DELPLAN CONSULTING
044 873 4566 | PO Box 9956 George 6530 | planning@delplan.co.za
044 873 4568 | 79 Victoria Street George 6529 | delplan.co.za
URBAN & REGIONAL PLANNERS

Our Ref.: 1527/GEO/16
Your Ref.: Erf 602, George

19 October 2026

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

Dear Mr. Petersen,

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 602, 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

DELAREY VILJOEN Pr. Pln
https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2026/1527-GEO-26/Korrespondensie/b1.docx

Cc: AC LOPPNOW & DA LOPPNOW

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 602, GEORGE MUNICIPALITY AND DIVISION



FOR: AC LOPPNOW & DA LOPPNOW

DELPLAN
CONSULTING
URBAN & REGIONAL PLANNERS

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PROPOSED SUBDIVISION AND DEPARTURE ON ERF 602, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

Erf 602, George is currently developed with a main dwelling, an existing approved second dwelling, and outbuildings. Certain title deed conditions have also been removed in the past. The property owners intend to subdivide the property, and as a result, multiple departures are also required. *DELPLAN Consulting* was appointed by the registered owners of Erf 602, George, hereinafter referred to as the "subject property", to prepare and submit the required land use application. A copy of the Power of Attorney authorising the submission of this land use application is attached as **Annexure 1**.

1.1 Title deed

The subject property is currently registered to Alan Craig Loppnow and Debra Anne Loppnow according to Title Deed T61590/2025, which is attached hereto as **Annexure 2**. According to the title deed, the property is 1746m²in size. The SG Diagram is attached as **Annexure 3**. The title deed has been examined and contains restrictive conditions (building lines) that would require an administrator's consent as condition 4 states that with consent of the administrator, some conditions may be removed, other restrictive title deed building lines were removed as per endorsement letter in the title deed. The Conveyancer's Certificate is attached as **Annexure 4.**

1.2 Land Use Application

- **Subdivision:** Application in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 of Erf 602, George into a Portion A (±651m²) and a Remainder (±1095m²).

- **Departure:** Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to:
    - depart from parameter e(iii) to allow parking from the garage within 5m along Tulip Street on the Remainder (RE/602)
    - relax the eastern street boundary building line of the Remainder (RE/602) from 5m:
        - to 4.7m for the existing house
        - to 4.7m for the garage
    - southeast street corner building line of the Remainder (RE/602) from 5m:
        - to 3.2m for the garage
        - to 1.9m & 1.4m for the carport
    - relax the southern street building line of the Remainder (RE/602) from 5m:
        - to 1.1m & 1.3m for the carport
        - to 4.6m for the garage

- relax the new southern common boundary building line of Portion A for the water tank nr 1 from a total of 2m to 0m
- relax the western boundary building line of Portion A from 2m to 0.5m and the northern boundary building line of Portion A from 2m to 0.7m for water tank nr 2

- **Administrator's consent:** Application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 for relaxation of:
  - the 3.15m rear (western) restrictive title deed building line to
    - 1.7m & 1.9m for the shed on the Remainder (RE/602)
    - 0.5m & 2m for both water tanks 1 & 2 on Portion A
  - the 1.57m lateral restrictive title deed building line between the newly divided portions to 0m for water tank 1 on Portion A
  - the 1.57m northern lateral restrictive title deed building line to 0.7m for water tank 2 on Portion A
  - the 4.72m southern street restrictive title deed building line (along Chestnut Street) to 1.3m & 1.1m for the carport on the Remainder (RE/602)
  - the 4.72m southern street restrictive title deed building line to 4.6m for the carport on the Remainder portion (RE/602)
  - the 4.72m southeast street corner restrictive title deed building line
    - to 3.2m for the garage on the Remainder (RE/602)
    - to 1.4m & 1.9m for the carport on the Remainder (RE/602)

2. CONTEXTUAL INFORMATION

2.1 The locality of the subject property

The subject property is situated in the centre of Heather Park, within Ward 26, on the corner of Tulip Street and Chestnut Street at 6 Tulip Street. Figure 1 indicates the location of the subject property in relation to the surrounding area, while Figure 2 provides a closer view of the property and its immediate surroundings. No significant historic buildings, ruins, gravesites, or any other heritage-related features or objects are evident on or within the vicinity of the subject property. A locality plan is attached hereto as **Annexure 5**.



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



Figure 2: Satellite imagery extract of the subject property (indicated in red) together with the immediately surrounding land uses.

2.2 Existing Land Uses and Character of the Area

Erf 602, George is currently developed with a main dwelling, an existing approved second dwelling, and outbuildings. The approved building plans are attached as **Annexure 6**. The garage development located furthest south, also does not feature on the approved plans. As can be seen in figure 2, each dwelling has a garage with a carport. The second dwelling has a garage with a shade net parking in front whilst the main dwelling has a garage, carport and shed (outbuilding). The wider neighbourhood resembles normal residential neighbourhood characteristics as per figures 3 and 4.

Erf 603 west of the subject property has also been subdivided into two portions in the past.

As can be seen the neighbourhood and immediate surroundings resemble a moderate amount of vegetation and variation in boundary wall typology. The broader area also features several smaller erven



Figure 3: View north along Tulip Street



Figure 4: View west along Chestnut Street

It is not foreseen that the proposed subdivision will have any negative impact on the streetscape or the character of the area, as the current development will remain in its current extent with only a boundary wall being added in between the subdivided portions. It currently already appears like two erven due to the two access points and the fence between the units.

Building line relaxations are required for water tanks on proposed Portion A as well as between the remainder and Portion A, which has no impact on surrounding neighbours. The existing house and garage on the remainder narrowly encroaches the eastern street building line along Tulip Street, the most significant encroachment is that of the carport furthest south which encroaches the southern street boundary building line along Chestnut Street. There are however approved building plans indication the house.

2.3 Zoning



Figure 5: Zoning for Erf 602, George

The zoning of the subject property according to the George Integrated Zoning Scheme By-Law is "*Single Residential Zone I*". Figure 5 indicates the zoning of the subject property as well as its immediate surroundings.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The property owner wishes to subdivide the property into two portions namely, Portion A and Remainder of Erf 602, George as seen in Figure 6 and the Subdivision Plan in **Annexure 7**. This will enable the current existing dwellings to operate each on their own erf. Portion A will measure ±651m² and the remainder will measure ±1095m². Both of the existing structures will gain access from their existing access points. No additional developments are being proposed but building line relaxations are required for sections of the existing buildings and water tanks.

On the remainder, the existing main dwelling encroaches the 5m street building line along Tulip Street and the garage encroaches the same street in addition to encroaching 5m street building line along Chestnut Street. A relaxation is therefore required for the existing house and garage to 4.7m along Tulip Street (triggering departure from parameter e(iii) of IZS) as well as 4.6m along Chestnut Steet for the garage and 3.2m for the corner of Chestnut - and Tulip Street (southeast corner). The existing carport along Chestnut Street also encroaches the southern street building line therefore requiring a relaxation to 1.3m & 1.1m. The carport also requires a departure for the southeast corner building line to 1.9m and 1.4m.

The approved plans can also be seen in figure 7. As can be seen, the relaxations are sought as the buildings were not constructed in the same position or extent as approved.

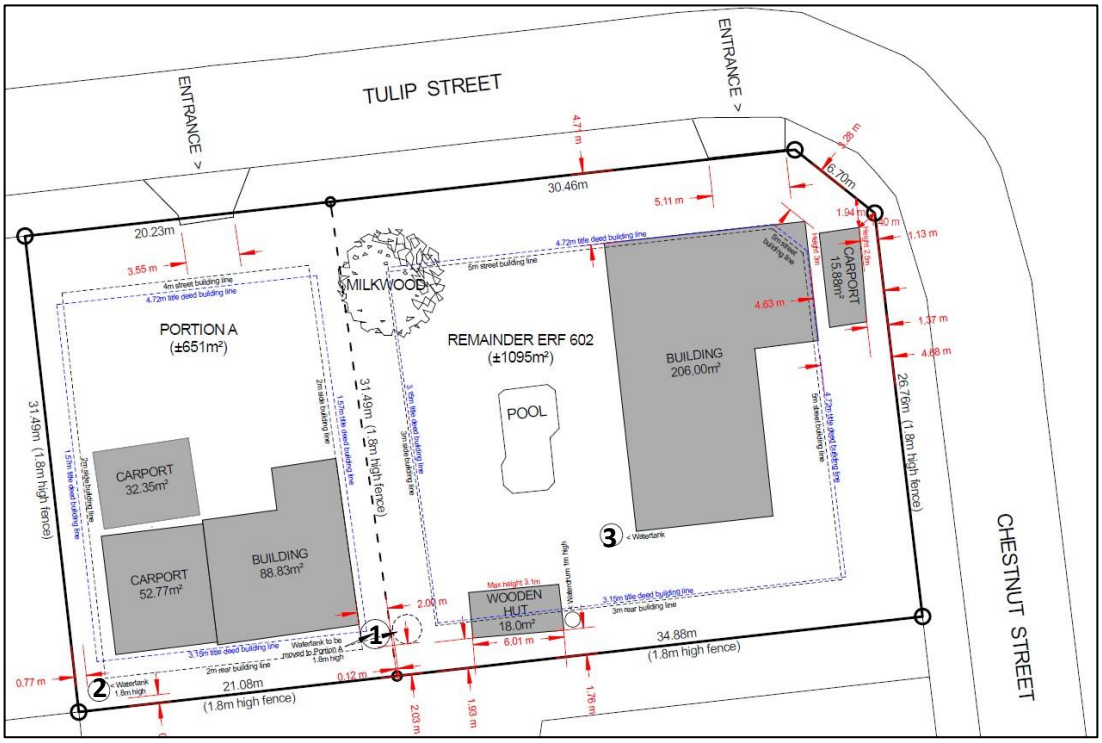


Figure 6: Subdivision Plan for Erf 602, George

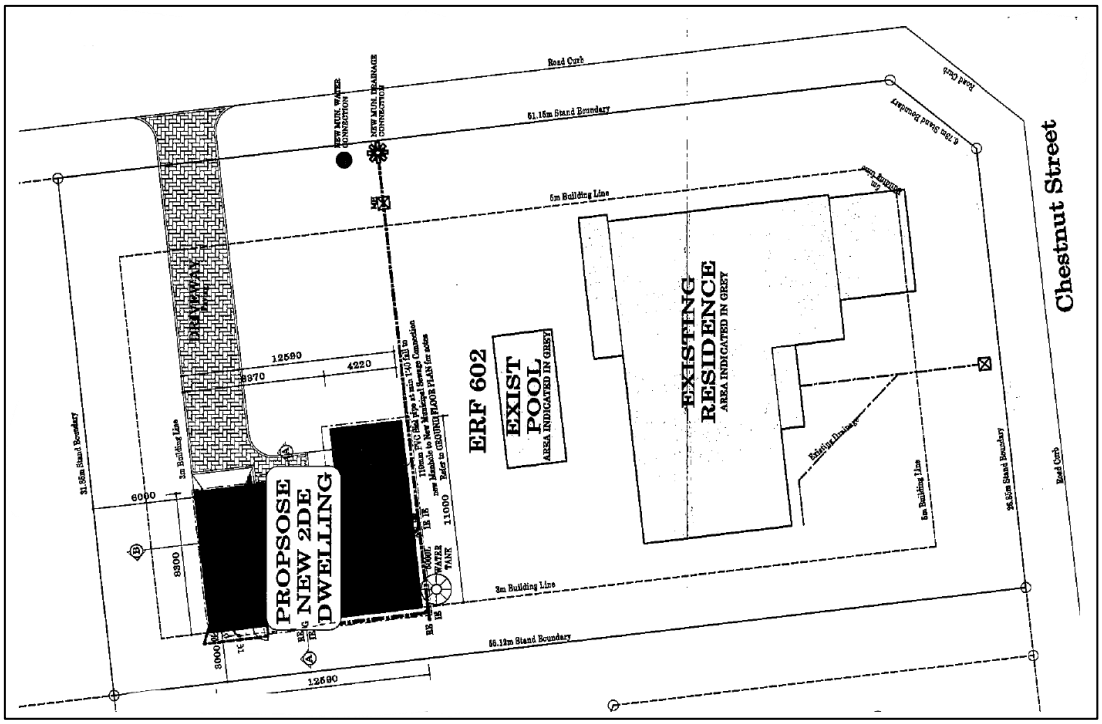


Figure 7: Approved Plans for Erf 602, George

The main dwelling also has a wooden storage shed within the building line, which is seen as an outbuilding being only 3.1m tall, thus no building line relaxation is sought in terms of the IZS. The second dwelling on proposed portion A does not require a building line relaxation but there is a water tank requiring relaxation of the southern common boundary building line from 2m to 0m for water tank 1 to be moved to a new position as indicated.

Another water tank (water tank 2) to the northwest corner of the erf also requires a relaxation of the western building line from 2m to 0.5m and the northern building line from 2m to 0.7m. The proposed subdivided erven are still within decent size and no significant precent in terms of erf size is being proposed. The water tanks do only measure 1.8m in height being in line or ever marginally (1-3 cm) over the boundary fence height thus building line relaxations are being included should the tanks be placed on higher platforms in the future. The approval of the proposed application will allow for the creation of a new residential property located within the urban edge and the densification zone.

Furthermore, the area is already serviced by municipal engineering services as a result, the approval of the proposed subdivision will optimise the use of the municipal services.

The restrictive title deed building lines on the property are not being removed, and administrator's consent is therefore required on both the Remainder (RE 602) and proposed Porton A as follows:

- the 3.15m rear (western) restrictive title deed building line to
  - 1.7m & 1.9m for the shed on the Remainder (RE/602)
  - 0.5m & 2m for both water tanks 1 & 2 on Portion A
- the 1.57m lateral restrictive title deed building line between the newly divided portions to 0m for water tank 1 on Portion A
- the 1.57m northern lateral restrictive title deed building line to 0.7m for water tank 2 on Portion A
- the 4.72m southern street restrictive title deed building line (along Chestnut Street) to 1.3m & 1.1m for the carport on the Remainder (RE/602)
- the 4.72m southern street restrictive title deed building line to 4.6m for the carport on the Remainder portion (RE/602)
- the 4.72m southeast street corner restrictive title deed building line
  - to 3.2m for the garage on the Remainder (RE/602)
  - to 1.4m & 1.9m for the carport on the Remainder (RE/602)

3.2 Accessibility and Parking

The existing access points will remain unchanged by the application and will remain in the current extent of Tulip Street. Figure 8 indicates the view of the access to the garage of the main dwelling, Figure 9 shows access to the second dwelling.



Figure 8: Access for main dwelling



Figure 9: Access for second dwelling

As the access points remain in their current approved position, no impact on pedestrian traffic or otherwise is currently relevant and no additional motivation is therefore provided.

3.3 Engineering Services

The property is located in an already developed and serviced residential area. The approval of this application will optimise the use of the municipal services. The property owner will be held financially responsible for the capital contributions with regards to the newly subdivided portion. We assume that contributions were already paid for the second dwelling in the past when it was approved in 2018.

4. RELEVANT SPATIAL PLANNING POLICIES

4.1 Exiting Policy Frameworks

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

4.1.1 George Municipal Spatial Development Framework (2023)

The spatial document does not address Erf 602, George specifically or subdivisions relating to this application. The GMSDF, however, states that densification should be promoted. The following is stated in the above-mentioned document:



Figure 10: MSDF extract

"Restructure settlement patterns through densification of the urban area in George city area in order to reduce land consumption, deliver services and facilities to households more cost-effectively, and establish the thresholds for viable transport systems."

Densification around transport points is promoted within the MSDF to discourage urban sprawl. As can be seen in figure 10, the erf falls within the densification zone and is within relatively close distance to public transport such as *GoGeorge* bus routes. It is argued that the proposed development is considered to be not in conflict with the SDF.

5. STATUTORY FRAMEWORKS

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

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

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

5.1.1 Development Principles

1) Spatial Justice

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

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

2) Spatial Sustainability

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

- *This land-use application does not affect prime - or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in*

an already developed area and will not negatively affect the efficient and equitable functioning of land markets.

- *The proposed development will have a limited impact on the provision of infrastructure and will not require any additional social services outside the development itself. Relevant engineering services will be accounted for.*
- *The subject property is situated within the urban edge and will allow for the optimal utilisation of the subject property.*

3) Spatial Efficiency

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

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

4) Spatial Resilience

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

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

5) Good Administration

This principle refers to the obligation of all spheres of government to ensure 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



Figure 11: Hedge between the main house and neighbouring erven



Figure 12: Required BL relaxation along Tulip Street



Figure 13a: Wall between the second dwelling and neighbouring erven

The view to the neighbouring wall to the west can be seen in figure 11. As can be seen there is an abundance of vegetation, and the shed has no influence on any of the neighbouring erven. The view along Tulip Street (figure 12) will remain the same, even with the required relaxation. Figure 13a shows an enlarged area where the water tanks for the second dwelling can be seen. As is evident by the aerial photographs, figure 13b (views to the west) and figure 13c (view to the north) the tanks are well shielded by vegetation and only marginally higher than the boundary wall, and the neighbour dwellings are located at a sufficient distance thus no impact on the neighbouring erven is foreseen. The water tank to the south will be moved from its current position as the current position will be on the proposed Remainder and not Portion A.





Figure 13b: Wall and vegetation between the second dwelling and neighbouring erven to the west



Figure 13c: Wall and vegetation between the second dwelling and neighbouring erven to the north

The approval of this application will not just allow the owner to subdivide the property into different portions, but it will create an opportunity to create a new residential erf within the urban edge and the densification zone. As seen in figures 11 - 13, the subject property is surrounded by a wall as well as vegetation, which secures privacy between the property and the neighbouring properties. The access to the street will also remain unchanged and the departure along the Tulip Street is minor thus it is unlikely that anyone would even know about the development given that no physical changes are made. The departure required along Chestnut Street is more significant as the carport is currently only 1m away from the boundary. As seen in figure 14, the corner on which the carport is located is wide and the carport does not block any views on the corner as seen in figure 15. The neighbouring erven are sufficiently spaced and no impact on any views is foreseen as the carport is barely higher than the existing hedge.



Figure 14: View on the corner of
Chestnut – Tulip Street



Figure 15: View of the carport towards Tulip Street



Figure 16: The carport from Tulip Street



Figure 17: Visual rendering from the street with possible future extension of the fence

As can also be seen in figure 16, there is an established hedge next to the carport and as can be seen if the hedge were to be extended (like in figure 17), the carport would not even be seen. As the carport is not located at 0m, mitigation through additional screening and landscaping can easily be added to shield die carport from view. The administrator's consent is administrative in nature and will not have any additional impacts from what is being applied for in terms of the IZS building lines.

The subdivision merely officially divides the erf into two, and the dwellings remain the same. As the developments on the erven remain the same no significant departures are required close to/ or abutting neighbouring erven no impact is foreseen.

5.1.3 Environmental Legislation

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

5.2 Land Use Planning Act (LUPA)

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

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

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

5.3 Compliance/Consistency with Spatial Policy Directives

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

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

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

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

6. DESIRABILITY & NEED

The concept of *"**desirability**"* in the land use planning context may be defined as the degree of acceptability of a proposed development on the land units concerned or the proposed subdivision of a property. This section expresses the desirability of the proposed subdivision taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

It is not foreseen that the proposed application will have a negative impact on the surrounding neighbours. The developments on the erven will remain the unchanged with only a water tank being moved to Portion A, the proposed subdivision would therefore not impact the streetscape or the character. Furthermore, it is not anticipated that the approval of the application will have any negative impact on the aesthetic appearance of the property from the street view, given that the existing dwelling is already constructed and fit with the residential character. The required departures along the Tulip Street are extremely limited in extent and will have no impact on the surrounding neighbours given how minor it is. The relaxation along Chestnut Street for the carport can very easily be mitigated and its impact can therefore be minimized.

The relaxation to the neighbouring erven for the water tanks of the second dwelling are also limited as vegetation completely blocks its view. As the proposal does not influence the character of the neighbourhood and suits a residential zoning the proposal is therefore seen as ***desirable.***

The development is ***not needed*** in order to realise a specific spatial goal of the SDF, but the SDF does promote densification and given that the subject erf is within the densification zone and close to public transport, it can be promoted. The approval of the application will allow for the creation of a new residential property located within the urban edge and within an area that is already serviced by municipal engineering services. The property falls within the densification zone, and it will optimise the use of the municipal services. Densification is also important around public transport points, such as in this case.

7. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the subdivision and departure of Erf 602, Heather Park, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VILJOEN Pr. Pln **OCTOBER 2026**

ANNEXURE 1

POWER OF ATTORNEY

We, **Alan Craig Loppnow & Debra Anne Loppnow,** the undersigned and the registered owners of Erf 602, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.

_____ Date: 13/7/2026

AC Loppnow

_____

DA Loppnow

Witnesses:

1. _____

2. _____

ANNEXURE 2

Sharon Prinsloo Attorneys
TEL: (044) 873 5575

DEED OF TRANSFER

in favour of

ALAN CRAIG LOPPNOW and DEBRA ANNE LOPPNOW

over

ERF 602 GEORGE

SHARON PRINSLOO ATTORNEYS
3 VARING STREET
WINDSOR PARK BLOCK G4
GEORGE
6529

Tel: (044) 873 5575

Lexis® Convey 18.0.4.3

Sharon Prinsloo Attorneys
3 Varing Street
Windsor Park
Block C4
George
6529

Prepared by me

CONVEYANCER
SHARON PRINSLOO

For endorsement	Amount	Office fee
Purchase price/Value	R 1 325 000,00	R 950,00
Mortgage cash Amount	R	R
Reason for exemption	Cat	Exempt i.t.o Section Act

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

T 000061598 / 2015

JANINE FOUCHE

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at George on 24 July 2015 granted to him by

PATRICIA ELIZABETH LANGAN
Identity Number 541121 0189 08 4
Unmarried

DATA/CAPTURED
27 OCT 2015
ZAWULA THULANI

DATA / CAPTURE
2015 -11- 04
PHUMELELA MNAMATA

FOR FURTHER ENDORSEMENTS
SEE PAGE 6

T 61598/2015

ENDOSSEMENT IN TERME VAN ARTIKEL 34(2) VAN DIE GEORGE MUNISIPALITEIT SE VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING
ENDORSEMENT IN TERMS OF SECTION 34(2) OF THE GEORGE MUNICIPALITY BY-LAW ON MUNICIPAL LAND USE PLANNING

Voorwaardes hierin is
Conditions ..... **D. 4. (a) and (b)** ..... herein are
~~gewysig~~ / ~~opgeskort~~ / opgehef kragtens Kennisgewing Nr.
~~altered~~ / ~~suspended~~ / removed in terms of Notice No. **54719**
gedateer in Provinsiale Koerant Nr
dated ..... **15/06/2017** ..... in Provincial Gazette No. ..... **7782** .....
onderworpe aan voorwaardes daarin gemeld
subject to conditions mentioned therein

.....

.....

Aktekantoor, Kaapstad
Deeds Registry, Cape Town
Datum
Dated ..... 31 JUL 2017 .....

Registrateur van Aktes
Registrar of Deeds

And the appearer declared that his said principal had, on 26 June 2015, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

1. **ALAN CRAIG LOPPNOW**
   Identity Number 700730 5093 08 8
   Married out of community of property

2. **DEBRA ANNE LOPPNOW**
   Identity Number 730105 0353 08 0
   Married out of community of property

their Heirs, Executors, Administrators or Assigns, in full and free property

ERF 602 GEORGE, IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE

IN EXTENT 1746 (ONE THOUSAND SEVEN HUNDRED AND FORTY SIX) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T26554/1973 with Diagram Number 4934/1952 relating thereto and held by Deed of Transfer Number T54481/2008

A. **SUBJECT** to the conditions referred to in Deed of Transfer Number T4420/1927.

B. .....

NOT SUBJECT to condition B. on page 2 of Deed of Transfer Number T54481/2008 by virtue of Section 53 of the Mining Titles Registration Amendment Act 24 of 2003.

C. **SUBJECT FURTHER** to the following special condition contained in Deed of Transfer Number T4420/1927, namely :

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

D. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer Number T26554/1973 imposed by the Administrator of the Cape Province in terms of Ordinance 33 of 1934 when approving Gayclif Subdivided Estate, namely :

1. Any words and expressions used in the following conditions shall have the same meanings as may have been assigned to them by the regulations published under Provincial Administration Notice Number 401 dated 17th October 1935 and in the memorandum which accompanied the said regulations.

2. The owner of this erf shall be obliged without payment of compensation to receive the material necessary or permit excavation on this erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed, and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Local Authority.

3. The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewerage and drainage including stormwater of any other erf or erven within or without this subdivision to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.

4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose :

   (a) It shall not be subdivided;

(b) It shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

(c) Not more than half the area thereof shall be built upon;

(d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area as one erf".

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

PATRICIA ELIZABETH LANGAN, Unmarried

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

1. **ALAN CRAIG LOPPNOW, Married as aforesaid**
2. **DEBRA ANNE LOPPNOW, Married as aforesaid**

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 325 000,00 (ONE MILLION THREE HUNDRED AND TWENTY FIVE THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 30 OCT 2015

q.q.

In my presence

REGISTRAR OF DEEDS

G E O R G E

MUNISIPALITEIT Wes Kaap | UMASIPALA WASE Intshona - Koloni | MUNICIPALITY Western Cape

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

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

OUR REF: 659/602
YOUR REF: Erf 602, George
ENQUIRIES: Marina Welman
TEL: 044-801 9477
FAX: 086 570 1900
EMAIL: stadsbeplanning@george.org.za
DATE: 21 April 2017

M Koekemoer
79B Meent Street
GEORGE
6539

Registered Mail

APPLICATION FOR REMOVAL OF RESTRICTION AND DEPARTURE : ERF 602, GEORGE

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, WW.1.33 of 29 July 2015 decided that the following applications on Erf 602, George:

1. Removal in terms of Section 15(2)(f) of the George Municipality: Land Use Planning By Law, 2015 of conditions D4 (a) and (b) out of the Title Deed (T61598/2015) of Erf 602, George;

2. Departure in terms of Section 15(2)(b) of the mentioned By Law to allow a Second dwelling unit on Erf 602, George.

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

REASONS FOR DECISION:

(i) The application will not have a negative impact on the surrounding natural and built environment, or the adjoining neighbours' amenities to views, privacy and sunlight;
(ii) The proposed second dwelling unit and proposed drive way are not in conflict with the spatial documents pertaining to the property;
(iii) The size of the subject property (1746m²) makes it possible to accommodate the second dwelling unit without negatively affecting the surrounding neighbours;
(iv) The removal of the restrictive condition will not impede on the privacy of adjacent neighbours or negatively impact on the public interest;

Subject to the following conditions imposed in terms of Sections 66 of the said By-law:

CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, LAND AFFAIRS AND PLANNING

1. That in terms of Section 18(2) of the Land Use Planning By-law for the George Municipality, 2015 the departure shall lapse if not acted upon within a period of five (5) years from the date of approval;
2. This approval shall be taken to cover only the Departures applied for as indicated on the Site Development Plan drawn on the 11th of April 2016 and drawn by J. Van Heerdedn attached 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. That all other requirements of the George Town Planning Regulations, 1977 be complied with;
4. That in terms of Section 34(1) the owner must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive condition, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette;
5. That a building plan in accordance with the National Building Regulations (NBR) will not be considered prior to the endorsement of the title deed or proof of submission to the Registrar of Deeds;
6. The above approval will be considered as implemented on presentation of proof of submission of the title deed endorsement to the Registrar of Deeds as well as on the issuing of an occupation certificate for the abovementioned structures;
7. The second dwelling unit must be constructed in a style that is similar to the architecture of the main dwelling house;

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES:

8. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: CES, and will be subject to annual adjustment. Contributions payable may be adjusted should the actual water usage exceed the accepted normal daily usage based on the Guidelines for Human Settlement Planning and Design, based on a six month average use;
9. All civil services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with The Guidelines for Human Settlement and Design and Council specifications. All drawings and plans are to be submitted to the Dept: CES, 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 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 civil services have been satisfactorily installed and as-builts submitted electronically as well as the surveyors plan;

10. Any, and all, costs directly related to the development remain the developers' responsibility;
11. Each new portion created must have separate water and sewer connections;
12. 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/owner of the other erf (Condition 9 applicable);
13. Any service from another relevant erf 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 9 applicable);
14. 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 9 applicable);
15. Servitudes must be registered for any pipeline not positioned within the normal building lines;
16. The applicant is to comply with the National Forests Act No 84 of 1998, should it be required;
17. Provisions for the removal of solid waste is to be addressed in conjunction with the Dept: Environmental Services;
18. The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval was required and obtained for this proposed development;
19. 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 Dept: CES, or any condition of any authority has not been satisfactorily complied with;
20. Developer responsible to obtain the neasary approval / way leaves from third parties which include, but not limited to the following: Telkom & Fibre optical cable;
21. Municipal water is provided for potable use only. No irrigation water will be provided;
22. A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dept: Civil Engineering Services (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 consumptions by this department at a rate as per applicable 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 Dept: CES;
23. The discharge of surface stormwater is to be addressed by the developer. Condition (9) applies. All costs related is for the developer;

24. 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;
25. Adequate parking with a hardened surface must be provided on the premises of the proposed development;
26. No private parking will be allowed in the road reserve;
27. The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dept: Civil Engineering Services. A site development plan is to be submitted to the Dept: CES, or any other relevant authority for approval prior to any construction work taking place;
28. Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities;

CONDITIONS OF THE DIRECTORATE: ELECTROTECHNICAL SERVICES:

29. Capital contributions are payable by the developer for each new equivalent erf (ee) created, as per standard tariffs for George, applicable on transfer of a portion, or the approval of building plans, or on application for a CPT, or as stipulated in a Services Agreement between the George Municipality and the Developer. The total amount payable will be determined by the Dept: Electro Technical Services (ETS), and will be subject to annual adjustment. Contributions payable may be adjusted should the actual electricity connection be other than a conventional 60 Amp single phase per erf;
30. All electrical services -internal, link and relocation of or upgrades to the existing network - are to be designed by a registered consulting engineer in accordance with Council specifications. All drawings and plans are to be submitted to the Dept: ETS, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out under the supervision of the consulting engineer who is to provide the electrical department 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 electrical services have been satisfactorily installed and as-builts submitted electronically;
31. Any, and all, costs directly related to the development remain the developers' responsibility;
32. Only one electrical connection permitted per registered erf.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Official, in terms of Section 79(2) of the George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George **on or before 12 MAY 2017**.
- An appeal that is not lodged within this timeframe or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

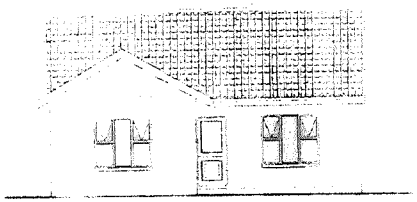
Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Kindly note that in terms of Section 80(14) of the George Municipality's By-law on Municipal Land Use Planning, the above decision is suspended until such time as the

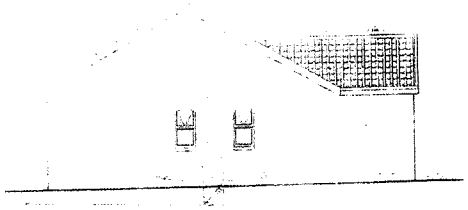
period for lodging an appeal has lapsed, any appeal has been finalized and you have been advised accordingly.

Yours faithfully

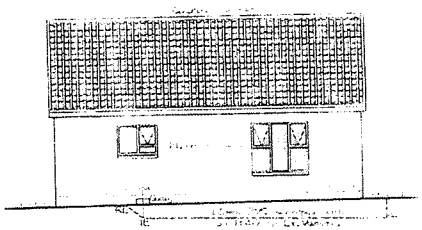
T BOTHA
MUNICIPAL MANAGER
G:\Marina\New By Law Approvals\Erf 602G (RORDepartureApproved)M Koekemoer.doc



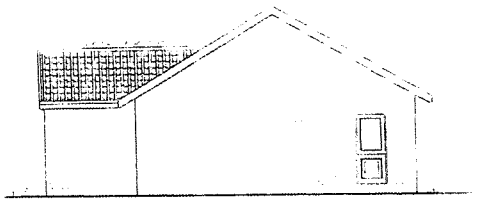
EAST ELEVATION



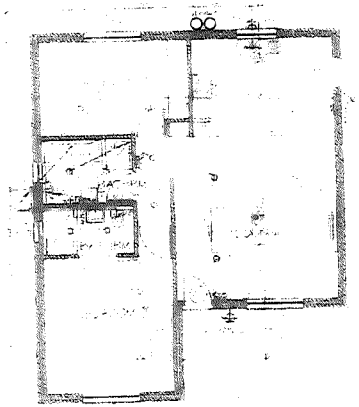
SOUTH ELEVATION



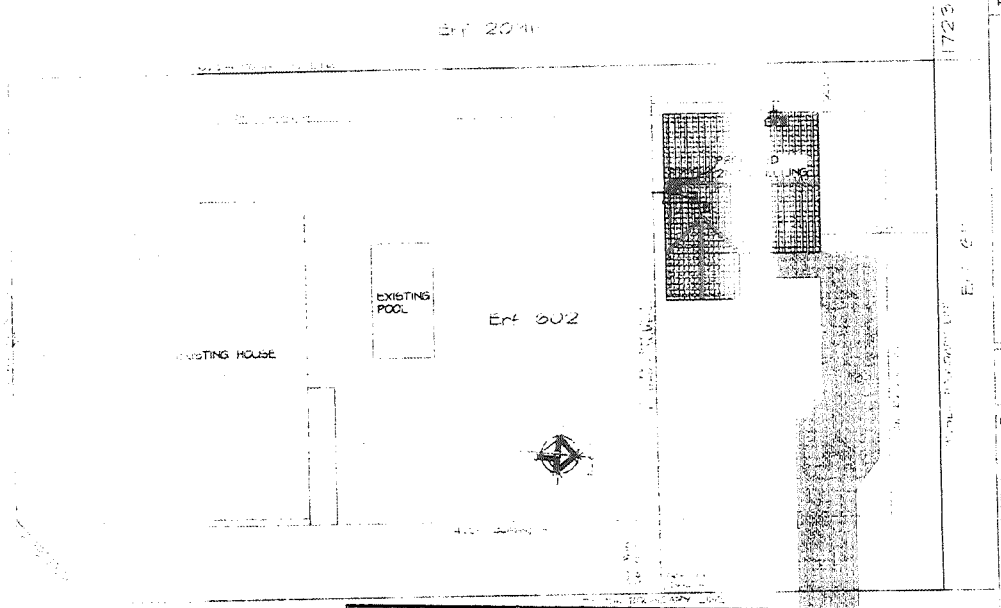
WEST ELEVATION
scale 1:100



NORTH ELEVATION
scale 1:100



FLOOR PLAN



SITE & ROOF PLAN

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.

21/4/17
DATE
DATUM

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

General notes:
THIS DRAWING IS THE COPYRIGHT OF JVH. DO NOT SCALE AND REFER TO FIGURED DIMENSIONS ONLY. ALL LEVELS AND DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO SETTING OUT OR MANUFACTURE. ANY DISCREPANCIES MUST BE REPORTED TO THE PRINCIPAL IMMEDIATELY.

Ref.	Date	Description
A	12/04/16	Municipal Submission

JVH ARCHITECTURE
ND ARCHITECTURE - SACAP reg: PrSArch
Tel: 044 873 3680 - 082 375 3026
mail: jcvh@telkomsa.net

JACQUES van HEERDEN
87A Victoria Street
George 6530

Client:
ALLAN LOPPNOW

Project:
PROPOSED NEW 2ND DWELLING ON ERF 602, CNR. CHESTNUT & TULIP STREET, HEATHER PARK GEORGE.

FLOOR PLAN, ELEVATIONS, SECTION & WATER RETICULATION.

Scale:	1:100
Date:	11 April 2016
Drg:	loppnow_dwg1

100
A

G E O R G E

MUNISIPALITEIT Wes Kaap | UMASIPALA WASE Intshona · Koloni | MUNICIPALITY Western Cape

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

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

OUR REF: 659/602
YOUR REF: Erf 602, George
ENQUIRIES: Marina Welman
TEL: 044-801 9477
FAX: 086 645 7389
EMAIL: marisa@george.org.za
DATE: 20 June 2017

REGISTERED MAIL

M Koekemoer
79B Meent Street
GEORGE
6530

REMOVAL OF RESTRICTION AND DEPARTURE : ERF 602, GEORGE

Abovementioned application as well as the municipality's decision letter dated 21 April 2017 (copy attached) in this regard refers.

Attached please find an extract of the publication of the notice in terms of Section 33(7) of the George Municipality: Land Use Planning By-law (2015) for the Removal of the Restrictive Condition as was published in the Province of the Western Cape : Provincial Gazette No. 7782 dated 15 June 2017. Your attention herein is also drawn to Section 34 of the George Municipality: Land Use Planning By-law (2015) (extract attached) for your attention.

Furthermore no appeal against the decision dated 21 April 2017 has been received. The application is thus regarded as finalized and can be implemented as per the mentioned letter.

Yours faithfully

T BOTHA
MUNICIPAL MANAGER
G:\Marina\Koerant Advertensies\Erf 602 G (ROR ApprovalGazette)M Koekemoer.doc

Cc: The Registrar of Deeds
Private Bag X9073
Cape Town
8000

Western Cape Government • Wes-Kaapse Regering

PROVINCE OF WESTERN CAPE

Provincial Gazette

7782

Thursday, 15 June 2017

Registered at the Post Office as a Newspaper

PROVINSIE WES-KAAP

Provinsiale Koerant

7782

Donderdag, 15 Junie 2017

As 'n Nuusblad by die Poskantoor Geregistreer

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INHOUD

*(*Herdrukke is verkrygbaar by Kamer M21, Provinsiale Wetgewing-gebou, Waalstraat 7, Kaapstad 8001.)*

Nr. Bladsy

Provinsiale Kennisgewing

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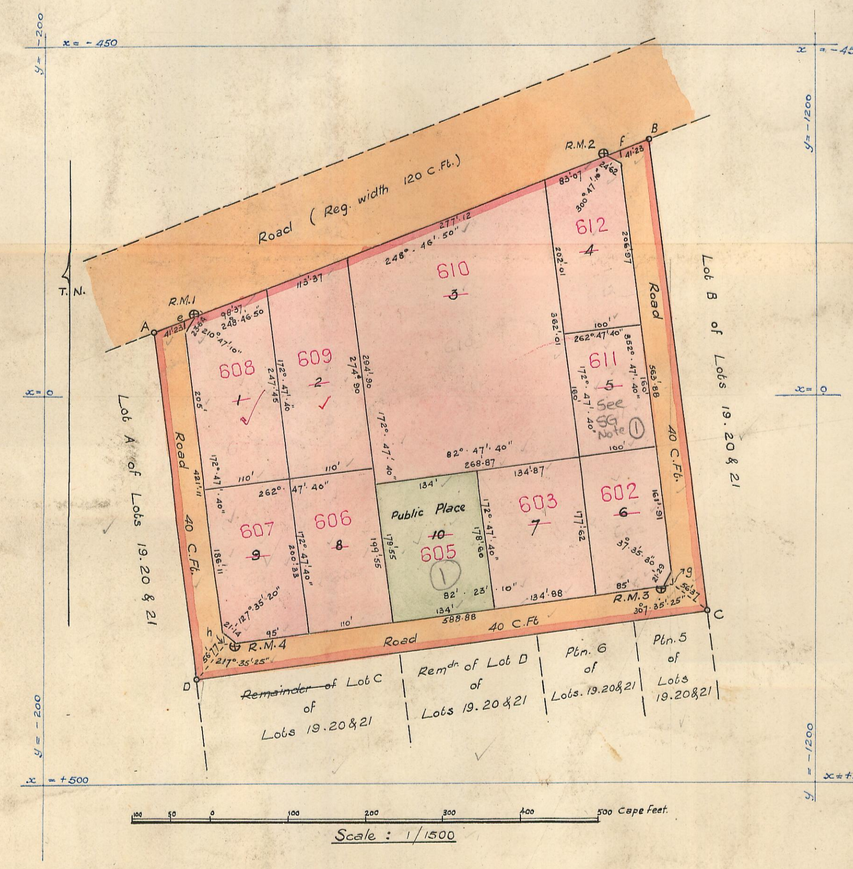
(Vervolg op bladsy 532)

ANNEXURE 3

3892

3892

4928/52



Scale : 1/1500

Approved

P.A. Lvanden Heuvel

for Surveyor General

22.7.1952.

Data of Main Figure

Sides	c.Feet	Angles of Direction		Coordinates	y	x
AB	689·39	248 · 46 · 50	A	−	340·33	− 80·59
BC	613·58	352 · 47 · 40	B	−	982·98	− 330·11
CD	668·89	82 · 23 · 10	C	−	1059·94	+ 278·62
DA	451·40	172 · 47 · 40	D	−	396·95	+ 367·25

Coordinates of Block Corners

e	− 378·76	− 95·51	g	− 1015·27	+ 244·24
f	− 944·55	− 315·19	h	− 481·58	+ 322·27

Coordinates of Reference Marks

R.M.1	− 392·02	− 102·80	R.M.3	− 1000·66	+ 248·21
R.M.2	− 925·19	− 309·81	R.M.4	− 446·71	+ 322·26

LIST OF DEDUCTIONS.

Erf No.	Area	Diagram No.	Transfer No.
608	1 25599 Sq.Ft.	A929/52.	1952-333/19629
609	2 28729 do.	A930/52.	1954-371/18646
610	3 1·0221 Morgen	A931/52.	
612	4 21257 Sq.Ft.	A932/52.	
611	5 16000 do.	A933/52.	
602	6 17614 do.	A934/52.	
603	7 24022 do.	A935/52.	
606	8 21993 do.	A936/52.	
607	9 21966 do.	A937/52.	
605	10 23996 do.		

FOR TRANSFER REFERENCES VIDE D.O. REGISTER

In terms of Section 18 of Ordinance No. 33 of 1934, the Administrator has granted the application to establish this Township.

See Prov. Sec. Minute L.34/C/134

dated 1-5-1952 T.P. File PA 28/35

Notified as an Approved Township in terms of Section 20 (6) of Ord. No. 33 of 1934.

See Notice No. 628/1952 dated 22-8-1952

Prov. Gaz. No. 2605 dated 22-8-1952.

Erf fees in terms of Section 59 bis of Ordinance 33 of 1934 have been paid.

Vide File S. 8775/S6/11 (page 16)

P.A. Lvanden Heuvel

for Surveyor-General.

22.7.52

Description of Beacons:

A & C, pieces of iron fencing standard 3 Ft. long.

B, square iron peg 1¼" × 1¼".

D, Wooden corner fence pole; an iron peg 18" long & ½" dia. has been placed on line DC and 1 C.Ft. from D

RM's 1-4 = ½" iron pegs in concrete

e.f.g.h. = not beaconed

All other beacons = Iron pegs 18" long + ½" diameter.

Note:

All splay distances are 15 C.Ft. except at F where the splay distance is 20 C.Ft..

T.P

GENERAL PLAN 464 SD

OF

C.R.E 47/1962

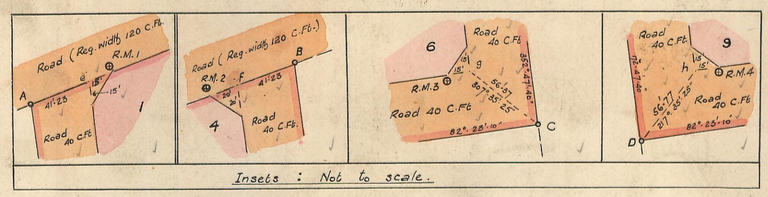
GAYCLIF Subdivided Estate :—

C.D.R.

comprising 9 Erven numbered 1 to 9, a Public Place numbered 10, and the thoroughfares, situate on the *Remainder of Lots Nos. 19.20 & 21 of Part F of the George Town Commonage in the Municipality and Division of George, Province of Cape of Good Hope;

vide diagram No. A 1512, 1927 annexed to Transfer Deed No. 1927·101·4420.

* NOW ERF 604, GEORGE.



Insets : Not to scale.

The beacons of each erf represented on this plan are in accordance with regulation and have been placed under my supervision.

Surveyed in July 1951 by me T. Hamilton

Land Surveyor

File No. S/8775/S6/11

Survey Records No. 2838/52

~~Compilation: George Tshp. Sht. 7~~

Orig. Dgm. No. A. 1512/1927

Noted on Manuscript Sheet BL 7DD/W3

NOTED ON GEORGE SHT. 7

DATE 4.8.1952 R.S.G.

GEORGE ALLOTMENT AREA

Numbered under the Provisions of the Deeds Registries Act No 47/1937. Noting Plan BL-7DD: W-3.

Alteration to numbers shewn in Red. for Surveyor-General.

29.11.1955

SG OFFICE NOTES

1) Erf 611 included in consol vide S.G Dgm.No.1832/2016: Erf ~~26548~~ 28358

Allotment Area file: S 8775/74

Main file: S 8775

Noting Plan BL-7DD: W-3.

Degree Sheet BL-7DD.

George Erf Schedule.

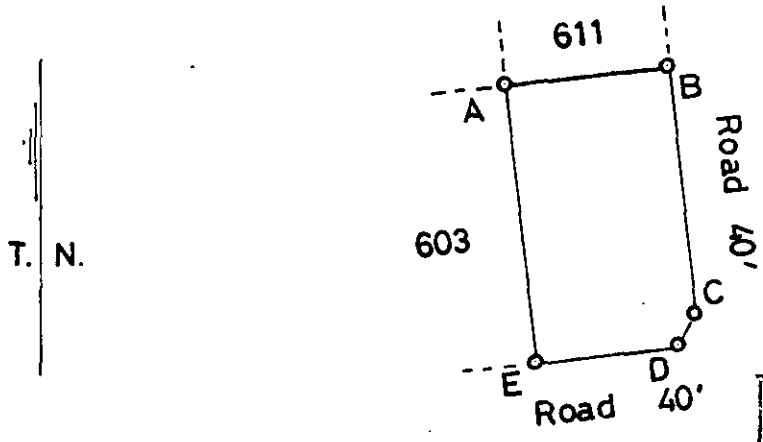
BARCRO NEGATIVE 5.4.61 FILED

GENERAL PLAN T.P. 464 S.D.

	SIDES Cape Feet	ANGLES OF DIRECTION o ' "
AB	100.00	262.47.40
BC	161.91	352.47.40
CD	21.29	37.35.30
DE	85.00	82.23.10
EA	177.62	172.47.40

S.G. No. 4934/52
Approved
(Sgd) P.A.L. van den Heuvel
f.Surveyor-General
22.7.1952

All beacons = 18" x ½" Iron pegs.



METRIC AREA
1746

SCALE 1/1500

The figure A B C D E represents 17614 Square Feet of land, being Erf 602 GEORGE situate in Gaycolif Subdivided Estate Municipality and Division of George

Province of Cape of Good Hope

Surveyed in July 1951 by me
(Sgd) T. J. Pascual
Land Surveyor

GENERAL PLAN
COMPARED WITH ~~ORIGINAL~~ AND CERTIFIED IN AGREEMENT THEREWITH.

for SURVEYOR-GENERAL
DATE 11.6.1973

This diagram is annexed to deed of transfer passed in favour of
E. Parker 26554
on No.

Registrar of Deeds.

File No. S/8775/56/11
S.R. No. E. 838/52
Comp. BL-7DD/W3 (174)
Gen.Plan 464SD (3892)

34/1973
V.F.H.

S C B

ANNEXURE 4

Millers
ATTORNEYS ▪ PROKUREURS

SECTION 15(2)(b) and (d) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW (2023)

IN RESPECT OF:

ERF 602 GEORGE,

IN THE MUNICIPALITY AND DIVISION OF GEORGE,

PROVINCE OF THE WESTERN CAPE

Held by **Deed of Transfer No. T 61598/2015**

APPLICATION DETAILS:	1. **Proposed Application for Departure** from the development parameters of the zoning scheme in terms of Section 15(2)(b) to relax the water tank as it exceeds the height of the boundary wall between the proposed portions and to relax the eastern street building line to 4.7m and the southern street building line to 1.1m & 1.3m; 2. **Proposed Application for Subdivision** of Erf 602 George in terms of Section 15(2)(d) as follows: 2.1. Portion A = ± 650 m²; and 2.2. Remainder Erf 602 = ± 1094 m²; in terms of the relevant Sections of of the George Municipality: Land Use Planning By-Law (2023)
APPLICABLE SECTIONS:	**1) Section 15(2)(b)** (departure)**;** **2) Section 15(2)(d)** (subdivision)**;** **of the George Municipality: Land Use Planning By-Law (2023)**

Directors: S van Wyk, BA LLB; Cert Const Lit | LS Joubert, B Iuris LLB; Dip. Med. Law | T Tannous, LLB; FISA A Voges, LLB; Nat Dip: Reg of Deeds |* S Bartlett, LLB; AIDSA Diploma in Insolvency Law and Practice

Associates: A Petersen LLB | C van Rensburg B Com, LLB | K Buschow B Com, LLB

Senior Associate: R Pitts B Com, LLB, LLM Labour Law

Consultants: FJ Botes, B Proc LLB; Adv Dip Lab Law | WM van der Westhuizen, B Iuris LLB; Cert Tax Law C A Nunns, B Com LLB, LLM (Estate Law)

* non-executive director

Level Six verified BEE contributor and a Value Adding Supplier

Millers Incorporated
Reg No 1993/002024/21
Beacon House
123 Meade Street George 6529
PO Box 35 George 6530 RSA
Docex 10 George

Telephone: (044) 874 1140
E-mail Albri@millers.co.za
Website:http://www.millers.co.za
VAT Nr: 4530138249

I, the undersigned,

ALBRI VOGES

(LPC No. 15763)

CONVEYANCER, practicing at Millers Attorneys, George do hereby:

Registered Owner

1. Confirm that I have searched the records of the Deeds Registry in Cape Town and based on the information obtained, **do hereby certify that**:

1. **ALAN CRAIG LOPPNOW**
   Identity Number 700730 5093 08 8
   Married out of community of property
   and
2. **DEBRA ANNE LOPPNOW**
   Identity Number 730105 0353 08 0
   Married out of community of property

are the registered owners of :

ERF 602 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 1746 (ONE THOUSAND SEVEN HUNDRED AND FORTY SIX) SQUARE METRES

As shown on Diagram SG No. 4934/1952

BY VIRTUE OF DEED OF TRANSFER NO. T 61598/2015.

(See Annexure "A")

Registered Conditions and Servitudes

2. Confirm that I have perused a copy **Deed of Transfer No T 61598/2015** and based on the information obtained, **do hereby certify that**:

According to Deed of Transfer No T 61598/2015, Erf 602 George, is: **Subject and/or Entitled to the following Conditions / Servitudes namely:**

A. SUBJECT to the conditions referred to in Deed of Transfer Number T4420/1927.

B. …….

NOT SUBJECT to condition B. on page 2 of Deed of Transfer Number T54481/2008 by virtue of Section 53 of the Mining Titles Registration Amendment Act 24 of 2003.

C. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer Number T4420/1927, namely :

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

D. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T26554/1973 imposed by the Administrator of the Cape Province in terms of Ordinance 33 of 1934 when approving Gayclif Subdivided Estate, namely :

1. Any words and expressions used in the following conditions shall have the same meanings as may have been assigned to them by the regulations published under Provincial Administration Notice Number 401 dated 17th October 1935 and in the memorandum which accompanied the said regulations.

2. The owner of this erf shall be obliged without payment of compensation to receive the material necessary or permit excavation on this erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed, and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Local Authority.

3. The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewerage and drainage including stormwater of any other erf or erven within or without this subdivision to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.

4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

   (a) It shall not be subdivided;

   (b) It shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

   (c) Not more than half the area thereof shall be built upon;

(d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding no exceeding 3, 05 metres height, measured from the floor to the wall plate an no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven this conditions shall apply to the consolidated area as one erf".

Please note that <u>Condition D 4 (a) and (b) have been removed</u> in terms of Notice No. 54719 dated 15/06/2017 in the Provincial Gazette No. 7782 as will more fully appear from endorsement in terms of Section 34(2) of the George Municipality By-Law on Municipal Land Use Planning on page 6 of Deed of Transfer No. T61598/2015 dated 31 July 2017.

Previous Title Deeds

3. Confirm that I was unable to obtain a copy of Deed of Transfer No. T 4420/1927 (being the pivot deed on page 2 of Deed of Transfer No T 61598/2015) and was therefore unable to peruse any possible conditions hidden behind the said pivot deed, however, I was able to obtain copies of Deed of Transfer No T 26554/1973, No T 29255/1981 and No T 54481/2008 (being "Previous Title Deeds" of Erf 602 George) which contains similar conditions as reflected in Deed of Transfer No T 61598/2015.

Registered Servitudes

4. Confirm that there are no other registered servitudes contained Deed of Transfer No T 61598/2015 affecting Erf 602 George.

General Public Servitudes

5. Confirm that there are NO servitudes registered in favour of the General Public over Erf 602 George.

Removal of Restrictive Title Condition

6. Confirm that Erf 602 George **is subject to the following Restrictive Building Line Title Deed Condition**, reflected as Condition D 4 (d) on page 4 of Deed of Transfer No T 61598/2015 namely:

(d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding no exceeding 3, 05 metres height, measured from the floor to the wall plate an no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven this conditions shall apply to the consolidated area as one erf".

7. Should any existing or proposed building or structure contravene the building line restrictions set out above, an application should be submitted to George Municipality, in terms of **Section 33(7) of the George Municipality: Land Use Planning By-Law (2023),** for the removal of the restrictive title deed condition reflected as **Condition D 4(d) on page 4 of Deed of Transfer No. T 61598/2015**.

No Restrictions re Proposed Application

8. **Certify that** to the best of my knowledge, based on the information as set out above, there are :

a. save for Restrictive Title Deed Condition reflected as Condition D 4(d) on page 4 of Deed of Transfer No. T 61598/2015, **no other conditions of title in the said Deed of Transfer No T 61598/2015 which prohibits or restricts the proposed application for -**

b. **Departure** from the development parameters of the zoning scheme in terms of Section 15(2)(b) to relax the water tank as it exceeds the height of the boundary wall between the proposed portions and to relax the eastern street building line to 4.7m and the southern street building line to 1.1m & 1.3m; and

c. **Subdivision** of Erf 602 George in terms of Section 15(2)(d) as follows:

1. Portion A = ± 650 m²; and

2. Remainder Erf 602 = ± 1094 m²;

in terms of the relevant Sections of the George Municipality: Land Use Planning By-Law (2023).

SIGNED AND DATED AT GEORGE on 15 October 2026



ALBRI VOGES
CONVEYANCER

Annexure "A"

Copy of Deed of Transfer No. T 61598/2015

Sharon Prinsloo Attorneys
3 Varing Street
Windsor Park
Block C4
George
6529

Prepared by me

CONVEYANCER
SHARON PRINSLOO

	Fee endorsement Amount	Office fee
Purchase price/Value	R 1 325 000,00	R 950,00
Mortgage capital Amount	R	R
Reason for exemption	Cat	Exempt i.t.o section Act

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

T 000061598 / 2015

JANINE FOUCHE

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at George on 24 July 2015 granted to him by

PATRICIA ELIZABETH LANGAN
Identity Number 541121 0189 08 4
Unmarried

DATA/CAPTURED
27 OCT 2015
ZAWULA THULANI

DATA / CAPTURE
2015 -11- 04
PHUMLILE MNAMATA

FOR FURTHER ENDORSEMENTS
SEE PAGE 6

GhostConvey 15.4.8.7

For Information Only
For Information Only

And the appearer declared that his said principal had, on 26 June 2015, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

1. **ALAN CRAIG LOPPNOW**
   Identity Number 700730 5093 08 8
   Married out of community of property

2. **DEBRA ANNE LOPPNOW**
   Identity Number 730105 0353 08 0
   Married out of community of property

their Heirs, Executors, Administrators or Assigns, in full and free property

ERF 602 GEORGE, IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE

IN EXTENT 1746 (ONE THOUSAND SEVEN HUNDRED AND FORTY SIX) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer Number T26554/1973 with Diagram Number 4934/1952 relating thereto and held by Deed of Transfer Number T54481/2008

A. **SUBJECT** to the conditions referred to in Deed of Transfer Number T4420/1927.

B. .....

NOT SUBJECT to condition B. on page 2 of Deed of Transfer Number T54481/2008 by virtue of Section 53 of the Mining Titles Registration Amendment Act 24 of 2003.

C. **SUBJECT FURTHER** to the following special condition contained in Deed of Transfer Number T4420/1927, namely :

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

For Information Only

D. **SUBJECT FURTHER** to the following conditions contained in Deed of Transfer Number T26554/1973 imposed by the Administrator of the Cape Province in terms of Ordinance 33 of 1934 when approving Gayclif Subdivided Estate, namely :

1. Any words and expressions used in the following conditions shall have the same meanings as may have been assigned to them by the regulations published under Provincial Administration Notice Number 401 dated 17th October 1935 and in the memorandum which accompanied the said regulations.

2. The owner of this erf shall be obliged without payment of compensation to receive the material necessary or permit excavation on this erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed, and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Local Authority.

3. The owner of this erf shall without compensation be obliged to allow electricity and water mains and the sewerage and drainage including stormwater of any other erf or erven within or without this subdivision to be conveyed across this erf, if deemed necessary by the local authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.

4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose :

   (a) It shall not be subdivided;

For Information Only

(b) It shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

(c) Not more than half the area thereof shall be built upon;

(d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres height, measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven this condition shall apply to the consolidated area as one erf".

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

PATRICIA ELIZABETH LANGAN, Unmarried

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

1. **ALAN CRAIG LOPPNOW, Married as aforesaid**
2. **DEBRA ANNE LOPPNOW, Married as aforesaid**

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R1 325 000,00 (ONE MILLION THREE HUNDRED AND TWENTY FIVE THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 30 OCT 2015

q.q.

In my presence

REGISTRAR OF DEEDS

formation Only

T 61598/2015

ENDOSSEMENT IN TERME VAN ARTIKEL 34(2) VAN DIE GEORGE MUNISIPALITEIT SE VERORDENING OP MUNISIPALE GRONDGEBRUIKBEPLANNING
ENDORSEMENT IN TERMS OF SECTION 34(2) OF THE GEORGE MUNICIPALITY BY-LAW ON MUNICIPAL LAND USE PLANNING

Voorwaardes hierin is
Conditions ..... **D. 4. (a) and (b)** ..... herein are
~~gewysig~~ / ~~opgeskort~~ / opgehef kragtens Kennisgewing Nr.
~~altered~~ / ~~suspended~~ / removed in terms of Notice No. **54719**
gedateer in Provinsiale Koerant Nr
dated ..... **15/06/2017** ..... in Provincial Gazette No. ..... **7782** .....
onderworpe aan voorwaardes daarin gemeld
subject to conditions mentioned therein

.....

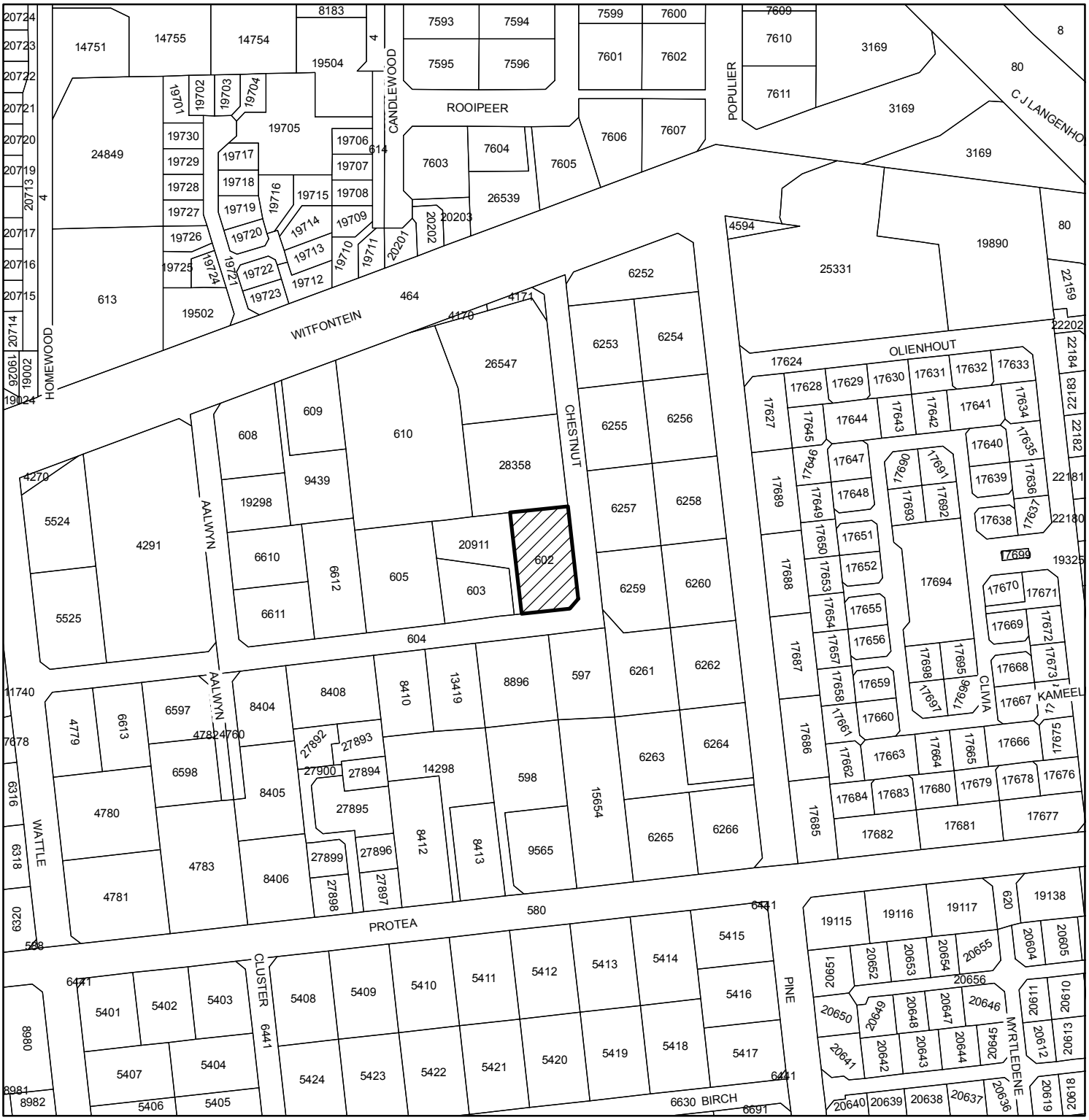
.....

Aktekantoor, Kaapstad
Deeds Registry, Cape Town
Datum
Dated ..... 31 JUL 2017 .....

Registrateur van Aktes
Registrar of Deeds

For Information Only

ANNEXURE 5



LEGEND:

A4 Scale:
1:3,000

PROJECT: **PROJEK:**

Proposed subdivision
for AC & DA Loppnow

DESCRIPTION: **BESKRYWING:**

Erf 602, George

TITLE: **TITEL:**

Locality plan

1527/GEO/26/GIS/Ligging

DESIGNED: SG
ONTWERP:

DRAWN: MV
GETEKEN:

DATE: AUGUST 2026
DATUM:

PLAN NO: ANNEXURE
PLAN NR:

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

DELPLAN
CONSULTING
URBAN & REGIONAL PLANNERS

COPYRIGHT: **KOPIEREG:**

This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

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

ANNEXURE 6

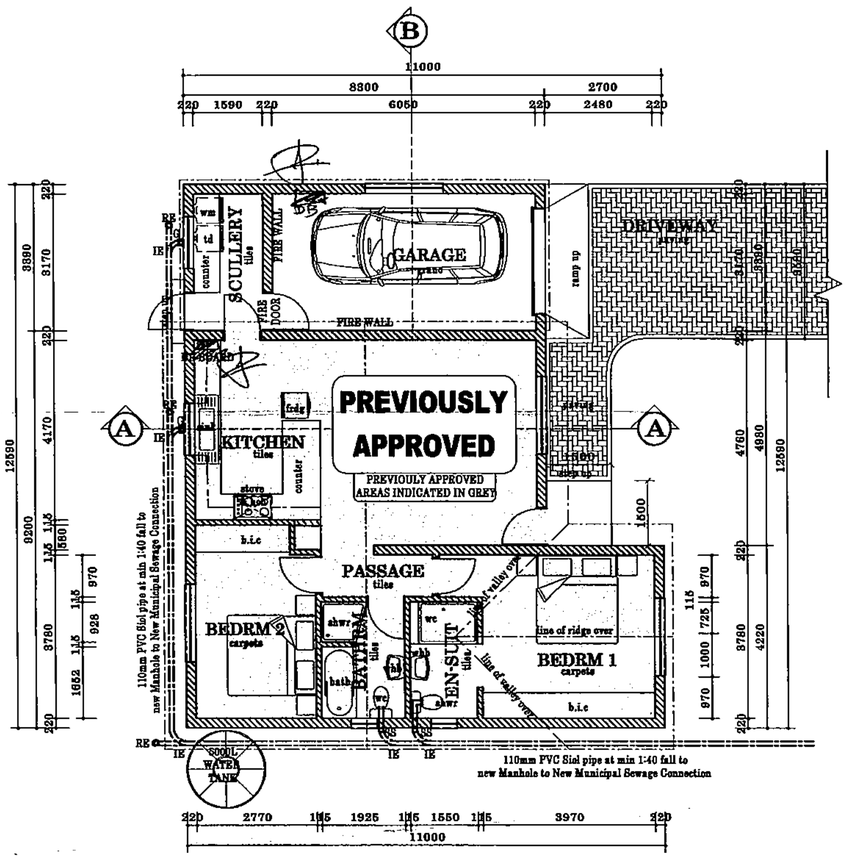
AREAS

Erf	= 1738 m²
Exist. Residence	= 249 m²
Exist. Pool	= 25 m²
Proposed 2De Dwelling	= 116 m²
Footprint	= 390 m²
Coverage %	= 22.44 %

ADDITIONAL AREA = 28m²

COUNCIL SUBMISSION

DRAWING ARE ONLY FOR COUNCIL SUBMISSION AND NOT FOR CONSTRUCTION PURPOSES



Ground Floor Plan

Scale 1:100

REVISED PLANS

SITE OPERATIONS: SANS 10400-F
Land surveyor to point out and certify boundary pegs. The contractor shall clear the vegetation from the portion to be built on. Final level's plinths excavations & steps to discretion of the contractor.

FOUNDATIONS & FLOOR SLAB: 10400-H
Conc. Strip foundations to suit int. & ext. Walls, excavated to 500mm below natural ground level. Concrete to have a comprehensive strength of 20Mpa .

FLOORS-SANS 10400-J
Approved material for compaction under surface bed, in layers of max. 150mm 30mm cement screed with finish as per floor plan.

BRICKWORK :SANS 10400-B
Structure to comply with part "K" of the NBR. Ext. & int walls standard. 375 micron damp proof course under all walls & window cills. Mortar to have a comprehensive strength of 15 Mpa and class II mortar mixture of 1:4 Lintols above all window & door openings, unless specified otherwise.

WALL FINISH: SANS 10400-K
External finish: to match existing.
Internal finish: Smooth plaster and paint

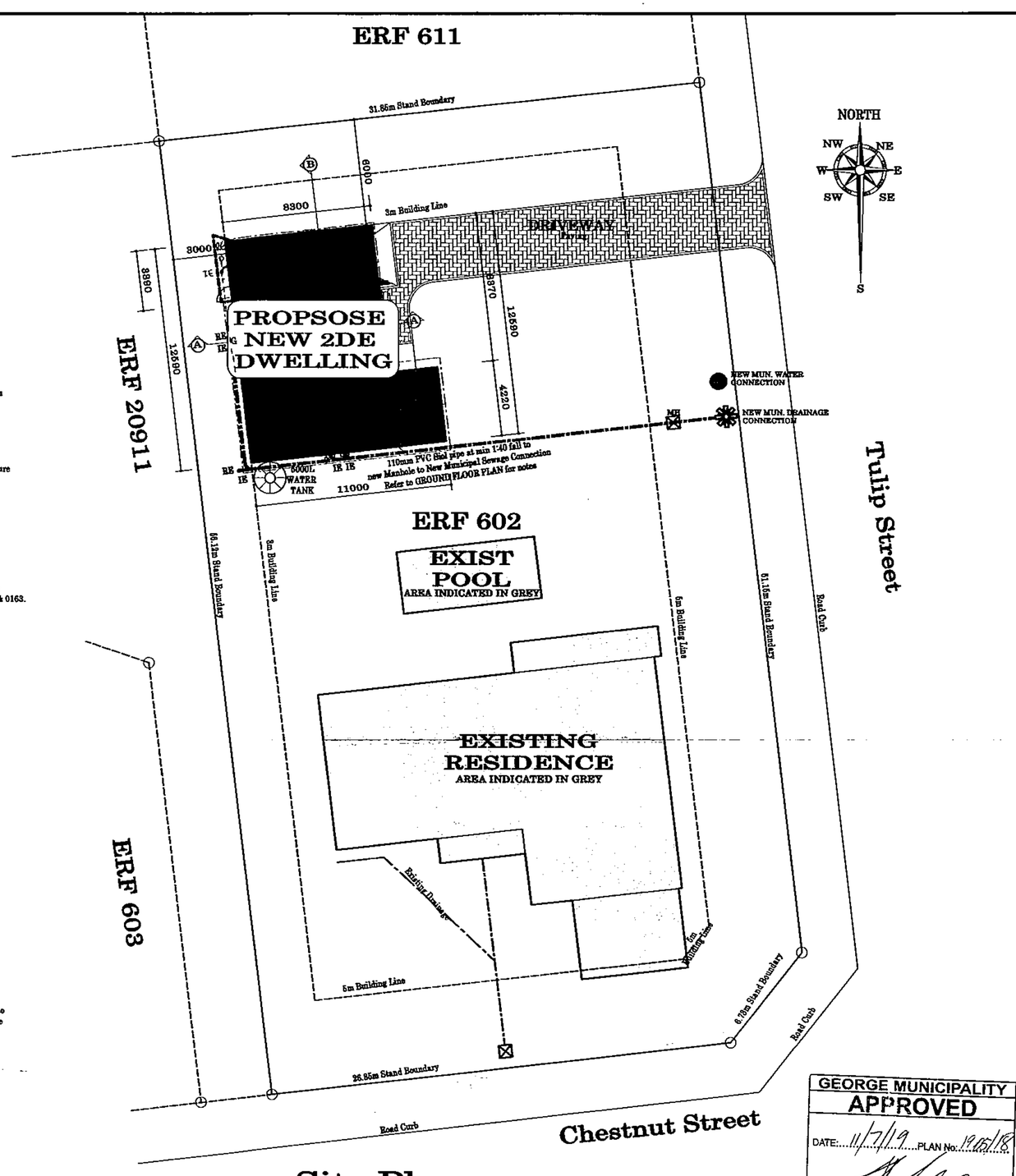
Roof 1: pitch = 3°
SAF 686 AS PRE SAFINTRA IBR(0.5) METAL ROOF SHEETING on 52 x 76mm sa pine timber purlins at max 1100 mm ccs on sisolation on 100mm insulation membrane on 60 x 152mm timber rafters at 760mm c/c anchor into wall with galvanised wire min. 3 courses down. all to sabs 0160 & 0163.

ROOF 2: SANS 10400-L
Roof 1 construction: pitch = 21.5°
SAF 686 AS PRE SAFINTRA IBR (0.5) METAL ROOF SHEETING on 52 x 76mm sa pine timber purlins at max 1100 mm ccs on under tiles membrane on timber trusses at max 762mm ccs with 300mm overhang. All tied down with galvanised hoop iron straps built into wall min 5 courses down. all to sabs 0160 & 0163.
Nutec fascias and barge boards to roof trims.
Aluminium charcoal colour seamless gutters and down pipes.
Fix gyb ceiling to 38 x 38mm branding at max 450mm ccs to underside tie beam. Finish with cornice.
Min 135mm Aerolite insulation blanket laid above ceiling.

PLUMBING: SANS 10400-P
Pvc core flow soil drainage pipes, laid to 1:60 min & 1:40 max. Fall. Horizontal drain bends to have center line radius of not less than 600mm. 50-100 Ø open vent pipe. All stub-stacks and ce's to have a 300mm radius vertical easy bend to main site drain. All waste pipes to be 50mm dia pvc, and all soil pipes to be 100mm dia. System to be provided with at least one diabed gully. Ie's to be provided to all bends & junktions. Re's to be provided to all direction changes, with a marked cover at ground level. Drains under buildings to be protected from load, with ie's on both external sides. Reseal traps to be fitted to all waste fittings, and to be accessible for repairs & maintenance. Waste pipes exceeding 6m to be vented. All installations to the National Building Regulations.

GLAZING & TILING: SANS 10400-N
Panes not exceeding 0.75m2 =3mm , not exceeding 1.5m2 =4mm,panes exceeding 1.5m2 =6mm. Safety glass to all windows lower than 0.3m from fll . Obscure glass to all bathrooms & wc's. Safety glass with markers to all sliding doors and to be clearly marked. All glazing done to SAGA standards & approval

WINDOW SILLS: SANS 10400-B
Internally & externally all plastered.



Site Plan

Scale 1:200

GEORGE MUNICIPALITY
APPROVED
DATE: 11/7/19 PLAN No: 1905/18
Plans Examiner

JS ARCHITECTURAL
DESIGN & PROJECT MANAGEMENT
Jethro Solomons
Member of the South African Council for the Architectural Profession (SACAP)

Project / Client:

AS-BUILT DRAWINGS
PROPOSED NEW 2DE DWELLING FOR MR A LOPPNOW ON ERF 602, HEATHRER PARK, GEORGE

Drawing Title:

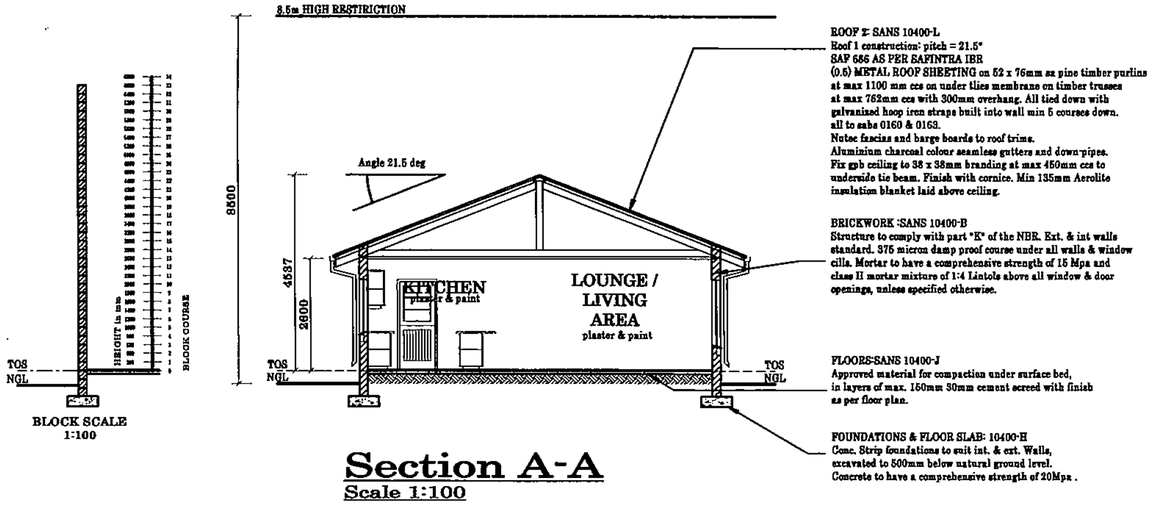
_ SITE PLAN _ GROUND FLOOR PLAN _

SCALE	DATE	DRAWN	CHECKED	PROJECT NUMBER	DRAWING NUMBER
As shown	Augest 2018	J.P Cilliers	J Solomons		Sheet 1

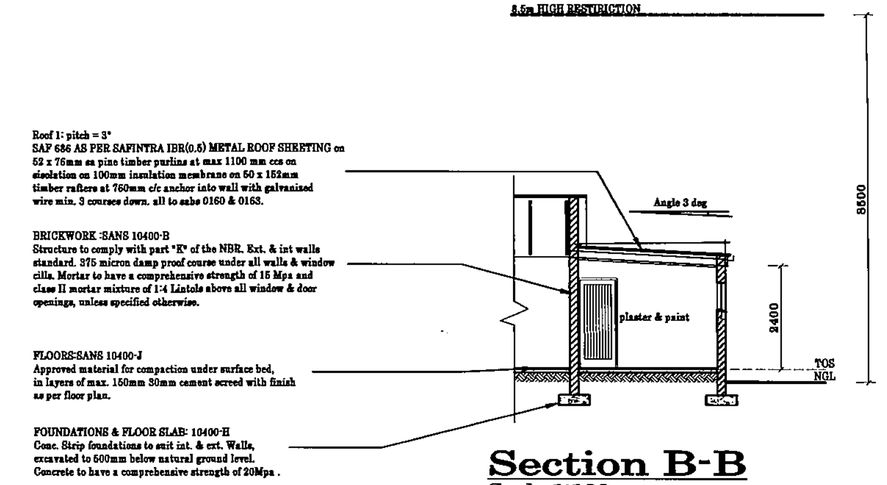
GENERAL NOTE

THE CONTRACTRE IS TO EMPLOY A LANDSURVEYOR TO SET UP THE BUILDING ON THE SITE , THE LAND SUEVEYOR IS TOCONFIRM ALL ERF BEACONS AND CORRECT SITE. THE CONTRACTER IS TO VERIFY ALL LEVELS AND ANY DISCREPENCIES TO BE REPORTED TO THE ARCHITECT. THE CONTRACTER IS TO LOCATE AND IDENTIFY AND SERVICES ON SITE AND IS TO PROTECT THESE DURING THE DURATION OF THE BUILD. THE CONTRACTOR IS REFERRED TO THE SPECIFICIFICATIONS AND ALLOWED TOLERANCES ASPER SANS 10400 THAT FORM PART OF THIS DOCUMENT IS TO BE USED IN CONJUNCTION WITH THIS DRAWING. ANY ERRORS , DISCREPENCIES , OR OMISSIONS ARE TO BE REPORTKD TO THE ARCHITECT.CONTRACTER IS TO BUILD IN ALL EXTERNAL DPC , WHETHER OR NOT SHOWN ON THE DRAWINGS,TO ALL EXTERNAL WALLS AT EACH FLOOR , BEAMS OR AND ALL WINDOWS , DOORS , GRILLS , OR OTHER OPENINGS IN EXTERNAL WALLS . CAVITY WALLS TO HAVE STEPPED DPC. ANY QUERIES ARISING FROM THE ABOVE , MUST BE REPORTED TO THE ARCHITECT IN HAND. DO NOT SCALE THIS DRAWING. ALL STRUCTURAL WALLS, BEAMS, RETAINING WALLS , POOLS LAMINATED BEAM ROOFS , OR STEEL ROOFS , STEEL , EXPOSED ROOF BEAMS PONDS WATER FEATURES , AND ANY DEMOLITION WORK TO BE SIGNED OFF BY A STRUCTURAL ENGINEER BEFORE ANY WORK DONR. CONTRACTER TO PROVIDE ABLUTION FACILITIES FOR WORKERS IN ACCORDANCE WITH SANS10400 P. THE FLOOR TO ANY LAUNDRY, KITCHEN , SHOWER ROOM , BTH ROOM CONTAINING A TOILET PAN OR URINAL SHALL BE WATER RESISTENT, AS PER SANS 10400 J.

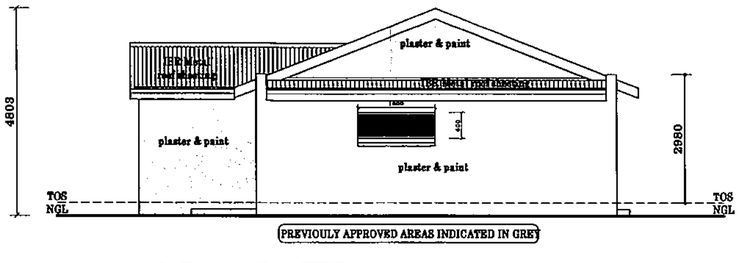
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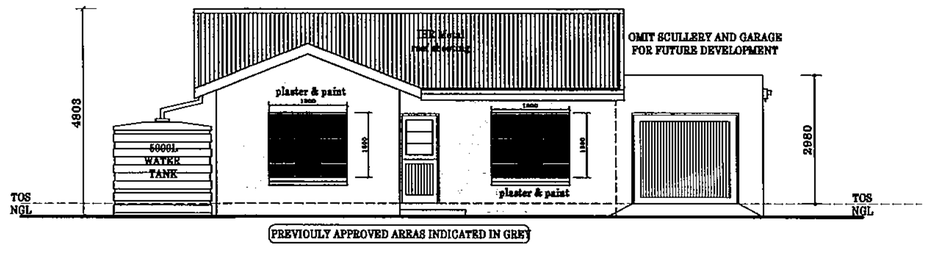
Section A-A
Scale 1:100



Section B-B
Scale 1:100



North Elevation
Scale 1:100

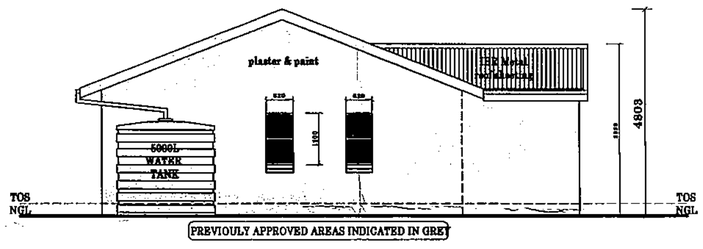


East Elevation
Scale 1:100

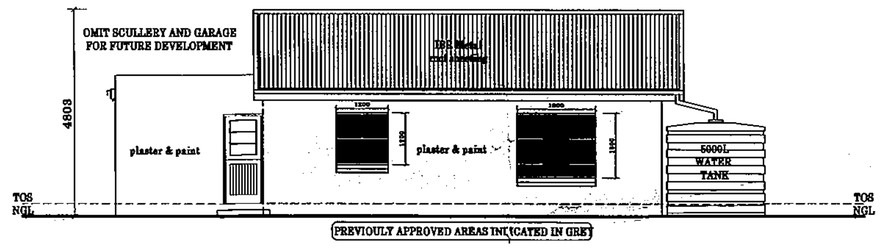
AREAS

Erf	= 1738 m²
Exist. Residence	= 249 m²
Exist. Pool	= 25 m²
Proposed 2De Dwelling	= 116 m²
Footprint	= 390 m²
Coverage %	= 22.44 %

ADDITIONAL AREA = 28m²



South Elevation
Scale 1:100



West Elevation
Scale 1:100

GEORGE MUNICIPALITY
APPROVED
DATE: 11/7/19 PLAN No: 196/18
Plans Examiner

REVISED PLANS

JS ARCHITECTURAL
DESIGN & PROJECT MANAGEMENT
Jethro Solomons
Member of the South African Council for the Architectural Profession (SACAP)

Project / Client:

AS-BUILT DRAWINGS
PROPOSED NEW 2DE DWELLING FOR MR A LOPPNOW ON ERF 602, HEATHRER PARK, GEORGE

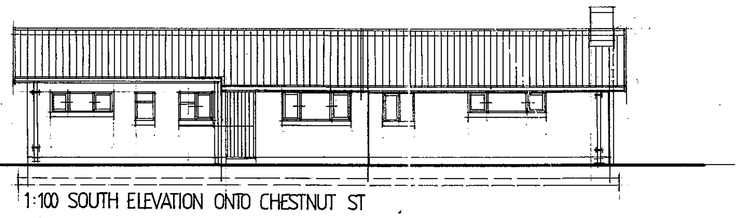
Drawing Title:

_ NORTH ELEVATION _ EAST ELEVATION _ SOUTH ELEVATION _ _ WEST ELEVATION _ SECTION A-A _ SECTION B-B _

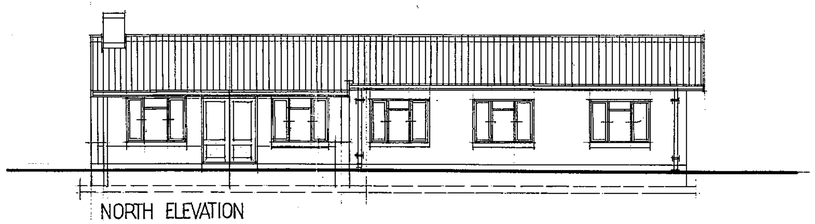
SCALE	DATE	DRAWN	CHECKED	PROJECT NUMBER	DRAWING NUMBER
As shown	Augest 2018	J.P Cilliers	J Solomons		Sheet 2

GENERAL NOTE

THE CONTRACTER IS TO EMPLOY A LANDSURVEYOR TO SET UP THE BUILDING ON THE SITE , THE LAND SURVEYOR IS TOCONFIRM ALL ERF BEACONS AND CORRECT SITE. THE CONTRACTER IS TO VERIFY ALL LEVELS AND ANY DISCREPENCIES TO BE REPORTED TO THE ARCHITECT. THE CONTRACTER IS TO LOCATE AND IDENTIFY AND SERVICES ON SITE AND IS TO PROTECT THESE DURING THE DURATION OF THE BUILD. THE CONTRACTOR IS REFERRED TO THE SPECIFICIFICATIONS AND ALLOWED TOLERANCES ASPER SANS 10400 THAT FORM PART OF THIS DOCUMENT IS TO BE USED IN CONJUNCTION WITH THIS DRAWING. ANY ERRORS , DISCREPENCIES , OR OMISSIONS ARE TO BE REPORTED TO THE ARCHITECT.CONTRACTER IS TO BUILD IN ALL EXTERNAL DPC , WHETHER OR NOT SHOWN ON THE DRAWINGS,TO ALL EXTERNAL WALLS AT EACH FLOOR , BEAMS OR AND ALL WINDOWS , DOORS , GRILLS , OR OTHER OPENINGS IN EXTERNAL WALLS . CAVITY WALLS TO HAVE STEPPED DPC. ANY QUERIES ARISING FROM THE ABOVE , MUST BE REPORTED TO THE ARCHITECT IN HAND. DO NOT SCALE THIS DRAWING. ALL STRUCTURAL WALLS, BEAMS, RETAINING WALLS , POOLS LAMINATED BEAM ROOFS , OR STEEL ROOFS , STEEL , EXPOSED ROOF BEAMS PONDS WATER FEATURES , AND ANY DEMOLITION WORK TO BE SIGNED OFF BY A STRUCTURAL ENGINEER BEFORE ANY WORK DONE. CONTRACTER TO PROVIDE ABLUTION FACILITIES FOR WORKERS IN ACCORDANCE WITH SANS10400 P. THE FLOOR TO ANY LAUNDRY, KITCHEN , SHOWER ROOM , BTH ROOM CONTAINING A TOILET PAN OR URINAL SHALL BE WATER RESISTENT, AS PER SANS 10400 J.



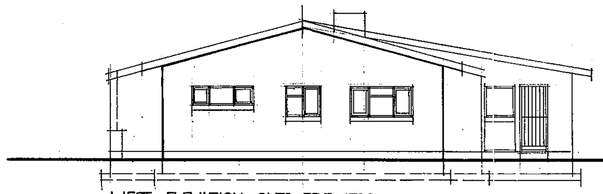
1:100 SOUTH ELEVATION ONTO CHESTNUT ST



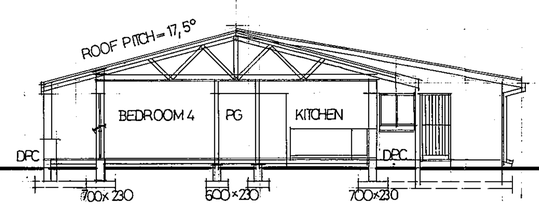
NORTH ELEVATION

AREAS OF DWELLING AND ERF

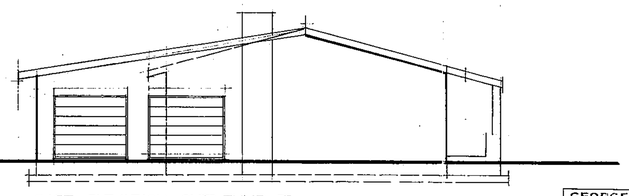
DWELLING : 162M²
GARAGE : 36M²
STOREROOM : 5.4M²
COVERED PATIOS : 20M²
ERF AREA : 1700M²
COVERAGE : 13%



WEST ELEVATION ONTO ERF 6702

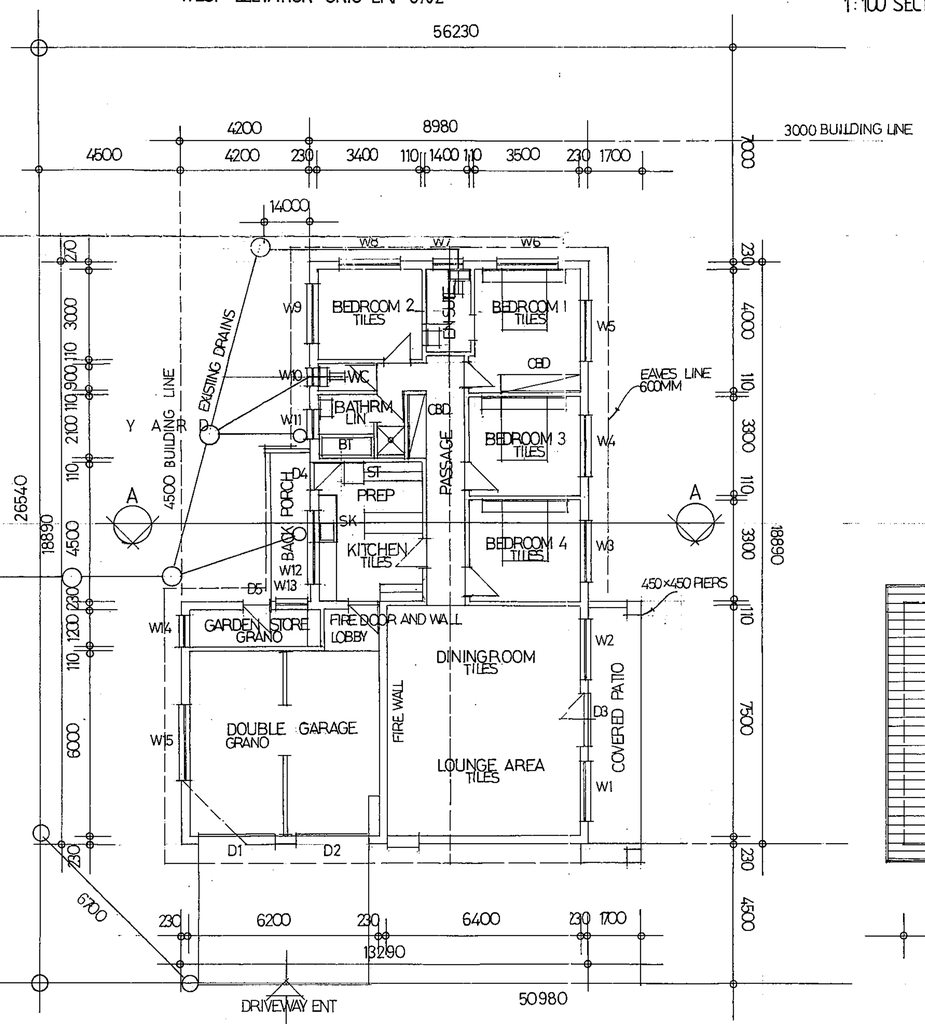


1:100 SECTION AA

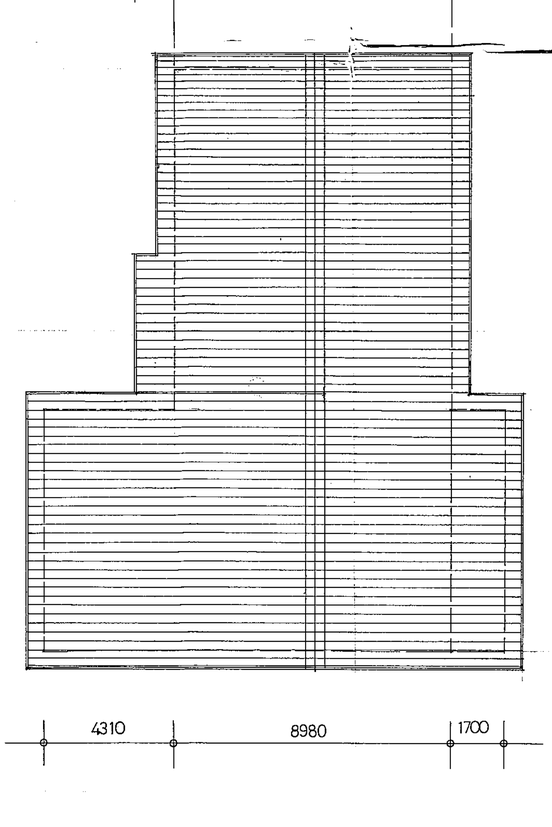


EAST ELEVATION ONTO TULIP ST

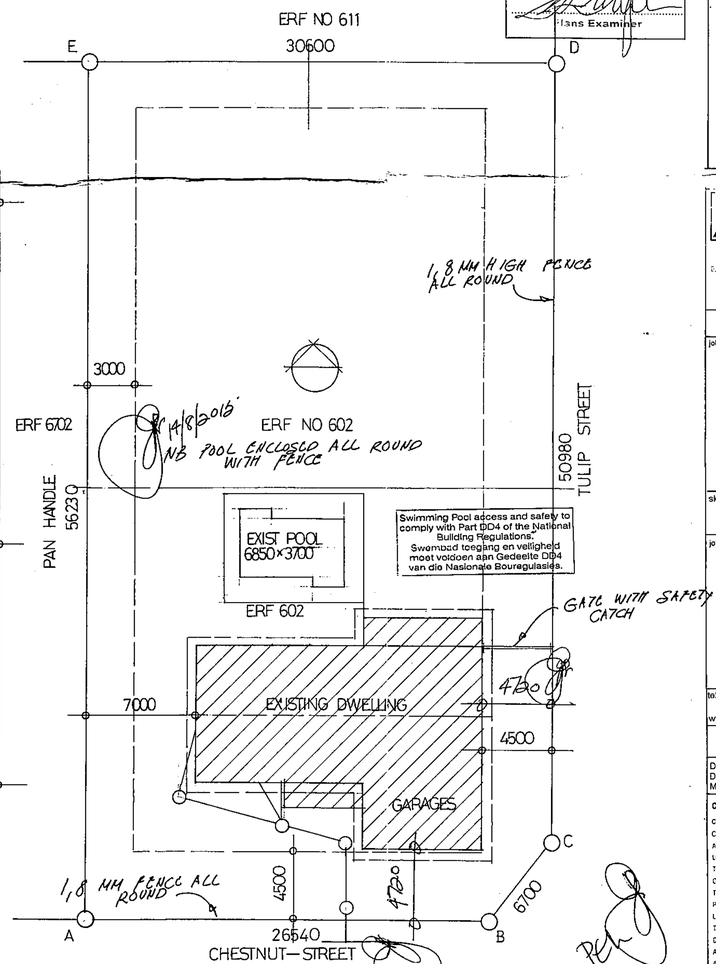
GEORGE MUNICIPALITY
APPROVED
DATE: 26/8/2015 PLAN No: 216/15
Plans Examiner



1 : 100 SCALE GROUND FLOOR PLAN OF DWELLING AND GARAGES



1 : 100 SCALE ROOF PLAN



1 : 200 SCALE SITE PLAN OF ERF 602 HEATHERPARK

SPECIFICATIONS OF HOUSE LANGAN.

ROOF SPECIFICATION.
EVERITE : CANADIAN PATTERN CORRUGATED ROOF SHEETS ON 76 X50MM SA PINE PURLINS AT 1150MM CC ON GANGNAIL ROOF TRUSSES AT MAX 1350 MM CC on 114 x 38MM WALL PLATES TIED AND STRAPPED MIN 5 X COURSES INTO EAVES BRICKWORK.

CEILINGS.
6,4MM RHINOBOARD CEILINGS ON 38 X50 BRANDERING AT 450MM CC ON TIE BEAMS AT 1350 MM CC WITH STANDARD 70MM RHINO CORNICES ALL ROUND.

EAVES SPECIFICATION :
600MM EAVES OVERHANG WITH 220 X12MM EVERITE FASCIAS AND EVERITE GUTTERS AND DOWNPIPES. CLOSED UP WITH 4MM NUTEC CLADDING BOARDS ON 38 X38MM BRANDERING ON RAFTERS AT 900MM CC

FLOOR SPECIFICATION (GROUND FLOOR)
CERAMIC- TILES ON MIN 25MM FLOOR SCREED ON 100MM CONCRETE FLOOR SLAB ON 250MIC DPM LAID WITH 100MM OVERLAPS SEALED ON 50MM SAND-BLINDING COURSE ON WELL CONSOLIDATED FILLING MATERIAL.
69 X22MM STD SA PINE CORNICES PAINTED

WALLS
230MM BRICK WALLS SMOOTH PLASTERED BOTH SIDES. FIREWALL BETWEEN DWELLING AREA AND THE GARAGE.
110MM PLASTERED INTERNAL WALLS.
PAINTED PVA FINISH.

FENESTRATION
TIMBER AND STEEL WINDOW UNITS AS MEASURED AND INDICATED ON THE PLANS. BUILT IN TO MANUFACTURES SPECIFICATIONS.

ARCPLAN & ASSOCIATES CC BR
Architectural designers & planners (CK 89/14323/23)
SINCE 1989
P.O. 2446 GEORGE 6530
Office Suite 39 Cnr Meade/Fichat St George
Tel. (044) 874 7806
Fax 086 512 9934
Cell. 072 237 7285
E-Mail arcplan@cybersmart.co.za
www.ncs.co.za
Member S.A. Council for the Architectural Profession

job description :
PROPOSED (AS BUILT) BUILDING PLANS PREPARED TO RECORD EXISTING DWELLING AND POOL ON ERF NO 602 TULIP AND CHESTNUT STREETS IN HEATHERPARK GEORGE FOR MRS PAT LANGAN AND FAMILY

skaal	scale	datum	date	getoken	drawn
	1:100	18/06/2015		PJG	

job description
1:100 SCALE PLANS ELEVATIONS AND SECTIONS WITH 1:200 SITE PLAN AND POOL LAYOUT WITH SPECIFICATIONS RECORDED ON SITE

tekening nr / drawing no
wysiging / revisions
215/9/342/1 PL

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ANNEXURE 7



TULIP STREET

ENTRANCE >

ENTRANCE >

20.23m

30.46m

4.71 m

5.11 m

3.28 m

6.70m

1.94 m

1.40 m

Height 2.5m

1.13 m

Height 3m

5m street building line

4.72m title deed building line

3.55 m

4m street building line

4.72m title deed building line

MILKWOOD

PORTION A
(±651m²)

REMAINDER ERF 602
(±1095m²)

POOL

BUILDING
206.00m²

CARPORT
15.88m²

4.63 m

1.37 m

4.68 m

26.76m (1.8m high fence)

31.49m (1.8m high fence)

31.49m (1.8m high fence)

3.15m title deed building line

3m side building line

4.72m title deed building line

5m street building line

2m side building line

1.57m title deed building line

28358

CARPORT
32.35m²

CARPORT
52.77m²

BUILDING
88.83m²

3 < Watertank

Max height 3.1m

WOODEN
HUT
18.0m²

Waterdrum 1m high

3.15m title deed building line

3m rear building line

2.00 m

1

6.01 m

34.88m
(1.8m high fence)

3.15m title deed building line

Watertank to be
moved to Portion A
1.8m high

2m rear building line

0.77 m

2 < Watertank
1.8m high

21.08m
(1.8m high fence)

0.12 m

2.03 m

1.93 m

1.76 m

0.54 m

CHESTNUT STREET

20911

610/RE

03/RE



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PROJECT: **PROJEK:**

Proposed subdivision
for AC & DA Loppnow

DESCRIPTION: **BESKRYWING:**

Erf 602, George

TITLE: **TITEL:**

Subdivision plan

NOTES: **NOTAS:**

Subdivision of Erf 602 (1746m²), George, into:

Portion A: ± 651m²

and a

Remainder: ±1095m²,
zoned: Single Residential Zone I

Coverage
Remainder: 21.9 %
Portion A: 26.7 %

A3 Scale: 1:250

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

DELPLAN
CONSULTING
URBAN & REGIONAL PLANNERS

DESIGNED: DV

DRAWN: MV

FILE PATH: 1527/GEO/26/Tek/SKF
PLAN NO: SUB1

DATE: AUGUST 2026

PLAN NAME: ANNEXURE