

**MOTIVATING MEMORANDUM IN SUPPORT OF
A SIMULTANEOUS APPLICATION (SECTION
36(2)) IN TERMS OF SECTION 15(2)(d) AND
SECTION 15(2)(b) OF THE GEORGE
MUNICIPALITY LAND-USE PLANNING BY- LAW,
2023.**

REMAINDER OF ERF 1908 GEORGE

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Project: A1517



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MOTIVATING MEMORANDUM IN SUPPORT OF A SIMULTANEOUS APPLICATION (SECTION 36(2)) IN TERMS OF SECTION 15(2)(d) AND SECTION 15(2)(b) OF THE GEORGE MUNICIPALITY LAND-USE PLANNING BY- LAW, 2023, ON THE REMAINDER OF ERF 1908 GEORGE

1. INTRODUCTION

This simultaneous application is submitted in terms of **Section 15(2)(d)** of the George Municipality Land-Use Planning By-law, 2023, for the **subdivision** of Remainder Erf 1908 George into **three portions** (of which **two will become residential erven**); and in terms of **Section 15(2)(b)** of the same By-law for a **permanent departure** from the development parameters of the applicable zoning scheme, specifically:

- to **reduce the west side building lines from 2 metres to 0 metres** on proposed **Erf 32357** for a bedroom in the dwelling and **Erf 32356** for a new additional garage being over the building lines;
- to **reduce the north rear building line from 2 metres to 1.2 metres** on proposed **Erf 32356** for a bedroom and scullery being over the existing building lines;
- to **reduce the east side building line from 2 metres to 1.8 metres** on proposed **Erf 32356** for a bathroom, bedroom and lounge area in the existing building; and
- to **reduce the required panhandle width from 4 metres to 3.28 metres** on proposed **Erf 32357**, as the existing dwelling on Erf 32356 does not allow for a wider panhandle to be constructed.

1.1. Subdivision of portions:

Table 1: Subdivision

Proposed Portion Description	Buildable Area (m ²)	Portion Area
Erf 32357	± 415,36 m ²	482 m ²
Erf 32356	± 397,5 m ²	654 m ²
Remainder Erf 1908	N/A	324 m ²
Total before subdivision	1460 m ²	1460 m ²

The above-mentioned erven in Table 1, **Erf 32357** and **Erf 32356**, are erf numbers registered at the **Surveyor General** as seen in the Cadastral Plan in Figure 1 below.

It is the purpose of this application to obtain the necessary property rights on RE Erf 1908 George in order to allow the owner to:

- **subdivide** RE Erf 1908 George into **3 portions** with varying extents; and
- **obtain a permanent departure** from the development parameters of the applicable zoning scheme, specifically:
 - to **reduce the west side building lines from 2 metres to 0 metres** on proposed **Erf 32357** for a bedroom in the dwelling and **Erf 32356** for a new additional garage being over the building lines;
 - to **reduce the north rear building line from 2 metres to 1.2 metres** on proposed **Erf 32356** for a bedroom and scullery being over the existing building lines;
 - to **reduce the east side building line from 2 metres to 1.8 metres** on proposed **Erf 32356** for a bathroom, bedroom and lounge area in the existing building; and
 - to **reduce the required panhandle width from 4 metres to 3.28 metres** on proposed **Erf 32357**, as the existing dwelling on Erf 32356 does not allow for a wider panhandle to be constructed.

1.2. Permanent departure

This departure is requested to accommodate existing buildings that have already been constructed within the prescribed building lines on the subject property, thereby legalising the current encroachments and enabling the subdivision of the land.

The panhandle width departure is necessary because the **existing main dwelling house** is located approximately **5 metres from the current boundary wall**, and the **proposed panhandle can only extend 3.28 metres from that wall due to the proximity of the house**, leaving **insufficient space** to achieve the **standard 4-metre panhandle width**.

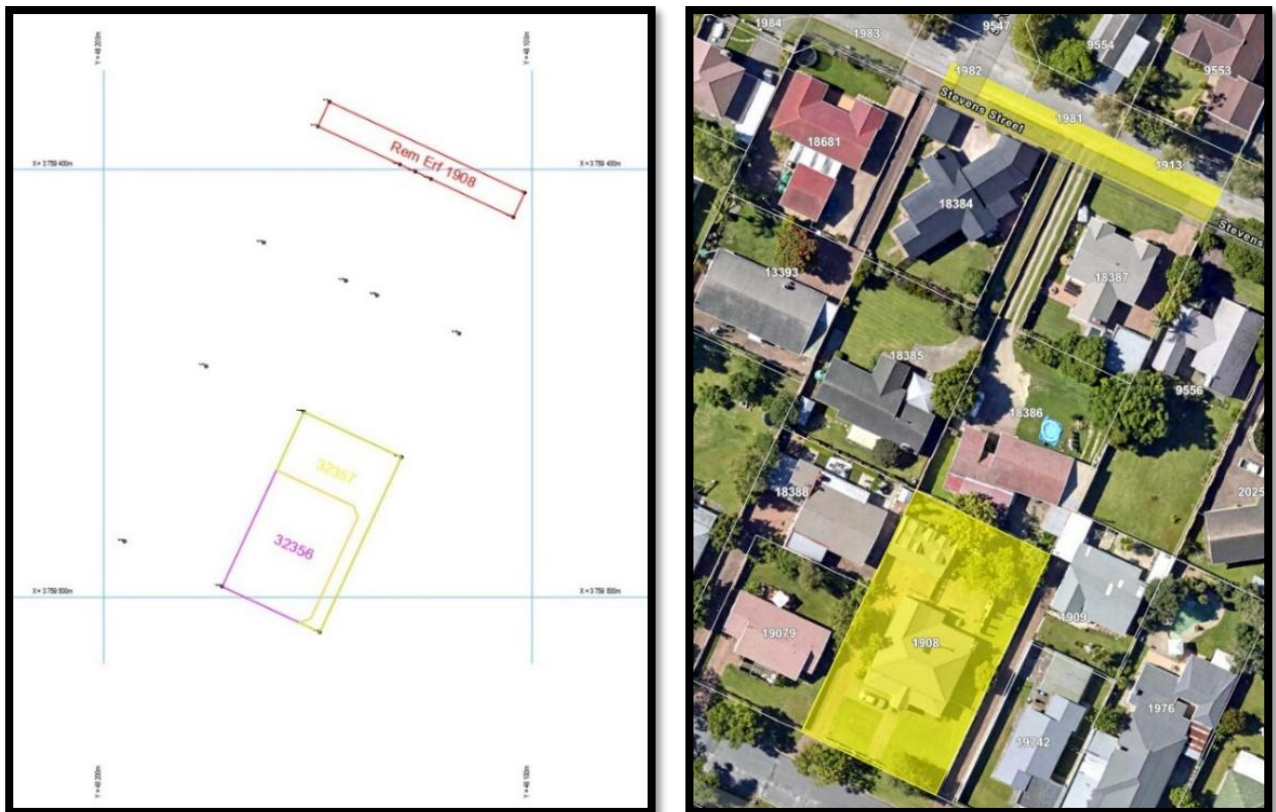
On the proposed Erf 32357, the requested **building line departure** is **necessary** because the **dwelling house** encroaches onto the **eastern boundary** (from 2 metres to 0 metres).

On the proposed Erf 32356, the requested **building line departures** are **necessary** because the **existing dwelling house** encroaches onto the **eastern side** (from 2 metres to 1.8 metres) and **northern rear boundary** (from 2 metres to 1.8 metres), and a **garage** encroaches onto the **eastern boundary** (from 2 metres to 0 metres).

A portion of the road reserve, namely **Stevens Street**, is included within the **Remainder of Erf 1908**, as indicated on the attached plan, Figure 1 below. This portion, constituting a **split remainder measuring approximately 324 m²**, is effectively **unusable** and is part of the Steven St Road reserve. This split remainder **cannot be used** by the owner of the property and will be **negotiated to be transferred to the Municipality**. This area of 324 m² can be deducted from the bulk engineering services.

It is further noted that this road reserve portion is **not contiguous** with the property being subdivided, reinforcing its **impracticality for independent or functional use**. See below the cadastral plan received from the land surveyor, **Corne De Jager**, indicating that the remainder is separated from RE Erf 1908 George.

Figure 1: Road reserve



2. PROPERTY INFORMATION

2.1. Description and extent

The property is known as the **Remainder of Erf 1908 George**. According to the deeds of transfer, the extent of the property is **1460 m²**.

2.2. Locality

RE Erf 1908, George is situated at **35 Mann Street, George, 6529, WC**. As seen in Figure 2.

Figure 2: Satellite view



2.3. Registered owner and Title Deed

RE Erf 1908, George is registered in the name of **Walters Property Management CC (Reg No. 2009/151383/23)** see Deed of Transfer, **T52444/2025**.

2.4. Bondholder consent

The property is **not bonded**.

2.5. Present zoning

"Single residential zone I" in terms of the **George Integrated Zoning Scheme By-Law, 2023**.

2.6. Title Conditions

There are **no restrictive** Title Deed conditions

3. Proposed Subdivision

The subdivision is proposed as indicated in the following Table 2 and Figure 3.

Figure 3: Subdivision Plan

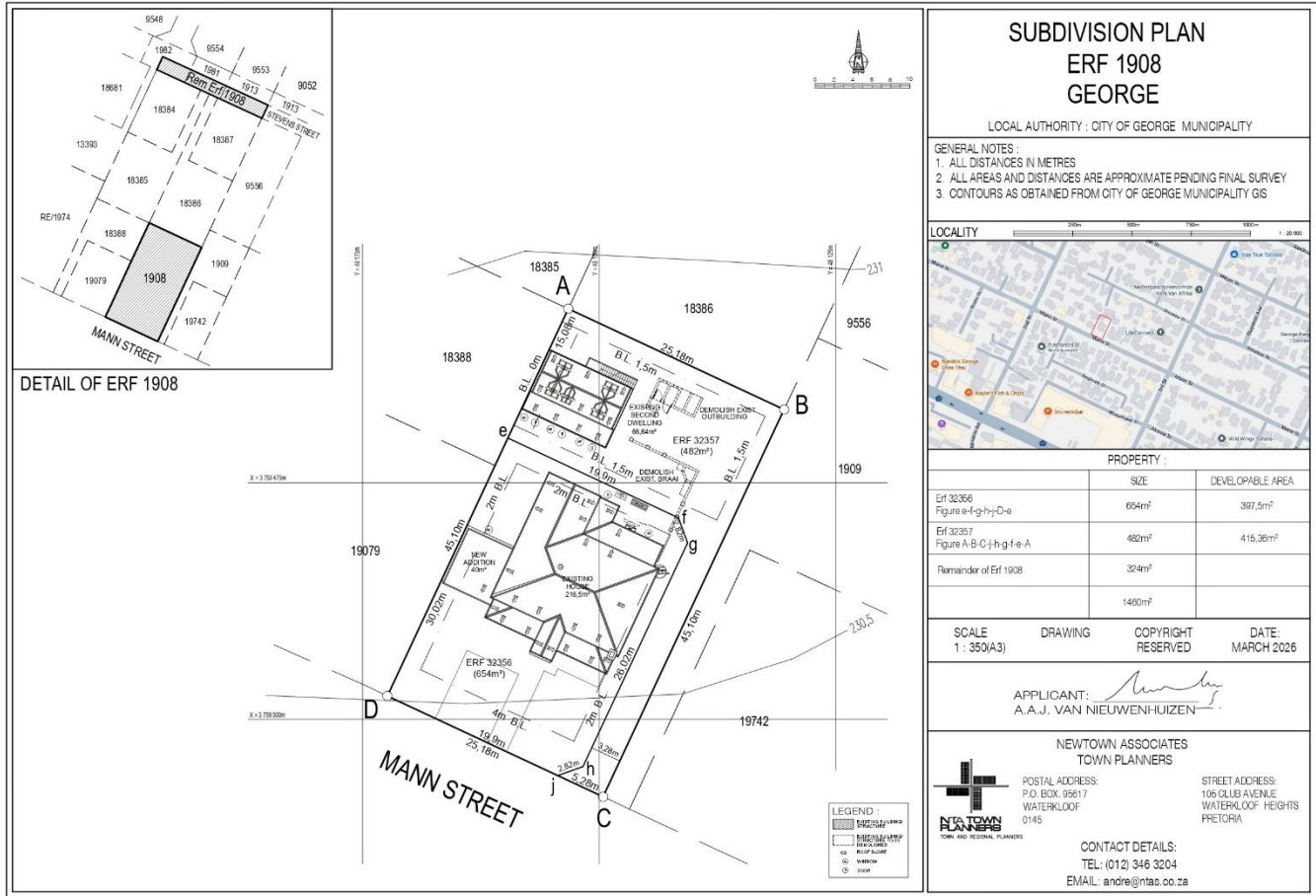


Table 2: Subdivision

Proposed Portion Description	Buildable Area (m²)	Portion Area
Erf 32357	± 415,36 m²	482 m²
Erf 32356	± 397,5 m²	654 m²
Remainder Erf 1908	N/A	324 m²
Total before subdivision	1460 m²	1460 m²

It is clear from the extract of the subdivision plan that the application site is big enough to subdivide, and that sufficient buildable area will be available for both portions to have a dwelling unit each.

4. BACKGROUND, PROPOSAL AND MOTIVATION

The owner of RE Erf 1908 George wishes to subdivide the property into **three portions**, of which **two will become residential erven**. The need to subdivide the erf in question has been brought forth by the desire of the owner to create **smaller erven**. As the site is **1460 m² in extent**, it is no longer a desirable and affordable property size.

In addition to the subdivision, the owner seeks a **permanent departure** under **Section 15(2)(b)** of the George Municipality Land-Use Planning By-law, 2023, from the development parameters of the applicable zoning scheme, specifically:

- to **reduce the west side building lines from 2 metres to 0 metres** on proposed Erf 32357 for a bedroom in the dwelling and Erf 32356 for a new additional garage being over the building lines;
- to **reduce the north rear building line from 2 metres to 1.2 metres** on proposed Erf 32356 for a bedroom and scullery being over the existing building lines;
- to **reduce the east side building line from 2 metres to 1.8 metres** on proposed Erf 32356 for a bathroom, bedroom and lounge area in the existing building; and

to **reduce the required panhandle width from 4 metres to 3.28 metres** on proposed Erf 32357, as the existing dwelling on Erf 32356 does not allow for a wider panhandle to be constructed.

Permanent departure

These departures are necessary because existing buildings have already been constructed within the prescribed building lines on the subject property. The side and rear building line reduction justifies the current encroachments and enables the orderly subdivision of the land. The panhandle width departure is required because the existing main dwelling house is located approximately 5 metres from the current boundary wall, and the proposed panhandle can only extend 3.28 metres from that wall due to the proximity of the house, leaving insufficient space to achieve the standard 4-metre panhandle width.

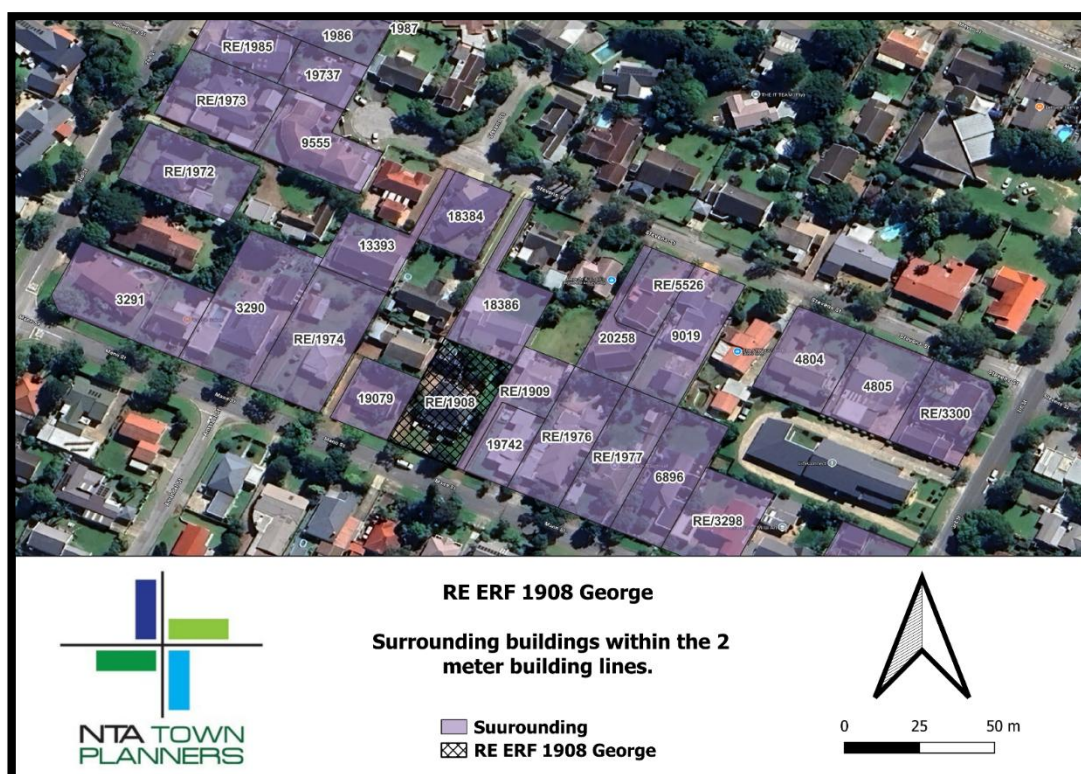
The proposed panhandle width of 3.28 metres is considered functionally adequate for vehicle access to the proposed residential erven (proposed Erf 32357). The average width of a large car – such as a full-size sedan, large SUV, or pickup – typically ranges from 1.9 to 2.0 metres, measured without side mirrors. Including side mirrors, the overall width increases to approximately 2.1 to 2.3 metres. A panhandle width of 3.28 metres, therefore, provides sufficient clearance for vehicles to manoeuvre safely and conveniently, leaving a margin of approximately 1.0 to 1.2 metres on either side of a standard vehicle. This is well within operational norms for residential access ways and will not compromise emergency vehicle access or general usability. Accordingly, the reduction from the prescribed 4 metres to 3.28 metres is reasonable and justified, given the physical constraints posed by the existing dwelling house and will not result in any practical hardship or safety concern.

On proposed Erf 32357, the existing dwelling house encroaches on the prescribed western side building line. This encroachment is necessary to create sufficient space for vehicles to manoeuvre on the erf, particularly for access to parking and turning areas. Reducing the western side building line from 2 metres to 0 metres will legalise the current building position while ensuring that the erf remains functional and safe for vehicle movement.

On proposed Erf 32356, the existing dwelling house encroaches onto the western side and northern rear boundary, and a garage encroaches onto the eastern boundary. The requested building line departures – reducing the western side line from 2 metres to 0 metres, the eastern side boundary from 2 metres to 1.8 metres, and the northern rear line from 2 metres to 1.2 metres – are therefore necessary to accommodate these existing structures and to provide adequate parking and manoeuvring space on the erf.

In Figure 5 below, a survey of the immediate surrounding properties reveals that many existing dwellings have been constructed within the prescribed 2-metre building lines, reflecting a longstanding pattern where building line encroachments have been tolerated due to the age and layout of the neighbourhood.

Figure 4: Surrounding buildings



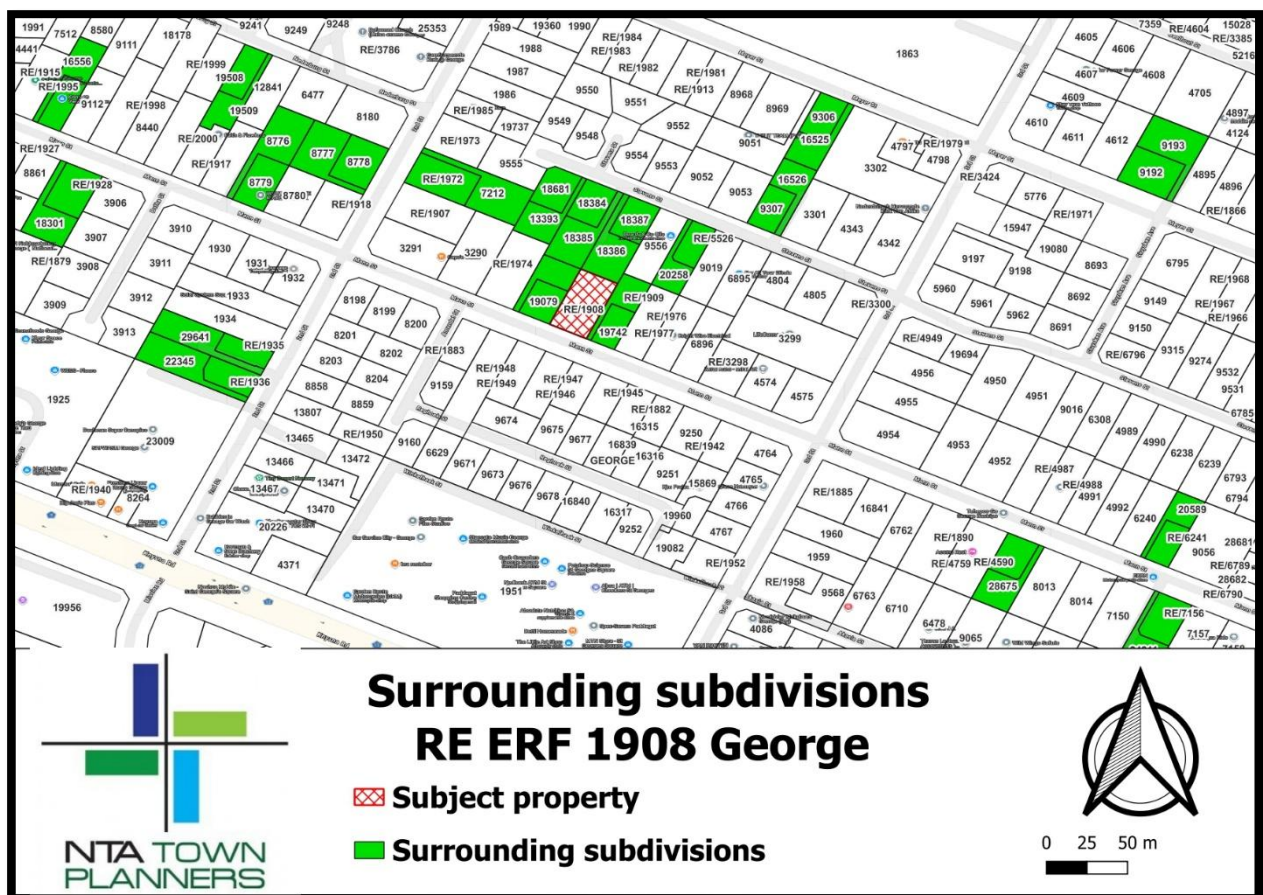
Subdivision

Figure 4 below clearly illustrates an **established and ongoing trend of subdivision** within the surrounding area. Several properties in close proximity to the subject property have already been successfully subdivided and developed in a manner comparable to the current proposal.

This pattern of **approved and implemented subdivisions** demonstrates a clear **market demand and planning precedent** for smaller, more manageable land parcels within the area. It further indicates that the proposed subdivision is **not out of character** with the existing development pattern but rather aligns with the evolving spatial structure and land use dynamics of the location.

Accordingly, the application is considered to be **consistent with the prevailing development trends** and is supported by tangible evidence of similar approvals granted by the relevant authority. This reinforces the **appropriateness and desirability** of the proposed subdivision within the context of the area. Below is an extract showing the previously approved subdivisions in the surrounding area

Figure 5: Surrounding subdivision



The previously mentioned road reserve, namely **Stevens Street**, forms part of the **Remainder of Erf 1908**. This portion constitutes a **split remainder measuring approximately 324 m²**, which is **not bordering the developable portion** of the property and is therefore **not usable**. As part of the proposal, this portion will be **transferred to the Municipality** as it represents land with **no independent development potential**.

4.1. Urban context of the area

The subject property, being the **Remainder of Erf 1908 George**, is situated at **35 Mann Street** within the established urban fabric of George. The area forms part of a **well-developed residential neighbourhood** located in close proximity to the **central business**

district of George, making it strategically positioned within an area that benefits from both residential tranquillity and convenient access to economic and social amenities.

The immediate surrounding area is characterised predominantly by **single residential dwelling units** situated on relatively large erven, typical of older suburban development patterns within George. However, similar to broader trends observed within the town, the area is increasingly experiencing **gradual densification** through subdivisions and other forms of infill development. This is suggestive of a **natural urban evolution** driven by market demand for smaller, more affordable, and manageable residential properties within well-located areas.

Mann Street and its surrounding road network provide **adequate accessibility and mobility** within the neighbourhood, linking the site to key movement routes and activity areas. The subject property is located within reasonable proximity to major transport corridors such as **York Street**, which functions as a north-south movement spine through the town, as well as **Knysna Road (N12)**, functioning as a west-east movement through the town, a significant regional connector accommodating both local and national traffic. These routes support access to public transport services and facilitate connectivity to employment nodes and commercial centres.

The broader area accommodates a mix of **supporting land uses**, including **educational facilities** (Van Kervel School, Highschool Outeniqua, St Paul Primary School, etc.), **retail centres** (George Square), **business premises** (Goldwagen George, LetMeRepair Service and Consulting (Pty) Ltd, Sharp Tracers (Pty) Ltd, etc.), and **community services** (LifeConnect Church, Dutch Reformed Church of Africa, George-Bergsig Gemeente Church, etc.). Notable activity nodes within proximity include the **George CBD** and the **Garden Route Mall**, both of which serve as important economic hubs offering a wide range of goods, services, and employment opportunities. Healthcare facilities and recreational amenities are also located within a short travelling distance, enhancing the overall liveability of the area.

The existing character of the neighbourhood reflects a **balanced integration** between established low-density residential uses and gradual emerging densification. This transition is generally well-managed and contributes positively to the sustainability of the urban environment by making more efficient use of existing infrastructure and services. The subdivision of erven within this context has become increasingly common and is considered a **logical response** to the growing demand for urban residential opportunities within George.

The proposed **permanent departures** are both **reasonable and necessary**. The **reduction of the west side building lines from 2 metres to 0 metres** on proposed Erf 32357 and Erf 32356, the **reduction of the rear building line from 2 metres to 1.2 metres** on proposed Erf 32356, and the **reduction of the east side building line from 2 metres to 1.8 metres** on proposed Erf 32356 are required to **legalise the existing building positions** that are already encroaching, while still providing **sufficient space for vehicles to manoeuvre** on the erven.

The **reduction of the panhandle width from 4 metres to 3.28 metres** is similarly justified by the **physical constraints posed by the existing main dwelling house** (located approximately 5 metres from the boundary wall), and will still provide **adequate vehicular access** – the standard large car measures approximately **2.1 to 2.3 metres** in width, leaving a **comfortable clearance margin** within the proposed 3.28-metre panhandle. These minor deviations **do not undermine the existing character or functionality** of the neighbourhood; rather, they enable the **redevelopment and densification** of an established urban property in a manner fully consistent with prevailing trends.

The proposed subdivision, together with the requested departures, **aligns with these prevailing development trends** and is considered appropriate within the context of the surrounding urban environment, without detracting from the existing character or functionality of the neighbourhood.

4.2. Desirability of the Proposal and Impact on Surrounding Land Uses

The proposed **subdivision** of the Remainder of Erf 1908, George, together with the requested **permanent departures**, is considered **desirable from a spatial planning, economic, and social perspective**. The proposal responds directly to the **increasing demand for smaller, well-located residential properties** within established urban areas, and promotes a **more efficient utilisation of land and existing municipal infrastructure**.

From a desirability perspective, the subdivision **aligns with sound planning principles** by supporting **gradual densification within the urban edge**. The property is already serviced and located within a fully developed residential area, making it suitable for further subdivision without the need for significant additional infrastructure investment. This approach contributes to the **optimisation of existing services** such as water, sanitation, electricity, and road networks, thereby promoting **sustainable urban development**.

The proposal is also **consistent with prevailing development trends** in the surrounding area, where similar subdivisions and infill developments have been approved and implemented. These developments have contributed positively to the diversification of housing typologies and have improved affordability and accessibility within the residential market. As such, the proposed subdivision will **not introduce a land use that is foreign or incompatible** with the existing character of the neighbourhood, but will rather reinforce an established pattern of gradual densification.

With regard to the **requested departures**, these are similarly **compatible with the surrounding area**. A survey of immediate neighbouring properties reveals that **many existing dwellings have been constructed within the prescribed 2-metre building lines**, indicating that such encroachments are **not uncommon** in this established neighbourhood. The proposed **reduction of the west side building lines from 2 metres to 0 metres** on proposed Erf 32357 and Erf 32356, the **reduction of the rear building line from 2 metres to 1.2 metres** on proposed Erf 32356, and the **reduction of the east side building line from 2 metres to 1.8 metres** on proposed Erf 32356 will merely **legalise existing building positions**, while still allowing **adequate space for vehicle manoeuvrability** on the erven. The **reduction of the panhandle width from 4 metres to 3.28 metres** remains **functionally sufficient** – a standard large car measures approximately **2.1 to 2.3 metres** in width, leaving a **comfortable clearance margin** within the proposed panhandle. These minor deviations will **not negatively affect neighbouring properties or public safety**, and they do **not alter the residential character or visual amenity** of the area.

In terms of **impact on surrounding land uses**, the proposal is **not expected to have any negative effects**. The proposed erven will remain consistent with the existing residential zoning and land use rights, ensuring that the **primary residential character of the area is retained**. The scale and intensity of development associated with the subdivision and the requested departures are **modest and in line with surrounding properties**, thereby maintaining the **visual and spatial integrity** of the neighbourhood.

Potential impacts such as **increased traffic, noise, and demand on services** are anticipated to be **minimal**. Given the scale of the subdivision, any additional traffic generated will be **almost none** and can be adequately accommodated by the existing road network. Similarly, the demand for municipal services is expected to fall within the available capacity, particularly as the area is **already fully serviced**. The departure requests do **not increase the intensity of land use** beyond what is already permissible for residential erven, and therefore **no additional adverse impacts** are anticipated.

Furthermore, the subdivision will have a **positive socio-economic impact** by creating additional opportunities for property ownership and investment within a well-established area. It contributes to **urban restructuring objectives** by making better use of land and supporting more compact settlement patterns. This, in turn, promotes **more sustainable urban growth** and reduces pressure for **urban sprawl on the periphery of George**. The accompanying departures, by enabling the lawful use of existing buildings and a functional panhandle, **remove unnecessary regulatory barriers** to this sensible densification.

4.3. Compliance with SPLUMA (Act 16 of 2013): Development principles

The proposed **subdivision** of the Remainder of Erf 1908, George, together with the requested **permanent departures**, has been assessed against the development principles as set out in **Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)**. The application is considered to be **aligned with these principles** as outlined below:

a) Spatial Justice

The principle of **spatial justice** seeks to address past spatial imbalances and improve access to land. The proposed subdivision contributes towards this objective by facilitating the creation of **additional residential opportunities** within a well-located and established urban area. Although the site is not situated within a historically disadvantaged area, the proposal supports broader inclusionary objectives by increasing access to land and housing opportunities within the urban fabric. The subdivision promotes a **more equitable distribution of land** by enabling a wider segment of the population to access property ownership in a serviced and accessible location. **The requested departures do not undermine spatial justice** – they merely legalise existing building positions and a slightly reduced panhandle width, which **does not restrict access or opportunity** for future owners. Rather, they enable the **lawful use of the land** and facilitate the creation of **affordable, serviced residential erven** that would otherwise be impeded by overly rigid development parameters.

b) Spatial Sustainability

The application supports **spatial sustainability** by promoting development **within the existing urban edge**, thereby limiting urban sprawl and encouraging more compact settlement patterns. The subject property is already serviced and located within a built-up residential area, ensuring that the proposed development is within the financial and administrative capacity of the municipality. The subdivision does not impact agricultural land, as it utilises already transformed land. Furthermore, the proposal contributes to the effective functioning of the land market by responding to the demand for smaller, more affordable residential erven, while supporting the creation of viable and sustainable communities. **The requested departures are consistent with spatial sustainability** – the reduction of rear and side building lines to 0 metres reflects **existing built patterns** in this neighbourhood where many dwellings already encroach, and the reduced panhandle width of 3.28 metres remains **fully**

functional for vehicle access (standard large cars measure 2.1–2.3 metres in width). These minor deviations **avoid unnecessary demolition or reconstruction**, thereby conserving resources and promoting **sustainable land use**.

c) Efficiency

The principle of **efficiency** is upheld as the proposed subdivision **optimises the use of existing infrastructure and services**, including roads, water, sanitation, and electricity networks. By increasing the residential yield of a well-located property, the development ensures a **more efficient use of land resources**. The application does not require significant additional infrastructure investment and is therefore **cost-effective** for both the municipality and property owner. In addition, the proposal is modest in scale and unlikely to result in any significant negative financial, social, or environmental impacts. **The requested departures enhance efficiency** by allowing existing buildings to remain in place without costly alterations, and by permitting a panhandle width that is **practically adequate** rather than demanding strict compliance that would be **physically impossible** given the proximity of the existing dwelling house. This avoids **unnecessary regulatory friction** and enables the subdivision to proceed in a **pragmatic and efficient manner**.

d) Spatial Resilience

The proposed subdivision contributes to **spatial resilience** by promoting flexibility in land use and supporting the **diversification of housing options** within the area. By enabling smaller and more affordable erven, the development allows for a broader range of households to reside within the area, thereby strengthening the **socio-economic resilience** of the community. The gradual densification of established areas such as this enhances the ability of urban environments to adapt to changing economic conditions and housing demands over time. **The requested departures further support spatial resilience** by recognising that **rigid building line and panhandle width standards** may not always suit older, established neighbourhoods. Granting these departures introduces **measured flexibility** into the regulatory framework, allowing the land to be used **optimally** while still maintaining functionality and safety. This adaptive approach makes the community **more resilient** to the realities of existing built form and incremental change.

e) Good Administration

The application complies with the principle of **good administration** in that it follows the prescribed statutory procedures for land development applications, including public participation, notification, and interdepartmental consultation. The process ensures **transparency** and provides all interested and affected parties with an opportunity to comment on the proposal. Furthermore, the application is aligned with the relevant spatial planning policies and land use management frameworks applicable to George, thereby supporting an **integrated and coordinated approach** to land development. **The requested departures are required through the proper legal channels** under Section 15(2)(b) of the Land-Use Planning By-law, and are fully motivated with reference to site-specific constraints and contextual evidence. This demonstrates **responsible administration** and respect for both the regulatory framework and the practical realities of the property.

4.4. Compliance with the National Development Plan, 2030

The proposed **subdivision** of the Remainder of Erf 1908, George, together with the requested **permanent departures** (reduction of side building lines from 2 metres to 0 metres on the proposed erven, and reduction of the panhandle width from 4 metres to 3.28 metres), is aligned with the **spatial vision and objectives of the National Development Plan, 2030 (NDP)**, particularly in relation to the promotion of **densification, spatial restructuring, and more efficient urban development**.

The NDP recognises that South Africa's spatial form remains **highly fragmented and inefficient** due to historical development patterns, and places strong emphasis on the need to transform human settlements into **more compact, integrated, and sustainable urban environments**. A key directive of the NDP is to **promote densification of cities and towns**, improve access to opportunities, and **reduce urban sprawl** through better utilisation of well-located land.

In this regard, the proposed subdivision **directly supports the objectives of the NDP** by facilitating **gradual densification** within an established residential area. The subject property is located within the **existing urban edge** and is already serviced with the necessary municipal infrastructure. By subdividing the property into smaller, more manageable erven, the proposal promotes a **more compact urban form** and contributes to the **efficient use of land and infrastructure**, in line with the NDP's spatial transformation agenda.

The requested departures similarly align with NDP objectives. The reduction of side building lines to 0 metres **legitimises existing building positions**, thereby **avoiding unnecessary demolition or reconstruction** – this preserves **embedded energy and materials**, which is consistent with the NDP's call for **resource-efficient development**. The reduction of the panhandle width to 3.28 metres, while still **functionally adequate** for vehicle access (standard large cars measure 2.1–2.3 metres in width), enables the subdivision to proceed **without requiring physical alterations that would be impractical or impossible** given the existing

dwelling house. These minor deviations **remove regulatory barriers** to sensible densification and **prevent wasteful expenditure**, directly supporting the NDP's emphasis on **cost-effective and pragmatic land use management**.

The NDP further advocates for **mixed housing strategies** and **compact urban development** as a means to improve access to social amenities, economic opportunities, and public services. The proposed subdivision contributes to this objective by increasing the availability of residential opportunities within a **well-located area** that is in proximity to employment nodes, services, and facilities within George. This reduces the need for **outward urban expansion** and supports the creation of **more inclusive and accessible neighbourhoods**. The accompanying departures, by enabling the **lawful use of existing buildings and a functional panhandle**, ensure that this densification can occur **without delay or unnecessary cost**, thereby **maximising the developmental impact** of the proposal in line with NDP goals.

4.5. Compliance with the Western Cape Provincial Spatial Development Framework (March 2014), George Integrated Development Plan (IDP) 2022–2027 and George Municipal Spatial Development Framework (SDF), 2023–2027

The proposed **subdivision** of the Remainder of Erf 1908, situated at 35 Mann Street in George, together with the requested **permanent departures**, has been assessed in terms of the **Western Cape Provincial Spatial Development Framework (PSDF), March 2014**, as well as the **George Integrated Development Plan (IDP) 2022–2027**. The proposal is considered to be **consistent with the key spatial and developmental objectives** contained within both policy frameworks.

a) Compliance with the Western Cape Provincial Spatial Development Framework (PSDF), March 2014

The PSDF promotes a spatial development approach that prioritises **compact, integrated, and sustainable urban settlements**. A central policy directive of the PSDF is to **curb urban sprawl** and encourage **infill development and densification** within the urban edge, particularly in areas that are already serviced and well-located in relation to economic opportunities and social amenities.

The subject property is located within the **existing urban area of George** and is **fully serviced** with the necessary municipal infrastructure. The proposed subdivision represents a form of **gradual densification**, which is strongly supported by the PSDF as a means to:

- **Optimise the use of existing infrastructure and services;**
- **Reduce pressure on peripheral and agricultural land;**
- **Promote more efficient and sustainable urban growth patterns;** and
- **Enhance accessibility to opportunities and amenities.**

The PSDF further encourages the **diversification of housing typologies** within established areas in order to respond to changing market demands and improve affordability. The proposed subdivision facilitates the creation of **smaller residential erven**, thereby contributing to a broader range of housing opportunities without altering the primary residential character of the area.

The requested departures are fully compatible with the PSDF. The reduction of side building lines from 2 metres to 0 metres **reflects existing built patterns** in this neighbourhood – a survey of surrounding properties confirms that many dwellings already encroach into the prescribed building lines. **Justifying these encroachments** avoids unnecessary demolition and resource waste, which aligns with the PSDF's emphasis on **sustainable and efficient land use**. The reduction of the panhandle width to 3.28 metres remains **functionally adequate** (standard large cars measure 2.1–2.3 metres in width) and is necessitated by the **physical constraint** of the existing main dwelling house located 5 metres from the boundary wall. These minor deviations **do not undermine the PSDF's objectives**; rather, they enable **practical, context-sensitive densification** that respects the existing urban fabric.

b) Compliance with the George Integrated Development Plan (IDP) 2022–2027

The George Municipality Integrated Development Plan (IDP) 2022–2027 serves as the primary strategic planning instrument guiding development within the municipal area. The IDP emphasises the importance of **sustainable urban development, efficient service delivery, and economic growth**, while promoting improved living conditions for all residents.

The proposed subdivision supports the IDP's objectives in the following ways:

- **Efficient Use of Infrastructure:**

The property is located within an established and serviced area, and the subdivision will **maximise the utilisation of existing municipal infrastructure** without placing undue strain on services. **The requested departures do not increase infrastructure demand** – they merely legitimise existing buildings and a slightly narrower panhandle, both of which have **no negative impact on municipal services**.

- **Sustainable Human Settlements:**

The IDP promotes the development of sustainable and integrated human settlements. The proposed subdivision contributes to this objective by enabling additional residential opportunities within the **existing urban footprint**, thereby supporting more compact settlement patterns. **The departures support sustainability** by allowing existing buildings to remain in place, **avoiding demolition waste** and **conserving resources**.

- **Housing and Accessibility:**

The subdivision responds to the growing demand for **smaller, more affordable residential properties** in well-located areas. This aligns with the IDP's focus on improving access to housing and creating inclusive communities. **The reduced panhandle width of 3.28 metres remains fully accessible** for vehicles, ensuring that future owners will have **no practical impediment** to accessing their properties.

- **Economic and Social Development:**

By increasing the number of residential erven, the proposal contributes to the **municipal rates base** and supports local economic activity. It also promotes access to existing amenities, services, and employment opportunities within George. **The departures enable this economic benefit to materialise** without costly and unnecessary alterations to existing buildings or the panhandle.

c) **Compliance with the George Municipal Spatial Development Framework (SDF), 2023–2027**

The proposed subdivision of the Remainder of Erf 1908, located at 35 Mann Street in George, is aligned with the spatial vision and policy directives of the **George Municipal Spatial Development Framework (SDF), 2023–2027**.

The SDF promotes a **compact, efficient, and sustainable urban form**, with a strong emphasis on **infill development and densification** within the existing urban edge. As the subject property is situated within a fully serviced and established residential area, the proposed subdivision represents **appropriate gradual densification**, supporting the optimal use of land and existing municipal infrastructure.

The requested departures are consistent with the SDF's pragmatic approach to development. The SDF recognises that older neighbourhoods may have **existing non-conformities** that should be addressed through **flexible, case-by-case approvals** rather than rigid enforcement. The reduction of side building lines to 0 metres **regularises existing encroachments** that have been tolerated over time, while the reduced panhandle width **responds to a genuine site constraint** (the proximity of the existing dwelling house). Both departures are **minor in nature**, **do not undermine the SDF's spatial goals**, and will **not set an undesirable precedent** – they are justified by **specific, documented site conditions** that are unique to this property.

5. ENGINEERING SERVICES

The subject property, being the Remainder of Erf 1908 in George, is located within a **proclaimed township** and is currently **fully serviced** with the necessary municipal engineering infrastructure, including **water, sanitation, electricity, and access roads**.

The proposed subdivision to create additional residential erven will be subject to **review by the relevant engineering departments of George Municipality**, who will have the opportunity to provide input and specify any conditions or requirements related to **service capacity, connections, or potential upgrades**.

It is proposed that a water storage tank, measuring **1.8 metres in height**, will be installed on the property to supplement and ensure adequate onsite storage for domestic use.

It is noted that the site is **adequately serviced for its current use**, and it is anticipated that the **existing infrastructure will be able to accommodate the proposed subdivision**. Should any upgrades or additional contributions be required, these will be addressed through the **applicable bulk service contributions and conditions of approval** as determined by the Municipality.

6. CONCLUSION

This simultaneous application is submitted in terms of **Section 15(2)(d)** of the George Municipality Land-Use Planning By-law, 2023, for the **subdivision** of Remainder Erf 1908 George into **three portions** (of which **two will become residential erven**); and in terms of **Section 15(2)(b)** of the same By-law for a **permanent departure** from the development parameters of the applicable zoning scheme, specifically:

- to **reduce the west side building lines from 2 metres to 0 metres** on proposed **Erf 32357** for a bedroom in the dwelling and **Erf 32356** for a new additional garage being over the building lines;
- to **reduce the north rear building line from 2 metres to 1.2 metres** on proposed **Erf 32356** for a bedroom and scullery being over the existing building lines;
- to **reduce the east side building line from 2 metres to 1.8 metres** on proposed **Erf 32356** for a bathroom, bedroom and lounge area in the existing building; and

to **reduce the required panhandle width from 4 metres to 3.28 metres** on proposed **Erf 32357**, as the existing dwelling on Erf 32356 does not allow for a wider panhandle to be constructed.

Subdivision of portions:

Table 3: Subdivision

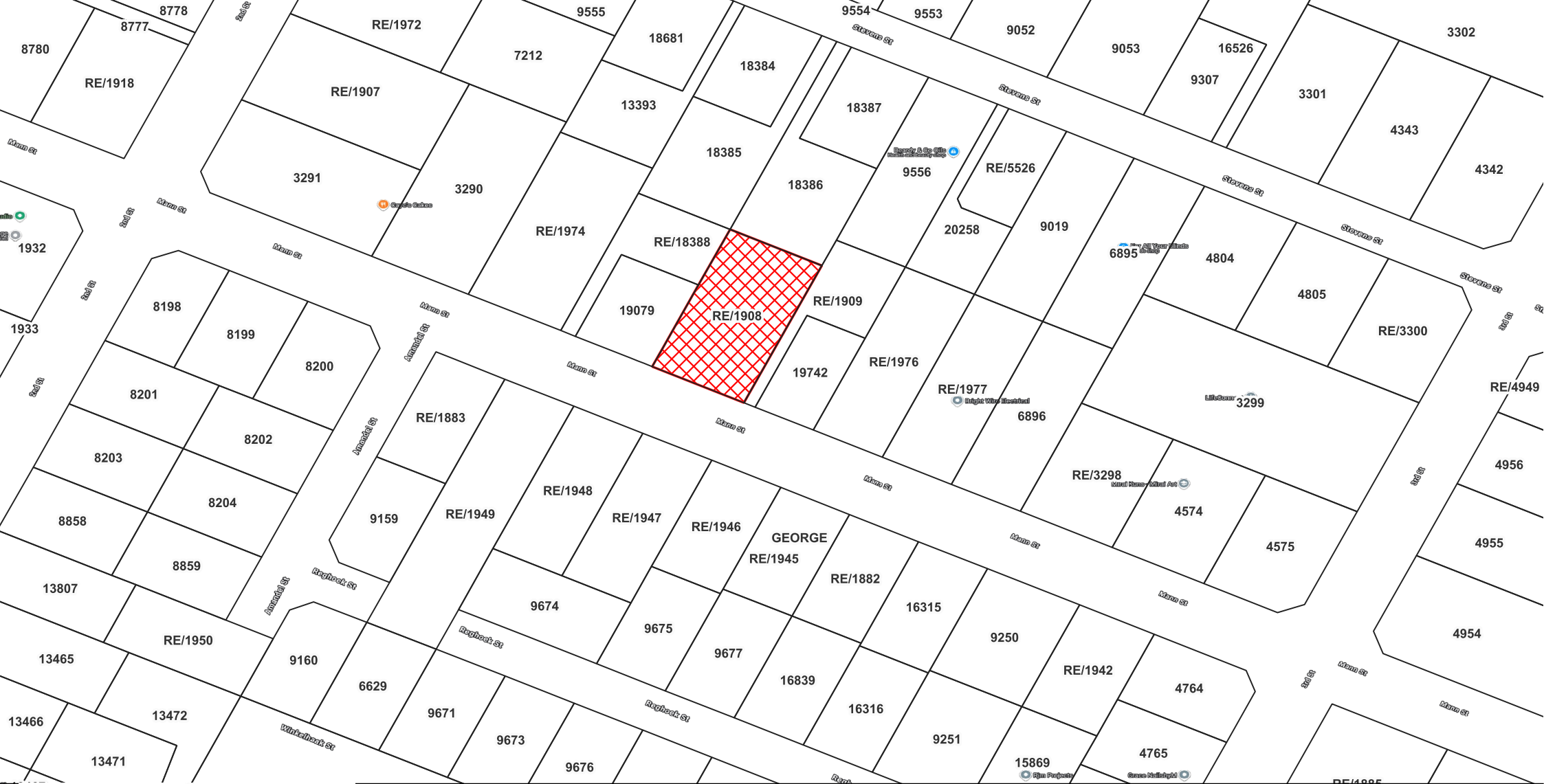
Proposed Portion Description	Buildable Area (m ²)	Portion Area
Erf 32357	± 415,36 m ²	482 m ²
Erf 32356	± 397,5 m ²	654 m ²
Remainder Erf 1908	N/A	324 m ²
Total before subdivision	1460 m ²	1460 m ²

The proposed **subdivision** of the Remainder of Erf 1908 in George, together with the requested **permanent departures**, is considered a **logical and appropriate form of development** within the context of the surrounding area. The application is supported by **sound town planning principles** and aligns with applicable **national, provincial, and local policy frameworks**.

The portion of the road reserve, namely **Stevens Street**, that is included within the Remainder of Erf 1908 is **not usable** and will accordingly be negotiated to be **transferred to the Municipality**.

The proposal promotes **gradual densification within the urban edge**, **optimises the use of existing infrastructure**, and contributes to the provision of **additional residential opportunities** in a **well-located and established neighbourhood**. The requested departures – **reducing the west side building lines from 2 metres to 0 metres** on Erf 32357 and Erf 32356; **reducing the rear building line from 2 metres to 1.2 metres** on Erf 32356; **reducing the east side building line from 2 metres to 1.8 metres** on Erf 32356; and **reducing the panhandle width from 4 metres to 3.28 metres** – are **reasonable, necessary, and context-appropriate**. They **legalise existing building encroachments** and **avoid unnecessary demolition or reconstruction**. Furthermore, the application is **not expected to have any negative impact** on the character or functionality of the area.

All of the above support the subdivision of Remainder Erf 1908 George to create **two residential erven**, namely proposed **Erf 32357** (approximately **482 m²**) and proposed **Erf 32356** (approximately **654 m²**), as well as a **remainder portion** of approximately **324 m²** to be transferred to the Municipality.



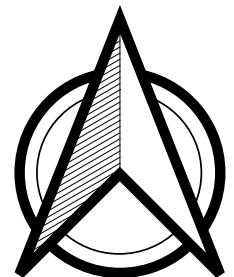
Locality Plan

 Subject property

RE ERF 1908 George



NTA TOWN
PLANNERS



0 25 50 m



SPECIAL POWER OF ATTORNEY

I, the undersigned, Willem Walkers, acting on behalf of **WALTERS PROPERTY MANAGEMENT CC (2009/151383/23)** do hereby nominate, constitute and appoint **ANDRÉ ALBERTUS JANSSEN VAN NIEUWENHUIZEN**, of the firm **NEWTOWN TOWN PLANNERS CC**, with power of substitution, to be my lawful representative in my name, place and stead, to lodge an application for **SUBDIVISION of REMAINDER ERF 1908 GEORGE** to such authorities as may be necessary and generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as I might or could do if personally present and acting herein, hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my Agent shall lawfully do, or cause to be done, by virtue of these present.

In addition to apply for such amendments of the Town Planning Scheme, as may be deemed necessary, and to make any other necessary applications, and further to represent me at any enquiry in relation to the above-mentioned matters, and generally do whatever may be necessary or desirable to procure the approval of the application

Signed at George on this 20 day of March 2026 in the presence of the undersigned witnesses.

AUTHORISED REPRESENTATIVE

Name & Surname: Willem Walkers
Signature: [Signature]

WITNESS

Name & Surname: Reinette Pretorius
Signature: [Signature]

WITNESS

Name & Surname: HG de Kock
Signature: [Signature]

CLOSE CORPORATION (CC) RESOLUTION

PASSED AT George

ON THIS 20 DAY OF March 2026

RESOLVED THAT

1. I, Willem Walters, in my capacity as a member of **WALTERS PROPERTY MANAGEMENT CC (2009/151383/23)** make application to the authorities as may be deemed necessary to lodge an application for **SUBDIVISION of REMAINDER ERF 1908 GEORGE.**
2. **ANDRÉ ALBERTUS JANSEN VAN NIEUWENHUIZEN**, of the firm **NEWTOWN TOWN PLANNERS CC**, is hereby given Power of Attorney to sign the application and any other documents, which may be deemed necessary to give effect hereto.
3. I, Willem Walters, in my capacity as a member of **WALTERS PROPERTY MANAGEMENT CC (2009/151383/23)** is hereby authorised to sign any documents on behalf of the Corporation, which may be deemed necessary to give effect to the resolution.

CERTIFIED AS A TRUE EXTRACT



WALTERS PROPERTY MANAGEMENT CC (2009/151383/23)



Date: 22/05/2018

Our Reference: 111694008

MR RJ SCOTT SCOTT
E-mailed to: RJSCOTT@PRO-ACC.CO.ZA
THREE RIVERS
VEREENIGING
1935

RE: Application to Amend Close Corporation
Close Corporation Number: 2009/151383/23
Close Corporation Name: WALTERS PROPERTY MANAGEMENT

We have received a CK2 (Amended founding statement) from you dated 21/05/2018.
The Close Corporation 'WALTERS PROPERTY MANAGEMENT' with Enterprise Number '2009/151383/23' was successfully amended on our database.

Change Summary for 2009/151383/23 as a result of the lodging of document number 111694008.

Name Change on 22/05/2018.

WALTERS AND STEYN PROPERTIES

Member Change on 22/05/2018.

Change Record

Surname/Instit : = WALTERS

First Names : = WILLEM JOHANNES

Status : = Active

Member Change on 22/05/2018.

Change Record

Surname/Instit : = WALTERS

First Names : = GEORGE PIETER FRITZ

Status : = Active

Yours truly

Commissioner

MER MER

Please Note:

The attached certificate can be validated on the CIPC website at www.cipc.co.za.

The contents of the attached certificate was electronically transmitted to the South African Revenue Services.



COMPANIES AND INTELLECTUAL PROPERTY REGISTRATION OFFICE:

Registrar of Companies & Close Corporations

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

Call Centre Tel 086 184 3384, Website www.cipro.co.za, WAP www.cipro.co.za/mobile



Certificate issued by the Registrar of Companies & Close Corporations on Tuesday, May 22, 2018 08:31
Certificate of Amended Founding Statement



Registration Number 2009 / 151383 / 23

Enterprise Name WALTERS PROPERTY MANAGEMENT

Enterprise Shortened Name None provided.

Enterprise Translated Name None provided.

Registration Date 03/08/2009

Business Start Date 03/08/2009

Enterprise Type Close Corporation

Enterprise Status In Business

Financial Year End February

Tax Number 9133928177

Number of Members 2

Aggregate Members' Contribution R 100.00

Description of Principal Business INVESTMENT IN MOVABLE AND IMMOVABLE PROPERTY AS PRINCIPAL

Postal Address PO BOX 851
MEYERTON
1960

Address of Registered Office C/O JOOS WILLIAMSON AND GLUCK STREET
MEYERTON
1961

Accounting Officer

Name M A HEARN

Postal Address P O BOX 263933
THREE RIVERS
1935

Profession The South African Institute of Professional Accountants (SAIPA)

Membership/Practice No 22252

Active Members

Surname and first names	ID number or date of birth	Contrib. (R)	Interest (%)	Appoint-ment date	Addresses
WALTERS, GEORGE PIETER FRITZ	8211105406081	50.00	50.00	03/08/2009	Postal: PO BOX 851, MEYERTON, 1960 Residential: 12B HOOGENHOUT STREET, KOOKRUS, MEYERTON, 1964



COMPANIES AND INTELLECTUAL PROPERTY REGISTRATION OFFICE:

Registrar of Companies & Close Corporations

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

Call Centre Tel 086 184 3384, Website www.cipro.co.za, WAP www.cipro.co.za/mobile



Certificate issued by the Registrar of Companies & Close Corporations on Tuesday, May 22, 2018 08:31
Certificate of Amended Founding Statement



Companies and Intellectual
 Property Commission
 a member of the SAG group

Registration number **2009 / 151383 / 23**
 Enterprise Name **WALTERS PROPERTY MANAGEMENT**

Active Members

Surname and first names	ID number or date of birth	Contrib. (R)	Interest (%)	Appoint- ment date	Addresses
WALTERS, WILLEM JOHANNES	8311025085088	50.00	50.00	03/08/2009	Postal: PO BOX 851, MEYERTON, 1960 Residential: 12A HOOGENHOUT STREET, KOOKRUS, MEYERTON, 1964

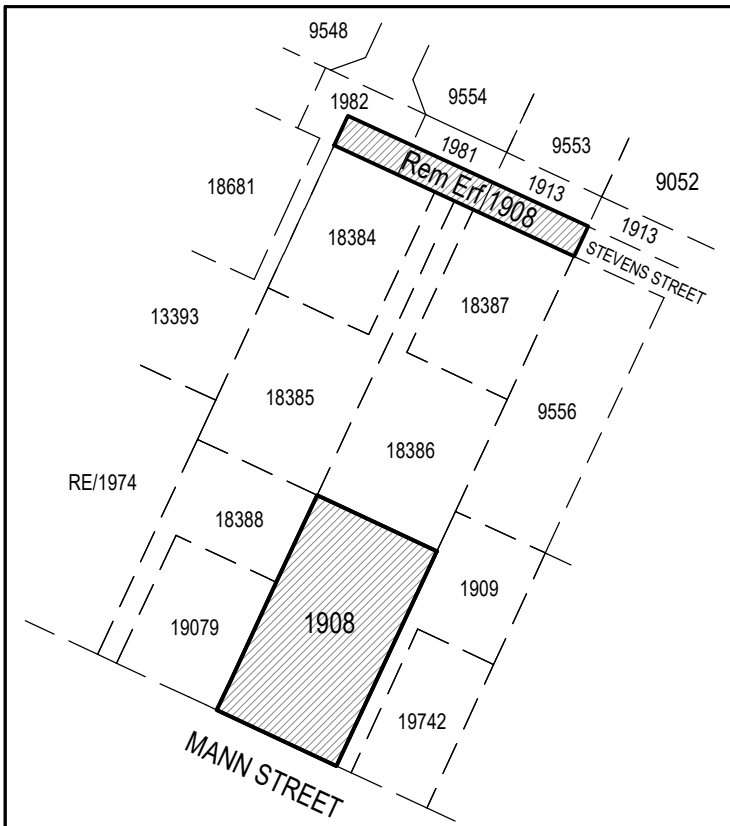


COMPANIES AND INTELLECTUAL PROPERTY REGISTRATION OFFICE:
 Registrar of Companies & Close Corporations

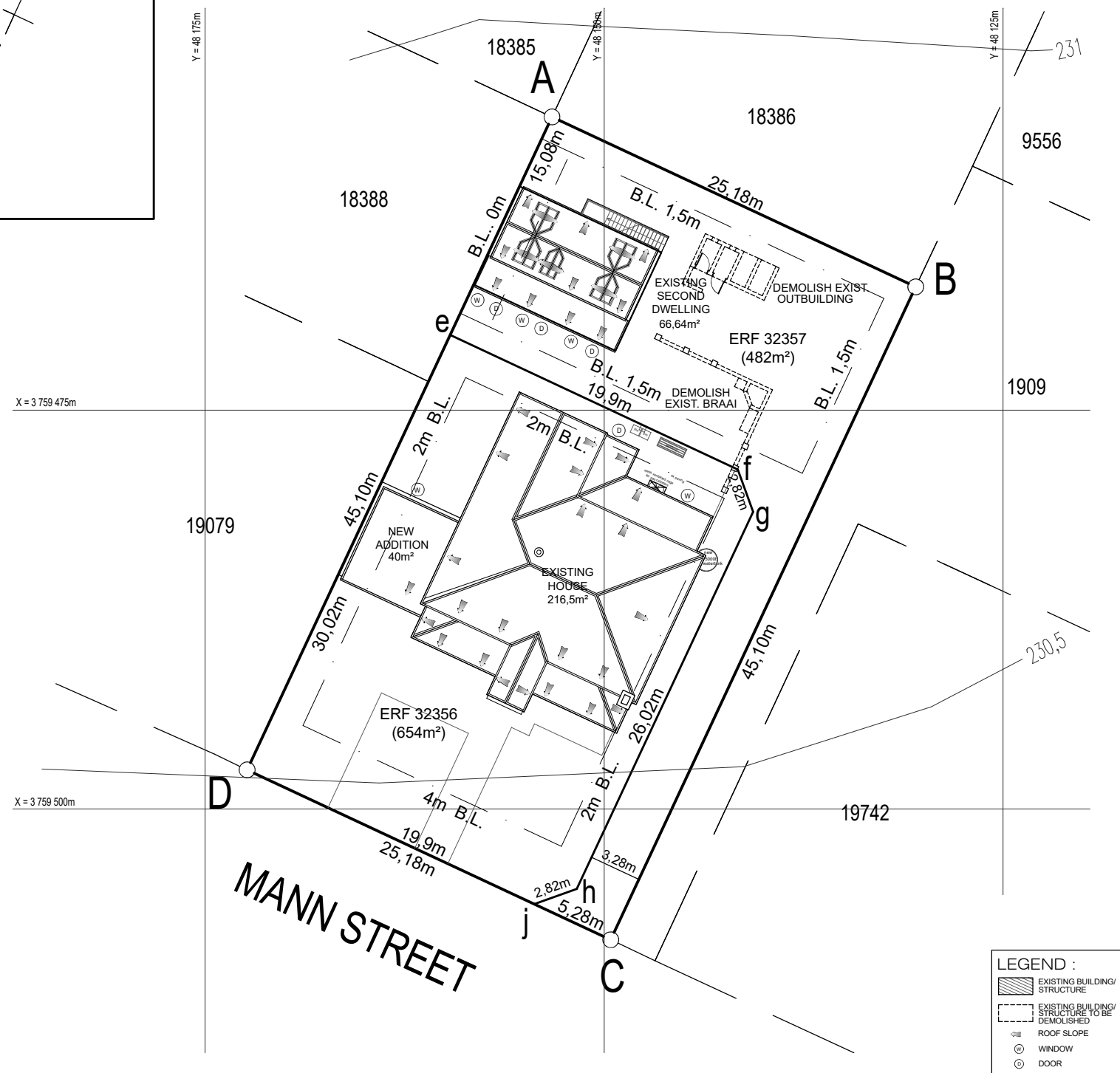
P.O. BOX 429, PRETORIA, 0001, Republic of South Africa. Docex 256, PRETORIA.

Call Centre Tel 086 184 3384, Website www.cipro.co.za, WAP www.cipro.co.za/mobile





DETAIL OF ERF 1908



SUBDIVISION PLAN

ERF 1908

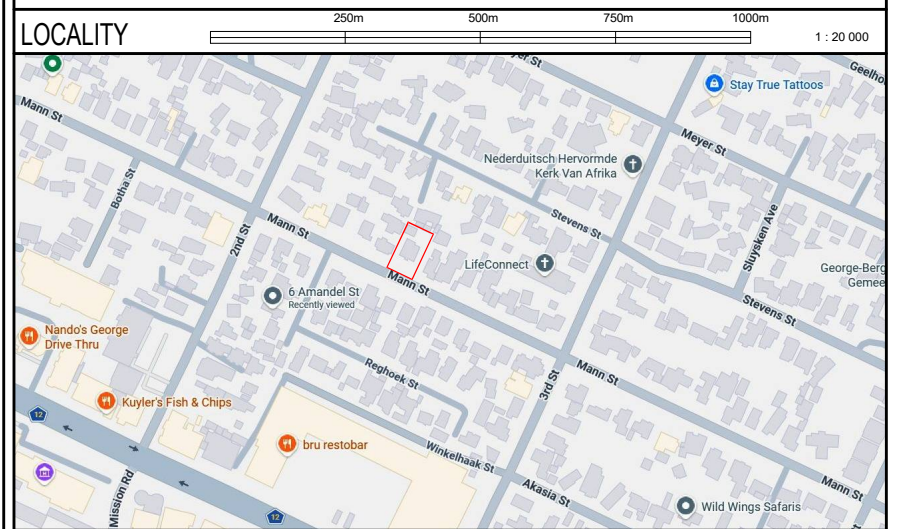
GEORGE

LOCAL AUTHORITY : CITY OF GEORGE MUNICIPALITY

GENERAL NOTES :

1. ALL DISTANCES IN METRES
2. ALL AREAS AND DISTANCES ARE APPROXIMATE PENDING FINAL SURVEY
3. CONTOURS AS OBTAINED FROM CITY OF GEORGE MUNICIPALITY GIS

LOCALITY



PROPERTY :

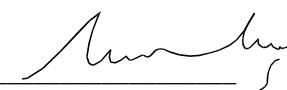
	SIZE	DEVELOPABLE AREA
Erf 32356 Figure e-f-g-h-j-D-e	654m²	397,5m²
Erf 32357 Figure A-B-C-j-h-g-f-e-A	482m²	415,36m²
Remainder of Erf 1908	324m²	
	1460m²	

SCALE
1 : 350(A3)

DRAWING

COPYRIGHT
RESERVED

DATE:
MARCH 2026

APPLICANT: 
A.A.J. VAN NIEUWENHUIZEN

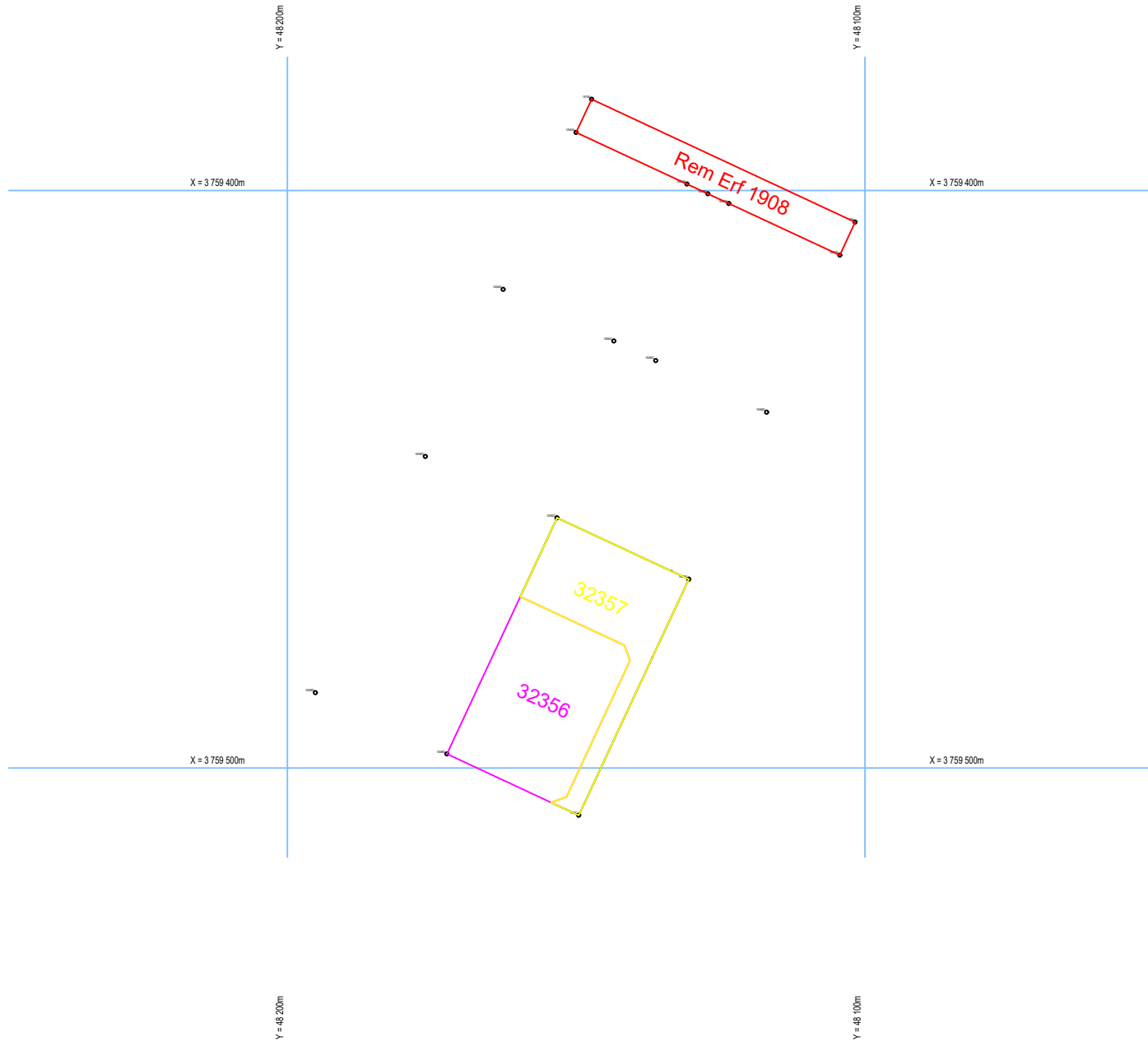
NEWTOWN ASSOCIATES
TOWN PLANNERS



POSTAL ADDRESS:
P.O. BOX. 95617
WATERKLOOF
0145

STREET ADDRESS:
105 CLUB AVENUE
WATERKLOOF HEIGHTS
PRETORIA

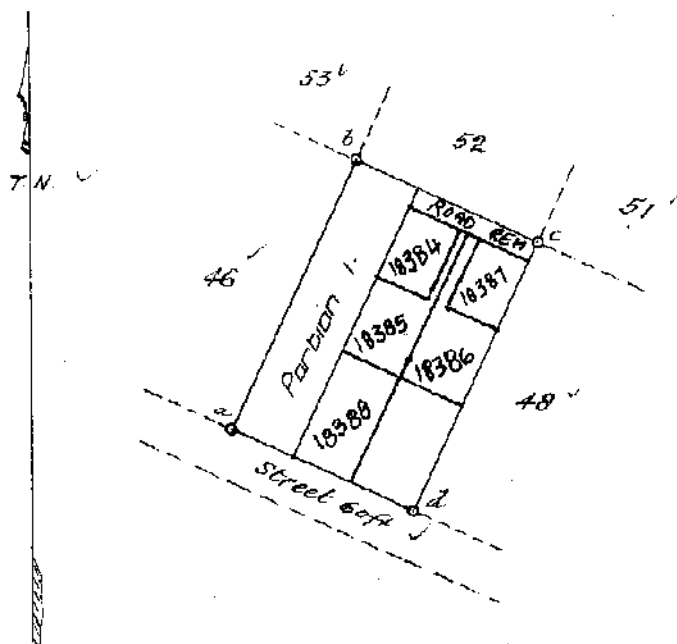
CONTACT DETAILS:
TEL: (012) 346 3204
EMAIL: andre@ntas.co.za



G. 424

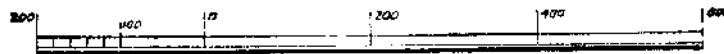
Surveyor-General.

9



ANGLES.			
	°	'	"
a	90	0	0
b	90	0	0
c	90	0	0
d	90	0	0
		✓	

SIDERS.	
Cape Feet.	
ab	360.00
bc	240.00
cd	360.00
da	240.00
✓	



Scale 200 Cape Feet = 1 Eng. Inch.

X Now Erf 1908

GEORGE

The above figure a b c d represents 1 Morgen, 0 Square Roods
 X 0 Square Feet of land situate in the Division of GEORGE, being
 LOT N° 47, portion of PART E. of the GEORGE TOWN COMMONAGE
 granted to the Council of the Municipality of George 15th June, 1922. ✓

Bounded as indicated above.

Surveyed and beaconed by me according to regulations.

R. E. Dumbleton

Government Land Surveyor.

1924.

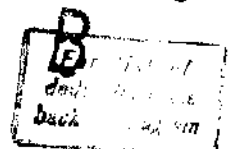
I hereby certify that this diagram belongs
 to the Transfer deed this day ~~made~~ in
 favour of Philippus Conrad Swart N° 2906

19. 4. 1934

Registrar of Deeds

MTO. BL-700
W. 53

(1748)



AREA SCHEDULE:	
DESCRIPTION	TOTAL
ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE ON ERF 1908 GEORGE	
EX HOUSE	219m²
EX SECOND DWELLING	66m²
NEW GARAGE	38m²
NEW BRAAI	1m²
TOTAL	321m²
GROUND STOREY:	
ERF AREA	1136.4m²
NEW COVERAGE	321m²
TOTAL COVERAGE	28.24%

No. Nr.	Date Datum	Description Beskrywing	By Deur
Revisions		Wysigings	



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •
E-mail: riaan@b-a.co.za • Address: 120 York Street,
Lache House, George, 6529 • Postal:
P.O.Box 4232, George East, 6539

Client/Klient

WALTERS
PROPERTY
MANAGEMENT CC

Project\Projek

Additions & alterations
to existing residence
on Erf 1908
George

Drawing Title/Tekening Titel

SITE PLAN & ROOF PLAN

Drawing Number/Tekening Nommer

BA26-003 1-01 MS

Scale/Skaal

AS SHOWN

Data/Datum

FEB 2026

Designed/Ontwerp
DIANNE BOUN

KIAAN LE ROUX

Checked/Nagesien

RIAAN LE ROUX

Op oorspronklike tekening
On original drawing



**REGISTERED
PLUMBER TO
PROVIDE
CERTIFICATE OF
COMPLIANCE FOR
INSTALLATION AN
RELEVANT TESTING
OF THE SEWER
SYSTEM**

**all plumbing
installation as per
SANS 10400 part P
See Plumbing notes
on separate page**

This part of SANS 10400 provides deemed-to-satisfy requirements for compliance with part P (Drainage) of the National Building Regulations

PIPE SIZING AS PER SANS 10400 PART A(A

- All waste pipes to be min 65mm diameter
- All soil pipes to be min 110mm diameter
- All vent pipes to be min 75mm diameter
- All sub stacks to be min 110mm diameter
- All vent pipes shall be no less than 2.5 meter above natural ground or 100 mm above the closest part of the roof covering it passes through.
- All gully to be min 150mm above ngl
- All soil pipes to be min 450mm below natural ground level

DRAINAGE NOTES

All drainage is to comply with the national building regulations

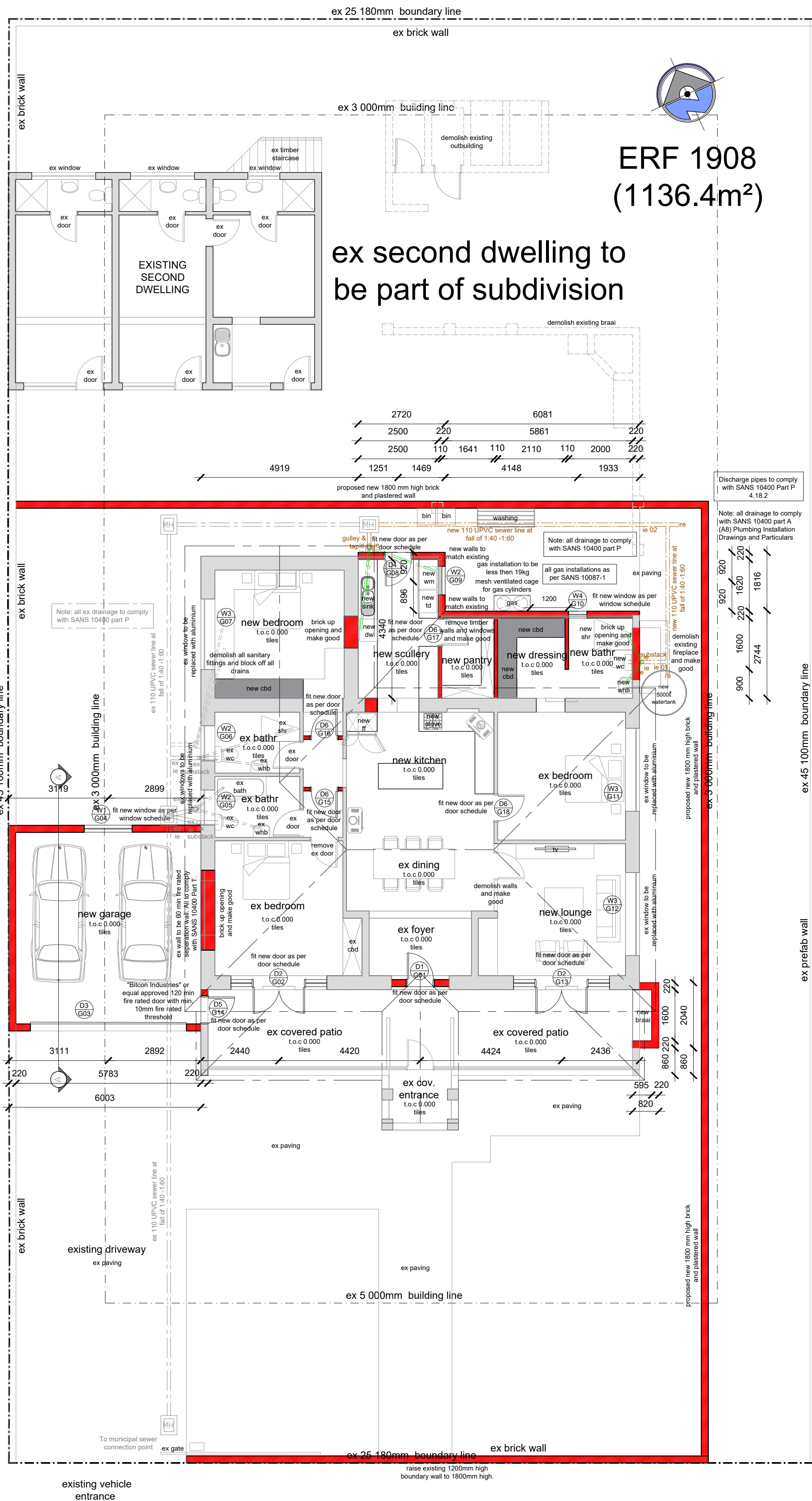
- Provide inspection eyes at all bends and junctions
- Provide inspection eyes at all change of direction
- Drains passing under buildings to be protected against the imposed load
- Provide reset traps to waste fittings which are to be accessible for repairs and maintenance
- Waste pipe size to be 50mm diameter
- Shower waste pipe to be 75mm diameter
- Soil pipe size to be 110mm diameter
- Waste pipes exceeding 6m to be vented
- Gradient of drains to be 1:60 fall minimum, 1:40 fall maximum
- Soil and waste pipes to be concealed



LEVELS AND DIMENSIONS.

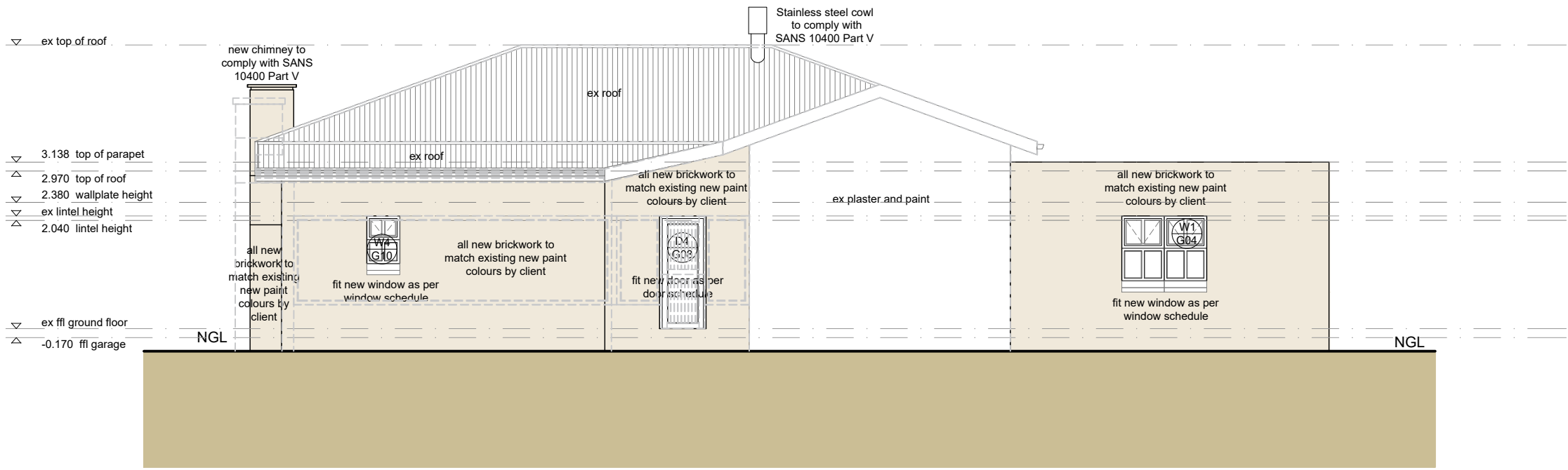
THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.

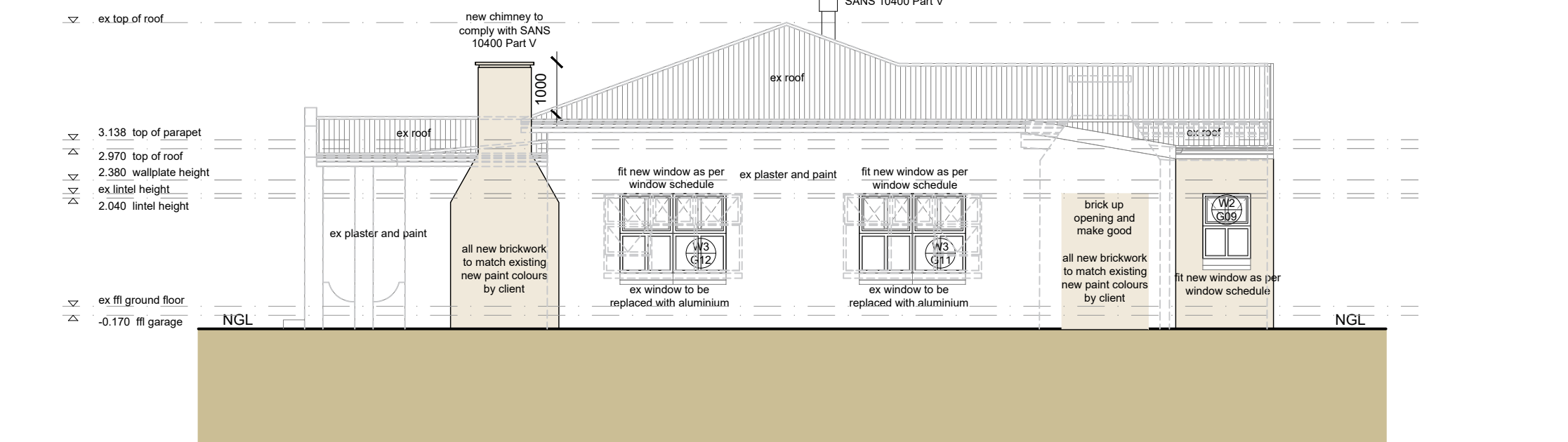


MANN STREET

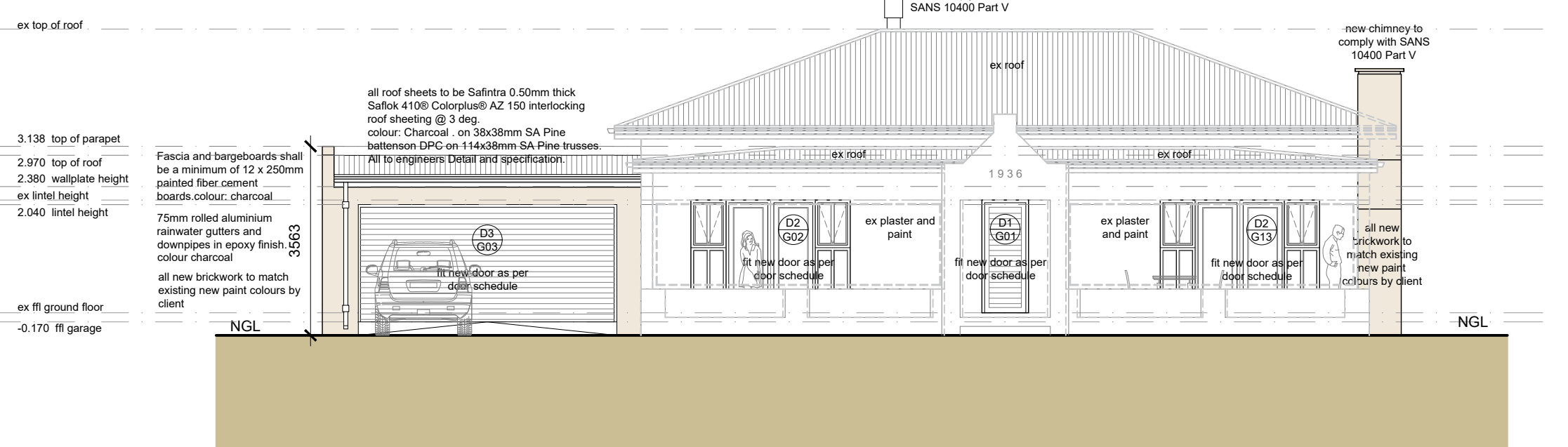
GROUND STOREY PLAN - scale 1 : 100



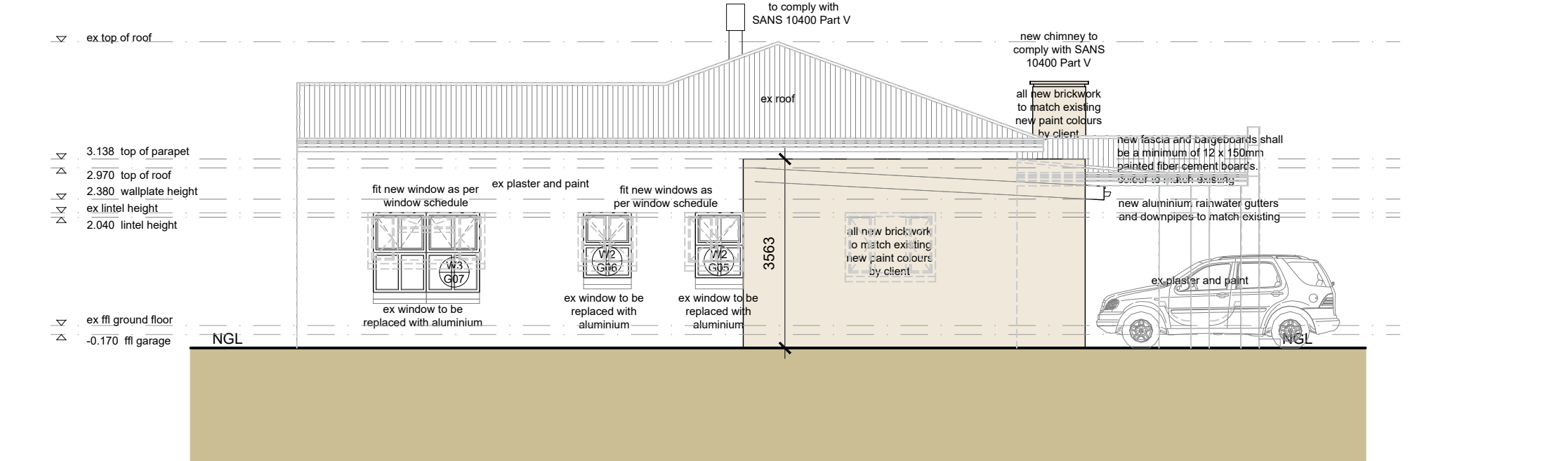
NORTH ELEVATION - scale 1 : 100



EAST ELEVATION - scale 1 : 100



SOUTH ELEVATION - scale 1 : 100



WEST ELEVATION - scale 1 : 100

REGISTERED
PLUMBER TO
PROVIDE
CERTIFICATE OF
COMPLIANCE FOR
INSTALLATION AN
RELEVANT TESTING
OF THE SEWER
SYSTEM

all plumbing
installation as per
SANS 10400 part P
See Plumbing notes
on separate page

This part of SANS 10400
provides deemed-to-satisfy
requirements for compliance
with part P (Drainage) of the
National Building Regulations.

PIPE SIZING AS PER SANS 10400 PART A(A8)
All waste pipes to be min 50mm diameter
All soil pipes to be min 110mm diameter
All vent pipes to be min 75mm diameter
All sub stacks to be min 110mm diameter
All vent pipes shall be no less than 2.5 meter above natural
ground or 100 mm above the closest part of the roof
covering it passes through.
All gully to be min 150mm above ngl
All soil pipes to be min 450mm below natural ground level

DRAINAGE NOTES
All drainage is to comply with the national building
regulations
Provide inspection eyes at all bends and junctions
Provide inspection eyes at all change of direction
Drains passing under buildings to be protected against the
imposed load
Provide reset traps to waste fittings which are to be
accessible for repairs and maintenance
Waste pipe size to be 50mm diameter
Shower waste pipe to be 75mm diameter
Soil pipe size to be 110mm diameter
Waste pipes exceeding 6m to be vented
Gradient of drains to be 1:50 fall minimum, 1:40 fall
maximum
Soil and waste pipes to be concealed

No. Nr.	Date Datum	Description Beskrywing	By Deur

Revisions Wysigings



Client/Klient
**WALTERS
PROPERTY
MANAGEMENT CC**

Project/Projek
**Additions & alterations
to existing residence
on Erf 1908
George**

Drawing Title/Tekening Titel
GROUND STOREY PLAN & ELEVATIONS

Drawing Number/Tekening Nummer
BA26-003 2-01 MS

Scale/Skaal
AS SHOWN

Designed/Ontwerp
RIAAN LE ROUX

Drawn/Geteken
RIAAN LE ROUX

Date/Datum
FEB 2026

Checked/Nagesien
RIAAN LE ROUX

Op oorspronklike tekening
On original drawing

CONVEYANCER'S CERTIFICATE

IN TERMS OF SECTION 15(2)(d) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW

APPLICATION DETAILS:

[Description of Land Development Application with specific reference to –

APPLICATION FOR SUBDIVISION

The development entails:

- **Subdivision** in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-Law, 2023, for Remainder Erf 1908, George, into Erf 32357 (482m²), Erf 32356 (654m²) and a Remainder (324m²).
- Permanent departure in terms of Section 15(2)(b) of the George Municipality Land Use Planning By law, 2023

Date of Application: _____

I, the undersigned

ABRAHAM VLOK VAN DER BERGH

a duly qualified and admitted Conveyancer, practicing at:

Brand & van der Bergh attorneys, 126 Cradock Street, George, 6530

[Firm name and Address],

do hereby certify as follows:

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

T52444/2025 [Current Title Deed]

In respect of:

REMAINDER OF ERF 1908 GEORGE



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

**IN EXTENT: 1460 (ONE THOUSAND FOUR HUNDRED AND SIXTY) SQUARE METRES
HELD BY DEED OF TRANSFER NUMBER T52444/2025**

REGISTERED in the name of

**WALTERS PROPERTY MANAGEMENT CC,
REGISTRATION NUMBER 2009/151383/23,**

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed/s contains no conditions restricting the contemplated Land Uses in terms of the abovementioned Land Development Application.

SIGNED AT GEORGE on this 15TH day of JUNE 2026.


CONVEYANCER
ABRAHAM VLOK VAN DER BERGH

250

Brand & van der Bergh Attorneys
126 Cradock Street, George, 6530

Prepared by me


CONVEYANCER
ABRAHAM VLOK VAN DER BERGH (LPC
M84847)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 2750 000,00	R. 2281,60
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Act/Proc.....

T000052444 / 2025

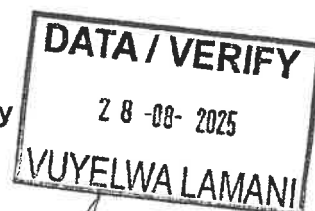
DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~DE WAAL ESTERHUYSE (LPC M78531)~~ MONICA SMIT (86180)

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

✓ ADAM KELLAND
✓ Identity Number 7510065192081
✓ Married out of community of property



which said Power of Attorney was signed at George on 15 May 2025

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

✓ **WALTERS PROPERTY MANAGEMENT CC**
✓ **Registration Number 2009/151383/23**

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

✓ REMAINDER ERF 1908 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF WESTERN CAPE

✓ IN EXTENT 1460 (ONE THOUSAND FOUR HUNDRED AND SIXTY) Square
metres

✓ First transferred by Deed of Transfer Number T2906/1934 with Diagram
Number 889/1934 annexed thereto and held by Deed of Transfer Number
✓ T61086/2022

✓ A. SUBJECT to the conditions referred to in Deed of Transfer No. T2906/1934.

✓ B. SUBJECT FURTHER to the following special condition contained in Deed of
Transfer No. T2906/1934, namely:

✓ The Transferor (viz the Municipality of George) reserves the right to construct,
use and maintain across the above property, any pipe line for water leading,
sewerage or drainage and any poles or structures for the conduct of any
electrical or other light or power.



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

/ **ADAM KELLAND, Married as aforesaid**

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

/ **WALTERS PROPERTY MANAGEMENT CC**
/ **Registration Number 2009/151383/23**

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 R2 750 000,00 (TWO MILLION SEVEN HUNDRED AND FIFTY THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN on 26 August 2025.



q.q.

In my presence



REGISTRAR OF DEEDS



Our Ref: HM / GARDEN ROUTE/ GEORGE/ ERF 1908-RE
Case No.: 28033CH0408
Enquiries: Chané Herman
E-mail: chane.herman@westerncape.gov.za
Tel 021 829 3316

Applicant: Denise Janse van Rensburg
Owner: Walters Property Management CC



PERMIT:

CASE NUMBER: 28033CH0408

Issued in terms of Section 34 of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

This permit is valid for three years from the date of issue

Proposed Action: Additions & Alterations
Site: Erf 1908-RE, 35 Mann Street, George
Graded: Not Graded

Permit issued in accordance with Drawings:

No: BA26-003 1-01 MS
Dated: February 2026
Drawings prepared by: R le Roux

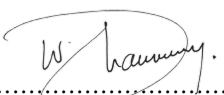
Conditions applicable to this Permit:

1. Work to be done strictly in accordance with the HWC stamped plans.

NOTE:

- This decision is subject to an **appeal period of 14 working days**. Kindly note that the appeal period is calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature
- Appeals to HWC are to be submitted to www.sahris.org.za
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date, and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14-day appeal period.**
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **An HWC STAMPED PLAN must be always present on the site and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so.**
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.


.....
Waseefa Dhansay
Assistant Director: Professional Services



www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, eKapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Iinombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za

APPROVED



Op oorspronklike tekening
On original drawing

LEVELS AND DIMENSIONS.

THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIER MUST VERIFY ALL DIMENSIONS AND LEVELS ON SITE AND DESCRIPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY SHOP DRAWINGS AND/OR WORK.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS.



29 April 2026

APPROVED

No. Nr.	Date Datum	Description Beskrywing	By Deur
		Revisions	Wysigings



Tel: +27 83 3953 089 • Fax: +27 86 6904 942 •
E-mail: riaan@b-a.co.za • Address: 120 York Street,
Lache House, George, 6529 • Postal:
P.O. Box 4133, George East, 6539

Client/Klient
**WALTERS
PROPERTY
MANAGEMENT CC**

Project/Projek
**Additions & alterations
to existing residence
on Erf 1908
George**

Drawing Title/Tekening Titel
GROUND STOREY PLAN & ELEVATIONS

Drawing Number/Tekening Nommer
BA26-003 2-01 MS

Wys Nr./Rev No.

Scale/Skaal
AS SHOWN

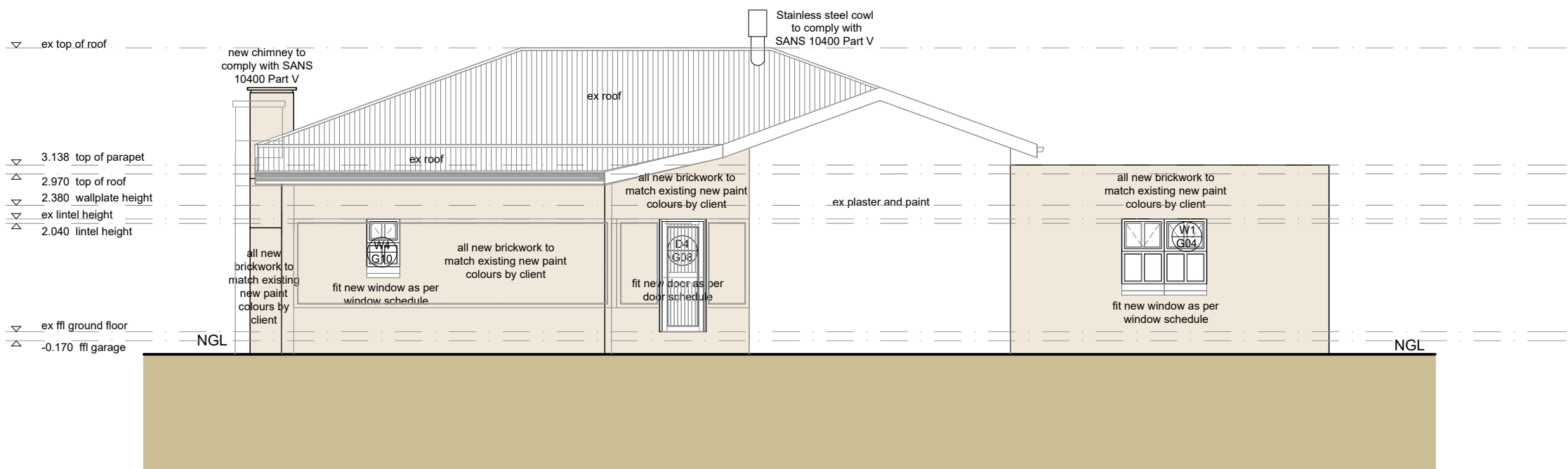
Designed/Ontwerp
RIAAN LE ROUX

Drawn/Geteken
RIAAN LE ROUX

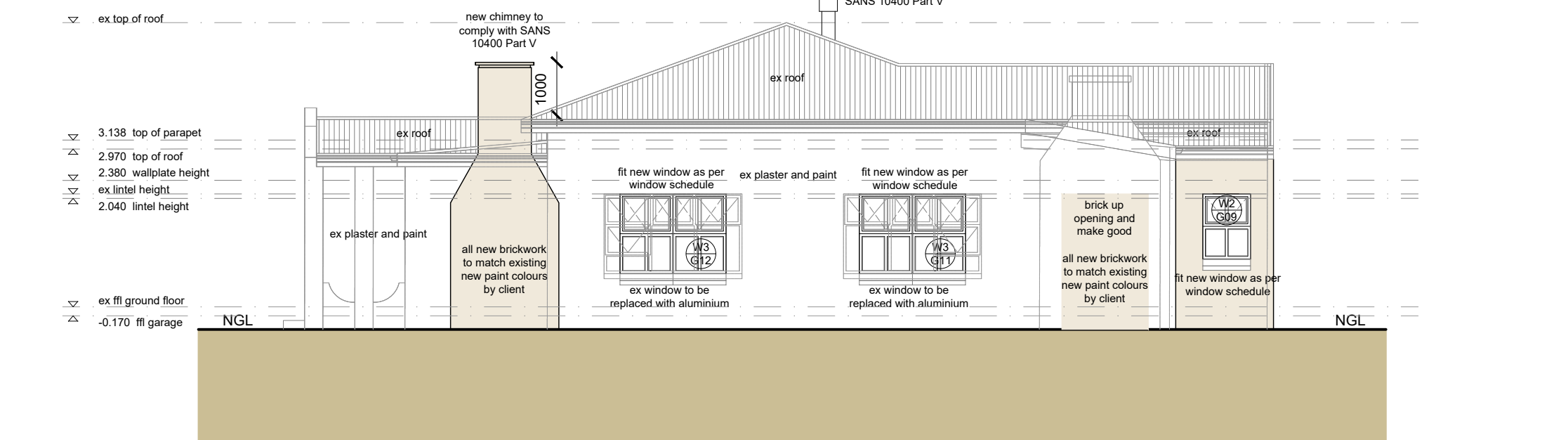
Date/Datum
FEB 2026

Checked/Nagesien
RIAAN LE ROUX

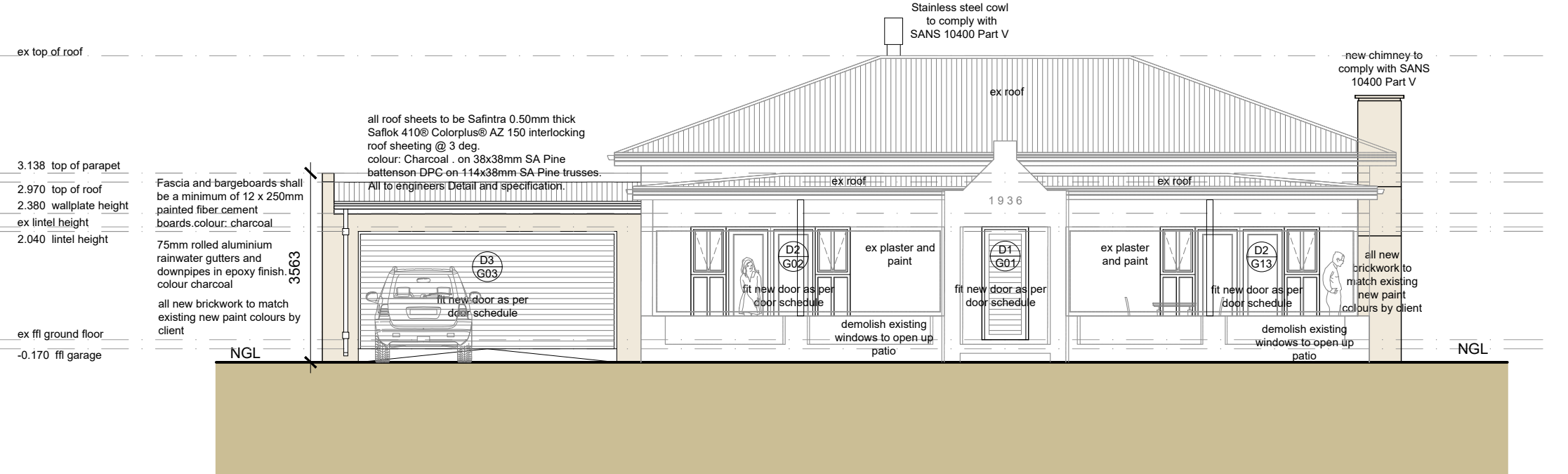
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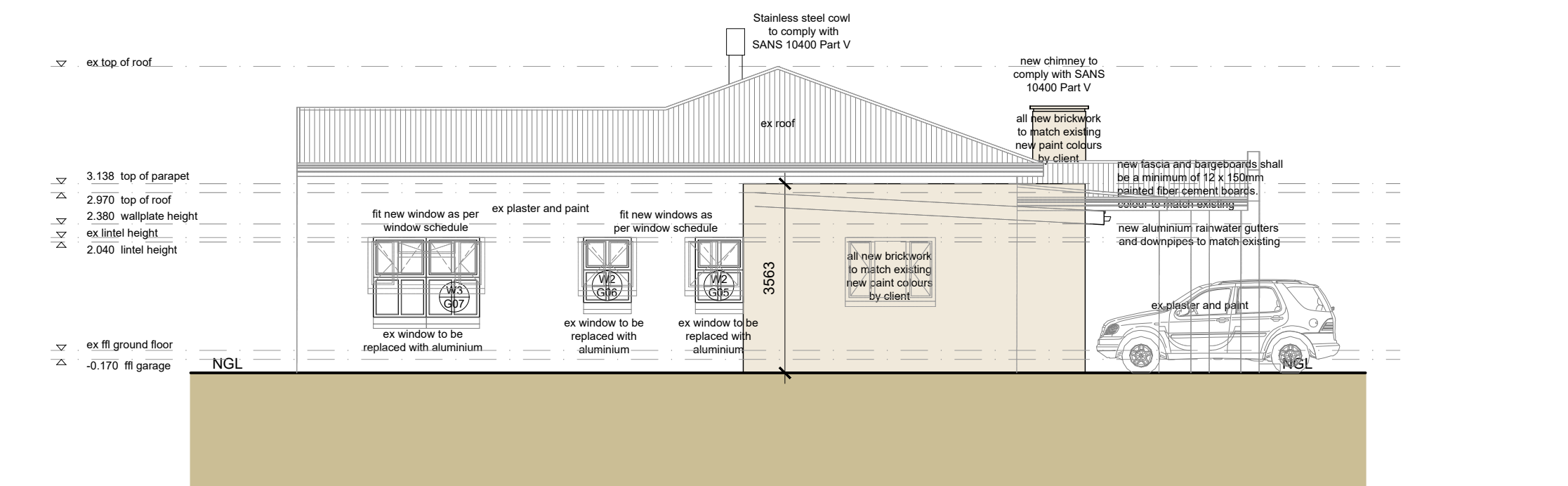
NORTH ELEVATION - scale 1 : 100



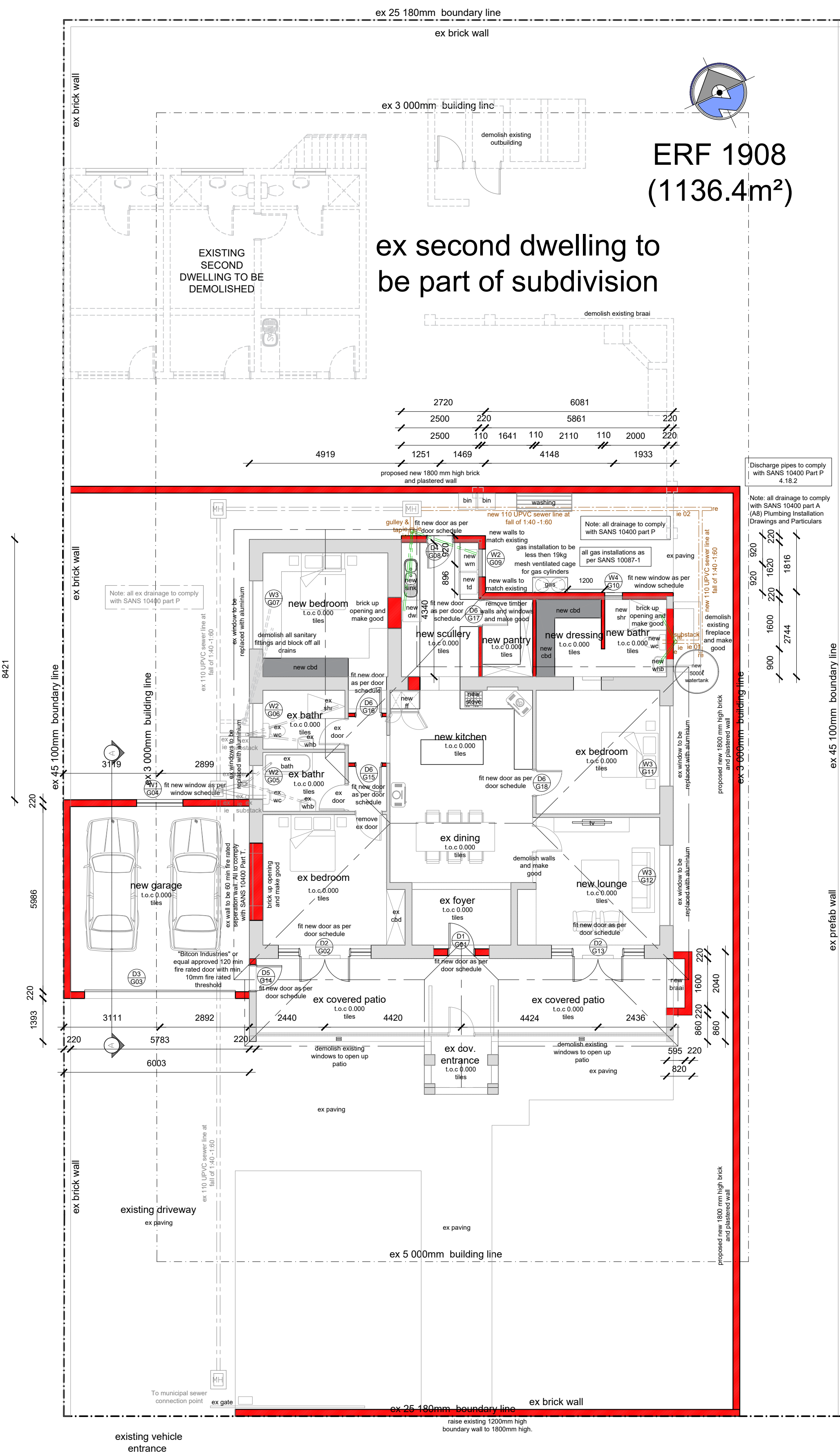
EAST ELEVATION - scale 1 : 100



SOUTH ELEVATION - scale 1 : 100



WEST ELEVATION - scale 1 : 100



MANN STREET

GROUND STOREY PLAN - scale 1 : 100

REGISTERED
PLUMBER TO
PROVIDE
CERTIFICATE OF
COMPLIANCE FOR
INSTALLATION AN
RELEVANT TESTING
OF THE SEWER
SYSTEM

all plumbing
installation as per
SANS 10400 part P
See Plumbing notes
on separate page

This part of SANS 10400
provides deemed-to-satisfy
requirements for compliance
with part P (Drainage) of the
National Building Regulations.

PIPE SIZING AS PER SANS 10400 PART A(A8)
All waste pipes to be min 65mm diameter
All soil pipes to be min 110mm diameter
All vent pipes to be min 75mm diameter
All sub stacks to be min 110mm diameter
All vent pipes shall be no less than 2.5 meter above natural
ground or 100 mm above the closest part of the roof
covering it passes through.
All gully to be min 150mm above ngl
All soil pipes to be min 450mm below natural ground level
DRAINAGE NOTES
All drainage is to comply with the national building
regulations
Provide inspection eyes at all bends and junctions
Provide inspection eyes at all change of direction
Drains passing under buildings to be protected against the
imposed load
Provide reset traps to waste fittings which are to be
accessible for repairs and maintenance
Waste pipe size to be 50mm diameter
Shower waste pipe to be 75mm diameter
Soil pipe size to be 110mm diameter
Waste pipes exceeding 6m to be vented
Gradient of drains to be 1:50 fall minimum, 1:40 fall
maximum
Soil and waste pipes to be concealed