

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 Y'B 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 = ±19,27 ha; and
 - Remainder Buffelsfontein 204/7 = ±46,13 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 (c) for Restaurant, place of leisure (gym), liquor store and flats on Ptn. 113.
- Registration of the following servitudes in terms of Section 15.2 (d):
 - Services and access servitude area, marked figures a b c d e and a1 b1 c1 d1 on Ptn. 110;
 - Services servitude area 3m wide marked Figure h j k m on Ptn. 103 and Ptn. 110;
 - Services servitude area 3m wide marked Figure l m n o on Ptn. 113;
 - Figure marked p q r s represents a services servitude area on Ptn. 113;
- Line t u v w z represents the approximate centre line of a servitude right of way, 6m wide, on Ptn. 113 in favour of Portion 110 and Rem. Farm Buffelsfontein 204/7 (final position will only be determined after Site Development Plan on Portion 113 has been finalised);
- Access to the treatment plant on Figure pqrs will be registered in general terms on Ptn. 113 in favour of the H.O.A.;
- A servitude for pipeline from treatment works on Fig. a b c d e to retention pond on Ptn. 108 via Ptn. 110 (Private Road) and Ptn. 109 (Private Open Space) will be registered when route is finalised;
- Notarial Deed to be registered on Ptn. 107 in favour of Rem. Farm Buffelsfontein 204/7 for grazing purposes;
- Servitude right of way in general terms on Ptn A (Insert 2) in favour of Rem. Farm Buffelsfontein 204/7;
- Servitude right of way on Ptn 110 in favour of George Municipality: centre line e1 f1 (18m wide), centre line g1 h1 j1 (15m wide) and centre line j1 k1 (10m wide);
- Line n1 o1 p1 q1 r1 s1 t1 u1 v1 w1 represents 3m wide services servitude on Ptn. 110 for 11 & 66 kV cable route;
- Line x1 y1 represents centre line of services servitude 2m wide on Ptn. 113; and
- Line z1 a2 b2 represents centre line of services servitude 2m wide on Ptns. 107 and 113.

Table A

Zoning	Ptn No's	Land Use	Number	Area (ha)	%
Business Zone II	113	Shop*	1	± 0,859	4,5
Transport Zone II	111	Public Street	1	± 1,332	6,9
Single Residential Zone II (Estate Housing):					
	1-44, 48-102**	Dwelling House***	99	± 8,847***	45,9
	103, 104 & 105	Group Housing****	3	± 3,567	18,5
	110	Private Road	1	± 3,207	16,6
	107, 108 & 109	Private Open Space	3	± 1,456	7,6
Total			109	± 19,267	100

* Shop with the following consent uses: Restaurant, place of leisure (Gymnasium), liquor store and flats.
 ** Due to amendments along the aquatic buffer line the numbering of the three portions which were left out, viz. 45-47, are omitted
 *** Average erf size = ±894 m² (min. ±733 m² and max. ±1020 m² - excl. Ptn. 65 with exist. dwelling)
 **** Detail planning of Group Housing Sites to be dealt with as a separate application with the following average densities:
 Ptn 103 = ±16 units @ 26 / ha
 Ptn 104 = ±22 units @ 19 / ha
 Ptn 105 = ±20 units @ 16,5 / ha

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 on Ptn. 113.
 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. Development will be implemented in phases as shown on Phasing Plan (Annexure 21).
 5. PLEASE NOTE: THIS IS A REVISED PLAN TO ACCOMMODATE THE REVISED PROPOSAL FOR THE COMMERCIAL DEVELOPMENT ON PORTION 113 PREVIOUSLY KNOWN AS PORTIONS 106 and 112 AS PER PLAN No. HDB/C/204-4.
 6. SD DIAGRAMS No's 89/2023 AND 87/2023 FOR UNREGISTERED ERVEN 1586 (Portion 106) AND 1587 (Portion 112) will be withdrawn upon approval of this amended plan.

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

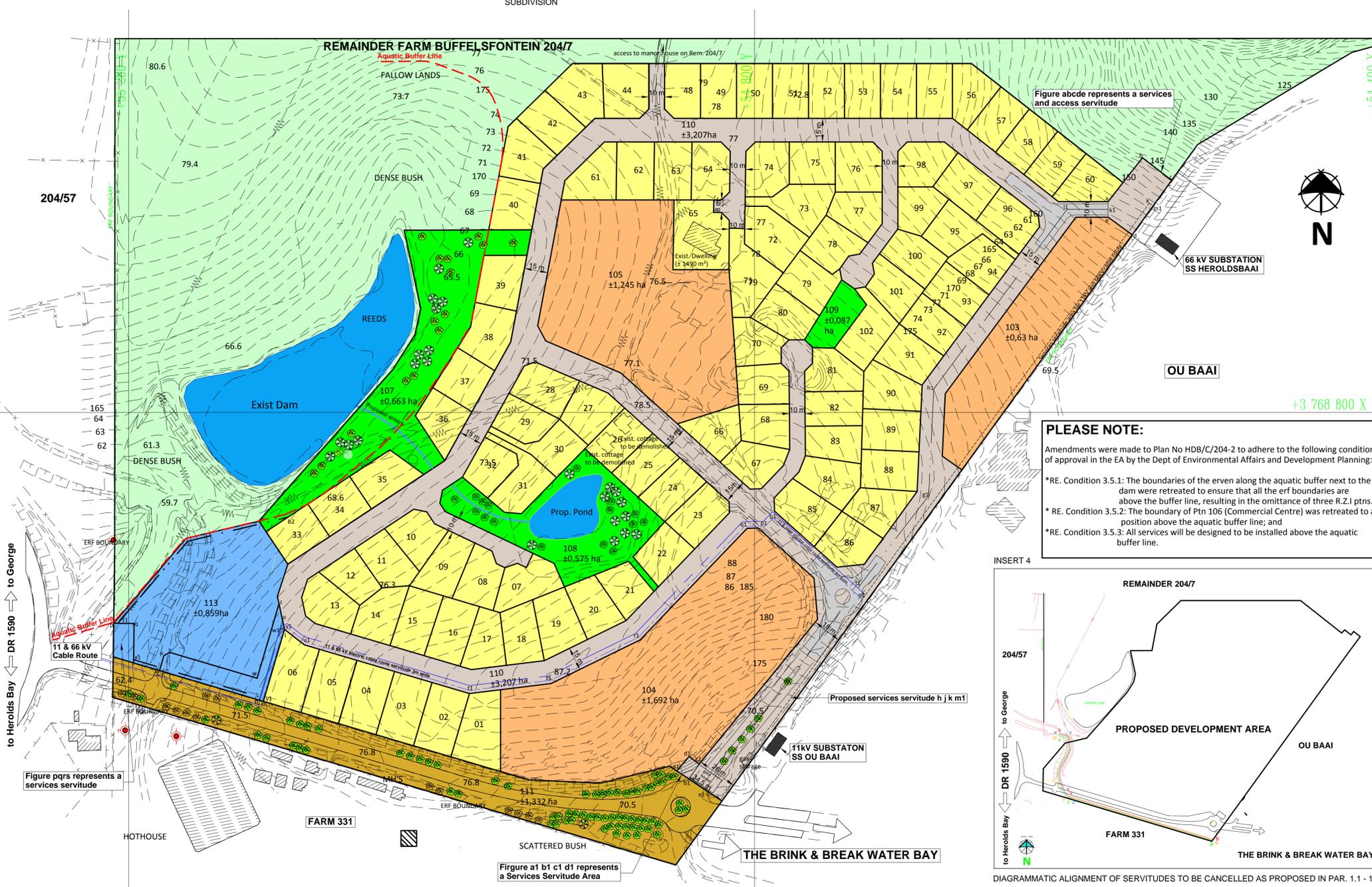
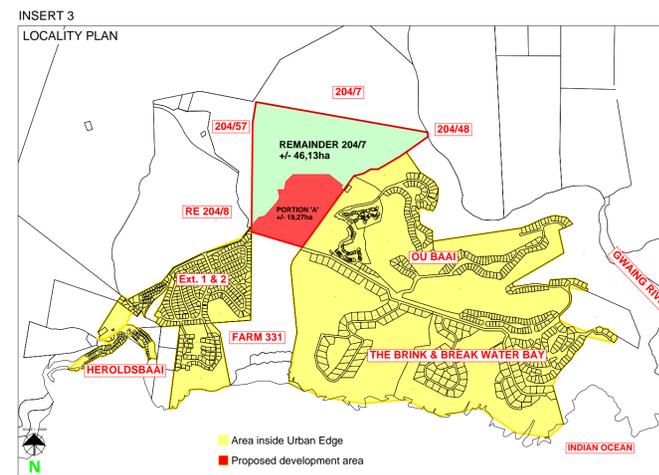
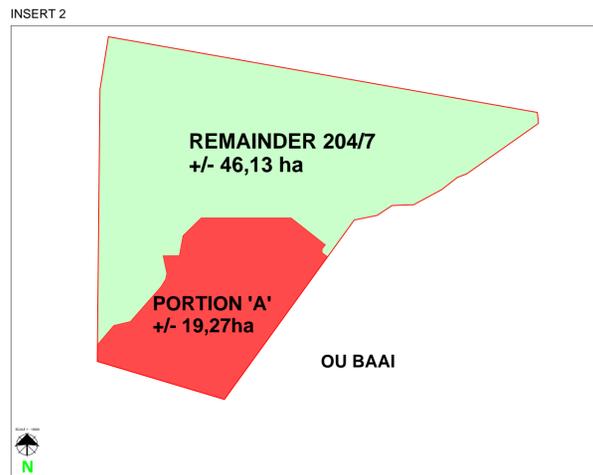
neldek & kock
 Town and Regional Planners
 Stads - en Streekbeplanners

Yorkstraat 56 York Street
 Posbus 1186 / P.O. Box 1186
 George 6530

Tel: (044) 874 5207
 Fax: (044) 873 6354
 E-pos / E-mail: neldek@mweb.co.za

Beplan Planned	D.N.	Plan No	HDB/C/204-5
Geteken Drawn	A.H.		
Datum Date	APRIL 2025		

KOPIEREG VOORBEHOU / COPYRIGHT RESERVED



PLEASE NOTE:
 Amendments were made to Plan No HDB/C/204-2 to adhere to the following conditions of approval in the EA by the Dept of Environmental Affairs and Development Planning:
 *RE. Condition 3.5.1: The boundaries of the erven along the aquatic buffer next to the dam were retreated to ensure that all the erf boundaries are above the buffer line, resulting in the omission of three R.Z.I ptns.;
 *RE. Condition 3.5.2: The boundary of Ptn 106 (Commercial Centre) was retreated to a position above the aquatic buffer line; and
 *RE. Condition 3.5.3: All services will be designed to be installed above the aquatic buffer line.

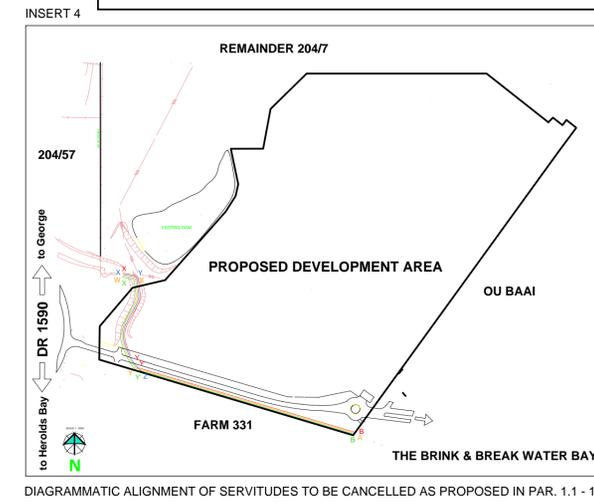


Figure abcde represents a services and access servitude
 Figure p q r s represents a services servitude
 Figure a1 b1 c1 d1 represents a Services Servitude Area