

22 June 2026

Municipal Manager
George Municipality
GEORGE

By e-mail

Att: Ms Naudica Swanepoel/Mr. Clinton Petersen

**PROPOSED DEPARTURE: RELAXATION OF HEIGHT OF
BOUNDARY WALL: ERF 7518, GEORGE**

Application is hereby made in terms of Section 15. (2)(b) of the George Land Use Planning By-Law, 2023 for a departure for the relaxation of the height restriction of the boundary wall as stipulated in the zoning scheme. The following is attached hereto:

- Memorandum
- Application form
- Deed of Transfer
- Conveyancer Certificate
- Power of Attorney
- General Plan
- Locality Plan
- Site plan
- Bondholder's Consent

I trust that you will find this in order.



P C J Theron Pr. Pln

**PROPOSED DEPARTURE: RELAXATION OF HEIGHT OF
BOUNDARY WALL: ERF 7518, GEORGE**

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PROPOSED DEPARTURE: RELAXATION OF HEIGHT OF BOUNDARY WALL: ERF 7518, GEORGE

1. INTRODUCTION

The owner of the property added a few buildings on the property in accordance with approved plans quite recently. However, the municipal building inspector noticed that the walls on the erf boundaries of the erf, exceed the maximum height of 2.1m permitted in terms of the zoning scheme and subsequently, refused to issue an occupation certificate for the newly erected structures. As a result, an application must be submitted to the municipality for approval of the existing boundary wall that exceeds the 2,1m height restriction.

The reason why the walls exceed the 2.1m height restriction, is as a result of the building material/method that was used to erect the walls. On **photo 1 & 2 below**, it is clearly noticeable that the wall is erected by placing 2 concrete slabs on top of each other for the total length of the erf. Each slab has a standard width of 1,2m which results in the height of wall to be 2.4m. These slabs are manufactured by the owners in their factory in Cape Town. The product is of high quality and good appearance and in terms of affordability, it is financially beneficial for the owners due to the fact that they manufacture the slabs themselves.



Photo 1 The photo shows the wall along Ring Road on the most eastern side of the erf. If zoomed in, the joint between the 2 concrete slabs on top of each other, is clearly visible. The building on the erf, is the latest addition for which an occupation certificate must still be issued. Also see Photo 2 below.



Photo 2 This photo is a zoomed-in version of photo 1 to show the joint between the two 1.2m wide concrete slabs of the wall more clearly.

The owners contacted Formaplan to prepare and submit the application for the relaxation of the height restriction to legalize the walls.

2. THE PROPERTY

2.1 Description

The property is described as Erf 7518, George.

2.2 Size

The property is 8100m² in size according to Deed of Transfer No **T 46850/2024**.

2.3 Locality

The property is situated in Ring Road, in the industrial area of George. See attached Locality Plan.

2.4 Zoning

The property is zoned as Industrial Zone II.

2.5 Ownership

The property is owned by **SEKELBOS PROPERTIES PROPRIETARY LIMITED**.

2.6 Bond Holder

There is a bond registered over this property – see consent from the Bond Holder, Nedbank.

2.7 Present Use

The property is used for industrial purposes with industrial buildings and a few associated offices thereon. The property is secured by a 2.4m high brick boundary wall.
See photos 1 & 2 above and 3 and 4 below.



Photo 3 *The photo shows the wall along Ring Road boundary on the western side of the erf. Existing buildings on the erf is also visible.*



Photo 4 *The photo shows a section of the wall from inside the erf along Ring Road on the most eastern side of the erf.*

2.8 Surrounding Land Uses

All the properties in the vicinity of the subject property on all sides are also used for some kind of industrial purpose. **See photo 5.**



Photo 5 All the buildings on the photo are in close vicinity of the application erf, mostly to the south and south-west thereof and are industrial buildings. Note the 1,8m high boundary wall on the erf directly south of the application erf and across the street.

3. APPLICATION

Application is made in terms of Section 15(2)(b) of the George Land Use Planning By-Law, 2023 for a departure for relaxation of the 2.1m maximum height restriction of a boundary wall, to 2.4m.

4. DESIRABILITY OF THE PROPOSED DEPARTURE

The concept, desirability of the relaxation of a height restriction of a boundary wall as proposed in this application, can be described as the acceptability thereof on the land unit and the environment where it will take place. This application will be discussed in terms of the following to determine the desirability thereof:

- ❖ Physical characteristics – 4.1
- ❖ Proposed relaxation – 4.2
- ❖ Consistency of the proposal in terms of existing planning documents – 4.3
- ❖ Consistency of the proposal in terms of the character of the area – 4.4

4.1 Physical Character of the Property

4.1.1 Topography

The property is fairly flat with a slight gradient sloping from north-west to south-east.

4.1.2 Vegetation

The property is completely covered with buildings/paved areas – no vegetation at all.

4.1.3 Summary

The physical character of the property does not have any influence on the relaxation of the height of the boundary wall.

4.2 Proposed Development

The owner of the property added a few buildings on the property in accordance with approved plans. However, the municipal building inspector noticed that the boundary wall on the erf boundaries of the erf, exceeds the maximum height of 2.1m permitted in terms of the zoning scheme and subsequently, refused to issue an occupation certificate for the newly erected structures. As a result, an application must be submitted to the municipality for approval of the existing boundary wall that exceeds the 2,1m height restriction.

The owners do not intend to develop the property any further, but merely wish to obtain approval for the current buildings and structures on the property.

4.3 Consistency in terms of Existing Planning Documents

4.3.1 Deed of Transfer

Deed of Transfer No T 46850/2024 is applicable to the erf. The deed does not contain any restrictive condition iro this application. See attached Conveyancer Certificate.

4.3.3 Spatial Planning and Land Use Management Act – SPLUMA

Section 7 of SPLUMA lists 5 development principles that are applicable to spatial planning, land use development and land use management namely:

- ❖ Spatial justice
- ❖ Spatial sustainability
- ❖ Efficiency
- ❖ Spatial resilience
- ❖ Good administration

Section 42 of SPLUMA mentions the factors that must be taken into account when an application is submitted to a municipal tribunal for a decision namely:

- ❖ The 5 development principles as mentioned above
- ❖ Conservation and promotion of agricultural land
- ❖ Public interest
- ❖ Constitutional transformation
- ❖ Rights and obligations of all those affected
- ❖ Impact on engineering services, social infrastructure and open space requirements
- ❖ Compliance with environmental legislation

4.3.3.1 The 5 Development Principles

- a) Spatial Justice refers to the imbalances in development proposals and spatial planning of the past that must be addressed. It is mentioned that Spatial development frameworks and policies of governments at all spheres must address the inclusion of persons and areas that were

previously excluded. Spatial planning mechanisms must incorporate provisions that will enable access to land by disadvantaged persons. Land use management systems must include all areas of a municipality. Land development procedures must include provisions that accommodate access to secure tenure. Lastly it is mentioned that when a Municipal Planning Tribunal considers an application, it may not be restricted in the exercise of its discretion solely on the ground that the value of land is affected by the outcome of the application.

This application is for the relaxation of the height of an already erected boundary wall from 2.1m to 2,4m. The above principle does not refer to such a minor land issue and cannot be applied to this application.

In respect of the influence that the proposed departure may have on land values of existing properties in its vicinity, we are of the opinion that there will be no negative influence on land values.

The application is regarded to have no influence on this principle of SPLUMA.

- b) Spatial Sustainability refers to spatial planning and land use management systems that must inter alia protect prime and unique agricultural land and promote development in areas that are sustainable and limit urban sprawl.

The proposed relaxation of the height of the boundary wall on this property has no bearing on this principle. The property is situated in an existing built-up industrial area.

- c) Efficiency refers to development that optimizes the use of existing resources and infrastructure.

The application is not for a development that has an influence on this principle.

- d) Spatial Resilience refers to flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

This principle is not applicable to this application.

- e) Good Administration refers to an integrated approach to land use and land development for all spheres of government. Spatial development frameworks and inputs thereto by all government departments must be met timeously. Public participation must be transparent and all parties must have opportunity to participate in matters affecting them.

This principle is supported. The surrounding properties will not be affected negatively by this application. Nevertheless, the application will be advertised to give neighbouring property owners the opportunity to object should they feel that their rights are impeded upon.

4.3.3.2 Factors Mentioned in Section 42 of SPLUMA (para 4.3.3 above)

Section 42 of SPLUMA deals with the factors that a Municipal Planning Tribunal must consider when deciding on a development application namely:

- a) it must be guided by the development principles as set out in Section 7 (Chapter 2) of SPLUMA.

This consideration was already dealt with in para 4.3.3.1 above.

- b) make a decision that is consistent with norms and standards, protect agricultural land and is consistent with the Spatial Development Framework (SDF) of the municipality.

Protection of agricultural land is not applicable in this proposal. The consistency with the SDF will be dealt with in para 4.3.4 below.

- c) other factors relating to the application:

- (i) Public Interest

None of the neighboring property owners will be negatively affected by this relaxation. Also see para 5.3.3.1(e) above.

- (ii) Constitutional Transformation Imperatives and Duties of the State

This was already discussed in para 4.3.3.1 – Spatial Justice

(iii) Facts and Circumstances Relevant to the Application

It is the purpose of this report to put the decision maker in a position to consider the application on the grounds of the circumstances relevant to the application.

(iv) Respective Rights and Obligations of those Affected

This implies that the decision makers must consider the application taking into account the possible negative impact of the application. We are of opinion that there are no negative impacts.

(v) Environmental Factors

The proposed departure has no environmental consequences.

4.3.4 Land Use Planning Act, Act 3 of 2014. (LUPA)

It is clear that LUPA gives effect to SPLUMA in the Western Cape Province. Section 49 of LUPA gives the basis of assessments of land use applications. It mentions that when a Municipality considers and decides on a land use application, at least the following must be assessed:

- Applicable spatial development frameworks,
- Applicable structure plans,
- Principles of Chapter 6 of LUPA,
- Desirability of proposed land uses / subdivision,
- Guide lines that may be issued by the Provincial Minister regarding desirability.

4.3.4.1 George Spatial Development Framework

George Spatial Development Framework (MSDF) is applicable to this area. The MSDF is the document that provides the long-term spatial framework for decisions to be made i.r.o. development applications. Many spatial strategies and supporting policies have been identified and mentioned in the document, but it does not affect an application as simple as a relaxation of the height of a boundary wall in an industrial environment.

4.3.4.2 Applicable Structure Plan

There is no structure plan applicable to the area in which the application property is situated.

4.3.4.3 Principles of Chapter 6 of LUPA

The land use planning principles mentioned in LUPA as set out in Chapter 6 (Section 59), are in essence the same as the 5 development principles of SPLUMA that are applicable to spatial planning, land use development and land use management. These principles were already dealt with in para 4.3.3.1 above and will not be addressed again.

4.3.4.4 Desirability

The desirability of the application will be dealt with in paragraph 4.3.5.1 and 4.4.

4.3.4.5 Guidelines by Provincial Minister

There are no guide lines in this regard from the Provincial Minister.

4.3.5 **Land Use Planning By – Law for George Municipality, 2023 (By – Law)**

In Chapter 5 (Regulation 65) of the By – Law a number of general criteria are listed that must be taken into account when an application for land development is considered inter alia:

- Desirability
- Impact on municipal services
- Spatial Development Frameworks
- Local structure plans
- Relevant planning policies
- SPLUMA – Section 42
- LUPA – Chapter 6

- Zoning scheme

4.3.5.1 Desirability

Desirability is mentioned in the Land Use Planning By-Law as one of the criteria that must be taken into account when applications are considered by the Municipality. The whole of Para 4 of this report is considered as the desirability of the application – see pre-amble para 4. Desirability will not be dealt with separately in this paragraph. Also see para 4.4 below.

4.3.5.2 Impact on Municipal Services

No additional services are required for this proposed relaxation of the height restriction of the boundary wall.

4.3.5.3 Local Structure Plans/ SDF

There is no local structure plan for this specific area. The SDF for George (MSDF) was already dealt with in para 4.3.4.1 above.

4.3.5.4 Relevant Planning Policies

The proposed departure does not affect any policies of the municipality.

4.3.5.5 SPLUMA and LUPA

See paragraph 4.3.3 and 4.3.4.

4.3.5.6 Zoning Scheme

The property is zoned Industrial Zone II. In terms of Section 21. (1)(a) of

the Zoning Scheme, the height restriction for boundary walls in any use zone, is 2.1m and a departure is therefore needed to retain the boundary wall for the property.

The building lines for all boundaries of an industrial erf, is 0m and the requirement in terms of Section 27. (1) of the Zoning Scheme, namely that boundary walls exceeding a height of 2.1m, s not permitted over the building line, is therefore not applicable.

The erf does not abut an erf that is not zoned Industrial which means that condition (e) of the development parameters for industry, that requires that a boundary wall of **1.8m** high be erected if the erf borders an erf that is not zoned industry, is not applicable.

The erf boundary is 10m from the center line of the adjacent Ring Road. As a result, the requirement in Para (c) of the development parameters requiring that a center line setback of 8m is applicable to the erf, is adhered to.

4.3.6 Subdivision of Agricultural Land Act 70 of 1970

The property is not subject to Act 70 of 1970.

4.4 Consistency with the Character of the Area

It was already mentioned before that the property is situated in an existing built-up industrial area. The proposed relaxation of the height of the already erected boundary wall from 2.1m to 2.4m, will not have any negative influence on the industrial character of the surrounding area. In the industrial area, the building lines on all boundaries of erven, is 0m. This implies that any land owner is allowed to build a building up to the boundary of his erf (0m building line). This means by implication, that a wall extending to a height of such a building (*which could be a double storey*), will then theoretically form the “*boundary wall*” for the erf for the length of that building. Such a wall will then by far exceed the height of a normal boundary wall that is restricted to 2.1m in terms of the zoning scheme, in other words, in an industrial area the height restriction (2,1m) should not really be seen in the same manner as for example in a residential area. **See photos 6, 7 & 8 below** that illustrates this viewpoint.



Photo 6 The photo shows a building in the industrial area that was erected on the boundary of the erf. Note that the 1.8m high boundary wall on the adjacent erf serves no purpose as the wall of the building actually performs the role of a boundary wall that exceeds the height of the permissible 2.1m wall by far – much more than 2.4m as requested in this application.



Photo 7 The photo shows another building in the industrial area that was erected on the boundary of the erf.



Photo 8 The photo shows another building in the industrial area that was erected on the boundary of the erf.

There are no existing buildings on any of the surrounding properties that could be affected negatively by the additional height of 30cm to the boundary wall on the subject property. No influencing of views or interference with sunlight will be applicable. In this respect, it is important to note that the area that is relevant in this application, is an industrial area. In a residential area, one will certainly view an application, like this one, from another perspective as people live in residential areas and aspects such as cramped conditions, blocking of sun-light, overshadowing and the like, should not be allowed, as it affect a pleasant living environment, something that is not important in an industrial area.

5. **CONCLUSION**

The owners of Erf 7518, George already built boundary walls on all boundaries of the erf. The building works also included other buildings on the property. Before issuing an occupation certificate, the building inspector of the municipality found that the boundary walls exceed the maximum height as determined in the zoning scheme of the municipality by 30cms. This application is therefore for a relaxation of the height restriction, for approval by the municipality so that the walls can be retained and an occupational certificate being issued by the municipality.

In the report above it was pointed out that the relaxation will not be detrimental to either the neighbouring properties or the environment and that the application can be approved by the municipality.

**APPLICATION
FORM**



Application Form for Application(s) Submitted in terms of the Land Use Planning By-Law for George Municipality

NOTE: Please complete this form by using: Font: Calibri; Size: 11

PART A: APPLICANT DETAILS

First name(s)	PHILLIPUS CORNELIUS JOHANNES		
Surname	THERON		
SACPLAN Reg No. (if applicable)	A/025/1985		
Company name (if applicable)	FORMAPLAN		
Postal Address	PO BOX 9824		
	GEORGE	Postal Code	6530
Email	philip@formaplan.co.za		
Tel	044 – 873 0305	Fax	044 – 874 5632
		Cell	082 770 9006

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Registered owner	SEKELBOS PROPERTIES PROPRIETARY LIMITED		
Address	<i>Formaplan</i>		
	PO Box 9824, George	Postal code	6530
E-mail	philip@formaplan.co.za		
Tel	044 873 0305	Fax	
		Cell	082 770 9006

PART C: PROPERTY DETAILS (in accordance with Title Deed)

Property Description [Erf / Erven / Portion(s) and Farm number(s),	Erf 7518, George						
Physical Address	Ring Road, Industrial Area, George						
GPS Coordinates				Town/City	George		
Current Zoning	<i>Industrial Zone II</i>	Extent	8 100m²		Are there existing buildings?	Y	<i>N</i>
Current Land Use	Industry						
Title Deed number & date	T 46850/2024						
Any restrictive conditions prohibiting application?	<i>Y</i>	N	If Yes, list condition number(s).				
Are the restrictive conditions in favour of a third party(ies)?	<i>Y</i>	N	If Yes, list the party(ies).				
Is the property encumbered by a bond?	Y	<i>N</i>	If Yes, list Bondholder(s)?		NEDBANK		
Has the Municipality already decided on the application(s)?	<i>Y</i>	N	If yes, list reference number(s)?				
Any existing unauthorized buildings and/or land use on the subject property(ies)? Buildings legal, but boundary wall too high	Y	<i>N</i>	If yes, is this application to legalize the building / land use?			Y	<i>N</i>
Are there any pending court case / order relating to the subject property(ies)?	<i>Y</i>	N	Are there any land claim(s) registered on the subject property(ies)?			<i>Y</i>	N

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	Y	<i>N</i>	If Yes, please complete the information below and attach the minutes.				
Official's name			Reference number			Date of consultation	

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

Name: **George Municipality**
 Bank: **First National Bank (FNB)**
 Branch no.: **210554**
 Account no.: **62869623150**
 Type: **Public Sector Cheque Account**
 Swift Code: **FIRNZAJJ**
 VAT Registration Nr: **4630193664**
 E-MAIL: **msbrits@george.gov.za**
 *Payment reference: Erven ____, George/Wilderness/Hoekwil...

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

The application for departure entails the following: *The relaxation of the height of the erected boundary wall from 2.1m to 2.4m..*

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

Y	N	Completed application form	Y	N	Pre-application Checklist (where applicable)
Y	N	Power of Attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent
Y	N	Motivation report / letter	Y	N	Proof of payment of fees
Y	N	Full copy of the Title Deed	Y	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Locality Plan	Y	N	Site layout plan

Minimum and additional requirements:

Y	N	N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	N/A	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
Y	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent

Y	N	N/A	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	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Services Report or indication of all municipal services / registered servitudes	Y	N	N/A	Required number of documentation copies 2 copies
Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	N/A	Other (specify)

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

Y	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)			(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004),
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)			National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008),
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)			National Environmental Management: Waste Act, 2008 (Act 59 of 2008),
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations			National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.N/A			

Y	N	<i>If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality?</i>
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SECTION I: DECLARATION

I hereby wish to confirm the following:

- 1. That the information contained in this application form and accompanying documentation is complete and correct.*
- 2. The Municipality has not already decided on the application.*
- 3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.*
- 4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.*
- 5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).*
- 6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.*
- 7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.*
- 8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.*
- 9. I acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.*



Applicant's signature:

Date:

24 June 2026

Full name:

PCJ Theron

Professional capacity:

Town Planner

SACPLAN Reg. Nr:

A/025/1985

DEED OF TRANSFER

70

Haycock Attorneys
7 Cathedral Square
Cathedral Street
P O Box 879
George
6530

Prepared by me

CONVEYANCER
CATHARINA FREDRIKA MARIA MEYER
(89269)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 9 500 000,00	R. 3 615,00
Reason for exemption	Category Exemption	Exemption i t o. Sec/Reg. Act/Proc.

VERBODEN TOEGANG

R 9 300 000,00

B 000021245 / 2024

2024-07-26

DATA VERBOD

30-07-2024

VERBODEN TOEGANG

T 000046850 / 2024

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

PRECAST PROPERTY TRUST
Registration number IT2104/96

which said Power of Attorney was signed at George on 17 April 2024

And the appearer declared that his/her said principal had, on 22 January 2024, 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:

SEKELBOS PROPERTIES PROPRIETARY LIMITED
Registration Number 2023/505984/07

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

ERF 7518 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 8100 (EIGHT THOUSAND ONE HUNDRED) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T48102/1984 with
General Plan Number TP 10138 relating thereto and held by Deed of Transfer
Number T3414/1998

- 
- A. SUBJECT to the conditions referred to in George Quitrents Volume 15 Number 15.
 - B. SUBJECT FURTHER to the conditions contained in the said Deed of Grant (George Quitrents Volume 15 Number 15), which conditions are fully set out in paragraph 1.B. above.
 - C. ENTITLED to the benefits in terms of the servitude referred to in the endorsement dated 29 December 1938 on the said Deed of Grant dated 15 June 1922 (George Quitrents Volume 15 Number 15), which condition is fully set out in Paragraph 1.C. above.
 - D. SUBJECT FURTHER to the terms of the servitude referred to in the endorsement dated 7th June 1977 on the said Deed of Grant (George Quitrents Volume 15 Number 15), which condition is fully set out in Paragraph 1.D. above.
 - E. SUBJECT FURTHER to the conditions contained in said Deed of Transfer Number T48102/1984 imposed by the Administrator of the Cape of Good Hope in approving the establishment of George Township Extension Number 41, namely:
- 
- 

1. The owner of this erf shall without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater, of any other erf or erven inside or outside this Township to be conveyed across this erf, if deemed necessary by the local or other statutory authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
2. The owner of this erf shall be obliged, without compensation, to receive material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
3. This erf shall be used only for such purposes as are permitted by the Town Planning Scheme of the local authority and subject to the conditions and restrictions stipulated by the Scheme.

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

PRECAST PROPERTY TRUST
Registration number IT2104/96

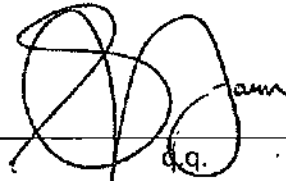
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

SEKELBOS PROPERTIES PROPRIETARY LIMITED
Registration Number 2023/505984/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R9 500 000,00 (NINE MILLION FIVE HUNDRED THOUSAND RAND).

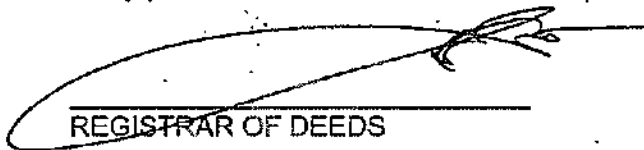
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on 26 JUL 2024



d.g.

In my presence



REGISTRAR OF DEEDS



C

**CONVEYANCER
CERTIFICATE**

CONVEYANCER CERTIFICATE

I, the undersigned,

STEPHANUS ABRAHAM ROUX

hereby confirm that a search was conducted in the Deeds Registry Cape Town regarding the following property (including current and earlier title deeds / pivot deeds / deeds of transfer):

**ERF 7518 GEORGE,
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE**

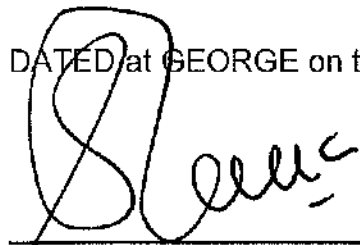
IN EXTEND 8100 (EIGHT THOUSAND ONE HUNDRED) SQUARE METERS

HELD BY CERTIFICATE OF CONSOLIDATED TITLE T46850/2024
(the Property)

Application is made in terms of Section 15(2)(b) of the George Land Use Planning By-Law, 2023 for a departure for relaxation of the 2.1m maximum height restriction of a boundary wall, to 2.4m.

In respect of the above I hereby certify that no restrictive condition exists in the said deeds that prohibit the relaxation of the height restriction applied for in relation to the Property.

DATED at GEORGE on this 19th day of June 2026.

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

S A ROUX
CONVEYANCER

**POWER OF
ATTORNEY AND
CIPC**

POWER OF ATTORNEY

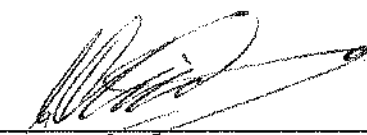
to

FORMAPLAN (TOWN AND REGIONAL PLANNERS)

of

8 St John Street, George

We, **Carlo Armando Di Nicola** and **Malcolm William Mc Culloch**, the undersigned, and only directors of **SEKELBOS PROPERTIES (PROPRIETARY) LIMITED**, the registered owner of **Erf 7518, GEORGE**, hereby appoint *Formaplan Town Planners*, to be our sole agent to apply to the George Municipality for a departure in terms of Section 15(2)(b) of the municipality's Land Use Planning By-Law, 2023 for the relaxation of the height restriction of the boundary wall on the property, from 2.1m to 2.4m as described in the application memorandum and indicated on the accompanying plans.



C.A. Di Nicola

18/6/2026
Date



M.W. Mc Culloch

18/6/2026
Date

**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Wednesday, June 17, 2026 at 9:48**



Disclosure Certificate: Companies and Close Corporations

Registration Number: 2023 / 505984 / 07
Enterprise Name: SEKELBOS PROPERTIES

ENTERPRISE INFORMATION

Registration Number: 2023 / 505984 / 07
Enterprise Name: SEKELBOS PROPERTIES (PTY) LTD
Registration Date: 06/01/2023
Business Start Date: 06/01/2023
Enterprise Type: Private Company
Enterprise Status: In Business
Compliance Notice Status: NONE
Financial Year End: June
TAX Number: 9472878207

Addresses	<u>POSTAL ADDRESS</u>	<u>ADDRESS OF REGISTERED OFFICE</u>
	PO BOX 158 OLIFANTSFONTEIN JOHANNESBURG GAUTENG 1665	30 INDUSTRY ROAD CLAYVILLE EXTENSION 4 OLIFANTSFONTEIN GAUTENG 1666

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Contrib. (R)	Interest (%)	Appoint. Date	Address
DI NICOLA, CARLO ARMANDO	Director	4501075047087	0.00	0.00	02/06/2023	Postal: PO BOX 76062, WENDYWOOD, SANDTON, GAUTENG, 2196 Residential: 16 LEAFY LANE, RIVER CLUB, SANDTON, GAUTENG, 2191
MC CULLOCH, MALCOLM WILLIAM	Director	5403255111081	0.00	0.00	02/06/2023	Postal: 11A ATHOL AVENUE, CRAIGHALL, JOHANNESBURG, GAUTENG, 2196 Residential: 11A ATHOL AVENUE, CRAIGHALL, JOHANNESBURG, GAUTENG, 2196

AUDITOR DETAILS

Auditor Name	Type	Status	Appointment Date	Resignation Date	Email Address
SALVATORE FABRIZIO LATTUCA	Auditor	Current		ACTIVE	
Profession Number: 753785					
WAKELY-SMITH LATTUCA INC	Auditor	Current		ACTIVE	
Profession Number: 964196					



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Property Commission on Wednesday, June 17, 2026 at 9:48**



Disclosure Certificate: Companies and Close Corporations

Registration Number: **2023 / 505984 / 07**
Enterprise Name: **SEKELBOS PROPERTIES**

CHANGE SUMMARY

06/01/2023 Registration of CC/CO on 06/01/2023.
New Company Registration - Web Services : 9999 : Ref No. : 9378829568

02/06/2023 Change of Financial Year End on 02/06/2023.
New Financial year is from 01-03-2023 to 30-06-2023

13/06/2023 Member Change on 13/06/2023.
Director MALCOLM WILLIAM MC CULLOCH was added

13/06/2023 Member Change on 13/06/2023.
Director CARLO ARMANDO DI NICOLA was added

07/01/2024 Email Notification that Annual Return is due was sent on 07/01/2024.
E-Mail sent to CARLO ARMANDO DI NICOLA for 2024

07/01/2024 Email Notification that Annual Return is due was sent on 07/01/2024.
E-Mail sent to VERNON MICHAEL COONEY for 2024

05/01/2025 Email Notification that Annual Return is due was sent on 05/01/2025.
E-Mail sent to VERNON MICHAEL COONEY for 2025

23/01/2025 Annual Return completed on 23/01/2025.
Company / Close Corporation AR Filing - Web Services : Ref No. : 5425384193

29/04/2025 Member Change on 28/02/2025.
DIRECTOR VERNON MICHAEL COONEY CHANGES,
- STATUS ACTIVE TO RESIGNED
- TITLE N/A TO MR
- GENDER FROM N/A TO MALE
- DISABILITY FROM N/A TO NOT DISABLED
- DEMOGRAPHIC FROM N/A TO WHITE
- PHYS CODE 1739 TO 1609
- POST CODE 1739 TO 1609
- POST COUNTRY N/A TO ZA

29/04/2025 Member Change on 29/04/2025.
DIRECTOR CARLO ARMANDO DI NICOLA, NO CHANGE

19/02/2026 Annual Return completed on 19/02/2026.
Company / Close Corporation AR Filing - Web Services : Ref No. : 5452987736

02/06/2023 Name Change on 02/06/2023.
SURF TURF

13/06/2023 Registered Address Change on 13/06/2023.
30 INDUSTRY ROAD CLAYVILLE EXTENSION 4 OLIFANTSFONTEIN GAUTENG1666

13/06/2023 Member Change on 13/06/2023.
Director VERNON MICHAEL COONEY was added

13/06/2023 Member Change on 13/06/2023.
Director MANDY TEMPLETON - Change was made.
- Director / member status changed from Active to Resigned.

05/01/2025 Email Notification that Annual Return is due was sent on 05/01/2025.
E-Mail sent to CARLO ARMANDO DI NICOLA for 2025

05/01/2025 Email Notification that Annual Return is due was sent on 05/01/2025.
E-Mail sent to MALCOLM WILLIAM MC CULLOCH for 2025

15/06/2023 Accounting Officer Change on 14/06/2023.
Add Record
Name : = SALVATORE FABRIZIO LATTUCA
Status : = Current

15/06/2023 Accounting Officer Change on 14/06/2023.



**Certificate issued by the Commissioner of Companies & Intellectual
Property Commission on Wednesday, June 17, 2026 at 9:48**



Disclosure Certificate: Companies and Close Corporations

Registration Number: **2023 / 505984 / 07**

Enterprise Name: **SEKELBOS PROPERTIES**

Add Record
Name : = WAKELY-SMITH LATTUCA INC
Status : = Current
05/07/2023 Name Change on 05/07/2023.
SEKEBOS PROPERTIES
07/01/2024 Email Notification that Annual Return is due was sent on 07/01/2024.
E-Mail sent to MALCOLM WILLIAM MC CULLOCH for 2024
08/01/2024 Annual Return completed on 08/01/2024.
Company / Close Corporation AR Filing - Web Services : Ref No. : 5400742478
29/04/2025 Member Change on 29/04/2025.
DIRECTOR MALCOLM WILLIAM MC CULLOCH, NO CHANGE
11/01/2026 Email Notification that Annual Return is due was sent on 11/01/2026.
E-Mail sent to CARLO ARMANDO DI NICOLA for 2026
11/01/2026 Email Notification that Annual Return is due was sent on 11/01/2026.
E-Mail sent to MALCOLM WILLIAM MC CULLOCH for 2026



Physical Address

the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies

P O Box 429
Pretoria
0001

Docex: 256

Web: www.cipc.co.za

Contact Centre: 086 100 2472 (CIPC)

Contact Centre (International): +27 12 394 9573



GENERAL PLAN

LOCALITY PLAN

SITE PLAN

ERF 13938

ERF 7518
8100M²

EXISTING
STORE
41M²

PARKING BAYS		
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NEW ADMIN BUILDING
AREA OF BUILDING = 120M²
CLASSIFICATION G1

NEW STEELFRAME
BUILDING
AREA = 970,67M²
BUILDING CLASSIFICATION = J2

12400 OPEN COVERED ROOF AREA
AREA OF BUILDING = 250M²
BUILDING CLASSIFICATION J2

EXISTING
BUILDING

ERF 7519

NEW STEEL FRAME BUILDING = 1220,67M²
NEW ADMIN = 178,00M²

TOTAL AREA OF BUILDINGS = 2013m²
PARKING REQUIRED = 2013m²/100 x 2 = 40 BAYS
PARKING PROVIDED = 40 BAYS

% COVERAGE = 24.86M²

[illegible]

THE FOLLOWING IS A SUMMARY OF THE PROJECT INFORMATION FOR THE PROJECT: PROJECT NAME: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT LOCATION: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT TYPE: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT DESCRIPTION: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT OWNER: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT CONTACT: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT STATUS: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT START DATE: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT END DATE: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT BUDGET: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT RISK: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT IMPACT: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT BENEFITS: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT CHALLENGES: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT OPPORTUNITIES: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT CONCLUSIONS: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT RECOMMENDATIONS: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT ACTION PLAN: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT MONITORING: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT EVALUATION: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT REPORT: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT ARCHIVE: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT CLOSURE: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT LEGACY: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT IMPACT: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT BENEFITS: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT CHALLENGES: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT OPPORTUNITIES: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT CONCLUSIONS: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT RECOMMENDATIONS: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT ACTION PLAN: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT MONITORING: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT EVALUATION: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT REPORT: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT ARCHIVE: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT CLOSURE: INDUSTRIAL DEVELOPMENT OF MATERIALS PROJECT LEGACY: INDUSTRIAL DEVELOPMENT OF MATERIALS	
Toronto Council 1000 DUNDAS ST. W. TORONTO, ONT. M6J 1B1 416-392-3100 416-392-3101 416-392-3102 416-392-3103 416-392-3104 416-392-3105 416-392-3106 416-392-3107 416-392-3108 416-392-3109 416-392-3110 416-392-3111 416-392-3112 416-392-3113 416-392-3114 416-392-3115 416-392-3116 416-392-3117 416-392-3118 416-392-3119 416-392-3120 416-392-3121 416-392-3122 416-392-3123 416-392-3124 416-392-3125 416-392-3126 416-392-3127 416-392-3128 416-392-3129 416-392-3130 416-392-3131 416-392-3132 416-392-3133 416-392-3134 416-392-3135 416-392-3136 416-392-3137 416-392-3138 416-392-3139 416-392-3140 416-392-3141 416-392-3142 416-392-3143 416-392-3144 416-392-3145 416-392-3146 416-392-3147 416-392-3148 416-392-3149 416-392-3150 416-392-3151 416-392-3152 416-392-3153 416-392-3154 416-392-3155 416-392-3156 416-392-3157 416-392-3158 416-392-3159 416-392-3160 416-392-3161 416-392-3162 416-392-3163 416-392-3164 416-392-3165 416-392-3166 416-392-3167 416-392-3168 416-392-3169 416-392-3170 416-392-3171 416-392-3172 416-392-3173 416-392-3174 416-392-3175 416-392-3176 416-392-3177 416-392-3178 416-392-3179 416-392-3180 416-392-3181 416-392-3182 416-392-3183 416-392-3184 416-392-3185 416-392-3186 416-392-3187 416-392-3188 416-392-3189 416-392-3190 416-392-3191 416-392-3192 416-392-3193 416-392-3194 416-392-3195 416-392-3196 416-392-3197 416-392-3198 416-392-3199 416-392-3200	
GOVERNMENT OF ONTARIO 1000 DUNDAS ST. W. TORONTO, ONT. M6J 1B1 416-392-3100 416-392-3101 416-392-3102 416-392-3103 416-392-3104 416-392-3105 416-392-3106 416-392-3107 416-392-3108 416-392-3109 416-392-3110 416-392-3111 416-392-3112 416-392-3113 416-392-3114 416-392-3115 416-392-3116 416-392-3117 416-392-3118 416-392-3119 416-392-3120 416-392-3121 416-392-3122 416-392-3123 416-392-3124 416-392-3125 416-392-3126 416-392-3127 416-392-3128 416-392-3129 416-392-3130 416-392-3131 416-392-3132 416-392-3133 416-392-3134 416-392-3135 416-392-3136 416-392-3137 416-392-3138 416-392-3139 416-392-3140 416-392-3141 416-392-3142 416-392-3143 416-392-3144 416-392-3145 416-392-3146 416-392-3147 416-392-3148 416-392-3149 416-392-3150 416-392-3151 416-392-3152 416-392-3153 416-392-3154 416-392-3155 416-392-3156 416-392-3157 416-392-3158 416-392-3159 416-392-3160 416-392-3161 416-392-3162 416-392-3163 416-392-3164 416-392-3165 4	

**BONDHOLDER'S
CONSENT**

30 June 2026

Our Ref.: Tanya Blanc/Prudence Kwakwa
Your Ref.: Malcolm McCulloch

Sekelbos Properties (Pty) Ltd
30 Industry Road
Olifantsfontein
1666

By E-mail: malcolm.mcculloch@rsh.co.za

Dear Sirs

CONSENT APPLICATION: SEKELBOS PROPERTIES PROPRIETARY LIMITED AND POPPY ICE TRADING 37 PROPRIETARY LIMITED
PROPERTY DESCRIPTION: ERF 7518, GEORGE

We refer to your request dated 23 June 2026 and hereby confirm that the Bank consents to the relaxation of the boundary wall height restriction from 2.1m to 2.4m in respect of Erf 7518, George.

Should you have any queries with regards to the above, please do not hesitate to contact the Deal Manager herein.

Regards,



Signed for and on behalf of Nedbank Limited

Prudence Kwakwa
Deal Manager
Nedbank Corporate Property Finance
E-mail: Corp-Pf@Nedbank.co.za



Signed for and on behalf of Nedbank Limited

Michelle Chetty
Team Manager
Nedbank Corporate Property Finance
E-mail: michellec@Nedbank.co.za