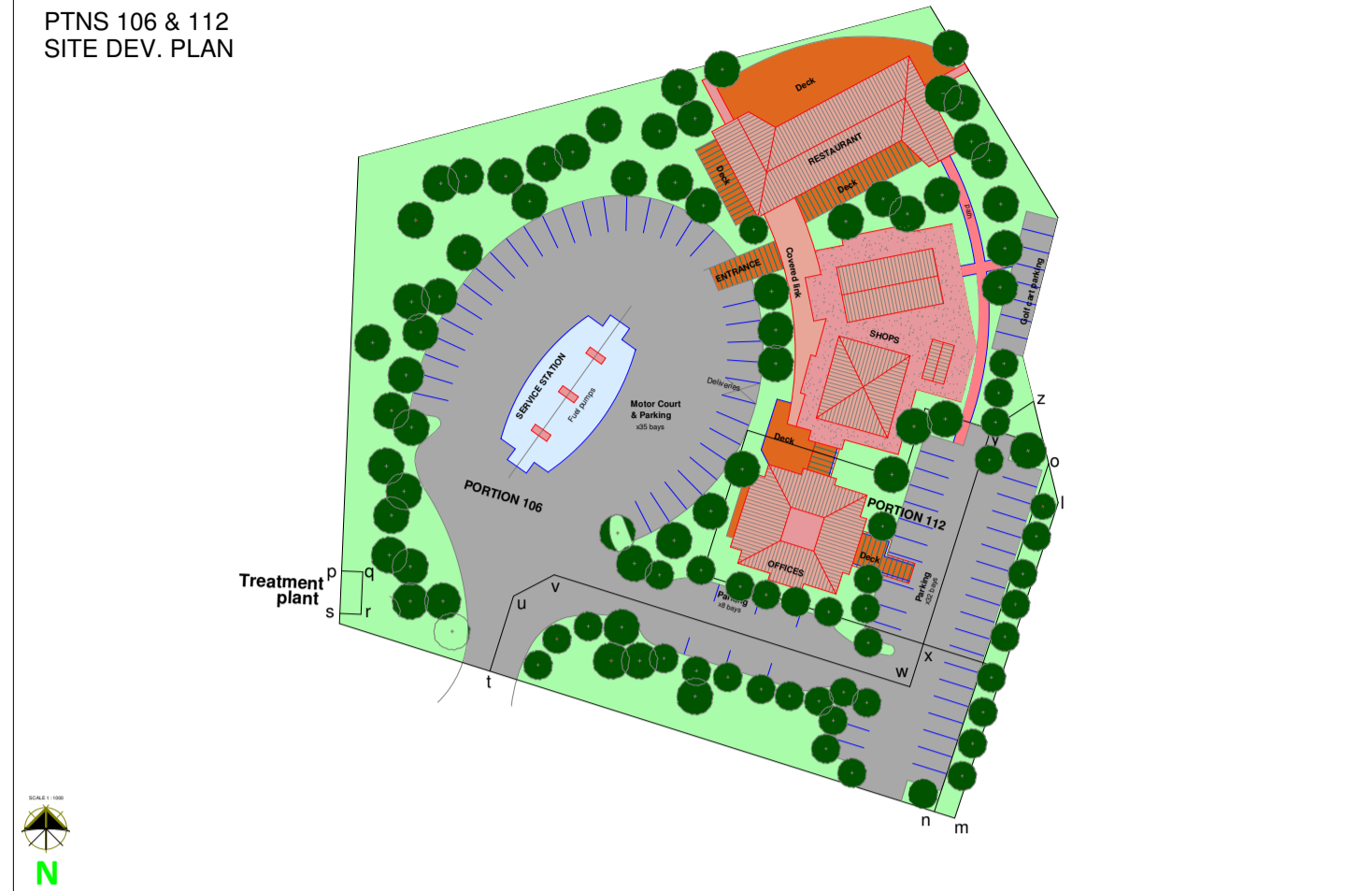
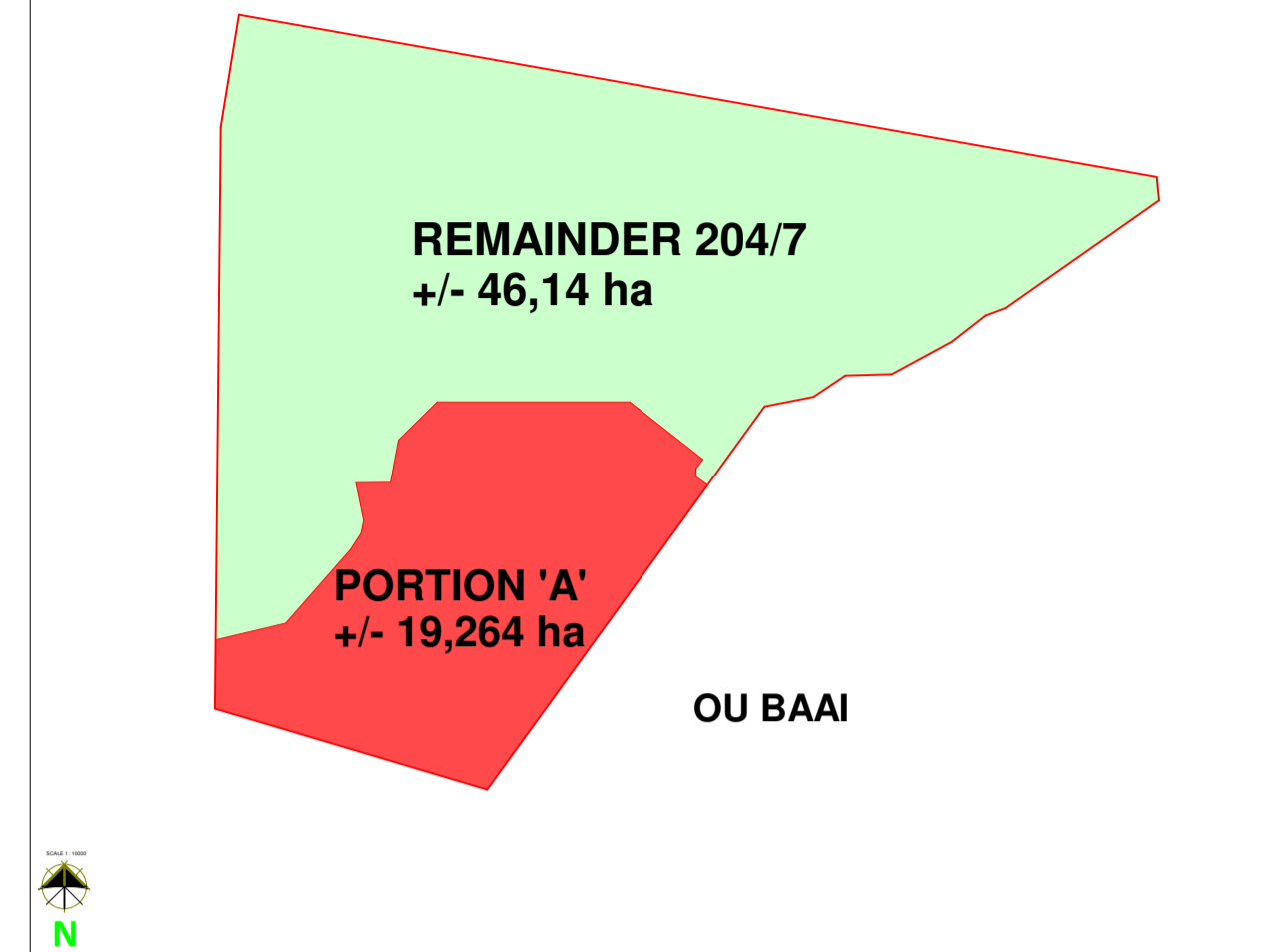


INSERT 1

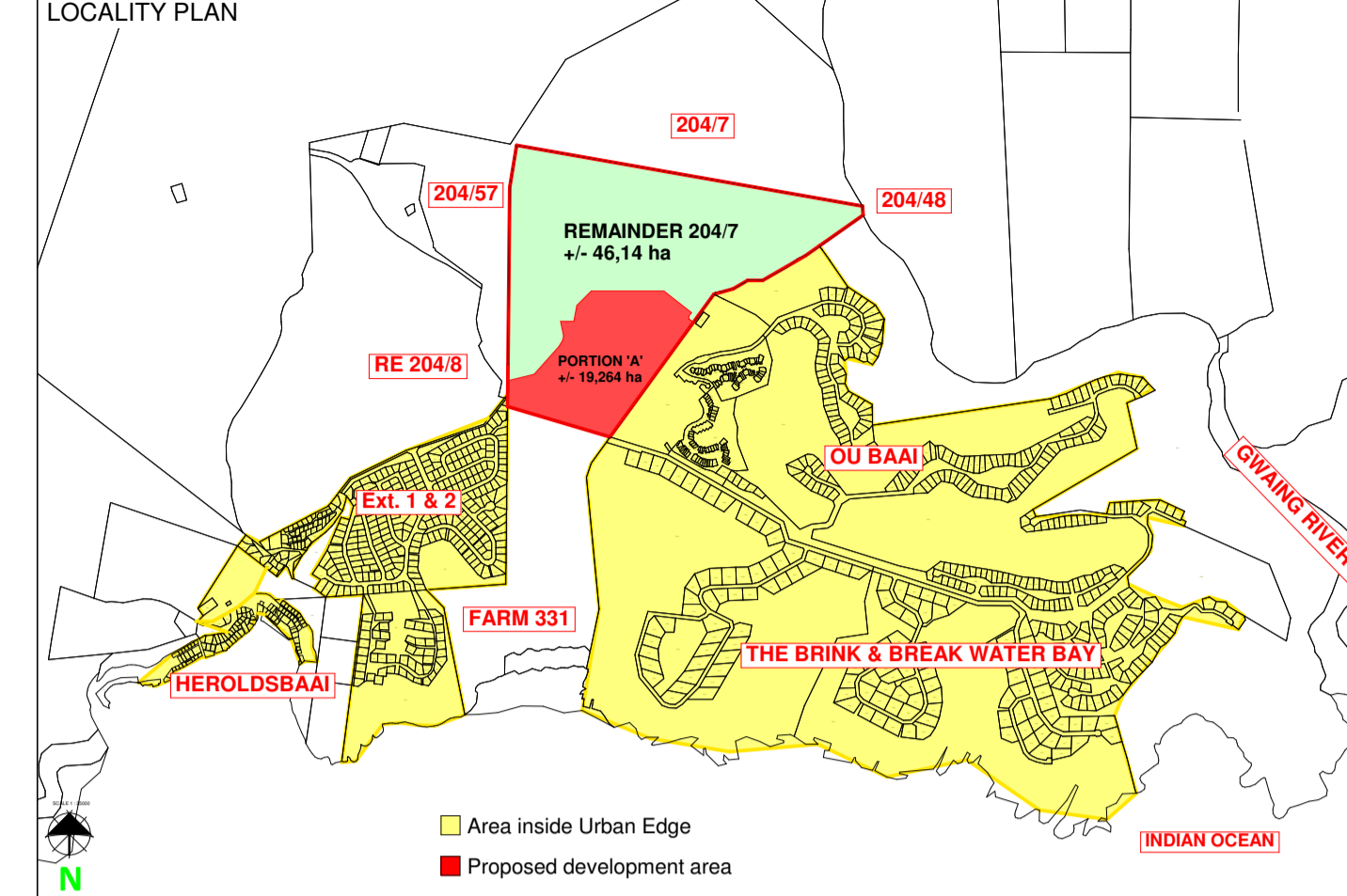
PTNS 106 & 112
SITE DEV. PLAN



INSERT 2



INSERT 3



APPLICATION FOR THE CANCELLATION AND REGISTRATION OF SERVITUDES, SUBDIVISIONS, REZONING, AND CONSENT USES IN TERMS OF THE RELEVANT SECTIONS OF THE BY-LAWS ON LAND USE PLANNING FOR THE MUNICIPALITY OF GEORGE, 2015.
APPLICATION IS BEING MADE FOR:

- Cancellation in terms of Section 15.2 (f) of the following title conditions applicable to servitudes as per Deed of Transfer T038436/2017 (as shown on Insert 4):
 - Par. B: A servitude right of way, 5.87 wide, marked XYZ, on SG Diagram 2223/45;
 - Par. C: Right-of-way, 5.67m wide, marked WXYA on SG Diagram 1827/52;
 - Par. D: Servitude, 9.45m wide, marked XY & Y'B on SG Diagram 916/65; and
 - Par. E: Right-of-way, 9.45m wide, marked XY and line YB on SG Diagram 5727/58.
- Subdivision in terms of Section 15.2 (d) of Portion 7 of Farm Buffelsfontein No 204 as follows: (INSERT 2):
 - Portion A = ±19,26 ha; and
 - Remainder Buffelsfontein 204/7 = ±46.14 ha.
- Rezoning in terms of Section 15.2 (a) of the above mentioned PTN. A from Agriculture Zone 1 to Subdivisional Area;
- Subdivision of the above mentioned Subdivisional Area in terms of Section 15.2 (d) as shown on plan and Table A.
- Consent use in terms of Section 15.2 (o) for Restaurant/Supermarket/Service Station on Portion 106.
- Registration of the following servitudes in terms of Section 15.2 (d):
 - Services servitude area, marked Figure a b c d e including servitude right-of-way for access to servitude area for packaged waste water treatment works and storage reservoir marked Figure f g c b on Remainder 204/7;
 - Services servitude area 3m wide marked Figure h j k d on proposed Portion 103;
 - Services servitude area 3m wide marked Figure l m n o on Ptns.112 and 106;
 - Servitude area marked Figure p q r s for packaged waste water treatment works and pump station on Ptn. 106;
 - Line t u v w x represents the centre line of a servitude r-o-w, 6m wide, on Ptn. 106 in favour of Ptn. 112, Ptn. 110 and Rem. Farm 204/7;
 - Line x y z represents the centre line of a 6m services r-o-w on Ptn. 112 in favour of Ptn. 106, Ptn. 110 and Rem. Farm 204/7;
 - Line y z represents the centre line of a 6m wide services r-o-w on Ptn 106 in favour of Ptn. 110 and Rem Farm 204/7;
 - Access to the treatment plant on Figure p q r s will be registered in general terms on Ptn. 106 in favour of the H.O.A. (Ptn 109) will be registered when route is finalised.
 - Notarial Deed to be registered on Ptn. 107 in favour of Rem. Farm Buffelsfontein 204/7

SITUATED AT HEROLDS BAY IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF GEORGE.

Table A					
Zoning	Ptn No's	Land Use	Number	Area (ha)	%
Residential Zone I	1 - 102	Single Dwelling *	102	± 9,019 *	47
General Residential Zone II	103, 104 & 105	Group Housing **	3	± 3,613	19
Business Zone II	106	Shop ***	1	± 0,848	4,4
Business Zone IV ****	112	Office (300 m² floor space)	1	± 0,11	0,6
Open Space II	107, 108 & 109	Private Open Space	3	± 1,334	7
Transport Zone III	110	Private Road	1	± 3,209	16
Transport Zone II	111	Public Street	1	± 1,283	6
Total			111	± 19,264	100

* Average erf size = 882 m² (min. ± 733 m² and max. = 1020 m² - excl. Ptn. 65 with exist. dwelling)
 ** Average density:
 Ptn 103 = 16 units @ 25,8 / ha. (a1 - a16)
 Ptn 104 = 32 units @ 18,4 / ha. (b1 - b32)
 Ptn 105 = 20 units @ 18,1 / ha. (c1 - c20)
 *** SHOP (Restaurant / Super market / Service station - Consent Use)

REMARKS:
 1. Land concerned situated outside 'Urban Edge' in terms of 2015 L.S.D.P.
 2. The emergency 11kV powerline connecting the 66kV and 11kV Sub-station on the abutting Oubaai will be accommodated within a 3m wide servitude to be registered along the south-eastern boundary of Portion 103. The 66kV and 11kV Municipal connecting powerlines from the 66kV Sub-station to Herolds Bay and the rural area will be accommodated in the proposed 15m wide road reserves as well as a 3m wide service servitude along the western boundary of Ptn. 6.
 3. The Oubaai/The Brink/Breakwater Bay access road was surveyed, but diagram was not registered and therefore still forms part of Rem. 204/7.
 4. Dimensions of Development/Services Setback Line on Ptns 33 - 43 are shown on plan where more restrictive than Standard municipal 2,0 m building line.
 5. Development will be implemented in phases.

NOTES:
 1. Contour and Cadastral information by Azur Aerial Services.
 2. Contour intervals: 1.0m



**PTN. 7 (A PORTION OF PORTION 6)
FARM BUFFELSFONTEIN No. 204
SITUATED IN MUNICIPALITY AND
ADMIN. DIST. OF GEORGE**

SKAAL 1 : 1500 (A1) 1 : 2000 (A2) 1 : 3000 (A3) SCALE

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Beplan Gedeken Geteken Drawn	D.N. REL	Plan No HDB/C/204-2
Datum Date	DESEMBER 2019	

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