



The Municipal Manager

Ref: Erf 26677 George

P O Box 19

George

6530

27 Mei 2024

Sir

**APPLICATION FOR SUBDIVISION, REZONING AND CONSOLIDATION: ERVEN  
26677 AND 26683 GEORGE**

Attached hereto, please an application in terms of

- Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 26677 George into a Portion A ( $\pm 1\,851\text{m}^2$ ) and a Remainder ( $\pm 9\,090\text{m}^2$ ).
- Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 26683 George into Portion B ( $\pm 91\text{m}^2$ ) and a Portion C ( $\pm 355\text{m}^2$ ).
- Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of proposed Portion B ( $\pm 91\text{m}^2$ ) and proposed Portion C ( $355\text{m}^2$ ) from Transport Zone III to Business Zone I.
- Section 15(2)(e) of the Land Use Planning By-Law for the George Municipality, 2023 for the consolidation of the proposed Portion B with the Remainder of Erf 26677 George, as well as for the consolidation of proposed Portion A with proposed Portion C.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.



*Jan Vrolijk*

**Jan Vrolijk**

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**MOTIVATION REPORT  
APPLICATION FOR SUBDIVISION, REZONING AND  
CONSOLIDATION  
ERVEN 26677 AND 26683 GEORGE**

27 May 2024



Prepared for:

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**MOTIVATION REPORT**  
**APPLICATION FOR SUBDIVISION, REZONING AND CONSOLIDATION**  
**ERVEN 26677 AND 26683 GEORGE**

## 1. APPLICATION

- Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 26677 George into a Portion A ( $\pm 1\ 851\text{m}^2$ ) and a Remainder ( $\pm 9\ 090\text{m}^2$ ) as indicated on the subdivision and consolidation plan attached hereto as **Annexure "A"**.
- Application is made in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 26683 George into Portion B ( $\pm 91\text{m}^2$ ) and a Portion C ( $\pm 355\text{m}^2$ ) as indicated on the subdivision and consolidation plan attached hereto as **Annexure "A"**.
- Application is made in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of proposed Portion B ( $\pm 91\text{m}^2$ ) and proposed Portion C ( $355\text{m}^2$ ) from Transport Zone III to Business Zone I.
- Application is made in terms of Section 15(2)(e) of the Land Use Planning By-Law for the George Municipality, 2023 for the consolidation of the proposed Portion B with the Remainder of Erf 26677 George, as well as for the consolidation of proposed Portion A with proposed Portion C as indicated on the subdivision and consolidation plan attached hereto as **Annexure "A"**.

The completed application form for the application for subdivision, rezoning and consolidation is attached hereto as **Annexure "B"**.

## 2. DEVELOPMENT PROPOSAL

Erf 2278 George has been developed with one office block, which is indicated as “Block B” on the site development plan attached hereto as **Annexure “C”**. A second office block, indicated as “Block C”, is currently under construction. It is the intention of the Eden Park Body Corporate to extend the office park on Erf 26678 George northwards across Erf 26677 George, as indicated on the proposed site development plan, attached hereto as **Annexure “D”**.

The following photo, which was taken south-eastwards from the bend in Platinum Road, shows a portion of the existing office building on the right-hand side, as well as the roof of the building under construction in the background. The N2 Highway, and the man-made dam are also visible.



To enable the proposed extension of the office park onto Erf 26677 George it will be necessary to subdivide Erf 26677 George into 2 portions, namely a Portion A and a Remainder as indicated on the proposed subdivision and consolidation plan attached hereto as **Annexure “A”**.

Portion A is to be incorporated into the development on Erf 26678 George. As both erven 26677 and 26678 George are zoned Business Zone I, a rezoning of the subdivided Portion A is not required.

Platinum Drive, (Erf 26683 George), which is situated to the north of Erf 26677 George and west of Erf 26678 George, is zoned Transport Zone III (Private Street), and is registered in the name



of the developers, Rainbow Place Properties 29 (Pty) Ltd. The road reserve of this street has been planned with a turning circle at the 90° bend north-east of Erf 26678 George. The turning circle has not been constructed.

The following photo, which was taken southwards along Platinum Road, shows the straightened fence on the eastern side of the street, at the bend.



The following photo, which was taken eastwards along Platinum Road, shows the straightened fence on the southern side of the street, at the bend.



As it is unlikely that this turning circle will ever be required, it is the developers' intention to subdivide the turning circle portion from the road reserve (Erf 26683 George).

It is furthermore the intention to subdivide this portion of the turning circle into a Portions B and C, as indicated on the proposed subdivision plan attached hereto as **Annexure "A"**.

The proposed Portion B will be consolidated with Erf 26677 George. As Erf 26677 George is zoned Business Zone I and Portion B is zoned Transport Zone III, Portion B will have to be rezoned from Transport Zone III to Business Zone I.

Portion C of Erf 26683 George will be consolidated with the proposed Portion A of Erf 26677 George. As Portion A is zoned Business Zone I and Portion C is zoned Transport Zone III, Portion C will have to be rezoned from Transport Zone III to Business Zone I. It is furthermore the intention to incorporate the consolidated portion into the development on Erf 26678 George.

Due to a Sectional Title development having been registered on Erf 26678 George, it is not possible to consolidate Erf 26678 George with any other erf. As mentioned above it is however the intention to extent the office development on Erf 26678 George onto the consolidation of Portions A and C. The Sectional Titles Act, 1986 (Act 95 of 1986) does, however, allow for a notarial tie of 2 properties. It is as such the intention to notarially tie Erf 26678 George with the consolidation of Portions A and C. This will allow for the proposed office development to extent northwards as proposed on the site development plan attached hereto as **Annexure "D"**.

A revised Site Development Plan in respect of the extended office park will be submitted for approval after approval of this application.

The purpose of this application is to obtain approval for the proposed subdivision, rezoning and consolidation to facilitate the re-arrangement of the erf- and street boundaries as proposed.

### **3. PRE-APPLICATION CONSULTATION**

The pre-application consultation discussion of the proposed application by the relevant officials of George Municipality took place on 5 April 2024. The completed pre-application consultation form with the municipal comments on the proposal is attached hereto as **Annexure "E"**. The signed pre-application consultation application form contains the following comments that need to be addressed in the application:

#### "Town Planning

- *Need to address compliance with MSDF, LSDF, SPLUMA, Zoning Scheme etc.*
- *Need to consider the character of the area in terms of height.*
- *Visual impact from the south must be mitigated through design and landscaping.*
- *To integrate adjacent open space. Very visible from N2 – landscaping and parking position to mitigate impact.*
- *Need to take cognisance of the development parameters applicable to Business Zone I.*

*SDP may be submitted simultaneously with the applications. Consider the following with the submission:*

- *Stormwater management plan to form part of the submission.*
- *Letter from ECO to form part of the submission (confirming compliance with the EMP).*
- *Consent from the Masters Homeowners Association to be obtained and submitted.*
- *Landscape plan (to also illustrate visual mitigation from the N2)*
- *To discuss access and requirements with CES prior to submission.*
- *To discuss electrical capacity with ETS prior to submission.*

#### CES

- *Access: Restricted to Platinum drive.*
- *Parking: All parking, including required movability, to be provided on the property in terms of the GIZS 2023. No parking within the road reserve allowed. TIA/TIS may be required.*
- *Water and Sewer: Available, subject to capacity conformation.*

- *DC: Applicable DC's will apply. Note that the amendments may require the amendment of the existing SLA.*
- *Stormwater: Development to conform to the applicable Stormwater Bylaw.*

### ETS

- *Bulk electricity is available subject to capacity confirmation. Electrical Services Report will be required. DC's will apply."*

No negative issues were mentioned, and permission was granted to proceed with the submission of the application. The revised SDP will be submitted for consideration after the approval of this application. The remaining issues raised above are addressed in various points throughout this motivation report.

## **4. GENERAL INFORMATION REGARDING ERVEN 26677 AND 26683 GEORGE**

### **4.1 Locality**

The application erven form part of the Eden Meander Development and are situated to the south-west of the Garden Route Mall and north-west of the N2 Highway. The locality plan is also attached hereto as **Annexure "F"**.

### **4.2 Existing land use**

Erf 26677 George is currently vacant and unused, and Erf 26683 George has been paved and is used as a street.

### **4.3 Extent**

Erf 26677 George is 1, 0941 hectare in extent and Erf 26683 George is 4 076m<sup>2</sup> in extent.

### **4.4 Present zoning**

In terms of the George Integrated Zoning Scheme By-Law, 2023 the zoning of Erf 26677 George is Business Zone I and that of Erf 26683 George is Transport Zone III.

#### 4.5 Land Surveyor-General Diagrams

Erf 26677 George form part of General Plan 1186/2014, the General Plan of the subdivisions of Erf 26673 George, of which a copy is attached hereto as **Annexure “G”**. The Surveyor General Diagram of Erf 26683 George is attached hereto as **Annexure “H”**.

#### 4.6 Title Deeds

The two erven are registered in the name of Rainbow Place Properties 29 (Pty) Ltd, Registration Number 2004/027560/07.

The Certificate of Consolidated Title of Erven 26677 and 26683 George is attached hereto as **Annexure “I”**

#### 4.7 Power of Attorney

A certificate issued by the Commissioner of Companies & Intellectual Property Commission on 21 February 2019, certifying the names of the Directors of Rainbow Place Properties 29 (Pty) Ltd Registration Number 2004/027560/07, the registered owner of Erven 26677 and 26683 George, is attached hereto as **Annexure “J”**.

A Company Resolution whereby Christiaan Johannes Theunis Roodt is authorised to appoint Jan Vrolijk Town Planner / Stadsbeplanner to attend to the applications as mentioned in point 1 of this motivation report is attached hereto as **Annexure “K”**.

A Power of Attorney, whereby Jan Vrolijk Town Planner / Stadsbeplanner is appointed by Christiaan Johannes Theunis Roodt, the authorised Director of Rainbow Place Properties 29 (Pty) Ltd Registration Number 2004/027560/07, the registered owner of Erven 26677 and 26683 George, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “L”**.

#### 4.8 Bondholder's Consent

Erven 26677 and 26678 George are not encumbered by bonds. The existing bonds which have been registered over the erven as indicated in the Certificate of Consolidated Title of Erven 26677 and 26683 George has since been cancelled. The bond cancellation documentation is attached hereto as **Annexure "M"**.

#### 4.9 Conveyancer Certificates

A Conveyancer Certificate in respect of Erven 26677 and Erf 26683 George is attached hereto as **Annexure "N"**. The Conveyancer Certificate confirm that there are no conditions in the Deeds of the application erven which restrict the subdivision, rezoning and consolidation as proposed in this application.

### 5. DESIRABILITY OF THE APPLICATIONS FOR THE SUBDIVISION AND REZONING IN RESPECT OF ERF 26677 GEORGE AND ERF 26683 GEORGE

#### 5.1 Introduction

The term "desirability" in the land use planning context, may be defined as the degree of acceptability of the land uses on the land unit concerned. The desirability of the intended subdivision and rezoning shall be discussed with reference to the aspects listed below.

- Physical characteristics of the site.
- The proposed land uses.
- The compatibility of the proposal with existing planning documentation, spatial frameworks, legislation and policies.
- The compatibility of the proposal with the character of the surrounding area.
- Potential of the site.
- Accessibility of site.
- Availability of parking.
- Provision of services.

It will be indicated in the following paragraphs that the proposal can be regarded as being desirable as far as the mentioned aspects are concerned.

## 5.2 Physical characteristics of the properties

### 5.2.1 Topography

Erf 26677 George has a steep slope towards the south-east. The topography is of such a nature that it has not prevented Erf 26678 George from being developed by means of terraces to accommodate the office development which is currently taking place on the erf. The following photo, which was taken north-eastwards from the parking deck of the existing office block, gives an indication of the slope.



The topography will not have a negative impact on the subdivision and rezoning as applied for in this application, as the proposal will only result in moving the current communal boundary between Erf 26677 George and Erf 26678 George south-eastwards, as well as straightening the curve on the south-eastern side of the 90° bend in the street boundary of Platinum Drive.

### 5.2.2 Surface conditions

Little information concerning the soil conditions in the area is available. The soil condition of the application erven seems stable. The existing structures on Erf 26678 George and other buildings in the vicinity do not appear to have construction anomalies relating to unstable soil conditions. It can, therefore, be accepted that the soil condition is suitable to accommodate the proposal.

There is as such, no reason why this application cannot be supported.

### 5.2.3 Vegetation

Erf 26677 George as well as the undeveloped portion of the road reserve of Erf 22683 George (Platinum Drive) have been overgrown with veld-grass and bushes. The following photo, which was taken eastwards from the bend in Platinum Road (Erf 26683 George) shows the natural vegetation on the application erven. As indicated in the photo there is no significant vegetation on the application erven which will have an influence on the proposal.





### 5.2.4 Other characteristics

The application erven are not affected by flood lines, fountains, or other unique ecological habitats. The application erven are situated to the west of a watercourse, which forms part of Erf 26675 George, which has been zoned Open Space Zone III (Private Open Space). This erf was created as part of the original approval of the Eden Meander development. The man - made dam on Erf 26675 George was created to enhance the ambience of the adjacent office park and does not form part of the current application.

### 5.2.5 Conclusion

From the contents of the above-mentioned paragraphs, it is clear that there is no reason from a physical characteristics point of view why the application for subdivision and rezoning cannot be supported.

## 5.3 Proposed land use

The increase in the extent of Erf 26678 George will create space for the development of 2 further office blocks, in addition to the 4 blocks originally approved as indicated on the proposed site development plan attached hereto as **Annexure "D"**. No additional land use rights will, however, be created because of this application, as the application as submitted, will only result in the extent of Erf 26677 George being reduced from 1.0941 hectares to 0.9090 hectares, whilst the extent of Erf 26678 George will be increased from 1.0603 hectares to 1.2809 hectares. The current sidewalks, or roadway of Platinum Road (Erf 26683 George) will not be affected, as the street boundary fence has been placed in the proposed position.

## 5.4 Compatibility of the development proposal with existing planning documentation and policies

### 5.4.1 Introduction

Different planning documents apply to the application and the desirability and compatibility of the application regarding each of these documents will subsequently be discussed.

#### 5.4.2 “Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)”

Section 7 of the "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)" lists 5 development principles which must be applied when any development application is to be evaluated. The principles referred to are as follows:

- “Spatial justice”.
- “Spatial sustainability”.
- “Spatial efficiency”.
- “Spatial resilience”.
- “Good administration”.

Different development principles are identified under each of the 5 abovementioned principles which must be applied when a land use application is to be evaluated. The proposed application for subdivision and rezoning will subsequently be evaluated on each of the principles.

<b>Spatial justice</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implication</b>
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Not applicable.	This application will mainly result in the “repositioning” of the communal erf boundaries between Erven 26677, 26678 and 26683 George. No additional land use rights are created.
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Complies with.	George Municipality approved a Spatial Development Framework for George, 2023. The Spatial Development Framework contains development proposals which are aimed at improving the quality of life of all the inhabitants of George.

<p>Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.</p>	<p>Complies with.</p>	<p>George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of office parks, as proposed in this application.</p>
<p>Land use management systems must include all areas of a municipality and especially include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements, and former homelands areas.</p>	<p>Complies with.</p>	<p>George Municipality approved the George Integrated Zoning Scheme By-Law, 2023, which contains zoning- and development parameters which guide the development of all erven in respect of type of structure allowed, land uses and building lines. These parameters enable the development of office parks, as proposed in this application.</p>

<p>Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.</p>	<p>Not applicable.</p>	<p>This provision does not apply to this application, as no informal residential development is involved.</p>
<p>A Municipal Planning Tribunal, considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of this application.</p>	<p>Not applicable.</p>	<p>As far as is known, the Eden Joint Planning Tribunal - George Municipality's discretion when considering applications is not affected by the value of land or property. Decision making is, as far as is known, based on the principles, as stated in Section 7 of the Spatial Planning and Land Use Act, 2013 (Act 16 of 2013).</p>

<p><b>Spatial sustainability</b></p>		
<p><b>Criteria</b></p>	<p><b>Compliance</b></p>	<p><b>Planning Implication</b></p>

Promote land development that is within the fiscal, institutional, and administrative means of the Republic.	Complies with.	The application erven are situated within the Urban Edge of George and are situated in the “ <i>Eastern Commercial Node</i> ”, described in Table 11 of the George Spatial Development Framework, 2023.
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable.	The application erven are situated within the Urban Edge of George.
Uphold consistency of land use measures in accordance with environmental management instruments.	Not applicable.	This provision does not apply to this application.
Promote and stimulate the effective and equitable functioning of land markets.	Complies with.	The application erven are situated within the Urban Edge of George and are situated in the “ <i>Eastern Commercial Node</i> ”, described in Table 11 of the George Spatial Development Framework, 2023. This application will mainly result in the “repositioning” of the communal erf boundaries between Erven 26677, 26678 and 26683 George. No additional land use rights are created. The land use proposed in this application is therefore in line with the surrounding development. The proposed development will thus not have a negative impact on surrounding property values.
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Complies with.	All costs pertaining to the infrastructure required for the proposed development will be carried by the landowner.
Promote land development in locations that are sustainable and limit urban sprawl.	Complies with.	The application erven are situated within the Urban Edge of George. The proposed development will, therefore, not result in urban sprawl.
Result in communities that are viable.	Complies with.	This application will mainly result in the “repositioning” of the communal erf boundaries between Erven 26677, 26678 and 26683 George. No additional land use rights are created.

		The proposal will increase the viability of the development on Erf 26678 George, without having a negative impact on the development potential of Erf 26677 George.
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<b>Spatial efficiency</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implication</b>
Land development optimises the use of existing resources and infrastructure.	Complies with.	The application erven are situated within an existing serviced area. All costs pertaining to the extension of existing infrastructure required for the proposed development will be carried by the landowner.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Complies with.	The municipality has procedures in place that are designed to minimise negative financial, social, economic, or environmental impacts.
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Complies with.	George Municipality has adopted the George Municipality: Land Use Planning Ordinance, 2023 which prescribes procedures and time frames developers must comply with when submitting land use applications, and which officials must consider when considering applications. This application has been prepared in accordance with the stipulations of the George Municipality: Land Use Planning By-law, 2023 and the application will therefore be handled and considered in accordance with the time frames as prescribed.

<b>Spatial resilience</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implication</b>

Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Complies with.	The application erven are situated within the Urban Edge of George, in an area indicated as a "Category B Node" in the George Spatial Development Framework, 2023.

Good administration		
Criteria	Compliance	Planning Implication
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	This is general principle that municipalities need to comply with.	Input was received from all spheres of government when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As the development proposal can be deemed to comply with the contents of the George Spatial Development Framework, 2023, it can be stated that the proposal complies with this specific criterion.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.	This is general principle that municipalities need to comply with.	Input was received from all government departments and sectors when the George Spatial Development Framework was drafted. An integrated approach, guided by the spatial planning and land use management systems as embodied in this Act, was thus followed in the preparation of the George Spatial Development Framework. As it can be deemed that the development proposal complies with the contents of the George Spatial

		Development Framework, 2023, it can be stated that the proposal complies with this specific criterion.
The requirements of any law relating to land development and land use are met timeously.	This is general principle that municipalities need to comply with.	The George Municipality has adopted the George Municipality: By-law on Land Use Planning, 2023 which prescribes procedures and timeframes which developers must adhere to when submitting land use applications and which officials needs to take into consideration when considering applications. This application has been prepared in keeping with the requirements as per the George Municipality: By-law on Land Use Planning, 2023 and the application will from date of submission be dealt with and be considered within the timeframes prescribed in the by-law.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.	This is general principle that municipalities need to comply with.	This application will be advertised in accordance with the stipulations as contained in the George Municipality: By-law on Land Use Planning, 2023. All parties will be given the opportunity to participate in the public participation process and will be afforded the opportunity to provide input on the application.
Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	This is general principle that municipalities need to comply with.	The George Municipality: By-law on Land Use Planning, 2023 contains clear procedures set to inform and empower members of the public. This application will be subjected to these procedures.

As can be seen from the table above, it can be argued that the proposal can be regarded as being compatible with the 5 development principles of SPLUMA.

#### 5.4.3 “Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)”

In terms of the above Act, it is expected of a municipality to consider the compatibility of any development proposal with existing provincial and municipal spatial development frameworks and as well as more detail local spatial frameworks.

Section 19(1) and 19(2) of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) which is relevant to this application reads as follows:

*19(1) If a spatial development framework or structure plan specifically provides for the utilization or development of land as proposed in a land use application or a land development application, the proposed utilization or development is regarded as **complying** with that spatial development framework or structure plan.*

*19(2) If a spatial development framework or structure plan does not specifically provide for the utilization or development of land as proposed in a land use application or a land development application, but the proposed utilization does not conflict with the purpose of the relevant designation in the spatial development framework or structure plan, the utilization or development is regarded as being **consistent** with that spatial development framework or structure plan.”*

The compatibility of the development proposal with existing spatial development frameworks is addressed in points 5.4.5 to 5.4.6 of this report.

The development principles referred to in Section 59 of LUPA, which should also be considered when motivating an application, are directly in line with the principles of SPLUMA which have been discussed in detail in section 5.4.2 above. The comments in paragraph 5.4.2 are thus also relevant as far as Section 59 of LUPA is concerned.

#### 5.4.4 Western Cape Provincial Spatial Development Framework (WC PSDF)

##### 5.4.4.1 Introduction

The Western Cape Provincial Spatial Development Framework (WC PSDF) is one of the most important planning guidelines in the province. The framework not only provides for a new spatial development pattern for the province but also clearly indicates where development may take



place and where it may not take place. The provisions of the development framework must therefore be considered with any development proposal.

In terms of the framework, several principles are mentioned, namely spatial justice, spatial sustainability, spatial resilience, spatial efficiency, accessibility and quality of life and good administration that spatial planning must comply with. The impact of the application on spatial justice, spatial sustainability, spatial resilience, spatial efficiency, has already been fully discussed in section 5.4.2 above and it has been shown that the proposed development complies with the relevant mentioned principles.

Several policy statements are also highlighted in terms of the WC PSDF which must specifically correlate with the mentioned principles. Some of the policy statements that are relevant to this town planning application will be addressed in the following points.

#### 5.4.4.2 Protection of agricultural land

In terms of the WC PSDF, it is indicated that agricultural land must be protected. The application erven are not zoned or used for agricultural purposes. This objective of the WC PSDF is therefore not relevant to this application.

#### 5.4.4.3 Urban edge

The WC PSDF provides for a guideline which determines that towns should identify an urban edge and that development should be restricted to areas inside the urban edge. The George Municipality identified an urban edge, and the application erven fall within the identified urban edge. As such, the proposal will not result in "urban sprawl". The proposal therefore meets the requirement of this guideline set out in the WC PSDF.

#### 5.4.4.4 Self-sufficiency

Another important guideline requires that any proposed development must be self - sufficient, as: *"the development needs of the present generations should be met without the ability of future*

*generations to meet their own needs, being compromised.”* The proposal will be self - sufficient and will place no financial burden on present or future inhabitants of George.

#### 5.4.4.5 Summary

The framework does not go to the detail level of individual erven and therefore does not contain further information, other than the abovementioned compliance with the urban edge, and self - sufficiency, which could be used to determine whether this application falls within the stipulations of the framework. From the content of point 5.4.5 it seems clear that the application can indeed be considered compatible with the WC-PSDF.

#### 5.4.5 George Spatial Development Framework, 2023 (GSDF)

The application erven are located within the study area of the George Spatial Development Framework, 2023 (GSDF) and this framework therefore applies to this application.

In terms of the GSDF, the application erven are located within the Urban Edge, as well as within the “*Eastern Commercial Node*”, which is indicated as a “Category B” node, which is described as follows in Table 11: “*George City Area: Priority Nodes, Precincts and Centres*” of the GSDF:

*“Sub-regional mixed-use node, focussed presently on the commercial potential of the N2, but also containing a mix of residential and work opportunities, comprising the Garden Route Mall, the Eden Meander, surrounding zoned business and commercial zoned land adjacent to the N2. In time this node will include the future development of the ‘Kraaibosch South Extension’ site. (south and west of the N2).”*

This application will mainly result in the “repositioning” of the communal erf boundaries between Erven 26677, 26678 and 26683 George. No additional land use rights are created.

The subdivision, and rezoning proposed in this application will therefore, still fit in with the Spatial Development proposals for the area concerned.

Except for the indication that the application erf falls within the Urban Edge of George, as well as within the Eastern Commercial Node, the George Spatial Development Framework, 2023, contains no specific future development proposals for this area which could be used to evaluate the compatibility of a land use application with the Spatial Development Framework.

#### 5.4.6 George Integrated Zoning Scheme By-Law, 2023

Erf 26677 George, and Erf 26678 George are zoned Business Zone I and Erf 26683 George is zoned Transport Zone III. This application will mainly result in the “repositioning” of the communal erf boundaries between Erven 26677 and 26678 George, as well as a minor adjustment in the boundary of the road reserve of Platinum Road, a private street. No additional land use rights are created.

The (currently vacant) new erf created by the consolidation of the proposed Remainder of Erf 26677 George with the rezoned proposed “*Portion B*” will still be zoned Business Zone I. Any development on that erf will still have to conform with the applicable zoning requirements.

Similarly, the (currently partially developed) new erf created by the notarially tied agreement between Erf 26678 George and the consolidation of the rezoned “*Portions A and C*” will also still have to conform with the applicable zoning requirements.

The remaining portion of Erf 26683 George, which is zoned Transport Zone III (private road) will still be used as a private street.

#### 5.4.7 Title Deed

Although the title deed of a property is not a planning document, it sometimes still contains conditions which may have an essential impact on the development potential of a property.

The title deeds of the application erven were scrutinised, and it was found that they contain no conditions prohibiting the subdivision, rezoning and consolidation as proposed.

#### 5.4.8 Conclusion

From the above information it is clear that the application for subdivision and rezoning complies with the mentioned Planning Polices and Planning Guidelines and can be considered desirable.

### **5.5 Compatibility of the proposal with the character of the area**

The area surrounding the application erven is characterized by mixed use development, consisting of shops, offices, and residential development of varying density. The area is situated adjacent to the N2 Highway and is served by the public transport routes of the “Go George” transportation service.

The application as submitted will mainly result in the “repositioning” of the communal erf boundary between Erven 26677, 26678 and 26683 George. No additional land use rights are created. It is evident that the development as proposed in this application will, therefore, be compatible with the existing, as well as the future character of the surrounding area.

### **5.6 Compatibility of the proposal with the natural environment of the area**

The application erven are situated within the Urban Edge and as well as within the “*Eastern Commercial Node*”, as indicated in the George Spatial Development Framework, 2023. Erf 26678 George is zoned Business Zone I and the whole erf can be developed in accordance with the zoning. There are no trees on the sidewalk of Platinum Drive.

The southern portion of Erf 26677 George, as well as the small portion of the road reserve of Erf 22683 George (Platinum Drive), which is to be incorporated in Erf 26678 George, have been overgrown with veld-grass and bushes. There is no significant indigenous vegetation on the application properties which will have an influence on the proposal.

The application erven are situated to the west of a watercourse, which forms part of Erf 26675 George, which has been zoned Open Space Zone III (Private Open Space). This erf was created as part of the original approval of the Eden Meander development. The man-made dam on Erf 26675 George was created to enhance the ambience of the adjacent office park and does not form part of the current application.

The development as proposed in this application will therefore have no negative impact on the natural environment of the area concerned.

### **5.7 Potential of the erven**

Erf 26677 George and Erf 26678 George are zoned Business Zone I and Erf 26683 George is zoned Transport Zone III. This application will mainly result in the “repositioning” of the communal erf boundaries between Erf 26677 George and Erf 26678 George, as well as a minor adjustment in the boundary of the road reserve of Platinum Road, a private street. No additional land use rights will be created.

Although the extent of Erf 26678 George will increase slightly, and the extent of Erf 26677 George will be reduced accordingly, the 2 erven will retain their business zoning, and the overall development potential of the 2 erven will remain substantially, the same.

### **5.8 Access**

Erf 26677 George is situated to the east of Platinum Road and is currently vacant. The position of the access to the erf will be determined when plans for the development of the erf are drawn up. Erf 26678 George, which is situated to the south of Platinum Road, is in the process of being developed, with access being approved on the south-western side of the mentioned street. The proposal, as submitted, will have no impact on the access to application erven.

### **5.9 Provision of parking**

This application will mainly result in the “repositioning” of the communal erf boundary between Erf 26677 George and Erf 26678 George, as well as a minor adjustment in the boundary of the road reserve of Platinum Road, a private street. No additional land use rights will be created.

Any development on the 2 newly configured erven will still have to conform with the parking requirements as set out in the table in Section 42 of the George Integrated Zoning Scheme By-Law, 2023. Both the erven are large enough to accommodate a proposed development, including the requisite parking.

The proposal will, therefore, have no negative impact on the provision of parking on the 2 erven.

### **5.10 Provision of services**

Existing municipal services are available to the application erven. Should any upgrade or extension of services be required because of this application, this will be at cost of the developer and to the satisfaction of the municipality. The proposal will thus not result in infrastructure costs to any external parties. The proposal will thus not place any burden on municipal budget for the provision services infrastructure.

The proposal will, therefore, not have a negative impact on the provision of services to the surrounding area.

## **6. DESIRABILITY OF THE CONSOLIDATION OF THE PROPOSED PORTION B WITH THE REMAINDER OF ERF 26677 GEORGE AND THE CONSOLIDATION OF PROPOSED PORTION A WITH PROPOSED PORTION C.**

It is intended to extend the office park on Erf 26678 George northwards across Erf 26677 George. To enable this proposed extension, Erf 26677 George will have to be subdivided into 2 portions. As both Erf 26677 George and Erf 26678 George are zoned Business Zone I, a rezoning of the subdivided portions is not required. However, due to a Sectional Title development having been registered on Erf 26678 George, it is not possible to consolidate the erf with any other erf. The Sectional Titles Act, 1986 however, allows for a notarial tie of 2 such properties.

Simultaneously, it is intended to deduct the unused turning circle portion of the road reserve of Platinum Road (Erf 26683 George), and to subdivide the deducted portion into 2 portions. The two road portions will then be rezoned from Transport Zone III to Business Zone I. One of the subdivided portions is to be consolidated with the Remainder of Erf 26677 George. The second subdivided portion is to be consolidated with the proposed Portion A of Erf 26677 George. The erf thus created, will then be tied notarially with Erf 26678 George, to accommodate the extension of the office park.

The consolidation as proposed in this application can be deemed desirable for the following reasons:

- The erven to be consolidated will have the same zoning, as described.
- The Title Deeds of the erven to be consolidated do not prohibit consolidation.
- The stipulations in the Title Deeds of the consolidated erven are reconcilable.
- The consolidated erven have the same owner.
- The proposed notarial tie will not result in additional land use rights being created, as it will mainly result in a re-positioning of the communal boundary between Erf 26677 George and Erf 26678 George.
- There are no Municipal services on the communal erf boundary and as such no Municipal services will be disrupted because of the proposal.
- The affected portion of the road reserve of Platinum Road will not be required for the purposes of a turning circle.
- The proposal will not affect the view of any of the surrounding properties.
- The privacy and amenity of any of the surrounding properties will not be affected by the proposal.
- Sufficient space for the provision of on-site parking will be available.
- Traffic movement in the area will not be affected.

The proposed consolidation will therefore not have a negative impact on the surrounding area.

## 7. CONCLUSION

Application is made in terms of

- Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 26677 George into a Portion A and a Remainder, as well as for the subdivision of Erf 26683 George into Portion B and a Portion C.
- Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of proposed Portion B and proposed Portion C from Transport Zone III to Business Zone I.

- Section 15(2)(e) of the Land Use Planning By-Law for the George Municipality, 2023 for the consolidation of the proposed Portion B with the Remainder of Erf 26677 George, as well as for the consolidation of proposed Portion A with proposed Portion C.

As indicated in this report the proposal in respect of the application erven is compatible with all existing planning documents, spatial plans, legislation and policy documents applicable to the applications.

The proposal will not have a negative impact on the environment, development, public facilities, traffic circulation or Municipal services in the surrounding area.

The application can therefore be considered desirable and is submitted for consideration in terms of the relevant stipulations of the Land Use Planning By-Law for the George Municipality, 2023.



**ANNEXURE "A" – SUBDIVISION AND CONSOLIDATION PLAN**

**APPLICATION FOR SUBDIVISION  
IN TERMS OF SECTION 15(2)(d) OF THE  
THE GEORGE BY-LAW ON MUNICIPAL  
LAND USE PLANNING, 2015**

**SKAAL / SCALE 1:2000**

It is proposed to :

1. Deduct Portions A from ERF 26677, George
  2. Deduct Portions B & C from Erf 26683, George (Platinum Drive)
  3. Consolidate Portion B and Remainder Erf 26677, George
- situate in the Municipality and Administrative District of GEORGE

Portion No.	Area ( $\pm m^2$ )
PORTION A	1851
PORTION B	91
PORTION C	355
Remainder 26677	9090
Remainder 26683	3630

Zoning:

PORTIONS A, B & C BUSINESS ZONE I

Notes:

1. Areas and distances are approximate.
2. Portions A & C will be tied to Erf 26678 with a Notarial Deed in Restraint of Free Alienation and will become part of Eden Office Park Sectional Title Scheme on Erf 26678. An Amending Sectional Plan will be submitted to the Surveyor General for the Eden Office Park Sectional Title Scheme.

Saamgestel deur ons: / Prepared by us:

**GOOSEN, CLOUGH & LOUW**

LANDMETERS / LAND SURVEYORS

DORPSGEBIEDBEPLANNERS / TOWNSHIP PLANNERS

Posbus / P.O.Box 60

George

6530

7 February 2024

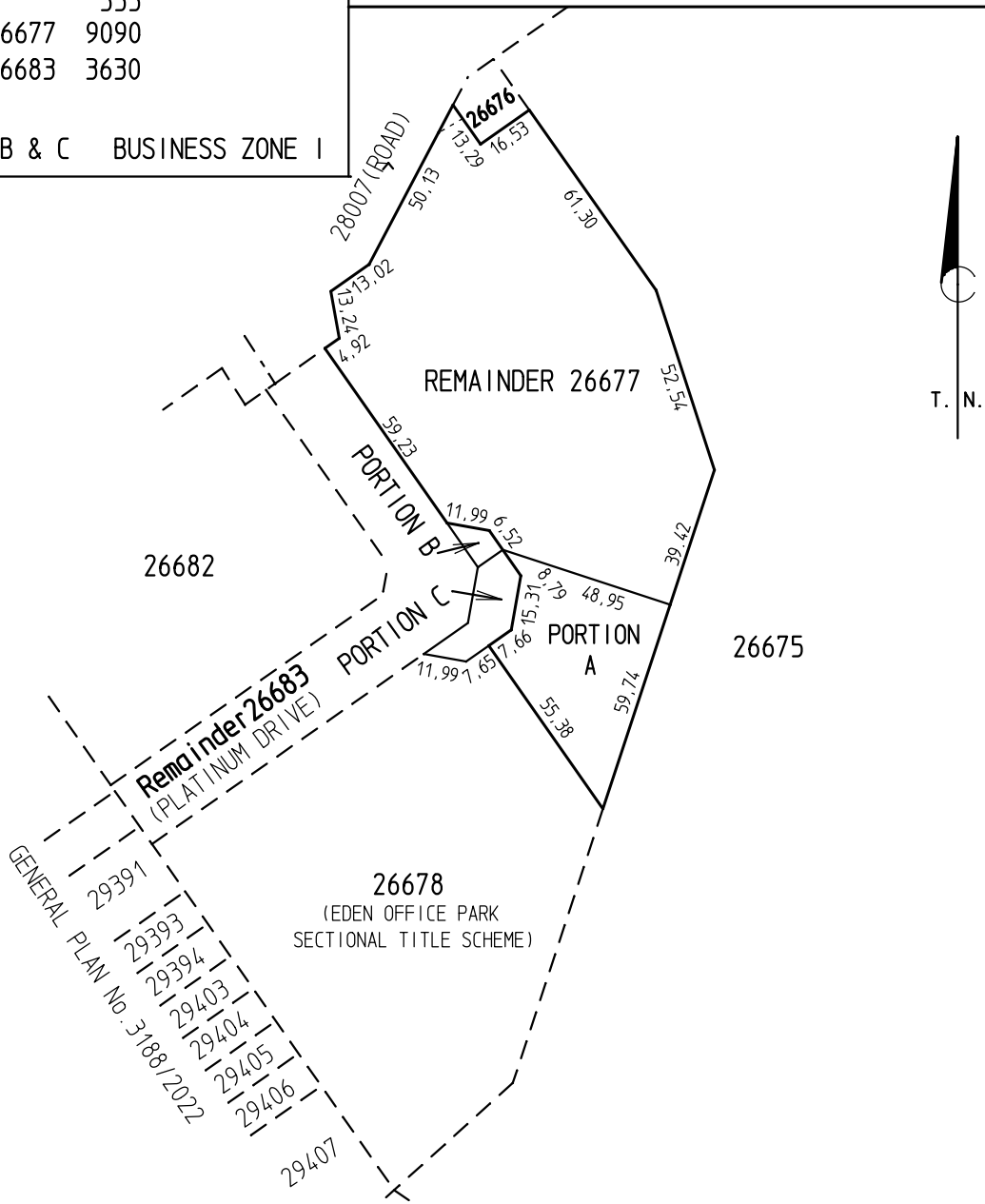
Datum/Date

A. LOUW

Landmeter / Land Surveyor



**LEER Nr. / FILE No. PF99B**



**ANNEXURE "B" - APPLICATION FORM**



## 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)	Johannes George			
Surname	Vrolijk			
SACPLAN Reg No. (if applicable)	A/1386/2010			
Company name (if applicable)	Jan Vrolijk Town Planner / Stadsbeplanner			
Postal Address	P O Box 710			
	George	Postal Code	6530	
Email	<a href="mailto:janvrolijk@jvtownplanner.co.za">janvrolijk@jvtownplanner.co.za</a>			
Tel	044 873 3011	Fax	086 510 4383	Cell 082 464 7871

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

Registered owner	Rainbow Place Properties 29 (Pty) Ltd Registration number 2004/027560/07			
Address	Posbus 4628			
	George East	Postal code	6534	
E-mail	<a href="mailto:cjtroodt@gmail.com">cjtroodt@gmail.com</a>			
Tel	N/a	Fax	N/a	Cell 082 821 9449

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

Property Description [Erf / Erven / Portion(s) and	Erven 26677 and 26683 George
---	------------------------------

Farm number(s), allotment area.]											
Physical Address		<b>4 Platinum Road, Eden Meander</b>									
GPS Coordinates				Town/City		<b>George</b>					
Current Zoning		<b>Erf 26677 George - Business Zone I</b>  <b>Erf 26683 George - Transport Zone III</b>		Extent		<b>Erf 26677 George - 1,0941 hectare</b>  <b>Erf 26683 George - 4 076m<sup>2</sup></b>		Are there existing buildings?		Y	<b>N</b>
Current Land Use		<b>Erf 26677 George – Vacant and Erf 26683 George - Private Road</b>									
Title Deed number & date		<b>T23574/2016</b>									
Any restrictive conditions prohibiting application?		Y	<b>N</b>	If Yes, list condition number(s).							
Are the restrictive conditions in favour of a third party(ies)?		Y	<b>N</b>	If Yes, list the party(ies).							
Is the property encumbered by a bond?		Y	<b>N</b>	If Yes, list Bondholder(s)?							
Has the Municipality already decided on the application(s)?		Y	<b>N</b>	If yes, list reference number(s)?							
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	<b>N</b>	If yes, is this application to legalize the building / land use?				Y	<b>N</b>
Are there any pending court case / order relating to the subject property(ies)?				Y	<b>N</b>	Are there any land claim(s) registered on the subject property(ies)?				Y	<b>N</b>
<b>PART D: PRE-APPLICATION CONSULTATION</b>											
Has there been any pre-application consultation?				Y	<b>N</b>	If Yes, please complete the information below and attach the minutes.					
Official's name		<b>Robert Janse van Rensburg and Ilané Huyser</b>		Reference number		<b>3115501</b>		Date of consultation		<b>5 April 2024</b>	

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

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

**BANKING DETAILS**

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

**PART F: DETAILS OF PROPOSAL**

**Brief description of proposed development / intent of application:**

- **An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 26677 George into a Portion A ( $\pm 1\ 851\text{m}^2$ ) and a Remainder ( $\pm 9\ 090\text{m}^2$ ).**
- **An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 26683 George into Portion B ( $\pm 91\text{m}^2$ ) and a Portion C ( $\pm 355\text{m}^2$ ).**
- **An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of proposed Portion B ( $\pm 91\text{m}^2$ ) and proposed Portion C ( $355\text{m}^2$ ) from Transport Zone III to Business Zone I.**
- **An application in terms of Section 15(2)(e) of the Land Use Planning By-Law for the George Municipality, 2023 for the consolidation of the proposed Portion B with the Remainder of Erf 26677 George, as well as for the consolidation of proposed Portion A with proposed Portion C.**

**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?*

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

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	<del>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)</del> (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
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

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

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. <del>Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),</del>
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			<del>National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008),</del>
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			<del>National Environmental Management: National Water Act, 1998 (Act 36 of 1998)</del> (strikethrough irrelevant)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)			Y

Y	<b>N</b>	<i>If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. <b>N/A</b></i>
Y	<b>N</b>	<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:

**27 May 2024**

Full name:

**Johannes George Vrolijk**

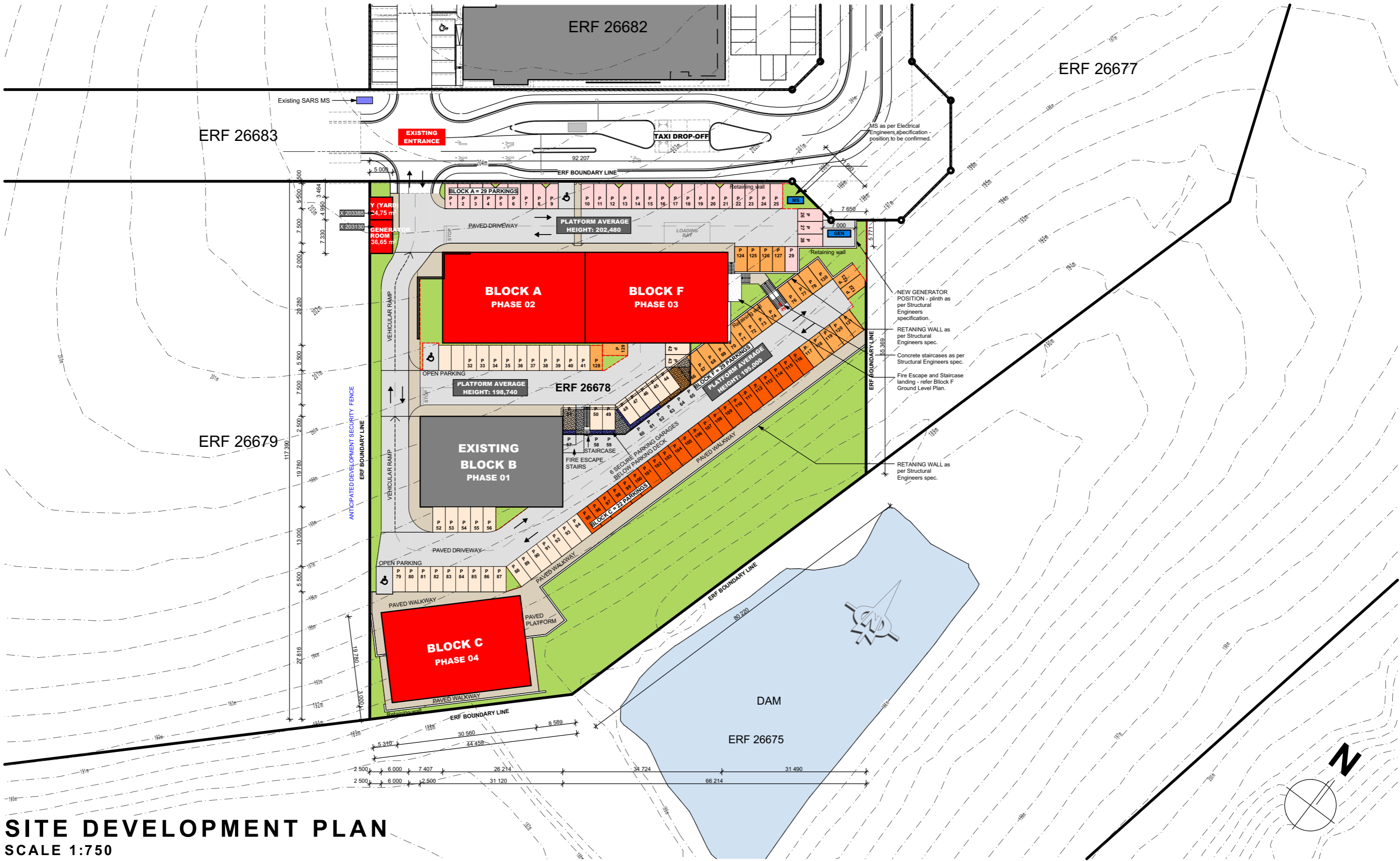
Professional capacity:

**Professional Town Planner**

SACPLAN Reg. Nr:

**A/1386/2010**

**ANNEXURE "C" – EXISTING SITE DEVELOPMENT PLAN**



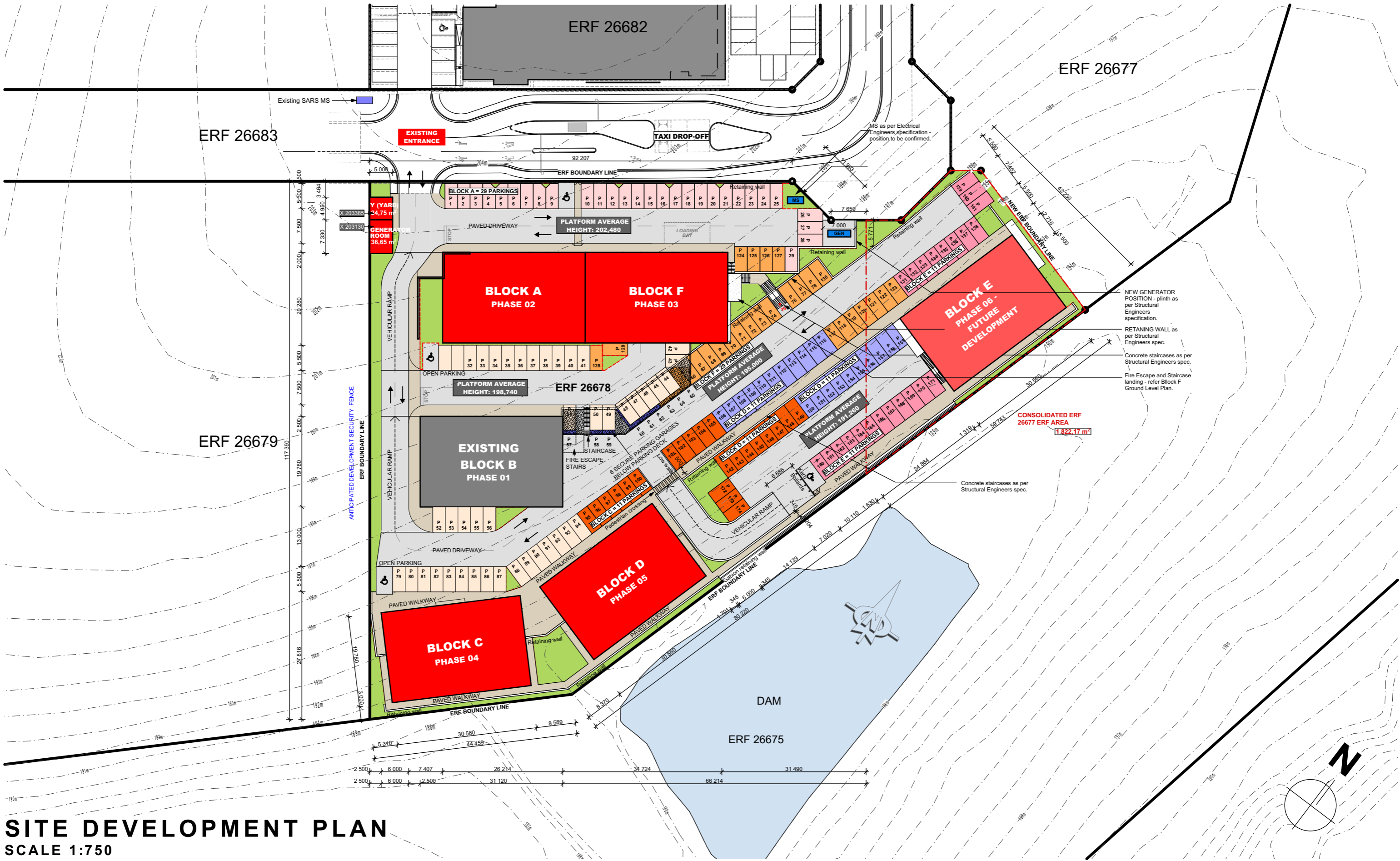
**SITE DEVELOPMENT PLAN**  
SCALE 1:750

# EDEN BUSINESS PARK - BLOCK C NEW CONCEPT 01 REV 2

PROPOSED NEW OFFICE DEVELOPMENT ON ERF 26678 EDEN MEANDER, GEORGE - EDEN BUSINESS PARK GEORGE.



**ANNEXURE "D" - PROPOSED SITE DEVELOPMENT PLAN**



**SITE DEVELOPMENT PLAN**  
SCALE 1:750

**EDEN BUSINESS PARK - BLOCK C NEW CONCEPT 01 REV 2 (OVERALL DEVELOPMENT)**

PROPOSED NEW OFFICE DEVELOPMENT ON ERF 26678 EDEN MEANDER, GEORGE - EDEN BUSINESS PARK GEORGE.



**ANNEXURE "E" - PRE-APPLICATION CONSULTATION FORM**

**LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM**

**PLEASE NOTE:**

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

**PART A: PARTICULARS**

Reference number: **Collab no. 3115501**

Purpose of consultation: **'n Aansoek om onderverdeling, hersonering en konsolidasie van Erwe 26677 en 26683 George**

Brief proposal: **Onderverdeling, hersonering en konsolidasie van Erwe 26677 en 26683 George**

Property(ies) description: **Erwe 26677 en 26683 George**

Date: **20 Maart 2024**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilane Huyser	George Municipality	044 801 9477	<a href="mailto:ihuyser@george.gov.za">ihuyser@george.gov.za</a>
Official	Robert Janse van Rensburg	George Municipality	044 801 9555	<a href="mailto:rhjansevanrensburg@george.gov.za">rhjansevanrensburg@george.gov.za</a>
Pre-applicant	Jan Vrolijk	Jan Vrolijk Town Planner / Stadsbeplanner	044 873 3011 082 464 7871	<a href="mailto:janvrolijk@jvtownplanner.co.za">janvrolijk@jvtownplanner.co.za</a>

**Documentation provided for discussion:**

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

- Titelakte van Erf 26677 George
- Titelakte van Erf 26883 George
- Voorgestelde onderverdelingsplan
- Liggingsplan
- L G Diagram vir Erf 26677 George
- L G Diagram vir Erf 26683 George
- Terreinplan (A)
- Voorgestelde terreinplan (B)

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

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

YES	NO
-----	----

#### ONTWIKKELINGSVOORSTEL

Erf 26678 George is tans ontwikkel met 'n kantoorblok (Blok B) in die posisie ooreenkomstig die terreinplan (A) wat hierby aangeheg is. 'n Tweede kantoorblok is tans onder konstruksie op die erf. Dit is die voorneme van die Eden Park Body Corporate om die kantoorpark in die toekoms noordwaarts oor Erf 26677 George uit te brei soos aangetoon op die voorgestelde terreinplan (B). Dit is die voorneme om 1 851 m<sup>2</sup> vanaf Erf 26677 George af te sny wat dan as deel van die kantoorpark ontwikkel sal word. Die gedeelte word as Gedeelte A op die aangehegde onderverdelingsplan aangetoon. Erf 26677 en 26678 George beskik tans albei oor 'n Sakesone I sonering en geen hersonering van Gedeelte A is dus nodig nie. Aangesien daar reeds 'n Deeltitelontwikkeling op Erf 26678 George geregistreer is kan Gedeelte A egter nie met Erf 26678 George gekonsolideer word nie. Die Deeltitel Wet maak egter wel daarvoor voorsiening dat Gedeelte A notarieël met Erf 26678 George verbind kan word.

Platinum Drive (Erf 26683 George) is Vervoersone III (Privaat Straat) gesoneer en in die naam van die applikant geregistreer. Platinum Drive het 'n onontwikkelde draaisirkel op die noord-oostelike hoek van die straat wat tans nie as deel van die straat ontwikkel is nie. Daar word voorsien dat dit nooit as straat ontwikkel sal word nie. Dit is die voorneme om die gedeelte van die draaisirkel soos aangetoon op die aangehegde onderverdelingsplan vanaf Erf 26683 George af te sny en in twee gedeeltes (Gedeeltes B en C) te onderverdeel soos aangetoon. Die twee gedeeltes sal gelyktydig met onderverdeling na Sakesone I gehersoneer word. Gedeelte B sal daarna met die restant van Erf 26677 George gekonsolideer word terwyl Gedeelte A en Gedeelte C gekonsolideer sal word. Die erf wat met die konsolidasie van Gedeeltes A en C geskep sal word sal dan notarieël met Erf 26678 George verbind sodat die uitbreiding van die kantoorpark in die rigting soos gevisualiseer kan plaasvind. 'n Gewysigde SDP sal na goedkeuring van die aansoek vir die vergrote kantoorpark ontwikkeling ingedien word vir oorweging.

Aansoek sal dus



- in terme van Artikel 15(2)(d) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die onderverdeling van Erf 26677 George in 'n Gedeelte A ( $\pm 1\,851\text{m}^2$ ) en 'n Restant van Erf 26677 George ( $\pm 9\,090\text{m}^2$ ).
- in terme van Artikel 15(2)(d) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die onderverdeling van Erf 26683 George in 'n Gedeelte B ( $\pm 91\text{m}^2$ ) en 'n Gedeelte C ( $\pm 355\text{m}^2$ ).
- in terme van Artikel 15(2)(a) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die hersonering van Gedeelte B ( $\pm 91\text{m}^2$ ) en Gedeelte C ( $\pm 355\text{m}^2$ ) vanaf Vervoersone III na Sakesone I.
- in terme van Artikel 15(2)(e) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die konsolidasie van Gedeelte B met die Restant van Erf 26677 George en die konsolidasie van Gedeeltes A en C.
- in terme van Artikel 15(2)(d) van die Verordening op Grondgebruikbeplanning vir George Munisipaliteit, 2023 gedoen moet word vir die notariële verbinding van die gekonsolideerde erf (Gedeeltes A en C) met Erf 26678 George.

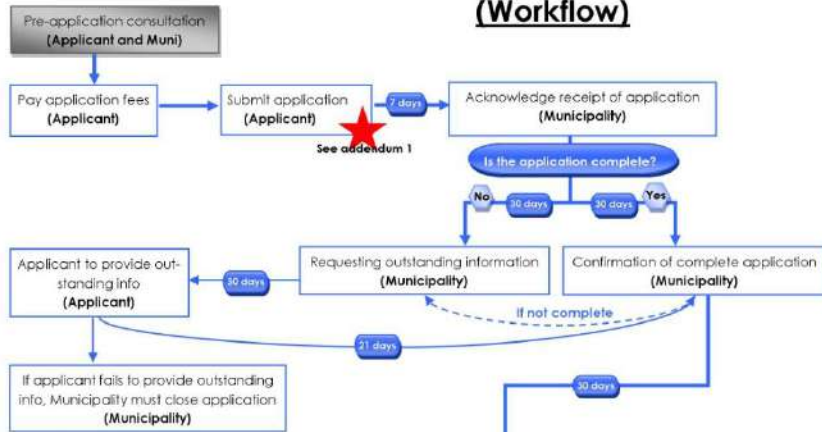
**PART B: APPLICATION PROCESS**

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

**Draft By-Law on Municipal Land Use Planning**

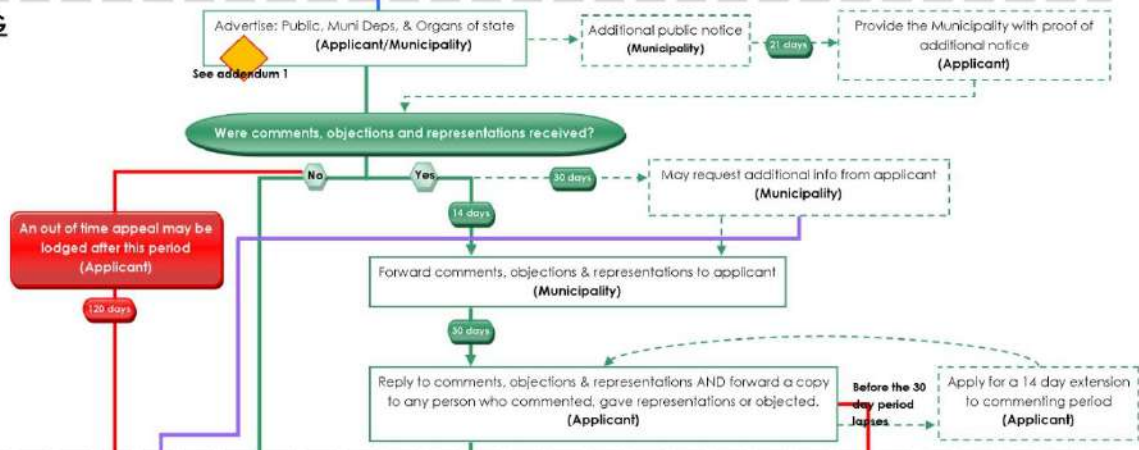
**(Workflow)**

**SUBMISSION**



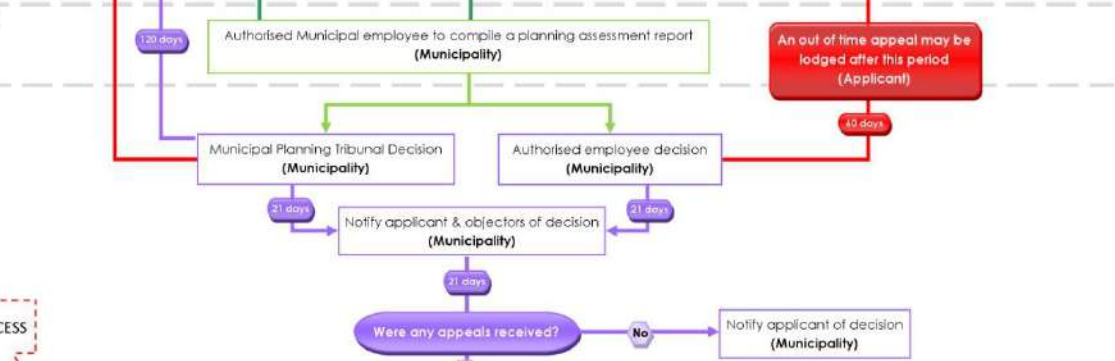
- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
  - (b) Permanent departure
  - (c) Temporary departure
  - (d) Subdivision of land
  - (e) Consolidation of land
  - (f) Amendment, suspension or removal of restrictive conditions
  - (g) Permission required in terms of the zoning scheme
  - (h) Amendment, deletion or imposition of condition in respect of an approval
  - (i) Extension of validity period of an approval
  - (j) Approval of an overlay zone
  - (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
  - (l) Permission required in terms of condition of approval
  - (m) Determination of zoning
  - (n) Closure of public place or part thereof
  - (o) Consent use
  - (p) Occasional use

**ADVERTISING**



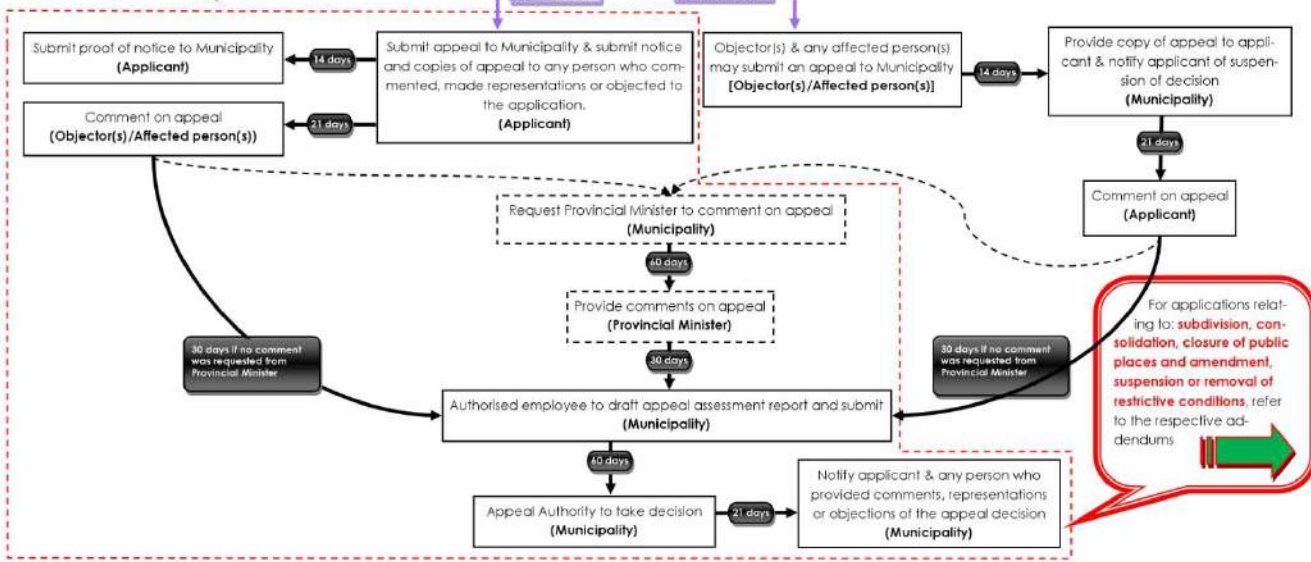
**ASSESSMENT**

**DECISION**



**APPEAL PROCESS**

**APPEAL**



**PART C: QUESTIONNAIRES**

**SECTION A:  
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES**

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

Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
<b>TOTAL APPLICATION FEE* (VAT excluded):</b>			To be determined

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

**SECTION B:**

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

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			X	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]			X	Conveyancer certificate to confirm
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
<b>Zoning Scheme Regulation considerations:</b> Which zoning scheme regulations apply to this site? <b>Die George Geïntegreerde Soneringskema Verordening, 2023</b> What is the current zoning of the property? <b>Erwe 26677 en 26678 George – Sakesone I</b> <b>Erf 26683 George – Vervoersone II</b> What is the proposed zoning of the property? <b>Sakesone I</b> Does the proposal fall within the provisions/parameters of the zoning scheme? <b>Yes</b> Are additional applications required to deviate from the zoning scheme? (if yes, specify) <b>To be determined.</b>				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
---	-----	----	------------------	---------

Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			X	
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?			X	

**SECTION C:**

**CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

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

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

**SECTION D:**

**SERVICE REQUIREMENTS**

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services

Water supply:			<b>X</b>	Directorate: Civil Engineering Services
Sewerage and waste water:			<b>X</b>	Directorate: Civil Engineering Services
Stormwater:			<b>X</b>	Directorate: Civil Engineering Services
Road network:			<b>X</b>	Directorate: Civil Engineering Services
Telecommunication services:			<b>X</b>	
Other services required? Please specify.			<b>X</b>	
Development charges:			<b>X</b>	

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

**COMPULSORY INFORMATION REQUIRED:**

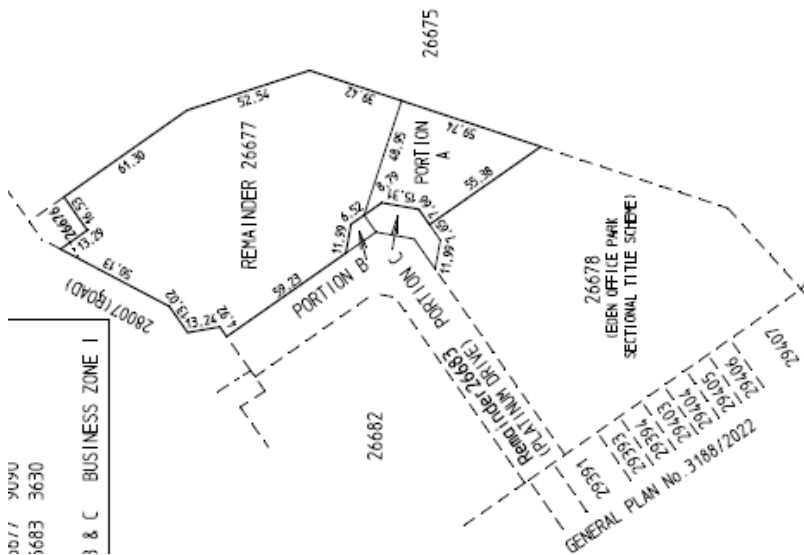
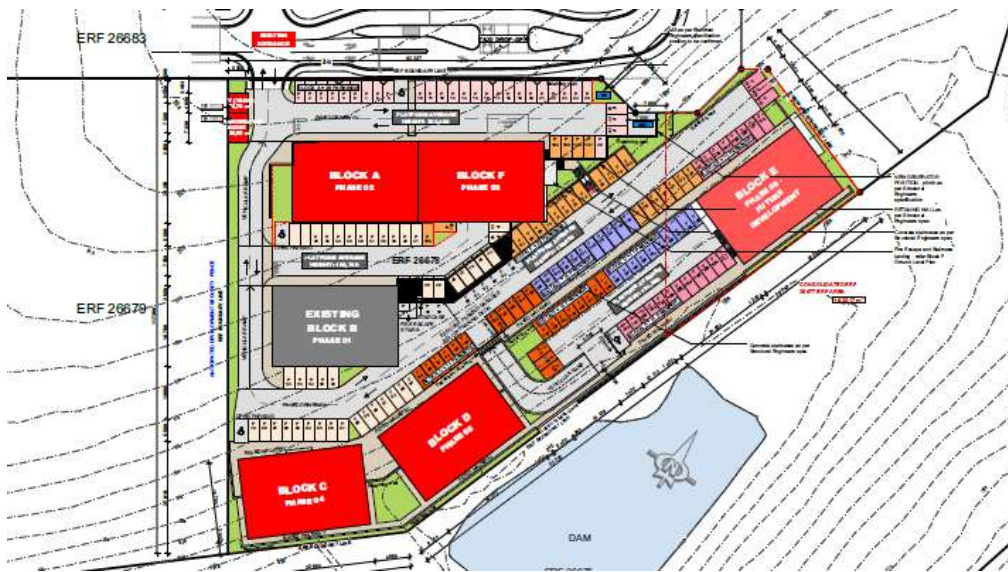
<b>Y</b>	<b>N</b>	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	<b>Y</b>	<b>N</b>	S.G. noting sheet extract / Erf diagram / General Plan
<b>Y</b>	<b>N</b>	Motivation report / letter	<b>Y</b>	<b>N</b>	Full copy of the Title Deed
<b>Y</b>	<b>N</b>	Locality Plan	<b>Y</b>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

**MINIMUM AND ADDITIONAL REQUIREMENTS:**

<b>Y</b>	<b>N</b>	Site Development Plan	<b>Y</b>	<b>N</b>	Conveyancer's Certificate
<b>Y</b>	<b>N</b>	Land Use Plan	<b>Y</b>	<b>N</b>	Proposed Zoning plan
<b>Y</b>	<b>N</b>	Phasing Plan	<b>Y</b>	<b>N</b>	Consolidation Plan
<b>Y</b>	<b>N</b>	Abutting owner's consent	<b>Y</b>	<b>N</b>	Landscaping / Tree Plan
<b>Y</b>	<b>N</b>	Proposed Subdivision Plan (including street names and numbers)	<b>Y</b>	<b>N</b>	Copy of original approval letter
<b>Y</b>	<b>N</b>	Services Report or indication of all municipal services / registered servitudes	<b>Y</b>	<b>N</b>	Home Owners' Association consent
<b>Y</b>	<b>N</b>	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) ( <del>strikethrough irrelevant</del> )	<b>Y</b>	<b>N</b>	1 : 50 / 1:100 Flood line determination (plan / report)
<b>Y</b>	<b>N</b>	Other (specify)	<b>Y</b>	<b>N</b>	Required number of documentation copies

**PART E: DISCUSSION**

The pre application meeting dated 27 March 2024 with the refers. The proposed plan represented at the meeting is illustrated below:



**Town Planning**

- Need to address compliance with MSDF, LSDF, SPLUMA, Zoning Scheme etc.
- Need to consider the character of the area in terms of height.
- Visual impact from the south must be mitigated through design and landscaping.
- To integrate adjacent open space. Very visible from N2 - landscaping and parking positioning to mitigate impact.
- Need to take cognizance of the development parameters applicable to Business Zone I.
- SDP may be submitted simultaneously with the applications. Consider the following with the submission:
  - Stormwater management plan to form part of the submission.
  - Letter from the ECO to form part of the submission (confirming compliance with EMP).
  - Consent from the Masters Homeowners Association to be obtained and submitted.
  - Landscape plan (to also illustrate visual mitigation from the N2)



- To discuss access and requirements with CES prior to submission.
- To discuss electrical capacity with ETS prior to submission.

CES

- Access: Restricted to Plantimun drive.
- Parking: All parking, including required movability, to be provided on the property in terms of the GIZS 2023. No parking within the road reserve allowed. TIA/TIS may be required.
- Water & Sewer: Available subject to capacity conformation.
- DC: Applicable DC's will apply. Note that the amendments may require the amendment of existing SLA.
- Stormwater: Development to conform to the applicable Stormwater Bylaw.

ETS

- Bulk Electricity is available subject to capacity confirmation. Electrical Services Report will be required. DC's will apply.

**PART F: SUMMARY / WAY FORWARD**

Refer to comments in section E.

OFFICIAL: **Robert Janse van Rensburg**  
Town Planner

PRE-APPLICANT: **Delarey Viljoen Pr. Pln**  
(FULL NAME)




SIGNED: \_\_\_\_\_

SIGNED:

DATE: 06/03/2024

DATE: **20 March 2020**

OFFICIAL: **Ilané Huyser**  
(Senior Town Planner)



SIGNED: \_\_\_\_\_

DATE: 05.04.2024

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

**ANNEXURE "F" - LOCALITY PLAN**



# Erven 26677 and 26683 George - Locality plan



Date: 3/20/2024 6:23 AM

Scale: 1:3,854



Disclaimer  
 George Municipality makes no warranties as to the correctness of the information supplied. Persons relying on this information do so entirely at their own risk.

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

**ANNEXURE "G" - GENERAL PLAN 1186/2014**

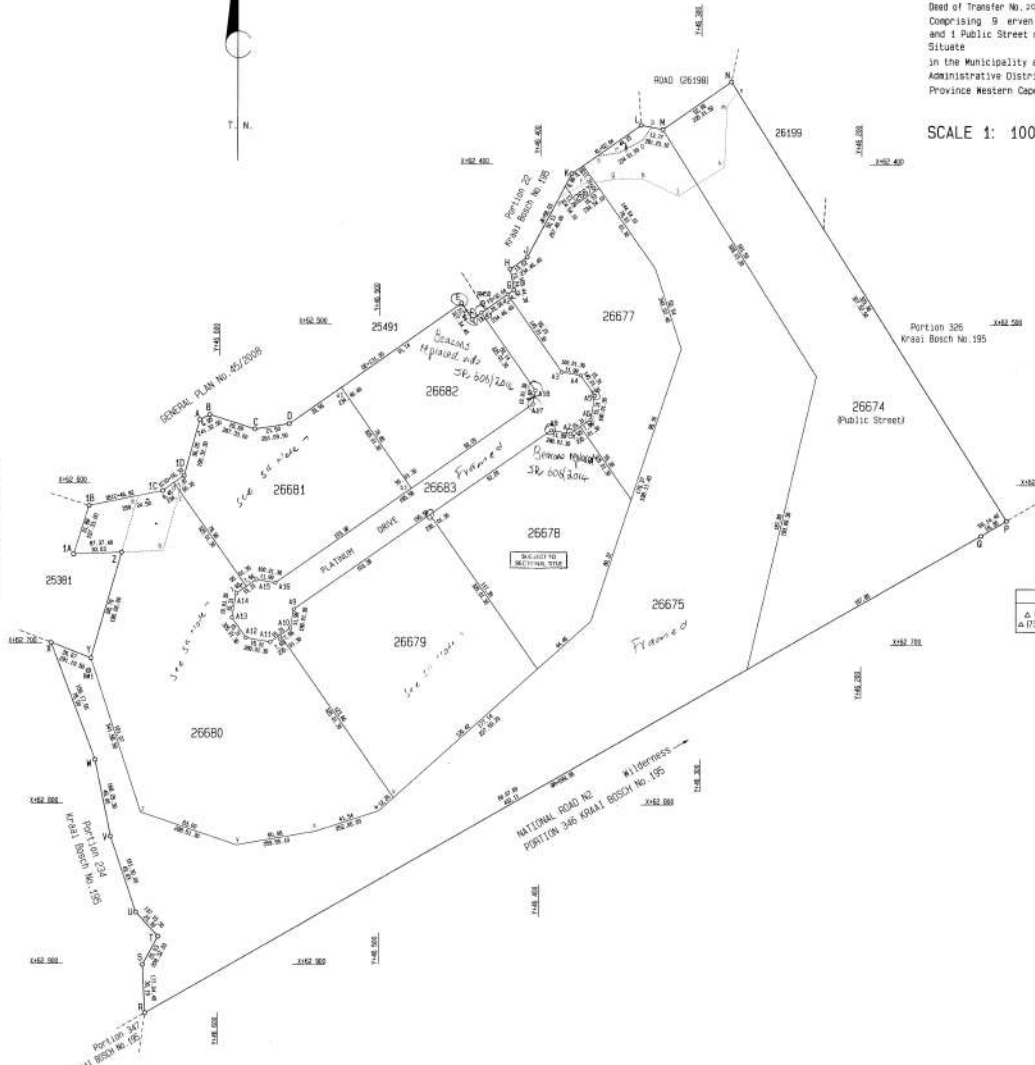
1186/2014



GEORGE ALLOTMENT AREA  
**GENERAL PLAN No. 1186/2014**  
 of  
 THE SUBDIVISIONS OF ERF 26674, GEORGE  
 Vide S.G. Diagram No. 184/2014  
 Deed of Transfer No. 204... 2014  
 Comprising 9 erven numbered 26675 to 26683  
 and 1 Public Street numbered 26674  
 Situate  
 in the Municipality and  
 Administrative District of George  
 Province Western Cape

CDR

SCALE 1: 1000



CO-ORDINATES					
System WGS 2011					
Constants Y + 0,00 X + 3 700 000,00					
MAIN FIGURE		BLOCK CORNERS			
Y metres	X	Y metres	X		
A	+ 46 812,04	62 560,29	A1	+ 46 436,85	+ 62 482,93
B	+ 46 825,93	62 556,36	A2	+ 46 430,52	+ 62 481,40
C	+ 46 837,63	62 559,53	A3	+ 46 395,52	+ 62 526,93
D	+ 46 856,38	62 562,63	A4	+ 46 374,76	+ 62 532,02
E	+ 46 449,11	62 486,30	A5	+ 46 395,99	+ 62 544,56
F	+ 46 462,67	62 487,24	A6	+ 46 366,65	+ 62 569,63
G	+ 46 415,59	62 478,57	A7	+ 46 381,35	+ 62 568,41
H	+ 46 438,66	62 482,54	A8	+ 46 393,00	+ 62 568,32
J	+ 46 498,22	62 490,53	A9	+ 46 553,26	+ 62 678,43
K	+ 46 380,72	62 475,91	A10	+ 46 525,25	+ 62 692,24
L	+ 46 337,81	62 378,46	A11	+ 46 567,89	+ 62 698,01
M	+ 46 324,82	62 378,25	A12	+ 46 582,36	+ 62 698,25
N	+ 46 381,34	62 348,35	A13	+ 46 598,74	+ 62 683,80
P	+ 46 593,40	62 622,23	A14	+ 46 585,07	+ 62 688,73
Q	+ 46 525,18	62 631,82	A15	+ 46 576,53	+ 62 659,06
R	+ 46 548,17	62 639,54	A16	+ 46 566,72	+ 62 662,04
S	+ 46 548,51	62 630,38	A17	+ 46 464,46	+ 62 545,93
T	+ 46 537,34	62 662,76	A18	+ 46 492,95	+ 62 541,39
U	+ 46 651,18	62 667,89			
V	+ 46 656,99	62 630,95			
W	+ 46 676,62	62 772,54			
X	+ 46 704,40	62 690,58			
Y	+ 46 675,95	62 793,29			
Z	+ 46 669,48	62 643,18			
A19	+ 46 699,46	62 644,43			
B1	+ 46 685,87	62 654,04			
C1	+ 46 634,91	62 694,61			
D1	+ 46 621,70	62 595,02			

AREAS	
Erf	hectares/square metres
26674 P. St.	2,6034 hectares
26675	5,2522 hectares
26676	270 square metres
26677	1,0841 hectares
26678	1,0003 hectares
26679	1,4810 hectares
26680	2,2860 hectares
26681	1,0481 hectares
26682	7476 square metres
26683	7236 square metres

NOTE:  
 P. St. denotes Public Street

ENDORSEMENTS				
NO	AMENDMENT	ADDITION	AUTHORITY/INTO	DATE

S G OFFICE NOTES	
1. Erf 26678 Framed - Vide Dgn. No. 786/2014.	
2. Street Name 26674 Vide Dgn. No. 184/2014.	
3. Erf 26679 framed vide Dgn. No. 184/2014.	
4. Erf 26681 framed vide Dgn. No. 184/2014.	
5. Erf 26682 framed vide Dgn. No. 184/2014.	
6. Erf 26683 framed vide Dgn. No. 184/2014.	
7. Erf 26679-26681 included in same Dgn. No. 184/2014.	

Service Note:  
 The figure is a true and correct copy of the original as submitted to the Surveyor General.  
 Van-afgetek - G. S. Diagram No. 184/2014.

BEACON DESCRIPTION:  
 P, R, V, W 20mm iron peg  
 O wooden fence post  
 S, L V iron standard  
 All other beacons are 10mm iron peg

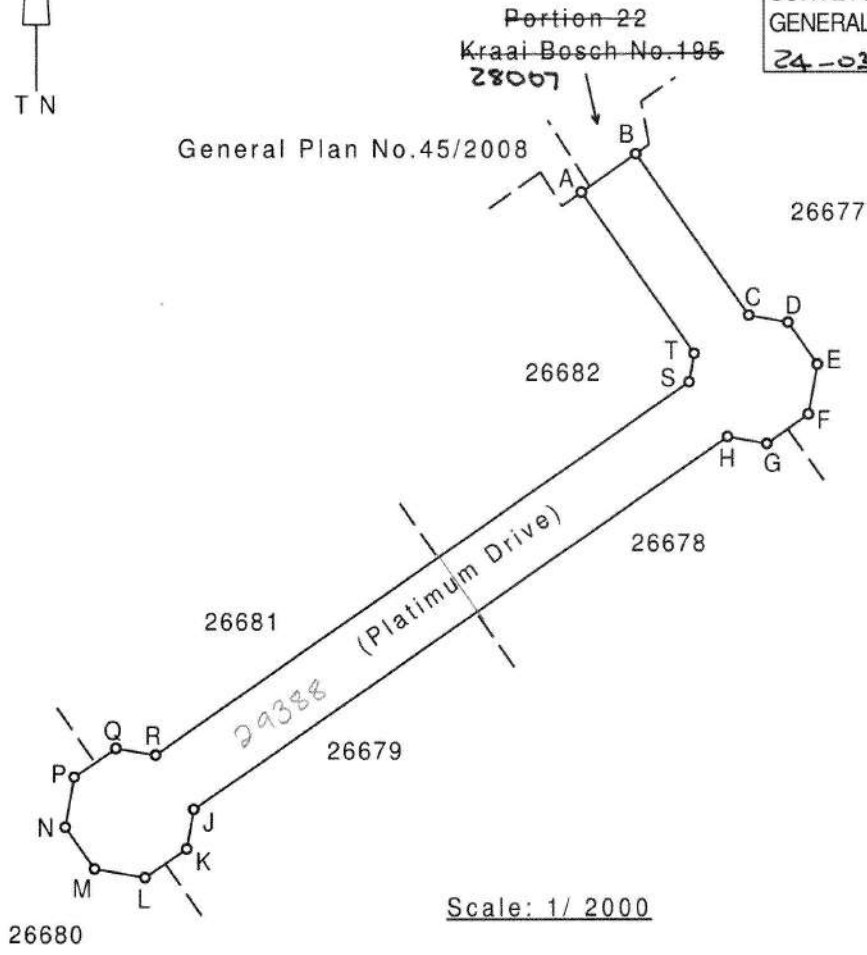
REFERENCE MARK:  
 RM, MGC 10mm iron peg in concrete

Surveyed on JUN 1987-Apr 11 2014 FILE No. Geo 85 (47)  
 by No. S. E. No. E. 486/2014  
 Comp. No. 100/19/1586  
 No. 100/26/11761  
 A. LOUW (P. 50366) Professional Land Surveyor  
 LPT 620288

SECTIONAL TITLES			
ERF No.	SR No.	SR No.	SS No.
26674	184/2014	54/2014	54/2014
26679	184/2014	268/2020	268/2020
26681	184/2014	176/2020	176/2020

**ANNEXURE "H" – SURVEYOR GENERAL DIAGRAM FOR ERF 26683 GEORGE**

SG No.  
3184/2022  
approved  
*SPhet*  
for  
SURVEYOR-  
GENERAL  
24-03-2023



Scale: 1/ 2000

The figure A B C D E F G H J K L M N P Q R S T represents 7 235 square metres of land being

**ERF 26683 GEORGE**

Situate in the Municipality and Administrative District of George

Province Western Cape

Framed in terms of Section 16 of act 8 of 1997 in December 2021 by me

Professional Land Surveyor P.T.Houterman (PLS0914)

This Diagram is annexed to No. Dated i. f. o.  Registrar of Deeds		File: Geor. 195 v.11 S.R. No. Framed Comp:BL-7DD/Y5 (1759) BL-7DD/Z5 (1761) G.P. No.1186/2014 LPI C0270002
---	--	---

FOR ENDORSEMENTS  
SEE BACK OF DIAGRAM

ERF 26683 GEORGE

**ANNEXURE "I" - ERVEN 26677 AND 26683 GEORGE - CERTIFICATE OF CONSOLIDATED TITLE**



FILE  
R. 290.00

Prepared by me,

  
CONVEYANCER

WILLEM MUNRO LUTTIG

T 000023574/2016

## CERTIFICATE OF CONSOLIDATED TITLE

Issued under the provisions of Section 40 of the Deeds Registries Act 1937 (No 47 van 1937)

WHEREAS

**RAINBOW PLACE PROPERTIES 29 (PTY) LTD**  
**REGISTRATION NUMBER: 2004/027560/07**

2004/027560/07  
2016  
11/01/16

has applied for the issue of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act 1937; and

Vir Endorsements kyk bladsy 8  
FOR ENDORSEMENTS SEE PAGE 8

WHEREAS

**RAINBOW PLACE PROPERTIES 29 (PTY) LTD**  
**REGISTRATION NUMBER: 2004/027560/07**

is the registered owner of the following properties:

1. **ERF 25382 GEORGE IN THE MUNICIPALITY AND DIVISION OF GEORGE,  
WESTERN CAPE PROVINCE**

**HELD BY CERTIFICATE OF REGISTERED TITLE NO. 000023572 / 2016**

and

2. **ERF 25383 GEORGE IN THE MUNICIPALITY AND DIVISION OF GEORGE,  
WESTERN CAPE PROVINCE**

**HELD BY CERTIFICATE OF REGISTERED TITLE NO. 000023572 / 2016**

and

3. **ERF 26672 GEORGE IN THE MUNICIPALITY AND DIVISION OF GEORGE,  
WESTERN CAPE PROVINCE**

**HELD BY CERTIFICATE OF REGISTERED TITLE NO. 000023573 / 2016**

Which properties have been consolidated into the land hereinafter described

Now therefore; in pursuance of the provisions of the said Act, I, the REGISTRAR  
OF DEEDS of CAPE TOWN do hereby certify that the said

**RAINBOW PLACE PROPERTIES 29 (PTY) LTD**  
**REGISTRATION NUMBER: 2004/027560/07**

ITS successors in tile or assigns are the registered owners of

**ERF 26673 GEORGE IN THE MUNICIPALITY AND DIVISION OF GEORGE,  
WESTERN CAPE PROVINCE**

**IN EXTENT: 16,3921 (SIXTEEN COMMA THREE NINE TWO ONE)  
HECTARES**

**AS WILL APPEAR FROM ANNEXED DIAGRAM S.G. NO. 1184/2014**

Subject to the following conditions:

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T10121/1919.
- B. **SUBJECT FURTHER** to the special condition contained in Amended Grant dated 23<sup>rd</sup> April 1913 (George Quitrents Vol. 15 No. 11), which condition reads as follows:

"That the said land (Kraai Bosch) shall be subject to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

- C. **SUBJECT FURTHER** to the terms of the servitude referred to in the endorsement dated 16<sup>th</sup> November 1944 on Deed of Transfer No. T6136/941 which endorsement reads as follows:

"By Notarial Deed No. 348 dated 30/10/1944, the owner and his successors in title of the land held under paras. 3 to 6 hereof has given and signified his consent to the construction of certain waterworks over the said ppty. by the Mun. of George affecting the riparian rights of the land held under the said paras. of this deed. Subject to conditions as will more fully appear on reference to the said Notarial Deed vide copy annexed hereto."

- D. ....

- E.** BY Servitude No. K493/77S the within described land is SUBJECT to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No....) dated 3/6/1977 as will more fully appear on reference to the copy of the said Order annexed to Servitude No. K493/1977S.
- F.** .....
- G.** BY servitude No. 15/1972 the within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District Cape) dated 26/5/1971 as will more fully appear on reference to the copy of said Order annexed to Servitude No. 15/1972.
- H.** BY virtue of Certificate of Registered Title No. T5509/2007 the within mentioned property is SUBJECT FURTHER to the following conditions laid down by the Controlling Authority upon approval granted on 3 July 2003 in terms of Section 11(6) of the Roads and Ribbon Development Act, No. 21/1940, namely:
- "2.1 Die aanbevelings ingevolge Arcus Gibb se "Traffic Impact Assessment" finale verslag Mei 2003 geïmplimenteer word. 'n Afskrif van die aanbevelings en 'n afskrif van hierdie kantoor se brief gedateer 29 Mei 2003 vergesel herdie brief.
- 2.2 Geen advertensies vertoon word waar hulle sigbaar is vanuit Grootpad 2/10 nie."
- I.** BY virtue of Certificate of Registered Title No. T5509/2007 the within mentioned property is SUBJECT FURTHER to the following conditions laid down by the Controlling Authority of the South African National Roads Agency upon approval granted on 30th July 2004 in terms of Section 49 of the National Roads Act 1998, No. 7 of 1998, namely:

5

- "1. Die voorgestelde weegbrugterrein op die Restant Gedeelte 22 van die plaas Kraaibosch 195, George nie deel uitmaak van die onderverdeling van die moeder eiendom nie, maar gereserveer bly vir 'n toekomstige weegbrugterrein verleen, nie gekanselleer word nie.
3. Met die uitsondering van bestaande bouwerke, mag geen bouwerk of enigiets anders hoegenaamd sonder die skriftelike goedkeuring van Die Suid-Afrikaanse Nasionale Padagentskap Beperk binne 'n afstand van 20 meter, gemeet van die nasionale padreserwegrens, opgerig word nie.
4. 'n Permanente 2 meter baksteenmuur of sekuriteitsheining moet opgerig word op die gemeenskaplike grens van die nasionale pad en die eiendom. Detailplanne van die voorgestelde muur/sekuriteitsheining moet aan Die Suid-Afrikaanse Nasionale Padagentskap Beperk voorgelê word vir skiftelike goedkeuring.
5. Geen direkte toegang tot of uitgang vanaf bogenoemde eiendomme na die nasionale pad toegestaan sal word nie. Toegang sal slegs verkry kan word vanaf die bestaande T2/10 in oorleg met die Provinsiale Administrasie.
6. Die Suid-Afrikaanse Nasionale Padagentskap Beperk sal nie aanspreeklik gehou word vir enige skade of waardevermindering van die eiendom wat voortspruit uit enige impak wat die ontwikkeling wat hiermee goedgekeur word mag hê op die huidige stormwater dreinerings van die eiendom. Die Suid-Afrikaanse Nasionale Padagentskap Beperk behou die reg voor om enige voorwaardes in hierdie verband neer te lê wat redelik geag word onder die omstandighede.
7. Die Suid-Afrikaanse Nasionale Padagentskap Beperk sal nie in die toekoms aanspreeklik gehou word nie vir enige geraas wat ontstaan van die nasionale pad indien dit 'n probleem skep vir enige ontwikkeling langs die nasionale pad, en óf die ontwikkelaar óf die grondeienaar óf plaaslike owerheid sal derhalwe verantwoordelik wees om die nodige stappe te neem om die geraas waarvoor gekla word te verminder."

**J. SUBJECT FURTHER** by virtue of Deed of Transfer No. T5512/2007 to the following conditions imposed by Attfund Limited, No. 1999/005649/06, in favour of Portion 287, a portion of portion 286 of the Farm Kraai Bosch No. 195, in the Municipality and Administrative District of George, Province of the Western Cape, in extent: 1,4593 hectares (hereinafter referred to a Portion 287), held by Certificate of Registered Title No. T5510/2007, namely:

1. No hotel or short term accommodation establishment (except for "bed and breakfast" accommodation of less than 5 (five) bedrooms to sleep no more than 10 (ten) guests) will be permitted on the property without the written consent of the Transferor as owner of the said Portion 287 or its successors in title.
2. No bottle store may be constructed on this property within 50 (fifty) metres of the boundary of Portion 287.

**K. BY** virtue of Deed of Transfer No. T5512/2007 the within mentioned property is ENTITLED to the benefit of a servitude right of way, 20 (twenty) metres wide, over Remainder Portion 286, portion of Portion 22 of the farm Kraai Bosch No. 195, in the Municipality and Division of George, Western Cape Province, in extent 1,1302 hectares, held by Certificate of Registered Title No. T5509/2007, the north-western boundary of which servitude right of way is indicated by the line D1E1B on Diagram L.G. No. 5715/2005 annexed to Certificate of Registered Title No. T5509/2007.

C

7  
AND that by virtue of these present the said

**RAINBOW PLACE PROPERTIES 29 (PTY) LTD**  
**REGISTRATION NUMBER: 2004/027560/07**

ITS successors in tile or assigns now is and henceforth shall be entitled thereto conformable to local custom, the State, however, reserving its rights.

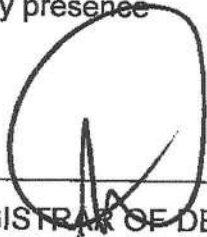
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS of CAPE TOWN on 26 APR 2016



\_\_\_\_\_  
~~9.9.~~

In my presence



\_\_\_\_\_  
REGISTRAR OF DEEDS



**ENDORSEMENT IN TERMS OF SECTION 46 ACT 47/1937**  
**ENDOSSEMENT KRAGTENS ARTIKEL 46 WET 47/1937**

The land herein described has been subdivided  
Die grond hierin beskryf is onderverdeel

In accordance with General Plan No .....  
In ooreenstemming met Algemene Plan Nr. .... 1186 / 2014 .....

Approved by the Surveyor-General on .....  
Goedgekeur deur die Landmeter-Generaal op ..... 2014 - 06 - 19 .....

In terms of .....  
Kragtens ..... SECTION 25 (1) OF ORD 15 OF 1985 .....

Into erven numbers .....  
In erwe genommer ..... 26675 - 26683 .....

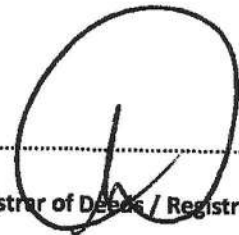
Public places numbered .....  
Openbare Plekke genommer ..... 26674 ..... and thoroughfares  
en strate

Application filed as .....  
Aansoek geliasseer as BC ..... 21451-2016<sup>12</sup> .....

Deeds Office/Aktekantoor

Cape Town/Kaaptad

Date/Datum ..... 26 APR 2016 .....

  
Registrar of Deeds / Registrateur van Aktes

**Servitude Notes/ Serwituut Notas (if any/indien enige)**  
THE FIGURE e k s r q p n m k j h g f REPRESENT  
A TEMPORARY SERVITUDE RIGHT OF WAY  
VIDE ADDITIONAL SS. DIAGRAM NO. 43 / 2008

for further endorsements see p. 9



000023574 / 2016

16

SERTIFIKAAT VAN GEREISTREERDE TITEL UITGEKEIK  
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN ERF 26683 GEORGE  
 IN RESPECT OF

EXTENT = 7476 m<sup>2</sup> RESTANT  
 REMAINDER

000023575 / 2016

26 APR 2016 REGISTRAR

ARTIKEL 40 VAN DE WET VAN 2007  
 VERKOPING

6638 / 2007

33 200 000.00

26 APR 2016 REGISTRAR

WOP

FOR RELEASES

SEE BOND

ARTIKEL 40 VAN DE WET VAN 2007  
 VERKOPING

34563 / 2008

30 500 000.00

26 APR 2016 REGISTRAR

WOP

FOR RELEASES

SEE BOND

**ANNEXURE "J" - COMPANY REGISTRATION DOCUMENT**



**Disclosure Certificate: Companies and Close Corporations**

Registration Number: 2004 / 027560 / 07  
Enterprise Name: RAINBOW PLACE PROPERTIES 29

**ENTERPRISE INFORMATION**

Registration Number: 2004 / 027560 / 07  
Enterprise Name: RAINBOW PLACE PROPERTIES 29 (PTY) LTD  
Registration Date: 29/09/2004  
Business Start Date: 29/09/2004  
Enterprise Type: Private Company  
Enterprise Status: In Business  
Compliance Notice Status: NONE  
Financial Year End: February  
TAX Number: 9308979155

Addresses	<u>POSTAL ADDRESS</u>	<u>ADDRESS OF REGISTERED OFFICE</u>
	P O BOX 10485 GEORGE  6530	BLUE MOUNTAIN OFFICE PARK 149 PARK ROAD BLUE MOUNTAIN VIEW GEORGE 6529

**ACTIVE MEMBERS / DIRECTORS**

Surname and First Names	Type	ID Number / Date of Birth	Contrib. (R)	Interest (%)	Appoint. Date	Address
STEYN, PETER ROCHE	Director	8006115080069	0.00	0.00	03/07/2009	Postal: PO BOX 242, MOSSEL BAY, 6500  Residential: 90 RODGER STREET, MOSSEL BAY, 6506
ROODT, CHRISTIAAN JOHANNES THEUNIS	Director	4904255046067	0.00	0.00	06/09/2005	Postal: PO BOX 4628, GEORGE-EAST, 6529  Residential: 29 DUIKER CRESCENT, OUTENQUAstrand, GEORGE,
STEYN, LODEWYK CHRISTIAAN	Director	4507045017084	0.00	0.00	06/11/2006	Postal: PO BOX 103, GEORGE, 6530  Residential: 42 EUREKA STREET, HEATHERLANDS, GEORGE, 6529
MANUEL, FAHDIEL	Director	8006185225084	0.00	0.00	06/11/2006	Postal: 1 LEEN STREET, LAVALIA, GEORGE, 6529  Residential: 1 LEEN STREET, LAVALIA, GEORGE, 6529



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Companies and Intellectual Property Commission

a member of the dti group

**Disclosure Certificate: Companies and Close Corporations**

Registration Number: 2004 / 027568 / 07  
 Enterprise Name: RAINBOW PLACE PROPERTIES 29

**AUDITOR DETAILS**

Auditor Name	Type	Status	Appointment Date	Resignation Date	Email Address
NORTHPLAN CA	Auditor	Resign			
<b>Profession Number: 158942</b>					
PRICEWATERHOUSECOOPERS INC	Auditor	Resign	2005-09-06		
<b>Profession Number: 925187A</b>					
ENSLINS VREDE	Auditor	Name Change	2006-08-30		
<b>Profession Number: 901095</b>					
ENSLINS SUID-KAAP INCORPORATED	Auditor	Resign	2006-01-01		
<b>Profession Number: 901095</b>					
LUMENROCK ACCOUNTANTS AND CONSULTANTS	Auditor	Current		ACTIVE	
<b>Profession Number: 901340</b>					
KSE AND ASSOCIATES INC	Auditor	Name Change	2010-03-01		brenda@lumenrock.co.za
<b>Profession Number: 901340</b>					

**CHANGE SUMMARY**

- 30/09/2004 Registration of CC/CO on 20/09/2004.
- 12/09/2005 Member Change on 06/09/2005.  
 Surname=OELOFSE  
 Full ForeNames=JOHANNES MARTHINUS  
 Id No=7802125003089  
 Status :RESIGNEDNature of Change=RESIGNED
- 12/09/2005 Member Change on 06/09/2005.  
 Surname=BOSHOFF  
 Full ForeNames=JEREMIA JESAJA  
 Id No=5607096033083  
 Status :ACTIVENature of Change=APPOINTMENT
- 12/09/2005 Member Change on 06/09/2005.  
 Surname=ROODT  
 Full ForeNames=CHRISTIAAN JOHANNES THEUNIS  
 Id No=4904256048087  
 Status :ACTIVENature of Change=APPOINTMENT
- 12/09/2005 Registered Address Change on 03/10/2005.  
 87 MEADE STREET  
 GEORGE
- 12/09/2005 8530  
 Postal Address Change on 03/10/2005.  
 PO BOX 1196  
 GEORGE
- 12/09/2005 8530  
 Accounting Officer Change on 06/09/2005.



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Registration Number: 2004 / 027980 / 07

Enterprise Name: RAINBOW PLACE PROPERTIES 29

PO BOX 1195  
GEORGE

6530

12/09/2005 Status : Address Change  
Accounting Officer Change on 06/09/2005.

30/09/2006 NORTHPLAN CARported Material Irregularity on : Status : Resign  
Registered Address Change on 20/09/2006.  
14 VAN DER LINGEN STREET  
VREDE

30/08/2006 9835  
Postal Address Change on 20/09/2006.  
PO BOX 743  
VREDE

30/08/2006 9835  
Accounting Officer Change on 30/08/2006.  
PO BOX 743  
VREDE

30/08/2006 9835  
Status : Address Change  
Accounting Officer Change on 30/08/2006.

30/08/2006 Member Change on 30/08/2006.  
Surname=ENSLIJS VREDE FINANSIELE DIENSTE (EDMS) BPK  
Full ForeName=  
Registration No=190400159207  
Nationality=SOUTH AFRICA  
RSA Resident=0  
Date of Appointment=30 AUGUST 2006  
Profession=  
Designation=SECRETARY (COMPANIES AND CC'S)  
Residential Address

Business Address  
14 VAN DER LINGEN STREET  
VREDE

9835  
Postal Address  
PO BOX 743  
VREDE

9835  
Nature of Change=APPOINTMENT  
Status :ACTIVE  
05/11/2007 Member Change on 06/11/2007.



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Registration Number: 2004 / 027869 / 07  
Enterprise Name: RAINBOW PLACE PROPERTIES 29

05/11/2007 Sumame=BOSHOFF  
Full ForeNames=JEREMIA JESAJA  
Id No=6807066033083  
Status :ACTIVENature of Change=CHANGE OF ADDRESS  
Member Change on 05/11/2007.

05/11/2007 Sumame=ROODT  
Full ForeNames=CHRISTIAAN JOHANNES THEUNIS  
Id No=4904256048087  
Status :ACTIVENature of Change=CHANGE OF ADDRESS  
Member Change on 08/11/2006.

05/11/2007 Sumame=STEYN  
Full ForeNames=LODEWYK CHRISTIAAN  
Id No=4507045017084  
Status :ACTIVENature of Change=NEW APPOINTMENT  
Member Change on 08/11/2006.

27/05/2008 Sumame=MANUEL  
Full ForeNames=FAHDIEL  
Id No=6006186225004  
Status :ACTIVENature of Change=NEW APPOINTMENT  
Registered Address Change on 17/06/2008.  
42 VICTORIA STREET  
GEORGE

27/05/2008 6529  
Postal Address Change on 17/06/2008.  
PO BOX 10485  
GEORGE

27/05/2008 6530  
Member Change on 01/01/2008.  
Sumame=ENSLING VREDE FINANSIELE DIENSTE (EDMS) BPK  
Full ForeNames=  
Registration No=109400159207  
Nationality=SOUTH AFRICA  
RSA Resident=0  
Date of Appointment=30 AUGUST 2006  
Profession=  
Designation=SECRETARY (COMPANIES AND CC'S)  
Residential Address

Business Address  
42 VICTORIA STREET  
GEORGE

6529  
Postal Address  
PO BOX 10485  
GEORGE

6530  
Nature of Change=APPOINTMENT  
Status :ACTIVE  
27/05/2008 Accounting Officer Change on 01/01/2008.



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Registration Number: 2004 / 027960 / 07

Enterprise Name: RAINBOW PLACE PROPERTIES 29

ENSLINS VREDE42 VICTORIA STREET  
GEORGE

6529

PO BOX 10485  
GEORGE

6530

27/05/2008 Status : Name Change  
Accounting Officer Change on 01/01/2008.

ENSLINS SUID-KAAP INCORPORATED42 VICTORIA STREET  
GEORGE

6529

PO BOX 10485  
GEORGE

6530

27/05/2008 Status : Current  
Member Change on 01/01/2008.

Sumame=BOSHOFF  
Full ForeNames=JEREMIA JESAJA  
Id No=5807095033083  
Status :ACTIVENature of Change=CHANGE OF ADDRESS

27/05/2008 Member Change on 01/01/2008.

Sumame=ROODT  
Full ForeNames=CHRISTIAAN JOHANNES THEUNIS  
Id No=4904255048067  
Status :ACTIVENature of Change=CHANGE OF ADDRESS

30/08/2008 Accounting Officer Change on 30/08/2008.

Change Record  
Name: = ENSLINS SUID-KAAP INCORPORATED  
Status: = Current

24/07/2009 Member Change on 03/07/2009.

Sumame=BOSHOFF  
Full ForeNames=JEREMIA JESAJA  
Id No=5807095033083  
Status :RESIGNEDNature of Change=DIRECTOR RESIGNED

24/07/2009 Member Change on 03/07/2009.

Sumame=ROODT  
Full ForeNames=CHRISTIAAN JOHANNES THEUNIS  
Id No=4904255048067  
Status :ACTIVENature of Change=CHANGE OF ADDRESS

24/07/2009 Member Change on 03/07/2009.

Sumame=STEYN  
Full ForeNames=PETER ROCHE  
Id No=8006115065060  
Status :ACTIVENature of Change=NEW APPOINTMENT

06/07/2010 Registered Address Change on 27/07/2010.

1ST FLOOR JOUBERT PLAZA II  
CNR OF MEADE AND MARKET STREET  
GEORGE

6529



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Registration Number: 2004 / 027580 / 87

Enterprise Name: RAINBOW PLACE PROPERTIES 29

09/07/2010 Postal Address Change on 27/07/2010.  
PO BOX 10485  
GEORGE  
6530

29/03/2011 Member Change on 01/03/2010.  
ENSLINS VREDE FINANSIELE DIENSTE (EDMS) BPK  
Status : Resign

29/03/2011 Accounting Officer Change on 01/03/2010.  
KSE AND ASSOCIATES INC 1ST FLOOR JOUBERT PLAZA II  
CNR MEADE AND MARKET STREET  
GEORGE  
6529  
PO BOX 10485  
GEORGE  
6530

29/03/2011 STATUS : ADDRESS CHANGE  
Accounting Officer Change on 01/03/2010.

12/12/2011 Accounting Officer Change on 28/11/2011.  
Change Record  
Name : = PRICEWATERHOUSECOOPERS INC  
Status : = Resign

12/12/2011 Accounting Officer Change on 28/11/2011.  
Change Record  
Name : = ENSLINS VREDE  
Status : = Name Change

12/12/2011 Accounting Officer Change on 28/11/2011.  
Change Record  
Name : = NORTHPLAN CA  
Status : = Resign

12/12/2011 Accounting Officer Change on 01/08/2011.  
Change Record  
Name : = KSE AND ASSOCIATES INC  
Status : = Current

12/12/2011 Accounting Officer Change on 01/08/2011.  
Change Record  
Name : = ENSLINS SUID-KAAP INCORPORATED  
Status : = Resign

12/12/2011 Member Change on 28/11/2011.  
Change Record  
Surname = ROODT  
First Names = CHRISTIAAN JOHANNES THEUNIS  
Status = Active

02/05/2012 Postal Address Change on 01/12/2011.  
PO BOX 10485  
GEORGE  
6530

02/05/2012 Registered Address Change on 01/12/2011.  
1ST FLOOR JOUBERT PLAZA II  
CNR OF MEADE AND MARKET STREET  
GEORGE  
6529

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Property Commission

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**Disclosure Certificate: Companies and Close Corporations**

Registration Number: 2004 / 027960 / 07

Enterprises Name: RAINBOW PLACE PROPERTIES 29

07/09/2012 Postal Address Change on 31/07/2012.  
P O BOX 10485  
GEORGE  
  
6530

07/09/2012 Registered Address Change on 31/07/2012.  
1ST FLOOR OFFICE SUITE  
LOERIE CENTRE  
122 MEADE STREET  
GEORGE  
6529

07/09/2012 Accounting Officer Change on 17/08/2012.  
Change Record  
Name : = KSE AND ASSOCIATES INC  
Status : = Name Change

07/09/2012 Accounting Officer Change on 17/08/2012.  
Add Record  
Name : = LUMENROCK ACCOUNTANTS AND CONSULTANTS  
Status : = Current

31/10/2013 Annual Return completed on 31/10/2013.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 52963040

17/11/2014 Annual Return completed on 17/11/2014.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 522857024

01/11/2015 Annual Return completed on 01/11/2015.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 590309405

03/09/2016 Email Notification that Annual Return is due was sent on 03/09/2016.  
E-Mail sent to PETER ROCHÉ STEYN for 2016

03/09/2016 Email Notification that Annual Return is due was sent on 03/09/2016.  
E-Mail sent to CHRISTIAAN JOHANNES THEUNIS ROODT for 2016

03/09/2016 Email Notification that Annual Return is due was sent on 03/09/2016.  
E-Mail sent to LODEWYK CHRISTIAAN STEYN for 2016

03/09/2016 Email Notification that Annual Return is due was sent on 03/09/2016.  
E-Mail sent to FAHDIEL MANUEL for 2016

19/10/2016 Annual Return completed on 19/10/2016.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 554629737

07/09/2017 Email Notification that Annual Return is due was sent on 07/09/2017.  
E-Mail sent to PETER ROCHÉ STEYN for 2017

07/09/2017 Email Notification that Annual Return is due was sent on 07/09/2017.  
E-Mail sent to CHRISTIAAN JOHANNES THEUNIS ROODT for 2017

07/09/2017 Email Notification that Annual Return is due was sent on 07/09/2017.  
E-Mail sent to LODEWYK CHRISTIAAN STEYN for 2017

07/09/2017 Email Notification that Annual Return is due was sent on 07/09/2017.  
E-Mail sent to FAHDIEL MANUEL for 2017

15/11/2017 Annual Return completed on 15/11/2017.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 592354081

19/09/2018 Email Notification that Annual Return is due was sent on 19/09/2018.  
E-Mail sent to PETER ROCHÉ STEYN for 2018

19/09/2018 Email Notification that Annual Return is due was sent on 19/09/2018.  
E-Mail sent to CHRISTIAAN JOHANNES THEUNIS ROODT for 2018

19/09/2018 Email Notification that Annual Return is due was sent on 19/09/2018.  
E-Mail sent to LODEWYK CHRISTIAAN STEYN for 2018

Page 7 of 8

Physical Address  
the d5i Campus - Block F

Postal Address: Companies  
P O Box 429

Docex: 256  
Web: www.cipc.co.za



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Companies and Intellectual  
Property Commission

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**Disclosure Certificate: Companies and Close Corporations**

Registration Number: 2894 / 027888 / 07

Enterprise Name: RAINBOW PLACE PROPERTIES 20

19/09/2018 Email Notification that Annual Return is due was sent on 19/09/2018.  
E-Mail sent to FANIEL MANUEL for 2018

18/10/2018 Annual Return completed on 18/10/2018.  
Company / Close Corporation AR Filing - Web Services : Ref No. : 5143029303



**ANNEXURE "K" – COMPANY RESOLUTION**

**BESLUIT GENEEM TYDENS 'N VERGADERING VAN DIE DIREKTEURE VAN RAINBOW PLACE PROPERTIES 29 (PTY) LTD REGISTRASIENOMMER 2004/027560/07 GEHOU OP 25 APRIL 2024TE GEORGE**

**BESLUIT DAT**

Christiaan Johannes Theunis Roodt in sy kapasiteit as 'n Direkteur van Rainbow Place Properties 29 (Pty) Ltd Registrasienuommer 2004/027560/07 gemagtig word om Jan Vrolijk Town Planner/Stadsbeplanner aan te stel om die volgende aansoekete loods en alle relevante dokumentasie te onderteken:

- *“An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 26677 George into a Portion A ( $\pm 1\ 851\text{m}^2$ ) and a Remainder ( $\pm 9\ 090\text{m}^2$ ).*
- *An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 26683 George into Portion B ( $\pm 91\text{m}^2$ ) and a Portion C ( $\pm 355\text{m}^2$ ).*
- *An application in terms of Section 15(2)(a) of the Land Use Planning By-Law for the George Municipality, 2023 for the rezoning of proposed Portion B ( $\pm 91\text{m}^2$ ) and proposed Portion C ( $355\text{m}^2$ ) from Transport Zone III to Business Zone I.*
- *An application in terms of Section 15(2)(e) of the Land Use Planning By-Law for the George Municipality, 2023 for the consolidation of the proposed Portion B with the Remainder of Erf 26677 George, as well as for the consolidation of proposed Portion A with proposed Portion C.*

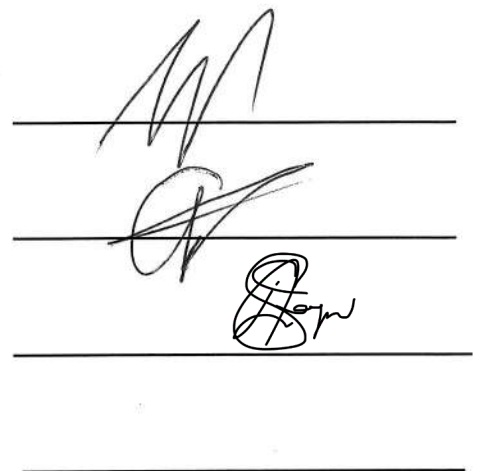
**LEDE HANDTEKENINGE**

**Pieter Rochè Steyn**

**Christian Johannes Theunis Roodt**

**Christiaan Lodewyk Steyn**

**Fahdiel Manuel**



**BESLUIT GENEEM TYDENS 'N VERGADERING VAN DIE DIREKTEURE VAN RAINBOW PLACE  
PROPERTIES 29 (PTY) LTD REGISTRASIENOMMER 2004/027560/07 GEHOU OP 25 APRIL  
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**LEDE HANDTEKENINGE**

**Pieter Rochè Steyn**



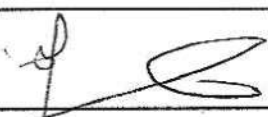
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**Christian Johannes Theunis Roodt**



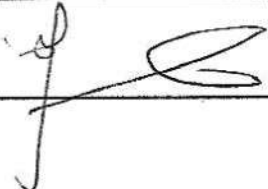
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**Christiaan Lodewyk Steyn**



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**Fahdiel Manuel**



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**ANNEXURE "L" - POWER OF ATTORNEY**

## POWER OF ATTORNEY

I, the undersigned

**Christiaan Johannes Theunis Roodt**

in my capacity as authorised Director of

**Rainbow Place Properties 29 (Pty) Ltd Registration number 2004/027560/07**

the registered owner of

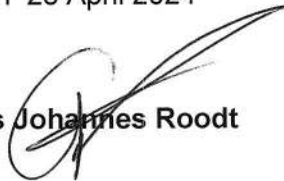
**Erven 26677 and Erf 26683 George**

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following applications to the George Municipality:

- An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for the George Municipality, 2023 for the subdivision of Erf 26677 George into a Portion A ( $\pm 1\ 851\text{m}^2$ ) and a Remainder ( $\pm 9\ 090\text{m}^2$ ).
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- An application in terms of Section 15(2)(e) of the Land Use Planning By-Law for the George Municipality, 2023 for the consolidation of the proposed Portion B with the Remainder of Erf 26677 George, as well as for the consolidation of proposed Portion A with proposed Portion C.

Signed at George on 25 April 2024

**Christiaan Theunis Johannes Roodt**



**ANNEXURE "M"- BOND CANCELLATION DOCUMENTATION**



Fee endorsement		Office fee
Purchase price/Value	Interest	<i>[Signature]</i>
Mortgage capital Amount		R. <b>CONSENT</b>
Reason for assignment	TO CANCELLATION, PART PAYMENT, RELEASE, CESSION, CANCELLATION OF CESSION, SUBSTITUTION, etc of from or under Bonds)	

10

Prepared by me

*[Signature]*  
 CONVEYANCER  
 WILLEM MUNRO LUTTIG  
 CARL CHRISTIAAN BURGER

We, the undersigned:

*[Signature]*  
 SANDRA LOTTERING

AND *[Signature]*

*[Signature]*  
 NELISSA DAVIDS

BB

*[Signature]*

R.L

Duly authorised hereto by a resolution of the directors of **INVESTEC BANK LIMITED**  
 (Registration Number 1969/004763/06)

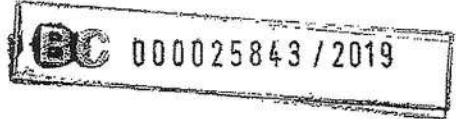
The legal holder of the under-mentioned Bond, namely:

Bond Number : **B34563/2008**

Passed by : **RAINBOW PLACE PROPERTIES 29 PROPRIETARY LIMITED**  
 REGISTRATION NUMBER 2004/027560/07

In favour of : **INVESTEC BANK LIMITED**  
 Registration Number 1969/004763/06

For the sum of : **R32 500 000.00 (THIRTY TWO MILLION FIVE HUNDRED THOUSAND RAND) plus cost clause of R6 500 000.00 (SIX MILLION FIVE HUNDRED THOUSAND RAND)**



HEREBY CONSENT to the release of the undermentioned property from the operation of the existing bond, namely:

REMAINDER ERF 25360 GEORGE, IN THE MUNICIPALITY AND DIVISION OF GEORGE, WESTERN CAPE PROVINCE;

IN EXTENT: 2,3568 (TWO COMMA THREE FIVE SIX EIGHT) HECTARES

HELD BY CERTIFICATE OF REGISTERED TITLE T35683/2008

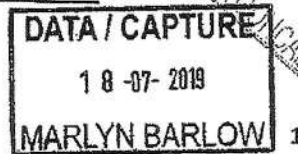
Dated at **PORT ELIZABETH** this **02ND** day of **JULY** 2019.

WITNESSES:

1. *[Signature]*  
 2. *[Signature]*

*[Signature]*  
*[Signature]*

2019.



Fees and disbursements		Office fee
Purchase price/Vat	Amount	R
		2000
Notary fees		
Stamp duty		
		<b>CONSENT</b>

1-3

Prepared by me

~~CONVEYANCER~~

~~WILLEM MUNRO LUTTIG~~

CARL CHRISTIAAN BURGER

**TO CANCELLATION, PART PAYMENT, RELEASE, CESSION, CANCELLATION OF CESSION, SUBSTITUTION, etc of from or under Bonds)**

We, the undersigned:

SANDRA LOTTERING

AND

NELISSA DAVIDS

Duly authorised hereto by a resolution of the directors of **INVESTEC BANK LIMITED**  
 (Registration Number 1969/004763/06)

The legal holder of the under-mentioned Bond, namely:

Bond Number : **B6638/2007**

**EG** 00025842 / 2019

Passed by : **RAINBOW PLACE PROPERTIES 29 PROPRIETARY LIMITED**  
 REGISTRATION NUMBER 2004/027560/07

In favour of : **INVESTEC BANK LIMITED**  
 Registration Number 1969/004763/06

For the sum of : **R23 200 000.00 (TWENTY THREE MILLION TWO HUNDRED THOUSAND RAND) plus cost clause of R4 640 000.00 (FOUR MILLION SIX HUNDRED AND FORTY THOUSAND RAND)**

HEREBY CONSENT to the release of the undermentioned properties from the operation of the existing bond, namely:

REMAINDER ERF 25360 GEORGE, IN THE MUNICIPALITY AND DIVISION OF GEORGE, WESTERN CAPE PROVINCE;

IN EXTENT: 2,3568 (TWO COMMA THREE FIVE SIX EIGHT) HECTARES

HELD BY CERTIFICATE OF REGISTERED TITLE T35683/2008

**DATA / VERIFY**  
 10-07-2019  
 BELINDA GONCALVES

Dated at PORT ELIZABETH this 02<sup>ND</sup> day of JULY 2019.

WITNESSES:

1.

2.

Nelissa Davids

**DATA / CAPTURE**  
 10-07-2019  
 MARLYN BARLOW

**ANNEXURE "N" - CONVEYANCER CERTIFICATE FOR ERVEN 26677 AND 26683  
GEORGE**

## CONVEYANCER'S CERTIFICATE

I, the undersigned

**ZENARIAH POOLE**

a duly qualified and admitted Conveyancer, practicing at:

**STADLER & SWART INCORPORATED**

**Unit 2, 4<sup>th</sup> Floor, Earlgo Building, 2A Park Road, Gardens, Cape Town**

do hereby certify as follows:

1. I have perused the following Title Deed/s:

**Certificate of Consolidated Title Number T 23574/2016**

In respect of the following properties:

1. **ERF 26677 GEORGE**  
**IN THE MUNICIPALITY AND DIVISION OF GEORGE**  
**WESTERN CAPE PROVINCE**

**In extent 1, 0941 (ONE COMMA ZERO NINE FOUR ONE) HECTARES**

2. **ERF 26683 GEORGE**  
**IN THE MUNICIPALITY AND DIVISION OF GEORGE**  
**WESTERN CAPE PROVINCE**

**In extent 7235 (SEVEN THOUSAND TWO HUNDRED AND THIRTY FIVE) SQUARE METRES**

REGISTERED in the name of

**RAINBOW PLACE PROPERTIES 29 (PTY) LTD**  
**REGISTRATION NUMBER 2004/027560/07**



2. Certificate of Consolidated Title No. **T 23574/2016** contains the following restrictive conditions:

- "A. SUBJECT to the conditions referred to in Deed of Transfer No. T10121/1919.
- B. SUBJECT FURTHER to the special condition contained in Amended Grant dated 23rd April 1913 (George Quitrents Vol. 15 No. 11), which condition reads as follows:

"That the said land (Kraai Bosch) shall be subject to all such duties and regulations as either are already or shall in future be established respecting lands held on similar tenure."

- C. SUBJECT FURTHER to the terms of the servitude referred to in the endorsement dated 16th November 1944 on Deed of Transfer No. T6136/1941 which endorsement reads as follows:

"By Notarial Deed No. 348 dated 30/10/1944, the owner and his successors in title of the land held under paras. 3 to 6 hereof has given and signified his consent to the construction of certain waterworks over the said ppty. by the Mun. of George affecting the riparian rights of the land held under the said paras. of this deed. Subject to conditions as will more fully appear on reference to the said Notarial Deed vide copy annexed hereto."

- D. BY Servitude No. K493/77S the within described land is SUBJECT to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No...) dated 3/6/1977 as will more fully appear on reference to the copy of said Order annexed to Servitude No. K493/1977S.
- E. BY servitude No. 15/1972 the within described land is subject to a servitude with regard to apportionment of water in terms of an Order of the Water Court (Water Court District Cape) dated 26/5/1971 as will more fully appear on reference to the copy of said Order annexed to Servitude No. 15/1972.
- G. BY virtue of Certificate of Registered Title T5509/2007 the within mentioned property is SUBJECT FURTHER to the following conditions laid down by the Controlling Authority upon approval granted on 3 July 2003 in terms of Section 11(6) of the Roads and Ribbon Development Act, No. 21/1940, namely:

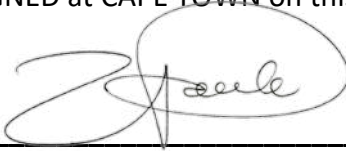


- 2.1. Die aanbevelings ingevolge Arcus Gibb se "Traffic Impact Assessment" finale verslag Mei 2003 geïmplementeer word. 'n Afskrif van die aanbevelings en 'n afskrif van hierdie kantoor se brief gedateer 29 Mei 2003 vergesel hierdie brief.
  - 2.2. Geen advertensie vertoon word waar hulle sigbaar is vanuit Grootpad 2/10 nie.
- H. BY virtue of Certificate of Registered Title T5509/2007 the within mention property is SUBJECT FURTHER to the following conditions laid down by the Controlling Authority of South African National Roads Agency upon approval granted on 30 July 2004 in terms of Section 49 of the National Roads Act 1998, Number 7 of 1998, namely:
1. Die voorgestelde weegbrugterrein op die Restant Gedeelte 22 van die Plaas Kraai Bosch 195, George nie deel uitmaak van die onderverdeling van die Moeder eiendom nie, maar gereserveer bly vir 'n toekomstige weegbrugterrein verleen, nie gekanselleer word nie.
  3. Met die uitsondering van bestaande bouwerke, mag geen bouwerk of enigiets anders hoegenaamd sonder die skriftelike goedkeuring van Die Suid-Afrikaanse Nasionale padagentskap Beperk binne 'n afstand van 20 meter, gemeet vanaf die nasionale padreserwegrens, opgerig word nie.
  4. 'n Permanente 2 meter baksteenmuur of sekuriteitsheining moet opgerig word op die gemeenskaplike grens van die nasionale pad en die eiendom. Detailplanne van die voorgestelde muur/sekuriteitsheining moet aan Die Suid-Afrikaanse Nasionale Padagentskap Beperk voorgelê word vir skriftelike goedkeuring.
  5. Geen direkte toegang tot of uitgang vanaf bogenoemde eiendomme na die nasionale pad toegestaan sal word nie. Toegang sal slegs verkry kan word vanaf die bestaande T2/10 in oorleg met die Provinsiale Administrasie.
- I. SUBJECT FURTHER by virtue of Deed of Transfer No. T5510/2007 namely: to the following benefits imposed by Attfund Limited No. 1999/005649/06, in favour of Portion 287, a portion of Portion 286 of the Farm Kraai Bosch No. 195, in the Municipality and Administrative District of George, Province of the Western Cape, in extent 1,4596 hectares (hereinafter referred to as Portion 287), held by Certificate of Registered Title No. T5510/2007, namely:



1. No hotel or short-term accommodation establishment (except for “bed and breakfast” accommodation of less than 5 (five) bedrooms to sleep no more than 10 (ten) guests will be permitted on the property without the consent of the Transferor as owner of the said Portion 287 or its successors in title.
2. No bottle store may be constructed on this property within 50 (fifty) metres of the boundary of Portion 287”.
3. The Title Deed/s, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 24<sup>th</sup> day of APRIL 2024

A handwritten signature in black ink, appearing to read 'Z POOLE', is written over a horizontal line. The signature is stylized and somewhat cursive.

**Z POOLE**  
**CONVEYANCER**