

Our Ref.: 1365/GEO/24
Your Ref.: Erf 165, George

12 June 2024

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN

BY HAND

Dear Mr. Petersen,

**PROPOSED SUBDIVISION, DEPARTURE AND CANCELLATION ON: ERF 165, 21 ERICA ROAD,
HEATHERLANDS, 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/2024/1365-GEO-24/Korrespondensie/b1.docx>

Cc: DI & VM FULLER

PROPOSED SUBDIVISION, DEPARTURE AND CANCELLATION ON: ERF 165, 21 ERICA ROAD, HEATHERLANDS, GEORGE MUNICIPALITY AND DIVISION



FOR: DI & VM FULLER



URBAN & REGIONAL PLANNERS

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**PROPOSED SUBDIVISION, DEPARTURE AND CANCELLATION ON: ERF 165, 21 ERICA ROAD,
HEATHERLANDS, GEORGE MUNICIPALITY AND DIVISION**

1. INTRODUCTION

Erf 165, George currently contains a dwelling house along with a large unused portion of land with an outbuilding, thus making it underutilised. The owner is hoping to subdivide the property into four portions. The property was previously subdivided into four portions during 2006 but no transfer of any of these properties ever took place and the approval has lapsed. The Previous approval is attached hereto as **Annexure 1**. This proposal therefore entails the same development as previously proposed. The owner appointed *DELPLAN Consulting* to prepare and submit the required land use application for the subdivision of the property. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 2**.

1.1 Title Deed

The subject property is registered in the name of DI & VM Fuller according to Title Deed T58416/2008. The property measures 4043m². The title deed is attached as **Annexure 3** and accompanying SG diagram is attached as **Annexure 4**.

There are no title deed restrictions prohibiting the proposed application, this is confirmed with the conveyancer's certificate attached as **Annexure 5**.

1.2 Land Use Application

This land use application entails the following;

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 to subdivide Erf 165 into four Portions.
- **Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 to relax the 3m southern common boundary building line to 1.38 & 1.43 for the garage with a window along the common boundary that is over the mandated 1.5m limit.
- **Cancellation** in terms of Section 15(2)(k) of the George Municipality: Land Use Planning By-Law, 2023 of the current SG diagram indicating a 7-m wide servitude right of way over Erf 25337, George and registration of a new servitude over Erven 25339 & 25340.
- **Registration** of a new servitude over Proposed Erven 25339 & 25340, George.

2. CONTEXTUAL INFORMATION

2.1 The Locality of the Subject Property

The subject property is located at 21 Erica Road in Ward 3, Heatherlands. The property is situated on the eastern side of Heatherlands between Erica Road and Plover Road. Figure 1 on the following page shows the subject property in relation to other surrounding properties, the rest of Heatherlands and the George Area. For a more detailed view, please refer to figure 2 and the locality plan attached hereto as **Annexure 6**.



Figure 1: The location of the subject property in relation to surrounding land uses



Figure 2: 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 a dwelling house and a separate garage outbuilding structure, with a large portion of the property lying vacant. There is already a boundary wall around the existing dwelling and the entire site, as will there be between the subdivided portions, thus the garage window which is over the 3m common boundary building line would have no effect on privacy. The dwelling and garage already exist in their current capacity as can be seen in the approved building plans attached herewith as **Annexure 7. It is notable here that the building plans were approved under the previously proposed subdivided erf number**, thus the building plans correspond to Erf 25337 and not Erf 165. Erf 25337 is also the proposed new erf number from the current subdivision.

The garage is also an uninhabited space; thus no noise pollution or privacy issues would be prevalent. The 1.5m distance allowed for window placement is encroached upon by a maximum of 12cm, thus being well within a reasonable distance. This departure does not affect any of the abutting neighbours in any way.



Figure 3: A photograph of the existing dwelling (taken in a northwards direction)

The property is large enough to allow a subdivision into four portions. Multiple images of the vacant portion and a garage structure (likely to be demolished) can be found in figure 4. The boundary wall can also be seen in figure 4, thus any development on the newly subdivided portions would be blocked. The area is predominantly characterised by dwelling houses as the subject property is located within a residential suburb, thus the use of the property will remain residential. The zoning

in figure 6 indicates that there are several smaller group housing sites nearby, thus subdivision in the area is not uncommon. The property currently has access from both Erica - and Plover Road.



Figure 4: A photograph of the mostly vacant portion of the property

As can be seen in figures 5 and 6, the surrounding areas have residential zone characteristics.



Figure 5: Neighbourhood characteristics along Plover Road



Figure 6: Neighbourhood characteristics Erica Road

2.3 Zoning

As can be seen in figure 7, the current zoning of the subject property according to the George Integrated Zoning Scheme By-Law is “Single Residential Zone I”. Zoning particulars of surrounding properties can also be seen in this regard.



Figure 7: An illustration of the zoning for Erf 165, George demarcated with red

The subdivision does not influence the zoning of the property, therefore no other parameters as set forth by the IZS are relevant to the application.

The existing building only has a garage over the building line with a window facing the common boundary. This window is over the maximum 1.5m distance by a mere 12cm. The maximum coverage of 40% is not exceeded.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The application entails the simple subdivision of the property measuring 4043m² into for portions, each measuring ±1000m² as can be seen in figure 8. The garage of the existing house on the property will be over the newly subdivided common boundary building line and has a window facing this line. Windows are only allowable up to 1.5m, with the garage requiring a maximum departure to 1.38m, thus encroaching by 120mm (12cm). The coverage is also adhered to measuring 35.7%, thus no additional departures are required. This can be seen in the Current Technical Building Plan (which was approved in 2009) attached herewith as **Annexure 8**, which indicates several more detailed parameters of the structures on the site. Figure 8 serves as a visual aid regarding the proposed subdivision. The proposed Subdivision Plan is attached herewith as **Annexure 9**.

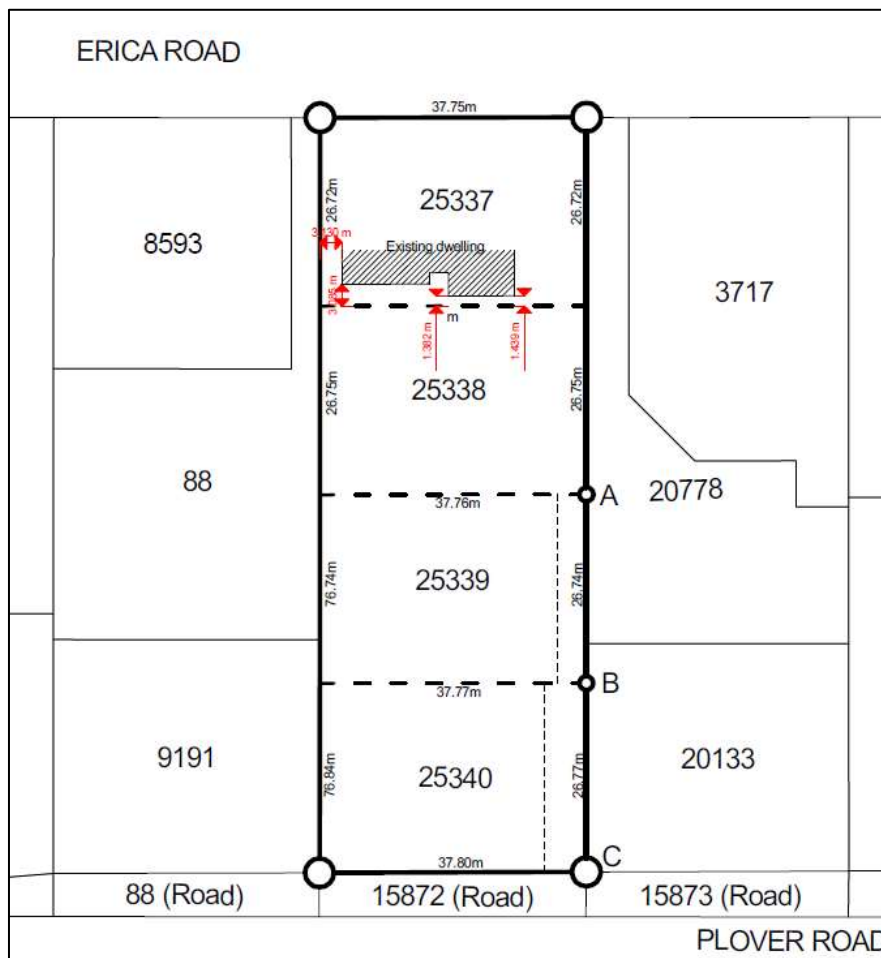


Figure 8: An illustration of the proposed building plans.

Access to Erf 25337 will only be as current from Erica Road. The existing servitude that was supposed to give access to Erf 25338 will be cancelled. This erf as well as Erf 25336 will now only gain access from Plover Road over Erven 25339 and 25340 with new servitudes to be registered as shown on the subdivision plan. As previously stated, the property was previously subdivided and approved, but the owners allowed the approval rights to lapse and now have to apply again. The proposal is therefore aligned with the allowable land use parameters for the area and the IZS and does not set a completely new precedent.

3.2 Accessibility

The current property gains access off Erica Road as well as Plover Road by means of an access from each. The three vacant subdivided portions will all gain access from Plover Road (seen in figure 9) by means of right-of-way servitudes measuring 6m and 4m wide respectively.



Figure 9: Existing access to the vacant subdivided portions from Plover Road.

The servitudes will stem from the original access point; thus no new access is planned. Proposed Erf 25337, containing the existing house, will keep its current access which will remain unchanged.

3.3 Engineering Services

The property is located in an already developed and serviced residential area, however, services will need to be laid out for the new erven. Relevant capital contributions will also be paid.

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. Development falls within the urban edge and is not proposed within a discouraged growth area or ecologically sensitive area. As can be seen in figure 10, the property is located within the densification zone where densification is promoted. The proposed subdivision is therefore in line with the densification policy for the area as this will allow the use of 4 properties in instead of 1, furthermore, the application adheres to parameters set forth by the GMSDF.



Figure 10: Existing access to the vacant subdivided portions

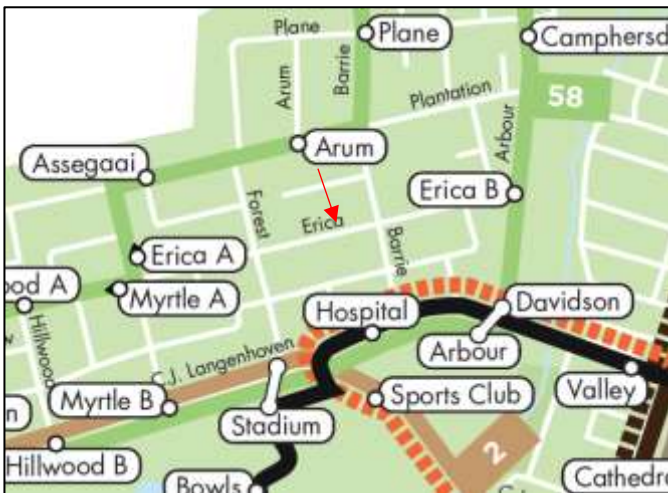


Figure 11: Existing access to the vacant subdivided portions

The GMSDF also states that properties situated on public transport routes such as the GoGeorge bus system, should be densified. As seen in figure 11, the subject property (indicated with a red arrow) is located within 500m of both Myrtle – and Arbour Road, along which GoGeorge bus routes are located, thus being within a reasonable distance to public transport amenities.

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)

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.

- *No reference is made to the property in the SDF or relevant planning policies. The property is, however, located, within the designated densification zone, and by densifying the area, it does provide access and affordability to a residential neighbourhood that would be completely unaffordable for most.*

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 addition of smaller erven would make for better affordability in the area.*
- *Relevant services will be installed for the vacant erven but has no significant influence on the broader provision of social services.*
- *The subject property is situated within the urban edge and will utilise underutilised land, thus supporting densification and not urban sprawl. The approval of the application 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 housing typology could speak to a higher degree of income inclusiveness in the area that are 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

As there are no significant public interests currently vested in this site, the proposed subdivision will have little impact on such interests. Neighbouring buildings are fenced-in behind high existing boundary walls, thus no problems regarding aesthetics will occur. Proposed developments will adhere to all relevant frameworks and parameters to ensure that surrounding properties are minimally influenced, should development occur. Only exception being the departure for the garage window over the building line.

Approval of the application will only increase the density of the area and will match already existing residential developments that surround it in terms of land use and typology. The approval of the application will therefore not have an additional impact on the surrounding property owners. The departure which is needed due to the garage being over the building line and having a window facing the newly proposed common boundary building line is also not foreseen to hold any problems regarding privacy or noise pollution as the garage is an uninhabited space. The window is also a mere 12cm over the mandated 1.5m distance for windows facing common boundaries.

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, not because the property is specifically identified within the SDF, but because the surrounding area is within a designated Densification Zone.

5.2.2 Need and Desirability

The concept “*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 subdivision and departure, 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.

The current need for further development is structured around the densification of areas in close proximity to a variety of public transport modes. Utilising underused sites is an efficient way to encourage densification and halt urban sprawl. The development is desirable in the sense that densification of residential areas is actively promoted and the subdivision itself has no foreseen negative effects on the surrounding neighbours or land uses.

Furthermore, the desirability of this development is rooted in the similarity of land use and typology, which will integrate seamlessly with surrounding developments. As stated in subsection 2.2, the proposed subdivision remains for residential use and will not compromise the character of the area. The building line departure also has no effect on the character of the area.

The densification of the area can be described as being needed in order to promote the densification of the area as spatially determined by the Municipal SDF. The Departure is not needed to realise any specific spatial goal but is the result of the already needed subdivision.

6. CONCLUSION

We believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 165, George satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



DELAREY VIJJOEN Pr. Pln

June 2024

ANNEXURE 1



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 8738776

E-mail: stadsbeplanning@george.org.za

Erf 165, George

DELplan
URBAN AND REGIONAL PLANNING

VERW/REF

NAVRAE:
ENQUIRIES:

J Visser

TEL:

801 9171

18 October 2006

Delplan
PO Box 9956
GEORGE
6530

2006 -11- 0 6

PO Box 9956
GEORGE 6530

Per Hand

APPEAL: SUBDIVISION: ERF 165, GEORGE

The appeal against the approval of the abovementioned application refers.

Please note that the Department of Environmental Affairs and Development Planning has **dismissed** the appeal against Councils decision dated 15 April 2004 and has in the process added two conditions to the approval.

The final approval is hereby granted for the subdivision of Erf 165, George into four portions of $\pm 1009\text{m}^2$ each in terms of Section 25(1) of the Land Use Planning Ordinance, 1985 (Ord. 15/1985), as indicated on the attached plan which bears Councils stamp.

The abovementioned approval is subject to the following condition, as well as the conditions contained in Annexure A, imposed in terms of Section 42(1) of Ordinance 15/1985:

- (a) that the approval will lapse in accordance with the Ordinance if the conditions are not complied with to the satisfaction of this Municipality;
- (b) that the conditions from the Director: Civil and Technical Services be adhered to:
 1. Capital contributions are payable by the developer for water and sewerage for 3 portions as per standard tariffs for George applicable and due on registration or the approval of building plans, whichever occurs first.
 2. An amount of R750.00 (excl. VAT and subject to annual escalation) is payable, per incidence, should any road surface need to be repaired as a result of the provision of a municipal network connection.

3. All internal civil services are to be designed by a registered consulting engineer according to Council specifications. All drawings and plans are to be submitted to the Director: Civil and Technical Services for approval prior to any construction work taking place. All works is to be carried out under the supervision of the consulting engineer who is to submit a certificate to the Director: Civil and Technical Services on completion. All costs are for the developer.
4. Erf stormwater runoff is to be addressed. The conditions as in 3 above apply. As there is no existing layout documentation of the municipal stormwater system it is the developers' responsibility to locate the nearest stormwater connection point and to link to this point.
5. The upgrading of any existing services which may be required as a result of the development will be the responsibility of the developer. Conditions as stipulated in 3 will apply.
6. Water to the existing residence must be positioned within the access servitude.
7. Access roads to erven are to be provided with a permanent surface.
8. If the existing sewerline is to be retained it must be protected with a 2m servitude. All costs will be for the developer.
9. The developer must comply with the National Forest Act (Act 84 of 1998) regarding the removal/transplanting of any trees on erf 165.

(c) That the conditions of the Director: Electrotechnical Services be adhered to:

1. Capital contributions are payable by the developer for electricity for 3 portions as per standard tariffs for George applicable and due on registration or the approval of buildings plans, whichever occurs first.
2. All electrical services are to be designed by a registered consulting engineer according to Council specifications. All drawings and plans are to be submitted to the Director: Electrotechnical Services for approval prior to any construction work taking place. All works is to be carried out under the supervision of the consulting engineer who is to submit a certificate to the Director: Electrotechnical Services on completion. All costs are for the developer.
3. The upgrading of any existing services which may be required as a result of the development will be the responsibility of the developer. Conditions as stipulate in 2. will apply.

(d) That the conditions of the Department of Environmental Affairs and Development Planning be adhered to (originally in Afrikaans):

1. Dat die nuutgeskepte eiendomme gelandskapeer sal word volgens 'n landskaperingsplan, besonderhede waarvan met die Munisipaliteit ooreengekom sal word alvorens konstruksie in aanvang neem. Die landskapering sal 'n tydskaal vir implementering insluit.
2. Geen addisionele wooneenhede mag op die vier nuutgeskepte erwe opgerig word nie.

Notwithstanding Council's decision you have the right of appeal against the conditions of approval in terms of Section 44 of Ordinance 15/1985, which right must

be exercised within 21 days from date of registration of this letter. The appeal must be directed to the The Director: Land Development Planning, Private Bag X9086, Cape Town, 8000, with a copy endorsed to the George Municipality within the aforementioned time

An appeal fee of R1140,00 (VAT incl.) is payable to the George Municipality and will be refunded if your appeal is successful.

Yours faithfully

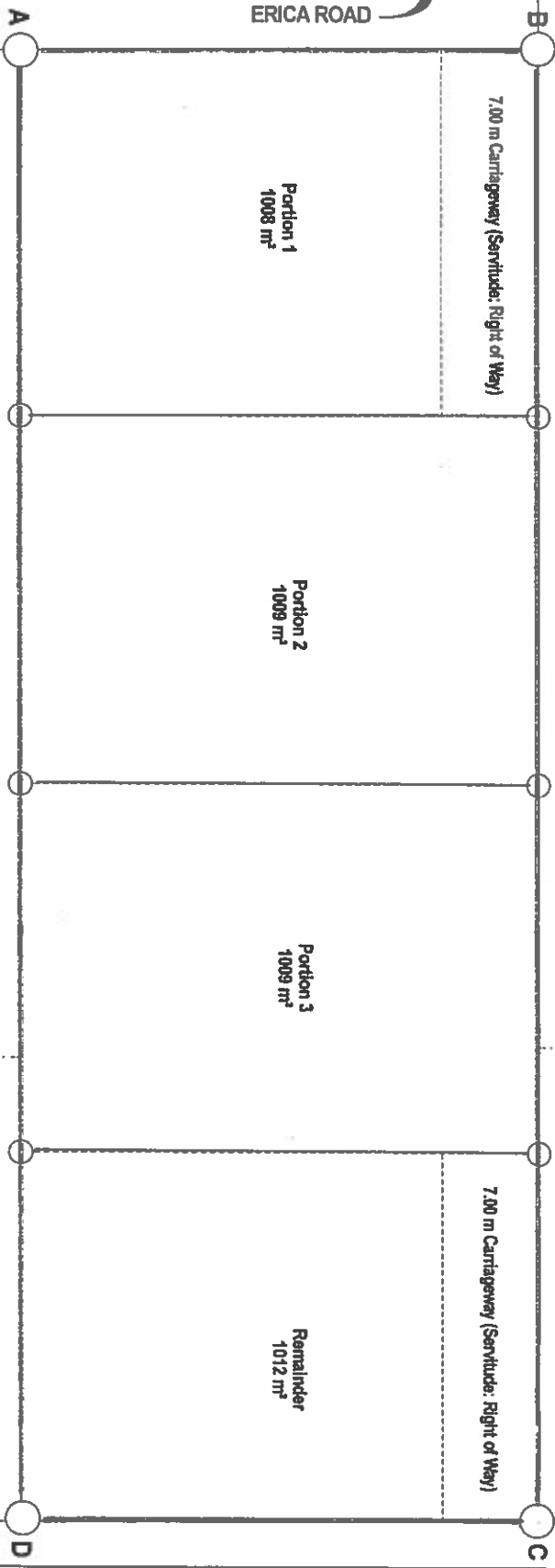


**CM AFRICA
MUNICIPAL MANAGER**

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MUNISIPALITEIT GEORGE
 Hande onder verdeling is goedgekeurde kragters Artikel 25(1)
 Cizoonansie 15-van-1985-enderworpe aan die voorwaarde van die dekkingbrief.
 in die dekkingbrief.
 Subdivision approved in terms of Section 25(1) of the Land Use
 Planning Ordinance 15 of 1985 subject to the conditions stipulated in
 the covering letter.
 12-10-06
 Datum/Date: 12-10-06
 Director/Beplanning & Ontwikkeling
 Director/Planning & Development

ERICA ROAD



3717

20778

20133

8593

88

9191

PLOVER ROAD

NOTES
 1. The Municipal By-law of the City of George (No. 11 of 2006) provides for the registration of servitudes in terms of Section 25(1) of the Land Use Planning Ordinance, 1985.
 2. The proposed subdivision is subject to the approval of the relevant authorities.
 3. The proposed subdivision is subject to the approval of the relevant authorities.
 4. The proposed subdivision is subject to the approval of the relevant authorities.
 5. The proposed subdivision is subject to the approval of the relevant authorities.



PROPOSED REZONING OF
 ERP 186, GEORGE

ERP 186, GEORGE

Subdivisional Plan

DELplan
 URBAN & REGIONAL PLANNING
 No. 144 873 484 • Email: george@delplan.co.za

Author	IA	Drawn by	ZS/SP 3
Checked by	IA	Reviewed by	ZS/GE/DMS
Date	October 2006		

ALL MEASUREMENTS APPROXIMATE
 ALLE AFMETINGS BY BENADWENDING
 KOPREKOR VOORBEHOUD / COPY RIGHT RESERVED

ANNEXURE 2

POWER OF ATTORNEY

We, Donald Ian & Valerie Mavis Fuller, the undersigned and the registered owners of Erf 165, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.



DI Fuller

Date: 19 MARCH 2024



VM Fuller

Witnesses:

1. 

2. 

ANNEXURE 3

293

Logan - Martin Inc
P O Box 6
Knysna
6570

Prepared by me

FEE

R 800.00


CONVEYANCER
DE VILLIERS JM.

DATA / CA-TEL
05 SEP 2008
TAALIA/AB-D

T 058416/08

DEED OF TRANSFER

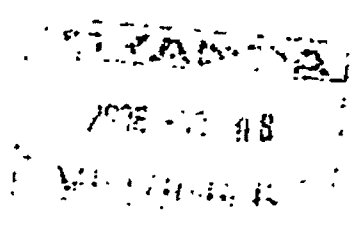
BE IT HEREBY MADE KNOWN THAT

WA ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 4

MICHELLE YVONNE du PLESSIS

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 Knysna on 6 August 2008 granted to him by

PURPLE MOSS 1365 CC
No. 2008/076698/23



And the appearer declared that his said principal had, on 28 July 2008, 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. **DONALD IAN FULLER**
Identity Number 540921 5734 08 6
Married out of community of property
2. **VALERIE MAVIS FULLER**
Identity Number 571111 0220 08 1
Married out of community of property

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

REMAINDER ERF 165 GEORGE IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE

IN EXTENT 4043 (FOUR THOUSAND AND FORTY THREE) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T10333/1937 with Diagram No. 5834/1937 relating thereto and held by Deed of Transfer No T39228/2008

- A. **SUBJECT to the following condition contained in Deed of Grant issued in favour of the Council of the Municipality of George, dated 15th June 1922 (George Outlets Vol. 15 No. 15) under Section 10 of Act 15 of 1887, which condition reads as follows:**

"That all rights to minerals, mineral products, mineral oils and precious stones, precious or base metals on or under that land hereby granted are expressly reserved to the State, 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 of the Government now may or may hereafter have or be entitled 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."

- B. **SUBJECT FURTHER to the following special condition contained in Deed of Transfer No. 1917 dated 11th April 1933, namely:**

The Transferor (ie. The Council of the Municipality of George) reserves the right to construct, use and maintain across the above property any pipeline for water leading, sewerage, drainage and any poles or structures for the conduct of any electric or other light or power."

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

PURPLE MOSS 1365 CC
No. 2008/076698/23


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

1. **DONALD IAN FULLER, Married as aforesaid**
2. **VALERIE MAVIS FULLER, 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 R3 700 000,00 (THREE MILLION SEVEN HUNDRED THOUSAND RAND).


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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on 02 SEP 2008 2008



q.q.

In my presence



REGISTRAR OF DEEDS

T58416/2008

VA 000005173/2018

Certified a true copy of the duplicate original
filed of record in this Registry, issued to serve
in place of the original thereof under the
provisions of Deeds Regulation No 68.

Deeds Registry
Cape Town

14 AUG 2018

ASST REGISTRAR OF DEEDS

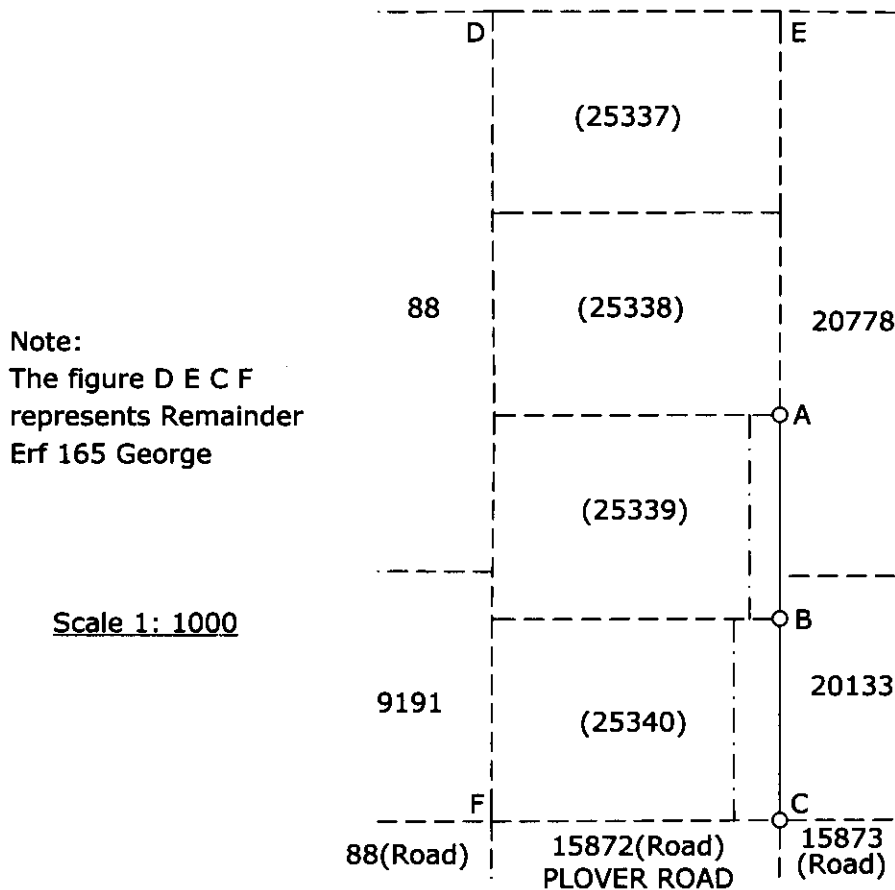
ANNEXURE 4

Bailey & le Roux, Professional Land Surveyors, George

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System WG 23° X			S.G. No. 2446/2009 Approved <i>[Signature]</i> for Surveyor-General 2009.06.04
AB	26,74	0.01.40	A	0,00	+3 700 000,00	
BC	26,77	0.01.40	B	+50 864,21	+58 244,13	
			C	+50 864,21	+58 270,87	
				+50 864,21	+58 297,64	
		6P4 ⊕		+51 062,70	+58 181,24	
		7P4 ⊕		+50 740,78	+58 181,35	

Beacon Descriptions:
A,B,C 12mm iron peg

ERICA ROAD 18,89m



Note:
The figure D E C F
represents Remainder
Erf 165 George

Scale 1: 1000

1. The line A B represents the eastern boundary of a Servitude right of way 4m wide and
2. The line B C represents the eastern boundary of a Servitude right of way 6m wide, over

Remainder Erf 165 GEORGE

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

[Signature]
J.H. Bailey (PLS0019) Professional Land Surveyor

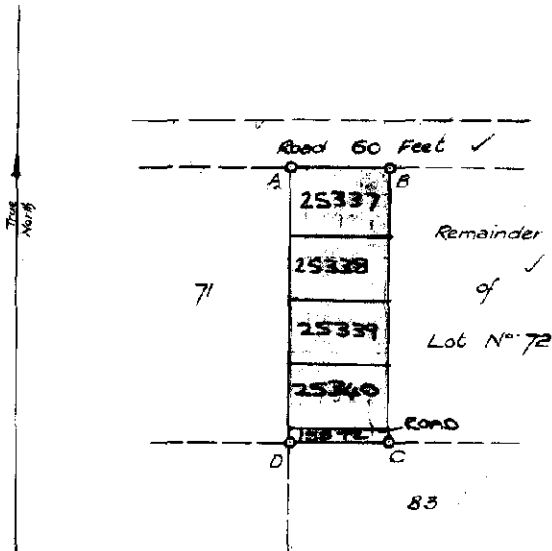
This diagram is annexed to No. dated i.f.o. Registrar of Deeds	The original diagram is SG. No. 5834/1937 annexed to Transfer No. 1937. .10339	File No. S.8775/56/2 S.R. No. 952/2009 Comp. BL-7DD/V3 (1735) BL-7DD/W3 (1741) BL-7DD/W41 (1742) BL-7DD/V43 (6333) LPI C0270002
---	--	---

Approved

5834 / 1937

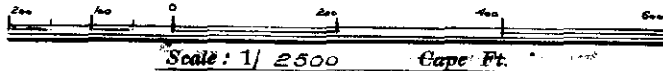
W. G. G. G. G.
Surveyor-General.
18-9-1937

SIDES Cape Feet		ANGLES	
AB	120	A	90 . 0 . 0
BC	360	B	90 . 0 . 0
CD	120	C	90 . 0 . 0
DA	360 ✓	D	90 . 0 . 0 ✓



A & D are round iron pegs $\frac{1}{2}$ " diameter.
B & C are round iron pegs, 18" long & $\frac{1}{2}$ " diameter.

* Now Erf. 165
GEORGE



The figure ABCD represents _____ Morgen 43200 Sq. Feet of land, called
* Lot E. M. T. _____
portion of Lot N° 72 being that portion of Part F of George Town ^{Commonage}
which is referred to hereunder, situate in the Town of George
Division of George _____ PROVINCE of CAPE of GOOD HOPE.

Surveyed in August 1937 by me *J. J. J.* Land Surveyor. **S**

This diagram is annexed to Transfer Deed No. 10338 dated 30-9-1937. in favour of E. M. Taylor.

The original diagram is No. 660/1935 annexed to Transfer Deed No. 1917 dated 11-4-1935 in favour of D. van Houwelingen ✓

S.G. File No. **J. 8775/56**
Survey Records No. **E 1155/1937** **C**
T. B. L. - 7 D D
B V. 4

Registrar of Deeds.

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

APPROVED

No. _____

George

TOWN CLERK.

GEORGE193...

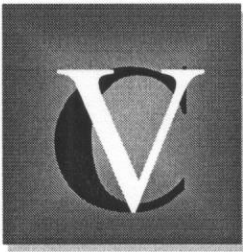


THE FOLLOWING DEDUCTIONS HAVE BEEN MADE FROM THIS DIAGRAM

SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMR.
E2516/91	7841/91	Ef 15872	240 m ²	67104/92	WT	
E2106/1996	5492/1996	Ef 19331		Withdrawn		
E2106/1996	5493/1996	Ef 19332		Withdrawn		
E2106/1996	5494/1996	Ef 19333		Withdrawn		
E2187/08	4632/2008	Ef 25337				
E2187/08	4633/2008	Ef 25338				
E2187/08	4634/2008	Ef 25339				
E2187/08	4635/2008	Ef 25340				

Leaving No Remainder

ANNEXURE 5



COENIE VERMEULEN

ATTORNEYS, CONVEYANCING & NOTARIES

No 74, 15TH Avenue, Boston, Bellville, 7530

PO Box 2884, Bellville, 7535// // Tel: (021) 914 8589

Email: coenie@vermeulenattorneys.co.za // Email: santie@vermeulenattorneys.co.za

Date: 28 May 2024

Our Ref.: SP Vermeulen/C83

Your Ref.:

TO WHOM IT MAY CONCERN

CONVEYANCER'S CERTIFICATE

IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW

APPLICATION DETAILS:

Applicable Subsection/s: Section 15(2)(d) of the George Municipality: Land Use Planning By-Law 2023.

In terms of Section 15(2) of the Bylaw

I, the undersigned

SUSANNA PETRONELLA VERMEULEN

a duly qualified and admitted Conveyancer, practicing at:

COENIE VERMEULEN ATTORNEYS, 74, 15TH AVENUE, BOSTON, BELLVILLE, 7530

do hereby certify as follows:

1. I have perused the following Title Deed/s of the undermentioned property and it contains no pivot:
 - T58416/2008 [Current Title Deed]

In respect of:

**REMAINDER ERF 165 GEORGE,
IN THE MUNICIPALITY AND DIVISION OF GEORGE, WESTERN CAPE PROVINCE**

IN EXTENT 4042 (FOUR THOUSAND AND FORTY TWO) SQUARE METERS

HELD BY DEED OF TRANSFER NUMBER T58416/2008

REGISTERED in the names of

1. **DONALD IAN FULLER**
Identity Number 540921 5734 08 6
Married out of community of property
2. **VALERIE MAVIS FULLER**
Identity Number 571111 0220 08 1
Married out of community of property

Coenraad Vermeulen (BA LL.B. LLM) // Susanna Petronella Vermeulen (BA LL.B.)



2. I have appraised myself with the details of the abovementioned Land Development Application for subdivision of the property into 4 erven.
3. The abovementioned Title Deed/s contains no conditions restricting the contemplated Land Uses in terms of the abovementioned Land Development Application.

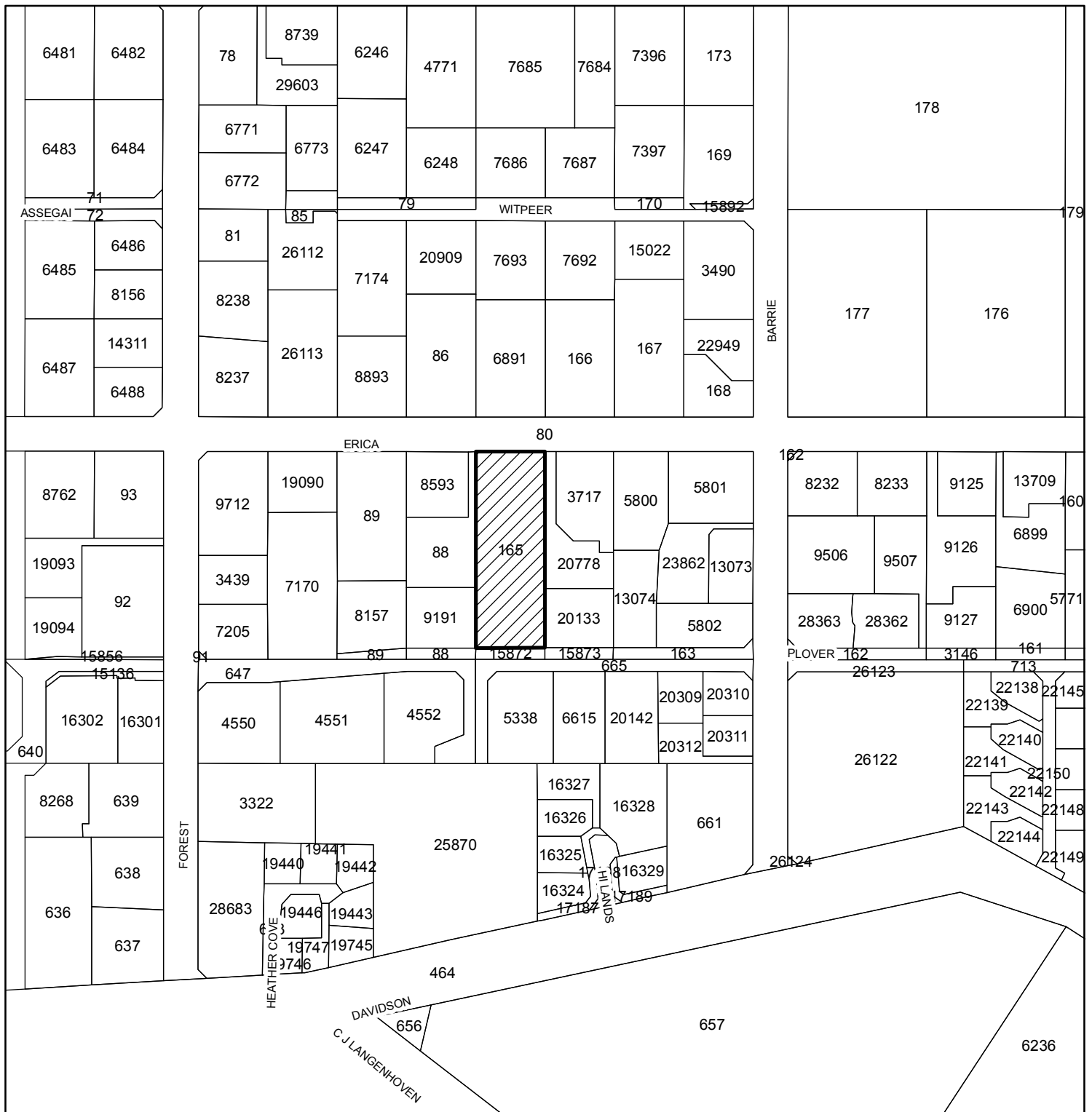
Yours faithfully

COENIE VERMEULEN ATTORNEYS

Per:

SP VERMEULEN

ANNEXURE 6



LEGEND:



A4 Scale:
1:3,000

PROJECT:

Proposed subdivision
for DI & VM Fuller

PROJEK:

DESCRIPTION:

Erf 165, Erica Road, Heatherlands, George

BESKRYWING:

TITLE:

Locality plan

TITEL:

1365/GEO/24/GIS/Ligging

DESIGNED:
ONTWERP: SG

DRAWN:
GETEKEN: MV

DATE:
DATUM: MAY 2024

PLAN NO:
PLAN NR: ANNEXURE

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



URBAN & REGIONAL PLANNERS

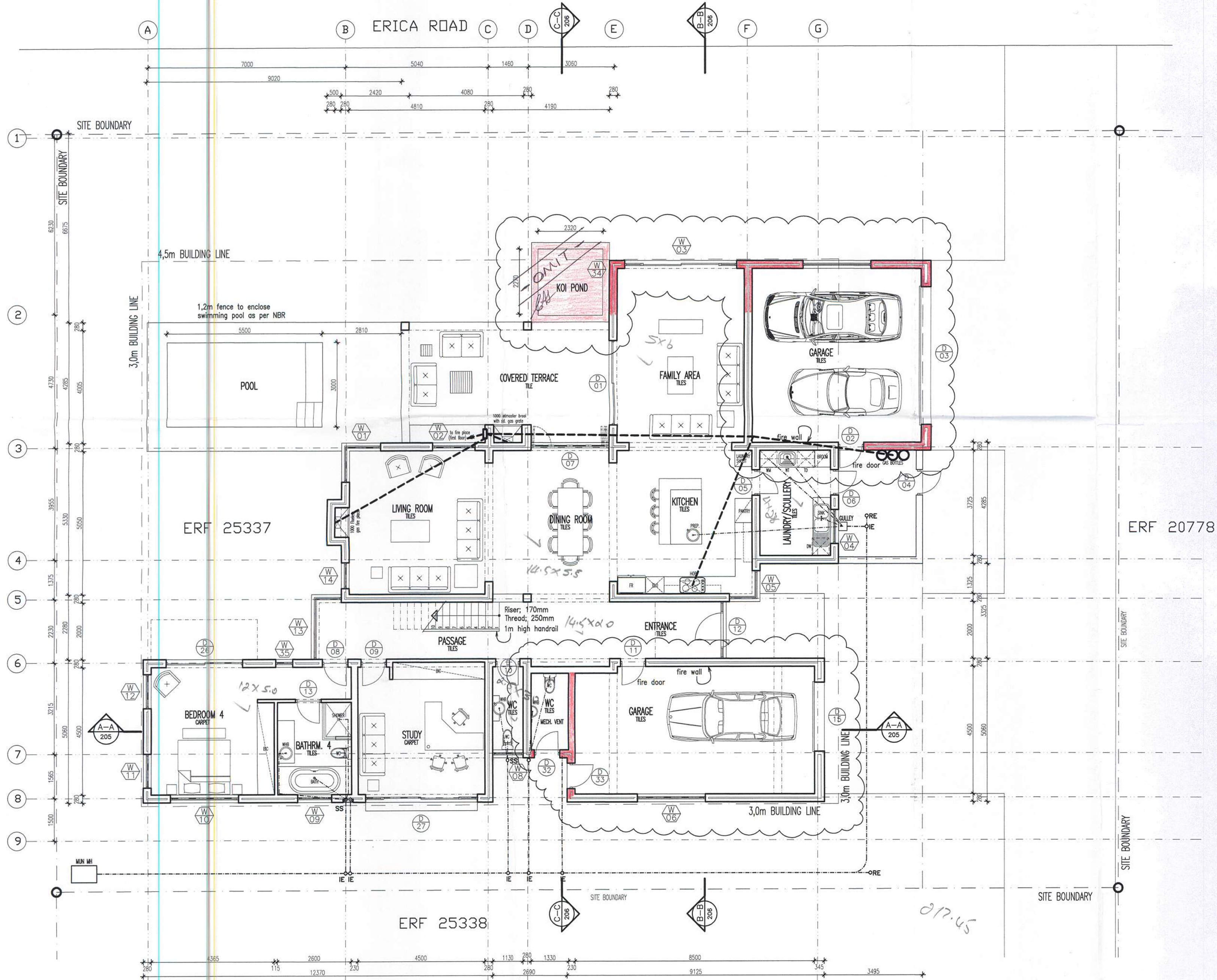
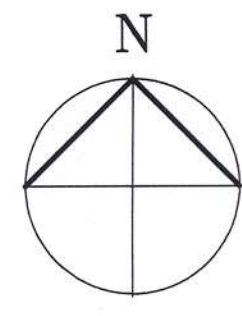
COPYRIGHT:

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.

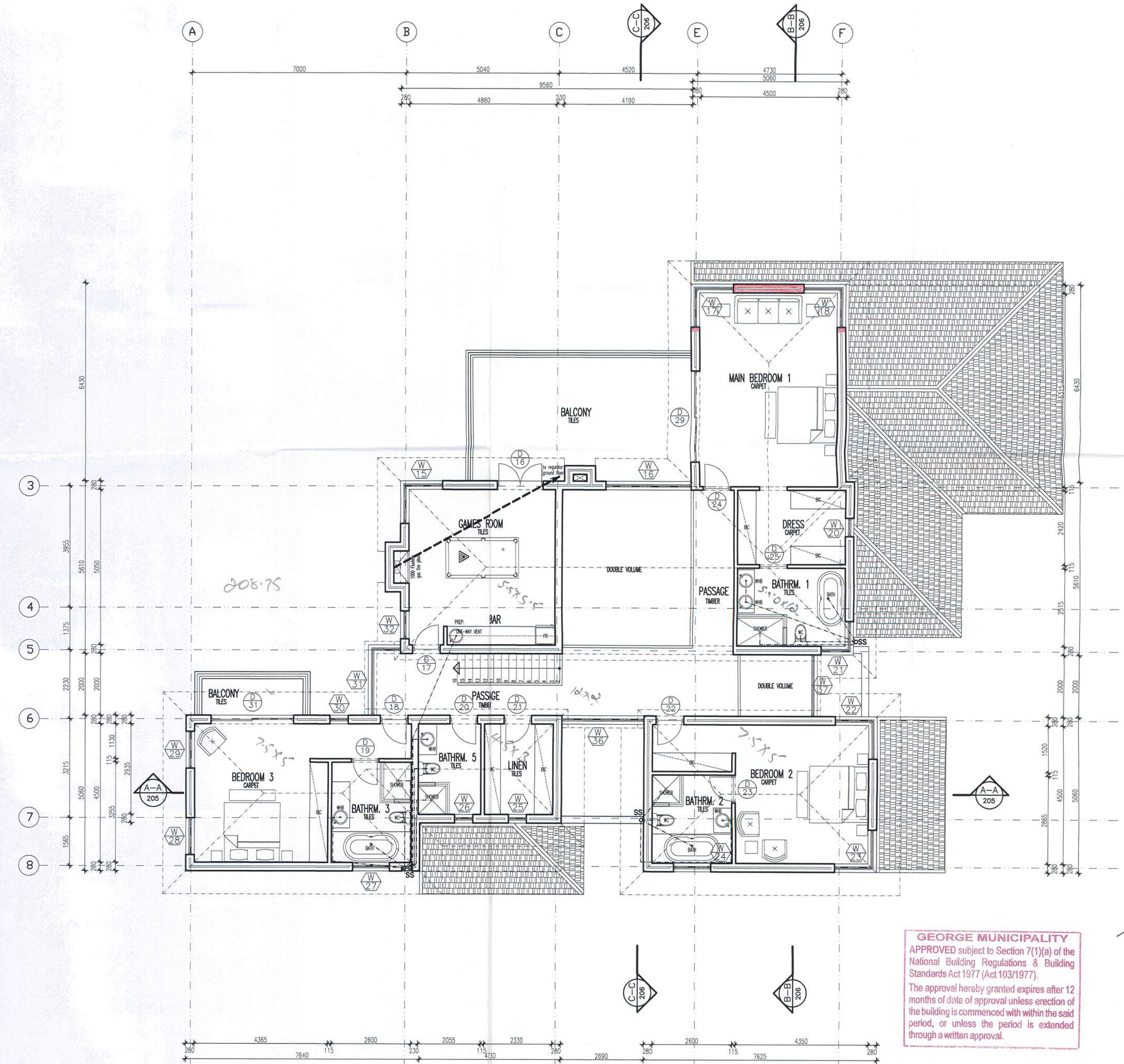
KOPIEREG:

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 7



1 SITE / GROUND FLOOR PLAN
SCALE 1:100



2 FIRST FLOOR PLAN
SCALE 1:100

NOTE
THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS. DO NOT REPRODUCE OR COPY IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS. ALL LEVELS AND DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCY BETWEEN DIMENSIONS SHALL BE RESOLVED BY REFERENCE TO THE DIMENSIONS SHOWN ON THIS DRAWING.

AREAS:

GROUND FLOOR:
FIRST FLOOR:
SUB-TOTAL:
GARAGE:
SUB-TOTAL:
COVERED TERRACE:
COVERED ENTRANCE:
TOTAL:
BALCONIES:
POOL:
KOI POND:
AREA OF SITE:
AREA OF COVERAGE:
COVERAGE:

NOTES & SPECIFICATION

- FOOTINGS:**
800 x 300 STRIP FOOTINGS TO ALL PERIMETER
ALL 230 LOADBEARING INTERNAL WALLS TO END
- FOUNDATION WALLING:**
280mm CONCRETE FILLED CAVITY WALL TO END WITH STEPPED DPC'S.
- SURFACE BEDS:**
100mm CONCRETE BUT THICKENED TO 650 x 2 TO ACCOMMODATE 115mm INTERNAL PARTITION WALLS ALL ON 150mm COMPACTED SUPPORTED FILL WITH DPM UNDER ALL NEW SURFACE BEDS.
- FLOOR SLAB:**
255mm REINFORCED CONCRETE FLOOR SLAB TO
- WALLING:**
ALL WALLING TO HAVE BRICKWORK EVERY 4th COURSE GALVANIZED WIRE TIES TO NBR TO ALL EXTERNAL INTERNAL WALLS TO BE 115mm & 230mm PL ALL EXTERNAL WALLS TO BE 280mm CAVITY PU
- MAIN ROOF:**
ONDULINE ROOF SHINGLES LAID ON SHUTTERBOARD ON 38 x 38mm BATTENS AT 600mm CENTRES MITER TRUSSES AT 900mm CENTRES MAX TO MANUFACTURER'S SPECIFICATIONS ON SA FINE WALLPLATE TIED DOWN WITH GALV HOOP IRON S 10 COURSES.
- FASCIAS AND BARGE BOARDS:**
225x12mm NUTEC FIBRE CEMENT FACIAS AND BARGE BOARDS TO ALL ROOFS.
- CEILING:**
4mm NUTEC FIBRE CEMENT CEILING BOARD WITH FIXED TO SA PINE 38x38mm BRANDING AT 400mm CENTRES PLASTER AND PAINTED TO THE UNDER SIDE OF
- PLUMBING:**
ALL IN ACCORDANCE WITH NBR WITH SABS APPROVED THROUGHOUT AND DEEP SEAL TRAPS ON FIRST FLOOR
- RAINWATER GOODS:**
ALUMINIUM SEAMLESS GUTTER SYSTEM WITH ROUND DOWNPIPES.
- PRECAST LINTOLS:**
PRECAST CONC. LINTOLS OVER ALL WINDOWS & ALL OPENINGS UP TO 3m IN LENGTH.
- REINFORCED CONC. BEAMS & ALL TO ENGINEERS DETAILS AND SPECIFICATIONS.**
- LIGHT & VENTILATION REQUIRE:**
LIGHT - 10% OF ROOM AREA
VENTILATION - 5% OF ROOM AREA
EXCEPTION : BATHROOM - 10% ROOM AREA
- DOORS:**
ALL DOORS TO BE STANDARD AND APPROVED ALL EXTERIOR DOORS TO BE 2100mm HIGH
- WINDOWS:**
ALL WINDOWS TO BE STANDARD AND APPROVED ALL EXTERIOR WINDOWS TO BE 2100mm HIGH
- PAVING:**
ALL PAVING TO BE DONE BY A APPROVED PAVING CONTRACTOR WITH SABS APPROVED MATERIAL.

REV	DATE	DESCRIPTION
4	02.04.09	RIDER PLAN - LOCAL AUTHORITY
3	19.01.09	REVISED FOR CONSTRUCTION
2	26.11.08	REVISED FOR CONSTRUCTION
1	24.11.08	ISSUED FOR CONSTRUCTION
0	23.10.08	ISSUED FOR CONSTRUCTION
D	09.09.08	ISSUED FOR LOCAL AUTHORITY
C	30.08.08	ISSUED FOR CLIENT APPROVAL
B	18.08.08	ISSUED FOR CLIENT APPROVAL
A	14.08.08	ISSUED FOR CLIENT APPROVAL

MUNNIK VISSE
architects (Pty)
P.O. Box 7304 Blanc
Tel : (044) 874-1575 Fax : (044) 874-1576
E-mail : george@munnikvisse.co.za

PROJECT TITLE
ERICA ROAD Residential Homes D FULLER ERF 25337 PHASE 1

DRAWING TITLE
GROUND FLOOR PLAN
FIRST FLOOR PLAN
RIDER PLAN

JOB No.	LOCALITY	DRAWING No.	TYPE
F155		25337	

DATE	AUGUST 2008	DD No.	
SCALE	1:100	DRAWN	RVD
CHECKED			

GEORGE MUNICIPALITY
APPROVED subject to Section 7(1)(a) of the National Building Regulations & Building Standards Act 1977 (Act 103/1977). The approval hereby granted expires after 12 months of date of approval unless erection of the building is commenced within the said period, or unless the period is extended through a written approval.

GEORGE MUNICIPALITY
APPROVED
DATE: 15/7/09 PLAN No: 272/09
Building Control Officer

GEORGE MUNICIPALITY
APPROVED
DATE: 17/7/09 PLAN No: 273/09
Plans Examiner

No final inspection will be carried out after 12h00 on a Friday

No person shall remove or prune any tree within a Municipal Road reserve without the prior permission, in writing being obtained from the Municipality.
Geen persoon sal enige boom vanaf 'n Munisipale pad reserve 'n vanderwyd of snoei sonder die skriftelike toestemming van die Munisipaliteit.

NOTE

THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECTS. DO NOT REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IMMEDIATELY.

AREAS:

GROUND FLOOR:
FIRST FLOOR:
SUB-TOTAL
GARAGE / WORK AREA:
SUB-TOTAL
COVERED TERRACE:
COVERED ENTRANCE:
TOTAL
BALCONIES:
POOL:
AREA OF SITE:
AREA OF COVERAGE:
COVERAGE:

NOTES & SPECIFICATIONS:

FOOTINGS:
800 x 300 STRIP FOOTINGS TO ALL PERIMETER WALLS.
ALL 230 LOADBEARING INTERNAL WALLS TO ENG. SP.

FOUNDATION WALLING:
280mm CONCRETE FILLED CAVITY WALL TO UNDER WITH STEPPED DPC'S.

SURFACE BEDS:
100mm CONCRETE BUT THICKENED TO 650 x 250mm ACCORDATE 115mm INTERNAL PARTITION WALLS.
ALL ON 150mm COMPACTED IMPORTED FILL WITH 25 DPM UNDER ALL NEW SURFACE BEDS.

FLOOR SLAB:
255mm REINFORCED CONCRETE FLOOR SLAB TO EN.

WALLING:
ALL WALLING TO HAVE BRICKFORCE EVERY 4TH COURSE.
GALVANIZED WIRE TIES TO NBR TO ALL EXTERNAL WALLS.
INTERNAL WALLS TO BE 115mm & 230mm PLASTER.
ALL EXTERNAL WALLS TO BE 280mm CAVITY PLASTER.

MAIN ROOF:
ONDULINE ROOF SHINGLES LAID ON SHUTTERBOARD ON 38 x 38mm BATTENS AT 600mm CENTRES MAX WITH TRUSSES AT 800mm CENTRES MAX TO MANUFACTURE'S SPECIFICATIONS ON SA PINE 114x38 WALLPLATE TIED DOWN WITH GALV HOOP IRON STRAP 10 COURSES.

FASCIAS AND BARGE BOARDS:
225x12mm NUTEC FIBRE CEMENT FASCIA AND BARGE BOARDS.

CEILING:
4mm NUTEC FIBRE CEMENT CEILING BOARD WITH SKIPLASH JOINTS TO ALL EXTERNAL WALLS.
PLASTER AND PAINTED TO THE UNDER SIDE OF CON.

PLUMBING:
ALL IN ACCORDANCE WITH NBR WITH SABS APPROVED THROUGHOUT AND DEEP SEAL TRAPS ON FIRST FLOOR.

RAINWATER GOODS:
ALUMINIUM SEAMLESS GUTTER SYSTEM WITH ROUND DOWNPIPES.

PRECAST LINTOLS:
PRECAST CONC. LINTOLS OVER ALL WINDOWS & DOOR ALL OPENINGS UP TO 3m IN LENGTH.

REINFORCED CONC. BEAMS & SLABS:
ALL TO ENGINEERS DETAILS AND SPECIFICATIONS.

LIGHT & VENTILATION REQUIREMENTS:
LIGHT - 10% OF ROOM AREA
VENTILATION - 5% OF ROOM AREA
EXCEPTION : BATHROOM - 10% ROOM AREA

DOORS:
ALL DOORS TO BE STANDARD AND APPROVED ALUMINUM.

WINDOWS:
ALL WINDOWS TO BE STANDARD AND APPROVED ALUMINUM.

PAVING:
ALL PAVING TO BE DONE BY AN APPROVED PAVING SPECIALIST WITH SABS APPROVED MATERIAL.

OWNER: *[Signature]*
ARCHITECT: *[Signature]*

D	09.09.08	ISSUED FOR LOCAL AUTHORITY
C	30.08.08	ISSUED FOR CLIENT APPROVAL
B	18.08.08	ISSUED FOR CLIENT APPROVAL
A	14.08.08	ISSUED FOR CLIENT APPROVAL

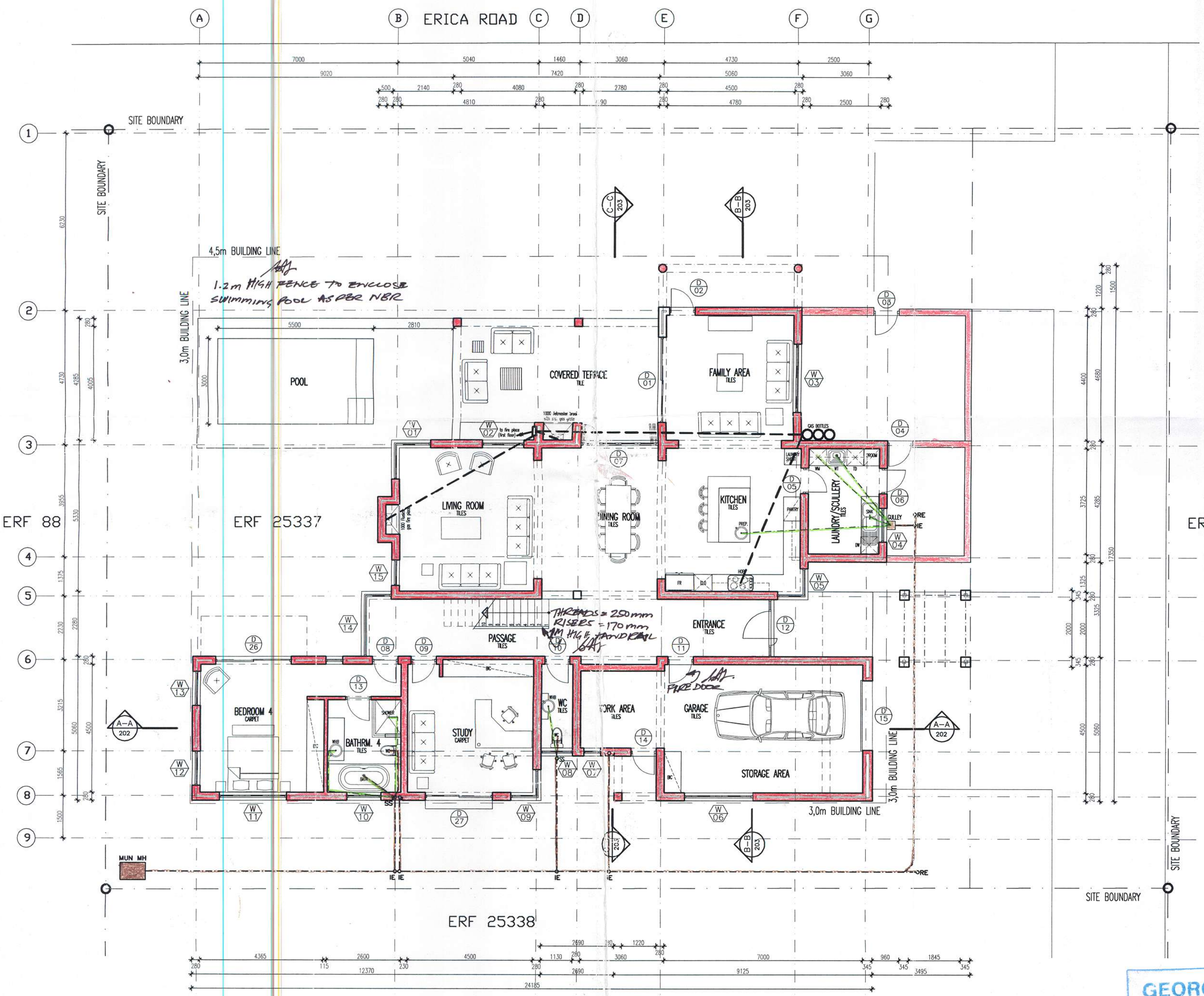
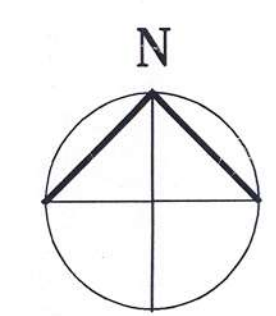
REV	DATE	DESCRIPTION
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MUNNIK VISSER
architects (Pty) Ltd
P.O. Box 7304 Blanco 65
Tel : (044) 874-1575 Fax : (044) 874-1575
E-mail : george@munnikvisser.com

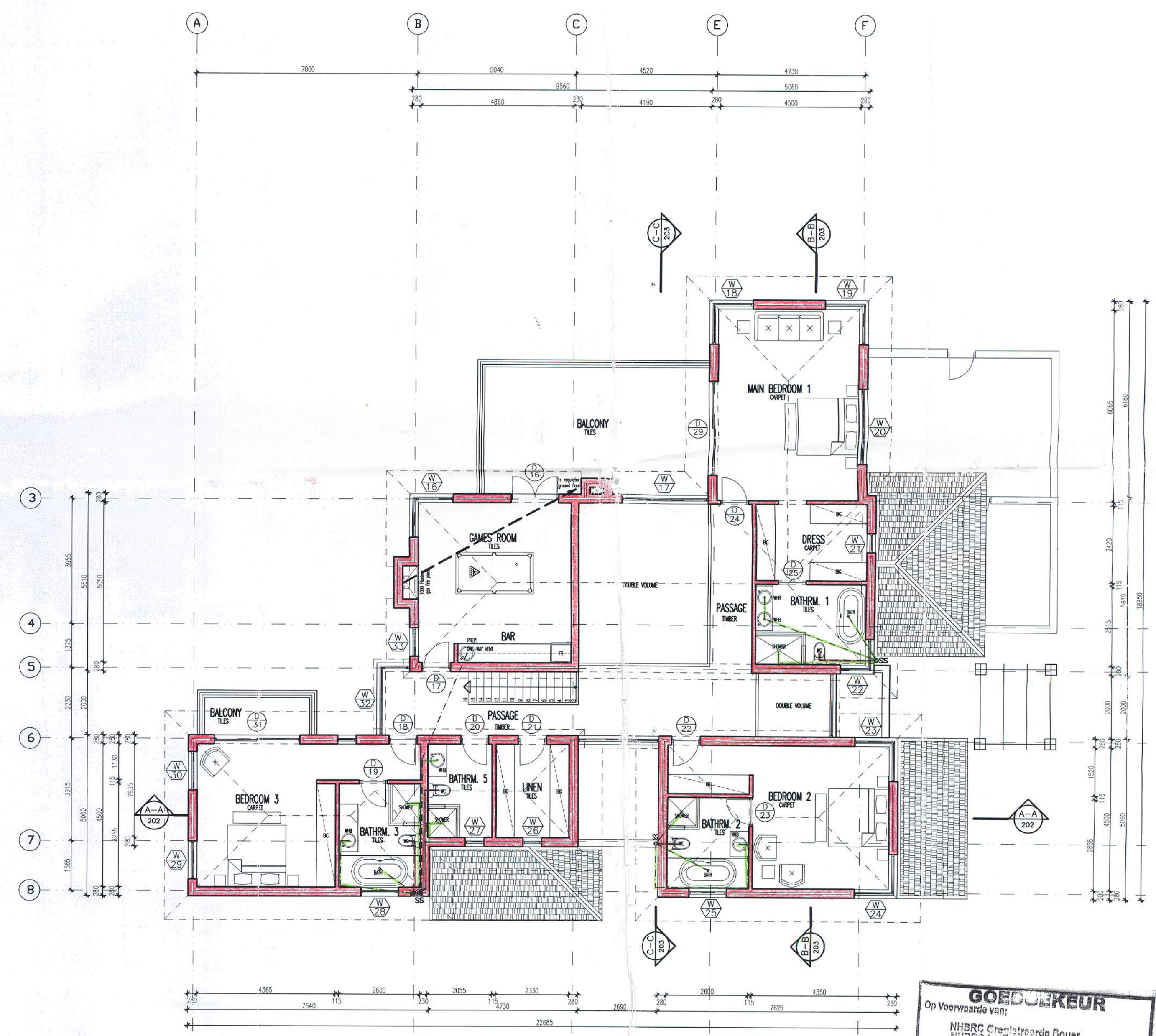
PROJECT TITLE
ERICA ROAD Residential Homes
D FULLER
ERF 25337
PHASE 1

DRAWING TITLE
GROUND FLOOR PLAN
FIRST FLOOR PLAN

JOB No.	LOCALITY	DRAWING No.	TYPE	SHEET
F155	ERICA ROAD	25337	RESIDENTIAL	1
DATE	AUGUST 2008	CAD No.		
SCALE	1:100	DRAWN	RVD/CAS	
DECEMBER				



1 SITE / GROUND FLOOR PLAN
SCALE 1:100



2 FIRST FLOOR PLAN
SCALE 1:100

GEORGE MUNICIPALITY
MUNICIPALITEIT
DEPARTMENT - TOWN ENGINEER
STADSINGENIEUR - DEPARTEMENT

DATE: 23/10/08
PLAN NO. 10699

MOET BETAAAL MUST PAY: ALREEDS BETAAAL ALREADY PAID: HOEF NIE TE BETAAAL DON'T HAVE TO PAY

GEORGE MUNICIPALITY
APPROVED
DATE: 23/10/08 PLAN NO: 891/08
Building Control Officer

GEORGE MUNICIPALITY
APPROVED
DATE: 23/10/08 PLAN NO: 891/08
Plans Examiner

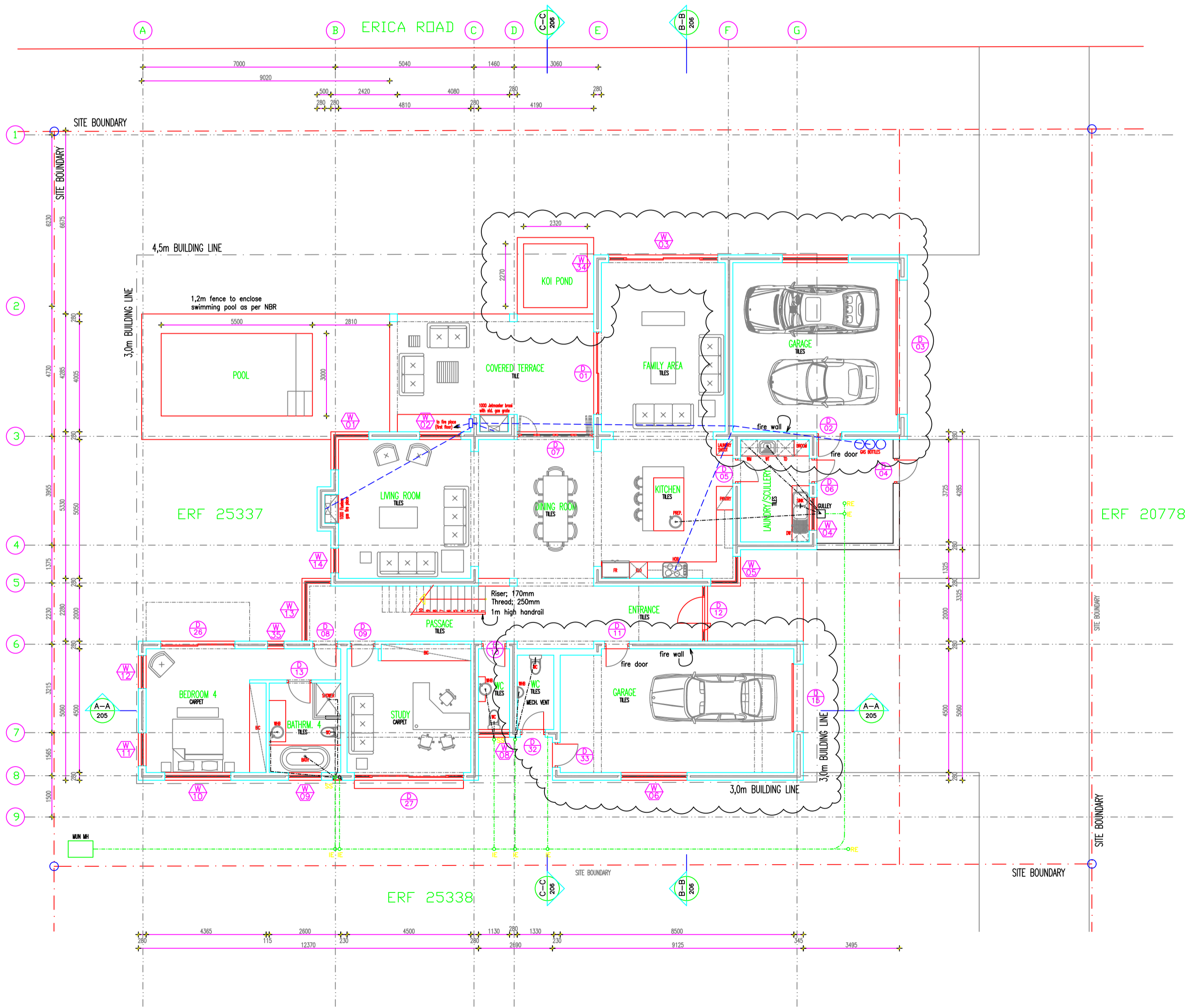
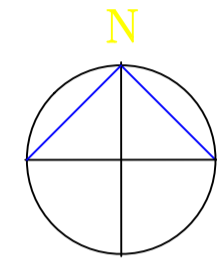
GEORGE MUNICIPALITY
APPROVED
DATE: 23/10/08 PLAN NO: 891/08
Plans Examiner

GOEDKEUR
Op Voerwaarde van:
NHBRC Creërende Power
NHBRC Insyruwing Bortifikaat
Onderskrif in Wet No. 95 Van 1998 Beskermings
Maatreie vir Behuisingverbruikers
Vir verdere inligting Tel: 041-3655001
Kliëntesorg Nr: 0800200824

No person shall remove or prune any tree within a Municipal Road reserve without the prior permission, in writing being obtained from the Municipality.
Geen persoon sal enige boom vanaf 'n streeksonder die skriftelike toestemming van die Munisipaliteit.

No final inspection will be carried out after 12h00 on a Friday

ANNEXURE 8



1 SITE / GROUND FLOOR PLAN
SCALE 1:100



2 FIRST FLOOR PLAN
SCALE 1:100

NOTE
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AREAS:	
GROUND FLOOR:	231m ²
FIRST FLOOR:	219m ²
SUB-TOTAL:	450m²
GARAGE:	88m ²
SUB-TOTAL:	538m²
COVERED TERRACE:	37m ²
COVERED ENTRANCE:	4m ²
TOTAL:	581m²
BALCONIES:	37m ²
POOL:	17m ²
KOI POND:	5m ²
AREA OF SITE:	1000m ²
AREA OF COVERAGE:	58.1%
COVERAGE:	35.7%

- NOTES & SPECIFICATIONS:**
- FOOTINGS:**
800 x 300 STRIP FOOTINGS TO ALL PERIMETER WALLS AND ALL 230 LOADBEARING INTERNAL WALLS TO ENG. SPECIFICATION.
 - FOUNDATION WALLING:**
280mm CONCRETE FILLED CAVITY WALL TO UNDER SIDE OF FLOOR WITH STEPPED DPC'S.
 - SURFACE SLAB:**
100mm CONCRETE BUT THICKENED TO 650 x 250mm TO ACCOMMODATE 115mm INTERNAL PARTITION WALLS. ALL ON 150mm COMPACTED IMPORTED FILL WITH 250 MICRON DPM UNDER ALL NEW SURFACE BEDS.
 - FLOOR SLAB:**
255mm REINFORCED CONCRETE FLOOR SLAB TO ENGINEERS DETAILS.
 - WALLING:**
ALL WALLING TO HAVE BRICKWORK EVERY 4th COURSE AND GALVANIZED WIRE TIES TO NBR TO ALL EXTERNAL WALLS. ALL INTERNAL WALLS TO BE 115mm & 230mm PLASTER AND PAINTED. ALL EXTERNAL WALLS TO BE 280mm CAVITY PLASTER AND PAINTED.
 - MAIN ROOF:**
ONDLINE ROOF SHINGLES LAID ON SHUTTERBOARD ON 38 x 38mm BENTENS AT 800mm CENTRES. MAX ON W/TK TRUSSES AT 900mm CENTRES MAX TO MANUFACTURER'S SPECIFICATIONS ON SA PINE 114x28mm WALLPLATE TIED DOWN WITH GALV HOOP IRON STRAPS BUILT INTO 10 COURSES.
 - FASCIAS AND BARGE BOARDS:**
225x12mm NUTEC FIBRE CEMENT FACIAS AND BARGE BOARDS.
 - CEILING:**
4mm NUTEC FIBRE CEMENT CEILING BOARD WITH SKIMMED JOINTS FIXED TO SA PINE 38x38mm BRANDING AT 400mm CENTRES MAX. PLASTER AND PAINTED TO THE UNDER SIDE OF CONCRETE SOFFIT.
 - PLUMBING:**
ALL IN ACCORDANCE WITH NBR WITH SABS APPROVED MATERIAL THROUGHOUT AND DEEP SEAL TRAPS ON FIRST FLOOR.
 - RAINWATER GOODS:**
ALUMINIUM SEAMLESS GUTTER SYSTEM WITH ROUND UPVC DOWNPIPES.
 - PRECAST LINTOLS:**
PRECAST CONC. LINTOLS OVER ALL WINDOWS & DOORS & ALL OPENINGS UP TO 36" IN LENGTH.
 - REINFORCED CONC. BEAMS & SLABS:**
ALL TO ENGINEERS DETAILS AND SPECIFICATIONS.
 - LIGHT & VENTILATION REQUIREMENTS:**
LIGHT - 10% OF ROOM AREA
VENTILATION - 5% OF ROOM AREA
EXCEPTION : BATHROOM - 10% ROOM AREA
 - DOORS:**
ALL DOORS TO BE STANDARD AND APPROVED ALUMINIUM
 - WINDOWS:**
ALL WINDOWS TO BE STANDARD AND APPROVED ALUMINIUM
 - PAVING:**
ALL PAVING TO BE DONE BY A APPROVED PAVING SPECIALIST TO NBR WITH SABS APPROVED MATERIAL.

REV	DATE	DESCRIPTION	BY
4	02.04.09	RIDER PLAN - LOCAL AUTHORITY	CAS
3	19.01.09	REVISED FOR CONSTRUCTION	CAS
2	26.11.08	REVISED FOR CONSTRUCTION	CAS
1	24.11.08	ISSUED FOR CONSTRUCTION	CAS
0	23.10.08	ISSUED FOR CONSTRUCTION	CAS
D	09.09.08	ISSUED FOR LOCAL AUTHORITY	CAS
C	30.08.08	ISSUED FOR CLIENT APPROVAL	RVD
B	18.08.08	ISSUED FOR CLIENT APPROVAL	RVD
A	14.08.08	ISSUED FOR CLIENT APPROVAL	RVD

MUNNIK VISSER
architects (pty) Ltd
P.O. Box 7304 Blanco 6531
Tel : (044) 874-1575 Fax : (044) 874-1099
E-mail : george@munnikvisser.co.za

PROJECT TITLE
ERICA ROAD Residential Homes D FULLER ERF 25337 PHASE 1

DRAWING TITLE
GROUND FLOOR PLAN FIRST FLOOR PLAN RIDER PLAN

JOB NO.	LOCALTY	DRAWING NO.	TYPE	SHEET	REV. NO.
F155		25337		204	4

DATE	AUGUST 2008	DR. No.	
SCALE	1:100	DRAWN	RVD/CAS
CHECKED			

ANNEXURE 9



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

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

PROJECT: Proposed subdivision for DI & VM Fuller

PROJEK:

DESCRIPTION: Erf 165, Erica Road, Heatherlands, George

BESKRYWING:

TITLE: Subdivision plan

TITEL:

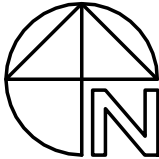
NOTES: Subdivision of Erf 165, Erica Road, Heatherlands, into:

- Portion 25337 (1008.68m²)
- Portion 25338 (1009.81m²)
- Portion 25339 (1009.70m²), and
- Portion 25340 (1012.83m²)

The line AB represents the eastern boundary of a Servitude right of way 4m wide, and
The line BC represents the eastern boundary of a Servitude right of way 6m wide.

NOTAS:

Survey supplied by Baily and Le Roux Land Surveyors

A3 Scale:  1:0000

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

DELPLAN
CONSULTING
URBAN & REGIONAL PLANNERS

DESIGNED: DV
DESIGNED: DV

DRAWN: MV
GETEKEN: MV

FILE PATH: 1365/GEO/24/Tek/SKF
PLAN NO: SUB1

DATE: MAY 2024
DATUM: MAY 2024

PLAN NAME: ANNEXURE
PLAN NAAM: ANNEXURE

ANNEXURE 10



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

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

PART A: APPLICANT DETAILS

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

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

Registered owner	DI & VM Fuller			
Address	21 ERICA ROAD HEATHERLANDS GEORGE 6529			
		Postal code	6529	
E-mail	4dautocc@gmail.com			

Tel		Fax		Cell	082 907 1617
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PART C: PROPERTY DETAILS (in accordance with Title Deed)

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 165, George				
Physical Address	21 ERICA ROAD HEATHERLANDS GEORGE 6529				
GPS Coordinates	33°56'59.8"S 22°26'58.4"E	Town/City	George		
Current Zoning	Single Residential Zone I	Extent	4043m²	Are there existing buildings?	Y
Current Land Use	Dwelling				
Title Deed number & date	T58416/2008				
Any restrictive conditions prohibiting application?		N	If Yes, list condition number(s).		
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).		
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?		
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?		
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?		Y N
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?		Y N

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?		N	If Yes, please complete the information below and attach the minutes.
--	--	---	---

Official's name		Reference number		Date of consultation	
-----------------	--	------------------	--	----------------------	--

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

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

BANKING DETAILS

Name: **George Municipality**
 Bank: **First National Bank (FNB)**
 Branch no.: **210554**
 Account no.: **62869623150**
 Type: **Public Sector Cheque Account**
 Swift Code: **FIRZAJJ**
 VAT Registration Nr: **4630193664**
 E-MAIL: **msbrits@george.gov.za**
 *Payment reference: **Erf 165, George**

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023 to subdivide Erf 165 into four Portions.
- **Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023 to relax the 3m southern common boundary building line to 1.38 & 1.43 for the garage with a window along the common boundary that is over the mandated 1.5m limit.
- **Cancellation** in terms of Section 15(2)(k) of the George Municipality: Land Use Planning By-Law, 2023 of the current SG diagram indicating a 7-m wide servitude right of way over Erf 25337, George and registration of a new servitude over Erven 25339 & 25340.
- **Registration** of a new servitude over Proposed Erven 25339 & 25340, George.

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate		N	N/A	Land Use Plan / Zoning plan
Y	N		Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Approved Building Plans Technical current building Plans

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)		Y	N/A	Specific Environmental Management Act(s) (SEMA)
	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				

	N/A	<i>Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)</i>				<i>National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998)</i> <i>(strikethrough irrelevant)</i>
Y	N/A	<i>Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations</i>				
Y		<i>Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)</i>	Y	N/A		<i>Other (specify)</i>
Y	N	<i>If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A</i>				
Y	N	<i>If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?</i>				

SECTION I: DECLARATION

I hereby wish to confirm the following:

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

Applicant's signature:



Date:

12/06/2024

Full name:

DELAREY VILJOEN

Professional capacity:

PROFESSIONAL PLANNER

SACPLAN Reg. Nr:

A/1021/1998