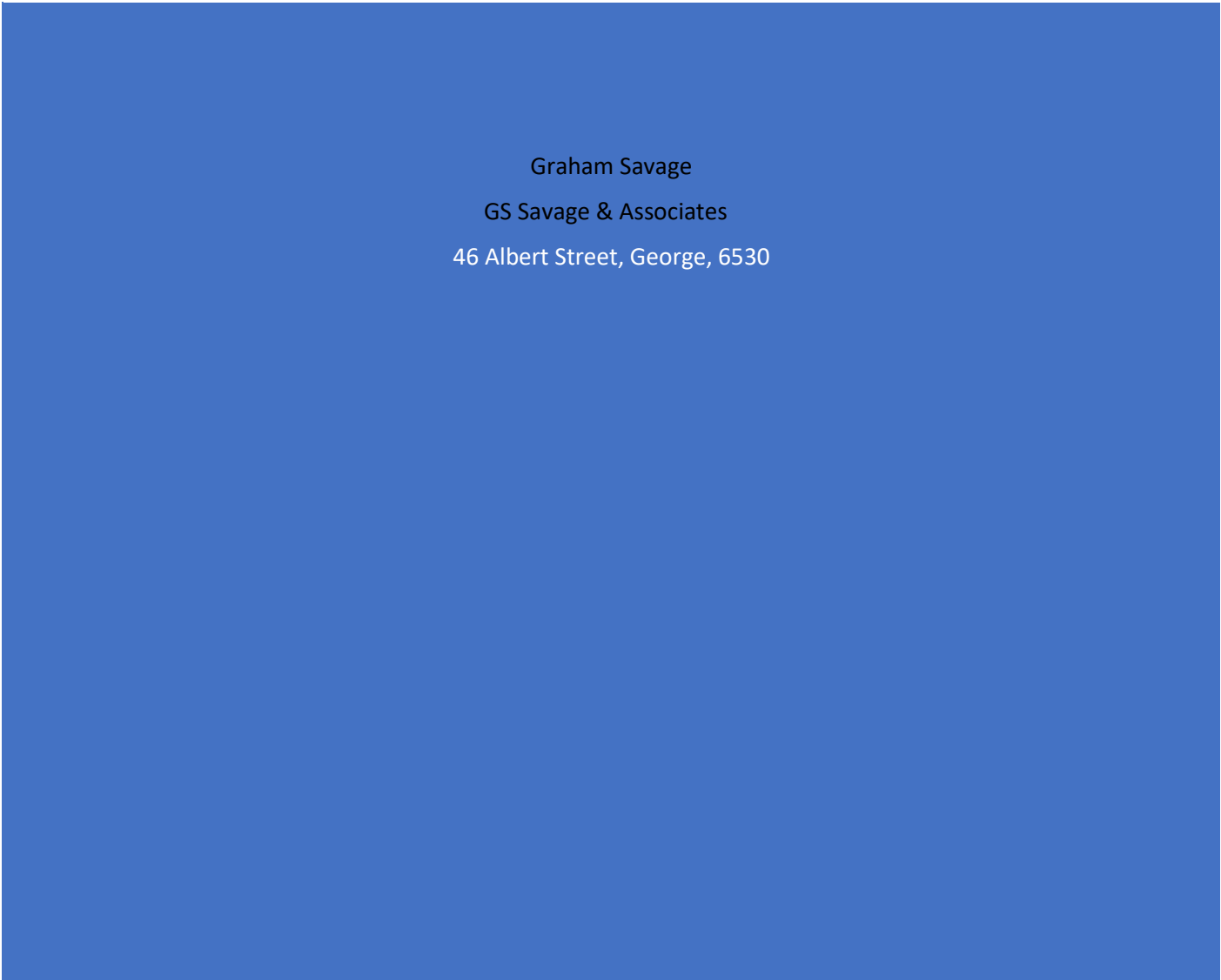


PROSED SUBDIVISION OF ERF
4314, 1 VALLEY ROAD,
GEORGE MUNICIPALITY AND
DIVISION



Graham Savage
GS Savage & Associates
46 Albert Street, George, 6530

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PROPOSED SUBDIVISION ON ERF 4314, 1 VALLEY ROAD, CAMPHERS DRIFT, GEORGE
MUNICIPALITY AND DIVISION

1. INTRODUCTION

GS Savage & Associates was appointed by the registered owner of Erf 4314, George, referred hereafter as the “**subject property**”, to prepare and submit the required land use application for the subdivision of the property. A copy of the Power of Attorney to submit this land use application is attached as **Annexure 1**.

The cadastral land unit subject to this application is as follows:

- The Erf 4314, Camphers Drift, George District and Municipality. Located at 33°57'13.4"S 22°27'28.7"E Valley Road.

This subject property currently has a dwelling house and a garage which is attached to the house. The owner of the property intends to subdivide the property and sell it to another prospective buyer to build another dwelling house on the subdivided property.

1.1 Title deed

The Title Deed T28457/2002 refers to Erf 4314, George registered in the name of ***Spencer Charles Hooper & Barbara Maureen Hooper***. The last-mentioned deed describes that the property is 3157m² in extent. The SG Diagram and the title deed is attached hereafter as **Annexure 2**.

The Title Deed has been scrutinized and it contains no restrictions that will prohibit the proposed development. The conveyancer's certificate is attached as **Annexure 3** to this report.

Lastly, the owner of the property indicated that the property is not registered with a bond.

1.2 Land Use Application

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law (2015) of **Erf 4314, George**, into Portion A (± 1042m²) and the Remainder of Erf 4314, George (± 2115m²).

2. CONTEXTUAL INFORMATION

2.2 The locality of the subject property

The property earmarked for the proposed subdivision is situated in the suburban area known as Camphers Drift. The property is located within the urban edge and located in the 500-meter intensification zone alongside the principle public transport corridor of Caledon Street. Figure 1 below indicates the subject property, in relation to George. Figure 2 gives a closer look at the subject property and surrounding area.

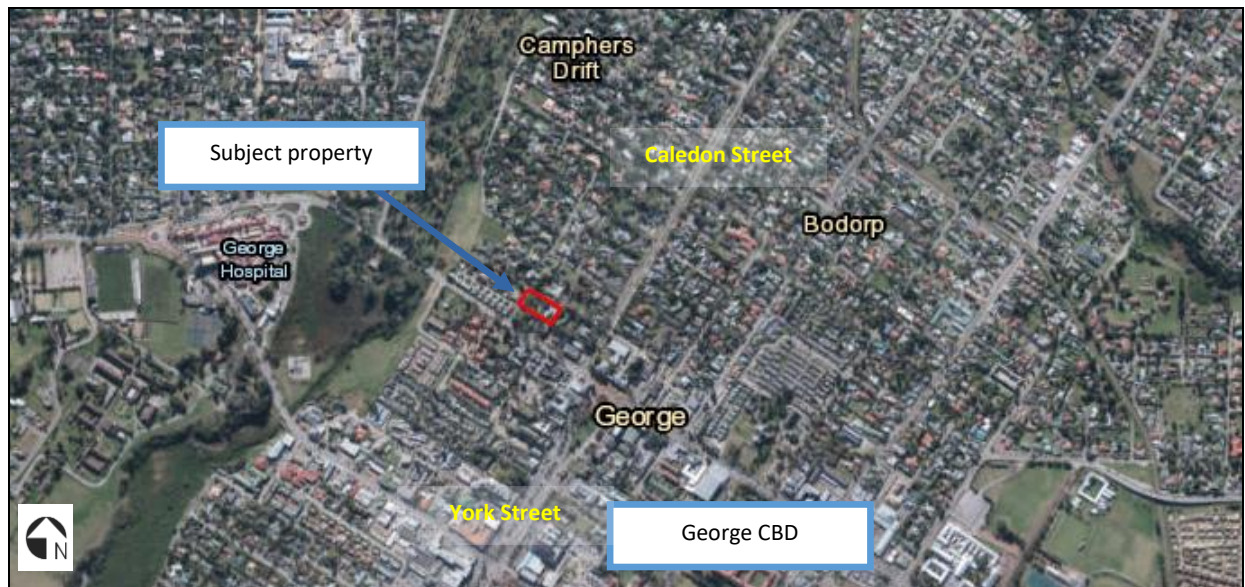


Figure 1: The location of the subject property in relation to George and major roads (Source: Cape Farm Mapper, 2019).

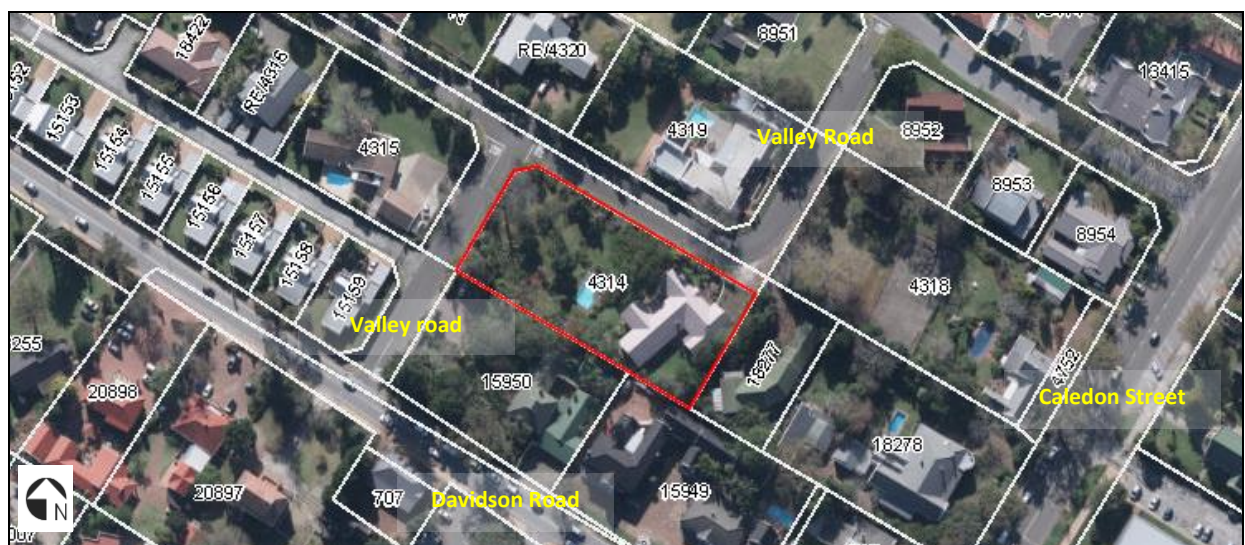


Figure 2: An extract of satellite imagery (Source: Cape Farm Mapper, 2018) of the subject property (indicated in red) together with the immediately surrounding land uses.

No significant historic buildings, ruins, gravesites or any other heritage-related activities and objects are evident within the landscape. A locality plan is attached hereto as **Annexure 4**.

2.3 Existing Land Uses and Character of the Area

The subject property is currently developed with a house and outbuilding attached to the main house. The immediate area surrounding north of the subject property is characterised by mostly single residential developments. Direct south of the property is an orthodontist operating from his residence for many decades. Directly west along Davidson Road is group houses on smaller erven.

The subdivision will not affect the visual impact and will not change the sense of place as the site will be transferred from low-density residential development to a medium-density residential development. Thus, the proposed development will not disrupt the character of the area. In Glen Close, there are group houses developed.

2.4 Zoning

The zoning of the subject property according to the George Integrated Zoning Scheme By-Law is "*Single Residential Zone I*". the zoning of the newly created erf will also remain SRZI.

2.5 Site Characteristics

2.5.1 Vegetation

The National Vegetation Map, 2018, indicate that the vegetation on the site comprises *Garden Route Shale Fynbos*. As already mentioned, the property is already developed and that the property's vegetation has already been disturbed and cleared.

According to Cape Farm Mapper, the subject property is not mapped as a Critical Biodiversity Area or Ecological Support Area. There are also no watercourses present on the subject property.

In light of the above, it is argued that the site is not deemed to be environmentally sensitive or hold any conservation significance. Thus, no listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA) are triggered by this subdivision application. The property already has development rights in the form of a primary dwelling.

The property has large trees along the perimeter which will be mostly kept and a new house would be screened by these trees to soften the streetscape.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

This section of the report motivates the subdivision of the subject property to allow the property to be divided into two portions. The architect, that will design the new dwelling on the subdivided portion, will be informed about the development parameters associated with *"Single Residential Zone I: Dwelling"*.

The owner of the property seized the opportunity to subdivide Erf 4314, George into Portion A ($\pm 1042\text{m}^2$) and the Remainder of Erf 4314, George ($\pm 2115\text{m}^2$) to accommodate a dwelling house on each property. This will be sold off. The proposed subdivision plan is attached as **Annexure 5**.

Both of the subdivided properties are large enough to accommodate a dwelling. Portion A can develop a dwelling of $\pm 521\text{m}^2$ (50% coverage) and the Remainder of Erf 4314, George has an existing dwelling of $\pm 383\text{m}^2$ which can be developed further by 36.2% to reach 50% coverage.

If the contours of the proposed development are studied carefully, it can be noticed that the property is flat and will not negatively affect the proposed dwelling on the subdivided property.

Lastly, the subject property is located within the 500-meter intensification zone adjacent to the Go-George bus route and the George's Municipal Spatial Development Framework (May 2019) indicates that the areas located adjacent to these routes can be developed into higher/medium density developments. This will be discussed in more detail in **Section 4** of this report.



Photo 1 illustrates the Remainder of Erf 4314, George and Photo 2 depict Portion A.

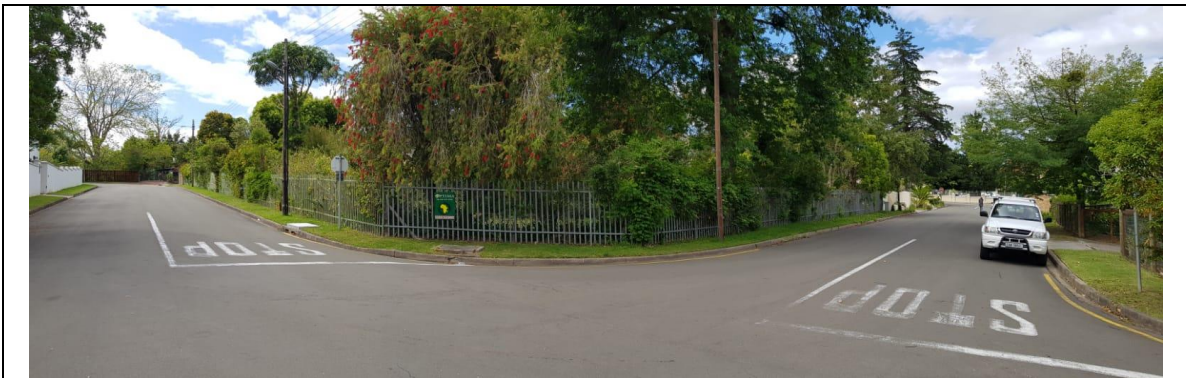


Photo 2

3.2 Accessibility and Parking

The proposed development will get access from the existing road, namely Valley Road. The new access will be established once building plans are submitted for evaluation.

Each property will provide 2 parking bays per dwelling.

The subject property has more than enough sight distance for the vehicles to access and exit the property safely. The sight distance to Davidson Road is ± 54 -meters and the distance to Valley Road is ± 31 -meters. Valley Road is a quiet suburban road and an extra dwelling unit and the traffic created will have no traffic impact.

The north of Ward 19 is mostly associated with low- to medium residential developments which have a low impact trip generation. Thus, the proposed subdivision will not disrupt the traffic nor will it create negative

3.3 Engineering Services

The property is located in an already developed and serviced residential area. The subdivided property (Portion A) will get new water and electrical connection.

Thus, the necessary engineering services are available for the proposed development. Capital contributions for the new erf will be paid and the new municipal connections will be paid as well.

4. RELEVANT SPATIAL PLANNING POLICIES

4.1 Exiting Policy Frameworks

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

4.1.1 George Integrated Development Plan (IDP) (2017/2022)

The IDP is a broad municipal-wide plan. This plan seeks to integrate and balance the economic, ecological and social pillars of sustainability without compromising effective service delivery. The subject property forms part of Ward 19. Various development needs were identified for this ward, however, none of the needs applies to this application.

The IDP was reviewed and it was found that no specific reference is made to the subject property. The proposal is, therefore, not considered to be in conflict with the IDP.

4.1.2 George Municipal Spatial Development Framework (2019)

The newly approved SDF has developed spatial strategies and supporting policies to support the spatial planning approach to direct and manage development in the Greater George Area and the George city area. The SDF explains that development must endeavour the following aspects:

- Consolidate: Making what we have work better for our people.
- Strengthen: Build on George's foundations for growth and resilience.
- Smart Growth: Invest in catalysts for social and economic prosperity.

The above-mentioned document states that *"The full potential of George's assets has not been fully realised."* (GMSDF, 2019, p.48). This statement is an indicator that George has a lot of properties that must be developed to its fullest potential. This means that the George city area can grow without impinging on the natural and rural environment land and that there are enough under-utilised land/properties within the urban edge that can cater for urban growth, to optimising the use of existing infrastructure and containing operational costs. Furthermore, the GMSDF suggest that an average density of 25 du/ha must be proposed for housing opportunities. It must be stated that the GMSDF do not refer to large under-utilized properties but refer to smaller properties also, similar to the subject property, which can be better utilised for residential expansion.

The GMSDF also argues that it is sensible to maintain the existing urban edge around George as George must not get spatially larger, but rather develop existing serviced urban areas more efficiently. This is evident that the proposed development adheres to the recommendation.

The subject property is currently underutilised, as it is located in the 500-meter intensification zone and activity corridor that is earmarked for restructuring and residential development that encompasses higher density developments. This intensification area is located along with the principle of public transport corridors, which will also perform the role of the Municipality's Restructuring Zone.

According to Map 13 (GMSDF, 2019, p. 36), the subject property is located in a TOD development area and next to the Go-George bus route.



Figure 3: The subject property (marked in red) located in the 500-meter Catchment Intensification Zone and along the activity corridor.

The above-mentioned map is evident that the GMSDF directly addresses the subject property and that the proposed development is in line with this document.

Lastly, GMSDF (2019) created policies that will promote these objectives. The policies that apply to this proposed development is:

Policy C: *“Maintain a compact settlement form to achieve better efficiency in service delivery and resource use, and to facilitate inclusion and integration.”* This policy has subcategories that are applicable as well, namely:

Policy C1 that states that *“Within George city area, direct public investment (public facilities, amenities and services), commercial activity and residential densification, in particular affordable residential opportunities, towards consolidating and reinforcing the principal public transport/ activity corridors and in particular the priority nodal centres identified in Map 14 as civic and economic destination places.”*

The subject property is located within the 500-meter restructuring zone for intensification of land use along the York Street public transport corridor and the priority node located in this corridor.

Policy C2 (p. 64) stipulates that settlements patterns must be restructured through infill development of vacant and underutilised land in the settlements in the George Municipal Area.

- These infill development opportunities should be prioritised for release and development within the human settlement development and private sector pipelines.
- Promote and direct new affordable residential development to well-located infill and/or underutilised land in the intensification zone and propriety nodes.

It is evident that the subject property can be identified as an infill that is currently underutilised. The proposed development justifies this properties potential to be developed for a higher density for residential development.

Policy C3 specifies that *“Restructure settlement patterns through densification of the urban area in George city area in order to reduce land consumption, deliver services and facilities to households more cost-effectively, and establish the thresholds for viable transport systems (GMSDF, 2019, p. 66).”* The policy guidelines explain that:

- Supported increased densities in the identified priority nodes and along the principal formal public activity corridors.
- The densification focus areas and target densities to be promoted within the George city area are outlined in Table 7.
- Combine the repair renewal of existing infrastructure in well-located areas with enhanced capacity to accommodate densification.

The subject property adheres to this policy and, moreover, the property in question is located in the densification focus area.

These policies above are evidence that the proposed development is in line with the GMSDF as it promotes densification alongside a public corridor and promotes affordable housing on a well-located and underutilised vacant property.

4.1.3 Pre-Application in terms of George Municipality's

In terms of George Municipality's rules about properties that want to subdivide, it is not necessary for a pre-application for a subdivision pre-application for less than 20 erven. Thus, it was not deemed necessary for a pre-application.

5. STATUTORY FRAMEWORKS

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

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

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

1. *Spatial justice* refers to the need for improved access and use of land in order to readdress past spatial and development imbalances as well as the need for SDF's and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.
 - *This proposed development adheres to this principle as it provides affordable housing located on the main traffic route that will give residents better access to facilities.*
 - *The proposed development will contribute to a more integrated urban environment.*
 - *This development will also contribute to the character of the surrounding area.*
2. *Spatial sustainability* refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and maintain environmental management mechanisms. It furthermore relates to the need to promote effective/equitable land markets, whilst considering the cost implications of future development

on infrastructure and social services as well as the need to limit urban sprawl and ensure viable communities.

- *This development complies with the Western Cape Provincial Spatial Development Framework (2013) as a spatial tool to guide future development on a provincial level.*
 - *This development complies with the George Municipal Local Municipality's Spatial Development Framework (2019) as a tool to guide future development within George Local Municipality.*
 - *The provision of a much-needed middle-income housing is a feasible development.*
3. *Efficiency* relates to the need for optimal use of existing resources and infrastructure, decision- making that minimizes negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.
- *The proposed development will optimize existing resources related to the subject property that will not have a financial, social, economic or environmental impact on the subject property and the surrounding properties.*
 - *The development will make use of existing local resources and contribute to specialized skills development within the municipality.*
 - *The proposed development will contribute to the integration and densification of the residential area and an aesthetical appearance which will contribute to the character of the surrounding area promoting sustainable development and to minimize the negative impact on the surrounding area.*
4. *Spatial resilience* refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.
- *The proposed development complies with the following spatial development frameworks:*
 - *Western Cape Provincial Spatial Development Framework; and*
 - *George Municipal Spatial Development Framework (2019).*
 - *The GMSDF (2019) indicates that the vacant and underutilized properties can be developed as infill development alongside bus routes.*
 - *This development also complies with George Municipality's land use management scheme.*

5. *Good administration* refers to the obligation on all spheres of government to ensure implementation of the above efficiently, responsibly and transparently.

- *This principle has no direct bearing on the application. George Municipality should consider the application within the prescribed timeframes. Public participation must be transparent with policies and legislation. Procedures should be clear to inform and empower members of the public.*

5.3 Land Use Planning Act (LUPA)

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

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

The land-use planning principles of LUPA (Section 59) is, in essence, the expansion of the five development principles of SPLUMA listed above.

5.3.1 Compliance/consistency with spatial policy directives

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

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

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

As addressed under Section 5, it is clear that the application is compliant with the spatial policies, specifically the George Municipality's Spatial Development Framework (2019). The subject property falls within an area that is earmarked for residential expansion and infill development.

5.3.2 Need

The need for a development primarily refers to the timing of the development and whether the development is needed at this time. Consistency with approved planning and land use policy is an important consideration of the need.

The proposed development is in line with the George Spatial Development Framework. The GMSDF (2019) indicates that there is a large need for infill development in the medium- and long term. Moreover, the GMSDF (2019) indicates that stipulates that George city area is in much need for medium- to high-density residential developments that will cater for lower- to medium-income residents.

5.3.3 Desirability

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

The proposed subdivision is in line with the GMSDF, as the development will supply necessary medium-density residential facilities within the urban fabric of George. The location of the property, being adjacent to a major road, is ideal for the proposed use.

The GMSDF (2019) states that "*The full potential of George's assets has not been fully realised.*" (GMSDF, 2019, p.48). This is evident that the proposed development is desirable since the property can be subdivided to accommodate two properties.

As discussed in section 4.1.2, the subject property is located within the 500-meter restructuring zone for intensification of land use along the Courtenay and York Street's public transport corridor and located along with one of the most important corridors in George-area.

Given the above, the proposed development is considered desirable according to the GMSDF (2019) and the George Municipality's Integrated Zoning Scheme (2017).

6. CONCLUSION

We believe that the above-mentioned principles, considerations and guidelines for this land use application for Erf 4314, George satisfies the applicable legislation. As a result, it is trusted that this application can be finalised successfully.

NOVEMBER 2020

SPECIAL POWER OF ATTORNEY

I, **SPENCER CHARLES HOOPER AND
BARBARA MAUREEN HOOPER**

the undersigned,

do hereby nominate, constitute and appoint :

**GRAHAM STEPHEN SAVAGE
PLS 0543**

with Power of Substitution, to be my lawful Attorney and Agent in my
name, place and stead,

**SUBDIVIDE ERF 4314 GEORGE INTO ONE PORTION AND A
REMAINDER**

and generally for effecting the purposes aforesaid, to do or cause to be done
whatsoever shall be requisite, as fully and effectually, for all intents and
purposes as I might or could do if personally present and acting herein -
hereby ratifying, allowing and confirming and promising and agreeing to
ratify, allow and confirm all and whatsoever my said Attorney and Agent
shall lawfully do, or cause to be done, by virtue of these presents.

Signed at 1 VALLEY ROAD this 27th Day of JUNE 2019
in the presence of the undersigned witnesses.

[Signature]

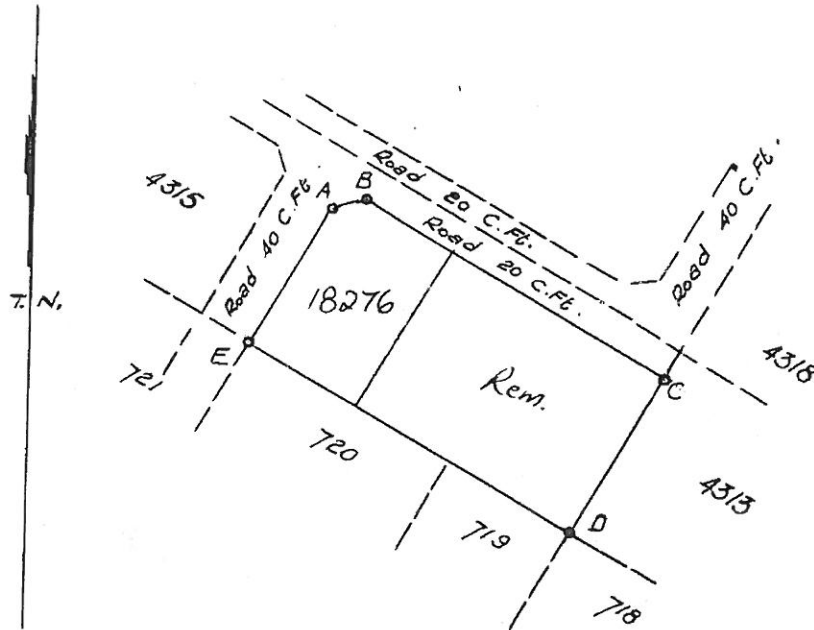
- B. Maureen Hooper - (both owners)
GRANTOR

WITNESSES:

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

7,12
76,18
39,04
81,22
34,00

SIDES Cape Feet		ANGLES OF DIRECTION	CO-ORDINATES Y System Hoogeborg X Origin			S.G. No.
AB	22.62	255.22.30	A	+ 100000.00	+ 39000.00	929/68
BC	241.95	300.22.30	B	+ 625.89	+ 703.68	Approved <i>H.S. Latt</i> Surveyor-General 28.3.1968.
CD	124.00	30.22.30	C	+ 604.00	+ 697.97	
DE	257.95	120.22.30	D	+ 395.26	+ 820.31	
EA	108.00	210.22.30	E	+ 457.96	+ 927.29	
				+ 680.50	+ 796.86	



Beacons :-

A, B, C, D & E, iron peg 18" long & 1/2" dia.

3157m²

Scale: 1/1500

The figure ABCDE

represents 31858 Sq. Feet

of land, being

Erf 4314 portion of Erf 4311 George

situate in the Municipality

Administrative District

of George

Province of Cape of Good Hope.

Surveyed in Dec. 1967 & Jan. 1968

by me,

Land Surveyor

This diagram is annexed to

The original diagram is

File No. S/8775/100

No. 27037/68
dated

No. 926/1968 annexed to

S.R. No. E. 307/68

i.f.o.

Transfer/Grant

Comp. BL-700/H42

No.

Registrar of Deeds

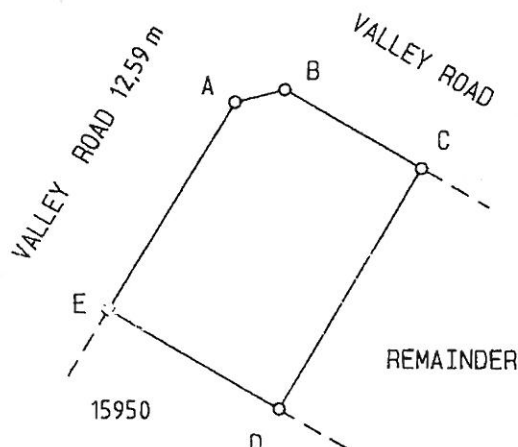
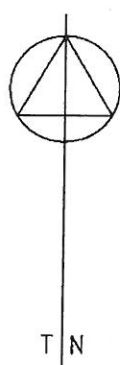
VIR ENDOSSEMENT
SIEN KEERSY VAN KAART

TREVOR, BAILEY & SAVAGE

SIDES Metres		ANGLES OF DIRECTION	CO-ORDINATES Y System Lo 23° X			S.G. No. 8350-94 Approved <i>[Signature]</i> for Surveyor-General 1994-10-19
			Constant:	±	0, 00 +3 700 000, 00	
AB	7, 12	255 16 00	A	+	50 096, 35 + 58 329, 52	
BC	21, 97	300 16 00	B	+	50 089, 46 + 58 327, 71	
CD	39, 03	30 16 00	C	+	50 070, 49 + 58 338, 78	
DE	27, 00	120 16 00	D	+	50 090, 17 + 58 372, 50	
EA	34, 00	210 16 00	E	+	50 113, 49 + 58 358, 89	
		17P4	⊕	+	49 979, 87 + 58 501, 85	
		10 P4	⊕	+	50 272, 89 + 58 311, 53	

DESCRIPTION OF BEACONS

A, B, C, D, E : 12mm iron peg



Scale 1: 1000

The figure A B C D E
represents 1042 square metres of land, being
ERF 18276 a portion of Erf 4314 GEORGE
situate in the Municipality and
Administrative District of George
Province of Cape of Good Hope
Surveyed in August 1994
by me

[Signature]
Professional Land Surveyor
J H Bailey PLS 0019

This diagram is annexed to	The original diagram is	File No. S.8775/100
No.	No. 929/1968	S.R. No. E 2744/94
Dated	annexed to Transfer	Comp. BL-7DD/W42 (1742)
i.f.o.	No. 1968.541.27037	
Registrar of Deeds		

Raubenheimers Inc
PO Box 21
60 Cathedral Street
George
6530

Vir verdere endossements sien
Na further endorsements see.....

4

Prepared by me

SEELREG
DUTY ☒

FOOI
FEE R. 400,00

CONVEYANCER
LUTTIG WM

T

028457/2002

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

MARYKA VERMAAK

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said
appearer being duly authorised thereto by a Power of Attorney signed at
GEORGE on 18 FEBRUARY 2002 granted to him by

HELEN JOAN RAUBENHEIMER
Identity Number 150913 0027 08 8
Unmarried

[Handwritten signature and initials]

And the appearer declared that his said principal had, on 31 January 2002, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

1. **SPENCER CHARLES HOOPER**
Born on 19 June 1937
Married, which marriage is governed by the laws of ENGLAND
2. **BARBARA MAUREEN HOOPER**
Born on 28 January 1937
Married, which marriage is governed by the laws of ENGLAND

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

ERF 4314 GEORGE, IN THE MUNICIPALITY AND DIVISION OF
GEORGE, WESTERN CAPE PROVINCE;

IN EXTENT 3157 (THREE THOUSAND ONE HUNDRED AND FIFTY
SEVEN) Square Metres

FIRST TRANSFERRED by Deed of Transfer no T27037/1968 with
diagram no 929/1968 relating thereto and HELD BY Deed of Transfer no T
T5610/2002

- A. SUBJECT to the conditions referred to in Deed of Transfer no T2232/1913
dated 3rd April 1913.
- B. SUBJECT, as contained in Deed of Transfer no T 5610/2002,

to the following conditions imposed by the Administrator when granting
approval of the subdivision in terms of Section 9 of Ordinance No 33 of
1934, as substituted by Section 4 of Ordinance No 19 of 1959, namely:

- (a) The owner of this erf shall, without compensation, be obliged to
allow electricity cables and/or wires and main and/or other water
pipes and the sewage and drainage, including stormwater of any
other erf or erven to be conveyed across this erf if deemed
necessary by the local authority and in such manner and position
as may from time to time be reasonably required. This shall
include the right of access to the erf at any reasonable time for the
purposes of constructing, altering, removing or inspecting any
works connected with the above.
- (b) The owner of this erf shall be obliged, without compensation, to
receive such material or permit such excavation on the erf as may
be required to allow use of the full width of the street and provide a
safe and proper slope to its bank owing to the difference between
the levels of the street as finally constructed and the erf, unless he
elects to build retaining walls to the satisfaction of and within a
period to be determined by the local authority.

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

HELEN JOAN RAUBENHEIMER, Unmarried

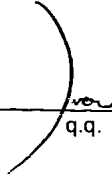
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

1. **SPENCER CHARLES HOOPER, Married as aforesaid**
2. **BARBARA MAUREEN HOOPER, Married as aforesaid**

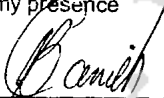
their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R850 000,00 (EIGHT HUNDRED AND FIFTY THOUSAND RAND)**.

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

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on 19 APRIL 2003


q.q.

In my presence



REGISTRAR OF DEEDS

VA
000006080/20/3

4

T 28457/02

Certified a true copy of the duplicate
original filed of record in this Registry,
issued to serve in place of the original
thereof under the provisions of Deeds
Regulation No. 68 (1)

Deeds Registry
Cape Town

[Signature]

.....2013..08..22 Aser, Registrar of Deeds

For Information

CONVEYANCER'S CERTIFICATE

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

APPLICATION DETAILS:

[Description of Land Development Application with specific reference to-

Date of Application: 18th MARCH 2020

Applicable Subsection/s:

In terms of Section 15(2) of the Bylaw]

I, the undersigned

FRANCOIS SCHOLTZ BRUWER

a duly qualified and admitted Conveyancer, practicing at:

BRUWER & KOLELE ATTORNEYS

GEORGE

Do hereby certify as follows:

1. I have perused the following Title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

T28457/2002

In respect of:

**ERF 4314 GEORGE, IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

**IN EXTENT: 3157 (THREE THOUSAND ONE HUNDRED AND FIFTY SEVEN)
SQUARE METERS**

HELD BY DEED OF TRANSFER NUMBER T28457/2002

REGISTERED in the name of

1. SPENCER CHARLES HOOPER

Born on 19 June 1937

Married, which marriage is governed by the laws of ENGLAND;

2. BARBARA MAUREEN HOOPER

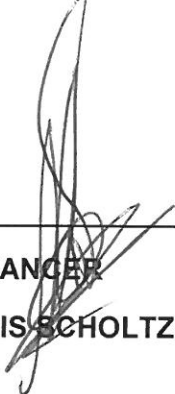
Born on 28 January 1937

Married, which marriage is governed by the laws of ENGLAND;

2. I have appraised myself with the details of the abovementioned Land Development Application.

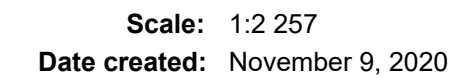
3. The abovementioned Title Deed/s contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.

SIGNED at GEORGE on this 18th day of MARCH 2020



CONVEYANCER

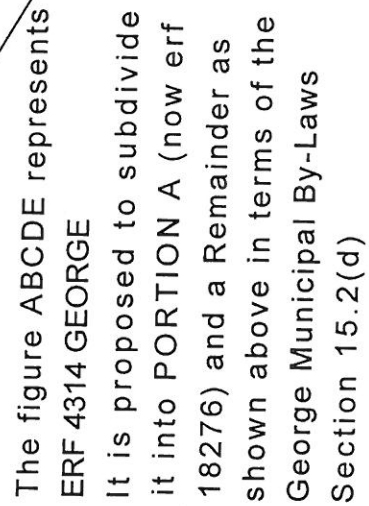
FRANCOIS SCHOLTZ BRUWER

☐ Erf

**Western Cape
Government**

Agriculture

SITUATE IN THE GEORGE MUNICIPALITY
ADMINISTRATIVE DISTRICT OF GEORGE
PROVINCE OF THE WESTERN CAPE



ERF 4314 GEORGE
DGM 929/1968
DEED No. T828457/2002
OWNER: Mr S Hooper
AREA: 3157 sqm
ZONING: Residential I

G S SAVAGE & Associates

46 Albert Street, P O Box 752, GEORGE 6530
Tel.(044) 8742414, (cell) 083 454 1350

REF.

CF.

4314GEO ppsd.kcd

1742/CL

GEORGE MUNICIPALITY



APPLICATION FORM FOR APPLICATION SUBMITTED IN TERMS OF THE LAND-USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY

NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	GRAHAM				
Surname	SAVAGE				
SACPLAN Reg No. (if applicable)	N/A				
Company name (if applicable)	G.S. SAVAGE & ASSOCIATES				
Postal Address	PO BOX 752				
	GEORGE	Postal Code	6530		
Email	g.savage@telkomsa.net				
Tel	044 874 2414	Fax		Cell	0834541350

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

Registered owner	SC and BM Hooper				
Address	1 Valley Road, Camphersdrift				
	George	Postal code	6529		
E-mail	spencerhooper@isat.co.za				
Tel	044 874 4907	Fax		Cell	

PART C: PROPERTY DETAILS (in accordance with Title Deeds)

Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.]	Erf 4314, George					
Physical Address	1 Valley Road, Camphers Drift, George, 6529					
GPS Coordinates	33°57'13.5"S 22°27'28.6"E		Town/City	George		
Current Zoning	Single Residential Zone I	Extent	3157m²	Are there existing buildings?	Y	N
Current Land Use	Dwelling house and agricultural					
Title Deed number & date	Title Deed T28457/2002					
Any restrictive conditions prohibiting application?	Y	N	If Yes, list condition number(s).			
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies).			
Is the property encumbered by a bond?	Y	N	If Yes, list Bondholder(s)?			
Has the Municipality already decided on the application(s)?	Y	N	If yes, list reference number(s)?	Erf 4314, George (July 1994)		
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y	N	
Are there any pending court case / order relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N	

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	N	If Yes, please complete the information below and attach the minutes.			
Official's name		Reference number		Date of consultation		

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

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

BANKING DETAILS

Name: **George Municipality**
 Bank: **ABSA**
 Branch no.: **632005**
 Account no.: **01022220981**
 Type: **Cheque**
 Swift Code: **ABSAZAJCPE-SORTCODE 632005**
 VAT Registration Nr: **4630193664**
 E-MAIL: **ronel@george.org.za**
 *Payment reference: **Erf 2164, George**

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

The application entails the following:

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law (2015) of **Erf 4314, George**, into Portion A ($\pm 1042\text{m}^2$) and the Remainder of Erf 4314, George ($\pm 2115\text{m}^2$).

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

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

Is the following compulsory information attached?

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

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate		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	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	1: 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	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. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)			National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			(strikethrough irrelevant)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. N/A			
Y	N	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?			

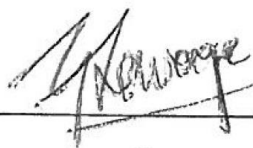
SECTION I: DECLARATION

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.

Applicant's signature:



Date:

9 November 2020

Full name:

Graham Savage

Professional capacity:

Professional Land Surveyor

SACPLAN Reg. Nr:

FOR OFFICE USE ONLY

Date received:

Received by:

Receipt number:

Date application
complete

ANNEXURES

Please do not submit these Annexure exemplars with the application form.

Annexure A: Exemplar of locality plan (consult guidelines for precise requirements)

Annexure B: Application submission checklist

Annexure C: Exemplar of typical layout plan (consult guidelines for precise requirements)

Annexure D: Examples of required documents



ME Hopper

Erf Number: 4314 Areas: GEORGE

Property Owners/Company Name: G.S.SAVAGE & ASSOCIATES

Applicants Contact Details: 0448742414

Applicants Vat Registration No (where applicable):

Dir: Financial Services

DATE STAMP

LAND USE APPLICATION TARIFFS	FINANCIAL CODE	AMOUNT (R) INCL VAT	RECEIPT No. Financial Services
Rezoning/Consent Use/Departure /2 ND Dwelling	20160623019267	R1449.00	
Subdivision/Removal of title conditions	20160623019267		
Extension of Approvals/Administrators Consent	20160623019267		
Exempt subdivisions (Sec 23 of Ord)	20160623019267		
Structure Plan Amendment / Consolidation	20160623019267		
Amendment of conditions of approval / Appeals	20160623019267		
Cancellation/amendment of GP	20160623019267		
HOA or Body Corporate Constitution & Guidelines/ SDP	20160623019267		
Advertising cost	20160623019266		
Sensitive Coastal Area Permit/ Exemption	20160623019267		
Zoning Certificate/Closure of Open & Public Space	20160623019267		
Transfers /Occasional Use of Land	20160623019267		
Plan Copying, Erf Diagram /Locality Map	20160623019267		
SUB TOTAL		R1449.00	

GRAND TOTAL R1449.00

L.X.MALANGENI

24/04/2020

Directorate: Planning & Development (Signed on Behalf of)
G:\KEITH\Aansoekfooi\Tax Invoice 2016.doc

DATE

19/3/2020 Rd R 856.75



NEDBANK

Once-off payment notification

Date: 19/03/2020 Time: 4:02 PM

From account details:	CHEQUE ACC
My statement description:	Erf 4314 Hooper subdiv
Beneficiary statement description:	Erf 4314 George
To account number:	333178408
Branch:	051001
Amount:	R 856.75
Payment capture date:	19/03/2020
Reference number:	20200319/NEDBANK/002499435852

Please note: Payments to other banks, including Nedbank branches outside South Africa, may take up to three business days.

**NEDBANK**

Ltd/Bpk Reg No 1951/000009/06

Notification of Payment

Nedbank Limited confirms that the following payment has been made:

Date of Payment : 11/05/2020
Reference Number : 20200511/Nedbank/002557864394

Beneficiary details

Amount : R1 449.00
Recipient : MUNICIPALITY
Recipient Reference : G Savage Ref erf 4134 George
Bank : ABSA BANK
Account Number : *****220981
Notification : *** **1350
Channel : Internet

Payer details

Paid By : Mr Graham Stephen Savage

Verify notification at: <https://netbank.nedsecure.co.za>

This notification of payment is sent to you by Nedbank Limited Reg No 1951/000009/06. Enquiries regarding this payment notification should be directed to the Nedbank Contact Centre on 0860 555 111. Please contact the payer for enquiries regarding the contents of this notification. Nedbank Ltd will not be held responsible for the accuracy of the information on this notification and we accept no liability whatsoever arising from the transmission and use of the information. Payments may take up to three business days. Please check your account to verify the existence of the funds.

Note: We as a bank will never send you an e-mail requiring personal details or private identification and authentication details.

Nedbank Limited email

This email and any accompanying attachments may contain confidential and proprietary information. This information is private and protected by law and, accordingly, if you are not the intended recipient, you are requested to delete this entire communication immediately and are notified that any disclosure, copying or distribution of or taking any action based on this information is prohibited. Emails cannot be guaranteed to be secure or free of errors or viruses. The sender does not accept any liability or responsibility for any interception, corruption, destruction, loss, late arrival or incompleteness of or tampering or interference with any of the information contained in this email or for its incorrect delivery or non-delivery for whatsoever reason or for its effect on any electronic device of the recipient. If verification of this email or any attachment is required, please request a hard copy version.