



TOWN PLANNING

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DEVELOPMENT MANAGEMENT CONSULTING

**PROPOSED SUBDIVISION, PERMANENT DEPARTURE &
REMOVAL OF RESTRICTIVE CONDITIONS
FOR MCLAREN FAMILY TRUST**

**ERF 2947, 5 WATTS AVENUE, GEORGE SOUTH
GEORGE MUNICIPALITY & DIVISION**



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Annexures

1. **Power of Attorney**
2. **Copy of Title Deed**
3. **SG Diagram**
4. **Conveyancer certificate**
5. **Locality plan**
6. **Subdivision plan**
7. **Approved building plan 2020**
8. **Site survey**
9. **Pre-application**

Aerial images:

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

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

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

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**PROPOSED SUBDIVISION, PERMANENT DEPARTURE &
REMOVAL OF RESTRICTIVE CONDITIONS:
ERF 2947, 5 WATTS AVENUE, GEORGE
GEORGE MUNICIPALITY & DIVISION**

1. BACKGROUND INFORMATION

Erf 2947 George is an 761m² residential property located within the urban edge and CBD of George and is developed with a dwelling house thereon. The new property owner (transfer on 29 October 2025) wishes to subdivide the property to create two Single Residential Zone I property from this one erf. He is therefore also attending to all land use matters regarding the subject property.

DMC Town Planning has been appointed to address the necessary land use requirements to enable the desired subdivision of the property. The power of attorney attached as **Annexure 1**.

1.1 PROPERTY DETAILS

The table below includes relevant information regarding Erf 2947 George.

Physical Address	5 Watts Avenue, George South
Size of the property	761m ²
Owner	Mclaren Family Trust
Title Deed	T69340/2025 (Annexure 2)
Bond	None
SG Diagram	8059/46 (Annexure 3)
Zoning	Single Residential Zone I (dwelling house)

The title deed and SG General Plan for the area dates back to 1946 when the 20 erven of 'Watts Lodge Subdivided Estate' was first approved by the then Provincial Administration and the Surveyor-General. Erf 2947 George was then first transferred in 1959. Paragraph B of the title deed includes condition imposed by the Administrator when 'Watts Lodge Landgoed' was approved.

- B. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T6636/1959 imposed by the Administrator when approving of the subdivision of Watts Lodge Landgoed, namely.

"any words and expressions used in the following conditions shall be deemed to have the same meaning as that assigned to them by the regulations published under Provincial Administrator Notice Number 401 dated 17 October 1935, and by the memorandum which accompanied the said regulations.

Paragraph B1 lists 5 conditions (a) – (e) which is in favour of the local authority and the registered owner of any of the 20 erven in this subdivided estate:

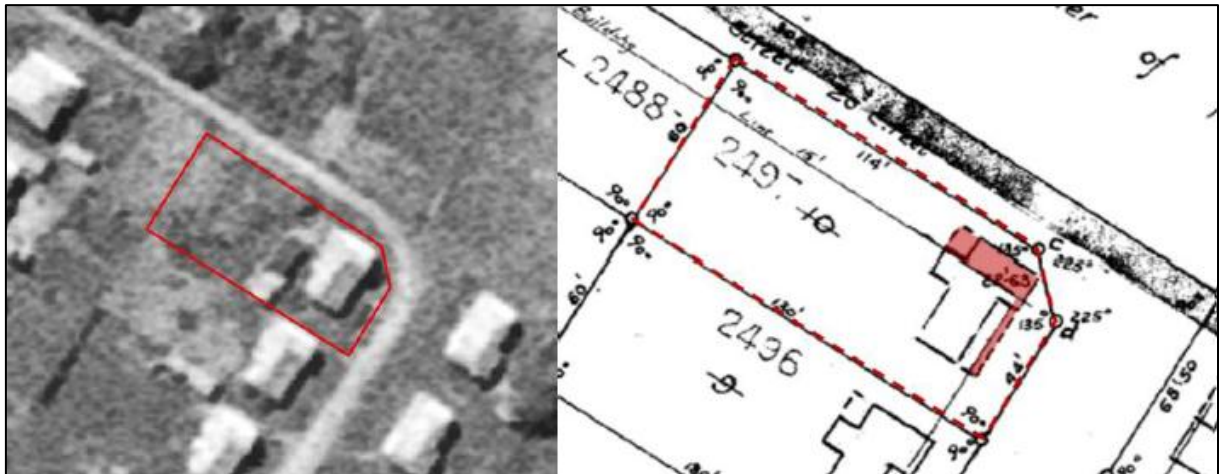
1. As being in favour of the local authority and the registered owner of any erf in the subdivided Estate:

Condition B1 (a) – (e) are as follows:

- (a) This erf shall be used for residential purposes only.
- (b) Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, shall be erected on this erf.
- (c) Not more than one half of the area of this erf shall be built upon.
- (d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary on this erf, nor within 3,15 metres of the rear boundary or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and any portion of which will be used for human habitation, may be erected within the above prescribed rear space. This condition shall not apply to Erf Number 10 until such time as the existing building situate thereon is altered or demolished.
- (e) The owner of this erf shall without compensation be obliged to allow the sewage and drainage including stormwater of any 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 erf shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereof.

- (a) Portion A and Remainder Erf 2497 George will remain residential properties.
- (b) The intention is to provide only one dwelling unit per property although the zoning by-law makes a second dwelling unit a primary land use right for all Single Residential Zone I-erven.
- (c) It is expected that more than half of each property could be build upon as the zoning by-law allows a greater coverage for Single Residential Zone I-erven of this extent.
- (d) This paragraph imposes different building lines to what the zoning by-law imposes. What should be noted in this paragraph is the reference to 'Erf Number 10. On inspection of the General Plan 8059/46, it is found that Erf 2497 George is this 'Erf Number 10'. It is stated that the building lines imposed by this paragraph does not apply to 'Erf Number 10' until such time as the existing building is 'altered or demolished'.

Considering aerial photography, it seems that no section of the original house was demolished. Additions were however made. This house was constructed before this subdivision of Watts Lodge was approved by the SG in 1946. This existing house in 1946 did not comply with these building lines. As additions have been made, this paragraph of the title deed for Erf 2497 George must now apply to this property. See the extract from the 1957-aerial photo on the following page and the encroachment marked in red on an extract from the GP.



- (e) This paragraph relates to municipal services provision which generally are provided within building line spaces. Most title deed includes this paragraph.

It is proposed to remove Paragraphs B1 (a) – (d) so that only the provision of the zoning by-law apply to the proposed Portion A and Remainder Erf 2497 George.

Paragraph B2 includes a condition in favour of the Administrator. In terms of Section 39 of the Western Cape Land Use Planning Act (2014) (LUPA), the Municipality is now the Administrator. Paragraph B2 (f) states that Erf 2497 can only be subdivided with the consent of the Administrator. While Paragraphs B1(a) – (d) are proposed to be removed, Paragraph B2 (f) will be removed simultaneously to remove what is unnecessary in the title deed and only use one process regarding these paragraphs of the title deed (not Section 15 of the planning by-law and Section 39 of LUPA)

2. As being in favour of the Administrator:

- (f) This erf shall not be subdivided except with the consent in writing of the Administrator."

The Conveyancer's Certificate (**Annexure 4**) confirms the restrictive conditions included in this land use application to be removed and that the 20 property owners of the 20 erven of Watts Lodge, must be informed of this land use application.

2. APPLICATION

This land use application in terms of the George Municipality: Land Use Planning By-law (2023) for Erf 2947 George entails the following:

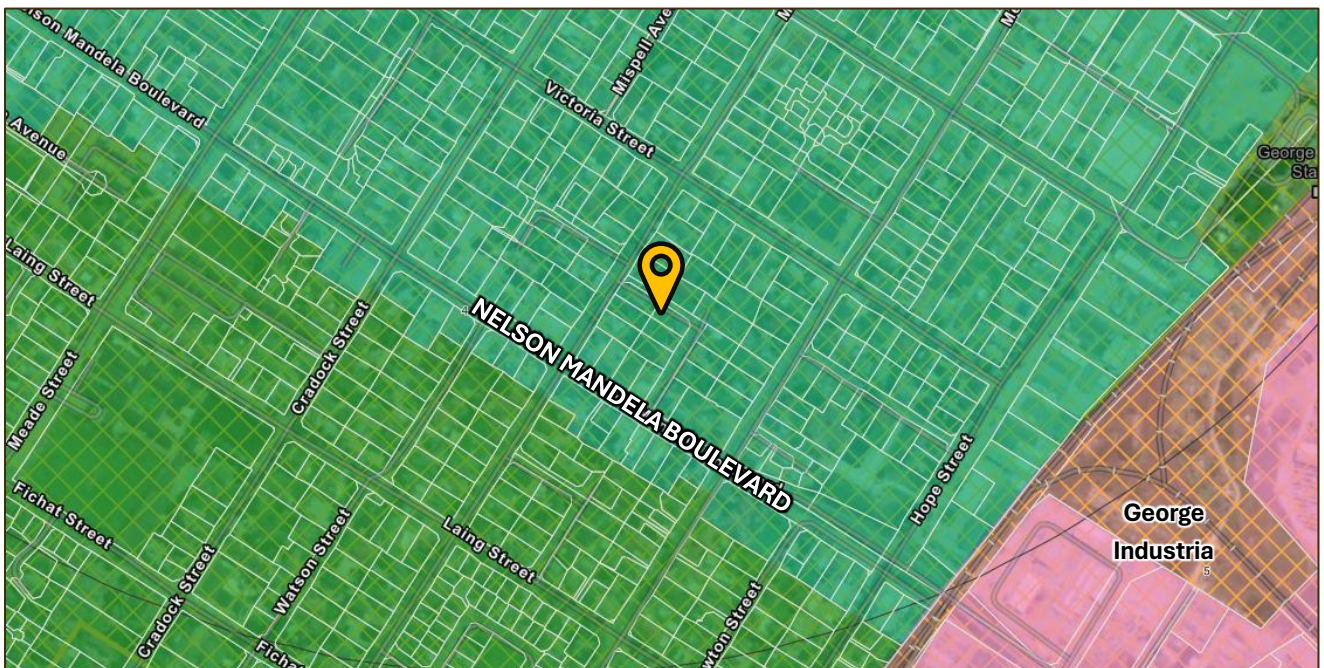
- **Removal of Restrictive Conditions** in terms of Section 15(2)(f) of said by-law of condition B1 (a), (b), (c), (d) & B2 (f) from T69340/2025.
- **Subdivision** in terms of Section 15(2)(d) of said by-law of Erf 2947 George into two Single Residential Zone I erven namely Portion A ($\pm 380\text{m}^2$) and Remainder ($\pm 381\text{m}^2$).
- **Permanent departure** in terms of Section 15(2)(b) of said by-law on the Remainder ($\pm 381\text{m}^2$) for the relaxation of the following building lines:
 - the northeastern street building line from 3.0m to 2.1m for the existing dwelling house.
 - the eastern street building line from 3.0m to 0.8m for the existing house.

3. CONTEXTUAL INFORMANTS

3.1 LOCALITY

Erf 2947 George is a developed residential property located in Watts Avenue, George South. The property is about 400m northwest of George Industria, about 450m northwest of the Nelson Mandela Boulevard Activity Corridor and also located within the CBD of George. The property falls within the 500m densification buffer of Nelson Mandela Boulevard.

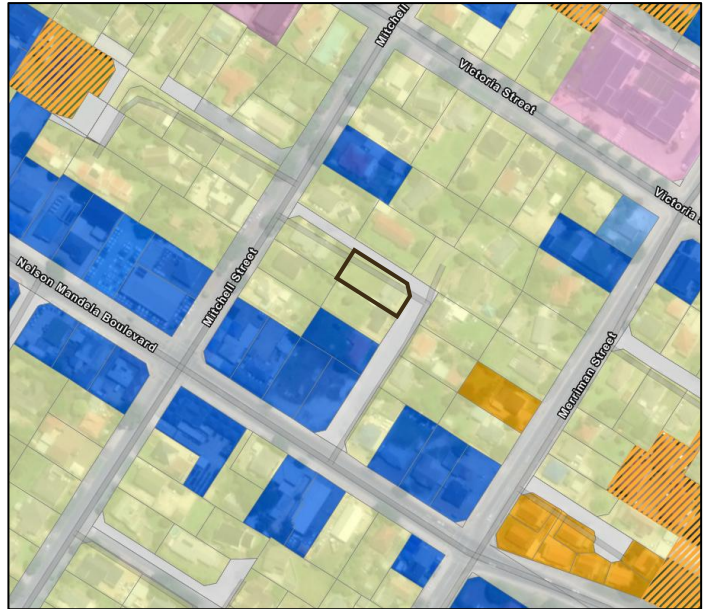
A locality map is attached hereto as **Annexure 5**.



3.2 ZONING

Erf 2947 George is zoned Single Residential Zone I (SRZI) and developed accordingly with a dwelling house thereon. The property is abutted by other SRZI properties to the south and west and is just 100m from Nelson Mandela Boulevard towards the south.

The greater area is especially characterised by a combination of business zonings and mixed residential typologies (SRZI, GRZII, GRZIV). The zoning of the property will not change following this land use application. A new SRZI property will be created.



3.3 CHARACTER OF THE PROPERTY & SURROUNDING AREA

Erf 2947 George is a developed residential property in Watts Avenue in George South. The property is 761m² and has a level topography. The house is positioned in the front (eastern) section of the property. The property currently has a 4.0m street building line and 2.0m side and rear building lines in accordance with the development parameters of the current zoning by-law. The property is on a corner and abuts Watts Avenue to the north and east. The eastern side of Watts Avenue is dual carriage way while the section linking to Mitchell Street towards the northwest is a one-way street (single carriageway) in that direction. The following images shows the character of the property and the dwelling house.







The greater surrounding area is characterised by residential properties and various types of businesses. The latter is formed due to this area being located around Nelson Mandela Boulevard which links York Street with the industrial area towards the southeast.

4. DEVELOPMENT PROPOSAL

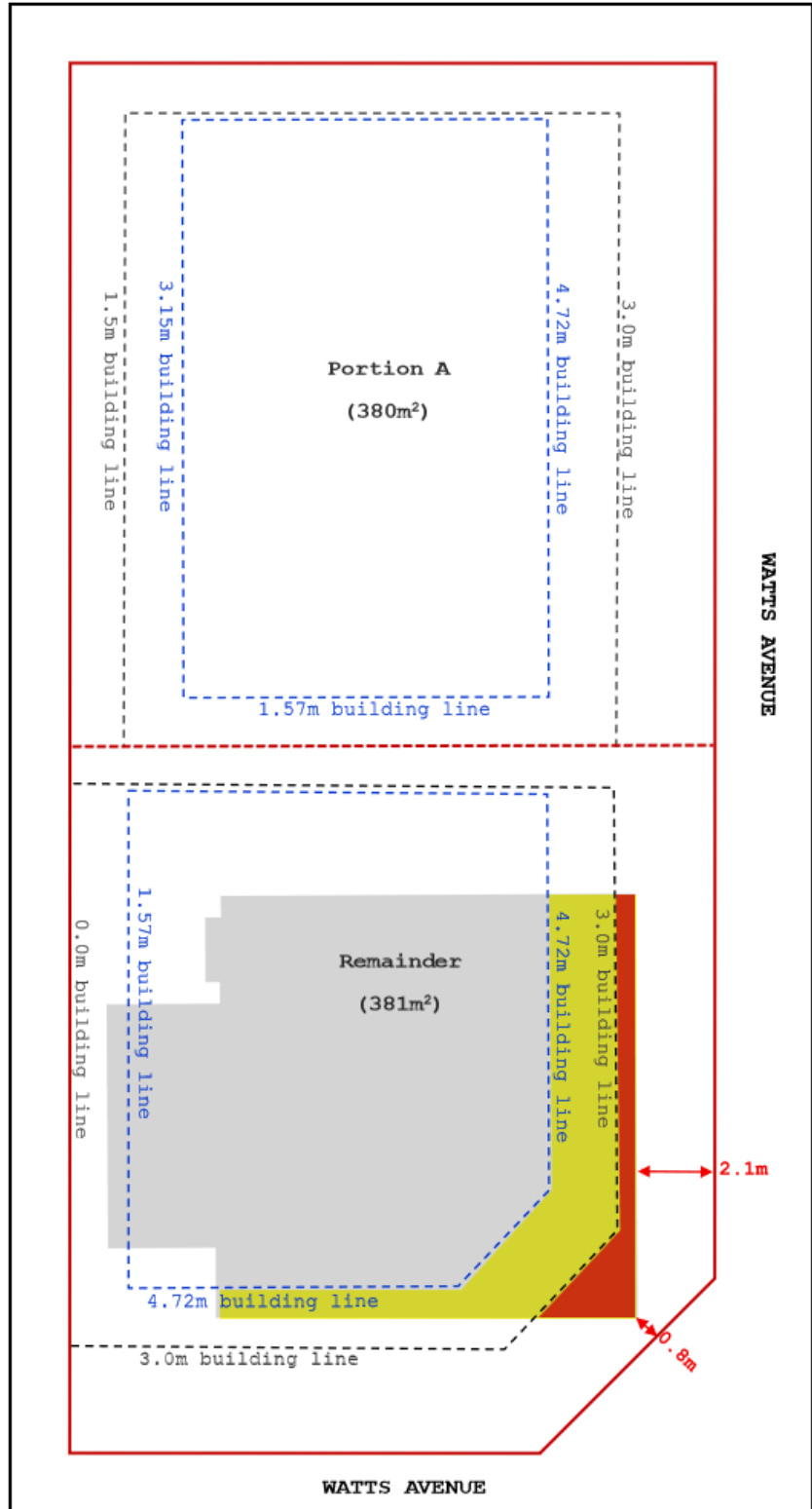
Erf 2947 George is currently a Single Residential Zone I property (dwelling house), 761m² in extent and located in the Nelson Mandela Boulevard densification area with access from Watts Avenue. It is proposed to subdivide the property into two SRZI properties to create an additional residential opportunity within the urban edge and support infill development.

The subdivision plan is attached hereto as **Annexure 6**.

Along with the subdivision of Erf 2947 George into two Single Residential Zone I erven namely Portion A (380m²) and Remainder (381m²), the following building line relaxations are also required for the existing structure that will be retained on the Remainder:

- the northeastern street building line from 3.0m to 2.1m for the existing house.
- the eastern street building line from 3.0m to 0.8m for the existing house.

The existing dwelling house was originally constructed long before building plans were addressed as we currently know it. This dwelling house was however acknowledged in its position with the approval of a building plan for an outbuilding for the western side of the property on 17 November 2020. See **Annexure 7** for this approved plan.



(Note that this plan for the outbuilding was not implemented and therefore has lapsed.) It is uncertain if any building plans was approved for the existing dwelling before 2020. For the sake of completeness, we include relaxation of the street building line for the position of the existing dwelling house.

The property was also surveyed by a professional land surveyor, Mr. John Bailey, to ensure that our information informing this land use application is correct. Find Mr. Bailey’s survey attached to this report as **Annexure 8**.

A removal of restrictive conditions as discussed in paragraph 1.1 and paragraph 4 of this report, is required to implement the development proposal.

The proposed Portion A and Remainder will continue to use the existing accesses as shown on the site survey and the images included earlier in this report.

4.1 PRE-APPLICATION CONSULTATION

The pre-application consultation is attached to this report as **Annexure 9**.

COMMENT	RESPONSE
TOWN PLANNING	
<i>Applicant to take note that Condition B(1)(d) will require removal.</i>	The removal of this paragraph is part of this land use application.
<i>It is advised to remove all the restrictive conditions in one application.</i>	This land use application is addressed accordingly.
<i>Applicant to take note that the application will need to be advertised to all the erven within the “Watts Lodge Subdivided Estate” as part of the PPP process.</i>	The Conveyancer’s Certificate also reflects this aspect.
<i>Applicant to motivate in line with the applicable zoning scheme, MSDF and LSDF.</i>	See the relevant paragraphs of this report.
<i>All departures to be motivated and all encroachments over the municipal road reserved to be addressed.</i>	Relevant departures are included with this land use application. The property was surveyed by a professional land surveyor, and it was found that the pre-cast boundary wall encroaches into the road reserve at the eastern street corner. This will be rectified by the property owner.
<i>Approval from HWC to be acquired as part of the PPP/application process.</i>	This land use application does not trigger any requirements in terms of the National Heritage Resources Act, 1999. See paragraph 4.3.3 of this report.

CIVIL ENGINEERING SERVICES (CES)	
<i>Access must adhere to the applicable GIZS 2023.</i>	See the relevant paragraphs of this report.
<i>All parking, including vehicle movement, must be fully accommodated on-site.</i>	See the relevant paragraphs of this report.
<i>No parking will be allowed within the road reserve.</i>	Noted.
<i>Municipal water and sewer connections are available, subject to confirmation of network and treatment capacity.</i>	Noted.
<i>Development charges (DC) will be applicable based on the rates at the time of transfer.</i>	Noted.
<i>The developer must adhere to all applicable Municipal Bylaws and National Building Regulations concerning stormwater management.</i>	Noted.

4.2 REMOVAL OF RESTRICTIVE CONDITIONS

It is proposed that restrictive conditions B1 (a), (b), (c), (d) & B2 (f) from T69340/2025 be removed. These conditions were imposed in 1959, at a time when the town had a distinctly different spatial structure and prior to the need for infill development to absorb urban growth. As such, the conditions are considered outdated and no longer aligned with the contemporary urban fabric.

See paragraph 1.1 earlier in this report for our discussion regarding the paragraphs to be removed from the title deed.

The 1959 building lines imposed by the title deed are more restrictive than those prescribed by the current zoning scheme. This indicates that the current development regulations are in line with the present-day growth and spatial structure of George, as opposed to the conditions that were formulated under a significantly different spatial structure in 1959.

Section 33(4) of the George Municipality: Land Use Planning By-law (2023) must be considered when the removal of title conditions is requested:

(4) When the Municipality considers the removal, suspension or amendment of a restrictive condition, the Municipality must have regard to the following:

(a) the financial or other value of the rights in terms of the restrictive condition enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement;

(b) the personal benefits which accrue to the holder of rights in terms of the restrictive condition;

(c) the personal benefits which will accrue to the person seeking the removal, suspension or amendment of the restrictive condition if it is amended, suspended or removed;

- (d) the social benefit of the restrictive condition remaining in place in its existing form;*
- (e) the social benefit of the removal, suspension or amendment of the restrictive condition; and*
- (f) whether the removal, suspension or amendment of the restrictive condition will completely remove all rights enjoyed by the beneficiary or only some of those rights.*

The removal of these conditions from the title deed will enable the efficient and optimal use of Erf 2497 George, in accordance with the spatial objectives applicable to properties within a designated densification zone and will ensure consistency with the surrounding character of the area.

This condition was imposed by the Administrator, which is now the Municipality. It does not have personal benefits for the Municipality, but its removal therefore ensures that property can be developed to the benefit to all involved and in accordance with the MSDF as put forward by the Municipality.

Personal benefits for the property owner will then be making the subdivision of the property possible to create an additional residential opportunity within the urban edge and densification zone of George.

Socially, not removing this condition, will not hold any real benefit. The zoning by-law now determines the parameters regarding the development of property within the municipal area of George. Not removing the condition will prevent compact urban growth absorption within the urban edge and densification zone.

Lastly, removing the restrictive conditions pertaining will not remove any rights presently enjoyed by anyone. Allowing the removal of the restrictive conditions hold benefits for the property owner and the Municipality.

4.3 FURTHER CONSIDERATIONS

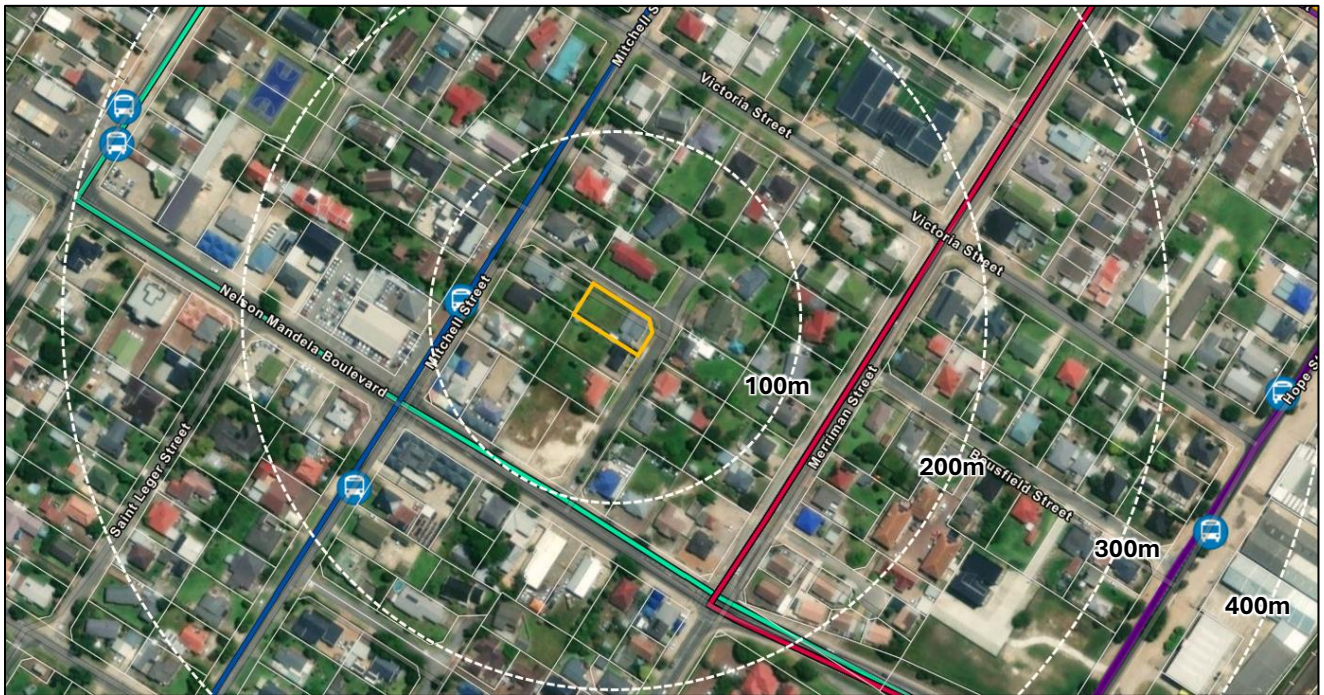
4.3.1 MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services currently provided will be expanded as necessary to accommodate a new SRZI property.

The existing accesses to the property will be used for the two properties, one from the eastern side of Watts Avenue and the other from one way section of this public street.

Access and parking provision is not found to be in conflict with the relevant zoning provisions.

The property also has walkability / accessibility to several GoGeorge bus stops and main routes. See following image to indicate the proximity to GoGeorge routes and pick up points.



4.3.2 PUBLIC INTEREST

The public interest associated with this application is limited as the ‘outcome’ of this subdivision will be the same as if the unsubdivided erf had a second dwelling or even a third dwelling. The properties will still be zoned SRZI to reflect the lower density residential nature of the area and will have a ‘density’ of 26 du/ha following the subdivision.

Both erven will have a 0.0m side building line on one of their sides, 1.5m building lines on their other side and rear boundaries, and 3.0m street building lines. With the removal of the outdated and restrictive title conditions, any future development on Portion A will be able to comply with the development parameters from the zoning by-law. Updated building plans for the existing dwelling house, if needed, can also be addressed.

The public participation process will notify the surrounding property owners of the proposed application and grant them 30-days to provide any comments they might have.

4.3.3 ENVIRONMENTAL & HERITAGE CONSIDERATIONS

The property is within the urban edge the established residential neighbourhood of George South and within the densification zone of Nelson Mandela Boulevard. There are no trees or watercourses on the property. No environmental issues such as watercourses or protected vegetation will thus be affected by this proposal or future development on the new portion.



The existing dwelling house is older than 60 years and protected in terms of the National Heritage Resources Act of 1999. As the subdivision will not physically affect the heritage structure and no additions or alterations are proposed for the heritage structure. Section 34 of the NHRA is not applicable for this application.



5. NEED & DESIRABILITY

Need

Need depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the proposed subdivision, and related departures, of Erf 2947 George is responsive to the property's locality in the urban edge and the densification zone. At the same time restrictive title conditions are addressed to align with the change in spatial and development management in more recent years. The proposed land use application will not negatively impact surrounding properties, the visual landscape, or the natural environment as discussed earlier in this report. Furthermore, the proposal fulfils the property owner's goal of reasonably creating an additional residential opportunity within the urban edge and densification zone.

Desirability

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

Physical characteristics of the properties

The physical characteristics of the property will not change following this application. The property is level with ample space to create an additional residential opportunity.

Existing planning in the area

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

Character of the area

This land use application will not negatively affect the character of the area as shown earlier in this report. It will support infill development within the urban edge and a densification zone.

Provision of services

Existing municipal infrastructure is to be provided as needed for an additional SRZI property.

Economic impact

This land use application will have no expected negative economic impact. It is expected that an additional residential opportunity in the densification zone could directly support the Activity Corridor and even the public transport system in place.

Direct impact on surrounding properties

No neighbours are expected to be impacted on negatively as discussed throughout this report.

It is our view that the need and desirability of the proposed subdivision on Erf 2947 George shows no negative impacts.

6. LEGISLATION & POLICIES

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

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

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

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

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

6.1.1 FIVE DEVELOPMENT PRINCIPLES

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

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

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

- The proposed development holds no expected negative environmental impact.
- The effective and equitable functioning of land markets are not negatively affected by this application but supported. An additional residential opportunity will directly contribute to the local economy, and a new ownership opportunity will be created within the current urban edge.
- No negative impacts are expected on surrounding properties.
- Land within the urban edge will be optimally utilised.
- Agricultural land and our rural areas cannot be negatively affected.

Efficiency as described in Section 7(c) of SPLUMA is relevant as it can be stated that the property is being developed more efficiently without compromising the character of the area.

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

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

The paragraphs above show that the land use application for Erf 2947 George supports the relevant development principles of SPLUMA.

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

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

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

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs. Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 2947 George, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

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

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

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

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

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

Erf 2947 George is currently zoned Single Residential Zone I (SRZI) and developed with a dwelling house as described extensively and shown earlier in this report. The property currently has a 4.0m street building line and 2.0m side and rear building lines.

Following the proposed removal of restrictive conditions and subdivision into two SRZI properties (Portion A 380m²; Remainder 381m²), both erven will be subject to a 3.0m street building line, a 0.0m building line on one side boundary, and 1.5m building lines on their other side or rear boundaries.

The existing structure on the proposed Remainder requires building line relaxations of the northeastern and eastern street building lines to accommodate this dwelling house as it is, which is already, historically, within the building lines. Also read this with our discussion of the title deed and General Plan in paragraph 1.1.

The proposed Remainder and Portion A will comply with all other relevant development parameters.

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

Erf 2947 George is not addressed specifically in the GMSDF. The property is however located in the CBD (Central Business District) and is in the densification zone of the Activity Corridor of Nelson Mandela Boulevard. See the extract from the GMSDF to follow.



The property is walking distance from the public transport and many amenities as also indicated earlier in this report, making it directly supportive of the MSDF and the greater spatial objectives for George.

The GMSDF identifies a 500m walkable residential densification zone along the principal public transport corridors, which is read with the system of land use intensification areas.

A key strategy of this GMSDF is infill development of strategic sites in urban areas. Urban infill is largely applied to prevent urban sprawl outside the urban edge and to efficiently use space available inside the urban edge.

The proposed subdivision of Erf 2947 George directly supports the GMSDF by supporting a compact urban form within the urban edge and Spatial Element 1b and Policy 4.5.3.2 C2 (Compact Growth Absorption) of the MSDF by proposing low density residential use and infill development within the urban edge in the CBD.

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

7. CONCLUDING

The proposed subdivision of Erf 2947 George represents a logical and appropriate form of infill development within the urban edge and the Nelson Mandela Boulevard densification zone. The proposal is modest in scale, retains the existing heritage structure on the Remainder, and introduces an additional residential opportunity without changing the residential character of the area.

The proposal is consistent with the relevant planning legislation and supports the development principles of SPLUMA and LUPA by promoting efficient land use within the urban edge.

In conclusion, the proposed subdivision is reasonable and supported from a planning perspective.



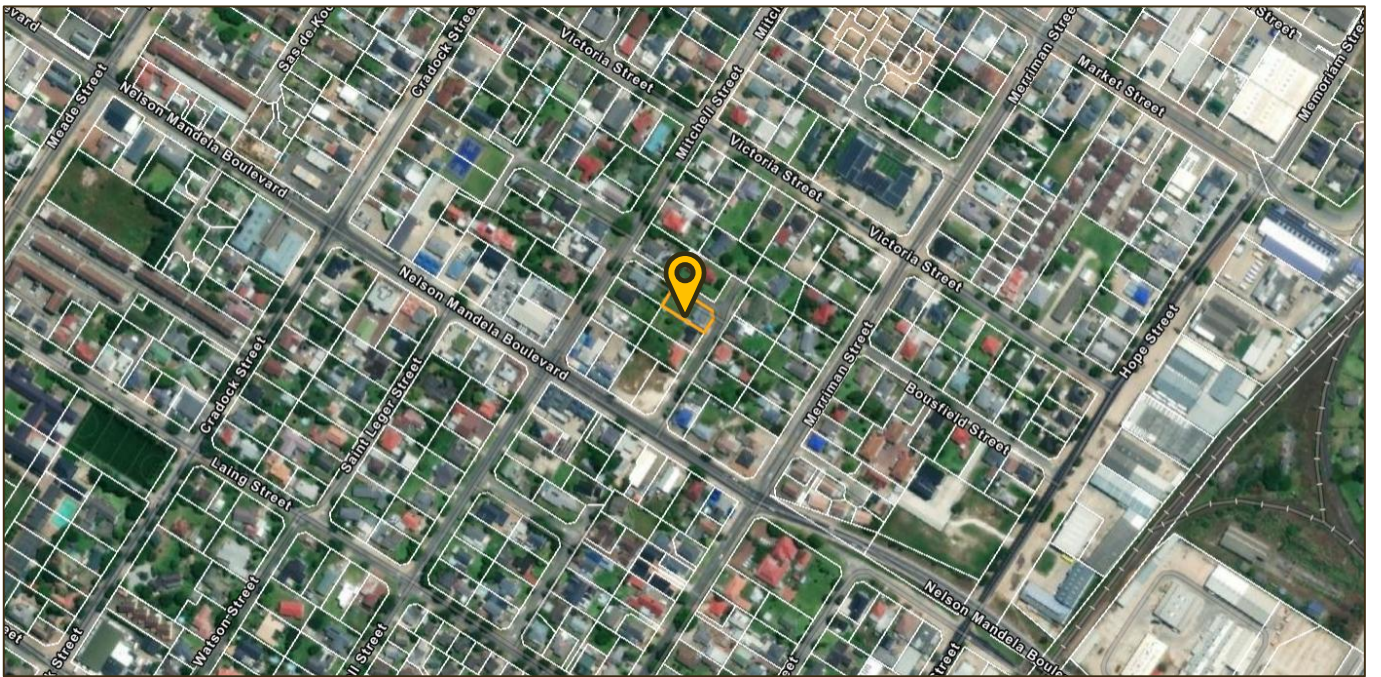
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DENISE JANSE VAN RENSBURG

APRIL 2026

LOCALITY PLAN



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ERF 2497

5 WATTS AVENUE, GEORGE SOUTH

GEORGE MUNICIPALITY & DIVISION

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

SUBDIVISION PLAN:

ERF 2497

5 WATTS AVENUE

GEORGE SOUTH

GEORGE MUNICIPALITY & DIVISION

Subdivision of Erf 2497 George in terms of Section 15(2)(d) of the George Municipality Integrated Land Use Planning By-law (2023) in the following portions:

- Portion A (380m²)
(Single Residential Zone I)
- Remainder (381m²)
(Single Residential Zone I)

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

Plan No: 25-03-2026v1
Drawn by: D. JvR

2488

6934

2489

Portion A
(380m²)

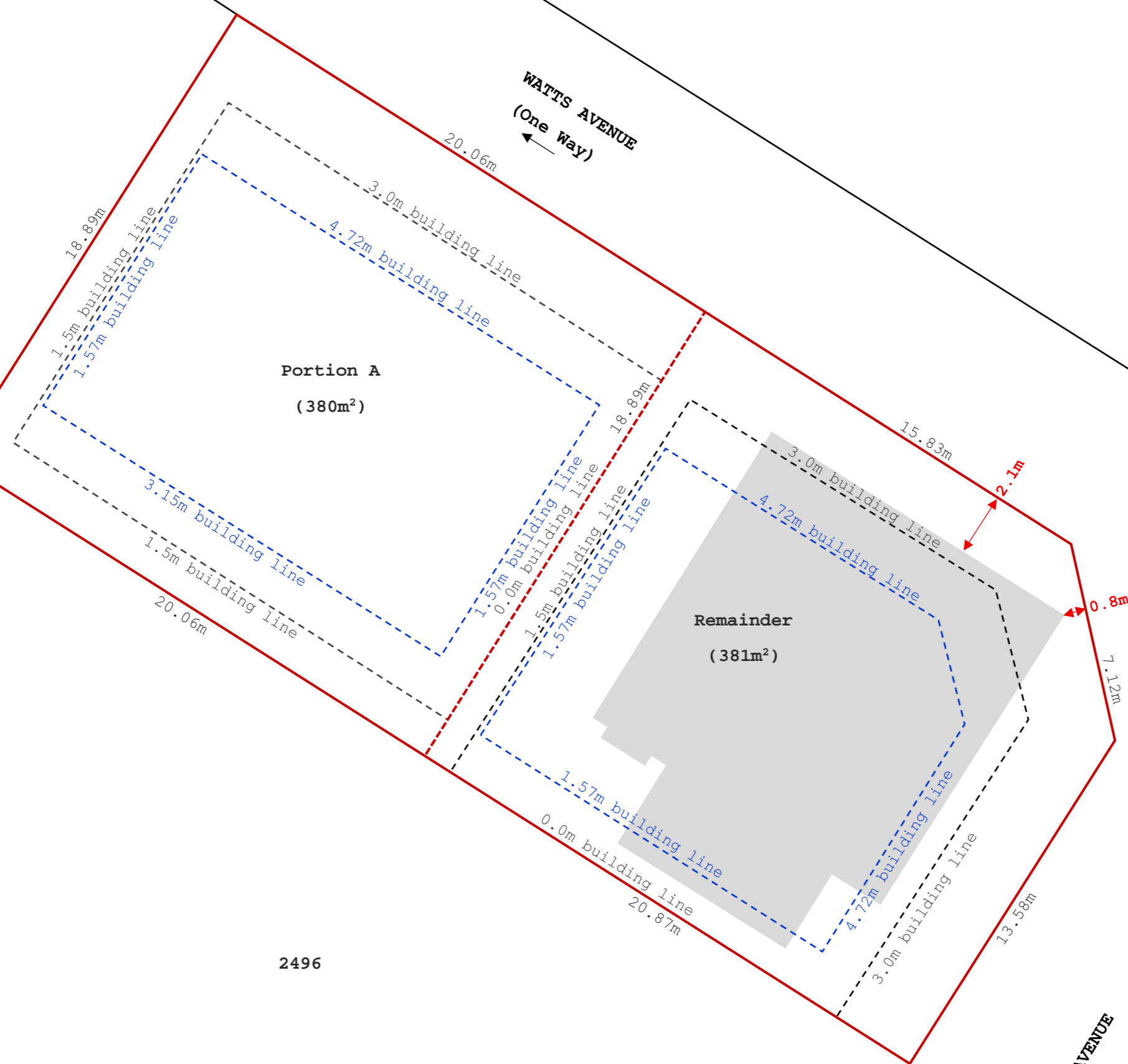
Remainder
(381m²)

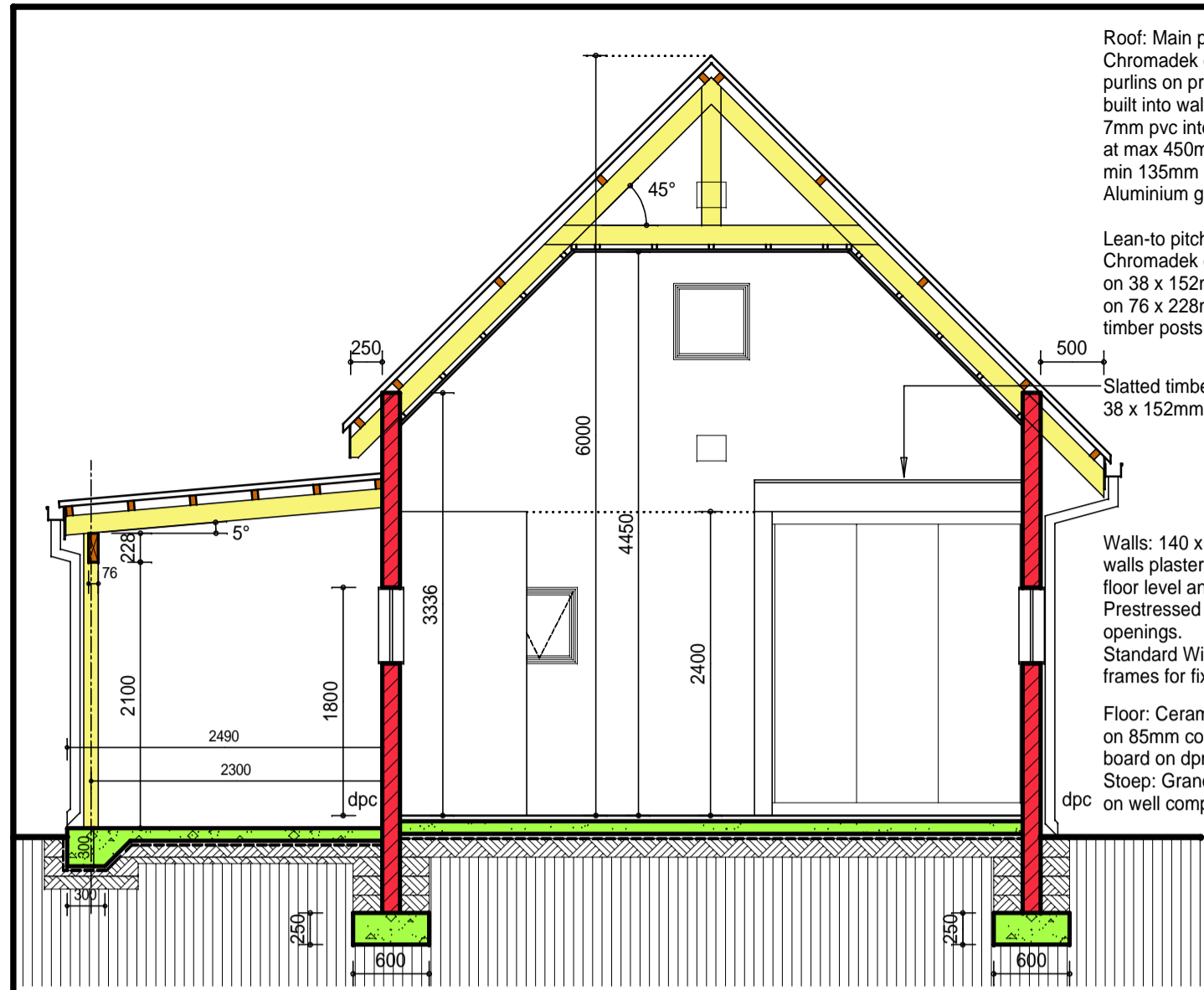
2496

2495

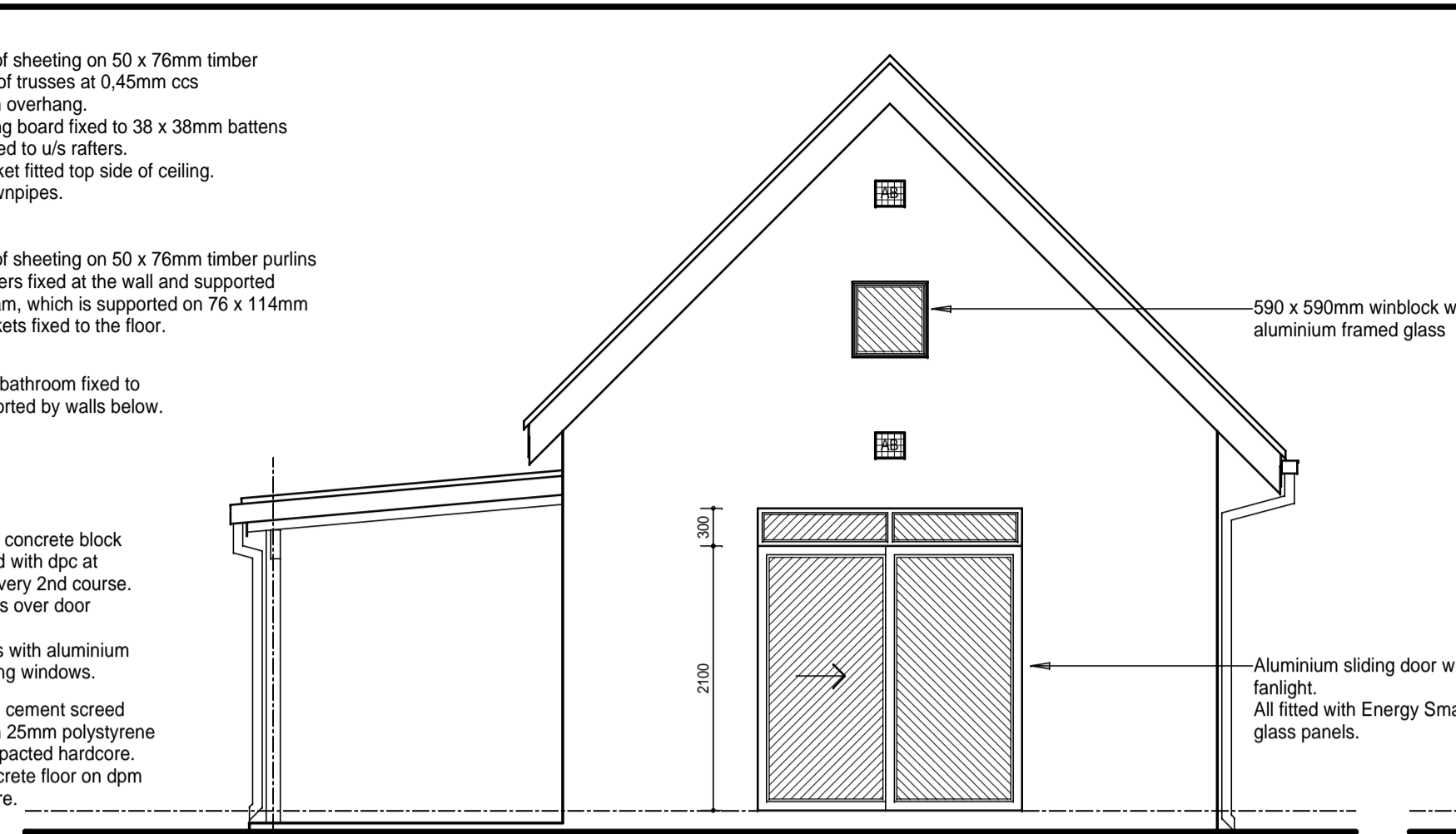
WATTS AVENUE
(One way)

WATTS AVENUE

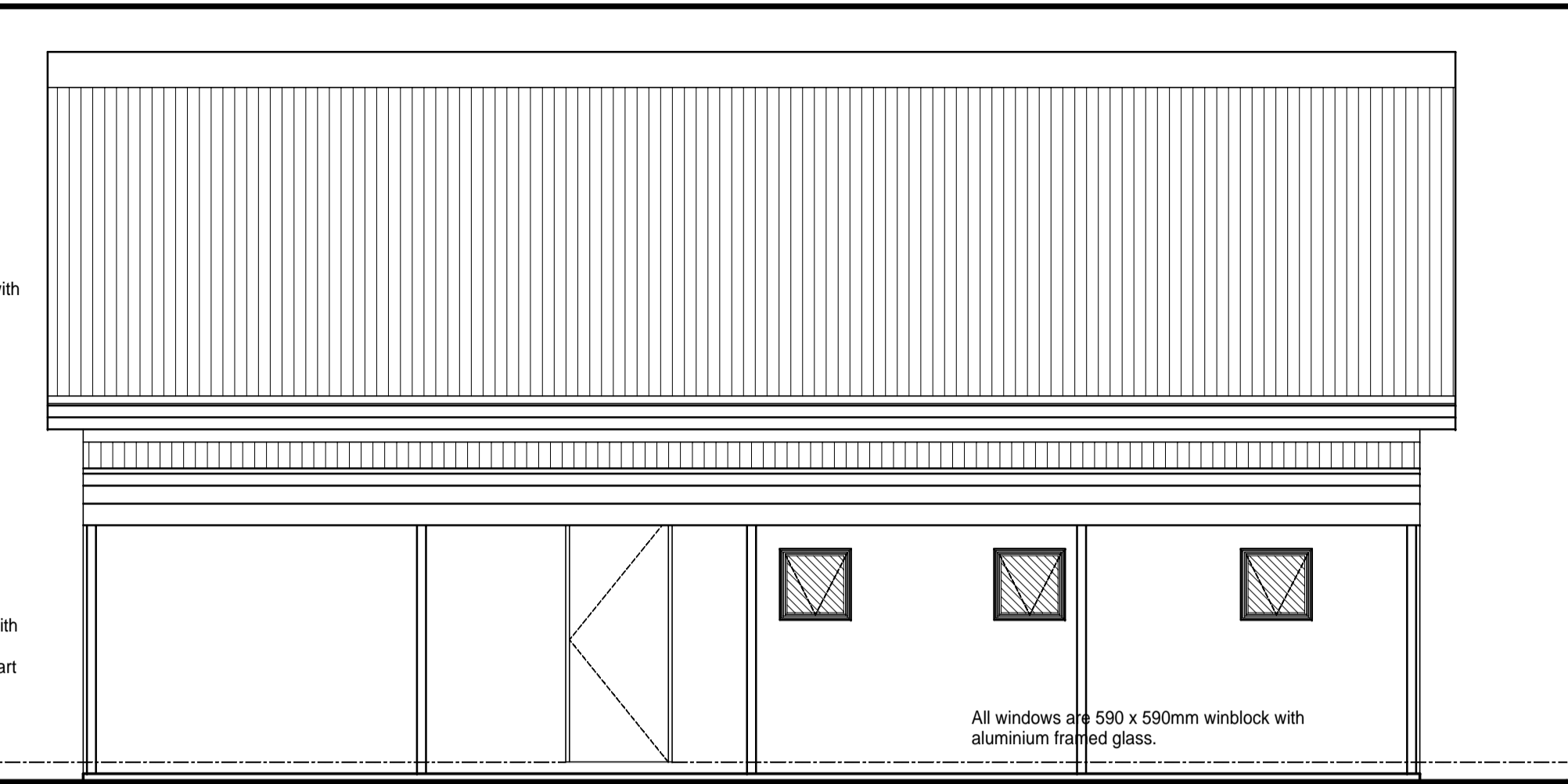




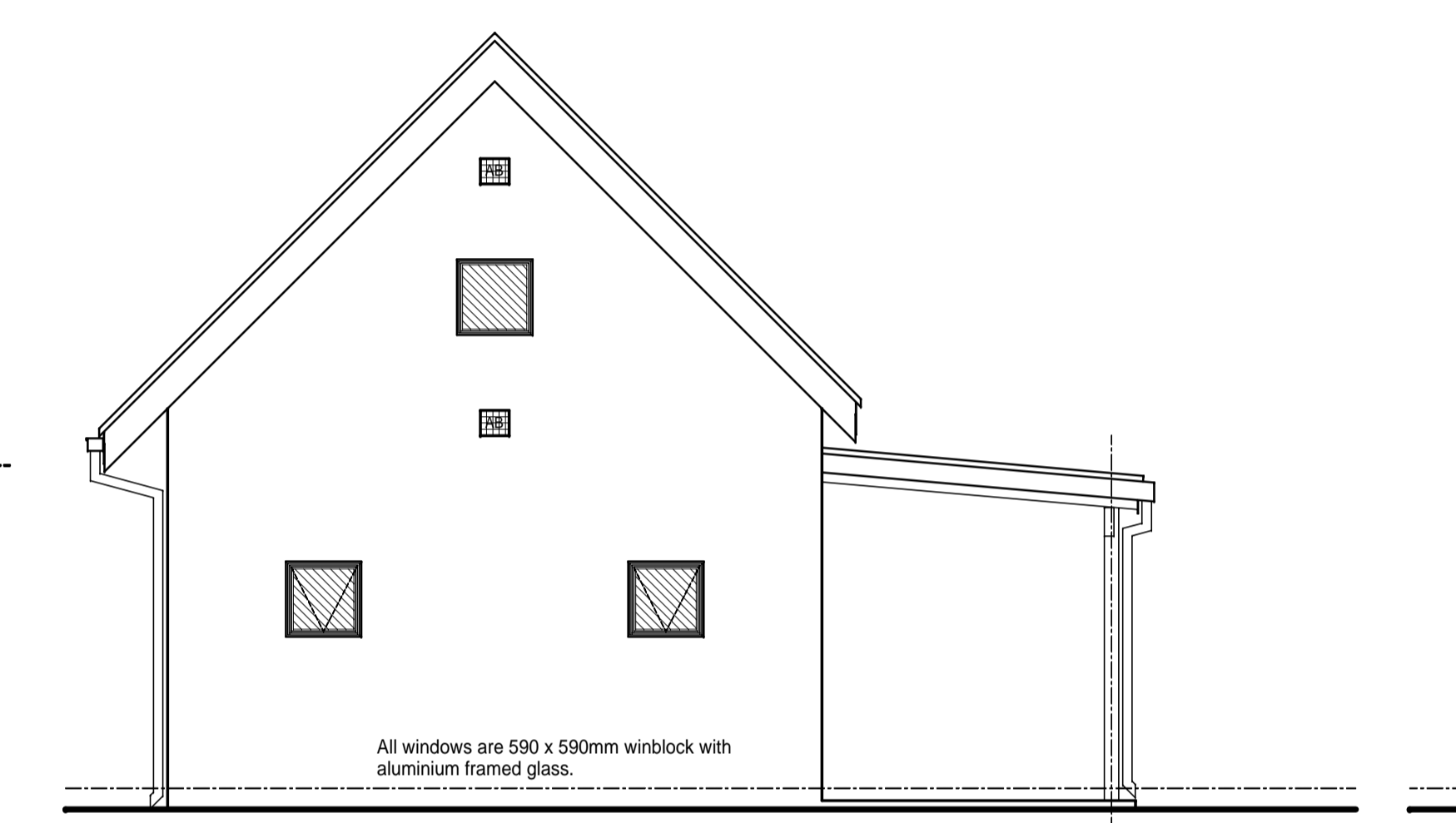
section A.A
SCALE 1:50



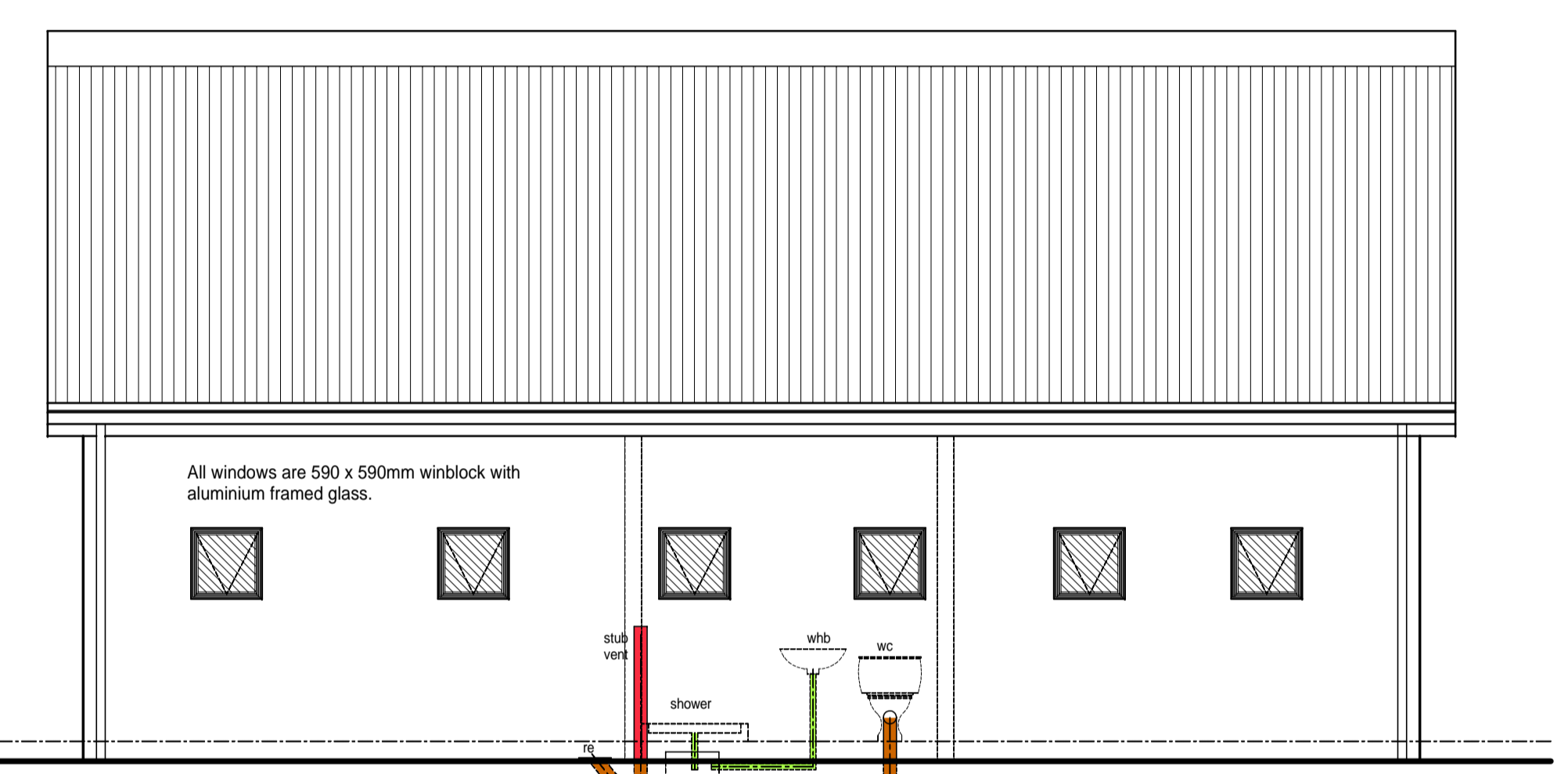
north elevation
SCALE 1:50



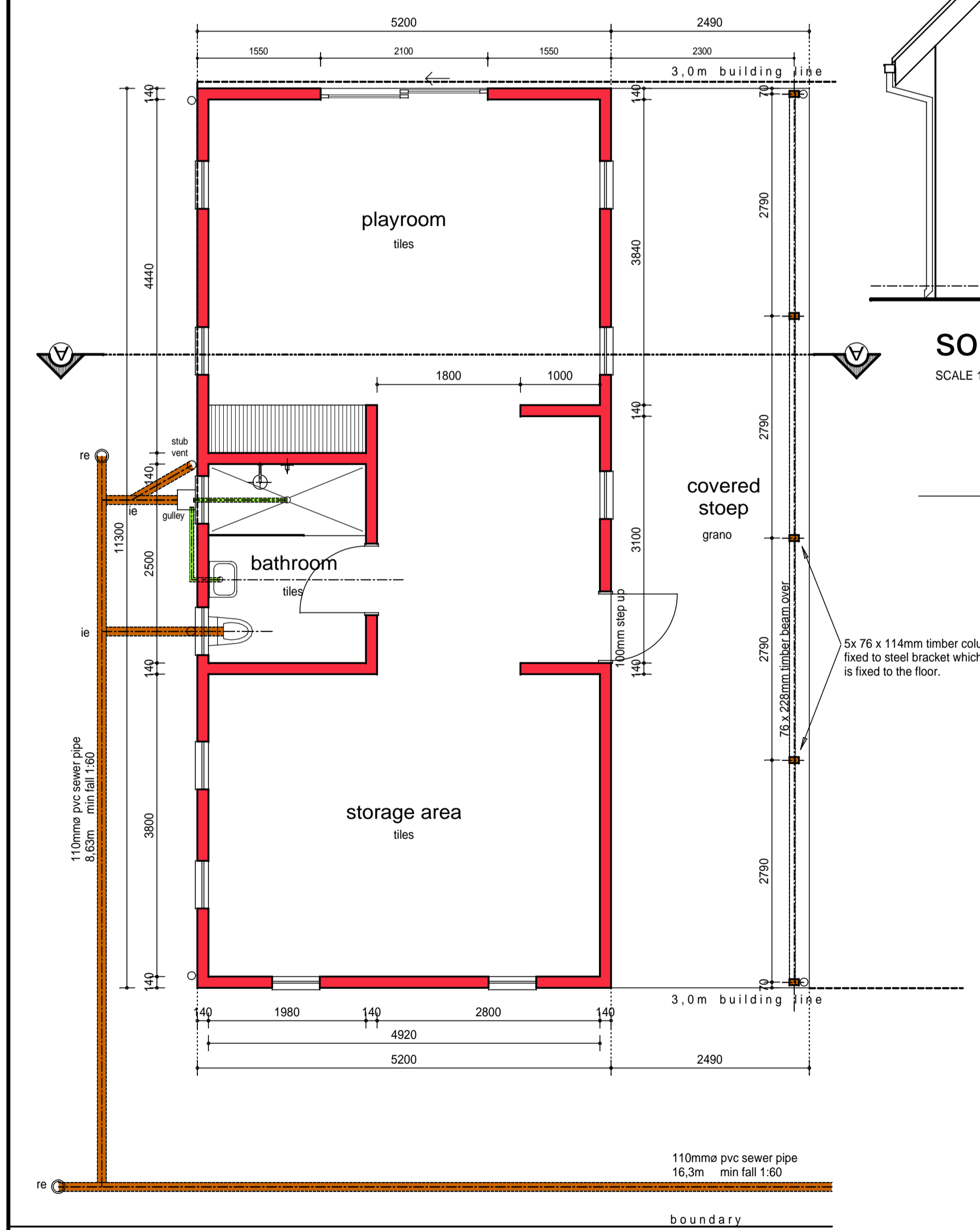
east elevation
SCALE 1:50



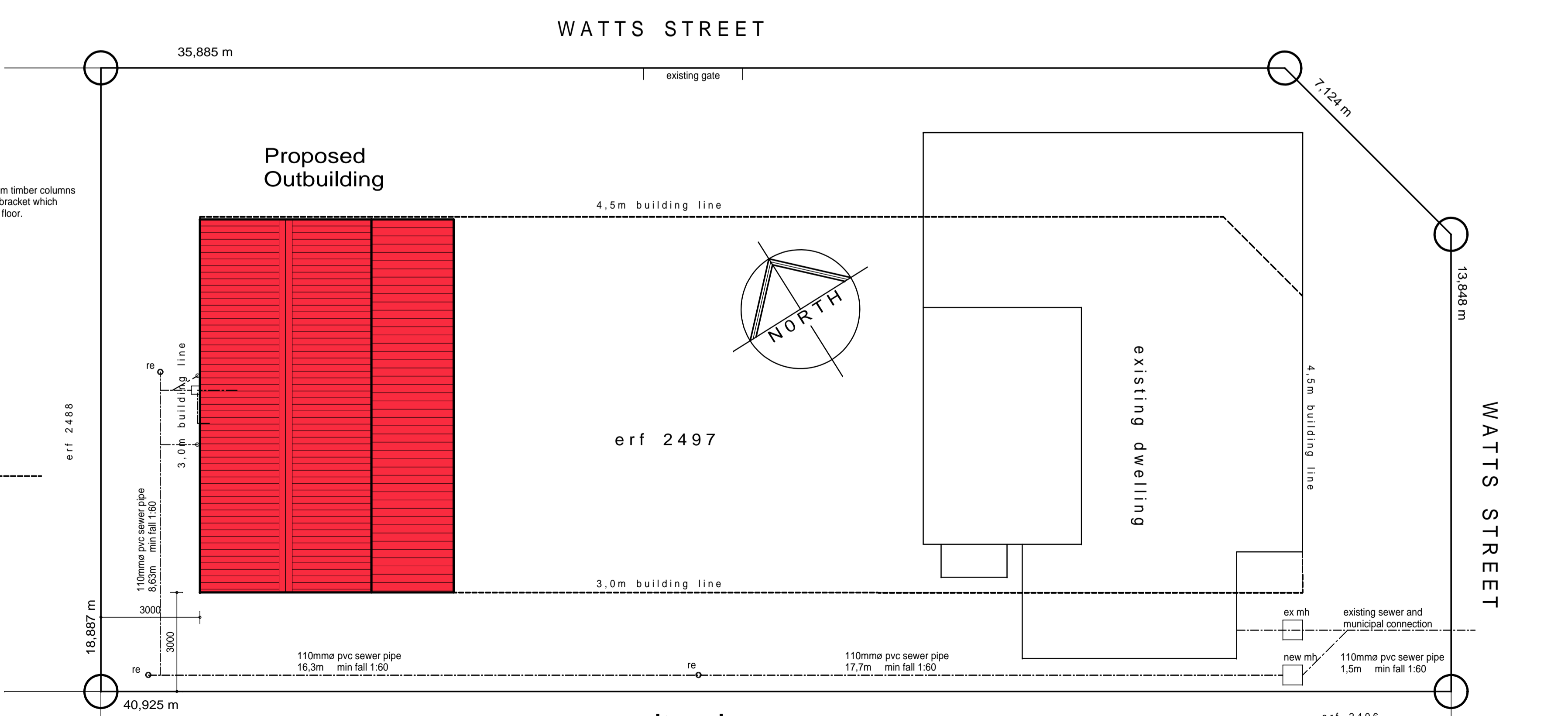
south elevation
SCALE 1:50



west elevation
SCALE 1:50



floor plan
SCALE 1:50



site plan
SCALE 1:100

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT. (ACT 103 OF 1977)
2. ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES.
3. READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
4. ELECTRICAL CONTRACTORS SHOULD DISCUSS THE LAYOUT WITH OWNER BEFORE ANY BUILDING PROCEEDS.

REVISIONS:

GEORGE MUNICIPALITY
APPROVED
 17 Nov 2020 335/20
[Signature]
 Plans Examiner

area of outbuilding	58,76 m ²
area of covered stoep	28,14 m ²
total	86,90 m ²
area of existing dwelling	168,35 m ²
total	255,25 m ²
area of site	760,27 m ²
total coverage	34%

ARCHITECT'S SIGNATURE: *[Signature]*

sylvie vantillard
architect cc.
 Reg No: Pr Arch 6141
 tel: 083 600 3390
 fax: 044 877 0015
 email: sylviearch@gmail.com

PROJECT:
NEW OUTBUILDING
ERF 2497
5 WATTS STREET, GEORGE

CLIENT:
FOREST COOL PROPERTY
INVESTMENTS CC

TITLE:
MUNICIPAL SUBMISSION

SCALE: 1:50, 100 DATE: 30.01.2020

DRAWN: G BAARD

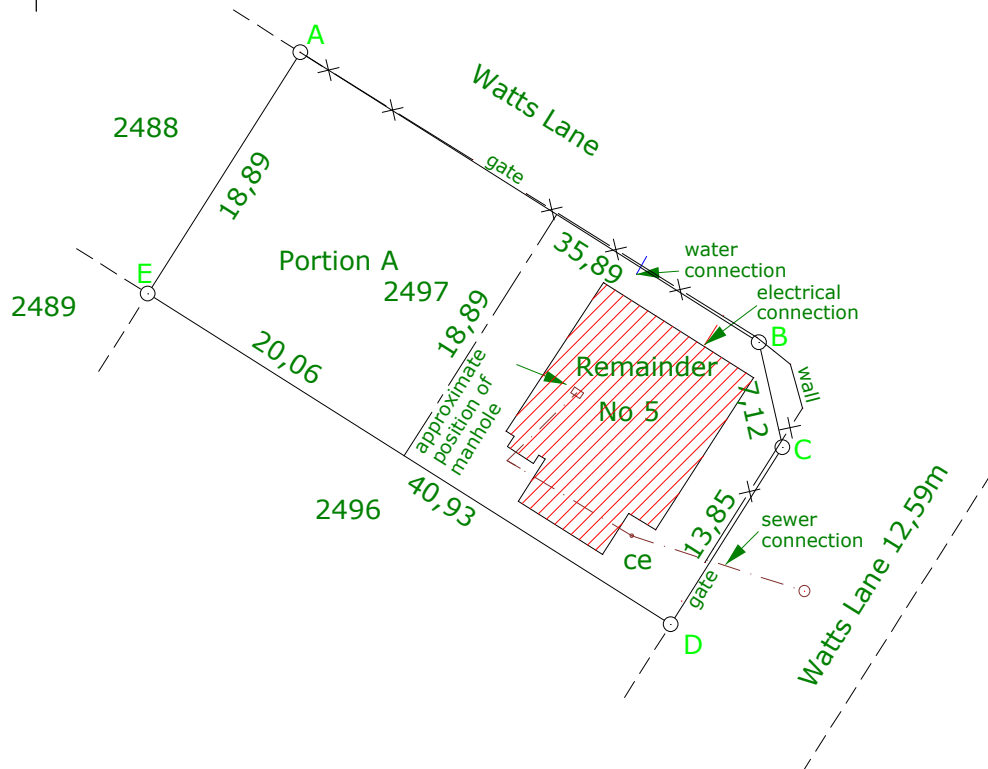
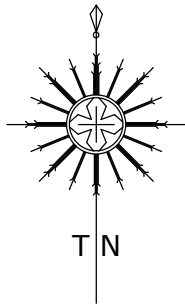
DRAWING No:
 REVISION: 01.10.2020

SUBDIVISION PLAN

Scale 1:500

APPLICATION TO SUBDIVIDE

FRAMED IN TERMS OF SECTION 36 OF ACT 3 OF 2014
AND SECTION 15 OF THE GEORGE MUNICIPALITY
LAND USE PLANNING BY-LAW

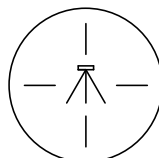


Proposal:

The figure A B C D E represents 761 square metres of land being Erf 2497 George Situate in Watts Lodge Subdivided Estate in the Municipality and Administrative District of George, Province of the Western Cape. It is proposed to subdivide Erf 2497 into Portion A of 380 square metres and remainder of 381 square metres.

PROPERTY : Erf 2497 George
OWNER : McLaren Family Trust
DIAGRAM : Gen Plan 633LD
TRANSFER : T69340/2025

Land Surveyor



Bailey & le Roux
Professional Land Surveyors
88 Meade Street
P.O.Box 9583 Tel 044-8745315
George
6530 Cell 082-8921759

Plan Number : 1751DL1
Reference : 1751DL
Date : March 2026



Planning and Development
 E-mail: town.planning.application@george.gov.za
 Tel: +27 (0)44 801 9477

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: **4021930**

Purpose of consultation: **To discuss proposed land use application**

Brief proposal: **Proposed Subdivision**

Property(ies) description: **Erf 2497 George**

Date: **28 January 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Mun.	044 801 9477	fvava@george.gov.za
Pre-applicant	Marlize de Bruyn	DMC Town Planning	0766340150	marlize@mdbplanning.co.za

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

Copy of title deed, locality & subdivision plan, GP

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

YES	NO
-----	----

Comprehensive overview of proposal:

Erf 2497 George is a Single Residential Zone I (dwelling house)-property, 761m² in extent. It is proposed to subdivide the property in 2 similar size erven. It is located in a densification area. The zoning of the two properties will remain the same. The title deed and SG General Plan for the area dates back to the 1940's when the 'Watts Lodge Subdivided Estate' was first created.

Par. B2(f) of the title deed reads as follows:

2. As being in favour of the Administrator:

(f) This erf shall not be subdivided except with the consent in writing of the Administrator."

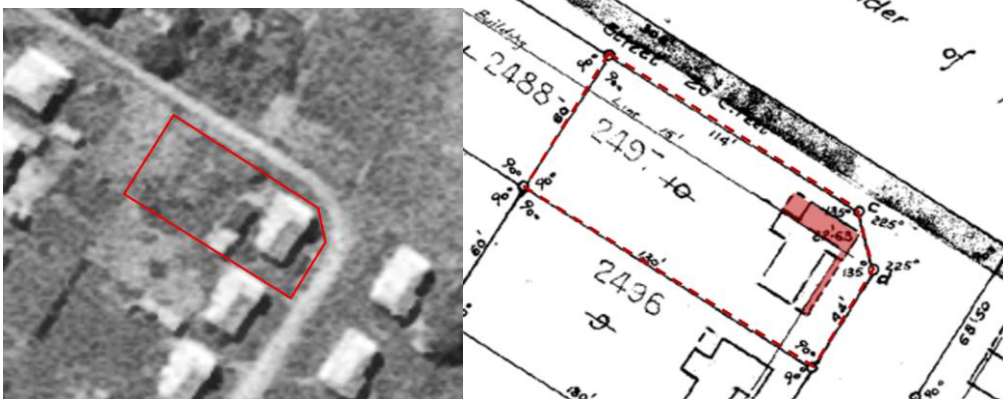
Can this restriction be addressed as an Administrator's Consent?

Then Par. B(1)(d) of the title deed reads as follows:

1. As being in favour of the local authority and the registered owner of any erf in the subdivided Estate:

(d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary on this erf, nor within 3,15 metres of the rear boundary or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and any portion of which will be used for human habitation, may be erected within the above prescribed rear space. This condition shall not apply to Erf Number 10 until such time as the existing building situate thereon is altered or demolished.

Considering the GP, Erf 2497 George is erf 10 of the subdivided estate. The building lines of this paragraph does not apply to erf 10 'until such time as the existing building situate thereon is altered or demolished'. Considering aerial photography, it seems that no section of the original house was demolished. Additions were however made. This house was constructed before this subdivision of Watts Lodge was approved by the SG in 1946. This existing house in 1946 did not comply with these building lines. As additions have been made, does this paragraph apply now to Erf 2497 George? See the extract from the 1957-aerial photo below and the encroachment marked in red on an extract from the GP.

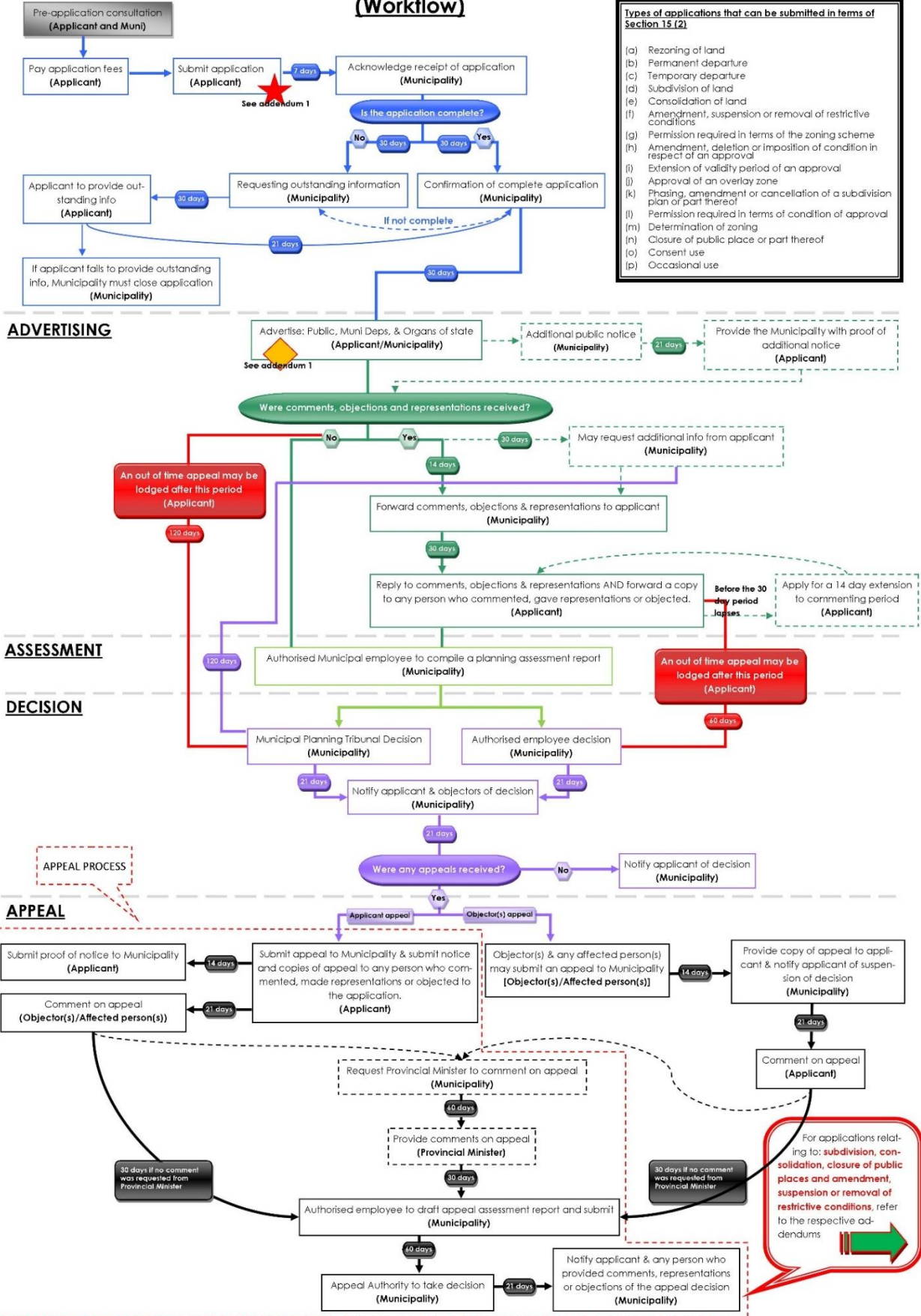


PART B: APPLICATION PROCESS (WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

SUBMISSION

Draft By-Law on Municipal Land Use Planning (Workflow)

- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
 - (b) Permanent departure
 - (c) Temporary departure
 - (d) Subdivision of land
 - (e) Consolidation of land
 - (f) Amendment, suspension or removal of restrictive conditions
 - (g) Permission required in terms of the zoning scheme
 - (h) Amendment, deletion or imposition of condition in respect of an approval
 - (i) Extension of validity period of an approval
 - (j) Approval of an overlay zone
 - (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
 - (l) Permission required in terms of condition of approval
 - (m) Determination of zoning
 - (n) Closure of public place or part thereof
 - (o) Consent use
 - (p) Occasional use



For applications relating to: **subdivision, consolidation, closure of public places and amendment, suspension or removal of restrictive conditions**, refer to the respective addendums

SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
	2(a)	a rezoning of land;	R
x	2(b)	a permanent departure from the development parameters of the zoning scheme;	To be determined
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
x	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	To be determined
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
x	2(f)	a removal, suspension, or amendment of restrictive conditions in respect of a land unit;	To be determined
	2(g)	a permission required in terms of the zoning scheme;	R
	2(h)	an amendment, deletion, or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a homeowner's association;	R
	2(r)	to rectify a failure by a homeowner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		What prescribed notice and advertisement procedures will be required?	Advertising fees payable
Y	N	Serving of notices (i.e. registered letters etc.)	R
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	R
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	R
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
TOTAL APPLICATION FEE* (VAT excluded):			To be determined

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

SECTION B:
PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]	X			
Any other Municipal by-law that may be relevant to application? (If yes, specify)	X			
<p>Zoning Scheme Regulation considerations:</p> <p>Which zoning scheme regulations apply to this site? <u> GIZSB 2023 </u></p> <p>What is the current zoning of the property? <u> SRZI </u></p> <p>What is the proposed zoning of the property? <u> SRZI </u></p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme? <u> To be determined </u></p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u> To be determined </u></p>				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?	X			
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		X		

**SECTION C:
CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X		Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		X		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		X		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Infrastructure (RNM)

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		X		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		X		Eskom
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?		X		SANParks / CapeNature
Will the proposal require comments from DFFE?		X		Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

**SECTION D:
SERVICE REQUIREMENTS**

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and wastewater:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:			X	
Other services required? Please specify.			X	

Development charges:			X	
----------------------	--	--	----------	--

PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:					
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter	Y	N	Full copy of the Title Deed
Y	N	Locality Plan	Y	N	Site Layout Plan
Y	N	Proof of payment of fees	Y	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:					
Y	N	Site Development Plan	Y	N	Conveyancer's Certificate
Y	N	Land Use Plan	Y	N	Proposed Zoning plan
Y	N	Phasing Plan	Y	N	Consolidation Plan
Y	N	Abutting owner's consent	Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)	Y	N	Copy of original approval letter
Y	N	Services Report or indication of all municipal services / registered servitudes	Y	N	Home Owners' Association consent
Y	N	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	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)	Y	N	Required number of documentation copies

PART E: DISCUSSION

Pre-application as discussed on 28 January 2026 for the proposed subdivision, departure and ROR on Erf 2497, George. The following site layout plan was provided for discussion.



Town Planning comments

- Applicant to take note that Condition B(1)(d) will require removal.
- It is advised to remove all the restrictive conditions in one application.
- Applicant to take note that the application will need to be advertised to all the erven within the “Watts Lodge Subdivided Estate” as part of the PPP process.
- Applicant to motivate in line with the applicable zoning scheme, MSDF and LSDF.
- All departures to be motivated and all encroachments over the municipal road reserved to be addressed.
- Approval from HWC to be acquired as part of the PPP/application process.

CES comments

- Access must adhere to the applicable GIZS 2023.
- All parking, including vehicle movement, must be fully accommodated on-site.
- No parking will be allowed within the road reserve.
- Municipal water and sewer connections are available, subject to confirmation of network and treatment capacity.
- Development charges (DC) will be applicable based on the rates at the time of transfer.
- The developer must adhere to all applicable Municipal Bylaws and National Building Regulations concerning stormwater management.

PART F: SUMMARY / WAY FORWARD

Refer to comments above.



OFFICIAL: _____

Fakazile Vava (Town Planner)

PRE-APPLICANT: Marlize de Bruyn

(FULL NAME)



SIGNED: _____

Ilané Huyser (Senior Town Planner)

SIGNED: _____

DATE: 2026.02.04

DATE: 26 January 2026

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

633 C.D.R.



S.G.N. 8059/46

Approved
(Signature)
 Surveyor General
 13/11/1946

S.G. OFFICE NOTES
 1. Erf 2502, 2503 & 2504 are included in consent vide diagram 1054/2016 - Erf 25544

Data of Main Figure

Sides	Angles	Coordinates
AB 476.00	52° 14' 0" A	11.59 + 7.51
BC 840.00	52° 14' 0" B	498.82 + 314.53
CD 878.00	102° 14' 0" C	317.21 + 602.55
DA 840.00	216° 14' 0" D	170.02 + 602.55

Coordinates of Block Corners

Point	Coordinates
1a	7.41 + 27.74
1b	14.45 + 55.78
4a	126.29 + 304.00
4b	161.89 + 281.96
7a	65.20 + 424.74
7b	45.14 + 489.75
10c	214.09 + 158.64

Areas of Erven

Erf N°	Area - Sq. Feet	Erf N°	Area - Sq. Feet
1	8155	9	7800
2	8280	10	7632
3	9059	11	8768
4	9052	12	7992
5	9450	13	8160
6	9248	14	8248
7	8174	15	8524
8	8515	16-20	8580

Erf N° Diagram N°

1	1042/1040
2	1042/1040
3	1042/1040
4	1042/1040
5	1042/1040
6	1042/1040
7	1042/1040
8	1042/1040
9	1042/1040
10	1042/1040
11	1042/1040
12	1042/1040
13	1042/1040
14	1042/1040
15	1042/1040
16	1042/1040
17	1042/1040
18	1042/1040
19	1042/1040
20	1042/1040

Reference Marks Coordinates

R.M. 1	184.25	- 293.31
R.M. 2	69.15	+ 26.18
R.M. 3	212.45	+ 627.58
R.M. 4	104.25	+ 309.07

Description of Beacons:
 A. Marked stone, top flush with surface of ground.
 C.D.R. beacons of iron piping standard each 2 ft. long.
 All other beacons are round iron pipe 1 1/2" long & 2" diameter.

Now Erf 2182, GEORGE

TP
GENERAL PLAN 633 LD C.D.R.

The figure ABCD represents **WATTS LODGE Subdivided Estate** in extent 2.2700 Morgen, comprising 20 Erven, numbered 1-20, and Streets being Part A of Lot 2M situated in the Municipality and Division of George, Province of Cape of Good Hope. Vide diagram N° 5068/1934 annexed to D.F. 1935-15-762.

The beacons of each Erf represented on this Plan are in accordance with regulation and have been placed under my supervision.
 Surveyed in July 1946 by me *(Signature)* Law Surveyor

S.G. File N° 5 8775/46
 Survey Revenue N° E1720/46
 Completion of George Survey 1946
 Original diagram N° 5069/1934

S.G. Note
 The erven represented by this plan are exempt from the provisions of Reg. 9(12B) of the Land Survey Act 8/1937 as amended.
 for Surveyor General Western Cape
 8 June 2016

LIST OF DEDUCTIONS.

Erf N°	Former description	LYEY7-5974	Diagram N°	Deed reference
2182	Erf 1	8152	1161/1257	
2183	2	8280	1162/1257	
2184	3	9059	1163/1257	
2185	4	9052	1164/1257	
2186	5	9450	1165/1257	
2187	6	9248	1166/1257	
2188	7	8174	1167/1257	
2189	8	8515	1168/1257	
2190	9	7800	1169/1257	
2191	10	7632	1170/1257	
2192	11	8768	1171/1257	
2193	12	8768	1172/1257	
2194	13	8248	1173/1257	
2195	14	7992	1174/1257	
2196	15	8160	1175/1257	
2197	16	9028	1176/1257	
2198	17	9324	1177/1257	
2199	18	9590	1178/1257	
2200	19	9590	1179/1257	
2201	20	9590	1180/1257	

ENCLOSURE - ENKLESLING

Erven	Area	1:1000 Scale	1:250 Scale	1:100 Scale	1:50 Scale
0	Street name added		18775/46 p. 22		14.11.1946

GEORGE ALLOTMENT AREA


numbered under the provisions of the Omsos Register
 Act No 47/1937 Mining Plan 8-7000-1-1
 alterations to numbers shown in Dec. 1946

Attachment Area File 5 8775/46
 Main File 8 8775
 Mining Plan 8-7000-1-21
 20/1/46
 George Erf Schedule

George Township
 20/1/46

Resolution & Power of Attorney

The McLaren Family Trust (IT3654/97), the registered owner of Erf 2497 George Municipality & Division, hereby resolve to authorise Marlize de Bruyn & Denise Janse van Rensburg from DMC Town Planning to submit the required land use application in terms of Section 15(2) of the George Municipality: Land Use Planning By-law (2023) for the property.




Alexander McLaren

4/2/2026
Date



Susara Magrieta McLaren

4/2/2026
Date



Witness

4.2.26.
Date



DEPARTMENT OF JUSTICE
REPUBLIC OF SOUTH AFRICA

LETTERS OF AUTHORITY

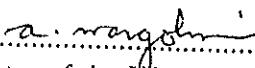
In terms of section 6(1) of the Trust Property Control Act, 1988(Act 57 of 1988)

No: IT3654/97

This is to certify that ALEXANDER MCLAREN and SUSARA MAGRIETA MCLAREN

is/are hereby authorized to act as trustee of the MCLAREN FAMILY TRUST

GIVEN under my hand at CAPE TOWN this 26th day of August 1997

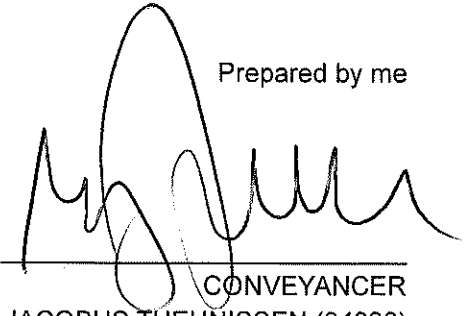

.....
ASST Master of the High Court
/ta

MASTER OF THE SUPREME COURT CAPE TOWN
1997 -08- 26
KAAPSTAD MEESTER VAN DIE HOOGGEREGSHOF

1150

BOSHOFF INCORPORATED
York House
4 Davidson Road
George
6529

Prepared by me



CONVEYANCER
WILLEM JACOBUS THEUNISSEN (94028)

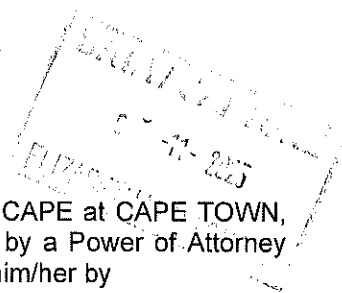
Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	[REDACTED]	
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

T000069348 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

appeared before me, REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN, the said appearer being duly authorised granted to him/her by a Power of Attorney which was signed at George on 14 October 2025 granted to him/her by



HENKO DE JAGER
IDENTITY NUMBER 9403145149081
UNMARRIED

Therein represented by HERMINA CATHARINA DE JAGER by virtue of a General Power of Attorney signed at George on 23 June 2022, PA 749/2022 registered at Cape Town

And the appearer declared that his/her said principal had, on 30 September 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:

**The Trustees for the time being of
MCLAREN FAMILY TRUST
REGISTRATION NUMBER IT3654/97**

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

**ERF 2497 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

IN EXTENT 761 (SEVEN HUNDRED AND SIXTY ONE) SQUARE METRES

**FIRST TRANSFERRED BY DEED OF TRANSFER NUMBER T6636/1959
WITH DIAGRAM NUMBER 11170/1946 RELATING THERETO AND HELD
BY DEED OF TRANSFER NUMBER T19251/2023**

- A. SUBJECT to the conditions referred to in Deed of Transfer Number T8255 dated 29 September 1897.
- B. SUBJECT FURTHER to the following conditions contained in Deed of Transfer Number T6636/1959 imposed by the Administrator when approving of the subdivision of Watts Lodge Landgoed, namely.

"any words and expressions used in the following conditions shall be deemed to have the same meaning as that assigned to them by the regulations published under Provincial Administrator Notice Number 401 dated 17 October 1935, and by the memorandum which accompanied the said regulations.

1. As being in favour of the local authority and the registered owner of any erf in the subdivided Estate:
 - (a) This erf shall be used for residential purposes only.
 - (b) Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, shall be erected on this erf.
 - (c) Not more than one half of the area of this erf shall be built upon.

(d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary on this erf, nor within 3,15 metres of the rear boundary or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and any portion of which will be used for human habitation, may be erected within the above prescribed rear space. This condition shall not apply to Erf Number 10 until such time as the existing building situate thereon is altered or demolished.

(e) The owner of this erf shall without compensation be obliged to allow the sewage and drainage including stormwater of any 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 erf shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereof.

2. As being in favour of the Administrator:

(f) This erf shall not be subdivided except with the consent in writing of the Administrator."

B



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

HENKO DE JAGER, Unmarried

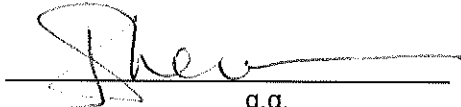
heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**The Trustees for the time being of MCLAREN FAMILY TRUST
Registration Number IT3654/97**

its Successors in Office 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

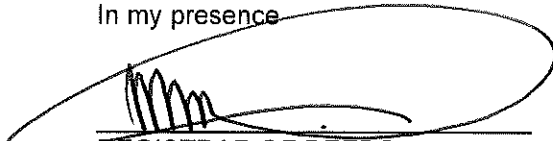
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN on 29 October 2025



q.q.

In my presence



REGISTRAR OF DEEDS

B

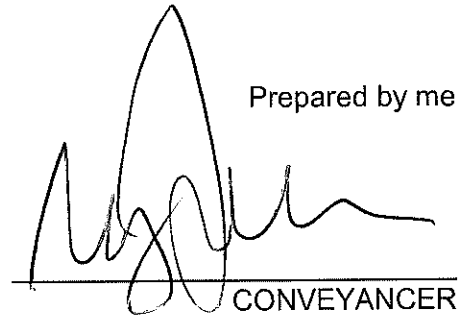


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BOSHOF INCORPORATED
York House
4 Davidson Road
George
6529

1-5-6
①/3

Prepared by me


CONVEYANCER
WILLEM JACOBUS THEUNISSEN (94028)

POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

HERMINA CATHARINA DE JAGER

duly authorised hereto by virtue of a General Power of Attorney dated at GEORGE on 23 June 2022, PA 749/2022 registered at Cape Town and granted to me by

HENKO DE JAGER
IDENTITY NUMBER 9403145149081
UNMARRIED

do hereby nominate and appoint WILLEM JACOBUS THEUNISSEN (94028) and/or INGE-MARIE THEUNISSEN (200) and/or JANINE FOUICHE (60411) and/or HEINRICH GROSSKOPF THEUNISSEN (95481) and/or JAN TROMP (19321) and/or RONELLE WILKINSON (97489) and/or DELANEY JANSE VAN RENSBURG (42384) and/or ALICHEA MINNIE OLIVIER (37301) and/or FRANCISCA SMIT (47918) and/or TARIEN MARIÉ PELSER (75633)

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

The Trustees for the time being of
MCLAREN FAMILY TRUST
REGISTRATION NUMBER IT3654/97

the property described as:

ERF 2497 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 761 (SEVEN HUNDRED AND SIXTY ONE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T19251/2023




the said property having been sold by me on 30 September 2025, to the said transferee/s for the sum of R2 255 000,00 (Two Million Two Hundred and Fifty Five Thousand Rand)


and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at GEORGE on 14 OCTOBER 2025

in the presence of the undersigned witnesses.

AS WITNESSES :

1.  _____

2.  _____



HERMINA CATHARINA DE JAGER

B

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2/B

Transfer Duty Declaration

TDREP

Reference Details

Transfer Duty Reference Number: TDE066812F

Details

Details of Seller / Transferor / Time Share Company

Surname / Registered Name	DE JAGER	Full Name	HENKO
ID Number	[REDACTED]	Date of Birth (CCYYMMDD)	1994-03-14
Passport Country	ZAF	Passport Number	
Company / CC / Trust Reg No.		Marital Status	NOT MARRIED

Details of Purchaser / Transferee

Full Name	MCLAREN FAMILY TRUST	Surname / Registered Name	MCLAREN FAMILY TRUST
Company / CC / Trust Reg No.	IT365497	Marital Notes if applicable	

Details of the Property

Date of Transaction/Acquisition (CCYYMMDD)	2025-09-30	Total Fair Value	[REDACTED]	Total Consideration	R [REDACTED]
--	------------	------------------	------------	---------------------	--------------

Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person	R [REDACTED]
---	--------------

Property Description

1	ERF 2497 GEORGE IN THE MUNICIPALITY AND DIVISION OF GEORGE PROVINCE OF THE WESTERN CAPE IN EXTENT 761 (SEVEN HUNDRED AND SIXTY ONE) Square metres
---	---

Receipt

Receipt Details

Transfer Duty Reference Number	TDE066812F	Receipt No.	1201268210
Receipt Amount	[REDACTED]		

Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

WILLEM JACOBUS THEUNISSEN

(94028)
Please ensure you sign over the 2 lines of 'X's above

Date (CCYYMMDD) 20251020

For enquiries go to
www.sars.gov.za or call
0800 00 SARS (7277)

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3/3
GEORGE LOCAL MUNICIPALITY

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)
ISSUED BY GEORGE LOCAL MUNICIPALITY

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to George Local Municipality in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): PATIENCE

Erven: 2497

Portion: 0

Extension: GEORGE

Zoning:

Registration division / Administrative District:

Suburb:

Town:

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Scheme registration number:

Sectional Title Scheme Name:

Registered owner: HENKO DE JAGER ([REDACTED])

Name and Identity/ Registration Number of all purchaser/s: MCLAREN FAMILY TRUST (3654/97)

This Certificate is valid until: 15/12/2025

Given under my hand at GEORGE on 16/10/2025

Digitally signed by George Municipality
Signee: Winnifred Kennedy
Sign date: 16/10/2025 10:52:05.303 AM
Expiration date: 12/02/2028 09:14:36 AM



MUNICIPAL MANAGER
George Local Municipality

Date issued: 16/10/2025

WILLEM JACOBUS THEUNISSEN
(94028)

Authorised Officer: Winnifred Kennedy

Certificate By Conveyancer:

I _____ (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the George Local Municipality.

2025 10 20

Conveyancer

Date

1150

Form LLL

Information obtained in terms of Regulations 18 (4) of the Deeds Registries Act, 1937 (Act 47 of 1937)

State whether the Form is completed by a *Natural Person / Juristic Person / Trust / Association / Body Corporate / Other (Specify)					
Surname: <i>(to be completed by natural persons only)</i>					
Full Names:		MCLAREN FAMILY TRUST			
South African Identity Number or Date of Birth / Registration Number / Trust Number / Other Number:		Registration Number IT3654/97			
Foreign Passport Number if not a South African citizens: <i>(to be completed by natural persons only)</i>					
** Race:	Black African	Coloured	Indian	White	Other (specify)
				✓	
** Gender:	Female	Male	Other		
		✓			
** Nationality:	SOUTH AFRICAN				
Are you a South African Citizen?: <i>(to be completed by natural persons only)</i>	Yes ✓	No	If No, State Citizenship		
Foreign Company / Trust / Association / Other:	Yes	No ✓	If Yes, State Country of incorporation		
Permanent Resident Status:	Yes ✓			No	

* Omit which is not applicable

** Specifies relating to race, gender and nationality must relate to the majority shareholding / beneficiaries / members / others when not completed by a natural person

• **NOTE: The above information may be used only for statistical and audit purposes relating to land ownership in South Africa.**

I WILLEM JACOBUS THEUNISSEN (full name of transferee / registered owner or holder / attorney / conveyancer / notary public / statutory officer) hereby certify to the correctness of the above-mentioned information.

Dated at CAPE TOWN this 20 day of OCTOBER 2025

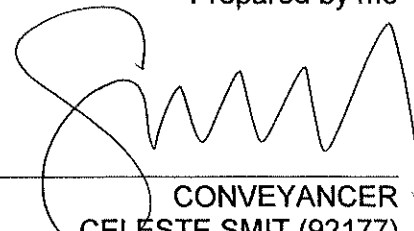
Signature: 

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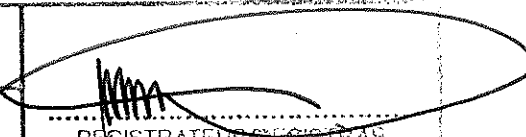
Celeste Cross Attorneys & Conveyancers
 47 Cowrie Crescent
 Sunset Beach
 7441

Prepared by me



CONVEYANCER
 CELESTE SMIT (92177)

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

GETRANSPORTEER AAN McLaren Family Trust	TRANSFERRED TO
RESTANT/REMAINDER	
T 000069348 / 2025	
2025 -10- 29	REGISTRAR/REGISTRAR

DATA / VERIFY
 01-05-2023
 ATHI DAMOYI

T 000019251 / 2023

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

GERRIT PETRUS FOURIE (83877)

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

FOREST COOL PROPERTY INVESTMENTS CC
 Registration Number 2007/180386/23

which said Power of Attorney was signed at GEORGE on 17 March 2023.

DATA / CAPTURE
 30-05-2023
 VUYELWA LAMANI




And the appearer declared that his/her said principal had, on 7 March 2023, 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:

HENKO DE JAGER

Identity Number [REDACTED]

Unmarried

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

ERF 2497 GEORGE
IN THE GEORGE MUNICIPALITY
DIVISION GEORGE
WESTERN CAPE PROVINCE

IN EXTENT 761 (SEVEN HUNDRED AND SIXTY ONE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T6636/1959 with Diagram Number 11170/1946 relating thereto and held by Deed of Transfer Number T49641/2018

- A. SUBJECT** to the conditions referred to in Deed of Transfer Number T8255 dated 29 September 1897.
- B. SUBJECT FURTHER** to the following conditions contained in Deed of Transfer Number T6636/1959 imposed by the Administrator when approving of the subdivision of Watts Lodge Landgoed, namely:

"Any words and expressions used in the following conditions shall be deemed to have the same meaning as that assigned to them by the regulations published under Provincial Administrator Notice Number 401 dated 17 October 1935, and by the memorandum which accompanied the said regulations.

1. As being in favour of the local authority and the registered owner of any erf in the subdivided Estate:
 - (a) This erf shall be used for residential purposes only.
 - (b) Only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, shall be erected on this erf.
 - (c) Not more than one half of the area of this erf shall be built upon.
 - (d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary on this erf, nor within 3,15 metres of the rear boundary or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and any portion of which will be used for human habitation, may be erected within the above prescribed rear space. This condition shall not apply to Erf Number 10 until such time as the existing building situate thereon is altered or demolished.

①

b

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(e) The owner of this erf shall without compensation be obliged to allow the sewage and drainage including stormwater of any 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 in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereof.

2. As being in favour of the Administrator:

(f) This erf shall not be subdivided except with the consent in writing of the Administrator."

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

FOREST COOL PROPERTY INVESTMENTS CC
Registration Number 2007/180386/23

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

HENKO DE JAGER, Unmarried

his Heirs, Executors, Administrators 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 [REDACTED]

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 22 MAY 2023 2023

q.q.

In my presence

REGISTRAR OF DEEDS

CONVEYANCER CERTIFICATE

I the undersigned, **J.J. VAN DER BERG (LPCM61135)**, in my capacity as conveyancer and attorney practising at PH Attorneys in Mossel Bay certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

**ERF 2497 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
PROVINCE OF THE WESTERN CAPE;**

IN EXTENT: 761 (SEVEN HUNDRED AND SIXTY-ONE) Square Metres

Held by Deed of Transfer Number T69340/2025

In respect of which it was found that there are restrictive conditions registered against such property, namely:

B. SUBJECT FURTHER to the following conditions contained in the Deed of Transfer Number T6636/1959 imposed by the Administrator when approving of the subdivision of Watts Lodge Landgoed, namely.

“any words and expressions used in the following conditions shall be deemed to have the same meaning as that assigned to them by the regulations published under Provincial Administrator Notice Number 401 dated 17 October 1935, and by the memorandum which accompanied said regulations.

1. As being in favour of the local authority and the registered owner of any erf in the subdivided Estate:
 - (a) This erf shall be used for residential purposes only.
 - (b) Only one dwelling, together with such outbuildings as are ordinarily required to be used herewith, shall be erected on this erf.
 - (c) Not more than one half of the area of this erf shall be built upon.

- (d) No building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary on this erf, nor within 3,15 metres of the rear boundary or 1,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority, an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and any portion of which will be used for human habitation, may be erected within the above prescribed space. This condition shall not apply to Erf Number 10 until such time as the existing building situate thereon is altered or demolished.

2. As being in favour of the Administrator:

- (f) This erf shall not be subdivided except with the consent in writing of the Administrator.

In respect of which the abovementioned restrictive conditions are addressed in the accompanying application, no further restrictive conditions prohibit the proposed removal of restrictive conditions, subdivision and permanent departure as further elaborated on in the accompanying application.

It is further confirmed that the 20 (TWENTY) owners of the Erven situate in Watts Lodge Langoed (as delineated on General Plan 8059/46), must be informed of the Applicant's proposed application.

Lastly, it is confirmed that no Mortgage Bond is currently registered over this property.

DATED and SIGNED at MOSSEL BAY on the 30th day of MARCH 2026.



CONVEYANCER
J.J. VAN DER BERG
PH ATTORNEYS INC.
SIOUX BUILDING
16 SIOUX STREET
VOORBAAI
MOSSEL BAY