



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 8095 George

29 October 2025

Sir

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION):
ERF 8095 GEORGE**

Attached hereto please find an application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the eastern and western side boundary building lines on Erf 8095 George to legalize the internal changes to the existing dwelling house and the water tanks.

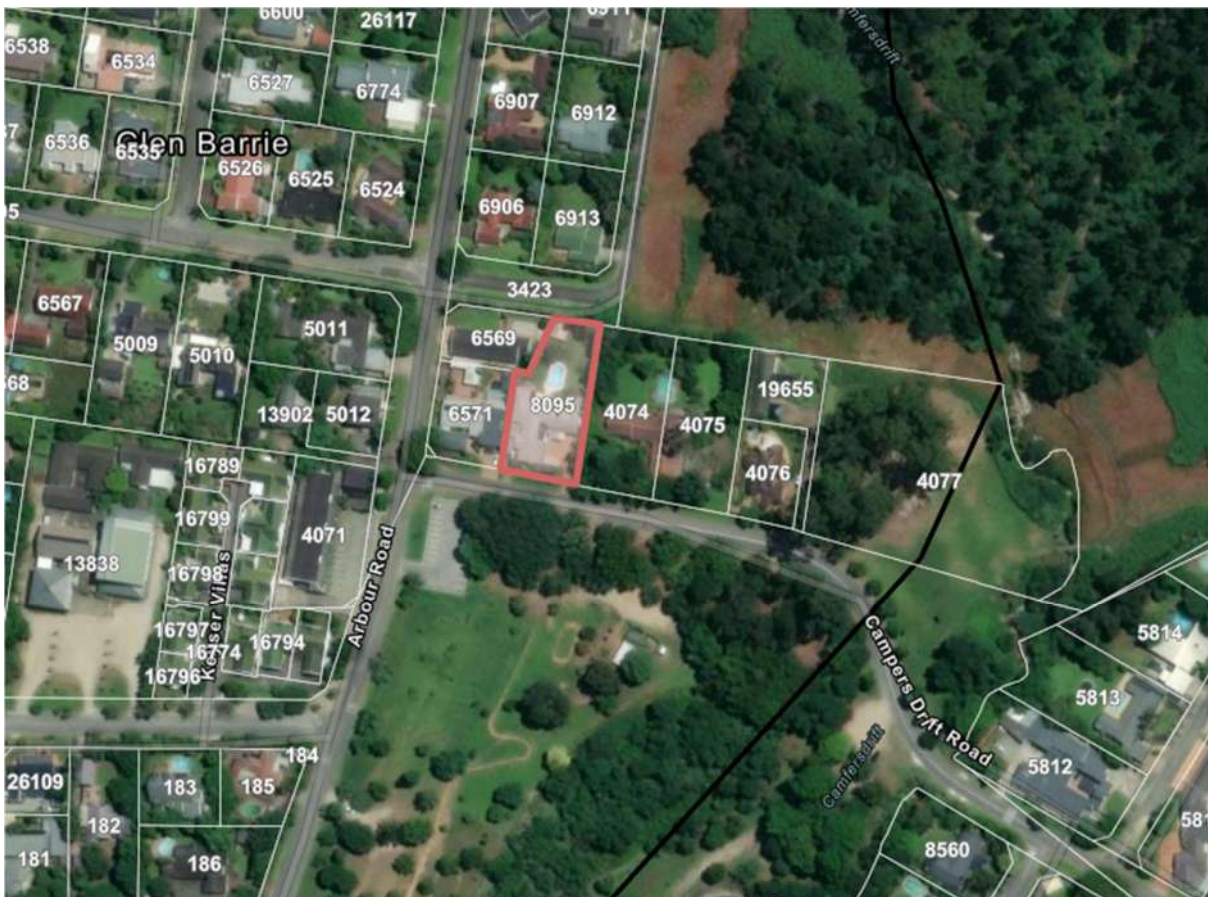
Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINES)
ERF 8095 GEORGE

29 October 2025



Prepared for:

JWD Investments Pty (Ltd)
30 Campersdrift Road
George
6529

Prepared by:

Jan Vrolijk Town Planner/Stadsbeplanner
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George
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SACPLAN Registration No A/1386/2011

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MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURES (RELAXATION OF BUILDING
LINES)
ERF 8095 GEORGE

1. APPLICATION

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 8095 George:

- the western side boundary building line from 3.0 metres to 1.200 metres to allow for the legalization of the existing dwelling house (new kitchen).
- the eastern side boundary building line from 3.0 metres to a distance ranging between 2.300 metres and 2.495 metres to allow for the legalization of the existing dwelling house (bathrooms).
- the eastern side boundary building line from 3.0 meters to 0.0 metres and 0.3 metres to allow for the legalization of the existing water tanks.

A copy of the site plan and building plan is attached hereto as **Annexure “A”** whilst the completed application form for the application for the permanent departures is attached hereto as **Annexure “B”**.

2. DEVELOPMENT PROPOSAL

Erf 8095 George is developed with a dwelling house and associated outbuildings. The new owner wishes to make changes to the existing dwelling house which include several internal changes to the existing structure. These internal changes require the building line relaxation application as mentioned in point 1 of this report.

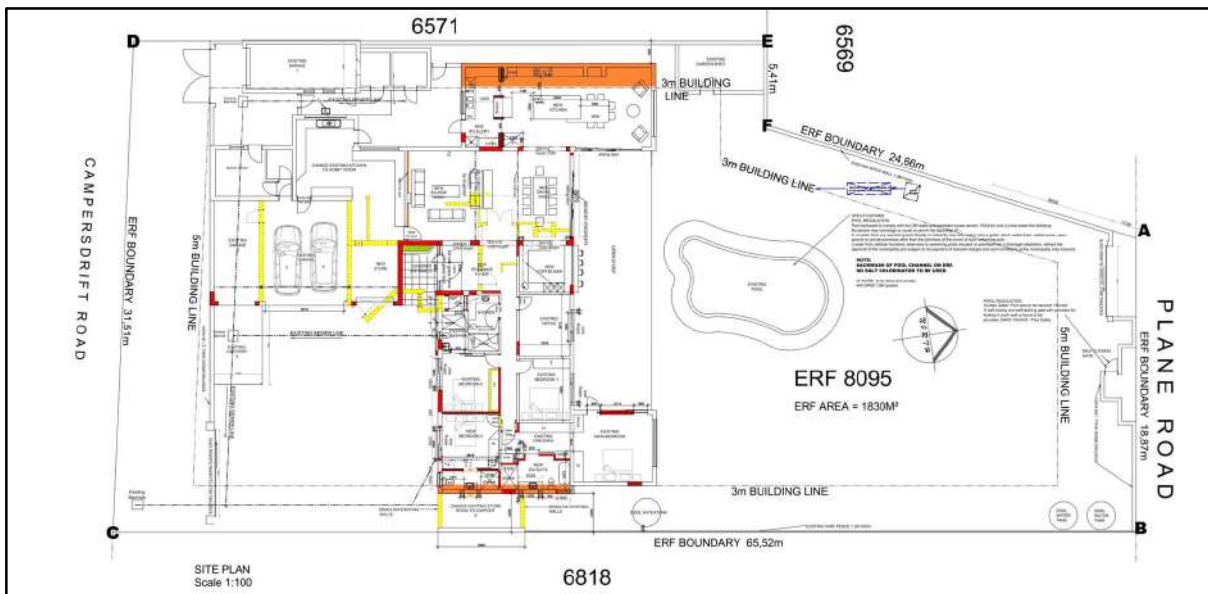
The existing kitchen will be removed, and a new kitchen is proposed which encroaches the western side boundary building line, within the existing dwelling house. The position of the new

kitchen will create a better layout for entertainment purposes leading to the dining room and open stoep overlooking the garden with a swimming pool and the Outeniqua Mountains.

The old kitchen will be transformed into the owner's hobby room that is linked to the existing garages. The bedrooms and bathrooms will also be upgraded and therefore the building line encroachment on the eastern side boundary building line is required for the new ensuite bathrooms, within the existing dwelling house.

Three water tanks are placed in the eastern side boundary building line, one adjacent to the main bedroom and a further two at the back (to the north) on Erf 8095 George.

Although the existing dwelling house was previously approved in this position, the internal changes trigger a land use application and therefore the application for building line relaxation is submitted for approval. The site plan below indicates the departures as applied for.



The purpose of this application is to obtain approval to legalize the internal changes to the existing dwelling house as well as the water tanks, to enable the owner to submit as-built building plans.

3. GENERAL INFORMATION IN RESPECT OF ERF 8095 GEORGE

3.1 Locality

Erf 8095 George is situated at 30 Camfers Drift Road, Glen Barrie, George. The locality of the erf is indicated on the locality plan attached hereto as **Annexure “C”**.

3.2 Existing land use

The application erf is used for a dwelling house with associated outbuildings.

3.3 Extent of erf

The total area of Erf 8095 George is 1830m² in extent.

3.4 Present zoning

In terms of the George Integrated Zoning Scheme, 2023, the zoning of Erf 8095 George is Single Residential Zone I.

3.5 Surveyor General Diagram

A copy of the Surveyor General Diagram for Erf 8095 George is attached hereto as **Annexure “D”**.

3.6 Title Deed

Erf 8095 George is registered in the name of JWD Investments Pty (Ltd), registration number 2013/051938/07. A copy of the Title Deed is attached hereto as **Annexure “E”**.

3.7 Power of Attorney

A document certifying the names of the Directors of JWD Investments Pty (Ltd) Registration number 2013/051938/07, the registered owner of Erf 8095 George, is attached hereto as **Annexure “F”**.

A Power of Attorney, whereby Jan Vrolijk Town Planner/Stadsbeplanner has been appointed by Jason Wayne Delport, the sole Director of JWD Investments Pty (Ltd) Registration number 2013/051938/07, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “G”**.

3.8 Bondholder’s consent

Erf 8095 George is encumbered by a bond. The bondholder’s consent is attached hereto as **Annexure “H”**.

3.9 Conveyancer Certificate

A Conveyancer Certificate in respect of Erf 8095 George is attached hereto as **Annexure “I”**. The Conveyancer Certificate confirms that there are no conditions in the Title Deed of the property which prohibits the development of the erf as proposed in this application.

4. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 8095 GEORGE

4.1 Introduction

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to lesser applications, such as permanent departures for building line relaxations.

This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities should the application result in an increase in the population of the area concerned.*
- *The impact that the proposal will have on the existing character of the surrounding area and the rights of the inhabitants of the area in respect of property values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

4.2 Existing planning in the area

Erf 8095 George is located at 30 Camfers Drift Road in the suburb known as Glen Barrie. This is a well-established low density residential neighbourhood characterized by large erven with dwelling houses and second dwellings. The dwelling house with associated outbuildings which include 4 garages, 1 carport, storerooms and a garden shed, are synonymous with a property of this size in a residential neighbourhood.

This application entails permanent departures to accommodate the internal changes to the existing dwelling house that exceeds the eastern and western side boundary building line as well as water tanks in the eastern boundary building line. The existing structures are all compatible with the Single Residential Zone I zoning.

The permanent departure as proposed in this application will therefore not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

4.3 Impact on schools, open spaces, and other community facilities

This application entails permanent departures to accommodate the internal changes to the existing dwelling house that exceeds the eastern and western side boundary building line as well

as water tanks in the eastern boundary building line. The proposed permanent departures on the application erf will not result in an increase in the number of inhabitants of the erf beyond that which can be accommodated in terms of the zoning of the erf. As such, the proposal will not have an impact on schools, open spaces, and other community facilities in the area.

This aspect is, therefore, not relevant to this application.

4.4 Impact on sunlight, view, and privacy

This application entails permanent departures to accommodate internal changes to the existing dwelling unit that exceeds the eastern and western side boundary building line as well as water tanks in the eastern boundary building line on Erf 8095 George.

The water tanks are common additions to a dwelling house in a water scarce area, like George, and are compatible within a residential area. The position of the water tank cannot have any negative impact on the neighbouring property.

The existing dwelling house that encroaches the eastern side boundary building line, where the

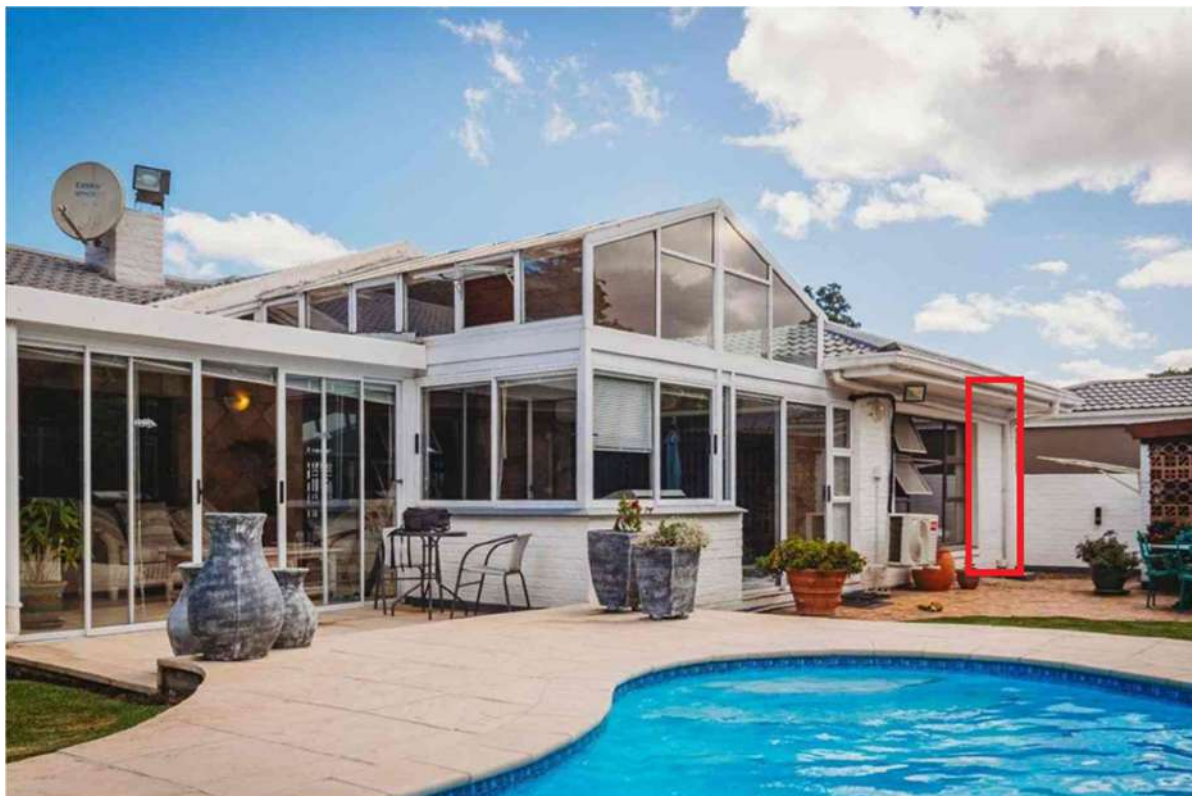


new ensuite bathrooms will be located (red rectangle in photo below) will not have any impact on the neighbouring property, as the dwelling house has been in this position for years.

The lean-to-roof storeroom indicated in the photo with the red arrow will be maintained. A

storeroom may be located in a side building line provided it does not exceed a height of 4 metres. The storeroom complies with this requirement.

The existing house that encroaches the western side boundary building line, where the new kitchen will be located (red rectangle in photo below) will not have any impact on the neighbouring property, as this structure has been in this position for years.



The proposed permanent departures will, therefore, have no impact on the sunlight, view or privacy of the adjacent residential erven, or any other erf in the vicinity.

This aspect is, therefore, also not relevant to this application.

4.5 Impact on streetscape

The following photo indicates the street elevation of the application erf, from Camfers Drift Road. The property has a neat appearance, with white walls and grey steel gates. The side boundary building line relaxations are not visible from the street and could therefore not have any negative impact on the streetscape.



The second access to Erf 8095 George, which is allowed as the property boundary is 31,51 metres, will not have a negative impact on the streetscape as it has the same appearance.

It is important to note that the boundary wall on Erf 8095 George is not located on the boundary but 5 metres from the boundary. For this reason, it creates the impression that the existing garage is located on the boundary, while it is in fact 5 metres from the boundary.

This aspect is, therefore, also not relevant to this application.

4.6 Impact on property values

As indicated in the previous paragraphs, the structures in respect of which the permanent departures are required do not have a negative impact on any of the surrounding properties, and the design and construction material are of good quality. The restoration and internal changes will add value to the existing structure and will be an advantage for the residential area.

The value of surrounding properties can, therefore, not be negatively impacted upon by the proposed permanent departure as proposed in this application.

4.7 Impact on the provision of parking

The parking requirements applicable to different land uses are set out in table format in Section 42 of the George Integrated Zoning Scheme By-law, 2023. In respect of a property which the size is more than 350m² two parking bays should be provided and one additional bay for a second dwelling unit.

The property has 4 garages which provide parking for four vehicles and a single carport. The maximum allowed garaging on properties of more than 1 000m² is six. The 5 covered parking bays provided on Erf 8095 George is thus in line with the stipulations of George Integrated Zoning Scheme By-law, 2023.

The following photo indicated the 3 garages and 1 carport. A single garage (5th parking facility) is located behind this structure and gain access from the second access.



The provision of on-site parking will, therefore, not be negatively impacted upon by the proposed permanent departure as proposed in this application.

4.8 Impact on traffic circulation

Vehicular access to the garages and carport can be obtained via the two access gates located on the eastern and western boundary of the Erf. The second access gate was made for the single garage on the western boundary building line. The two access gates are more than 12 metres apart and the site boundary is more than 30 metres in length and therefore compliant with the George Integrated Zoning Scheme By-law, 2023. The garage and storerooms are also compliant with the George Integrated Zoning Scheme By-law, 2023 and do not require a building line relaxation application. The driveways with a hardened surface provide sufficient access to the garages.

The proposed relaxation of the side and rear boundary building lines will therefore not have any negative impact on the traffic situation in Camphers Drift Road.

4.9 Provision of services

The existing development on the application erf has been connected to the municipal services in the area and the permanent departure as proposed in this application will, therefore, not have any negative impact on the existing services or the provision of services.

4.10 Fire-fighting

The fire-fighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the application erf will still be fully accessible for fire-fighting purposes.

5. CONCLUSION

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for certain permanent departures (building line relaxations) on Erf 8095 George to accommodate the existing dwelling house with internal changes as well as water tanks.

The proposed permanent departures on Erf 8095 George will not have a negative impact on development, public facilities, or traffic circulation in the surrounding area.

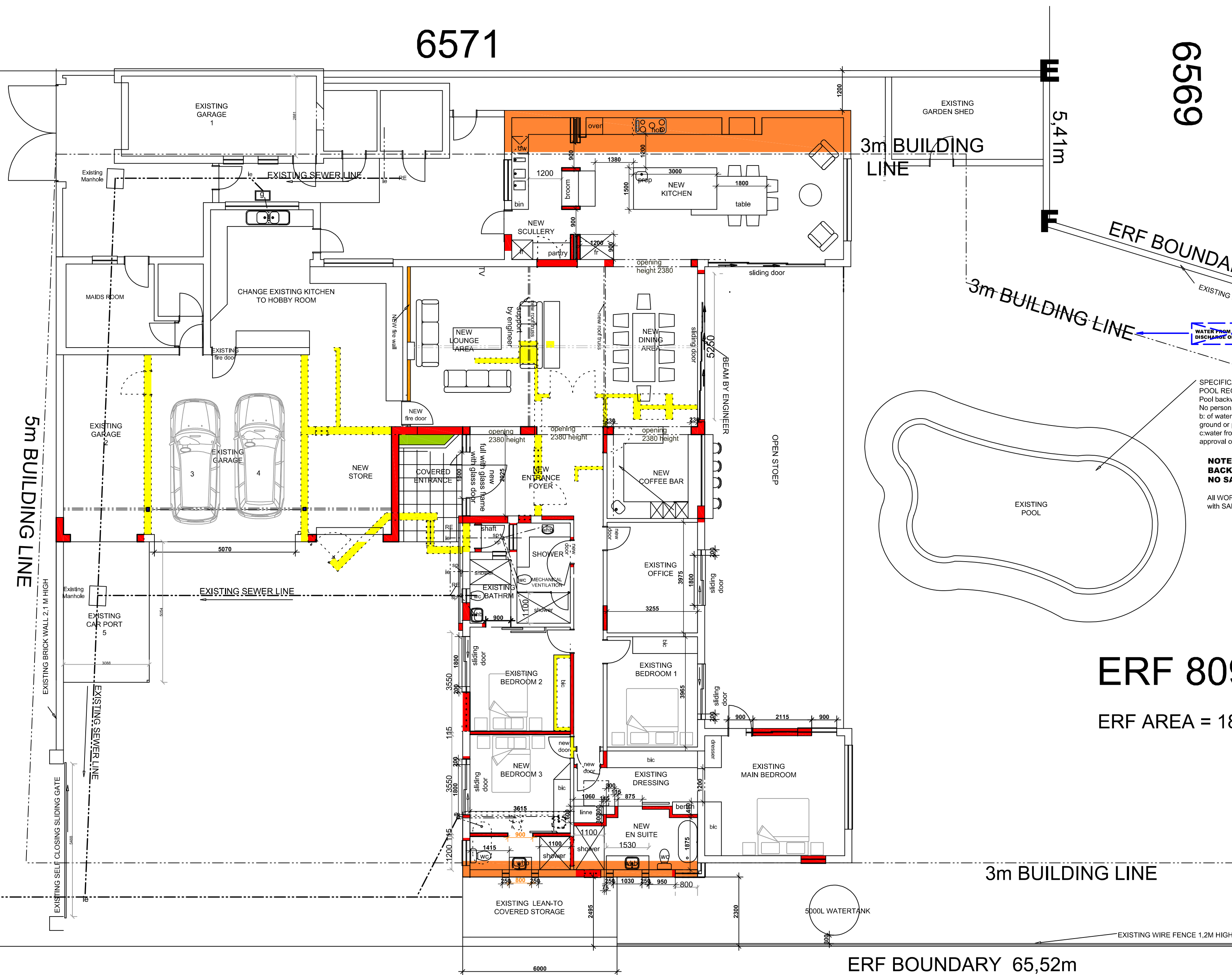
The application conforms with the prescriptions contained in the Land Use Planning By-Law for George Municipality, 2023 and is submitted for consideration in accordance with the relevant stipulations of the mentioned By-Law.

ANNEXURE "A" - SITE PLAN AND BUILDING PLAN

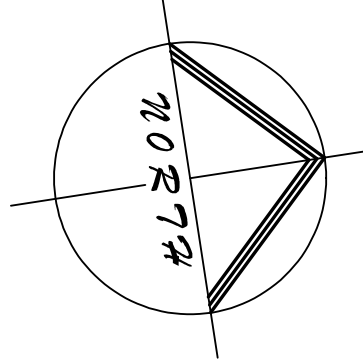
CAMPERSDRIFT ROAD

ERF BOUNDARY 31,51m

SITE PLAN
Scale 1:100



ERF 8095
ERF AREA = 1830M²



SPECIFICATIONS
POOL REGULATION:
Pool backwash to comply with the GM water and sanitation bylaw section 100(4)(b) and (c) that states the following:
No person may discharge or cause or permit the discharge of:
b. of water from any swimming pool directly or indirectly over any road or into a gutter, storm water drain, watercourse, open ground or private premises other than the premises of the owner of such swimming pool;
c. water from artificial fountains, reservoirs or swimming pools situated on premises into a drainage installation, without the approval of the municipality and subject to the payment of relevant charges and such conditions as the municipality may impose.

NOTE:
BACKWASH OF POOL CHANNEL ON ERF.
NO SALT CHLORINATOR TO BE USED

All WORK to be done and comply with SANS 1390 (pools)

POOL REGULATION:
Access Gates: Pool area to be secured / fenced.
A self-closing and self-latching gate with provision for locking in such wall or fence to be provided. SANS 10400-D - Pool Safety

2500L WATER TANK

2500L WATER TANK

5m BUILDING LINE

EXISTING SELF CLOSING SLIDING GATE

SELF CLOSING GATE

EXISTING BRICK WALL 1.5M HIGH

ERF BOUNDARY 24,66m

3m BUILDING LINE

3m BUILDING LINE

ERF BOUNDARY 65,52m

PLANE ROAD
ERF BOUNDARY 18,87m

Inge Conradie
Pr.Arch.
Member of SACAP
078 225 9154
083 7227 283
inge.architect@gmail.com

TERSUS CONRADIE
PROFESSIONAL SENIOR ARCHITECT 1000
15 PROGRESS STREET
DORMEHLSDRIFT
GEORGE
6530
SELL 083 7227 283
E POS tersconradie@telkomsa.net

PROPOSED MUNICIPAL PLANS
FOR MR & ME DELPORT
ON ERF 8095
GEORGE

MUNICIPAL DRAWINGS

DATE: 29-10-2025	SCALE: 1/100
OWNER	2525 W01

ANNEXURE "B" - APPLICATION FORM



PLANNING AND DEVELOPMENT
APPLICATION FORM FOR CONSENT USE FOR A SECOND
DWELLING/ADDITIONAL DWELLING AND/OR DEPARTURE

(Please complete the form in full for consideration - tick appropriate boxes with X)

BUILDING LINE RELAXATION	X
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SECOND DWELLING	
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ADDITIONAL DWELLING	
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PROPERTY DETAILS

ERF NUMBER	8095	EXTENSION/A REA	Glen Barrie, George
ZONING	Single Residential Zone I		
EXISTING LAND USE	Dwelling house and associated outbuilding		

CORRESPONDENCE DETAILS

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?					YES	NO	
ADDRESS CORRESPONDENCE TO			OWNER	APPLICANT	POST OR E- MAIL	POST	E-MAIL
COLLECT BY HAND	YES	NO	TELEPHONE NO	0824647871			

OWNER DETAILS

OWNER NAME	JWD Investments (Pty) Ltd					
STREET NAME	Camfers Drift Road			HOUSE NUMBER	30	
POSTAL ADDRESS	30 Camfers Drift Road			SAME AS POSTAL ADDRESS	YES	NO
EXTENSION/AREA	Glen Barrie, George			CODE	6529	
ID NUMBER	N/A		E-MAIL ADDRESS	Jason.delport@emcare.org		
TELEPHONE NO	N/A		CELL NO	0832423193		

APPLICANT DETAILS (strike through if registered owner is also the applicant)

NAME	Jan Vrolijk Town Planner / Stadsbeplanner					
STREET NAME	Victoria Street			HOUSE NUMBER	-	
POSTAL ADDRESS	P O Box 710			SAME AS POSTAL ADDRESS	YES	NO
EXTENSION/AREA	George CBD			CODE	6530	
TEL / CELL NO	082 464 7871		E-MAIL ADDRESS	janvrolijk@jvtownplanner.co.za		
PROFESSIONAL CAPACITY	Town Planner		SACPLAN NO	A/1386/2011		

BOND HOLDERS DETAILS (Only applicable if property is encumbered by a bond)

IS THE PROPERTY ENCUMBERED BY A BOND?		YES	NO
NAME OF BOND HOLDER	Nedbank		

TITLE DEED DETAILS

TITLE DEED NO.	T46489/2025		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)		YES	NO
N/A			

APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Western side boundary building line	3.0	1.200	Legalise existing dwelling house
Eastern side boundary building line	3.0	Ranging from 2.300 metres to 2.495 metres	Legalise existing dwelling house
Eastern side boundary building line	3.0	0.0 and 0.3 metres	Legalise existing water tanks
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	NO	
Is an application for a 2 nd dwelling /additional dwelling being applied for? (indicate size under details)	YES	NO	

HOA/ ADJACENT OWNERS DETAILS (Consent letters as well as site plans to be signed by adjacent owners)

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
To be advertised	To be advertised	To be advertised	To be advertised

I hereby acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.

APPLICANT'S SIGNATURE		DATE	29 October 2025
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FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

	Locality Plan		Building Plan/ Site Plan on A3/ A4		SG Diagram/ General Plan		Title Deed
	Power of Attorney		Motivation		Neighbours Consent / Comment		HOA Consent
	Bond Holder Consent		Proof of Payment		Conveyance Certificate		Other (Specify)

ANNEXURE "C" – LOCALITY PLAN

Erf 8095 George - Locality plan



0 0.03 0.06 0.11 km

Date: 9/18/2025 6:17 AM

Scale: 1:1,018



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

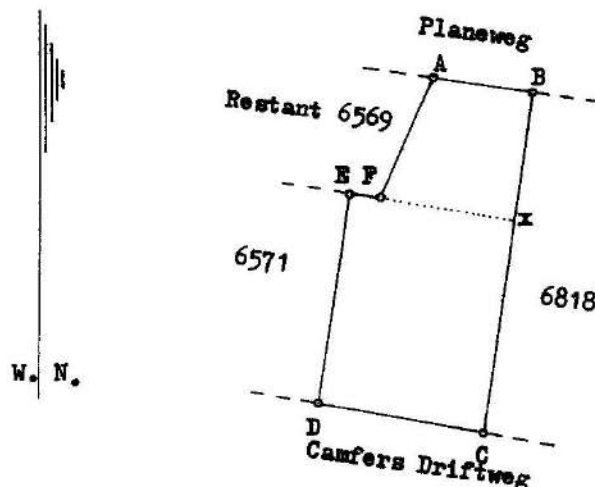
George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

ANNEXURE “D” – SURVEYOR GENERAL DIAGRAM

	SYE Meter	RIGTINGS -HOEKE	KOÖRDINATE		L.G. No.
			Y	Stelsel	
				X	
AB	18,87	106.59.40	A		1331/78 Goedgekeur <i>K. Louw</i> Landmeter-generaal 29-4-1978
BC	65,52	90. 1.10	B		
CD	31,51	87.35.40	C		
DE	40,63	92.24.20	D		
EF	5,41	90. 0. 0	E		
FA	24,66	252.58.30	F		

Bakens

A.B.F. 12mm ysterpen
C.D.E. Ronde ysterpen 450mm lank



1. Die figuur A.B.x.F. stel voor Erf 8094, George.
Transportakte No. Kaart No. 1330/78
2. Die figuur E.x.C.D. stel voor Erf 6570, George
Algemene Plan TP 9128

Skaal: 1 : 1250

Die figuur A.B.C.D.E.F.

stel voor 1 830 vierkante meter

grond, synde

Erf 8095, George en bevat 1. en 2. hierbo

geleë in Glenbarrie Dorp en in die Munisipaliteit en
George

Administratiewe Distrik

Provinsie Kaap die Goeie Hoop.

Opgetreë in Saangestel in Februarie 1978

deur my.

Landmeter

Hierdie kaart is geheg aan

Die oorspronklike kaart is.
soos hierbo aangehaal.

Lêer No. S/8775/65

No. CC1.40680/2019
gedateer

Ne. geheg aan
Transport/Grondbrief

M.S. No. Saangestel

t.g.v.

Ne.

Komp. BL-7DD3/V4(1736)
Alg. Plan. TP. 9128

Registrateur van Aktes

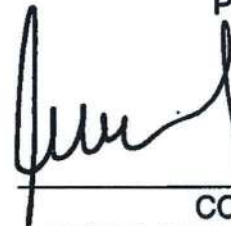
Approved i.t.o. Section 60
of Municipal Bylaws of Act 320/74
Land Use Planning
Ref. Erven 6569 & 6570 George
Date: 18-06-2019

ANNEXURE “E” – TITLE DEED

CTN 224

Galloway Van Collier & Griessel
85 Rietfontein Road
Entrance Turton Road
Boksburg West

Prepared by me



CONVEYANCER
MEYER DE WAAL (M79933)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 6350000,00	R. 3296,00
Reason for exemption	Category Exemption	Exemption i to. Sec/Reg. Act/Proc.

VERBIND	MORTGAGED
VR FOR R 1.564.000,25	
B 000022890 / 2025	
2025-08-04	REGISTRAR/REGISTRAR

DATA / CAPTURE
05-08-2025
NOLUVO MTYATYAMBA

T 000046489 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~MEYER DE WAAL (M79933)~~

CHRISTIAAN LUDOLPH NELSON FICK
LPCM 81828

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

CORNELIA MAGDALENA LODDER
Identity Number 650713 0073 08 1
Unmarried

DATA / VERIFY
05-08-2025
VUYELWA LAMANI

which said Power of Attorney was signed at BOKSBURG on 19 JUNE
2025

And the appearer declared that his/her said principal had, on 24 May 2025, truly and legally sold by Private Treaty, 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:

JWD INVESTMENTS PROPRIETARY LIMITED
Registration Number 2013/051938/07

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

ERF 8095 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF WESTERN CAPE

IN EXTENT 1830 (ONE THOUSAND EIGHT HUNDRED AND THIRTY)
Square metres

FIRST REGISTERED by Certificate of Consolidated Title Number
T40680/2019 with Diagram No. 1331/1978 relating thereto and held by Deed
of Transfer Number T40681/2019 AND T62296/2021

A. REGARDING the figures A B x F on Diagram SG Number 1331/1978

A. SUBJECT to the following special conditions contained in Deed of Grant dated 14th
June 1922 (George Quitrents Volume 14 No. 5) number VIII and VI, namely:

"VIII. That the land hereby granted shall be subject to all such duties and
Regulations as either are already or shall in future be established
respecting lands granted under similar tenure.

VI. That the land hereby granted shall be subject to having such water
furrows made through or over it as the Government shall approve of
and direct for the supply of water to other lands, compensation being
made to the proprietor of the land hereby granted, according to mutual
agreement or valuation by appraiser appointed by the persons
concerned, in manner provided in the third clause hereof.

B. SUBJECT FURTHER to the following conditions mentioned in the Deed of
Transfer No. T20576/1975 imposed by the Administrator by virtue of
Ordinance 33 of 1934 when approving the establishment of the Glenbarrie
Township, namely:

1. The owner of this erf shall without compensation, be obliged to allow
electricity, telephone and television cables and/or wires and main and/or
other waterpipes and the sewerage and drainage, including stormwater of
any other erf or erven inside or outside this township to be conveyed
across this erf if deemed necessary by the Local or other statutory
authority and in such manner and position as my 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.

2. The owner of this erf shall be obliged without compensation, to receive
such material or permit such excavation of the erf as may be required to
allow use of the full width of the street and provide a save 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.

3. This erf shall be used for such purposes as are permitted by the Town Planning Scheme of the local authority and subject to the conditions and restrictions stipulated by the scheme.

B. REGARDING the figures E x C D on Diagram SG Number 1331/1978

- A. SUBJECT to the following conditions referred to in Deed of Grant (George Quitrent Volume 14 Number 5 numbers VIII, V and VI), which read as follows:

"VIII. That the land hereby granted shall be subject to all such duties and regulations as either are already or shall in future be established respecting land granted under similar tenure.

V. That the land hereby granted shall be subject to having such water furrows made through or over it as the Government shall approve of and direct for the supply of water to other lands, compensation being made to the Proprietor of the land hereby granted, according to mutual agreement or valuation by Appraiser appointed by the persons concerned, in manner provide in the third clause hereof."

- B. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T2434/1975 imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance 33 of 1934 when approving the establishment of Glenbarrie Township

1. The owner of the erf shall without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewerage and drainage, including stormwater of any other erf or erven inside or outside this township to be conveyed across this erf if deemed necessary by the Local or other statutory 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.
2. The owner of this erf shall be obliged without compensation, to receive such material or permit such excavation of 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.
3. This erf shall be used for such purposes as are permitted by the Town Planning Scheme of the local authority and subject to the conditions and restrictions stipulated by the Scheme.

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

CORNELIA MAGDALENA LODDER, Unmarried

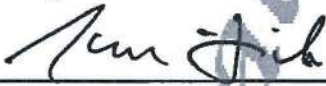
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

JWD INVESTMENTS PROPRIETARY LIMITED
Registration Number 2013/051938/07

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 R6 350 000,00 (SIX MILLION THREE 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:
WESTERN CAPE at CAPE TOWN on 4 August 2025



q.q.

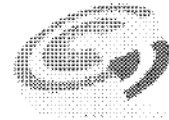
In my presence



REGISTRAR OF DEEDS

ANNEXURE “F” – COMPANY REGISTRATION DOCUMENT

COR39



Companies and Intellectual
Property Commission
a member of the dti group

Date: 14/06/2017

Our Reference: 973952058

CONRAD FOURIE
E-mail: RECEPTION@CJACCOUNTANTS.CO.ZA
PO BOX 4093
POLOKWANE
0700

RE: Amendment to Company Information
Company Number: 2013/051938/07
Company Name: JWD INVESTMENTS (PTY) LTD

We have received a COR39 (Notice of change of company directors) from you dated 08/06/2017.

The COR39 was accepted and placed on file.

The following change was effected to Director/Secretary/Officer:
Director JASON WAYNE DELPORT details was Changed

The following change was effected to Director/Secretary/Officer:
Director LINDA JANE DYER details was Changed

Yours truly

Commissioner: CIPC

Please Note:

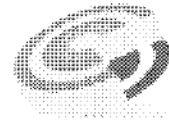
The attached certificate can be validated on the CIPC web site at www.cipc.co.za.
The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



The Companies and Intellectual Property Commission
of South Africa
P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.
Call Centre Tel 086 100 2472, Website www.cipc.co.za



**Certificate issued by the Companies and Intellectual Property
Commission on Wednesday, June 14, 2017 11:17
Certificate of Confirmation**



Companies and Intellectual
Property Commission
a member of the dti group

Registration number	2013 / 051938 / 07
Enterprise Name	JWD INVESTMENTS (PTY) LTD
Enterprise Shortened Name	None provided.
Enterprise Translated Name	None provided.
Registration Date	27/03/2013
Business Start Date	27/03/2013
Enterprise Type	Private Company
Enterprise Status	In Business
Financial year end	February
Main Business/Main Object	
Postal address	PO BOX 55686 POLOKWANE LIMPOPO 0700
Address of registered office	PLOT 138 DALMADA POLOKWANE LIMPOPO 0700



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.

Call Centre Tel 086 100 2472, Website www.cipc.co.za



**Certificate issued by the Companies and Intellectual Property
Commission on Wednesday, June 14, 2017 11:17
Certificate of Confirmation**



Companies and Intellectual
Property Commission
a member of the SAG group

Registration number **2013/051938/07**
Enterprise Name **JWD INVESTMENTS (PTY) LTD**

Name

Postal Address

Active Directors / Officers

Surname and first names	ID number or date of birth	Director type	Appoint- ment date	Addresses
DELPORT, JASON WAYNE	8411135018084	Director	27/03/2013	Postal: PO BOX 55686, POLOKWANE, POLOKWANE, LIMPOPO, 0700 Residential: PLOT 138, DALMADA, POLOKWANE, LIMPOPO, 0700



The Companies and Intellectual Property Commission
of South Africa

P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.

Call Centre Tel 086 100 2472, Website www.cipc.co.za



ANNEXURE "G" - POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Jason Wayne Delport

the sole Director of

JWD Investments Pty (Ltd) Registration number 2013/051938/07

the registered owner of

Erf 8095 George

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

An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 8095 George:

- *the western side boundary building line from 3.0 metres to 1.200 metres to allow for the legalization of the existing dwelling house (new kitchen).*
- *the eastern side boundary building line from 3.0 metres to a distance ranging between 2.300 metres and 2.495 metres to allow for the legalization of the existing dwelling house (bathrooms).*
- *the eastern side boundary building line from 3.0 meters to 0.0 metres and 0.3 metres to allow for the legalization of the existing water tanks.*

Signed at George on 27 October 2025



Jason Wayne Delport

ANNEXURE "H" – BONDHOLDERS CONSENT



Mr J Delport
Email: jason.delport@tldtrust.org

3 October 2025

Your ref: 154481830

Our ref: Theona Hilder

Dear Sir/Madam

HOME LOAN IN THE NAME OF	: JWD Investments (Pty) Ltd
ACCOUNT NUMBER	: 8005696833801
SECURITY DESCRIPTION	: Erf 8095 Glen Barrie, George

We refer to your request dated 1 October 2025 and advise as follows:

We have no objection to the relaxation of the building lines on the abovementioned property, subject to:-

- Local municipality approval
- All building work must be done by a recognised builder registered with the NHBRC
- Client needs to contact Nedbank Group Insurance on 0860 333 111 to update insurance on the property.

If you have any further questions regarding this matter, kindly contact Theona Hilder on 010 234 7719.

Yours faithfully

T. Hilder

THEONA HILDER
Administrator
Administrations
Gauteng Home Loans

cc

Home Loans | Gauteng

16 Constantia Boulevard Constantia Kloof Roodepoort 1709 PO Box 1144 Johannesburg 2000 South Africa
T 0860 555 111 F 011 495 9161

Directors: AD Mminele (Chairperson) JP Quinn (Chief Executive) HR Brody (Lead Independent Director) BA Dames MH Davis (Chief Financial Officer) NP Dongwana Dr MA Hermanus
EM Kruger P Langeni RAG Leith L Makalima MC Nkuhlu (Chief Operating Officer) Dr TM Nombembe S Subramoney
Company Secretary: J Katzin 15.07.2024.

www.nedbank.co.za

NEDBANK

ANNEXURE "H" - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY LAW, 2023

ERF 8095 GEORGE

APPLICATION DETAILS

An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the following building lines on Erf 8095 George:

- o the western side boundary building line from 3.0 metres to 1.200 metres to allow for the legalization of the existing dwelling house (new kitchen).
- o the eastern side boundary building line from 3.0 metres to a distance ranging between 2.300 metres and 2.495 metres to allow for the legalization of the existing dwelling house (bathrooms).
- o the eastern side boundary building line from 3.0 meters to 0.0 metres and 0.3 metres to allow for the legalization of the existing water tanks.

APPLICATION DATE

October 2025

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, 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:

T 46489/2025 (current Title Deed)

in respect of:

**ERF 8095 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 1 830 (ONE EIGHT THREE ZERO) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T 46489/2025

REGISTERED in the name of

JWD INVESTMENTS PTY (LTD) REGISTRATION NUMBER 2013/051938/07

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is a bond registered over the property.

SIGNED at GEORGE on 24 October 2025

A handwritten signature in black ink, appearing to read 'J. J. J.', is written over a horizontal line.

CONVEYANCER