

**Our Ref.: 1488/GEO/25**  
**Your Ref.: Erf 3481, George**

26 January 2026

The Municipal Manager  
George Municipality  
PO Box 19  
GEORGE  
6530

**ATTENTION: MR. CLINTON PETERSEN**

Dear Mr. Petersen,

**PROPOSED SUBDIVISION AND DEPARTURES ON ERF 3481, 9 HEATHER ROAD, HEATHERLANDS,  
GEORGE MUNICIPALITY AND DIVISION**

1. The above matter refers.
2. Attached hereto find the following:
  - A copy of the required documentation;
3. We hope that you will be able to process the application as soon as possible.

Yours faithfully  
**DELPLAN Consulting**



**DELAREY VILJOEN Pr. Pln**

<https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2025/1488-GEO-25/Korrespondensie/Cover letter.docx>

**Cc: GREGORI HENRYK PALKOWSKI**

**PROPOSED SUBDIVISION AND DEPARTURES ON ERF 3481, 9 HEATHER ROAD,  
HEATHERLANDS, GEORGE MUNICIPALITY AND DIVISION**



**FOR: GREGORI HENRYK PALKOWSKI**



**DELPLAN**  
CONSULTING

URBAN & REGIONAL PLANNERS

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**PROPOSED SUBDIVISION AND DEPARTURES ON REM. ERF 3481, 9 HEATHER ROAD, HEATHERLANDS,  
GEORGE MUNICIPALITY AND DIVISION**

**1. INTRODUCTION**

Remainder Erf 3481, George is currently developed with two dwellings and outbuildings. The property owners wish to subdivide Rem. Erf 3481, George and apply for multiple departures as a result of the proposed subdivision. *DELPLAN Consulting* was appointed by the registered owner to prepare and submit the required land use application. The Power of Attorney to submit the land use application is attached as **Annexure 1**.

**1.1 Title deed**

Rem. Erf 3481, George is registered to DJ Grobbellaar according to the Title Deed 2387/2026. The Title Deed is hereafter attached as **Annexure 2**. The bondholder's consent for the bond registered over the property is attached as **Annexure 3**. Furthermore, the title deed describes Rem. Erf 3481, George as 2562m<sup>2</sup>. The SG Diagram is attached hereafter as **Annexure 4**. The title deed has been examined, and it contains no restrictions that will prohibit the proposed development. A Conveyancer Certificate is attached as **Annexure 5**.

**1.2 Land Use Application**

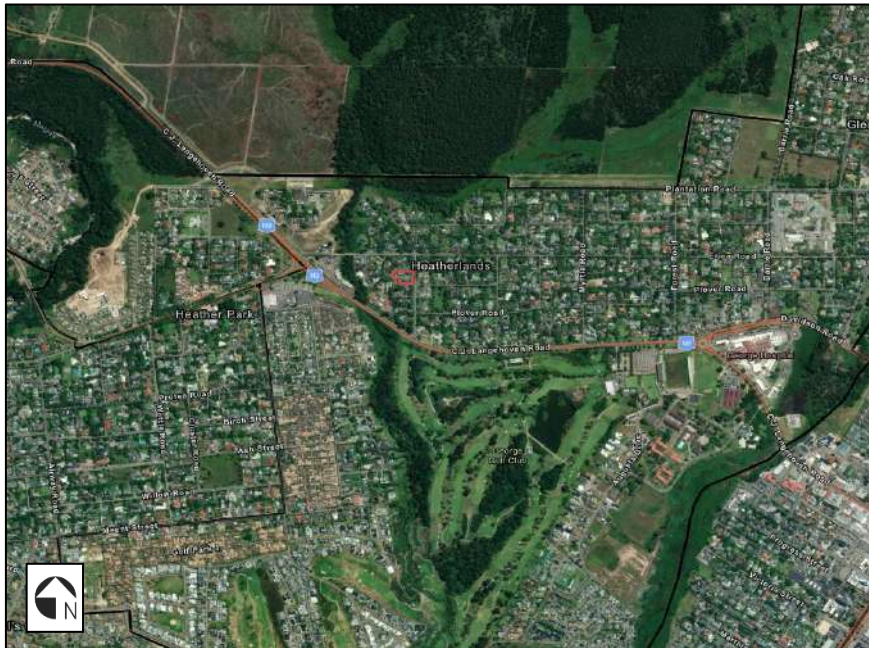
- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023, of Remainder Erf 3481, George, into a Portion A (±1077m<sup>2</sup>) and a Remainder Erf 3481, George (±1482m<sup>2</sup>).
- **Departure** in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, to relax:
  - The 3m common boundary building line between the subdivided portions to 0m for the existing dwelling on proposed portion A, as well as to 0.5m for the existing patio on Rem. Erf 3481, George, 0.9m for the braai room with window set back at 1.4m in lieu of 1.5m and 2.7m for the braai in the braai room.
  - The 3m northern common boundary building line to 2.1m & 2.3m for the existing dwelling on the proposed portion A.
- **Departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2023, for Rem. Erf 3481, George, for the distance between carriageway crossings from 12m to 4.4m in terms of Section 45(4)(b) of the George Integrated Zoning Scheme, 2023.



## 2. CONTEXTUAL INFORMATION

### 2.1 The locality of the subject property

The subject property is situated on the western side of Heatherlands in Ward 3 and is located at 9 Heather Road. Figure 1 indicates the subject property in relation to the surrounding neighbourhoods. Figure 2 provides a detailed view of the property.



**Figure 1:** The location of the subject properties in relation to the N9 and the surrounding neighbourhoods.



**Figure 2:** Detailed view of the subject property in relation to the immediate surroundings

No significant historic buildings, ruins, grave sites or any other heritage-related activities and objects are evident within the landscape. A locality plan is attached hereto as **Annexure 6**.

## 2.2 Existing Land Uses and Character of the Area

Rem. Erf 3481, George is currently developed with two approved dwellings and outbuildings. The main dwelling is situated on the eastern side of the property, while the additional dwelling and outbuildings are located towards the rear (westward). All existing structures gain vehicular access from Heather Road, with the access point positioned at a safe and sufficient distance from any nearby intersections. Note the closure of the existing access furthest north.

The property is currently zoned as *Single Residential Zone I* and is situated within a residential setting containing many lower-density dwellings. The streetscape remains that of a residential area. The proposed development is also not expected to impact the surrounding properties, as several nearby properties have already been subdivided. Furthermore, the character of the area will remain unaffected, as most of the structures exist in their current capacity, and the proposed additions do not encroach upon external building lines. The changes are consistent with the residential nature of the neighbourhood and is therefore not out of character. Additionally, it is unlikely that the surrounding community will be aware of the proposed development as, with exception of a newly proposed garage, the streetscape remains unchanged and the new additions on proposed Portion A will not be visible from the street. The approved plans are hereafter attached as **Annexure 7**.

## 2.3 Zoning



**Figure 3:** Zoning of RE/3481, George

The zoning of the subject properties according to the George Integrated Zoning Scheme By-Law is "*Single Residential Zone I*". Figure 3 indicates the zoning of the subject property as well as its immediate surroundings.

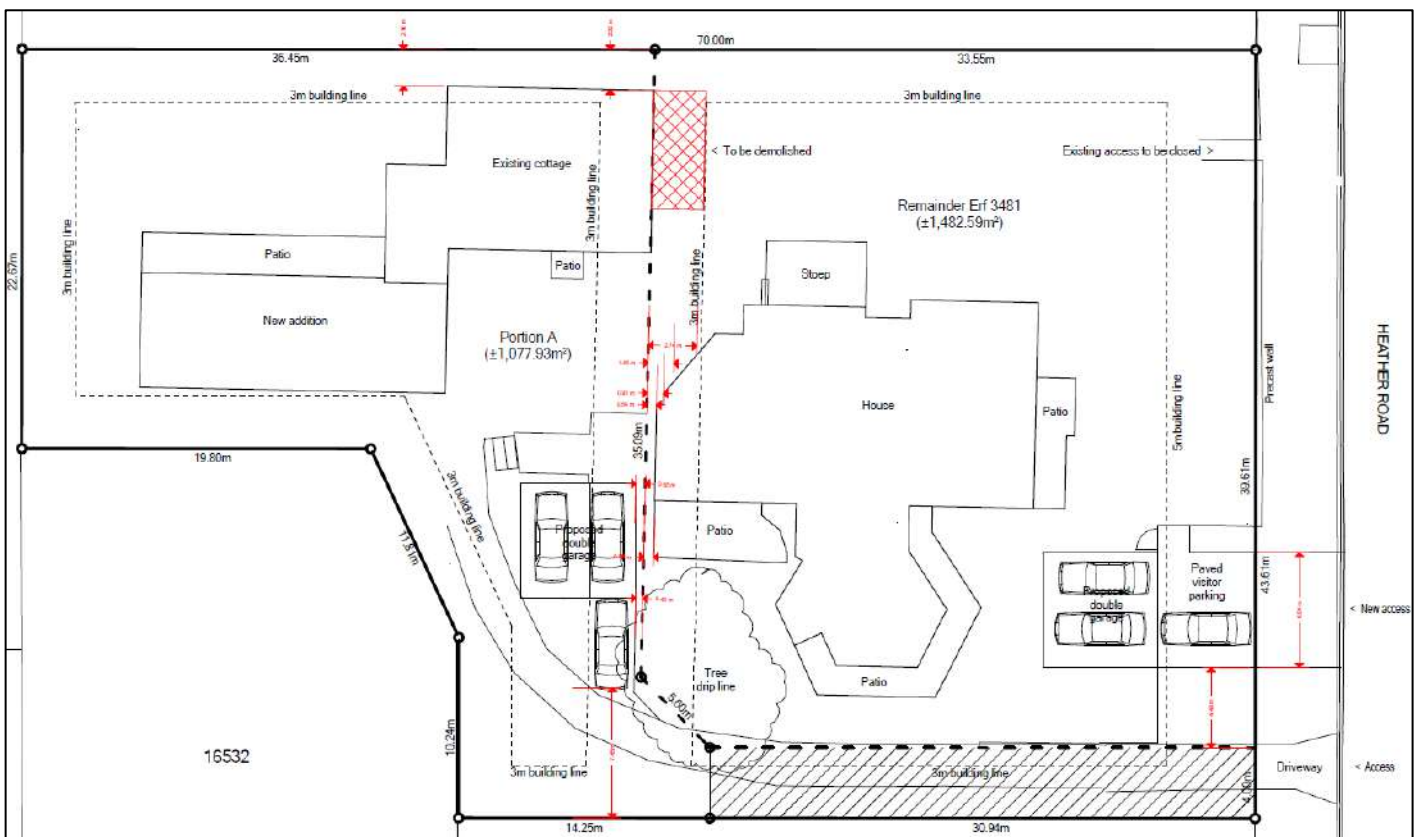


**3. DEVELOPMENT PROPOSAL**

**3.1 Proposed Development**

The property is currently developed with two dwellings and outbuildings. The owner intends to subdivide the property into two portions, namely a Portion A and the Remainder (RE/3481). The proposed subdivision plan is attached hereto as **Annexure 8**. Portion A will measure approximately  $\pm 1077\text{m}^2$ , and the Remainder will measure approximately  $\pm 1482\text{m}^2$ .

Access to the existing structures is currently obtained from Heather Road, with the owner having two separate access points off this road. As part of the proposed development, the owner intends to close the access point furthest north due to a bus stop being directly in front of it and moving it southward next to the other existing access furthest south (to become a servitude access). Figure 4 provides a visual of the proposed subdivision.



**Figure 4: Proposed Subdivision**

The owner intends to extend the existing cottage by enclosing the carport and adding additional rooms, thereby connecting the structures. However, due to the adjustment of the erf boundaries, the existing buildings on proposed Portion A and the remainder now encroach upon the newly established common boundary building line, which necessitates multiple building line relaxations. A minor encroachment also occurs along the northern 3m boundary



building line to 2.1m and 2.3m for the existing previously approved structures on proposed Portion A.

Along the common boundary building line between the new proposed portions, a relaxation to 0m is required for the existing dwelling. On proposed RE/3481, George there are windows located on the rear side of the main dwelling (facing the new common boundary building line) which will be enclosed as indicated on the Site Plan (extract in figure 5).

The braai room will require a relaxation from 3m to 0.9m as well as 1.4m for the window within 1.5m of the boundary and lastly 2.7m for the braai inside the braai room. The Site Plan extract can be found in figure 5.

Furthermore, the existing structures have patios that are connected to the dwellings and are situated over the proposed building line or the new proposed boundary. However, the owner intends to demolish the patios that are connected to both dwellings as indicated. Furthermore, the owner intends to demolish the canopies located on the proposed Portion A. One patio is proposed to be kept on RE/3481, George and is indicated on the Site Plan. Additionally, the owner proposes to erect a garage with a study on top of it on the proposed Portion A. The study area is not over the building line and does not require a relaxation.

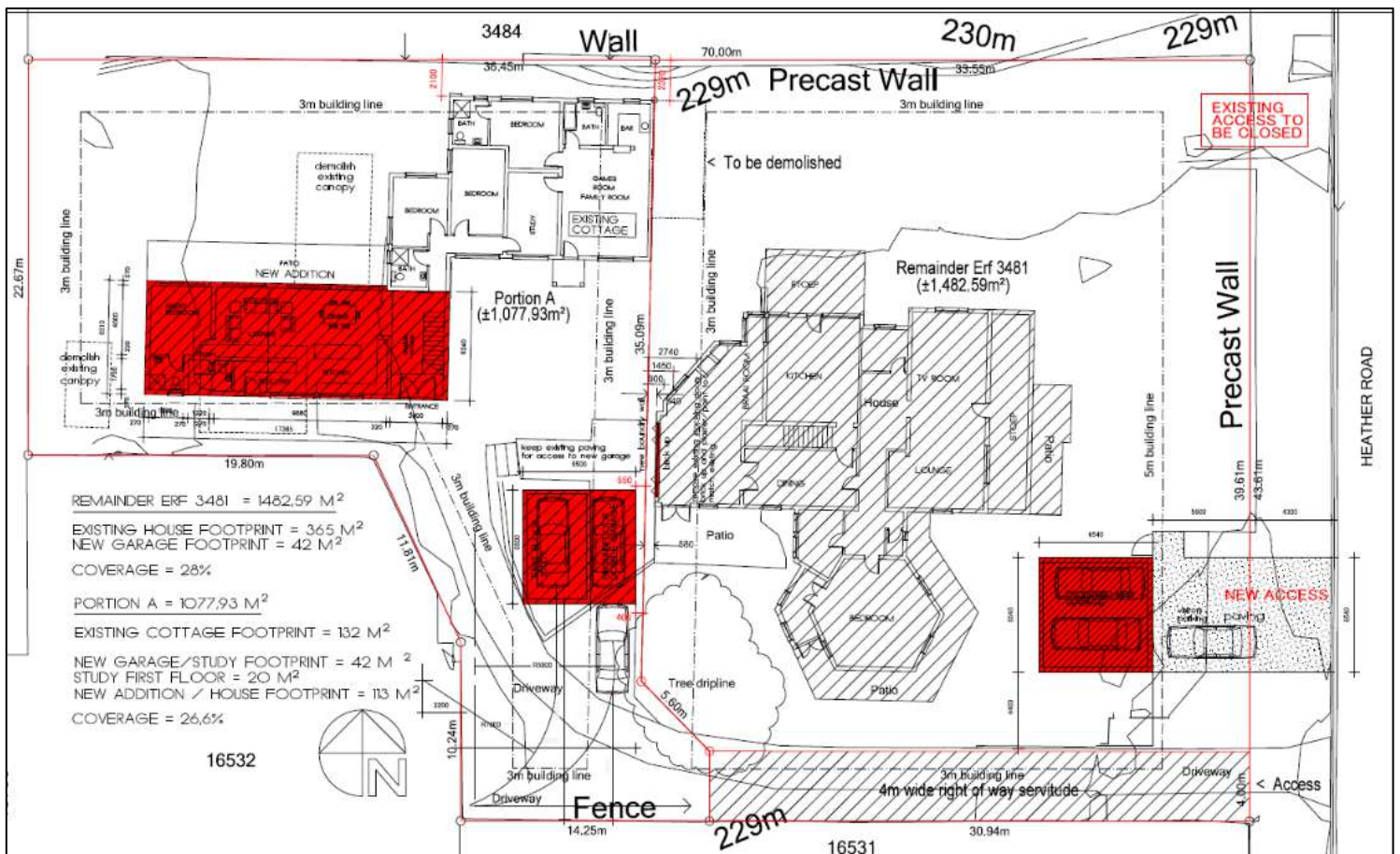
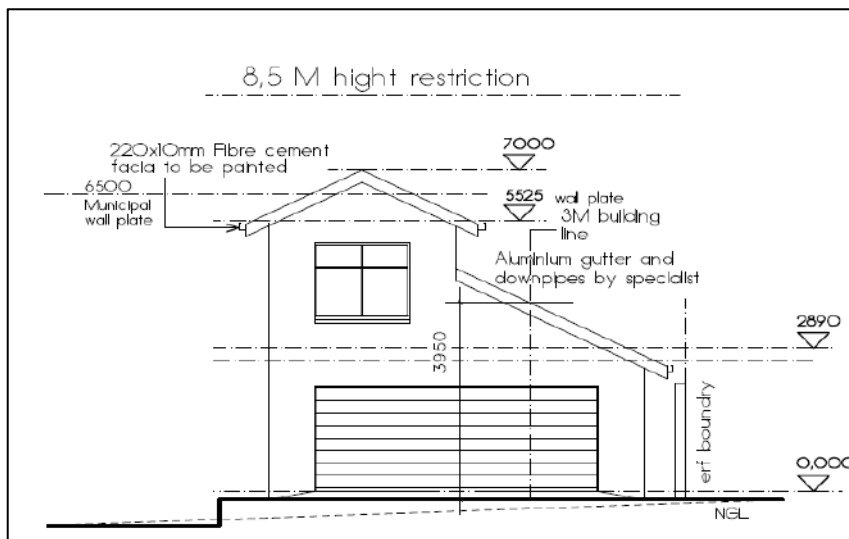


Figure 5: Site Plan extract

As seen in figure 6, the proposed garage on Portion A is within the relevant height of 4m within the 3m building line, therefore being allowable and not requiring a building line relaxation. A new garage is also proposed on RE/3481, George providing sufficient parking.



**Figure 6:** Elevation indicating the garage

As previously stated, the client aims to close one existing access and move it southward. The street boundary length exceeds 30m, making a 2<sup>nd</sup> access allowable, and a servitude access over RE/3481, George is therefore also proposed. The 12m distance between accesses (entry points) is encroached, therefore, requiring a departure to relax the distance to 4.4m. The Site Plan is attached as **Annexure 9**.

### 3.2 Accessibility and Parking

The property currently gains access from Heather Road, as shown in Figure 7a, this arrangement will remain unchanged. The only proposed modification is the closure of an existing access point located directly in front of a bus stop, as seen in Figure 7b. This access will be moved next to the existing southern access (proposed servitude access) as indicated in Figure 7a.

The change will not negatively affect the streetscape or the visual character of the area, as two access points are allowable on properties that meet the 30m street boundary length requirement. Furthermore, no vegetation or structure is encroaching on the pedestrian pathway, and pedestrian movement will remain unobstructed.



**Figure 7:** Access points off Heather Road

### 3.3 Engineering Services

The property is located in an already developed and serviced residential area. The approval of this application will optimise the use of the municipal services. The property owner will be held financially responsible for the capital contributions with regard to the newly subdivided portion to ensure the future upgrade of the relevant services.

## 4. RELEVANT SPATIAL PLANNING POLICIES

### 4.1 Existing Policy Frameworks

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

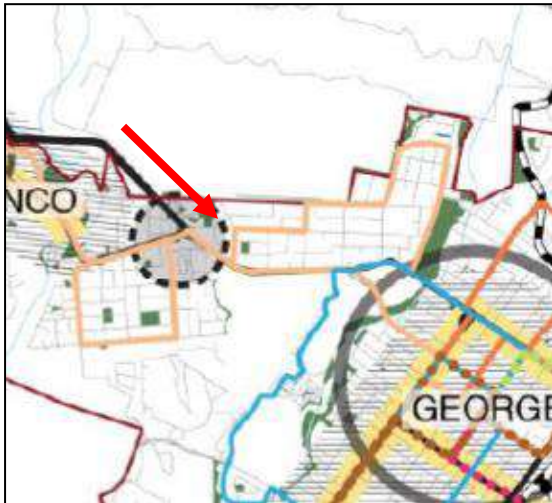
#### 4.1.1 George Municipal Spatial Development Framework (2023)

The spatial document does not address RE/3481 specifically or subdivisions relating to this application. The GMSDF, however, states that densification should be promoted, and the following is stated:

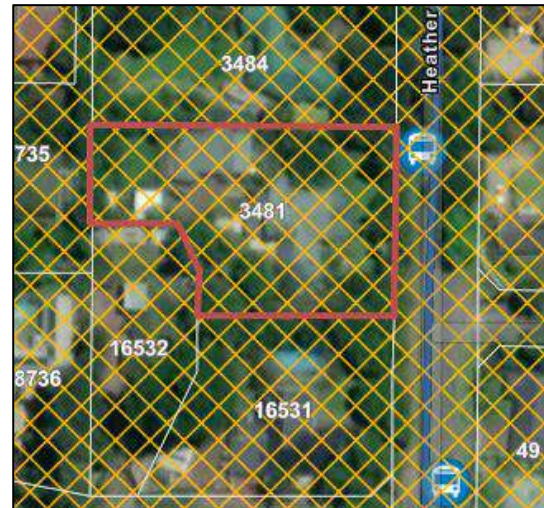


“Restructure settlement patterns through densification of the urban area in George city area in order to reduce land consumption, deliver services and facilities to households more cost-effectively, and establish the thresholds for viable transport systems.”

It is argued that the proposed development does not conflict with the SDF as it is within the densification zone.



**Figure 8:** MSDF extract



**Figure 9:** Densification overlay zone

The red arrow in Figure 8 indicates the approximate location of the subject property. The MSDF extraction (Figure 8) shows that a bus route runs in proximity to the property. Figure 9 provides a more detailed view of both the property and the bus route, indicated as a blue line along Heather Road.

The MSDF promotes densification around public transport corridors as a means of discouraging urban sprawl and supporting more sustainable urban development patterns. Additionally, it illustrates that the property is situated within a designated densification zone (hashed area), thus the proposed development could be supported.

## 5. STATUTORY FRAMEWORKS

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



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

The nature of this land use application does not directly affect the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Therefore, these principles are not discussed in detail in this motivational report. Only relevant aspects are addressed below.

### 5.1.1 Development Principles

#### 1) Spatial Justice

This principle refers to the need for improved access and use of land to readdress past spatial and development imbalances, as well as the need for SDFs and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *No reference is made to the property in the MSDf specifically. The subdivision could, however, make it more accessible for lower-income groups to stay in the area as opposed to a large single residential erf, which might be completely unaffordable, as with many erven. This provides a better opportunity for more equal land access.*

#### 2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/equitable land markets, whilst considering the cost implications of future development on infrastructure and social services, as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime - or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in an already developed area and will not negatively affect the efficient and equitable functioning of land markets, especially since the structures on the property remain in their current extent with no significant departures towards external neighbours.*
- *The proposed development will have a limited impact on the provision of infrastructure and will not require any additional social services outside the development itself. Relevant engineering services will be accounted for.*
- *The subject property is situated within the urban edge and will allow for the optimal utilisation of the subject property.*

### 3) Spatial Efficiency

This principle relates to the need for optimal use of existing resources and infrastructure, as well as decision-making that minimises negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

- *As mentioned above, the proposed development is situated in an already serviced area. The proposed development will therefore utilise the existing resources and infrastructure available whilst promoting the optimal use of an underutilised site.*
- *Capital contributions will also be paid, and it is not anticipated that the proposed application will have negative financial, social, economic or environmental impacts.*

### 4) Spatial Resilience

This principle refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- *The development proposal does not undermine the aim of any relevant spatial plan. The addition of a smaller erf could speak to a higher degree of income inclusiveness in the area that is more flexible. Other aspects of spatial resilience are, however, not considered relevant to this application.*

### 5) Good Administration

This principle refers to the obligation of all spheres of government to ensure implementation of the above as efficiently, responsibly, and transparently as possible.

- *The application, as set forth, aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and efficiently follow due process. Public participation must be transparent regarding the relevant policies and legislation, as procedures should be clear to inform and empower members of the public regarding new developments.*

## 5.1.2 Public Interest

Approving this application will not only enable the owner to subdivide the property into separate portions but also provide the opportunity to establish a new residential erf within the designated urban edge and densification zone. The subdivision will take place behind a fully developed residential dwelling with sufficient vegetation, ensuring it remains out of view from the street.



**Figure 10:** Aerial image of the subject property

The proposed subdivision is unlikely to have any significant impact on the surrounding properties as the subject property is well-separated from neighbouring homes by established vegetation (as seen in figure 10), which acts as both a visual screen and a natural sound buffer.

This ensures continued privacy and limits any potential disturbance from the new development. The subdivision maintains the low-density residential character of the area as both properties are still larger than 1000m<sup>2</sup>, with no plans for high-density construction or multi-story buildings that could result in overlooking or overshadowing of adjacent homes.

The only departures are required along the newly created common boundary building lines between the proposed portions, as well as a marginal departure on the northern common boundary building line. As seen in Figure 10, the northern neighbouring property has an outbuilding on the other side of the northern boundary wall where the building departure is required. As this is an uninhabited space, the building line relaxation has very little impact on the neighbouring property and neighbouring dwellings. Other structures encroaching on the building line at this time will be demolished.

No other surrounding neighbours to the east, south or west will be influenced by the proposed subdivision as the proposed additions to the site are all within the building lines or within the relevant parameters along those boundaries. At this time, departures are only

required for already existing structures, and the subdivision itself at this time is mostly administrative in nature for the second dwelling to be separated from the main dwelling. Traffic impacts will be minimal, as access is proposed via the existing entrance and the newly proposed adjacent access, which is merely moved from its current position.

The anticipated increase in vehicle movements is within the capacity of Heather Road. Furthermore, existing infrastructure such as water, electricity, and sewerage already services the site, meaning no disruptive upgrades or new connections are required in the surrounding properties. Overall, the subdivision has been carefully designed to respect the established character of the area and ensure minimal impact on neighbouring residents.

Furthermore, the area is already fully serviced by municipal engineering infrastructure. As such, the proposed subdivision represents an efficient use of existing municipal services, supporting the principles of sustainable urban development.

### **5.1.3 Environmental Legislation**

No listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA), are triggered by this application. The development remains in its current extent.

## **5.2 Land Use Planning Act (LUPA)**

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

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

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.



### 5.3 Compliance/Consistency with Spatial Policy Directives

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

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

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

Given the nature of this land use application and its location within George, this proposal is consistent with the SDF and LUPA.

### 5.4 George Integrated Zoning Scheme By-Law (2023)

According to the George Zoning Scheme Regulations, the subject property is zoned as “Single Residential Zone I.” The approval of the proposed subdivision will result in the creation of two separate portions.

As a result of the subdivision, existing structures on the property encroach upon the newly established building lines as well as the northern boundary building line, which is marginal. The distance between the proposed accesses also requires a relaxation, but neither this nor the building line relaxation is foreseen to have any influence on any neighbouring properties.

## 6. DESIRABILITY & NEED

The concept of “*desirability*” in the land use planning context may be defined as the degree of acceptability of a proposed development on the land units concerned or the proposed subdivision of a property. This section expresses the desirability of the proposed subdivision and departures, taken in conjunction with the development principles and criteria set out through the statutory planning framework listed above, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts. It is not foreseen that the proposed application will have a negative impact on the

surrounding neighbours. The dwellings on the subject erf are already separated in their current extent; as a result, the proposed subdivision would not change much, only a physical separation by means of a boundary is added, and the impact the streetscape or character of the area remains unchanged.

Furthermore, it is not anticipated that the approval of the application will have any negative impact on the aesthetic appearance of the property from the street view, given that the existing dwelling is already constructed and fit with the residential character. The required departures are limited to the common boundary between the proposed subdivided portions, and are marginal along the northern boundary building line; therefore, not having any significant influence on external neighbours. The departure for the distance between access points has no influence on any stakeholder, as the accesses would remain the same if proposed Portion A were to gain access via a panhandle to the street for which not departure would be required. The proposal can therefore be considered as desirable. The development is not needed in order to realise a specific spatial goal of the SDF, but the SDF does promote densification and given that the subject erf is within the densification zone and close to public transport, it could be supported.

The approval of the application will also allow for the creation of a new residential property located within the urban edge and within an area that is already serviced by municipal engineering services. The property falls within the densification zone, and it will optimise the use of the municipal services while also being close to public transport opportunities.

## 7. CONCLUSION

It is believed that the abovementioned principles, considerations, and guidelines for this land use application for the subdivision of Rem. Erf 3481, Heatherlands, George, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.



**DELAREY VILJOEN Pr. Pln**

**MARCH 2026**

# **ANNEXURE 1**

**POWER OF ATTORNEY**

I, **Daniel Jacobus Grobbelaar**, the undersigned and registered owner of Remainder of Erf 3481 (RE/3481), George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.



\_\_\_\_\_  
**DJ Grobbelaar**

Date: 2026-02-15

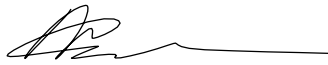
**Witnesses:**

1.



\_\_\_\_\_

2.



\_\_\_\_\_



# **ANNEXURE 2**

W30. 22 1710Mg  
**UITVOERING - EXECUTION**

**SYMINGTON DE KOK  
 CAPE TOWN**

**082**

TEL: 021 913 3137

**A. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:**

(a) Datum van indiening / Date of lodgement:

2026 -01- 14

**LODGED**  
 12-12-2025  
**INGEDIEN**

(b)

SYMINGTON DE KOK  
 BOX 1082  
 TEL. 021-913 3137  
 CEL. 082 4144 347  
 janine@symok.co.za

lcc:30/21/2026

	Ondersoekers / Examiners Junior Examiner	Kamers Rooms	Skakeling / Linking		Reject Verwerp	Passeer Pass
1	Z. Mzimkulu 1169					
2	Tom Nkomo		4	2		
3						

Monitored by:  
 N. HOKO

**A. VIR AKTEBESORGER SE GEBRUIK /  
 FOR CONVEYANCER'S USE:**

Aard van Akte by: Transport, Verband, ens.  
 Nature of Deed e.g.: Transfer, Bond, etc.

Transfer

T 000002387 / 2026

Verw. No/ Ref. No.:

FGP2399

Chanel

Skakeling / linking

4

2

Kode / Code	Name van Partye / Names of Parties	HANDED IN FOR EXECUTION Firm No.	Wink Stelplaat	Titelaktes ens. binne Title etc. within
1	T PAIKOWSKI / Grobbelaar	1687	1	
2	BC " / INVESTEER	1562	3	T-2142/2017
3	B Grobbelaar "	1562	3	in no2
4	Be Paikowski	1082	1	of bal
5				
6				
7				
8				
9				
10				
11				

HANDED IN FOR EXECUTION  
 2026-01-14



080008818410

Registrasie versoek deur /  
 Registration requested by:

JANINE FOUCHE

Datum /  
 2.0 JAN 2026 etc:

Remainder Erf 3481 George

**A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE:**

(a) Gelyktydiges met ander registrasiekantore / deeltitels: Simults with other registries / sectional titles:

	Kode/Code	Firma / Firm	Eiendom / Property	Kantoor / Office
1				
2				
3				
4				

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer:  
Client copies of deeds filed permanently in Deeds Office:

Aard en nommer van akte / Nature and number of deed	Kode Code	Parawe van ondersoeker Initials of Examiners
	T.R.	

(c) Notas / Notes:

**B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE:**

		Opmerkings / Remarks	Paraaf Initials
Interdikte nagesien deur Interdicts checked by.....	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		
	(2) Begiftigingserwe Endowment erven		
	(3) Begiftiging Endowment		
Datum Date.....	(4) Voorwaardes Conditions		
	(5) Mikro Micro		
Interdikte nagesien deur Interdicts checked by.....	(6) Algemene Plan General Plan		
	(7) Titelakte Title Deed		
	(8) Verbande teen dorpsitel Bonds against township		
Datum Date.....	(9) Datum nagesien Date checked		

Kantoor instruksies / Office instructions:

Seksie / Section

A Chimes & Van Wyk Inc  
 58 Cathedral Street  
 George  
 6529

Prepared by me

  
 CONVEYANCER  
 JANINE FOUCHE  
 LPCM60411


Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R 4 800 000-00	R 2 767-00
Reason for exemption	Category Exemption	Exemption i to. Sec/Reg. Act/Proc.

**VERBIND MORTGAGED**

R 4 000 000-00

B. 000001229 / 2026 (4)

2026-01-20



T 000002387 / 2026

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

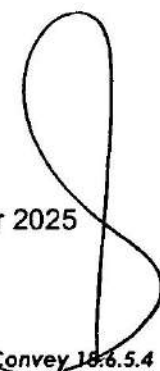
**JANINE FOUCHE (LPCM60411)**

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

**GREGORI HENRYK PALKOWSKI**  
 Identity Number 841014 5211 08 5  
 Unmarried

which said Power of Attorney was signed at GEORGE on 14 November 2025

RECEIVED / CAPTURE  
 23-01-2026  
 GEORGE TOWN



And the appearer declared that his/her said principal had, on 29 August 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:

**DANIËL JACOBUS GROBBELAAR**  
**Identity Number 770226 5118 08 7**  
**Married out of community of property**

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

**REMAINDER ERF 3481 GEORGE**  
**IN THE MUNICIPALITY AND DIVISION OF GEORGE**  
**PROVINCE OF THE WESTERN CAPE**

**IN EXTENT 2562 (TWO THOUSAND FIVE HUNDRED AND SIXTY TWO)**  
**Square metres**

**FIRST TRANSFERRED** by Deed of Transfer Number T12974/1963 with Diagram relating thereto and held by Deed of Transfer Number T2142/2017.

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No T2142/2017..
- B. **SUBJECT FURTHER** to the condition contained in Deed of Transfer No T6808/1930 imposed by the Council of the Municipality of George, namely:

"The said Council and its successors in office reserves the right to construct, use and maintain across the land hereby conveyed any pipe line for water leading, sewerage, drainage and any poles and structures for the conducting of any electric or other light or power.



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

**GREGORI HENRYK PALKOWSKI, 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

**DANIËL JACOBUS GROBBELAAR, Married as aforesaid**

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 R4 800 000,00 (FOUR MILLION EIGHT HUNDRED 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

20 JAN 2026

  
q.q.

In my presence

  
REGISTRAR OF DEEDS

  
n  
Lexis® Convey 18.6.5.4



A Chimes & Van Wyk Inc  
58 Cathedral Street  
George  
6529

1-4  
①

Prepared by me

  
CONVEYANCER  
ANDALEEN CHIMES (LPCM86025)

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

GREGORI HENRYK BALKOWSKI  
Identity Number 841014 5211 08 5  
Unmarried

do hereby nominate and appoint

JANINE FOUCHÉ (LPCM60411) and/or RONELLE WILKINSON (LPCM97489)

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:

DANIËL JACOBUS GROBBELAAR  
Identity Number 770226 5118 08 7  
Married out of community of property

the property described as:

REMAINDER ERF 3481 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
PROVINCE OF THE WESTERN CAPE

IN EXTENT 2562 (TWO THOUSAND FIVE HUNDRED AND SIXTY TWO)  
Square metres

HELD BY Deed of Transfer Number T2142/2017

the said property having been sold by me on 29 August 2025, to the said transferee/s for the sum of R4 800 000,00 (Four Million Eight Hundred 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 November 2025  
in the presence of the undersigned witnesses.

AS WITNESSES :

1. [Signature]

[Signature]  
GREGORI HENRYK PALKOWSKI

2. [Signature]

[Signature]

[Signature]



2

**Transfer Duty Declaration**

**TDREP**

**Reference Details**

Transfer Duty Reference Number: TDE0672B59

**Details**

**Details of Seller / Transferor / Time Share Company**

Surname / Registered Name	PALKOWSKI	Full Name	GREGORI HENRYK
ID Number	8410145211085	Date of Birth (CCYYMMDD)	1984-10-14
Passport Country	ZAF	Passport Number	
Company / CC / Trust Reg No.		Marital Status	NOT MARRIED

**Details of Purchaser / Transferee**

Full Name	DANIEL JACOBUS	Surname / Registered Name	GROBBELAAR
Date of Birth (CCYYMMDD)	1977-02-26	ID Number	7702265118087
Passport Country	ZAF	Passport Number	
Company / CC / Trust Reg No.		Marital Notes if applicable	South Africa
Marital Status	M.O.C OF PROPERTY	Spouse Initials	

**Details of the Property**

Date of Transaction/Acquisition (CCYYMMDD)	2025-08-29	Total Fair Value	R 4800000.00	Total Consideration	R 4800000.00
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**Calculation of Duty and Penalty / Interest**

Transfer Duty Payable on Natural Person	R 4800000.00
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**Property Description**

1 REMAINDER ERF 3481 GEORGE IN THE MUNICIPALITY AND DIVISION OF GEORGE PROVINCE OF THE WESTERN CAPE IN EXTENT 2562 (TWO THOUSAND FIVE HUNDRED AND SIXTY TWO) Square metres


**Receipt**

**Receipt Details**

Transfer Duty Reference Number	TDE0672B59	Receipt No.	1201281353
Receipt Amount	R 305356.00		

**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.

  
 Please ensure you sign over the 2 lines of 'X's above  
*Andateen Animes*

Date (CCYYMMDD) **2025/12/03**

For enquiries go to [www.sars.gov.za](http://www.sars.gov.za) or call 0800 00 SARS (7277)

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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): MAGDALENE  
Erven: 3481  
Portion: Remainder of 0  
Extension: GEORGE  
Zoning: Residential  
Registration division / Administrative District:  
Suburb: HEATHERLANDS  
Town: GEORGE  
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: GREGORI HENRYK PALKOWSKI (8410145211085)  
Name and Identity/ Registration Number of all purchaser/s: DANIEL JACOBUS GROBBELAAR (7702265118087)

This Certificate is valid until: 30/01/2026  
Given under my hand at GEORGE on 01/12/2025

Digitally signed by George Municipality  
Signee: Rene Starbuck  
Sign date: 2025-12-01 10:52:09.135 AM  
Expiration date: 03 Jul 2028



MUNICIPAL MANAGER  
George Local Municipality

Date issued: 01/12/2025  
Authorised Officer: Rene Starbuck

Certificate By Conveyancer:  
I Rudaken Chimes (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.

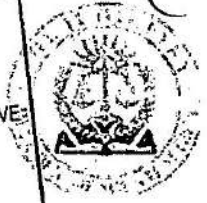
Rudaken Chimes  
Conveyancer

3/12/2025  
Date

ZM



CERTIFIED A TRUE COPY OF THE ORIGINAL  
**JANINE FOUCHE**  
GROUND FLOOR VINEYARDS SQUARE SOUTH  
THE VINEYARDS OFFICE ESTATE, 99 JACQUE JAGER DRIVE  
YGERVALLEY BELLVILLE, 7530  
COMMISSIONER OF OATHS  
PRACTISING ATTORNEY HSA



Case No. 589/2020  
H46/2020

# FINAL ORDER OF DIVORCE

IN THE HIGH COURT OF SOUTH AFRICA

(WESTERN CAPE DIVISION)

(EASTERN CIRCUIT LOCAL DIVISION: GEORGE)

AT THEMBALETHU: FRIDAY the 26<sup>th</sup> day of NOVEMBER 2021  
BEFORE THE HONOURABLE MR JUSTICE N C ERASMUS

In the matter between

TAMAR PALKOWSKI (born DE WET)  
Identity number 850428 0031 082

Plaintiff

And

GREGORI HENRYK PALKOWSKI  
Identity number 841014 5211 085

Defendant

Having heard the Legal Representative for the Plaintiff and having read the documents filed of record;

IT IS ORDERED

That the bonds of the marriage subsisting between Plaintiff and Defendant be and are hereby dissolved and that terms of the Settlement Agreement as well as the Supplementary Settlement Agreement, marked "X", initialed and dated 1 April 2021, 11 and 13 October 2021, respectively, be incorporated herein.

BY ORDER OF THE COURT

COURT REGISTRAR

ROETS & VAN RENSBURG ATTORNEYS  
c/o D P Bezuidenhout Attorneys  
Cathedral Square, Cathedral Street  
GEORGE

Private Bag 49020, Cape Town 8000

2021 -11- 26

WCD-007

REPUBLIC OF SOUTH AFRICA  
WESTERN CAPE DIVISION  
GEORGE

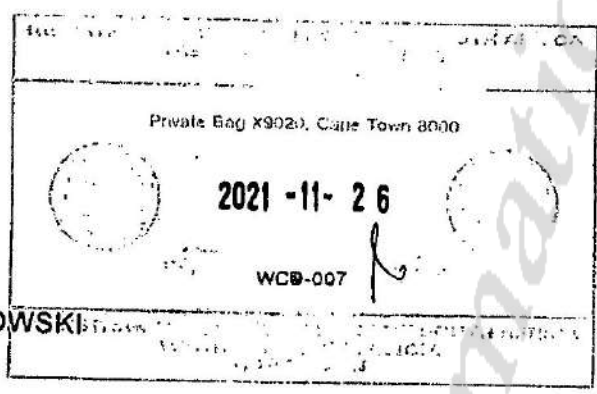
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IN THE HIGH COURT OF SOUTH AFRICA  
EASTERN CIRCUIT LOCAL DIVISION OF THE WESTERN CAPE: GEORGE

Case No: HLL/2020

In the matter between:

**TAMAR PALKOWSKI**  
(ID: 850428 0031 082)



Plaintiff

and

**GREGORI HENRYK PALKOWSKI**  
(ID: 841014 5211 085)

Defendant

---

**SETTLEMENT AGREEMENT**

---

IN THAT the Plaintiff and the Defendant got married out of community of property subject to the accrual system on 1 October 2010 at Hogsback, Eastern Cape, which marriage still subsists.

AND NOTING THAT the Plaintiff did issue a Summons against the Defendant, for amongst others, an order for a decree of divorce.

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**JANINE FOUCHE**  
GROUND FLOOR VINEYARDS SQUARE SOUTH  
THE VINEYARDS OFFICE ESTATE, 99 JP DE JAGER DRIVE  
TYGERVALLEY BELLVILLE, 7530  
COMMISSIONER OF OATHS  
PRACTISING ATTORNEY RSA

AND IN THAT the Plaintiff and the Defendant are in agreement that their marriage has irretrievably broken down and that there are no prospects that the marriage can be saved.

INSOFAR as this agreement is not signed by both parties, same shall be construed as negotiations for settlement WITHOUT PREJUDICE to the rights of either party.

AND IN THAT two minor children were born of the marriage.

AND BECAUSE it is likely that the above Honourable Court will grant an order for a decree of divorce.

AND BECAUSE the parties have reached a settlement agreement, concerning *inter alia* parental responsibilities and rights in respect of the minor children, maintenance, proprietary matters and costs, which the above Honourable Court will be asked to incorporate into the court's order, alternatively be made binding upon the parties as may be determined upon by the above Honourable Court, the Parties agree to the undermentioned terms and conditions.

NOW THEREFORE it has been agreed as follows

REGISTRAR GENERAL OF DEEDS AND MORTGAGES

Private Bag X9020, Cape Town 8030

2021 -11- 26

WCD-007 2

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**JANINE FOUCHE**

GROUND FLOOR VINEYARDS SQUARE SOUTH  
 THE VINEYARDS OFFICE ESTATE, 99 JIP DE JAGER DRIVE  
 TYGERVALLEY/BELLVILLE, 7530  
 COMMISSIONER OF OATHS  
 PRACTISING ATTORNEY RSA

Handwritten signatures and initials, including a large signature on the right and several initials or smaller signatures below it.

Handwritten initials 'JM' in the bottom left corner.

**1. DEFINITIONS**

- 1.1 "the Court" will mean the High Court of South Africa, Eastern Circuit Local Division of the Western Cape, George.
- 1.2 "the Defendant" will mean **GREGORI HENRYK PALKOWSKI**
- 1.3 "decree of divorce" will mean the decree for divorce to be granted by this Honourable Court;
- 1.4 "the minor children" will mean:
  - 1.4.1 Han Palkowski, a minor boy born on 17 November 2011
  - 1.4.2 Mila Palkowski, a minor girl born on 8 June 2016.
- 1.5 "the Parties" will mean the Plaintiff and the Defendant;
- 1.6 "the Plaintiff" will mean **TAMAR PALKOWSKI**.
- 1.7 "electronic media" shall mean the use of e-mail, internet, Skype, webcam, WhatsApp and all other forms of electronic or computer means of communications available from time to time.
- 1.8 Any reference to days shall mean 'calendar days'.
- 1.9 Headings of clauses shall be deemed to have been included for purposes of convenience only, and shall not affect the interpretation of the clause to which it relates.
- 1.10 Reference to one gender to include the other gender.
- 1.11 The singular shall include the plural and vice versa.

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2021-11-26

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**JANINE FOUCHE**

GROUND FLOOR VINEYARDS SQUARE SOUTH  
 THE VINEYARDS OFFICE ESTATE, 95 JIP DE JAGER DRIVE  
 TYGERVALLEY BELLVILLE, 7530  
 COMMISSIONER OF OATHS,  
 PRACTISING ATTORNEY RSA

Handwritten signature and initials, including a circled 'A'.

Handwritten initials 'JM' in the bottom left corner.

**2. DIVORCE**

The marriage between the Plaintiff and the Defendant has broken down irretrievably and there are no prospects that the marriage can be saved. The Plaintiff can proceed to obtain a decree of divorce on an unopposed basis according to the laws of the Republic of South Africa.

**3. DIVISION OF ASSETS**

**3.1 MOVABLE PROPERTY**

3.1.1 Each party shall retain their own movable property which movable property is already in the possession of each party.

**3.2 IMMOVABLE PROPERTY**

3.2.1 The parties will retain the immovable property registered to their name.

**4. FURTHER CLAIMS**

The parties will have no further claims against each other.

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**JANINE FOUCHE**  
GROUND FLOOR VINEYARDS SQUARE SOUTH  
THE VINEYARDS OFFICE ESTATE, 99 JIP DE JAGEL DRIVE  
INGERSVALLEY BELLVILLE, 7530  
COMMISSIONER OF OATHS  
PRACTISING ATTORNEY RSA

**5. ACCRUAL PAYMENTS**

5.1 The accrual of the Defendant's estate is larger than the accrual of the Plaintiff's estate and by virtue of the marriage regime, the parties agree that the Defendant

Private Bay X9020, Cape Town 8000  
2021 -11- 26  
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RENDERED IN THE COURT OF THE DEPUTY CHIEF JUSTICE OF THE SUPREME COURT OF SOUTH AFRICA  
AT CAPE TOWN  
ON 26 NOVEMBER 2021



will pay the Plaintiff an amount of R1 500 000.00 [ONE MILLION, FIVEHUNDRED THOUSAND] in settlement of the Plaintiff's accrual claim.

5.2 This payments must be made within 6 months from the date of signing this agreement.

**6. LIABILITIES**

Each party accepts full responsibilities for the liabilities registered to their individual names and will continue with the installments and or payments of such liabilities. Neither party will have a claim against the other party for liabilities registered to their names of the other party.

**7. LEGAL COSTS**

The Defendant shall contribute 50% towards the Plaintiff's legal costs.

**8. CHILD MAINTENANCE**

8.1 The following agreement is reached regarding parental rights and responsibilities of the children:

8.1.1 The Defendant shall pay maintenance of the minor children up to the age of 18 years, in the amount of R26 000/m (R13 000 per child, per month) on the first day of each month which amount will increase annually by 7.5% on the anniversary of the court's order.

REGISTRATION

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2021 -11- 26

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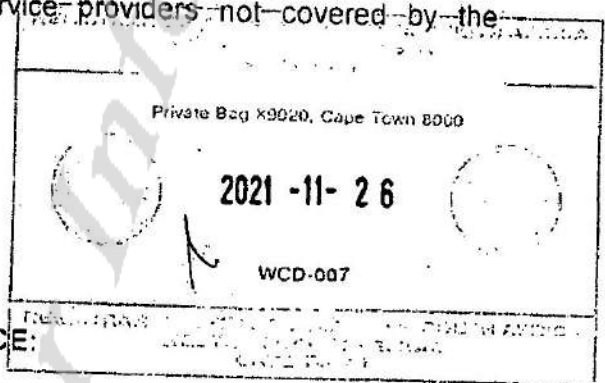
5 **JANINE FOUCHE**

GROUND FLOOR VINEYARDS SQUARE SOUTH  
THE VINEYARDS OFFICE ESTATE, 99 JIP DE JAGER DRIVE  
TYGHERVALLEY BELLVILLE, 7530  
COMMISSIONER OF OATHS  
PRACTISING ATTORNEY RSA

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- 8.1.2 The Defendant shall pay the minor children's school fees, any after-school and school residence fees, school and sport tours and additional costs associated with the schooling of the children, transport fees for transport to school, tertiary education costs and accommodation and ancillary costs as well as books and stationery directly to the service providers or to the Plaintiff on demand.
- 8.1.3 The Defendant shall pay for the minor children's reasonable extra-mural and sport activities directly to the service provider;
- 8.1.4 The Defendant shall pay the minor children's school clothes and sports clothes;
- 8.1.5 The Defendant shall retain the minor children and the Plaintiff on a comprehensive medical aid and honour the monthly premiums payable to the medical aid.
- 8.1.6 The Defendant shall pay the reasonable additional medical expenses of the minor children not paid for by the medical aid fund and must pay excess payments to medical service providers not covered by the medical aid.



**9 THE PLAINTIFF'S SPOUSAL MAINTENANCE:**

9.1 The Defendant must pay to the Plaintiff, maintenance in the amount of R13 000.00 (THIRTEEN THOUSAND RAND) per month, payable on the 1<sup>st</sup>

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 6  
**JANINE FOUCHE**  
 GROUND FLOOR VINEYARDS SQUARE SOUTH  
 THE VINEYARDS OFFICE ESTATE, 99 JP DE JAGER DRIVE  
 TYGERVALEY BELLVILLE, 7530  
 COMMISSIONER OF OATHS  
 PRACTISING ATTORNEY RSA

*(Handwritten signatures and initials)*

*(Handwritten mark)*

(first) day of every month, for a period of 15 years from the date of the court's order, which amount to escalate annually on the anniversary of the divorce order with 7.5%.

9.2 The Defendant shall maintain the Plaintiff on a fully comprehensive medical aid fund and must honour the premiums of the fund monthly, for a period of 15 years from the date of the court's order.

**10 PARENTAL RIGHTS AND RESPONSIBILITIES**

The parties agree as follows:

- 10.1.1 That both parties retain full parental rights and responsibilities as envisioned in Section 18, 19 and 20 of the Children's Act, number 38 of 2005 over the two minor children born from the marriage.
- 10.1.2 The Plaintiff is awarded primary care of the two minor children.
- 10.1.3 The Defendant shall have contact with the children every alternative weekend from 17h00 on the Friday until 17h00 on the Sunday;
- 10.1.4 The Defendant's shall have contact with the children on his birthday and Father's Day, with the understanding that the minor children shall be with Plaintiff on her birthday and Mother's Day, irrespective of these days falling within the other party's contact time;
- 10.1.5 The Defendant shall have contact with the minor children on their

respective birthdays for at least 3 (three) hours.

REGISTRATION

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2021-11-26

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**JANINE FOUCHE**

GROUND FLOOR VINEYARDS SQUARE SOUTH

THE VINEYARD OFFICE ESTATE, 99 JIP DE JAGEN DRIVE

TYGERVALLEY BELLVILLE, 7530

COMMISSIONER OF OATHS

PRACTISING ATTORNEY RSA

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10.1.6 The Defendant shall have contact with the children for half of every long school holiday and every alternative short school holiday, with the understanding that Christmas and Easter shall alternate between the parties annually.

10.1.7 The Defendant shall have contact on every alternative public holiday and every alternative long weekend, with the understanding that contact shall commence at 17h00 on the day preceding the long weekend and shall terminate at 17h00 on the last day of the long weekend. Public holidays which fall directly before or after a long weekend, shall be deemed to be part of the long weekend;

10.1.8 The Defendant shall have reasonable telephonic and electronic contact at all reasonable times;

10.1.9 The Defendant shall pick the minor children up for his contact from Plaintiff's dwelling or a place appointed by her;

10.1.10 Defendant's contact shall be exercised with consideration of the minor children's educational, religious, sporting and extra-mural activities and the parties shall be reasonable and lenient in accommodating one another to serve the minor children's best interest;

10.1.11 Should either of the parties not be able to have the children with him or her during his or her contact time with the children, the other party shall be considered as the first option to have the minor children with him or her instead

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**JANINE FOUCHE**  
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TYGERVALLEY BELLVILLE, 7530  
COMMISSIONER OF OATHS  
PRACTISING ATTORNEY RSA

Private Bag X3020, Cape Town 8000  
2021-11-26  
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Cape Town

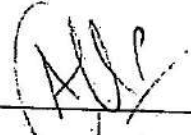
**11 WHOLE AGREEMENT**

This agreement comprise of the full agreement between the parties on the subject matter, and no amendments or cancelation of this agreement, including this clause, will be valid, unless it has been reduced to writing and signed by both parties.

**12 CONCESSIONS**

Any extension of time, relaxation, indulgence, or condonation extended by the one party to the other, will not be regarded as a waiver of any of the said party's rights in terms of this agreement.

SIGNED AT George ON THIS THE 1st DAY OF April 2021.

  
WITNESS 1

  
PLAINTIFF

REGISTRAR OF DEEDS AND MORTGAGES

Private Bag X9020, Cape Town 8000

**CERTIFIED A TRUE COPY OF THE ORIGINAL**

**JANINE FOUCHE**

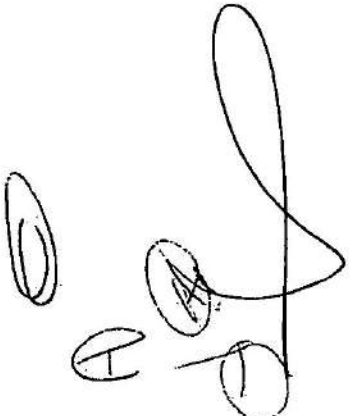
GROUND FLOOR VINEYARDS SQUARE SOUTH  
THE VINEYARD OFFICE ESTATE, 99 JIP DE JAGER DRIVE  
TYDERSVALLEY BELLVILLE, 7530

COMMISSIONER OF OATHS  
PRACTISING ATTORNEY RSA


2021 -11- 26

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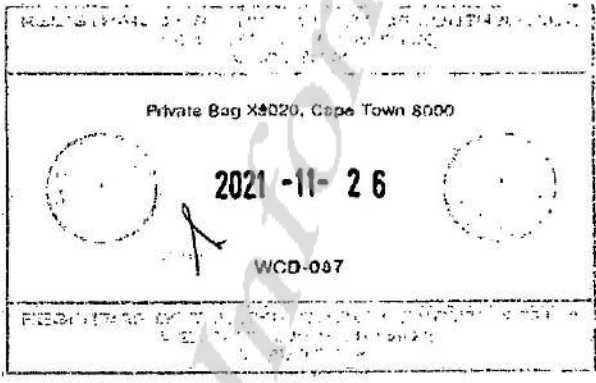
  
\_\_\_\_\_  
WITNESS 2

SIGNED AT George ON THIS THE 1<sup>st</sup> DAY OF April  
2021.

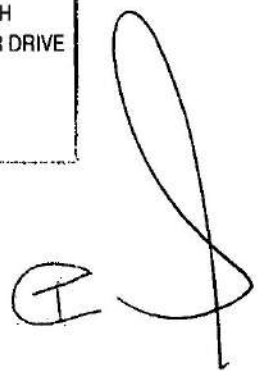
  
\_\_\_\_\_  
WITNESS 1

  
\_\_\_\_\_  
DEFENDANT

  
\_\_\_\_\_  
WITNESS 2



CERTIFIED A TRUE COPY OF THE ORIGINAL  
**JANINE FOUCHE**  
GROUND FLOOR VINEYARDS SQUARE SOUTH  
THE VINEYARDS OFFICE ESTATE, 99 JIP DE JAGER DRIVE  
T T GERVALLEY BELLVILLE, 7530  
COMMISSIONER OF OATHS  
PRACTISING ATTORNEY-SCA







**the doj & cd**

Department:  
Justice and Constitutional Development  
REPUBLIC OF SOUTH AFRICA

REGISTERED OFFICE OF THE DEPARTMENT OF JUSTICE AND CONSTITUTIONAL DEVELOPMENT
Private Bag X9020, Cape Town 8000
2021 -11- 26
WCD-007
2021-11-26

1/16

BRANCH: COURT SERVICES' POLICY DEVELOPMENT AND MANAGEMENT  
FAMILY ADVOCATE OFFICE : WESTERN CAPE

Private Bag X6585, GEORGE 6530, Bateleur Park Building, Cnr Cradock and Cathedral Street, George, 6529  
Tel (044) 802 4200, Fax (044) 802 4202.

**ANNEXURE TO SUMMONS AND SETTLEMENT AGREEMENT**

**IN THE HIGH COURT OF SOUTH AFRICA  
(EASTERN CIRCUIT LOCAL DIVISION, GEORGE)**

589/2020

CASE NO: H46/2020

IN THE MATTER BETWEEN:

TAMAR PALKOWSKI

PLAINTIFF

AND

GREGORI HENRYK PALKOWSKI

DEFENDANT

KLERK VAN DIE HOF
PRIVAATSAK, PRIVATE BAG X6537
2021-07-31
GEORGE 6530
CLERK OF THE COURT

In the above matter the Summons and Settlement Agreement have been submitted to the Family Advocate for consideration and the following is noted:

**COMMENTS:**

The Family Advocate takes note of the relief sought but is unable to endorse the settlement agreement due to the following:

1. The Annexure "A" as required in terms of Regulation 2 of the Mediation in Certain Divorce Matters Regulations, 1990 is not attached to the copy of the summons forwarded to the Family Advocate. The Annexure "A" should therefore be forwarded to the Family Advocate to enable the Family Advocate or Presiding Officer to decide whether an enquiry in terms of Section 4 of the Mediation in Certain Divorce Matters Act is desirable or not.

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<b>JANINE FOUCHE</b>
GROUND FLOOR VINEYARDS SQUARE SOUTH
THE VINEYARDS OFFICE ESTATE, 99 JIP DE JAGER DRIVE
TYGERVALLEY BELLVILLE, 7530
COMMISSIONER OF OATHS
PRACTISING ATTORNEY RSA

2. Further also note that the Family Advocate has not satisfied herself that child participation as indicated in Sections 6(5), 10 and 31(1)(a) of the Children's Act, Act 38 of 2005 is adequately addressed in the summons and settlement agreement given the minor children's age, maturity and stages of development. The parties are accordingly requested to amend their settlement agreement in this regard and to provide the Family Advocate with amended settlement agreement before the court date.

117

THUS DATED AND SIGNED AT GEORGE ON 03 JUNE 2021.

ADV. R. DE VOS (MALGAS)  
FAMILY ADVOCATE: GEORGE

OFFICE OF THE FAMILY ADVOCATE  
GEORGE  
03 JUN 2021  
DEPARTMENT OF JUSTICE AND  
CONSTITUTIONAL DEVELOPMENT

Private Bag X9020, Cape Town 8000  
2021 -11- 26  
WCD-007

CERTIFIED A TRUE COPY OF THE ORIGINAL  
**JANINE FOUCHE**  
GROUND FLOOR VINEYARDS SQUARE SOUTH  
THE VINEYARDS OFFICE ESTATE, 99 JIP DE JAGER DRIVE  
TYGER VALLEY BELLVILLE, 7530  
COMMISSIONER OF OATHS  
PRACTISING ATTORNEY RSA

118

Original  
Court records

**IN THE HIGH COURT OF SOUTH AFRICA  
(EASTERN CAPE LOCAL DIVISION: GEORGE)**

Case No: H46/2020

In the matter between:

**TAMAR PALKOWSKI**

(ID: 850428 0031 082)

19 OCT 2021  
Plaintiff

and

**GREGORI HENRYK PALKOWSKI**

(ID: 841014 5211 085)

**DULY ENDORSED**  
2021 -10- 22  
ADV. [Signature]  
OFFICE OF THE FAMILY ADVOCATE: GEORGE

Defendant

**SUPPLEMENTARY SETTLEMENT AGREEMENT**

**IN THAT** the Plaintiff and the Defendant has reached a settlement on/or about 1 April 2021 in this matter.

**AND NOTING THAT** the parental rights and responsibilities have been included in the original Settlement Agreement.

CERTIFIED A TRUE COPY OF THE ORIGINAL  
**JANINE FOUCHE**  
GROUND FLOOR VINEYARDS SQUARE SOUTH  
THE VINEYARDS OFFICE ESTATE, 99 JIP DE JAGER DRIVE  
TYGERVALLEY BELLVILLE, 7530  
COMMISSIONER OF OATHS  
PRACTISING ATTORNEY RSA

REGISTERED OFFICE OF THE ATTORNEY GENERAL  
SOUTH AFRICA  
Private Bag X9020, Cape Town 8000  
2021 -11- 26  
WCD-007

[Handwritten signatures and initials]

[Handwritten initials]

IT IS STATED THAT the Plaintiff and the Defendant hereby confirm that the minor children were informed of the action and decisions pertinent to the minor children and it was explained to the minor children in as much as they are capable to understand, bearing in mind their young ages as required by Section 6(5) and 10 of the Children's Act, Act 38 of 2005.

IT IS FURTHER STATED THAT the parties agree that before taking any decision as contemplated in Section 18(3)(c) and 31 of the Children's Act, Act 38 of 2005, they have given due consideration to any views and wishes expressed by the other party and the minor children in respect of the following aspects of the minor child's lives.

These decisions include but are not limited to the following:

1. Decisions about the child's mental healthcare and medical care excluding everyday medical and dental care required by the minor children;
2. Decisions about the minor children's religious, cultural and spiritual upbringing;
3. Decisions about the child's temporary/permanent residence outside the country of South Africa;
4. Decisions relating to the assignment of the guardianship or care of the minor children to another person;

CERTIFIED A TRUE COPY OF THE ORIGINAL

**JANINE FOUCHE**

GROUND FLOOR VINEYARDS SQUARE SOUTH  
 THE VINEYARDS OFFICE ESTATE, 99 JAP DE JAGER DRIVE  
 TYGERVALLEY BELLVILLE, 7530

COMMISSIONER OF OATHS  
 PRACTISING ATTORNEY RSA

Private Bdg X9920, Cape Town 8000

2021 -11- 26

WCD-007

JM



5. Decisions affecting the minor children's everyday care and routine shall be made by the party in whose care they are at the relevant time. The parties agree to follow a parallel parenting style by maintaining a consistent routine and general structure at both parties' homes.

SIGNED AT George ON THIS THE 11 DAY OF October 2021.

[Signature]  
WITNESS 1

[Signature]  
PLAINTIFF

[Signature]  
WITNESS 2

SIGNED AT George ON THIS THE 13 DAY OF October 2021.

[Signature]  
WITNESS 1

[Signature]  
DEFENDANT

[Signature]  
WITNESS 2

RECEIVED AT THE OFFICE OF THE COMMISSIONER OF OATHS AND PRACTISING ATTORNEYS	
Private Bag X9020, Cape Town 8000	
2021-11-26	WCD-007
RECEIVED AT THE OFFICE OF THE COMMISSIONER OF OATHS AND PRACTISING ATTORNEYS	

CERTIFIED A TRUE COPY OF THE ORIGINAL

**JANINE FOUCHE**

GROUND FLOOR VINEYARDS SQUARE SOUTH  
THE VINEYARDS OFFICE ESTATE, 99 JIP DE JAGER DRIVE  
TYGER VALLEY BELLVILLE, 7530  
COMMISSIONER OF OATHS  
PRACTISING ATTORNEY RSA

JM

# **ANNEXURE 3**

**STADLER & SWART ATTORNEYS**

Attention: Tracy Pretorius  
Email: [tracy@stadlers.co.za](mailto:tracy@stadlers.co.za)

20 March 2026

**cc DELPLAN CONSULTING**

Attention: Richard McKnight  
Email: [richard@delplan.co.za](mailto:richard@delplan.co.za)

**cc DANIEL JACOBUS GROBBELAAR**

Email: [grobbelaarster@gmail.com](mailto:grobbelaarster@gmail.com) / [danie@lanceakonsult.com](mailto:danie@lanceakonsult.com)

Dear Sirs

**BONDHOLDERS CONSENT****APPLICATION FOR SUBDIVISION AND PERMANENT DEPARTURE****OUR REF: DANIEL JACOBUS GROBBELAAR (CLIENT NO. 327386/002)****REMAINDER ERF 3481 GEORGE ("the Property")**

Investec Bank Limited, in its capacity as the holder of a mortgage bond registered over the aforementioned Property, consents to the:-

- Proposed subdivision in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023, of the Property, into a Portion A ( $\pm 1077\text{m}^2$ ) and a Remainder RE/3481 ( $\pm 1482\text{m}^2$ ), as per draft plan marked Annexure "A".
- Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, to relax:
  - the 3m common boundary building line between the subdivided portions to 0m for the existing dwelling on proposed portion A as well as to 0.5m for the existing dwelling and patio on proposed RE/3481, George and 0.9m for the window; and
  - the 3m northern common boundary building line to 2.3m & 1.9m for the existing dwelling on proposed portion A.
- Departure in terms of Section 15(2) (b) of the George Municipality: Land Use Planning By-Law, 2023 for the Property for the distance between carriageway crossings from 12m to 4.2m in terms of section 45(4)(b) of the George Integrated Zoning Scheme, 2023.

The consent is granted on condition that the Mortgage Bond in our favour remains in place and that the relevant approvals from the George Municipality are obtained.

*DB*  
*sl*

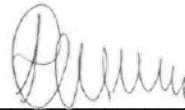
Contact Kobus Barnard on 044 803-6313 should you have any queries.

Yours Faithfully

Investec Bank Limited



\_\_\_\_\_  
Authorised Signatory



\_\_\_\_\_  
Authorised Signatory

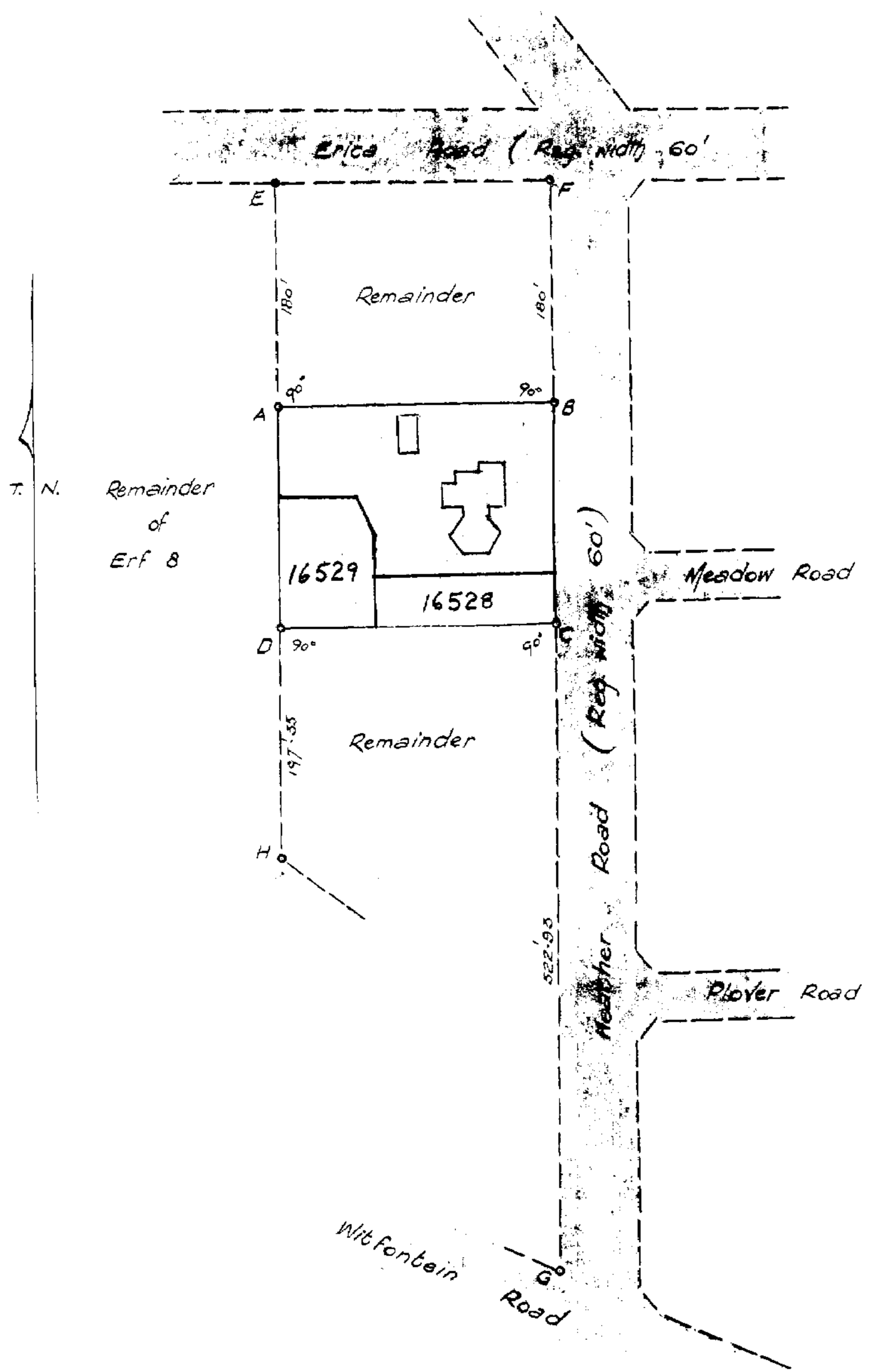
# **ANNEXURE 4**

No. 493/63

Approved

*J. Stuur*  
Surveyor-General.  
18-3-1963

SIDES Cape Feet	ANGLES OF DIRECTION	SYSTEM L <sup>2</sup> CO-ORDINATES	
		y	x
AB 222.35	A 90°		
BC 180.00	B 90°		
CD 222.35	C 90°		
DA 180.00	D 90°		



Beacons :-

- A, B, C & D, iron peg 18" long & 5/8" dia.
- E & H, " 3/8" dia.
- F, planted stake, top flush with ground.
- G, " " , proj. 16".

Scale 1 : 1500

The figure ABCD \_\_\_\_\_  
represents 40023 Sq. Feet \_\_\_\_\_ of land being  
\_\_\_\_\_ Erf 3481 portion of Erf 615 George  
situate in the Municipality and Administrative District of George,  
~~situate in the Division of~~ Province of Cape of Good Hope.  
Surveyed in Jan<sup>y</sup>. 1963 by me *J. Stuur*  
Land Surveyor.

This diagram is annexed to D/T 12974/1963	The original diagram is No. 1655/42 annexed to D./T. 1842. 145. 7245	File No. 8/8115/151/15 S.R. No. E. 165/63
--	--	--

Registrar of Deeds.

*CS*  
BL-7DD/V3  
W3



THE FOLLOWING ARE THE ONLY REQUISITE DATA FROM THIS DIAGRAM						
SURVEY RECORD	DIAGRAM NO.	SUBDIVISION	AREA HA./SQ. M.	TRANSFER NO.	INITIALED	REMR.
E 2394/92	7624/92	ERF 16528	500	43414/93	3 W7	
E 2394/92	7625/92	ERF 16529	816	43417/93		

493/63

MUNICIPALITY OF GEORGE  
 I certify that the lawful requirements of my  
 Council arising out of this subdivision, have been  
 complied with.  
 J. B. Mearns  
 TOWN CLERK  
 Date 29/1/63

Approved with/without conditions in  
 terms of Section 196 of Ordinance No.  
 15 of 1952 and Section 9 of Ordinance  
 No. 33 of 1934.

Reference: AF 37/4/23  
 Date of Notification: 29.6.1961

Surveyor-General.

S

B

# **ANNEXURE 5**

## CONVEYANCER'S CERTIFICATE

IN TERMS OF SECTION 15(2)(d) OF THE GEORGE MUNICIPALITY:  
LAND USE PLANNING BY LAW, 2023  
OF  
ERF 3481 GEORGE

### APPLICATION DETAILS

An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 for:

1. **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023, of Erf 3481, George into a Portion A ( $\pm 1095\text{m}^2$ ) and a Remainder ( $\pm 1467\text{m}^2$ ).
2. **Departure** in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, to relax:
  - The 3m common boundary building line between the subdivided portions to 0m for the existing dwelling on proposed portion A as well as to 0.5m for the existing dwelling and patio on proposed RE/3481, George.
  - The 3m northern common boundary building line to 2.3m & 1.9m for the existing dwelling on proposed portion A.

### APPLICATION DATE

March 2026

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practising at A Chimes & Van Wyk Attorneys, 58 Cathedral Street, George do hereby certify as follows:

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

**T2387/2026** (current Title Deed)

in respect of:

**REMAINDER ERF 3481 GEORGE  
IN THE MUNICIPALITY AND DIVISION OF GEORGE  
PROVINCE OF THE WESTERN CAPE**

**IN EXTENT: 2562 (TWO THOUSAND FIVE HUNDRED AND SIXTYTWO) SQUARE  
METRES**

**HELD BY DEED OF TRANSFER NUMBER T2387/2026**

REGISTERED in the name of

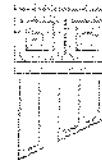
**DANIEL JACOBUS GROBBELAAR  
IDENTITY NUMBER 770226 5118 08 7  
Married out of community of property**

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 04 MARCH 2026

  
**CONVEYANCER**

Postnet Suite 42  
 Private Bag X6590  
 GEORGE 6530  
 Docex 6, George  
 58 Cathedral Street, George, 6529  
 Tel: (044) 874 1621  
 Fax: (044) 874 1661  
 E-Mail: admin@chimesvanwyk.co.za  
 Reg No: 2007/031041/21  
 VAT Reg No: 487 0245 018



# A CHIMES VAN WYK

ATTORNEYS IN LAW NOTARIES IN CONVEYANCING

## PRO FORMA INVOICE

**DELPLAN CONSULTING**  
 79 VICTORIA STREET  
 GEORGE  
 6529  
 Per e-mail: delarey@delplan.co.za

DATE:	13-03-2026
ACC NO:	CA0002
PAGE:	1
YOUR VAT NO:	4630198382
TAX INVOICE NO:	NONE

### IN RE: SIGNING OF CONVEYANCER'S CERTIFICATE

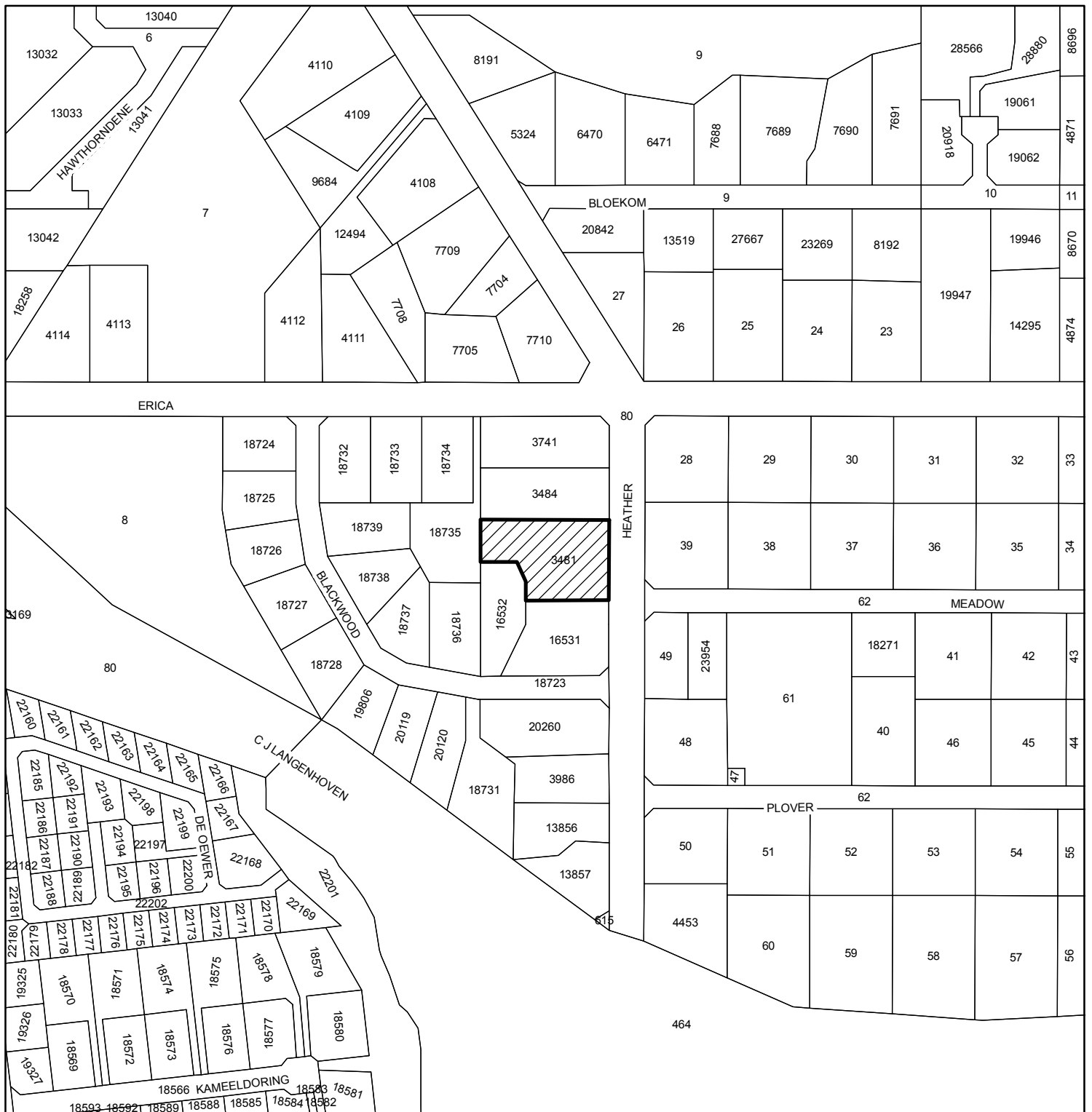
No	DETAILS	DEBIT	VAT	Expenses	BALANCE												
1.	Erf 3481 George	1,300.00	Incl		1,300.00												
	TOTAL DUE																
<table border="1"> <thead> <tr> <th>+ 120 DAYS</th> <th>90 DAYS</th> <th>60 DAYS</th> <th>30 DAYS</th> <th>CURRENT</th> <th>DUE</th> </tr> </thead> <tbody> <tr> <td>0.00</td> <td>0.00</td> <td></td> <td>0.00</td> <td>1,300.00</td> <td>R1,300.00</td> </tr> </tbody> </table>						+ 120 DAYS	90 DAYS	60 DAYS	30 DAYS	CURRENT	DUE	0.00	0.00		0.00	1,300.00	R1,300.00
+ 120 DAYS	90 DAYS	60 DAYS	30 DAYS	CURRENT	DUE												
0.00	0.00		0.00	1,300.00	R1,300.00												

*Kindly note that invoices are payable on receipt thereof*


ACCOUNT : A CHIMES VAN WYK INC  
 BANK : NEDBANK  
 ACC NUMBER : 109 116 0333  
 BRANCH CODE : 109114  
 SWIFT CODE : NEDSZAJJ  
 REF : CA0002/DELPLAN Erf 3481

# **ANNEXURE 6**





**LEGEND:**



A4 Scale:  
1:3,000

<b>PROJECT:</b>	Proposed subdivision for GH Palkowski	<b>PROJEK:</b>
<b>DESCRIPTION:</b>	Erf 3481, George	<b>BESKRYWING:</b>
<b>TITLE:</b>	Locality plan	<b>TITEL:</b>
<b>DESIGNED:</b>	SG	<b>DRAWN:</b>
<b>ONTWERP:</b>		<b>GETEKEN:</b>
<b>DATE:</b>	OCT 2025	<b>PLAN NO:</b>
<b>DATUM:</b>		<b>PLAN NR:</b>

1476/GEO/25/GIS/Ligging

Tel: 044 873 4566, Email: [planning@delplan.co.za](mailto:planning@delplan.co.za)  
[www.delplan.co.za](http://www.delplan.co.za)



**DELPLAN**  
CONSULTING

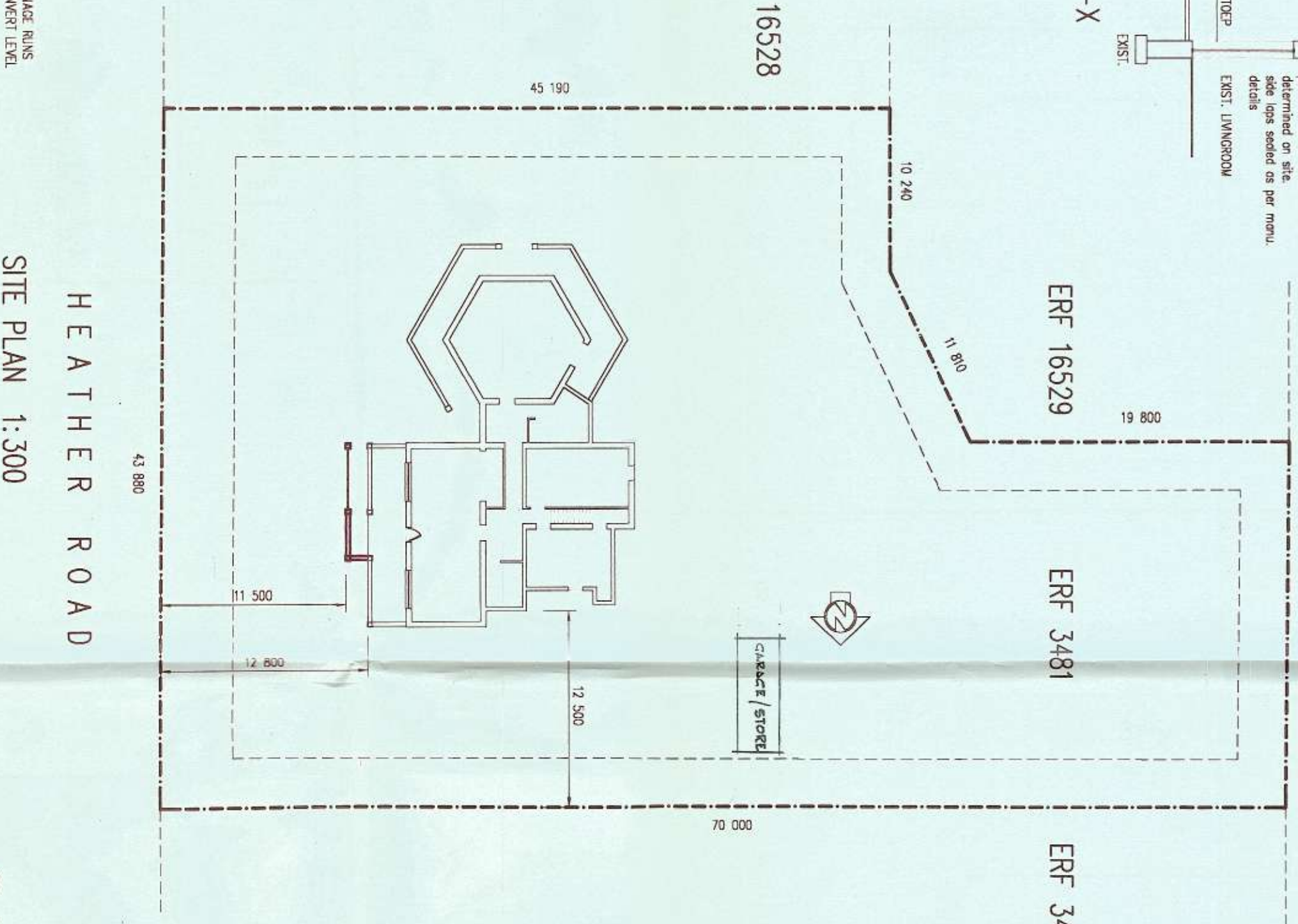
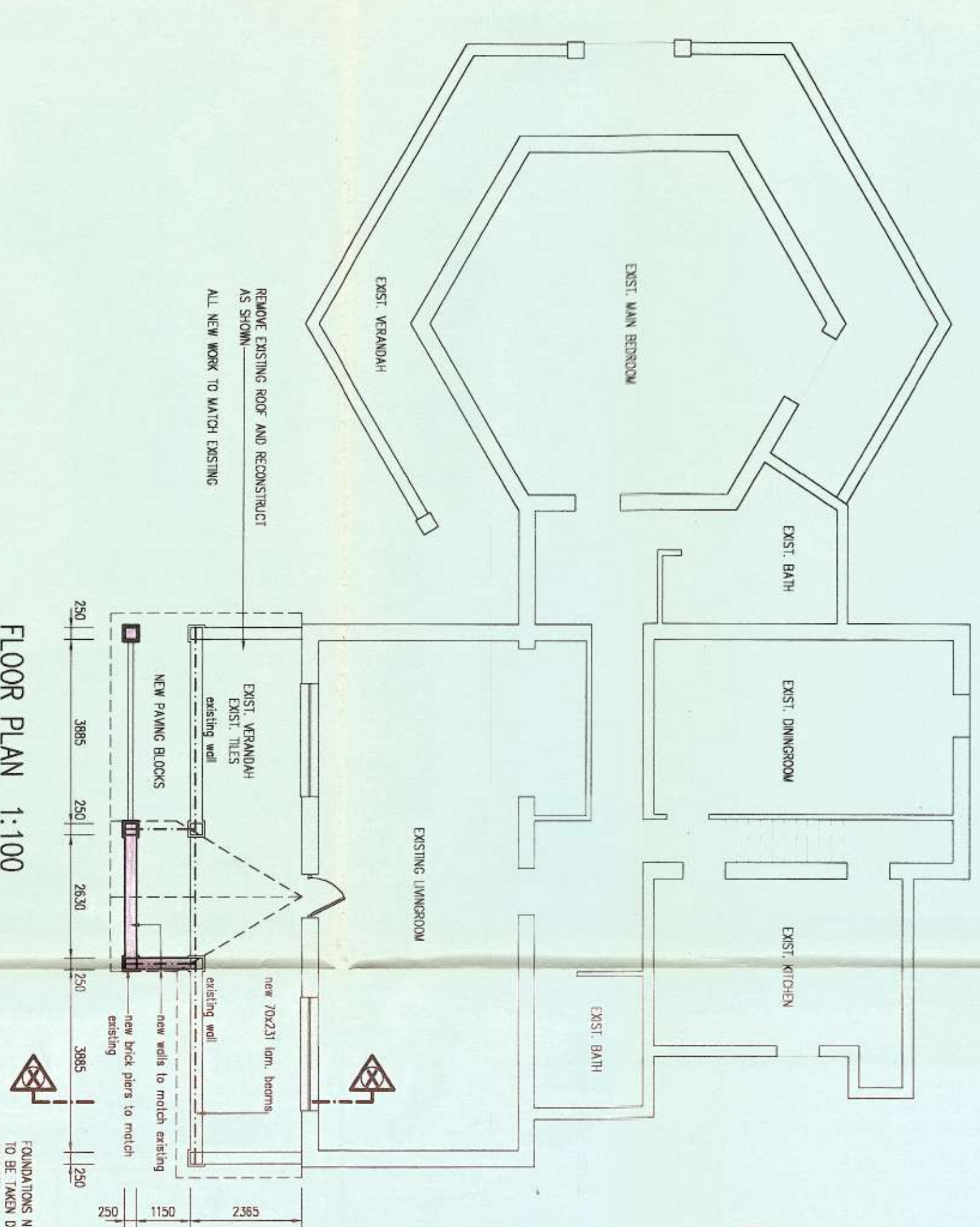
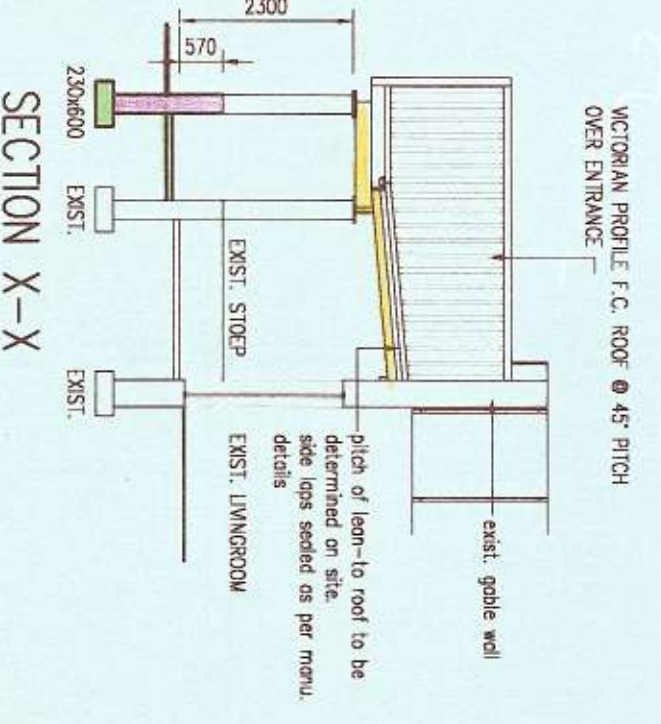
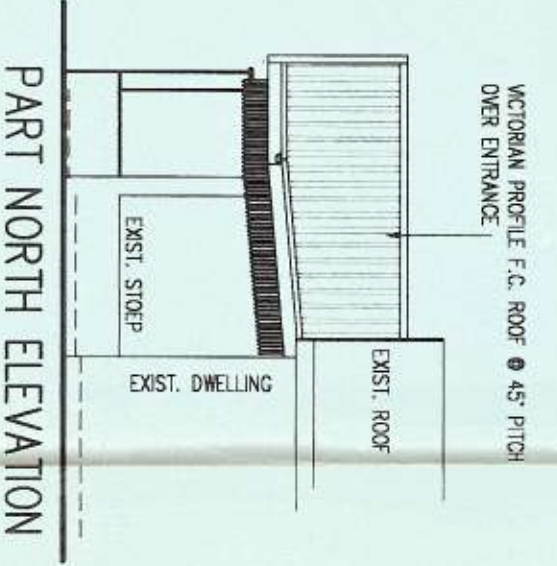
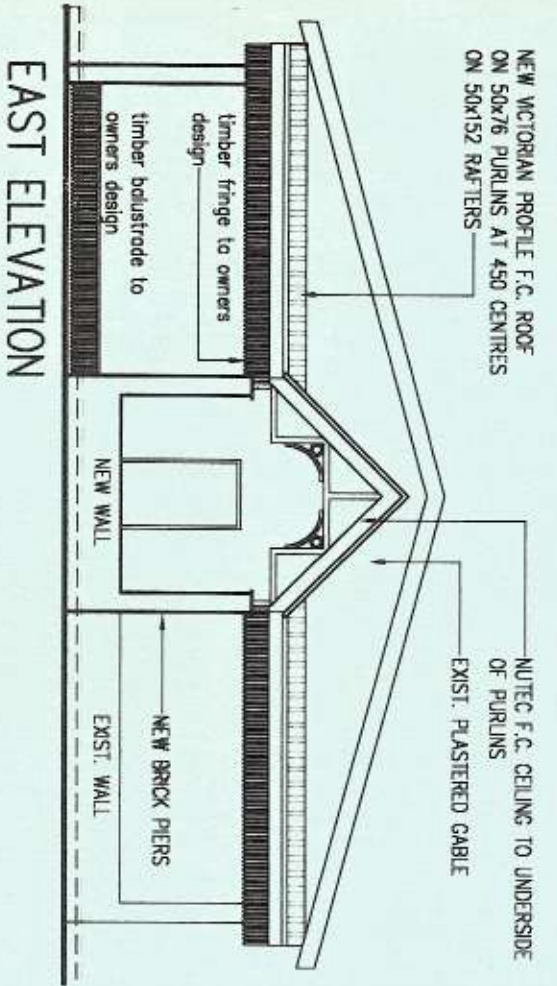
URBAN & REGIONAL PLANNERS

**COPYRIGHT:** This drawing is the copyright of DELplan Consulting. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

**KOPIEREG:** Die kopiereg van hierdie tekening behoort aan DELplan Consulting. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

# **ANNEXURE 7**





12/2/96  
P. 811 No. 83/96  
P. 811 No. 83/96  
P. 811 No. 83/96  
P. 811 No. 83/96  
P. 811 No. 83/96

- GENERAL NOTES**
- 1 This drawing is protected under the copyright Act 1956, and cannot be used or reproduced in part or in whole without authors consent.
  - 2 Read only figured dimensions.
  - 3 All construction work is to comply with SABS codes O400 & O82.
  - 4 Contractors must verify all dimensions and levels on site before commencing work. Any discrepancies must be reported to the architect before work is put in hand.
  - 5 All levels shown are finished levels unless otherwise stated.
  - 6 All surface beds to be cast on well compacted and well consolidated filling.
  - 7 Depth of foundation trenches to be minimum 550mm below reduced ground level.
  - 8 All pipes and services to be minimum 450mm below reduced ground level.
  - 9 All drawings to be signed by owner before any work is begun.
  - 10 Soil tests for foundations to be carried out by registered engineer before any building work is begun.

**NEW ROOF TO EXIST. STOEP**  
**MR. W. VAN ROOYEN**  
**ERF 3481**  
**GEORGE**

**DRAWN:**  
BERNARD ROTHER NDAT MSAD  
P.O. BOX 90  
GREAT BRAK RIVER  
6525  
FAX & TELEPHONE : 04442 - 3592

**DATE :** 1996-02-02  
**SCALE:** 1:100 1:300  
**DRWG. NO.** 96376A

© COPYRIGHT

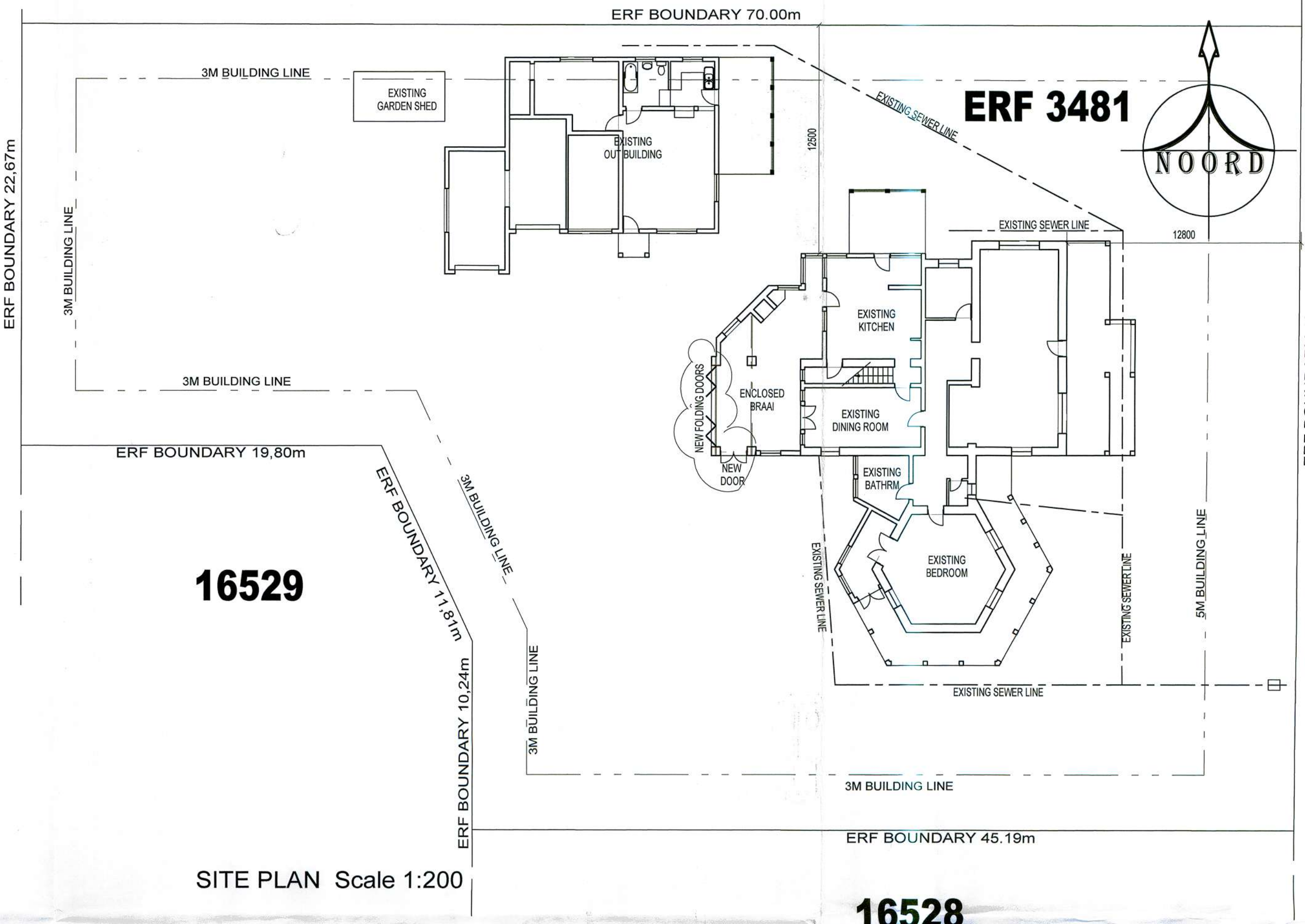


3484



WEST ELEVATION Scale 1:100

8



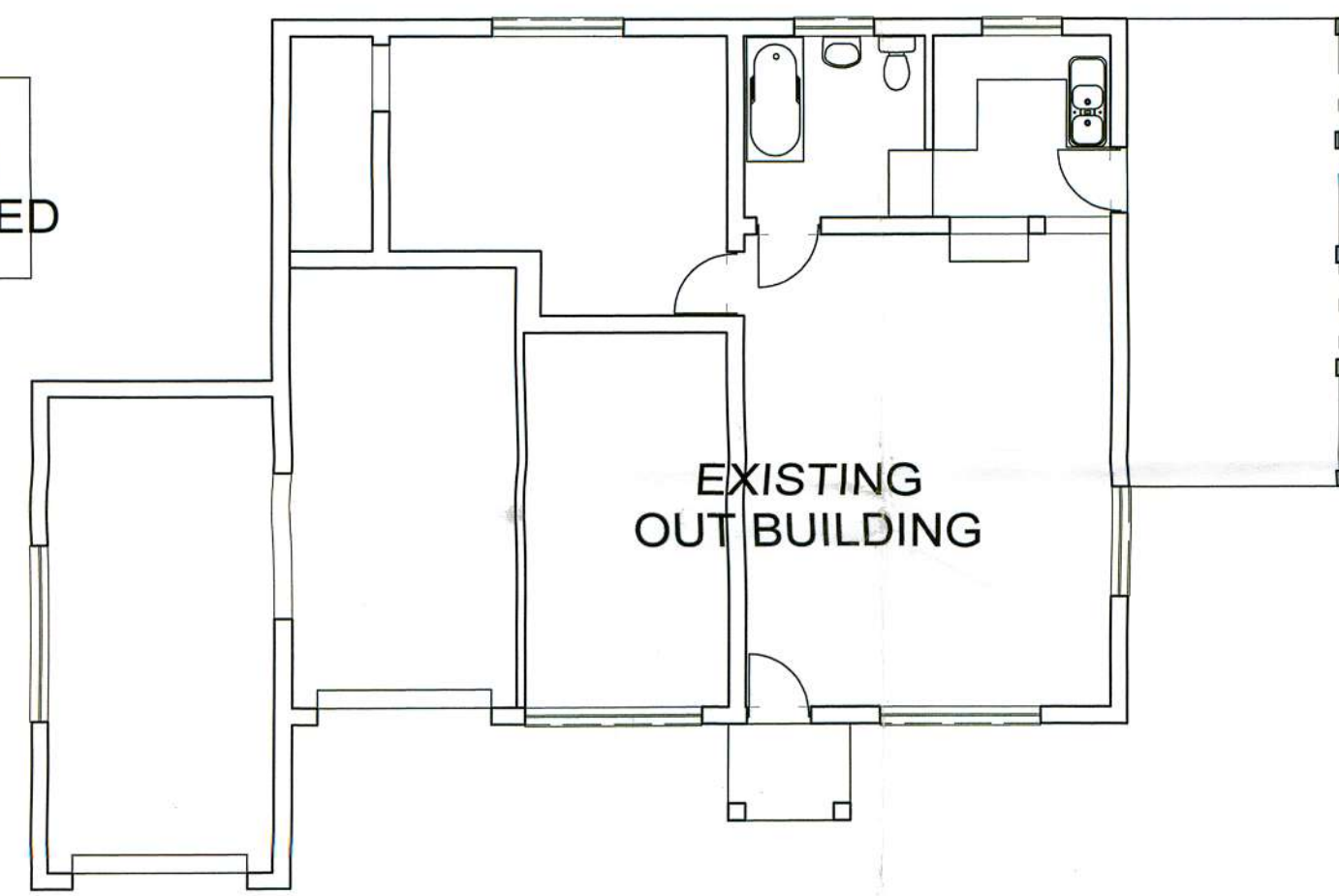
16529

SITE PLAN Scale 1:200

16528

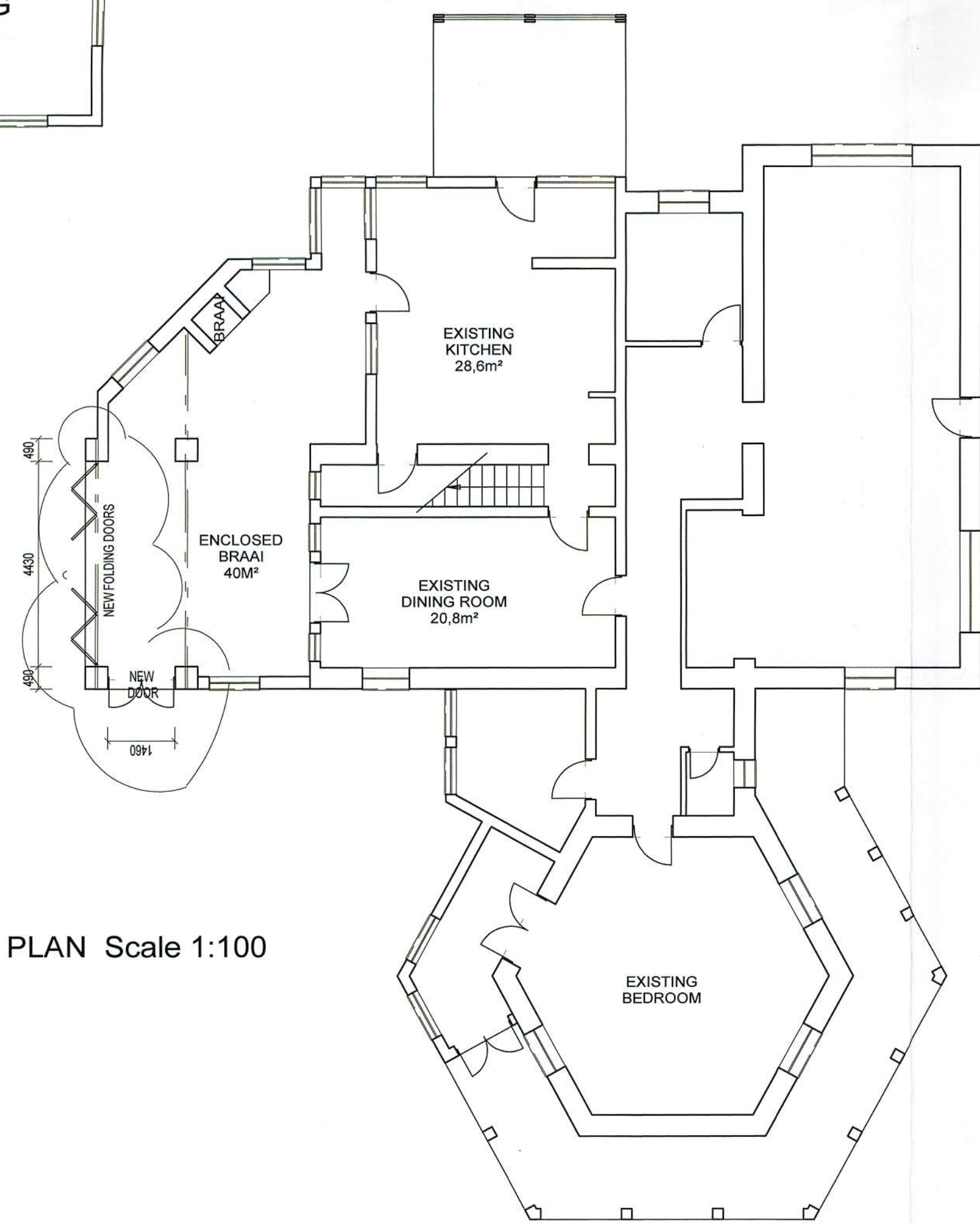
HEATHER ROAD

EXISTING GARDEN SHED



EXISTING OUT BUILDING

GROUND STOREY PLAN Scale 1:100



EXISTING BEDROOM

NOTA: ALLE MATES EN VLAKKE MOET EERS OP TERRAIN GEKONTROLEER WORD VOORDAT DAAR MET ENIGE BOUWERK BEGIN WORD. ALLE FONDAMENTE EN BETONWERK MOET DEUR N INGENIEUR ONTWERP WORD. PLANNE MOET EERS DEUR MUNISPALITEIT GOEDGEKEUR WORD VOOR DAAR MET BOUWERK BEGIN WORD.

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO Tertius Comradie FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEED.

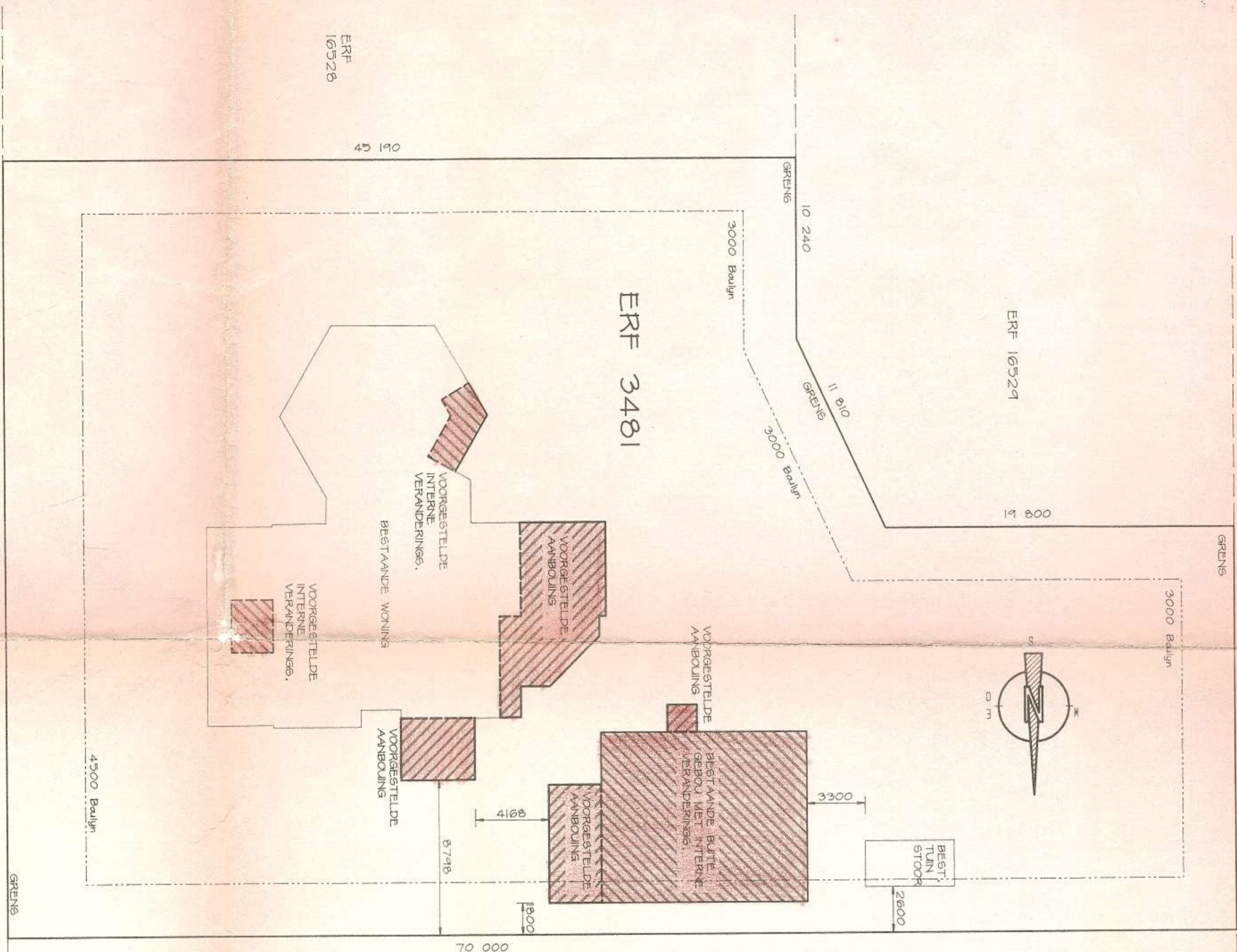
Tertius Comradie  
Argitek & uur  
15 PROGRESS STREET  
DORNBELLSORP  
GEORGE  
6530  
SELL: 083 727 283  
E: POS tertiuscomradie@telkomsa.net

GEORGE MUNICIPALITY  
**APPROVED**  
DATE: 3/12/13 PLAN No: 887/13  
Mans Examiner

PROPOSED ALTERATIONS  
ON ERF 3481  
HEATHER ROAD  
HEATHERLANDS  
GEORGE

MUNICIPAL DRAWINGS			
DATUM	18-7-2013	SKAAL	1:100 1:200
BENAAM	[Signature]	W01	





PERSEELPLAN:  
SKAAL: 1:200

**GEORGE MUNICIPALITY**  
DIRECTOR ADM. MISTRAT  
APPROVED  
INSPECTOR TO THE BUILDING DEPT.  
PLAN NO 197/2000  
DATE 19/11/2000

**ALGEMENE NOTAS.**

1. AL DIE WERK MAI BEDOEN WORD MET VOLGENS DIE NATIONALE BOU-REGULASIES EN DIE PLAASLIKE OMGEWED VEREISES BEDOEN WORD.
2. KONTRAKTERS MOET ALLE MATES, HOOGTES EN KLASSE OP DIE PERSEEL NAGAAK EN HET SELF TEN VOLLE BEKEND MAK MET DIE AARD EN ONWANG VAN DIE WERK VOORBAT GETOENDER OF AAN ENIGE WERK BESIN WORD.
3. BEREKENE MATES MOET IN VOORWAG GEHEK WIRD BI GESKALDE MATES.
4. KONTRAKTERS MOET DIE PLASING VAN DIE GEROU OP DIE PERSEEL MET DIE EENKMAK NAGAAK VOORBAT AAN ENIGE UITSLITENK BESIN WORD.
5. VOORBAT AAN ENIGE ELEKTRIESEWERK BESIN WORD MOET DIE ELEKTRIESE KONTRAKTEUR DIE ELEKTRIESE UITLEG MET DIE EENKMAK OP DIE PERSEEL NAGAAK.
6. MAAR FONDSSTELLE AS KEERWIDE 1000 IN HOOGTE OORSGRY MET SULKE WIDE 300 MIN DIX WESS.
7. HOORTRAKAM KONSTRUKSIES MET STRENG VOLGENS S.A.B.S. 082 OORSGRY WORD.
8. SPORWIDE MET VOORSTEN WIRD VAN ALLE NODIGE VOORBERUNG ROND-ON ALLE OPEKINGE, DEURE, VENSTERS, BI ALLE BETON BALK EN BLAAIE EN MOET VOORSTEN WIRD MET SYFERBATE TEEN 1000 MMS. H-H.
9. HIGROIE PLAN EN DIE KOPTEERS DAARVAN BEHOORT AAN STOEEN HEWNING TEKENENSTE EN MAS GEWINSING BEWILT, BEKORTEER OF HEPPRODUSEER WIRD SINGER VOORAF GESKREWE TOESTEMWING MET.

**KLIENT:**  
MNR en MEV  
W. van ROOYEN

**BESKRYWING:-**  
VOORG. VERANDERING en  
AANBOUING AAN BEST.  
WONING OP ERF 3481,  
HEATHERWEG, GEORGE.

DATUM:- 27-03-2000  
SKAAL:- 1:200  
GETEKEN:- G.P. HENNING  
AREA:- 83,43 M2

**GIDEON HENNING**  
TEKENDIENSTE.

CRADDOCKSTRAAT 80,  
POSBUS 72  
GEORGE  
TEL. 3 044 - 8744585  
FAX. 8530

TEKENING NOMMER  
00-18A

HEATHERWEG



# GEORGE SEWERAGE SCHEME RIOOLSKEMA

PLAN NO. 81

## Application Form      Aansoekvorm

To the Town Engineer,  
Aan die Stadsingenieur,

I/We, the undersigned, hereby make application to carry out certain works set forth in the plans herewith at 9 Heather Rd and I/we undertake to execute the same in strict accordance with the regulations made and by virtue of the Cape Municipal Ordinances No. 10 of 1912 and No. 22 of 1917 as amended.

Ek/Ons doen hiermee aansoek om sekere werke uit te voer soos uiteengesit in die onderstaande plann te 9 Heather Rd en ek/ons onderneem om sulks uit te voer stiptelik in ooreenstemming met die regulasies neergeleë en volgens die Kaapse Munisipale Ordonnansie Nr. 10 van 1912 en Nr. 22 van 1917 soos gewysig.

Signature of Proprietor / Handtekening van Eienaar [Signature]

Date 28-4-75 Address Box 666 GEORGE

Signature of Draughtsman [Signature]

Address Box 666 GEORGE

Plan to show connection distance from nearest lateral boundary and North Point.

### DRAINAGE PLAN DREINERINGSPLAN

Lot No. 3481  
Erf Nr. 3481

Scale 1 : 200      Skaal 1 : 200

Cost of Connection 45  
Koste van Aansluiting 45

All roof and storm water is to be excluded from the drainage system.  
Geen reënwater of stormwater moet in die dreineringsstelsel ingeleet word nie.  
Inspektion chambers to be built in 215mm brickwork and 150mm concrete base to the following inside dimensions

Up to 1m deep 600mm X 450mm  
Deeper than 1m 900mm X 600mm

Inspeksiekamers moet van 215mm steenwerk en 150mm beton basis gebou wees en moet die volgende afmetings hê

Tot 1m diep 600mm X 450mm  
Dieper as 1m 900mm X 600mm

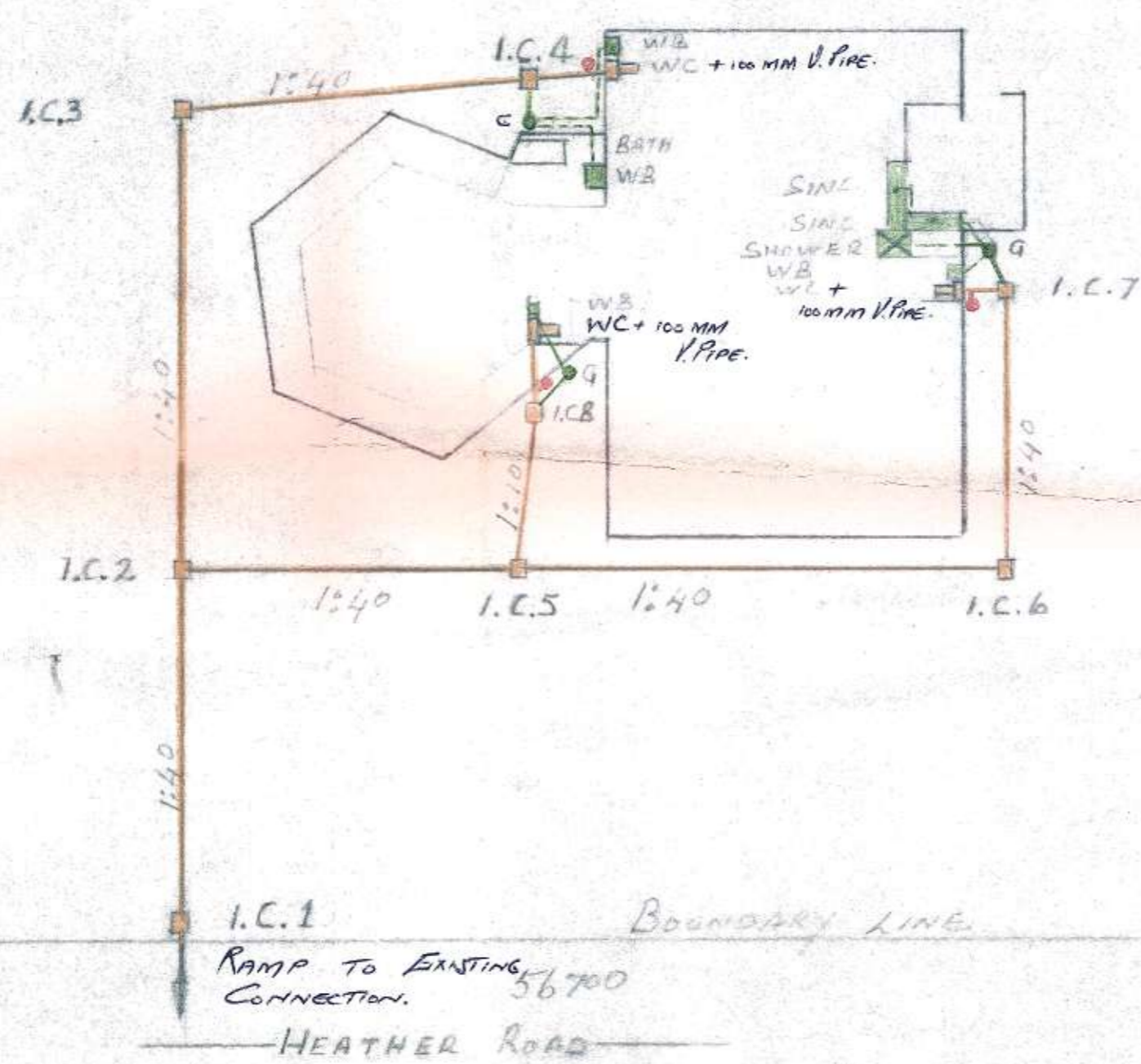
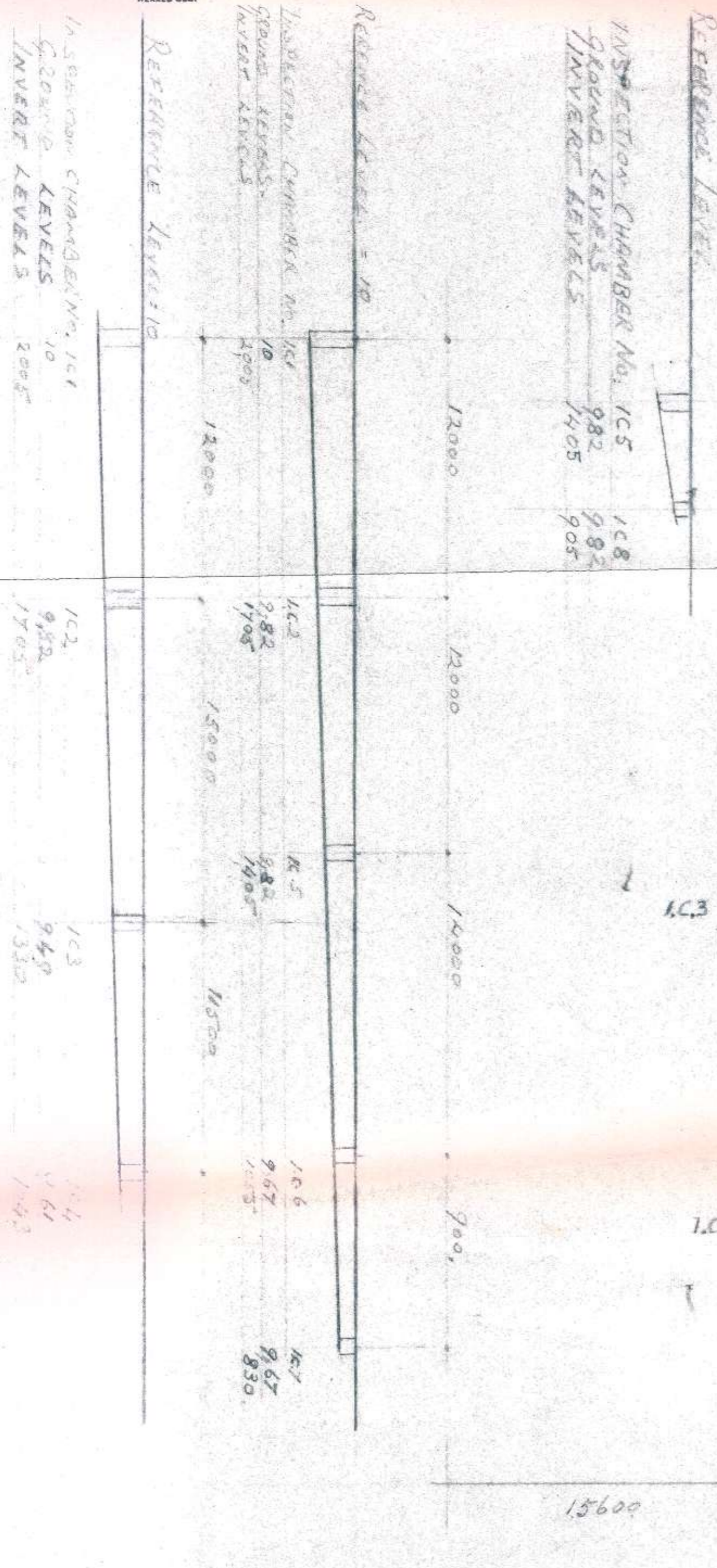
Dimensions of chambers to be proportionately enlarged when several branches enter the same chamber.

Inspeksiekamers moet vergroot word volgens die aantal aansluitings wat ingeleet word. Alle werk moet uitgevoer word volgens die Munisipale Dreinerings- en Bouregulasies.

All levels shown on this Drawing shall be referred to a well established reference point at Ground Level on the front boundary of the property. Such reference point shall be marked on the plan and may be given any arbitrary value by the Draughtsman.

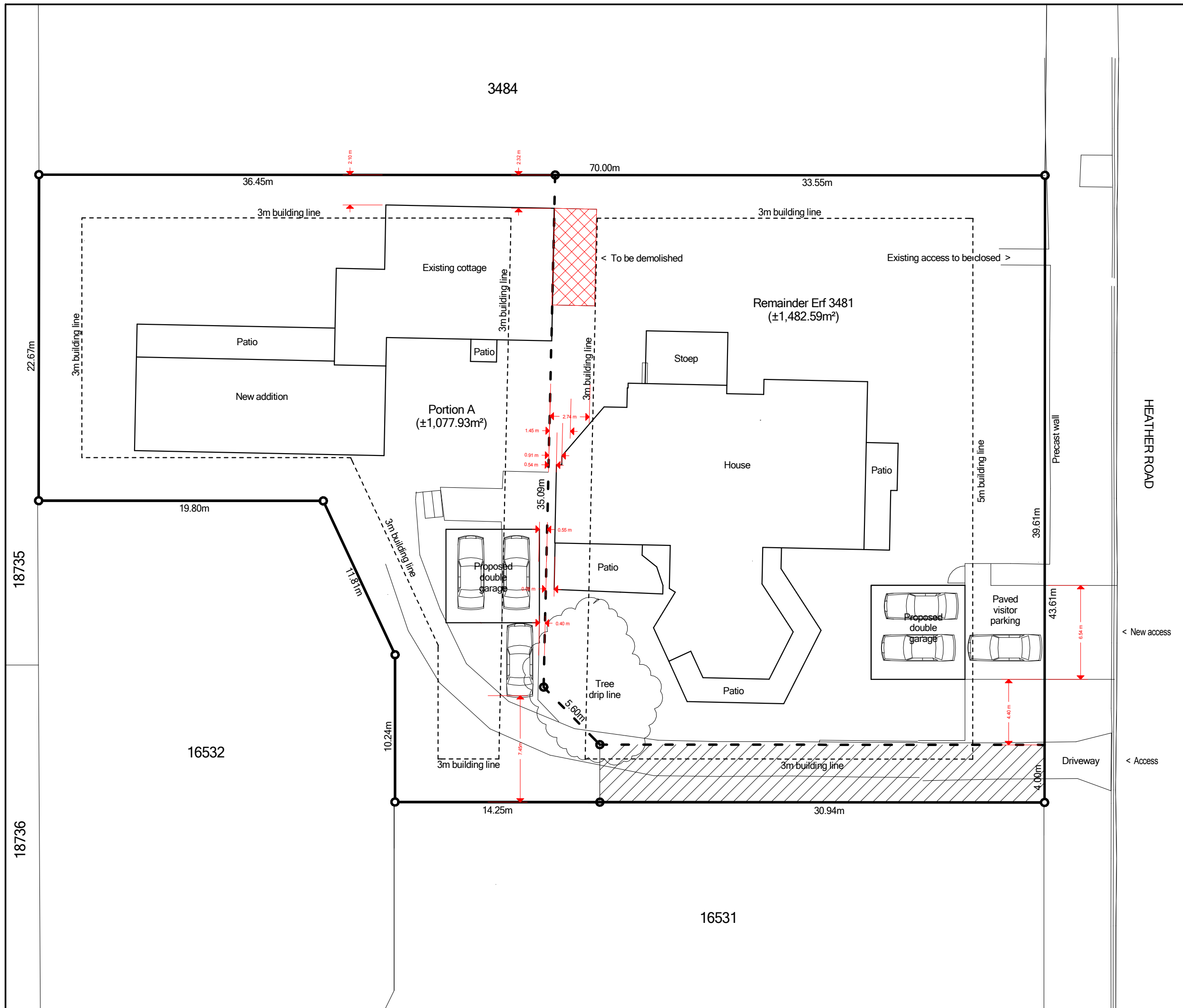
Alle hoogtes hierop aangewys moet verbind wees aan 'n betroubare verwysingspunt op grondhoogte naby die voorgrens van die erf. Die verwysingspunt moet op die plan aangewys word en mag enige geskikte waarde deur die tekenaar gegee word.

All contractors must check and verify all dimensions, levels and connection positions before quoting or commencing work.





# **ANNEXURE 8**



**COPYRIGHT:** This drawing is the copyright of DELplan Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELPlan immediately.

**KOPIEREG:** Die kopiereg van hierdie tekening behoort aan DELplan Stads- & Streekbeplanning. Moenie daarvan afskaal nie, maar verwys na afstande soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydighede moet asseblief dadelik aan DELplan rapporteer word.

**PROJECT:** Proposed subdivision for Lumen Properties (Pty) Lrd

**PROJEK:**

**DESCRIPTION:** Erf 3481, George

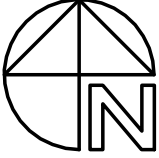
**BESKRYWING:**

**TITLE:** Subdivision plan

**TITEL:**

**NOTES:** Subdivision of Erf 3481 (2562m<sup>2</sup>), George, into:  
Portion A = 1,077.93m<sup>2</sup>; and a  
Remainder = 1,482.59m<sup>2</sup>

**NOTAS:**

A3 Scale:  1:250

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[www.delplan.co.za](http://www.delplan.co.za)

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URBAN & REGIONAL PLANNERS

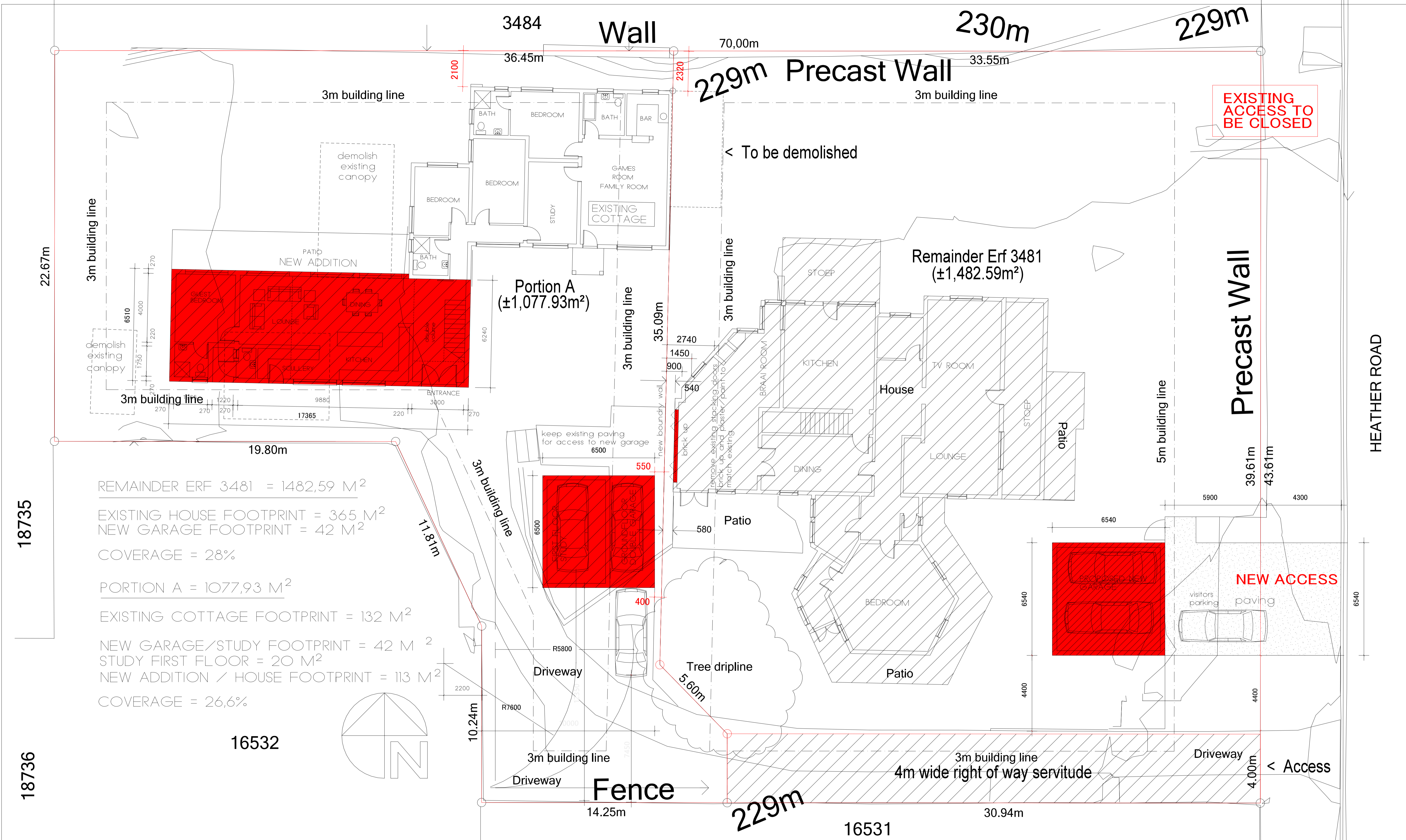
DESIGNED: DV      DRAWN: MV  
DESIGNED:      GETEKEN:

FILE PATH: 1488/GEO/25/Tek/SKF  
PLAN NO: SUB2

DATE: MARCH 2026  
DATUM:

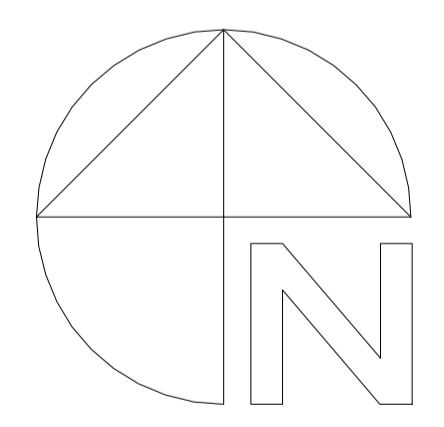
PLAN NAME: ANNEXURE  
PLAN NAAM:

# **ANNEXURE 9**



REMAINDER ERF 3481 = 1482,59 M<sup>2</sup>  
 EXISTING HOUSE FOOTPRINT = 365 M<sup>2</sup>  
 NEW GARAGE FOOTPRINT = 42 M<sup>2</sup>  
 COVERAGE = 28%

PORTION A = 1077,93 M<sup>2</sup>  
 EXISTING COTTAGE FOOTPRINT = 132 M<sup>2</sup>  
 NEW GARAGE/STUDY FOOTPRINT = 42 M<sup>2</sup>  
 STUDY FIRST FLOOR = 20 M<sup>2</sup>  
 NEW ADDITION / HOUSE FOOTPRINT = 113 M<sup>2</sup>  
 COVERAGE = 26,6%



18735  
18736

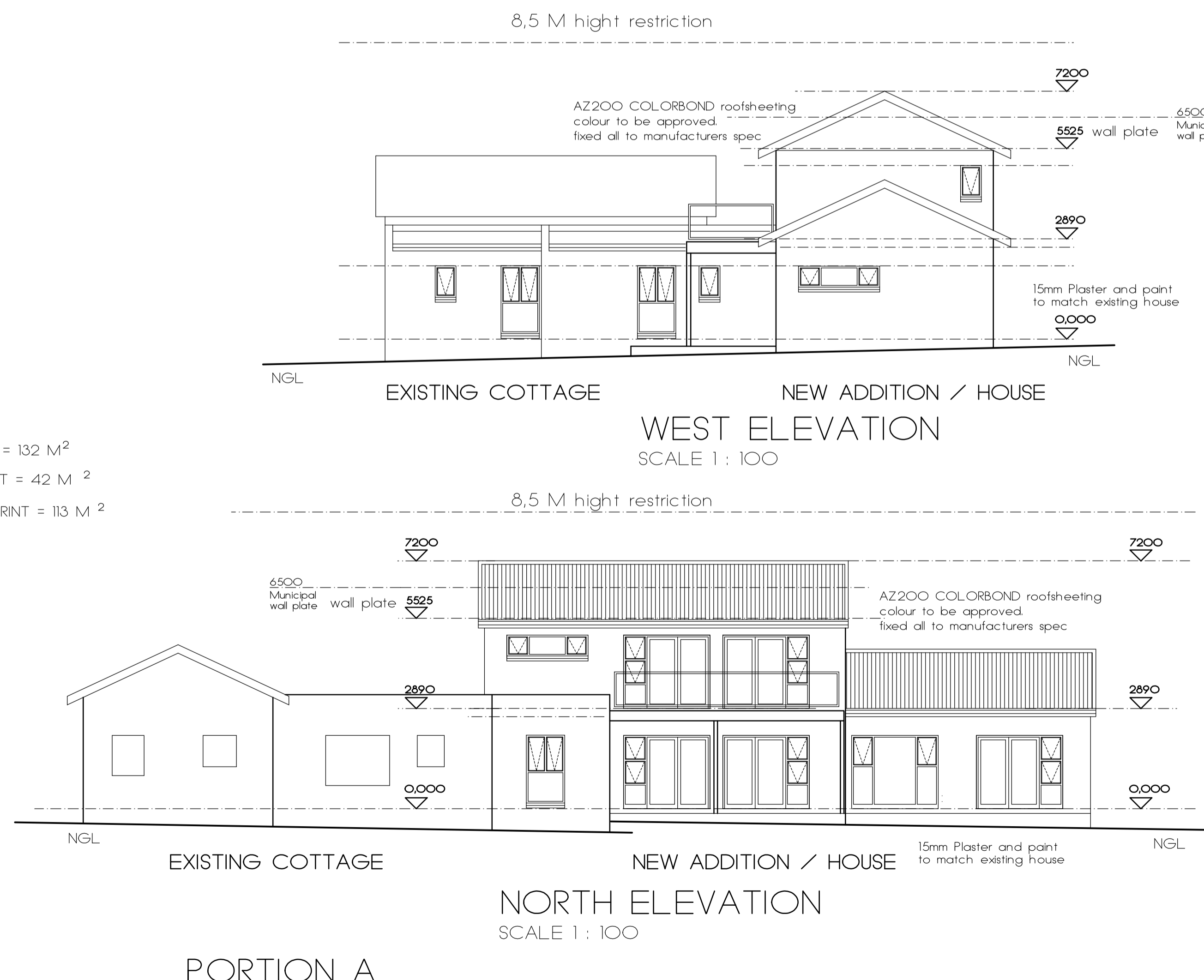
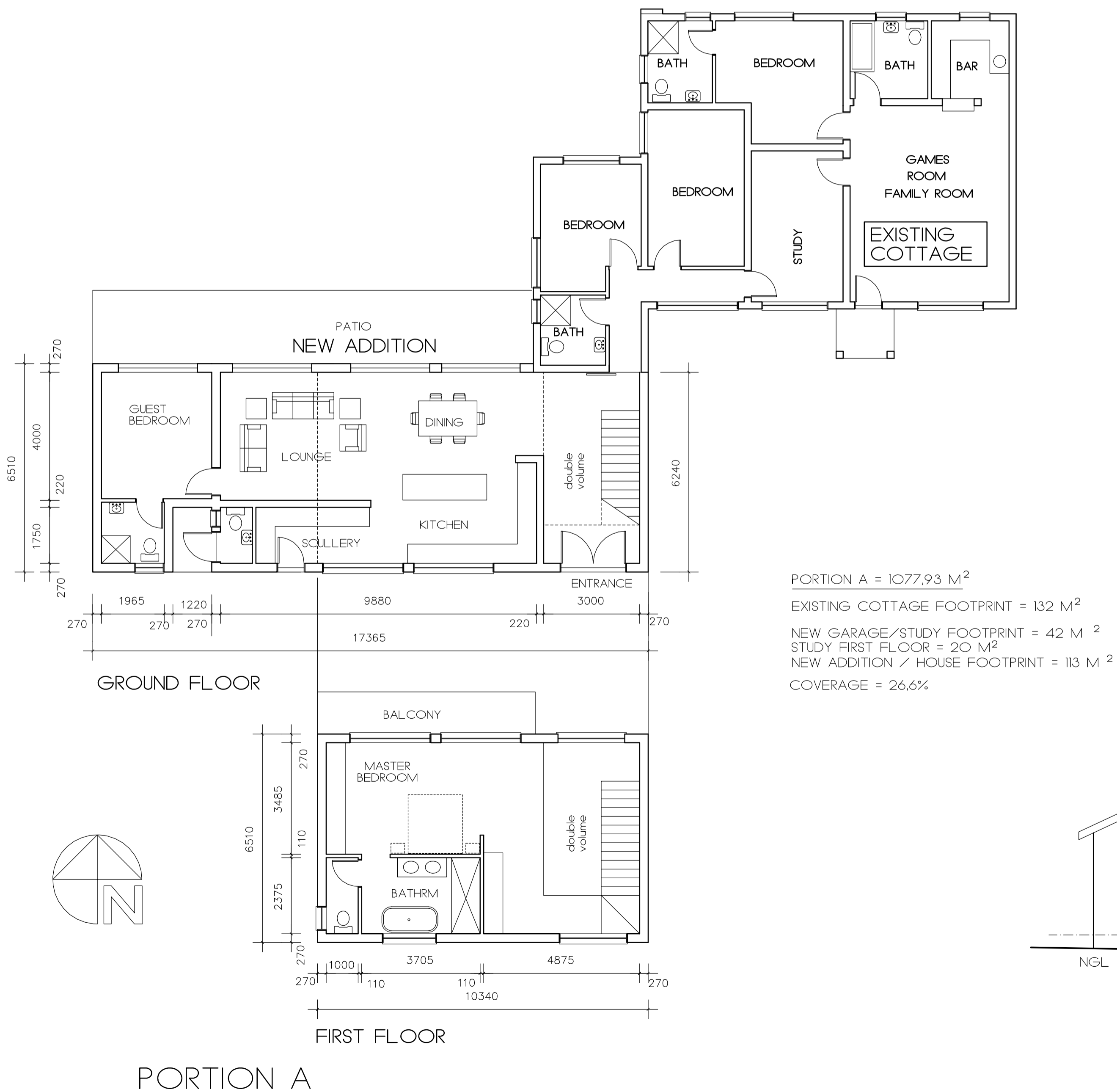
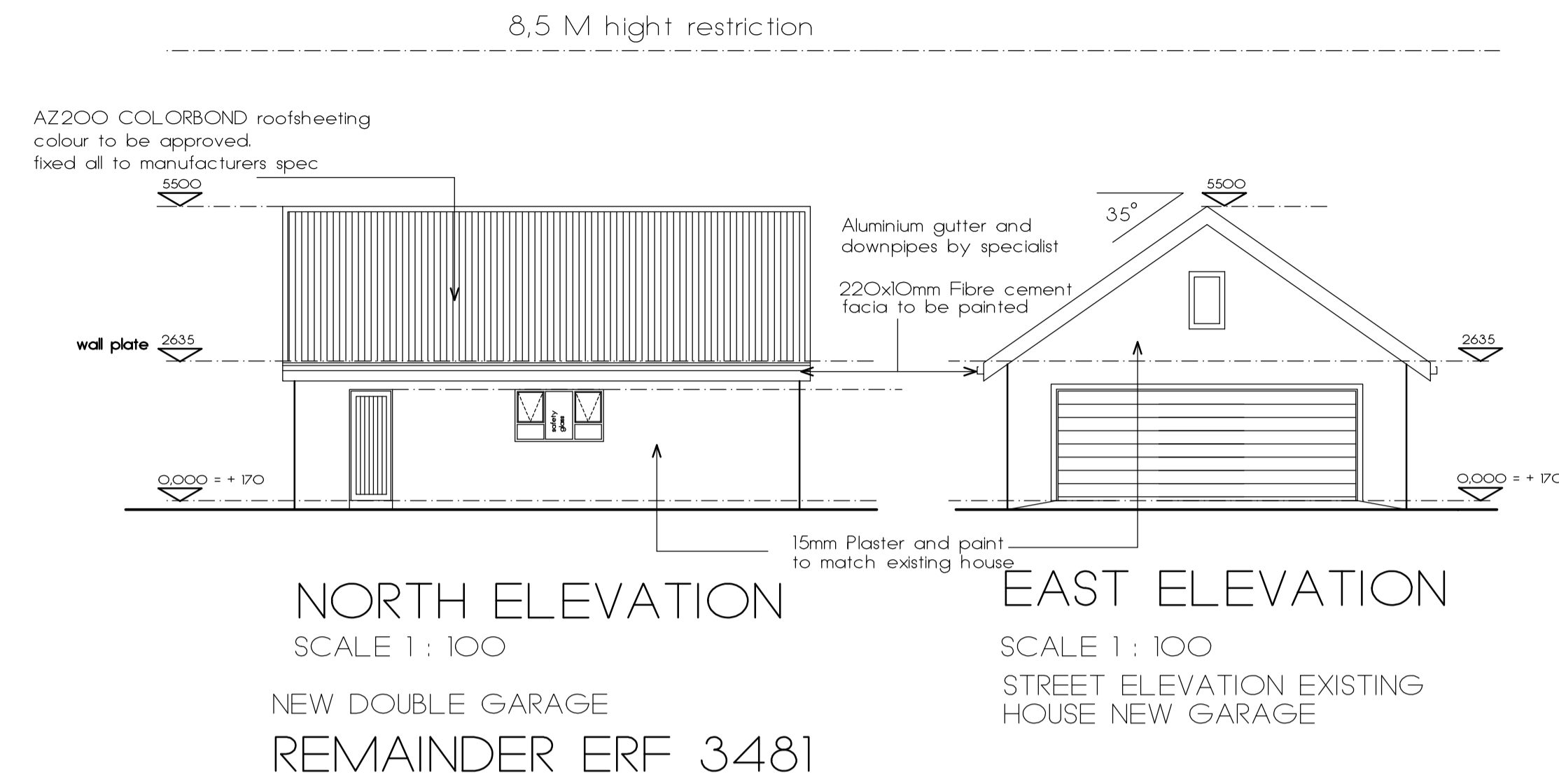
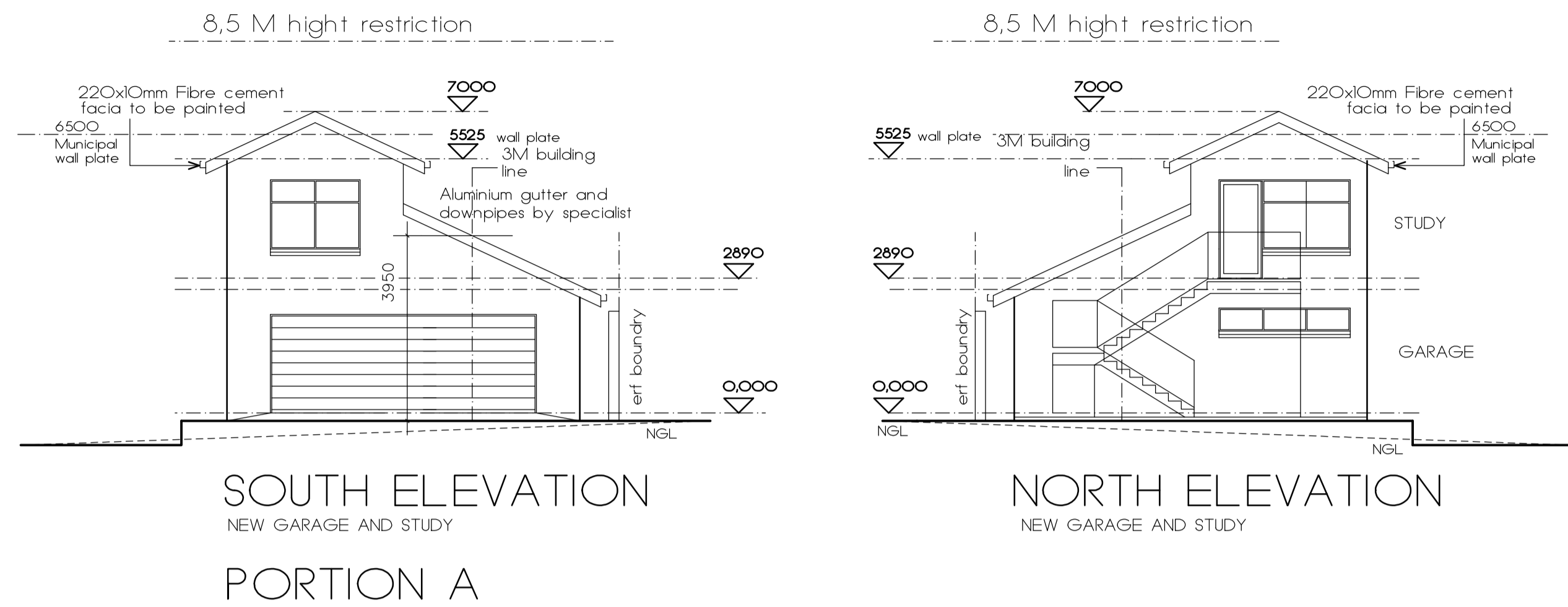
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 TJ van Rensburg SACAP 4014

PROJEK	PROJECT	TEKENING-NOMMER	DRAWING NUMBER
PROPOSED NEW HOUSE / GARAGES FOR LUMEN PROPERTIES ON ERF 3481 PORTION AND REMAINDER GEORGE		-01	
TITEL	TITLE	SKAAL	SCALE
SDP		GETEKEN	DRAWN
		NAGESIEN	CHECKED
		DATUM	DATE

NOTAS		NOTES	
* ALLE WERK MOET VOLDOEN AAN SABS O400 STANDAARDE		* ALLE WERK MOET VOLDOEN AAN SABS O400 STANDAARDE	
* GEEN MATES MAG VAN DIE TEKENINGE AF GESKAAL WORD		* GEEN MATES MAG VAN DIE TEKENINGE AF GESKAAL WORD	
* ALLE MATES MOET OP TERREIN BEVESTIG WORD EN ENIGE ONREKMATIGHEDE MOET MET BIENAR EN ONTWERPER GESKAKEL WORD		* ALLE MATES MOET OP TERREIN BEVESTIG WORD EN ENIGE ONREKMATIGHEDE MOET MET BIENAR EN ONTWERPER GESKAKEL WORD	



NOTAS

NOTES

\* ALLE WERK MOET VOLDOEN AAN SABS O400  
STANDAARDE

\* GEEN MATES MAG VAN DE TEKENING AF  
GEKAAI WORD NE

\* ALLE MATES MOET OP TERREIN BEVESTIG  
WORD EN ENIGE ONREKELMATIGHEDE MOET  
MET BENAAR EN ONTWERPER GESKAKEL  
WORD

**TR**

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TJ van Rensburg SACAP 4014

PROEJ

PROJECT

PROPOSED NEW  
HOUSE / GARAGES FOR  
LUVEN PROPERTIES  
ON ERF 3481  
PORTION AND REMAINDER  
GEORGE

TEKENING-NOMMER

DRAWING NUMBER

-02

TITEL

TITLE

SDP / PLANS / ELEV.

SKAAL

SCALE

GETEKEN

DRAWN

NAGESEN

CHECKED

DATUM

DATE

