



TOWN PLANNING

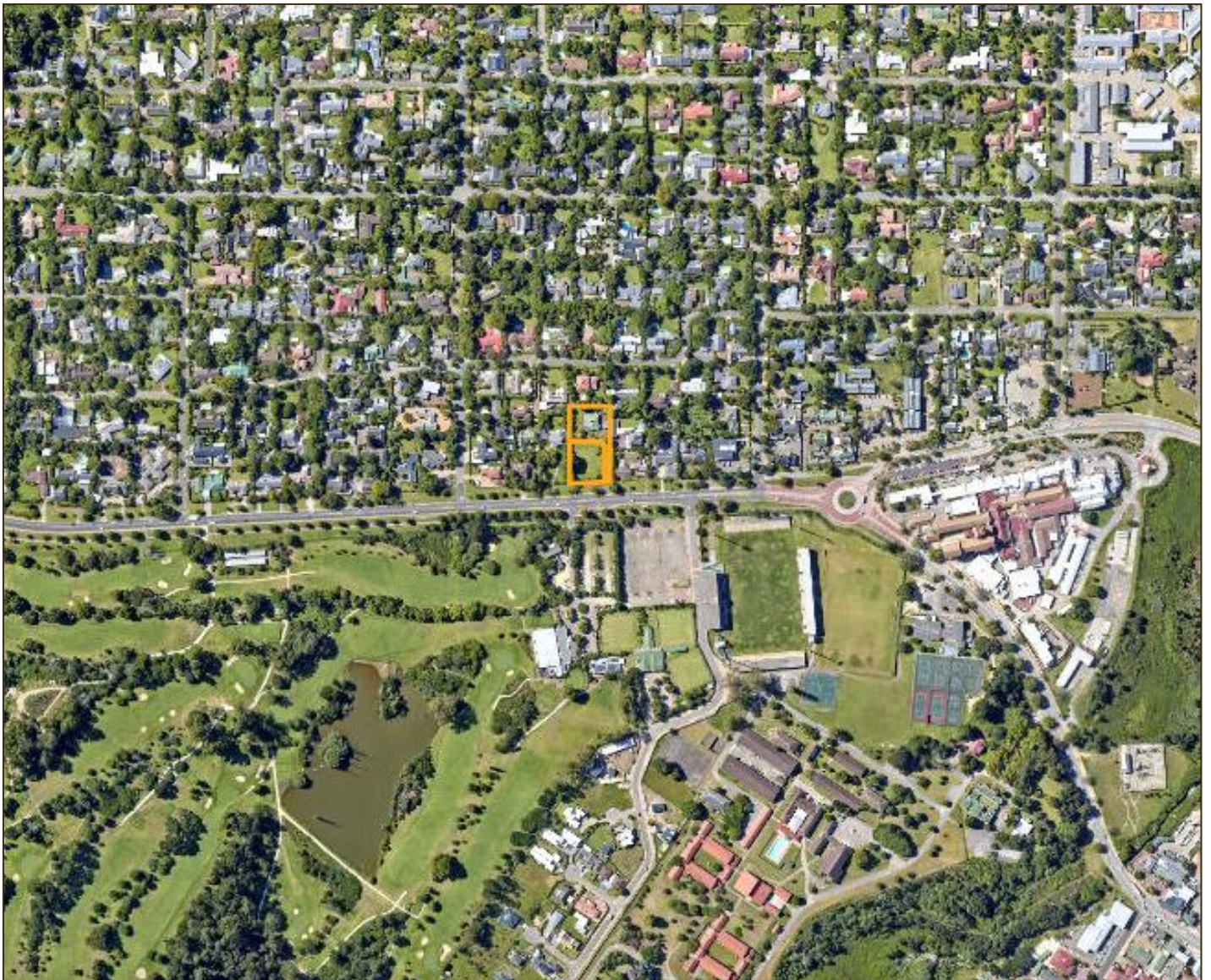
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DEVELOPMENT MANAGEMENT CONSULTING

PROPOSED CONSOLIDATION, SUBDIVISION, & REGISTRATION OF A SERVITUDE FOR RUWACON PTY LTD

ERVEN 7190 & 7191
54 CJ LANGENHOVEN ROAD, HEATHERLANDS
GEORGE MUNICIPALITY & DIVISION



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- 7. Original subdivision approval - 1989**

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Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

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**PROPOSED CONSOLIDATION, SUBDIVISION, & REGISTRATION OF A SERVITUDE:
ERVEN 7190 & 7191, 54 CJ LANGENHOVEN ROAD, HEATHERLANDS
GEORGE MUNICIPALITY & DIVISION**

1. BACKGROUND INFORMATION

Erven 7190 and 7191 George are residential properties located along CJ Langenhoven Road in Heatherlands, and within walking distance of several public amenities. The previous owner resided on Erf 7190 for decades and maintained Erf 7191 as a large open, primarily grassed, garden. Following the owner's recent passing, the properties were sold at auction to the current owner, Ruwacon Pty Ltd.

The properties are well-suited for infill development / densification, both of which align with the spatial objectives for the area and the broader George area. The new owner intends to consolidate the properties and redevelop them to create six residential opportunities.

DMC Planning has been appointed to address the necessary land use requirements to enable the desired development of these properties. The power of attorney attached as **Annexure 1** to this report.

1.1 PROPERTY DETAILS

The table below includes relevant information regarding Erven 7190 & 7191 George.

Property Descriptions:	Erven 7190 George	Erf 7191 George
Title Deed Nos (<i>Annexure 2</i>)	T298/2025	T82271/2024
Size of the properties:	1839m ²	1680m ²
Bond:	None	
Physical Address:	54 CJ Langenhoven Road, Heatherlands, George	
Owner:	Ruwacon Pty Ltd	
GP & SG Diagrams (<i>Annexure 3</i>)	GP3719/89	
	SG5893/89	SG5894/89
Zoning	Single Residential Zone I (dwelling house)	

The conveyancer certificate confirms that there are no conditions in the title deed that restricts this land use application. The conveyancer's certificate is attached hereto as **Annexure 4**.

2. APPLICATION

This land use application in terms of the George Municipality: Land Use Planning By-law (2023) for Erven 7190 & 7191 George entails the following:

- **Consolidation** in terms of Section 15(2)(e) of the said by-law of Erf 7190 (1839m²) and Erf 7191 (1680m²) to create one erf, Portion A (3519m²).
- **Subdivision** of Portion A in terms of Section 15(2)(d) of the said by-law into the following portions:
 - Portion B – ±595.19m² (Single Residential Zone I)
 - Portion C – ±595.23m² (Single Residential Zone I)
 - Portion D – ±515.73m² (Single Residential Zone I)
 - Portion E – ±634.91m² (Single Residential Zone I)
 - Portion F – ±582.04m² (Single Residential Zone I)
 - Portion G – ±595.30m² (Single Residential Zone I)
- **Registration of a 6m wide private servitude** (±482m²) in terms of Section 24(1)(f)(v) of the said by-law for access and services over Portion B, C, D, E, F & G in favour of Portion B, C, D, E, F & G.

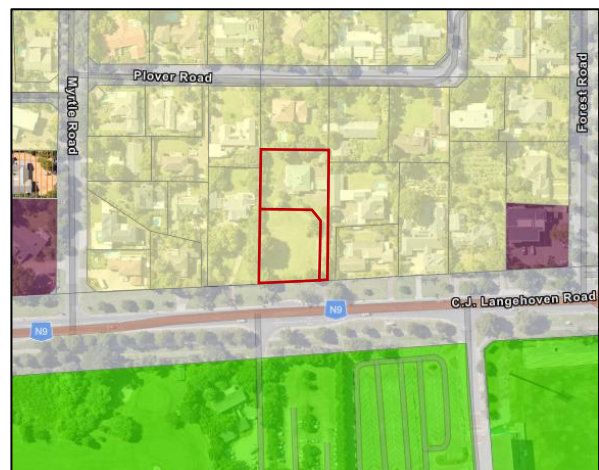
3. CONTEXTUAL INFORMANTS

3.1 LOCALITY

Erven 7190 & 7191 George are residential properties located abutting CJ Langenhoven Road in the suburb, Heatherlands. Heatherlands is a northern lying neighbourhood between George west (Blanco & Heather Park) and George CBD and George East. The properties are surrounded by other SRZI properties and Erf 7191 George is one of only a few vacant properties still found in this neighbourhood. The George Golf Course is located directly across CJ Langenhoven Road and on the nearest eastern and western intersections are medical related institutions. The George Hospital is less than 300m east of the subject properties, also along CJ Langenhoven Road. A locality map is attached hereto as **Annexure 5**.

3.2 ZONING

Erven 7190 & 7191 George are zoned Single Residential Zone I (SRZI). Erf 7190 is developed accordingly with a dwelling house, a double garage and small, old outbuilding in the northeastern corner, while Erf 7191 George is still undeveloped. All the surrounding properties are also zoned SRZI and the George Golf Club (Private open space (OSZII)) is directly across CJ Langenhoven Road to the south. The zoning of the subject properties is not proposed to change following this land use application. Six SRZI properties are to be created from two properties, therefore adding four new residential properties to the urban area of George.



3.3 CHARACTER OF THE PROPERTIES

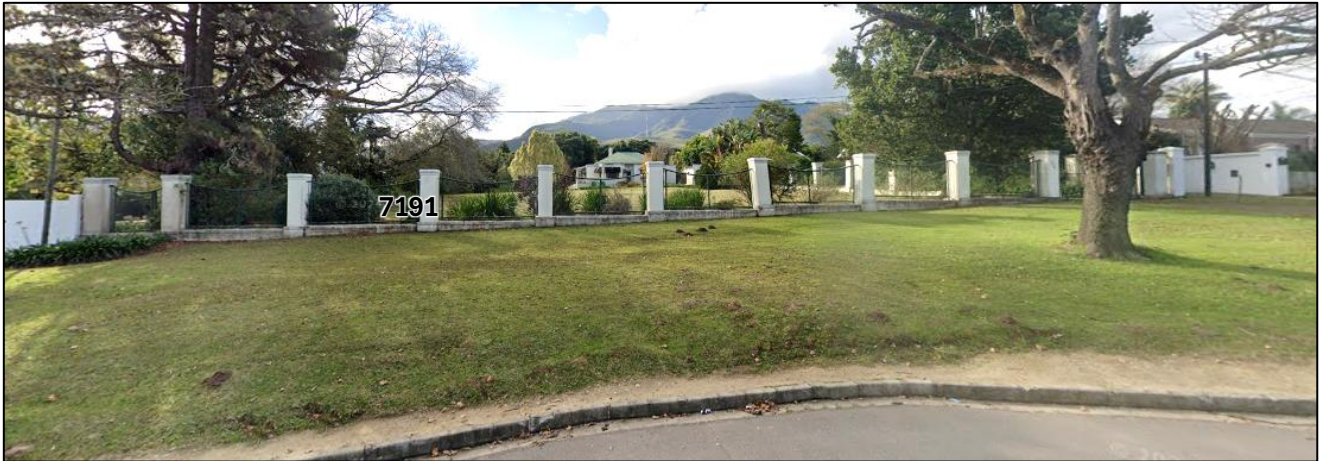
Erven 7190 and 7191 George are residential properties located along CJ Langenhoven Road in Heatherlands. They represent two of four properties subdivided from the original Erf 634 George in 1989. The two properties have an inconsequential downward slope from northeast to southwest. There are no protected trees, rivers, or dams on either of the properties. The original approval is attached hereto as *Annexure 7*.

Erf 7190 George measures 1,839m² and includes a 5m wide panhandle access from CJ Langenhoven Road. The panhandle runs along the eastern boundary of Erf 7191 George. Erf 7190 George is developed with a historic dwelling house and outbuilding, and a double garage. The house and outbuilding was built more than 68 years ago (presumably in the 1940s) but many additions have been made over the years.

Erf 7191 George, measuring 1,680m², remains vacant and grassed. The late owner maintained the property as a large extended private garden for his home on Erf 7190. Currently, Erf 7191 George obtains ‘access’ from Erf 7190 George over the common boundary in the north and does not have its own access point from the abutting street.

The images below showcase the character, features, and broader context of the surrounding area, as well as the two properties themselves.





4. DEVELOPMENT PROPOSAL

The new owner of Erven 7190 & 7191 George proposes to redevelop the properties in order to create 6 (4 new) residential opportunities through medium densification along a main activity corridor. The residential density is 17.05 dwelling units per hectare, compatible with the lower density of Heatherlands.

4.1 CONSOLIDATION

It is proposed to consolidate Erf 7190 George (1839m²) and Erf 7191 George (1680m²) in order to create one SRZI property, Portion A (3519m²) to be redeveloped. Portion A will then be subdivided accordingly to create 6 SRZI erven. The consolidation plan is attached hereto as **Annexure 6**. The existing house, garage, and outbuilding on the property will be demolished and each property will be available to be developed with a dwelling house.

4.2 SUBDIVISION

Portion A (3519m²) is to be subdivided into 6 SRZI portions (B – G) with an average extent of 586m² each. The proposed portions are as follows:

- Portion B – ±595.19m² (Single Residential Zone I)
- Portion C – ±595.23m² (Single Residential Zone I)
- Portion D – ±515.73m² (Single Residential Zone I)
- Portion E – ±634.91m² (Single Residential Zone I)
- Portion F – ±582.04m² (Single Residential Zone I)
- Portion G – ±595.30m² (Single Residential Zone I)

See **Annexure 6** for the subdivision plan. As each newly created portion will be larger than 500m², with a street building line of 4.0m for Portions E & F. As CJ Langenhoven Road is a provincial road with, the 5.0m building restriction line applies. This building line will be maintained for the dwelling house on Portions E & F. In this 5m building line space, the access gate and part of the servitude road will be provided. The latter will include a refuse area as shown on the plan attached hereto as **Annexure 6**. For all other boundaries, the side and rear boundary building line will be 2.0m.

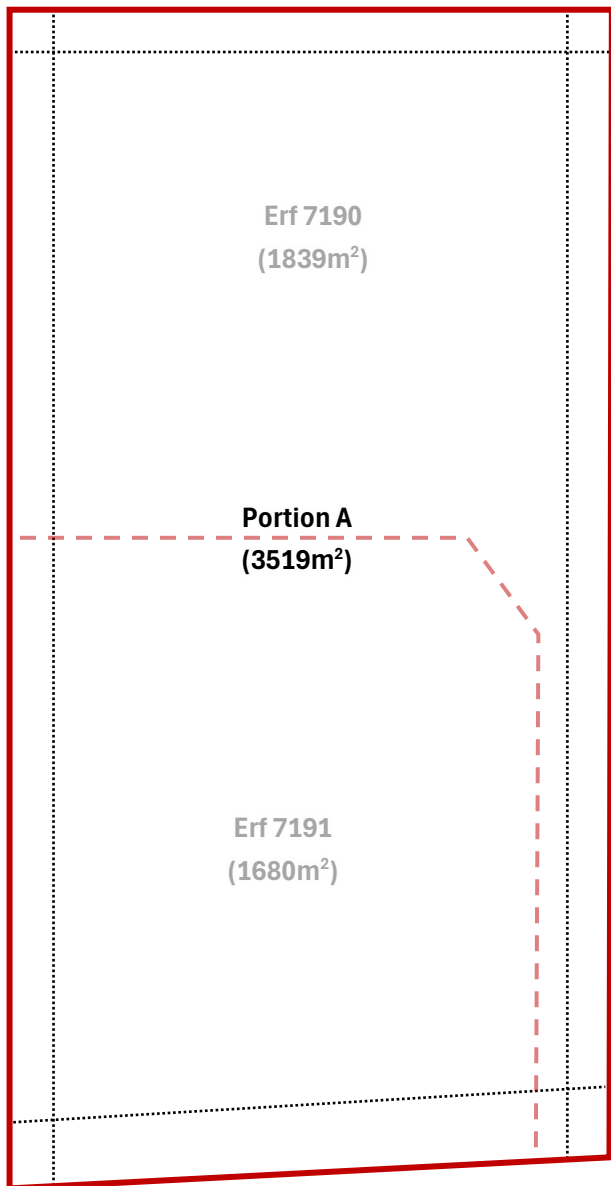
The properties will all have a maximum allowable coverage of 325m² which will ensure that the properties are not over the developed. The design of the dwellings will be done in the near future.

4.3 REGISTRATION OF A SERVITUDE FOR ACCESS AND SERVICES

The servitude is proposed to be 6m wide and about 482 m². The servitude will start in the southeastern corner of the proposed Portion E and run along its entire southern boundary where it will continue northward over the properties' common boundary and end in a cul-de-sac. Where the servitude turns northward, a communal refuse area is to be provided.

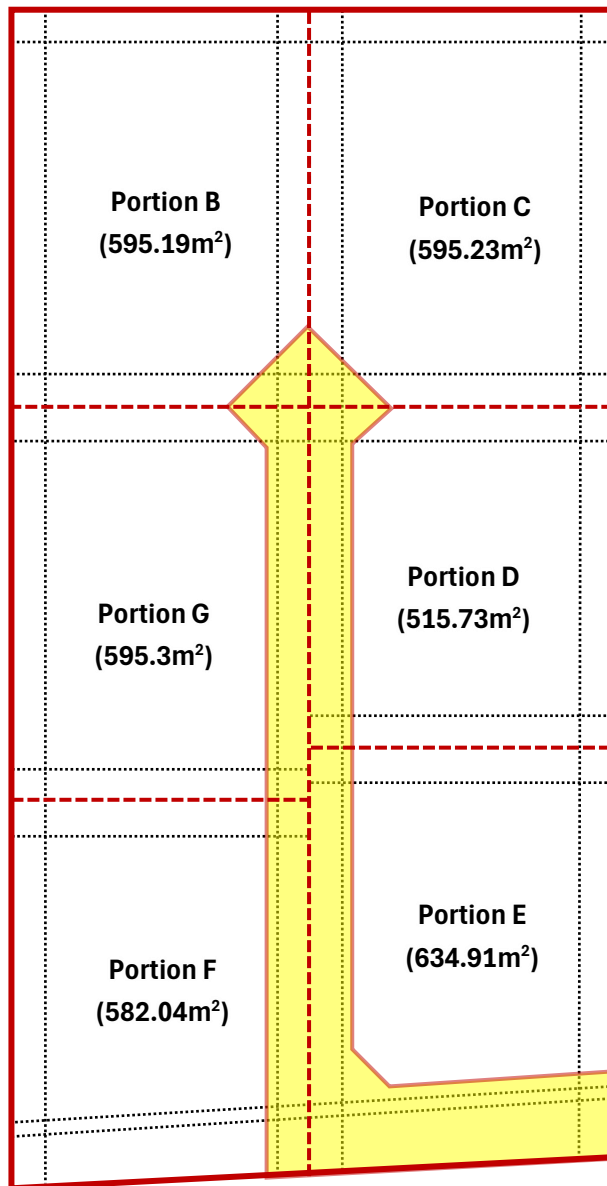
The following illustration shows the proposed consolidation and subdivision for Erven 7190 & 7191 George.

CONSOLIDATION



CJ LANGENHOVEN RD

SUBDIVISION & REGISTRATION OF SERVITUDE



CJ LANGENHOVEN RD

4.4 FURTHER CONSIDERATIONS

4.4.1. MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services provided to the 4 newly created SRZI properties will be expanded as needed from 2 existing erven and the necessary development contributions will be payable by the owner before the approval of building plans/registration. The proposed 6m-wide servitude will originate from CJ Langenhoven Road and will provide access to all six properties and contain the necessary services for the six properties. The existing access driveway from CJ Langenhoven Road will be retained. The servitude will then run along the southern boundary of Portion G before turning northward to run along the midblock common boundary of the remainder of the properties.

The access provision was discussed with the responsible official in the Directorate: Civil Engineering Services (DCES) who indicated support for retaining the current point of access as well as the internal access arrangement through the proposed servitude.

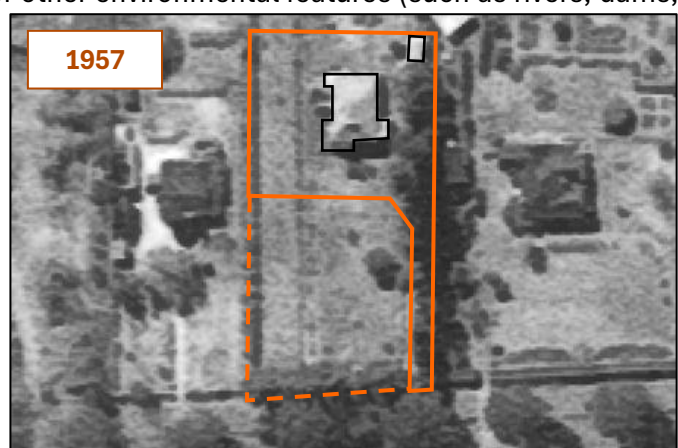
4.4.2. IMPACT ON NEIGHBOURING PROPERTIES

The public interest in this application is expected to be limited, as the proposed development aligns with the spatial objectives for the area and the neighbourhood's character as a low-density residential zone along a main activity corridor, CJ Langenhoven Road. The proposed layout minimizes the impact on neighbouring properties by incorporating a shared entrance and exit centrally located between the new erven. This layout effectively avoids unnecessary vehicular movement along the common boundaries of the existing, abutting houses. Any future development on the newly created portions will adhere to standard zoning regulations for SRZI properties. Surrounding neighbours will be notified as part of the public participation process, ensuring they have the opportunity to review and provide input on the proposed development, if they so wish.

4.4.3. ENVIRONMENTAL & HERITAGE CONSIDERATIONS

Both properties are extensively landscaped, featuring primarily grass and planted trees along their outer boundaries. There are no known protected trees or other environmental features (such as rivers, dams, or wetlands) on the properties. Consequently, no negative environmental impacts are anticipated.

The house and northern outbuilding on Erf 7190 George are both visible on the 1957 aerial imagery (to the right) and is confirmed older than 60 years and thus protected in terms of the National Heritage Resources Act (1999). A permit application for the demolition of the structures on the property is being facilitated by *Perception Planning* for submission to HWC.



5. NEED & DESIRABILITY

Need depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the proposed development of Erven 7190 & 7191 George are responsive to the properties' specific locality along a major activity corridor and George's current housing demand. The proposed consolidation and subdivision will not negatively impact surrounding properties, the visual landscape, or the environment as discussed earlier in this report. Furthermore, the proposal fulfils the new property owner's goal of optimizing the use of the properties by creating six residential opportunities where there are currently only two.

Desirability from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the properties, existing planning in the area, character of the area, the locality and accessibility of the properties as well as the provision of services.

Physical characteristics of the properties

The consolidation and subdivision will not directly affect the physical characteristics of the property but future development of the proposed 6 erven will change the character from partially undeveloped to low density residential development of at least 6 houses.

Existing planning in the area

As indicated later in this land use report, this land use application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF).

Character of the area

The consolidation & subdivision will not negatively affect the character of the area as shown earlier in this report. It will support the SRZI character and the spatial objectives for the area.

Provision of services

Municipal engineering services are already available for two residential erven. The necessary services for four new residential erven will be required (payable by the owner) following the registration of the subdivision. The current access to and from CJ Langenhoven Street will be retained for the proposed 6 erven as shown in this land use application and as discussed with the responsible official.

Economic impact

This land use application for consolidation & subdivision will enhance the value of the properties and the area. Salary earning citizens will likely reside on the properties and will directly support the local economy.

Direct impact on surrounding properties

No neighbours are expected to be impacted negatively by the proposed development as discussed earlier.

It is our view that the need and desirability of the proposed consolidation & subdivision for Erven 7190 & 7191 George, shows no negative impacts.

6. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

6.1 SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure and open space requirements;
- Compliance with environmental legislation.

Relevant aspects not addressed in the earlier paragraphs of this land use report, are addressed below:

6.1.1. FIVE DEVELOPMENT PRINCIPLES

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not fully relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant as follows:

- The proposed consolidation & subdivision hold no expected negative environmental impact.
- The effective and equitable functioning of land markets is not negatively affected by this application.
- No negative impacts are expected on surrounding properties.
- Vacant land within the urban edge will be optimally used for residential purposes.

Efficiency as described in Section 7(c) of SPLUMA is not fully relevant to this application. However, it can definitely be stated that the erven are being developed for maximum efficiency and functionality without compromising the character of the area.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erven 7190 & 7191 George supports the relevant development principles of SPLUMA.

6.2 WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

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

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs.

Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erven 7190 & 7191 George, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

6.3 GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this land use report as relevant.

6.4 GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

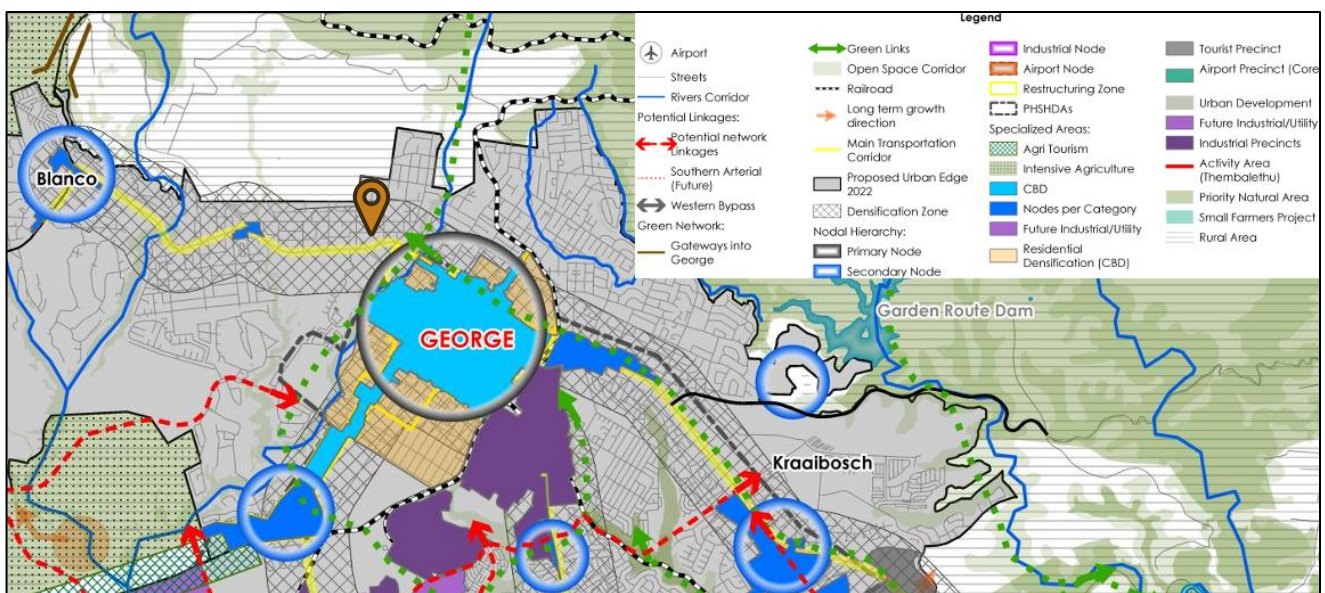
Erven 7190 & 7191 George are Single Residential Zone I (dwelling house) properties. Erf 7190 George is developed accordingly, and Erf 7191 George is vacant. Following the proposed consolidation and subdivision there will be six SRZI properties larger than 500m².

The newly created properties, Portion E & F, will be subject to 4.0m street building lines and a 5.0m street building line due to the provincial road. All other boundaries will adhere to 2.0m side and rear building lines. In terms of the zoning scheme by-law, the maximum coverage for each property will be 325m². Each property could be developed with a dwelling house and a second dwelling of up to 175m², provided the combined coverage of both structures remains within the 325m² limit.

With the existing house set to be demolished, all the new properties will be vacant and will have functional, developable space. This ensures future developments should be able to fully comply with the applicable development parameters.

6.5 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erven 7190 & 7191 George is not addressed specifically in the GMSDF. It is residential properties within the George urban edge and in a demarcated residential area - Heatherlands. The properties are located along a main transportation corridor and within its 500m densification zone.



The GMSDF states the following:

Spatial element 17: Densification is promoted in all urban areas with specific focus on areas surrounding primary transport corridors and identified nodes.

Spatial element 19: A key strategy of this SDF is infill development of strategic sites in urban areas. Urban infill is largely focused on achieving higher densities in urban settlements and providing a greater variety of housing options to speed up the delivery process and create more sustainable settlements.

Policy C2.4: Infill development relates to more effective use of land and infrastructure and a more vibrant urban fabric. Growth absorption (social-economic and housing) prioritises the use of vacant and underutilised land parcels and as such a more coordinated and intensive land use should be facilitated by planning for these areas. Principles such as mixed- typologies, use and income should be applied. Land use intensification should be supported in terms of land use management tools such as parking reduction, access planning etc.

The proposed consolidation and subdivision align directly with the spatial elements and policies of this SDF by promoting appropriate densification along a primary transport corridor. Additionally, the proposal enhances diversity by offering alternative (smaller) and potentially more affordable residential opportunities, distinctive of the income class typically residing in Heatherlands.

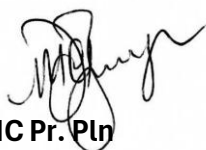
The residential density of this proposed development of the consolidated Erven 7190 & 7191 George is 17.05 dwelling units per hectare. It finds a balance between the lower residential densities of Heatherlands and higher densities along CJ Langenhoven Road. If each of the newly created properties accommodate a second dwelling unit as well, the residential density increases to 34.1 dwelling units per hectare in this densification area.

This land use application and the nature thereof is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

7. CONCLUDING

Obtaining approval for the proposed redevelopment of Erven 7190 and 7191 George will enable the current owner to create six (four new) residential opportunities in a strategic location. The proposal aligns directly with the spatial objectives of the SDF for this specific area and contributes to the broader goals for George by promoting appropriate densification and diversification of residential opportunities.

Based on the considerations outlined in this land use report, we are of the opinion that this application complies with all relevant planning legislation. It supports the intended spatial objectives for the area, holds no environmental conflicts, offers an efficient use of urban space, and supports future development within the prescribed development parameters.

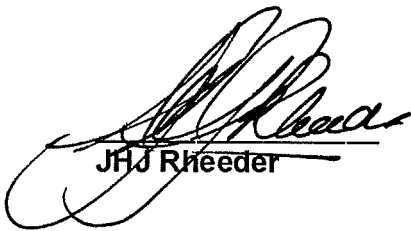


DMC Pr. Pln

JANUARY 2025

Resolution & Power of Attorney

I, *Johannes Hendrik Josef Rheeder*, the authorised representative of the registered owner of *Erven 7190 & 7191 George Municipality & Division* namely *Ruwacon Pty Ltd*, hereby resolve to authorise *Marlize de Bruyn & Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15(2) of the *George Municipality: Land Use Planning By-law (2023)* for the properties.


JHJ Rheeder

27/1/2025
Date

MC Neale
Witness

27/01/2025
Date

Haycock Attorneys
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me

CONVEYANCER
CATHARINA FREDRIKA MARIA MEYER
(89269)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R.....	R.....
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

GERRIT PETRUS FOURIE (83877)

appeared before me, REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

**The Executor in the Estate Late
WILLIAM BALLANTYNE BENNETT
Number 017145/2024**

which said Power of Attorney was signed at George on

And the appearer declared that his/her said principal had, on 22 November 2024, truly and legally sold by Public Auction, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

RUWACON PROPRIETARY LIMITED
Registration Number 2003/017933/07

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

ERF 7190 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1839 (ONE THOUSAND EIGHT HUNDRED AND THIRTY NINE)
Square metres

FIRST TRANSFERRED by Deed of Transfer Number T6877/1925 with
Diagram SG Number 5893/1989 relating thereto and held by Deed of Transfer
Number T10457/2009

- A. SUBJECT to the conditions referred to in Deed of Transfer Number T6877 dated 20th July 1925 and to the following condition mentioned therein, namely:

The said Council and its successors in office reserve the right to construct, use and maintain across the above property, any pipe line for water leading, sewerage, drainage, and any poles and structures for the conducting of any electric or any other light of power.

B.

C.

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

Estate Late WILLIAM BALLANTYNE BENNETT

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

RUWACON PROPRIETARY LIMITED
Registration Number 2003/017933/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R3 500 000,00 (THREE MILLION FIVE HUNDRED THOUSAND RAND) .

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN on

q.q.

In my presence

REGISTRAR OF DEEDS

Haycock Attorneys
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me

CONVEYANCER
CATHARINA FREDRIKA MARIA MEYER
(89269)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R.....	R.....
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

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**The Executor in the Estate Late
WILLIAM BALLANTYNE BENNETT
Number 017145/2024**

which said Power of Attorney was signed at George on

And the appearer declared that his/her said principal had, on 22 November 2024, truly and legally sold by Public Auction, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

RUWACON PROPRIETARY LIMITED
Registration Number 2003/017933/07

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

ERF 7191 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1680 (ONE THOUSAND SIX HUNDRED AND EIGHTY) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T72446/1993 with Diagram Number 5894/1989 annexed thereto and held by Deed of Transfer Number T10456/2009

- A. SUBJECT to the conditions referred to in Deed of Transfer Number T6877 dated 20th July 1925 and to the following condition mentioned therein, namely:

The said Council and its successors in office reserve the right to construct, use and maintain across the above property, any pipe line for water leading, sewerage, drainage, and any poles and structures for the conducting of any electric or any other light of power.

B.

C.

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

Estate Late WILLIAM BALLANTYNE BENNETT

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

RUWACON PROPRIETARY LIMITED
Registration Number 2003/017933/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R2 400 000,00 (TWO MILLION FOUR HUNDRED THOUSAND RAND) .

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN on

q.q.

In my presence

REGISTRAR OF DEEDS

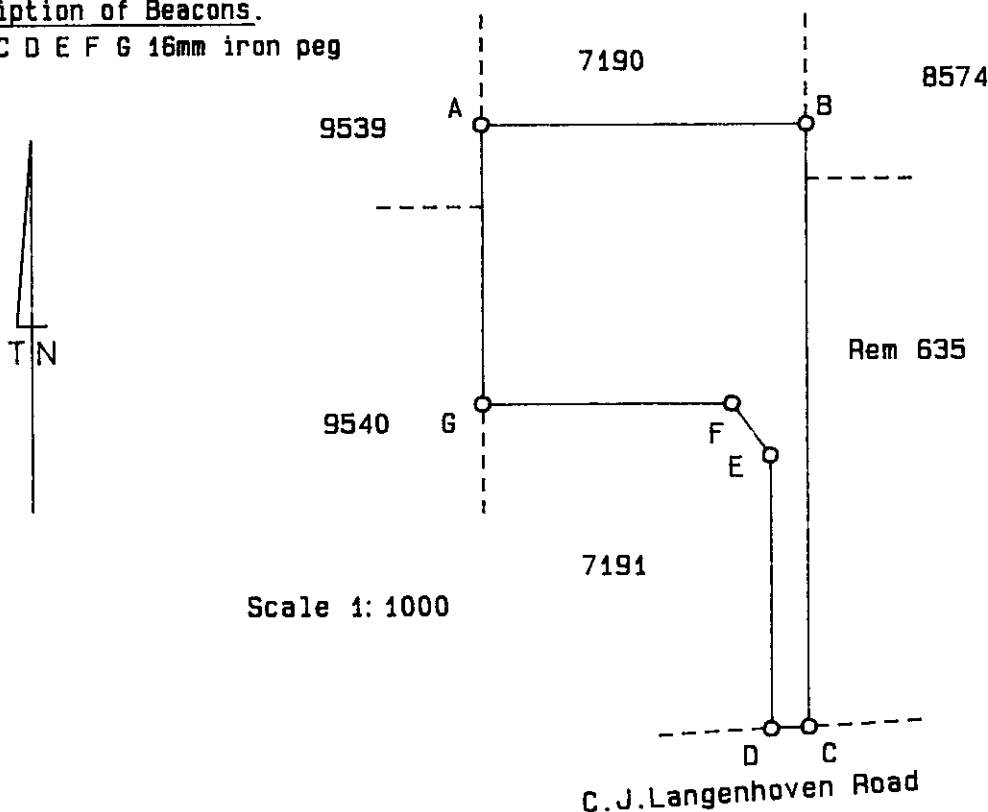
TREVOR & BAILEY

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System Lo23°				S.G. No. 5893-89
		Y	X	Y	X	
	Constant:			0, 00	+3 700 000, 00	
A B	42, 80	270 01 40	A +	51 217, 76	+ 58 111, 50	Approved <i>J. P. M. M. v. d. W.</i> Surveyor-General 1989-09-26
B C	80, 96	0 01 40	B +	51 174, 96	+ 58 111, 52	
C D	5, 01	86 41 00	C +	51 175, 00	+ 58 192, 48	
D E	36, 79	180 01 40	D +	51 180, 00	+ 58 192, 77	
E F	8, 60	144 29 40	E +	51 179, 98	+ 58 155, 98	
F G	32, 80	90 01 40	F +	51 184, 98	+ 58 148, 98	
G A	37, 46	180 01 40	G +	51 217, 78	+ 58 148, 96	

⊕ 5 P4 + 51 335, 47 + 57 886, 03
 ⊕ 6 P4 + 51 014, 47 + 57 885, 67

Description of Beacons.

A B C D E F G 16mm iron peg



The figure A B C D E F G represents 1839 square metres

of land, being

ERF 7190 a portion of erf 634 George

Situate in the Municipality and Administrative District of George
 Surveyed in November 1988 and August 1989
 by me.

Province of Cape of Good Hope

J. P. M. M. v. d. W.
 Land Surveyor

This diagram is annexed to D/T No. T 6879/90 dated i.f.o. Registrar of Deeds	The original diagram is No. A 2112/1925 annexed to Transfer No. 1925.138.6877	File No. S/8775/56/8 S.R. No. E 2024/89 Comp. BL-700/W43 (1741)
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CS

7190

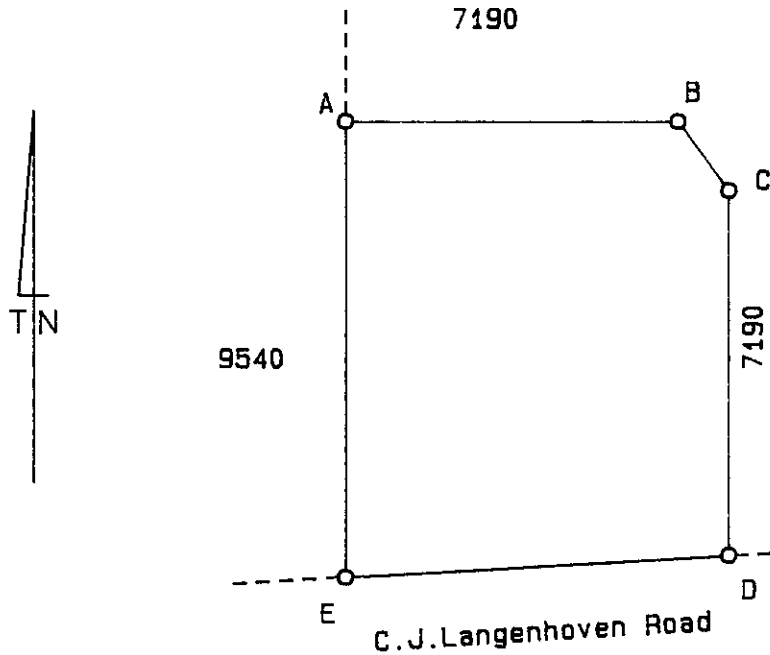
TREVOR & BAILEY

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System Lo23°				S.G. No.
		Y	X	Y	X	
	Constant:			0,00	+3 700 000,00	5894-89
A B	32,80	270 01 40	A +	51 217,78	+ 58 148,96	Approved <i>J. M. M. M.</i> Surveyor-General 1989-09-26
B C	8,60	324 29 20	B +	51 184,98	+ 58 148,98	
C D	36,79	0 01 40	C +	51 179,98	+ 58 155,98	
D E	37,86	86 41 00	D +	51 180,00	+ 58 192,77	
E A	46,00	180 01 40	E +	51 217,80	+ 58 194,96	

⊕ 5 P4 + 51 335,47 + 57 886,03
 ⊕ 6 P4 + 51 014,47 + 57 885,67

Description of Beacons.

A B C D 16mm iron peg
 E 12mm hole in wall



Scale 1:750

The figure A B C D E represents 1680 square metres of land, being

ERF 7191 a portion of erf 634 George

Situate in the Municipality and Administrative District of George
 Surveyed in November 1988 and August 1989
 by me,

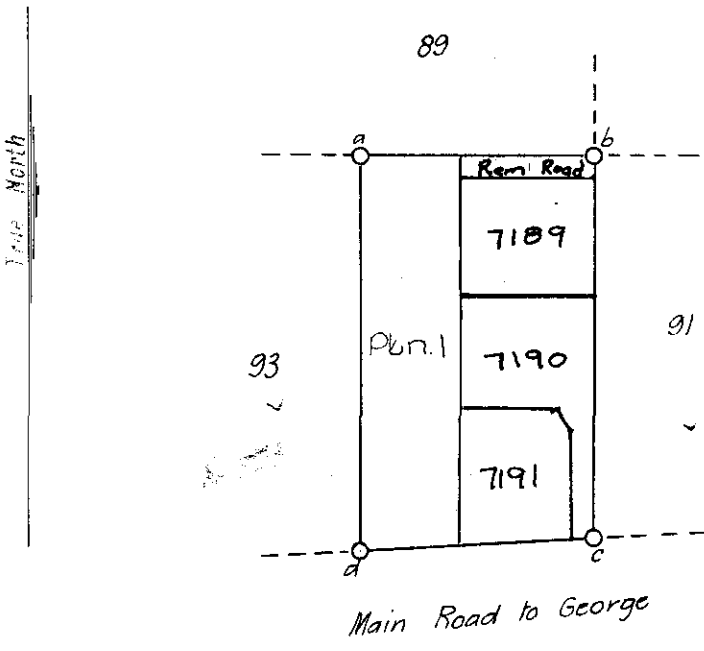
Province of Cape of Good Hope

J. M. M. M.
 Land Surveyor

This diagram is annexed to No. T 72446/93 dated i.f.o. Registrar of Deeds	The original diagram is No. A 2112/1925 annexed to Transfer No. 1925.138.6877 146	File No. S/8775/56/8 S.R. No. E 2024/89 Comp. BL-7DD/W13 (1741)
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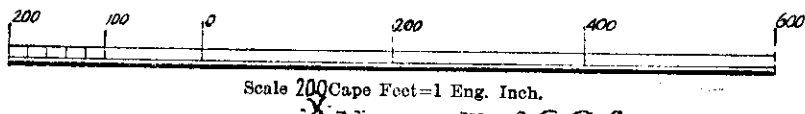
Approved.

Surveyor-General.
19.6.1925.



ANGLES.			
	°	'	"
a	90	0	0
b	90	0	0
c	93	19	30
d	86	40	30

SIDES.	
	Cape Feet.
ab	240.00
bc	404.64
cd	240.40
da	418.59



X Now Erf 634
GEORGE

The above figure a b c d represents 1 Morgen, 86 Square Roods
 X 4 Square Feet of land situate in the Division of GEORGE, being
 LOT N^o 92, portion of PART F. of the GEORGE TOWN COMMONAGE
 granted to the Council of the Municipality of George 15th June, 1922.

Bounded as indicated above.

Surveyed and beaconed by me according to regulations.

[Signature]
Government Land Surveyor.

August, 1923.

B S C

I hereby certify that this diagram belongs
 to the Transfer deed this day issued in
 favour of Kitty Dahmann (born Frank)
 married O.C.P. to Karl Dahmann.

20.7.25.6877.
 D/T. N^o 6877/1925
 Registrar of Deeds

NTG. BL-7DB
 W.B

APPROVED IN TERMS OF SECT. 25
OF ORD. 15/1685
REF. Erf 634
DATE. 1989-07-14

APPROVED IN TERMS OF SECT. 25
OF ORD. 15/1986

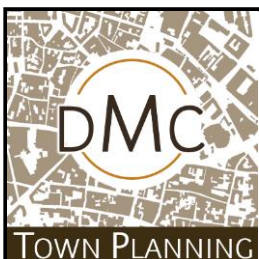
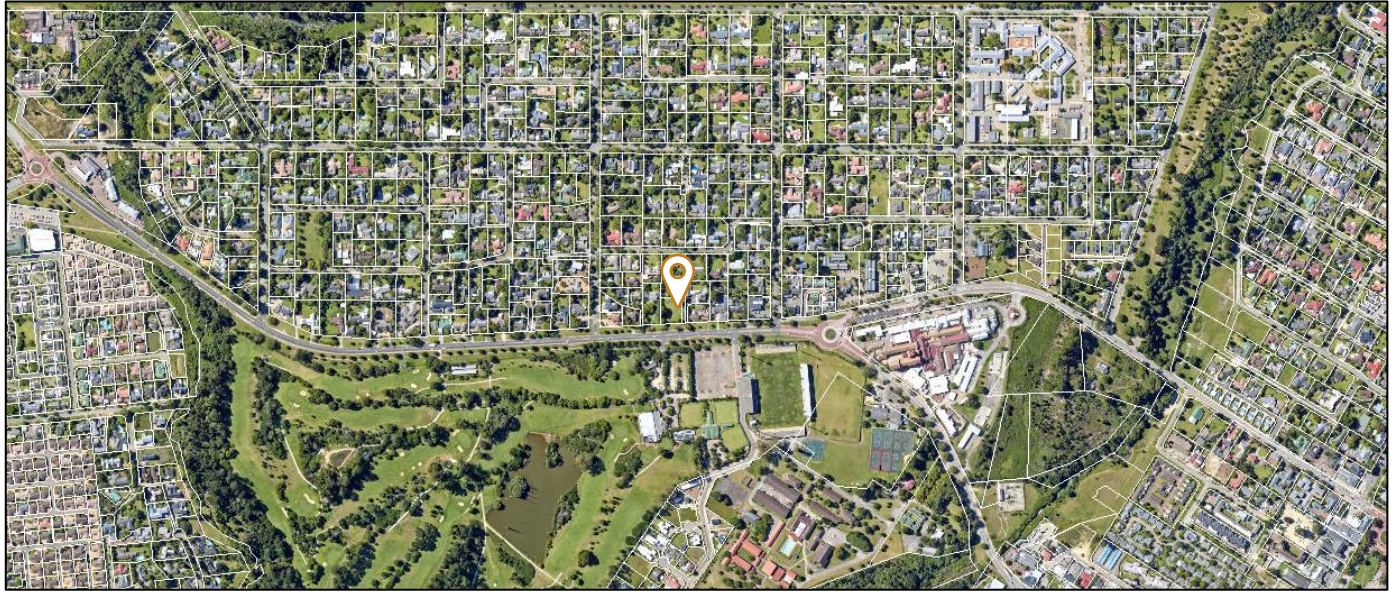
REF. EF 634

DATE 1989-07-14

Ent 023
EREX 1945 3437/1945 Pub. 1
E2024/89 5892/89 Erf 7189
" 5893/89 " 7190
" 5894/89 " 7191

43198 13650/45
171259 m 6878/90 } ~~EE~~
1839 " 6879/90 }
1680 72446/93 PR

ALLER DE BUREAU

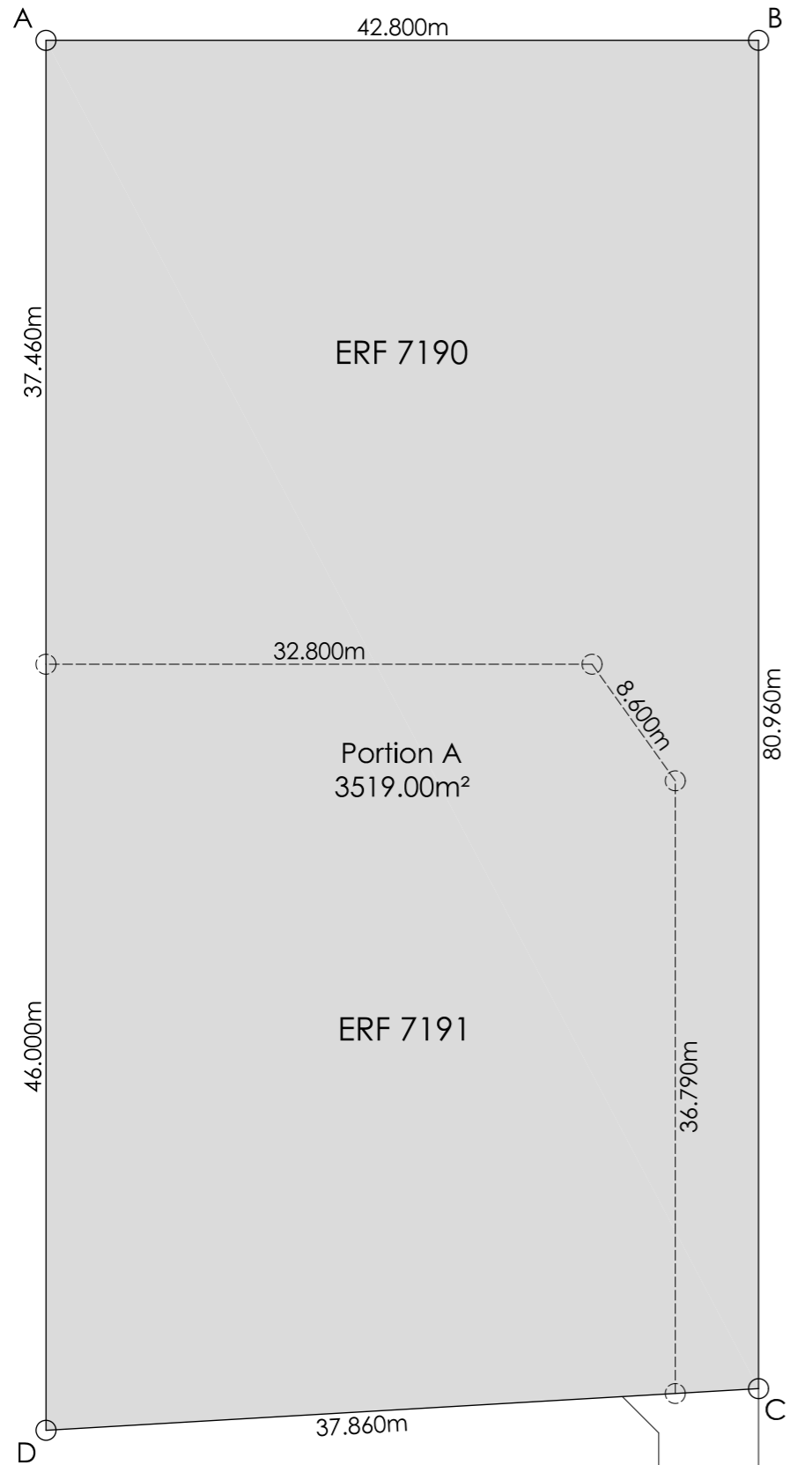


Copyright ©

ERVEN 7190 & 7191
54 CJ LANGENHOVEN ROAD, HEATHERLANDS
GEORGE MUNICIPALITY & DIVISION

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

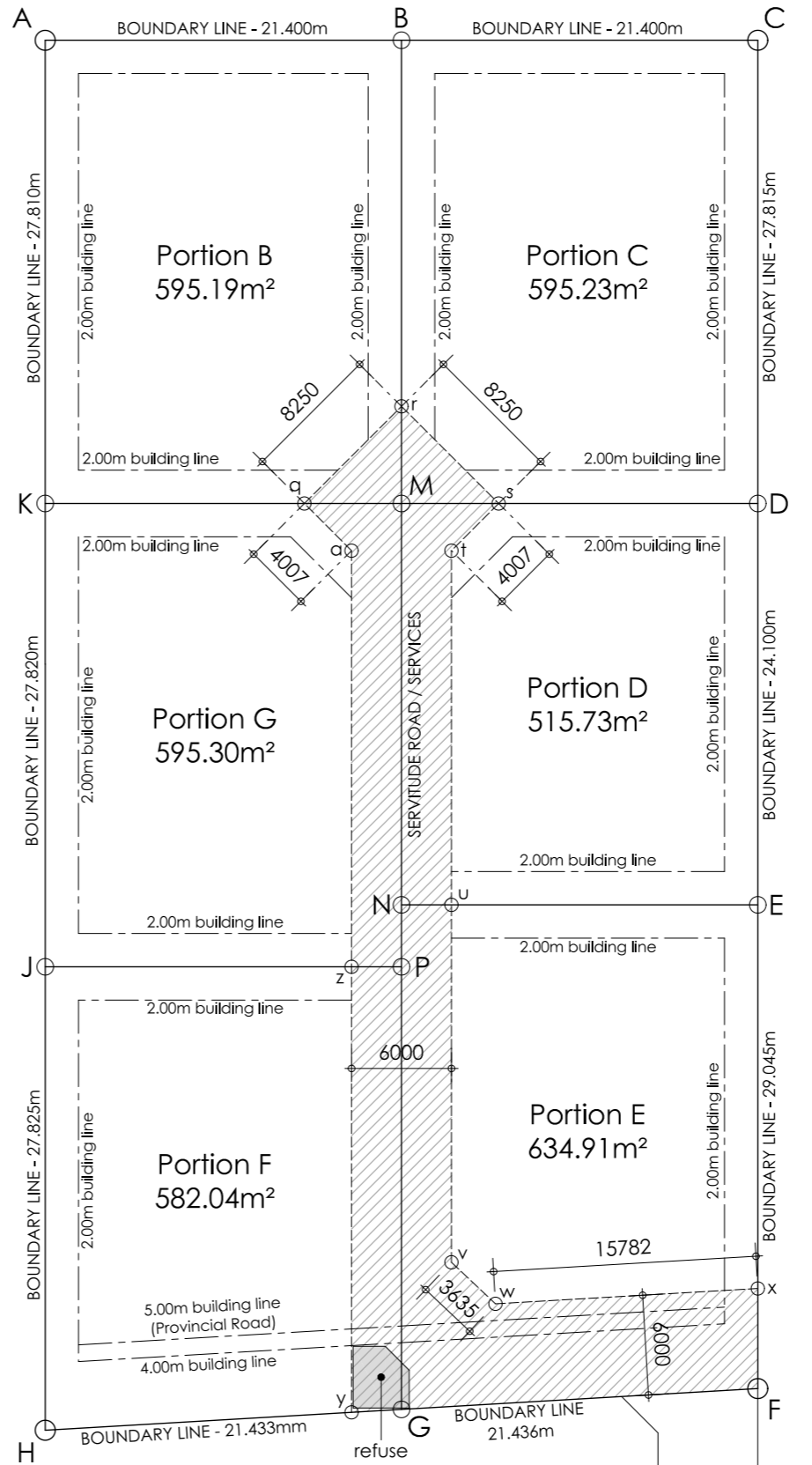
CONSOLIDATION PLAN



CJ LANGENHOVEN ROAD



SUBDIVISION PLAN



CJ LANGENHOVEN ROAD

PROPOSED CONSOLIDATION & SUBDIVISION FOR RUWACON PTY LTD

ERVEN 7190 & 7191,
54 CJ LANGENHOVEN STREET
GEORGE MUNICIPALITY & DIVISION

CONSOLIDATION & SUBDIVISION PLAN

- Consolidation of Erven 7190 & 7191 George in terms of Section 15(2)(e) of the George Municipality Land Use Planning By-law (2023) to create Portion A (3519m²);
- Subdivision of Portion A in terms of Section 15(2)(d) of the George Municipality Planning By-law (2023) into the following portions leaving no Remainder:
 - Portion B: Single Residential Zone I erf (dwelling house) (595.19m²);
 - Portion C: Single Residential Zone I erf (dwelling house) (595.23m²);
 - Portion D: Single Residential Zone I erf (dwelling house) (515.73m²);
 - Portion E: Single Residential Zone I erf (dwelling house) (634.91m²);
 - Portion F: Single Residential Zone I erf (dwelling house) (582.04m²);
 - Portion G: Single Residential Zone I erf (dwelling house) (595.30m²).

arstuvwxFGyza represents a servitude area for access & services in favour of Portion B, C, D, E, F & G in favour of Portion B, C, D, E, F & G.

Drawn:	KK
Scale:	1 : 400
Drawing Number:	ConSub636-G24
Project Number:	636/G24
Date:	JANUARY 2025

Copyright ©



DMC Town Planning
Development - Management - Consulting
143 Mitchell Street, Bodorp, George
PO Box 2359, George, 6530
Marlize: 076 340 150 | Denise: 067 817 3733
marlize@mbdplanning.co.za
denise@mbdplanning.co.za

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.



MUNISIPALITEIT

George

MUNICIPALITY

KAAPPROVINSIE 6530

CAPE PROVINCE 6530

POSBUS 19
TELEFOON (0441) 744000
UITBR. 122

FAX: 3776
(0441)

P.O. BOX 19
TELEPHONE (0441) 744000
EXT.

VERW./REF. (GL) Erf 634

NAVRAE:
ENQUIRIES: G. Loots

26 September 1989

Mnre Trevor, Bailey & Savage
Posbus 752
GEORGE
6530

Menere

ONDERVERDELING VAN ERF 634, GEORGE: VOORSIENING VAN ELEKTRISITEIT

U verwysing C.P. Nel het betrekking.

Met verwysing na my skrywe gedateer 14 Julie 1989 wens ek u soos volg mee te deel:

By onderverdeling van bogenoemde erf moet die volgende veranderinge aangebring word:

1. Die bestaande oorhoofse kragtoevoer moet verwyder word en vervang word met 'n kabelaansluiting teen normale aansluitingskoste;
2. Die bedrading van die bestaande huis sal sodanig verander moet word om 'n kabelaansluiting te huisves.

Die uwe

A.J. SMITH
DIREKTEUR ADMINISTRASIE

GL/10



MUNISIPALITEIT
KAAPROVINSIE 6530

George

MUNICIPALITY
CAPE PROVINCE 6530

POSBUS 19
TELEFOON (0441) 744000
UITBR. 122

FAX: 3776
(0441)

P.O. BOX 19
TELEPHONE (0441) 744000
EXT.

VERW./REF. Erf 634

NAVRAE:
ENQUIRIES: G. Loots

14 July 1989

Messrs Trevor Bailey & Savage
P.O. Box 752
GEORGE
6530

Sir

SUBDIVISION OF THE REMAINDER OF ERF 634, GEORGE

Your letter dated 7 June 1989 refers.

Approval is hereby granted in terms of Section 25(1) of Ordinance 15 of 1985 for the subdivision of the abovementioned property as indicated on the attached plan which bears my Council's stamp dated 14 July 1989 subject to the conditions contained in Annexure "A" as well as the following conditions:

1. Road and stormwater drainage must be provided according to the Council's specifications;
2. The watermeter for portion B must be relocated;
3. The sewer from portion B must be relocated to the pan-handle entrance;
4. The outbuilding on portion A must be demolished.

Yours faithfully


A.J. SMITH
DIRECTOR ADMINISTRATION

Enclosures

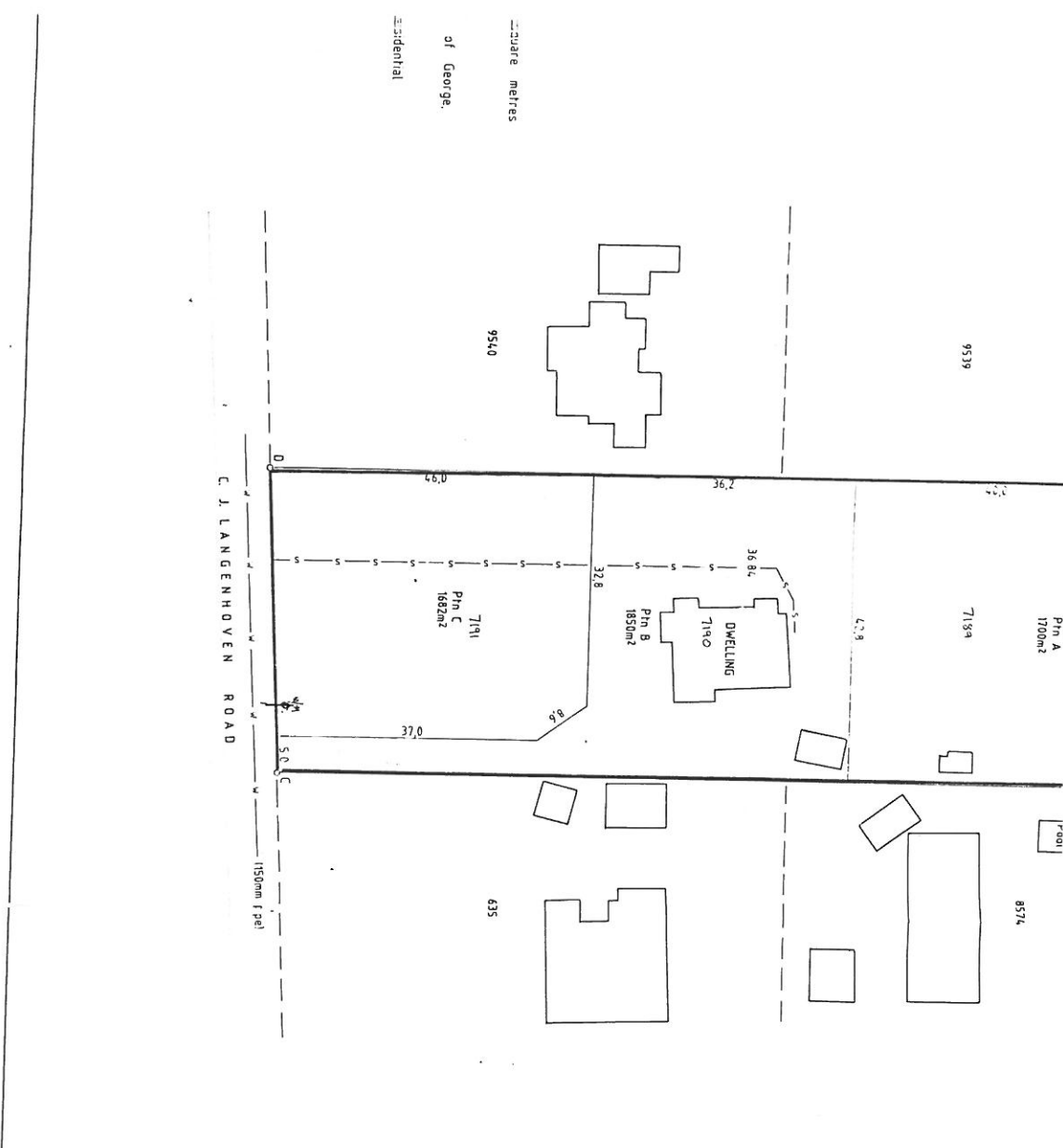
GL/lo

REMAINDER
CONDITIONS OF APPROVAL IN RESPECT OF THE SUBDIVISION OF ERF 634, GEORGE

1. Services must be provided to all erven approved by the developer in terms of this authority in accordance with the provision of the "Guidelines for the Provision of Engineering Services In Residential Townships" prepared by the Department of Community Development as may be amended from time to time.

2. Before commencement with the provision of services, an agreement with regard to the financing, installation and the standard thereof must be entered into with the Municipality. The apportionment of cost for the provision of such services shall take place in terms of the recommendations contained in the report of the Commission of Enquiry into Township Establishments and Related Matters. (The Venter Commission)

A handwritten signature or set of initials, possibly 'M' or 'H', written in black ink.



square metres
of George,
Residential

ENDORSEMENTS

Municipality of George

Submission approved in Terms of Section 25 of Ordinance 15 of 1985



(sgd) Idon Clerk

NOTES

1. All dimensions metric & approximate
2. Private Sewer on Portion C to be demolished
3. This application supercedes Approval dated 22 September 1988 with reference (GL) Erf 634
4. Zoning Single Residential

DATE	AMENDMENT	CHECKED	NO
14 JUL 1989			

Prepared by us
on June 1989

(Signature)
Land Surveyors

TREVOR, BAILEY & SAVAGE

LAND SURVEYORS
TOWN & REGIONAL PLANNERS
123 LEADE STREET, P.O. BOX 752
GEORGE 6530. TEL. (0441) 742414
86/88 VICTORIA STREET, P.O. BOX 92
UMHONDLE 6660. TEL. (04468) 305



PLAN No. 1741/MT/26