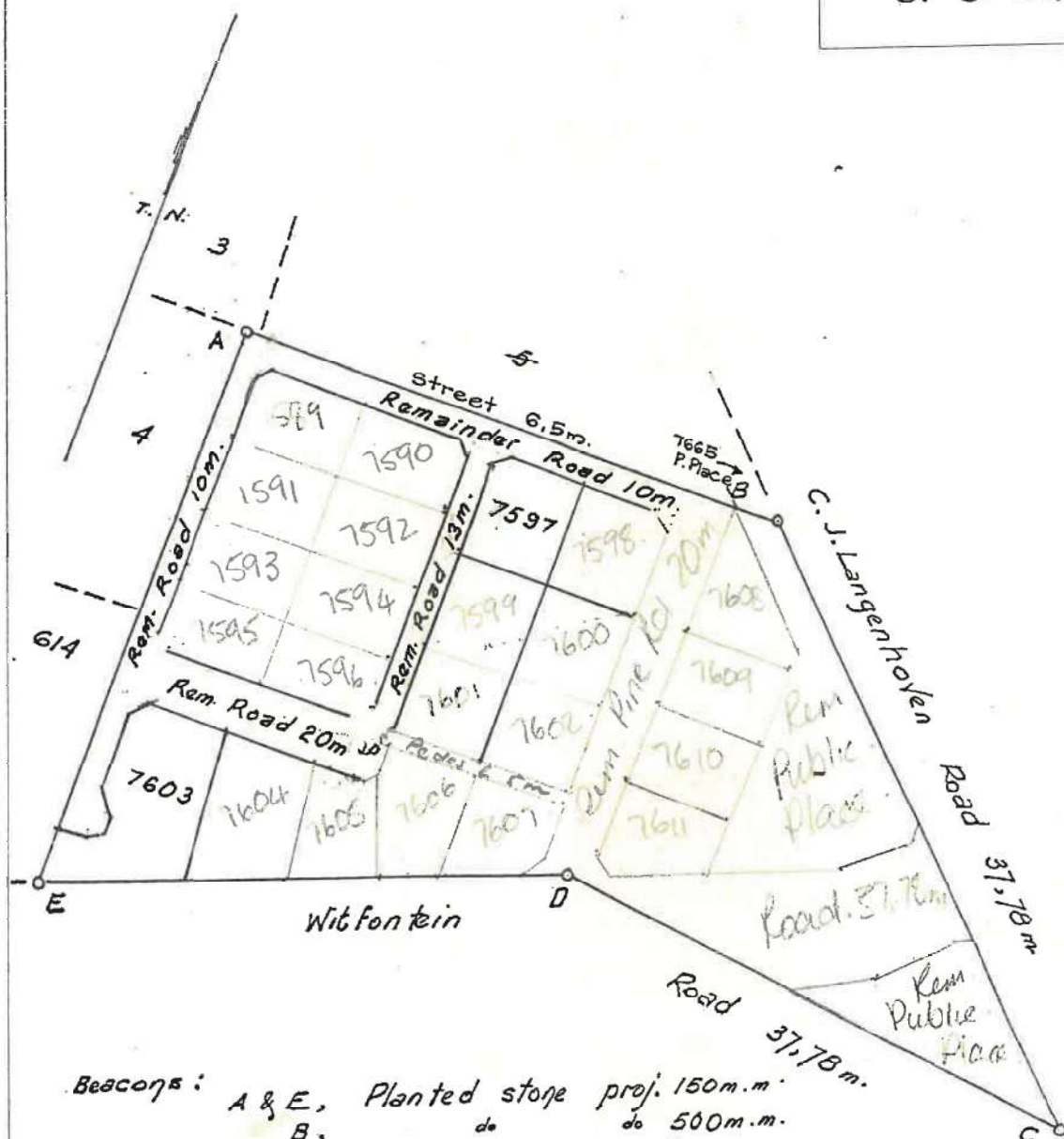
No. 1293/1920 annexed to
Transfer/GrantNo. Geo. F. 15.15
Filed as Plan 3654(5279)File No. S/8775/56/10.S.R. No. E 675/77Comp. BL-700V3 & W3
(1735,1741)Gen. Plan. G 424(2670)

S.G. No.

3 6 9 0 177

Approved

[Signature]
Surveyor-General
6. 6. 1977



Beacons: A & E, Planted stone proj. 150m.m.
B, do do 500m.m.
C & D, iron peg, 16 m.m. dia.

CONVEYANCER CERTIFICATE

I, the undersigned,

IZAK STEPHANUS VENTER (84995), in my capacity as conveyancer

do hereby certify that a search was conducted in the Deeds Registry, Cape Town regarding the following properties:

1. ERF 19890 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE
2. ERF 1369 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE
3. ERF 80 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

In respect of which it was found that there are no bonds or restrictive conditions registered against such properties prohibiting it from being utilised / developed for the following purposes (as elaborated on in more detail in the accompanying application):

1. Subdivision in terms of Section 15(2)(d) of the George Municipality Zoning scheme By-law, 2023, to subdivide Erf 3169 into Remainder of Erf 3169 (RE/3169) and Portion A as well as the subdivision of Erf 80 into Remainder of Erf 80 (RE/80) and Portion B.
2. Closure of a public place in terms of Section 15(2)(n) of the George Municipality Zoning Scheme By-law, 2023, to close Portion A zoned "Open space Zone I" and Portion B zoned "Transport Zone II" from public use to private.
3. Note that Portions A and B is currently zoned as public spaces and thus requires an exemption application in terms of Section 24(1)(d) of the George Municipality By-law on Municipal Land Use Planning 2023 to allow subdivided Portion A and B to take on the zoning of abutting Erf 19890, namely *Business Zone II*.

SIGNED at George on 9 September 2024.



IZAK STEPHANUS VENTER (84995)

Our Ref.: 1189/GEO/21
Your Ref.: ERF 19890, GEORGE

23 July 2024

ERF 19890, GEORGE.

DELPLAN is applying for Portions of Municipal Erven 3169 and 80 to be cut off and consolidated with the abutting Erf 19890.

The application entails the following:

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality Zoning Scheme By-law, 2023, to subdivide Erf 3169 into Remainder of Erf 3169 (RE/3169) and Portion A as well as the subdivision of Erf 80 into Remainder of Erf 80 (RE/80) and Portion B.
- **Closure of a public place** in terms of Section 15(2)(n) of the George Municipality Zoning Scheme By-law, 2023, to close Portion A Zoned "Open Space Zone I" and Portion B zoned "Transport Zone II" from public use to private.
- Note that Portions A and B is currently zoned as public spaces and thus requires an **exemption application** in terms of section 24(1)(d) of the George Municipality By-law on Municipal Land Use Planning 2023 to allow subdivided portion A and B to take on the zoning of abutting Erf 19890, namely *Business Zone II*.

Yours Faithfully
DELPLAN Consulting



DELAREY VILJOEN Pr. Pln

COPYRIGHT: This drawing is the copyright of DEL plan 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 DEL plan immediately.

KOPIEREG: De kopie van hierdie tekening behoort aan DEL plan Stads- & Strekeplaning. Moenie daarvan afleeslik nie, maar verwys na afgetekende sone aangevul. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asoos of dadelik aan DEL plan rapporteer word.

PROJECT: Proposed subdivision
for Lynx Real Estate

PROJECT:

DESCRIPTION: Erven 19890, 3169 & 80,
Heather Park, Georgia

TITLE:	NTITLE:
Consolidation plan	

NOTES:	NOTES:
1. Proposed consolidation of Erf 19890, George with: Portion A: ±2122.84m ² .	1. Proposed consolidation of Erf 19890, George, with: Portion B: ±1209.95m ² .
2. Proposed consolidation of Erf 19890, George, with: Portion B: ±1209.95m ² .	

A3 Scale: 1:1200

Tel 044 873 4956 • Email: planning@delplan.co.za
www.delplan.co.za

 **DELPLAN**
CONSULTING

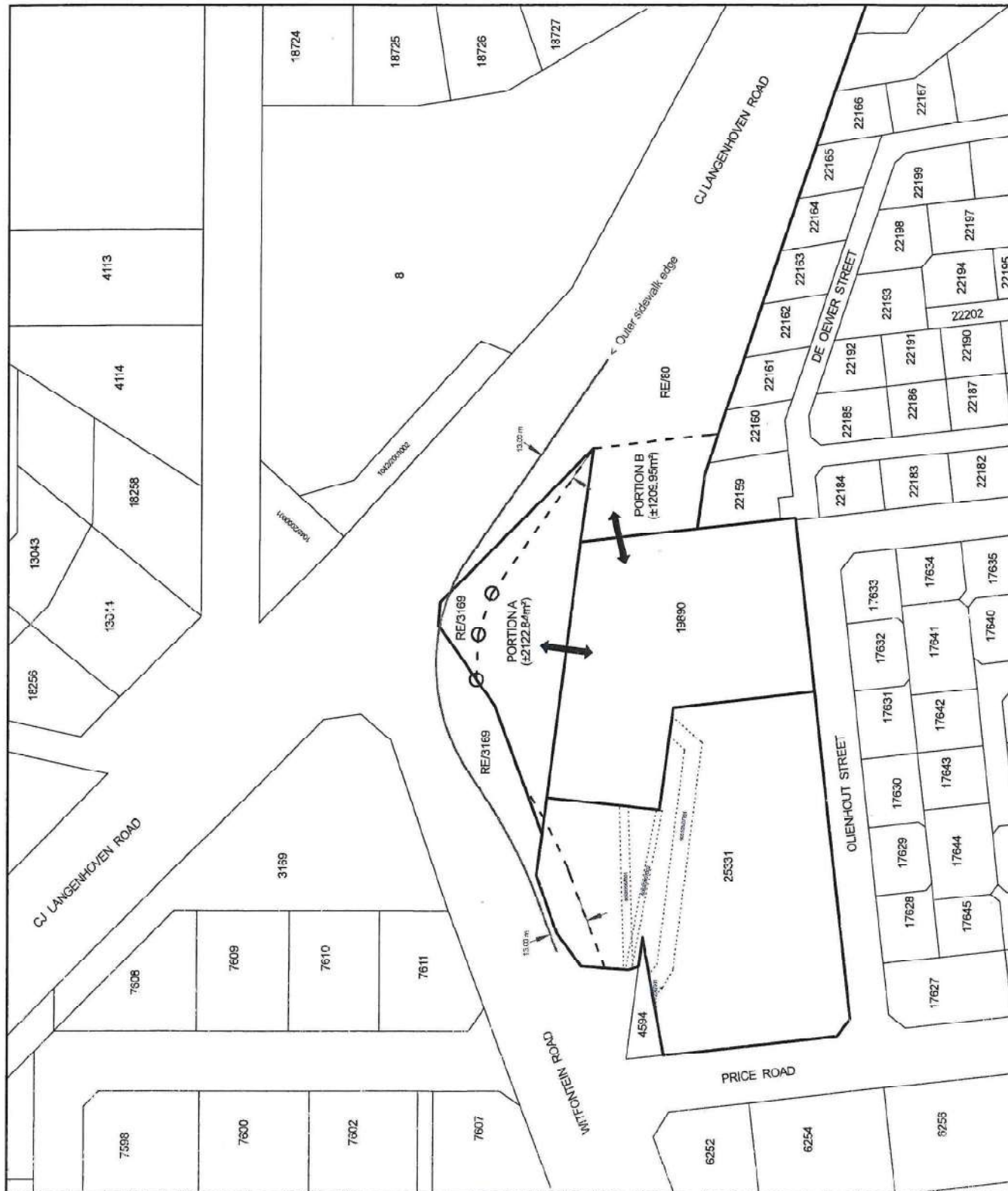
URBAN & REGIONAL PLANNING

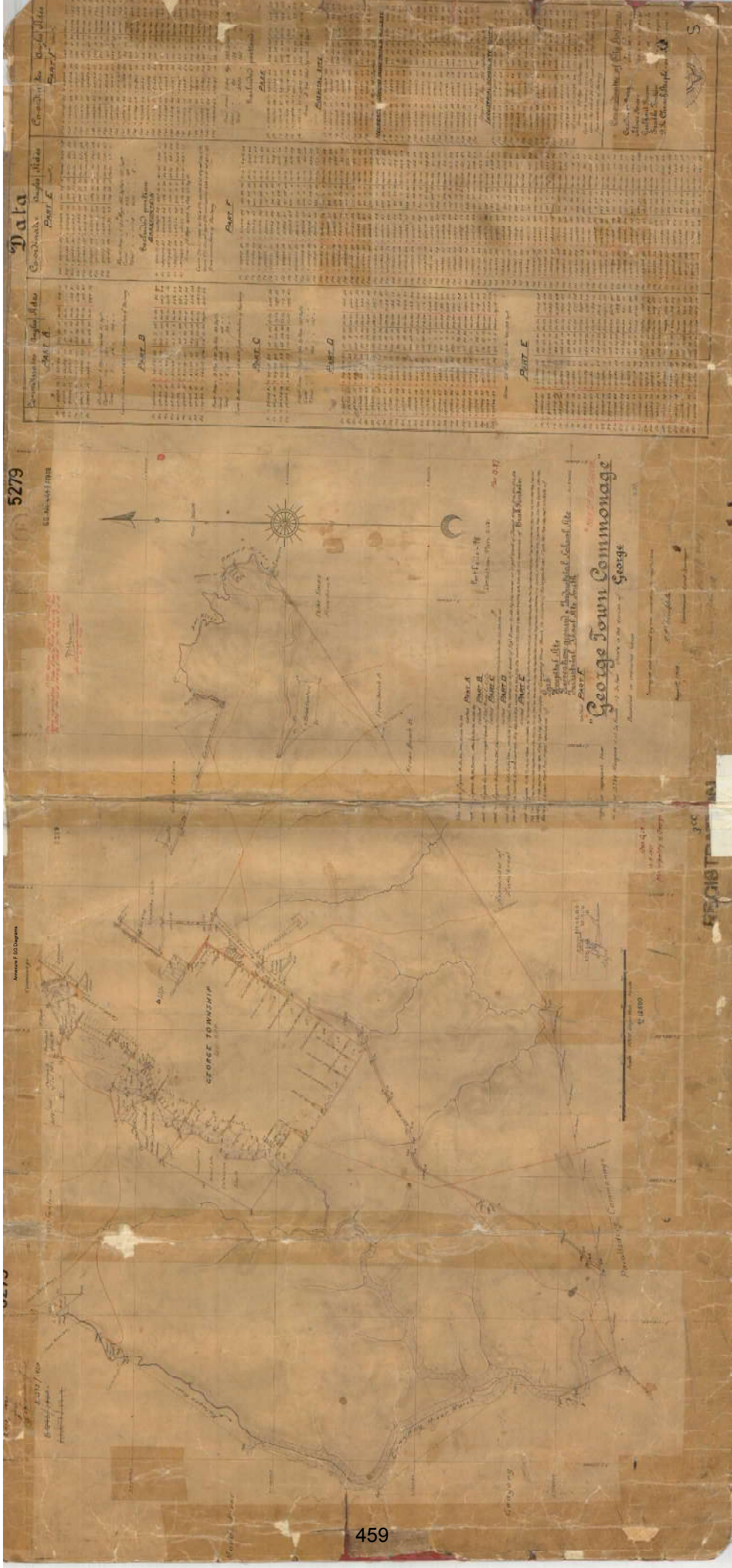
DESIGNED: DV	DRAWN: MV
DESIGNED:	DRAWN:

FILE PATH: 1159/GEOC21/TelesKF
 PLAN NO: CONSOL

DATE: JULY 2024
 DAYTIME

PLAN NAME: ANNEXURE

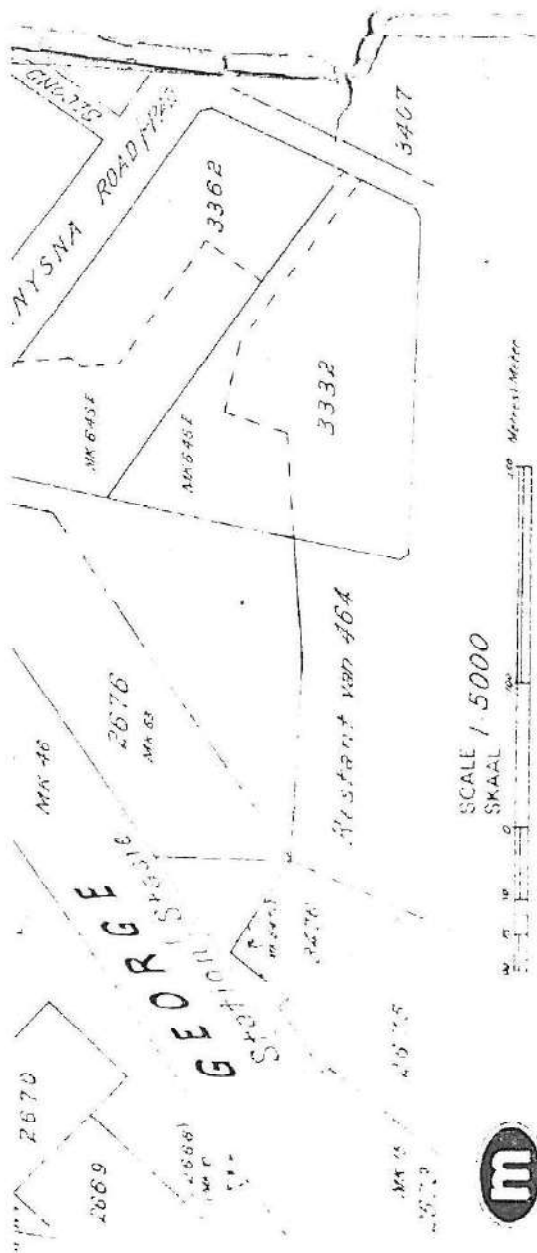




5279

5279

5279



Plan showing land coloured red to be expropriated by the Railway Administration, being
 Plan met grond (voor gebruik) voortaan met deur die Spoorwegadministrasie ontegen moet word synde

Remainder of Erf 464 George.

State in the Municipality and Administrative District of GEORGE
 Gees in die Munisipaliteit en Administratiewe Distrik

Owner Municipality of George
 Eienaar Munisipaliteit van

Title George Quits 15 15
 Titel No George Quits

Diagram B 1293/1920
 Kaart No

Drawn by Geteken deur	HJS
Checked by Nagekeur deur	HJS
Approved by Goedgekeur deur	
Amended/Gewysig	

Area (Approximately) 2.44 hectares
 Groutte (ongeveer)
 Compiled from ODW 133C.1069 and Diagram data
 Saamgestel uit

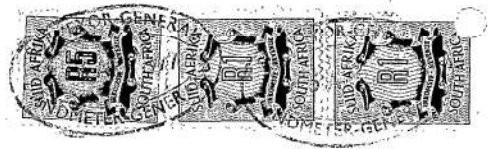
Date Datum 17.6.1971

Shy M. Khan
 Land Surveyor
 Landmeter

Noted in Deeds Office
 In aktekantraal aangeteken.

3690/77

SIDES		ANGLES OF DIRECTION	CO-ORDINATES	
Grass-Feet	Metres		Y	X
AB	208.65	Constants	+ 52 000.00	+ 3 757 000.00
BC	251.99	270° 3' 20"	A + 640.90	+ 827.49
CD	208.01	314° 50' 10"	B + 432.25	+ 827.69
DE	192.93	97° 39' 30"	C + 253.98	+ 1004.94
EA	216.97	69° 36' 10"	D + 460.13	+ 977.22
		180° 1' 0"	E + 640.96	+ 1044.46
		Geo. 8	+ 53 363.11	+ 3 759 042.94
		Geo. 9	+ 50 788.27	+ 3 755 472.47



The figure ABCDE represents 5,1017 Ha. of land, being — Erf 3169 portion of Erf 464 George — situated in the Municipality of Administrative District of George, Province of Cape of Good Hope.

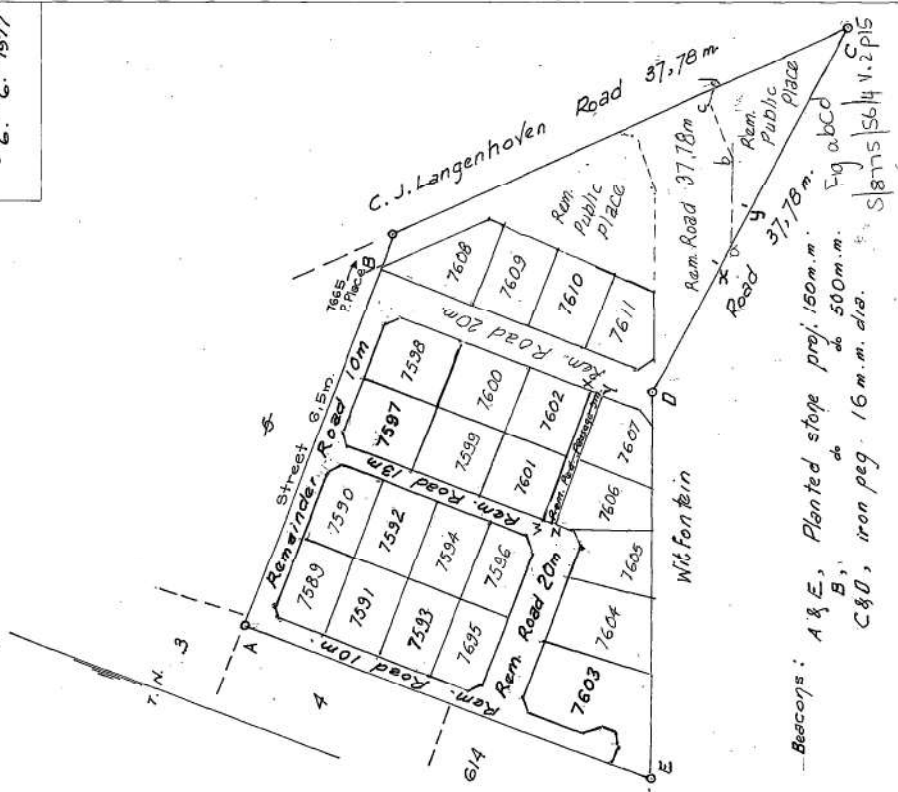
Surveyed in Feb'y. March 1977 by me, T. Thracul.

This diagram is annexed to C.R.T. No. <u>5511/78</u> dated <u>15.15</u> i.f.o. <u>Registrar of Deeds</u>	The original diagram is No. <u>1293/1920</u> annexed to <u>Transfer Grant</u> No. <u>Geo. F. 15.15</u> filed as <u>Plan sec (5279)</u>	File No. <u>5/8775/66/10</u> S.R. No. <u>E 675/77</u> Comp. <u>BL-700</u> <u>V3 & W3</u> (1785,1741) <u>Gen. Plan G 426 (2670)</u>
--	--	--

Land Surveyor

OFFICE COPY

S.G. No. 3690/77
Approved [Signature]
f Surveyor-General
E. C. 1977



Passage to be closed. V.C. 7/0/8. Notice d.d. 1987. 02.13. File No. 8775/56/10 p. 145

15 SURVEYOR-GENERAL DATE 87.01.20

15 SURVEYOR-GENERAL DATE 2006-02-28

Scale: 1/2500

3169

THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. FT.	TRANSFERED T.O.	INITIALED	REMARKS
E 679/77	2607/77	EF 7589	1120	1014/82	BK	
"	2608/77	" 7590	1120	3651/82	BK	
"	2609/77	" 7591	1132	5517/81	mf	
"	2610/77	" 7592	1133	5517/81	mf	
"	2611/77	" 7593	1132	4906/82	BK	
"	2612/77	" 7594	1133	4425/82	BK	
"	2613/77	" 7595	1118	3797/83	BK	
"	2614/77	" 7596	1120	15596/81	BK	
"	2615/77	" 7597	1299	5513/78	mf	
"	2616/77	" 7598	1299	3651/82	BK	
"	2617/77	" 7599	1242	15596/81	BK	
"	2618/77	" 7600	1242	9768/82	BK	
"	2619/77	" 7601	1242	30856/82	BK	
"	2620/77	" 7602	1242	30856/82	BK	
"	2621/77	" 7603	2505	5512/78	mf	
"	2622/77	" 7604	1925	3797/83	BK	
"	2623/77	" 7605	1240	3797/83	BK	
"	2624/77	" 7606	1340	4425/82	BK	
"	2625/77	" 7607	1141	3797/83	BK	
"	2626/77	" 7608	1086	15597/81	BK	
"	2627/77	" 7609	1200	15597/81	mf	
"	2628/77	" 7610	1200	41613/81	mf	
"	2629/77	" 7611	1172	25480/81	mf	

1. Die figuur A B m F stel voor ERF 19887, GEORGE
Kaart No. 8189/1998 Transportakte No.
2. Die figuur E k j D stel voor ERF 19888, GEORGE
Kaart No. 8191/1998 Transportakte No.
3. Die figuur k m C j stel voor ERF 19889, GEORGE
Kaart No. 8192/1998 Transportakte No.

L.G. Nr.

8193/1998

Goedgekeur

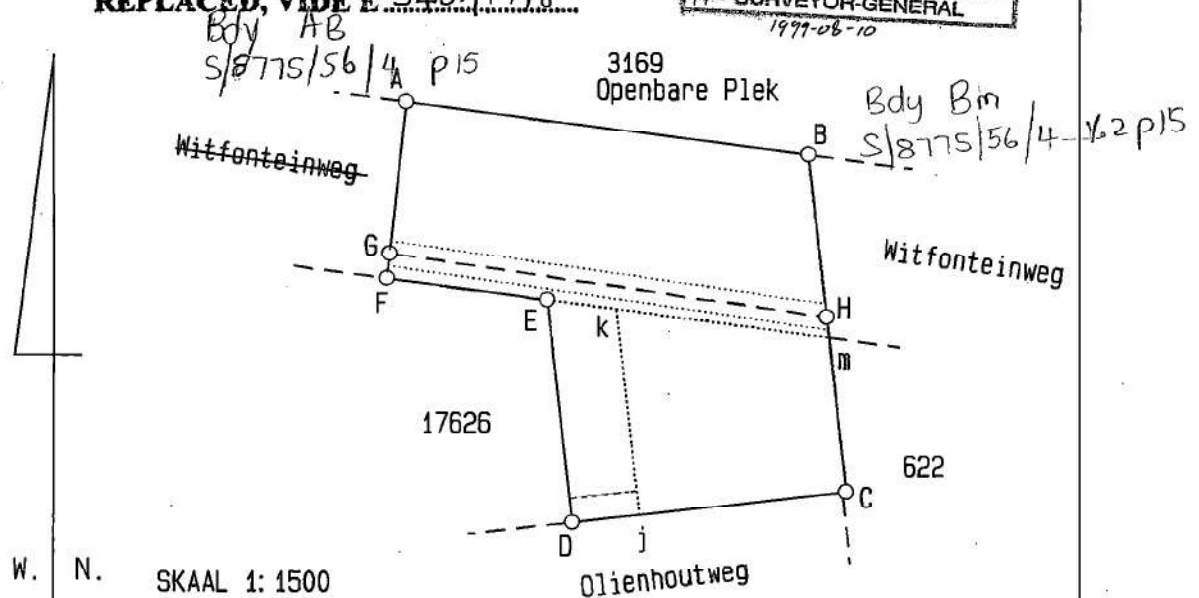
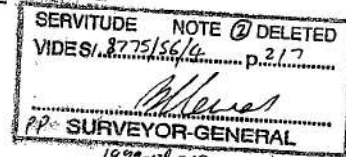
Landmeter-Generaal

1999.01.25

Serwituutnotas:

1. Die lyn G H stel voor die middellyn van n elektriese kraglyn en waterpyplynserwituut 4,00 meter wyd
Sien Kaart No. 8189/1998 Transportakte No.
2. Die lyn j D stel voor die suidelikegrens van n toegangserwituut 5,00 meter wyd. Sien Kaart No. 8191/1998
Sien Algemene Plan Nr. 9242/1993.

BEACONS A B D E F
REPLACED, VIDE E 3401/1998



Die figuur A B C D E F
stel voor 5681 vierkante meter grond synde
ERF 19890, GEORGE bevattende 1. tot 3. hierbo
geleë in die Munisipaliteit en
Administratiewe Distrik George Provinsie van die Wes Kaap
Saamgestel in Desember 1998

deur my

A.LOUW (PLS0356) Professionele Landmeter

Hierdie kaart is geheg aan

Die oorspronklike kaart is
soos hierbo aangehaal

Leër Nr. S/8775/56/4

Nr. COT.59111/1999
gedateer
t.g.v.

M.S. Nr. Saamgestel
Komp. BL-7DD/W3 (1741)

Registrateur van Aktes

Openbare Plek
Pad 5681 langs grans AGF
gesluit: Kennisgewing d.d. 2005-07-08
Leër S/8775/56/4 v.1 bl. 291
PWHL
2006-02-24
LANDMETER-GENERAAL
DATUM